

SBI - HLS T SantaCruz



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800054626

Project: **SIGMA JADE** , Plot Bearing / CTS / Survey / Final Plot No.: **C.T.S. NO. 282A, 282/A/1 TO 4, 282B OF VILLAGE BANDIVALI AND C.T.S. NO. 471A, 471/A/1 TO 6, 471B & 485/C TO E OF VILLAGE OSHIWARA Oshiwara, Andheri, Mumbai Suburban, 400102;**

1 **Niketan Ventures Private Limited** having its registered office / principal place of business at *Tehsil. Borivali, District: Mumbai Suburban, Pin: 400067*

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **02/02/2024** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 03-02-2024 10:07:29

Dated: 02/02/2024

Place: Mumbai

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

NIKETAN VENTURES PRIVATE LIMITED

Cine Star Theatre Compound, 1st Floor, Trikamdas Road, Kandivali (West),
Mumbai- 400 067 Tel.: 7303001000

CIN : U70100MH2005PTC151610

Email : nikanaventures@gmail.com

niketanventures485@gmail.com

Date : 10/08/2024

The Assistant General Manager
State Bank of India,
Home Loan Sales
Local Head Office,
Mumbai

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENT

FOR PROJECT: **SIGMA JADE**

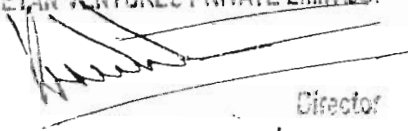
We, M/s, **NIKETAN VENTURES PRIVATE LIMITED** a Company, having its registered office at Cine Star Theatre Compound, 1st Floor, Trikamdas Road, Kandivali (West), Mumbai - 400 067 are willing to enter into a Tie arrangement with your Bank for our Project SIGMA JADE situated at Sadhana Estate compound, Oshiwara Bridge, S.V. Road, Jogeshwari (W), Mumbai 400 102

Yours faithfully,

For: NIKETAN VENTURES PRIVATE LIMITED

For NIKETAN VENTURES PRIVATE LIMITED.

For NIKETAN VENTURES PRIVATE LIMITED.



Director



Director

Director

NIKETAN VENTURES PRIVATE LIMITED

Cine Star Theatre Compound, 1st Floor, Trikamdas Road, Kandivali (West),
Mumbai- 400 067. Tel.: 7303001000

CIN : U70100MH2005PTC151610

Email : nikanventures@gmail.com

niketanventures485@gmail.com

11	Details of last 3 residential projects executed by the same firm/ company/ promoters.			
	Project Name	KNOX PLAZA	BLISS NIKETAN	KEMP PLAZA
	Location	MALAD	MALAD	MALAD
	Whether approved by SBI	NO	NO	NO
	If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks			
	Month & Year of Commencement of Construction	25/10/2005	09/09/2010	10/03/2005
	Present Status (Completed / Partially completed)	Completed on 08/2012 (Month & Year)	Completed on 11/2013 (Month & Year)	Completed on 11/2006 (Month & Year)
		_____ Phases completed. Full completion expected by (Month & Year)	_____ Phases completed. Full completion expected by (Month & Year)	_____ Phases completed. Full completion expected by (Month & Year)
	Total built up area of the project. Sq. Mtr.	6293.10	1619.12	4243.92
	Number of floors	7 floors	7 floors	5 floors
	No. of Dwelling Units in the project	127 units	38 units	90 units
	No. of units sold in the project.	119 units	38 units	90 units
	Hsg. Loan taken through SBI (No. of flats)	NO	NO	NO
	Date of Occupancy Certificate	22/08/2012	28/11/2013	02/11/2006
	Date of conveyance	13/07/2007	31/12/2009	
	Total Units Financed by SBI			
12	Details of the Present Project			
	Project Name	SIGMA JADE		
	Location with Survey Nos.	Sadhana Estate, ODC, CTS No. 282A, 282A/1 to 4, 282B, 471A, 471A/1 to 6, 471B		

1.1/12
- 12 -

NIKETAN VENTURES PRIVATE LIMITED

Cine Star Theatre Compound, 1st Floor, Trikandas Road, Kandivali (West),
Mumbai- 400 067. Tel.: 7303001000

CIN : U70100MH2005PTC151610

Email : nikanventures@gmail.com

niketanventures485@gmail.com

	No. of Dwelling units in the project	220 units		
	No. of units sold in the project	0		
	No. of units Funded by SBI in this project and Expected business from this project	0		
	Details of Development Agreement and POA if any	Attached		
	Status of receipt of approvals from local Bodies / Urban Development Authority	attached		
13	Project Value			
	Type of flat / House	No. of flats/house	Average price per flat / house	Total
	Residence	183 -- for sale	50 lakhs	91.50 cr.
	Residence	30 - to handover to MMRDA		
	Shops	7 for sale	55 lakhs	3.85 cr
	Total Project Value		Rs. 95.35 cr. (approx..)	
14	Whether credit facility enjoyed with any bank. Then please Fill details as mentioned (*Mandatory). (*Kindly enclosed sanction letter/ along with Account statement since First disbursement of Loan)	N.A		
15	Disbursement to be made in favour of (Only RERA Account) Account Name : Account Number : Bank / Branch : IFSC Code :	RERA ACCOUNT Niketan Ventures Pvt. Ltd. Rera designated collection account for Sigma Jade 122205002562 ICICI Bank Ltd., Borivali (W) Mumbai ICIC0001222		

For: NIKETAN VENTURES PVT. LTD.

For NIKETAN VENTURES PRIVATE LIMITED.

For NIKETAN VENTURES PRIVATE LIMITED.


Directors


Director

Place: Mumbai

Date: 10/08/2024

NIKETAN VENTURES PRIVATE LIMITED

Cine Star Theatre Compound, 1st Floor, Trikamdas Road, Kandivali (West),
Mumbai- 400 067. Tel.: 7303001000

CIN : U70100MH2005PTC151610

Email : nikanventures@gmail.com

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Details of construction finance / loan, if any, availed by the builder for this project if any construction finance available then please. Fill details as mentioned. (*Mandatory) - Name of Bank - Loan Account No. - Loan Amount* - Last date of loan Disbursement* (*Kindly enclosed sanction letter/ along with Account statement since First disbursement of Loan)	NO NO
Status of encumbrance of the project land	
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	
Month & Year of Commencement of construction	1 st week of March, 2023
Present Stage of construction	
Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling units in each building. Planned Schedule of completion of each building, phase Project).	No. of building – 1 No. of floors – 22 of wing A & B each 17 of wing C No. of units – 220
Total built up area of the project, sq. mt.	7628.40 sq. mtr. (land)

For NIKETAN VENTURES PRIVATE LIMITED

For NIKETAN VENTURES PRIVATE LIMITED

NIKETAN VENTURES PRIVATE LIMITED

Cine Star Theatre Compound, 1st Floor, Trikamdas Road, Kandivali (West),
Mumbai- 400 067. Tel: 7303001000

CIN : U70100MH2005PTC151610

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	No. of units sold in the project	0		
	No. of units Funded by SBI in this project and	0		
	Expected business from this project			
	Details of Development Agreement and POA if any	Attached		
	Status of receipt of approvals from local Bodies / Urban Development Authority	attached		
13	Project Value			
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For: NIKETAN VENTURES PVT. LTD.

For NIKETAN VENTURES PRIVATE LIMITED.

For NIKETAN VENTURES PRIVATE LIMITED.


Directors


Director

Place: Mumbai
Date : 10/08/2024

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक KW1500510030000	मालमत्ता करवा/देयक कालावधी 2023-2024 01/04/2023 ते 31/03/2024	देयक क्रमांक 202310BIL20402649 202320BIL20402650	देयक दिनांक 26/02/2024
पत्रकाराचे नाव व पत्ता : NIKETAN VENTURES PRIVATE LIMITED CINESTARE THEATRE COMPOUND 1ST FLOOR TRIKAMDAS RD., KANDIVALI (WEST), MUMBAI-400067		प्रकार - Asstt. Assessor & Collector, K West Ward, Municipal Office Building, Paliram Road, Off S. V. Road, Opp. Andheri Station, Andheri (West), Mumbai - 400 058. ईमेल - aackw.ac@mcgm.gov.in दूरध्वनी क्र. 022 2624 9594	

मालमत्ता क्रमांक, सी.टी.एस क्रमांक / फ्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, मालमत्तेचे वर्णन, इमागतीचे नाव, करदात्याची नावे
NIKETAN VENTURES PVT LTD.

प्रथम करनिर्धारण दिनांक	01/04/1976	जलजोडणी क्रमांक	-	एकूण भांडवली मूल्य: ₹ 2785600
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एकूण भांडवली मूल्य: ₹ Twenty Seven Lakh Eighty Five Thousand Six Hundred Only
(अधारी)

दि. 31/03/2010 या तारखेपर्यंतची थकवाकी ₹ 0 दि. 01/04/2010 ते 31/03/2023 या तारखेपर्यंतची थकवाकी ₹ 0

कराचे नाव	01/04/2023 ते 30/09/2023 (202310) Bill Amount in (₹)	01/10/2023 ते 31/03/2024 (202320) Bill Amount in (₹)
मर्यादाधारण कर	1642	1642
जल कर	0	0
जल लाभ कर	1034	1034
मलनिःसारण कर	0	0
मलनिःसारण लाभ कर	636	636
म.त.पा. शिक्षण उपकर	608	608
राज्य शिक्षण उपकर	487	487
राज्यांगर हमी उपकर	122	122
वृक्ष उपकर	31	31
पथ कर	791	791
एकूण देयक रक्कम	5351	5351
कलम 152 अन्वये देवणी रक्कम	0	0
आगाऊ अधिदानाचे समायोजन	0	0
भगवयाची निव्वळ रक्कम	5351	5351
प्रतिदानाची निव्वळ रक्कम	0	0
अधारी रुपये (Payable Amount)	₹ Five Thousand Three Hundred Fifty One Only	₹ Five Thousand Three Hundred Fifty One Only
अंतिम देय दिनांक	25/05/2024	25/05/2024

"To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first)
IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTKW1500510030000, Name-BMC Property Tax. Cheque/DD/PO payment should be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

Scan to open BMC Website



"मान. न्यायालयीन निर्णयानुसार भांडवली मूल्य निश्चिती नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ रद्दवाइल ठरविण्यात आले आहेत. सदर देयक हे मर्यादाधारक आधारावर जारी करण्यात आलेले अमृत मूल्यांकनाविषयी सुधारित धोरण जाहीर झाल्यानंतर न्यानुसार पुनर्वाक्यी प्रभावाने मालमत्ताचे मूल्यांकन / फेरमूल्यांकन व न्यानुसार करवसुली करण्याचा महानगरपालिकेचा अधिकार व कर्तव्य ठरवण्यात येत आहे. या मददभरतीत अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे."

(Signature)

महेश पाटील
करनिर्धारक व संकलक



BRIHANMUMBAI MAHANAGAR PALIKA

Received with Thanks from :-

Assessment and Collection

PG

PG.Trn No.YBBC2310659007

Billing Name : NIKETAN VENTURES PRIVAT LIMITED

Date : 26/04/2024 13:24:32

Assessee's Name : NIKETAN VENTURES PVT LTD.

Receipt No : 2024ACR04657879

Tax : Property

Account No KW1500510030000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered

Bill No.	Bill Dt.	Amount	ND+W.Fee+M.Pnlty+G.Pnlty+ Dischg.F.+Unlawful+Adm.	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
202310BIL20402649	26/02/2024	5351	0+0+0+0+0+0	5351	0	5351	5351
202320BIL20402650	26/02/2024	5351	0+0+0+0+0+0	5351	0	5351	5351

Seq.No.	Instrument type	Date	No.	MICR No.	Bank	Status	Amount				
1/	e-Pay/	26/04/2024/	1400059427/	///	10702	Online Payment()		10702	0	10702	10702

Net Amount	CGST	SGST	UGST	IGST	Gross Value
10702	0	0	0	0	10702

Total In Words: Ten Thousand Seven Hundred Two Only

Advance Payment

HSN/SAC NO. : 999111

Created By:Citi Bank

Remark : Full Payment

MCGM PAN NO. : AAALM0042L

Printed By :By Portal

Type of Collection

MCGM GST NO. : 27AAALM0042L3Z4

Printed On :26/04/2024 13:25

Note :- All amount in Rupees

IP-

Page 1 of 1

MAC-

D. K. PATIL

TITLE INVESTIGATOR

Office No.38-A, 5th Floor, Onlooker Building, 14, Sir. P. M. Mehta Road, Fort, Mumbai.
Cell. 9819367418. Email: dipakkpatil@hotmail.com

Re: Investigation of title of the property
being land bearing S. No.38 H. No.1/4,
S. No.38 H. No.2, bearing C.T.S. Nos.

C.T.S. No.	Area Sq. Mts.
282A	2631.40
282/A/1	7.30
282/A/2	228.20
282/A/3	117.20
282/A/4	461.60
282/B	629.90

situate at Village Bandivali, Taluka
Andheri, Mumbai Suburban District.

To,
Pravin Mehta & Mithi & Co.
Advocates and Solicitors.
2nd Floor Rajabhadur Mansion.
28, Mumbai Samachar Marg.
Fort Mumbai.

Dear Sir,

As per your instruction, I have taken search in respect of above mentioned property in the office of Sub-Registrar of Bandra (Manual Index) from 1988 to 2023 (35 years) office of Sub-Registrar of Mumbai (Manual Index) from 1988 to 2023 (35 years) and in the office of Sub-Registrar of Bandra I, (Computerized Index) from 2002 to 2023 (22 Years) and in the office of Sub-Registrar of Bandra IV, IX, and XV (Computerized Index) from 2005 to 2023 (18 Years). And on obtaining 7/12, 6/12 extract and property cards and in course of search the following details are found: -

MUTATION ENTRY NO.96 DATED 25.01.1932.

1) As per Aakar Phod Patrak of 1929 following record is made.

S. No.	H. No.	Area A-G	Name
38	2	3-7	Bhaskar Vinayak

And the same is mutated in 7/12 extract by virtue of Mutation Entry

No.96 dated 25.01 1932

MUTATION ENTRY NO.175 DATED 08.01.1938.

- 2) Holder Bhaskar Vinayak Kurtadkar died on 30.10.1937. leaving behind him minor son Vinayak Bhaskar Kuratadkar (guardian for him mother Anandibai) And these names are recorded as holders in 7/12 extract by virtue of Mutation Entry No.175 dated 08.01 1938

MUTATION ENTRY NO.315 DATED 18.07.1949

- 3) One Mr. Zuja Francis Ghosal has made application on 19.07.1947, for recording his name. After making enquires Taluka office Andheri issued order under No. RTS/SR/802 dated 19.07.1947, the land bearing S. No.38 H. No.2 is recorded in the name of M/S V. S. Shah & Co. And the same is mutated in 7/12 extract by virtue of Mutation Entry No.315 dated 18.07.1949.

NOTE:- As per above two mutations i.e. Mutation No.96 & 175 it is found that, Vinayak Bhaskar Kuratadkar is owner of land bearing S. No.38 H. No.2. however in above mutation entry no. 315 there are names of Zuja Francis Ghosal and M/S V. S. Shah & Co. There is no any link between these names.

MUTATION ENTRY NO.338 DATED 14.04.1950.

- 4) By Deed of Conveyance dated 10.09.1949 made between 1) Viraji Shivaji, 2) Ramji Karamsey, 3) Umarsey Padu, 4) Khimaji Nanji Partners of M/S V. S. Shah & Co. as The Vendors of One Part and 1) Manilal Gangadas Patel, 2) Maganlal Gangadas Patel as The Purchasers of Other Part. Whereby the vendors have sold land bearing S. No.38 H. No.1 admeasuring 3 Acres and 2¼ Gunthas, S. No.38 H. No.2 admeasuring 4 ¾ Gunthas & other S. Nos., for consideration sum of Rs.1,17,251/-. And thereafter names of purchasers are recorded as holders in 7/12 extracts by virtue of Mutation Entry No.338 dated 14.04.1950.

MUTATION ENTRY NO.491 DATED 05.01.1960.

- 5) By Deed of Conveyance dated 09.03.1959 made between 1)Manilal Gangadas Patel, 2) Maganlal Gangadas Patel as The Vendors of First Part. Purshottamdas Zaverbhai Patel as The Confirming Party of Second Part and 1) Tapishankar Narottamdas Bhatt. 2) Purshottamdas Zaverbhai Patel. 3) Shanabhai Vallabhbhai Patel. 4)Kilachand Ambaram Panchal, 5) Babubhai Lalchand Panchal as

The Purchasers of Third Part. Whereby the vendors have sold land bearing S. No.38 H. No.1, S. No.38 H. No.2 & other S. Nos., for consideration sum of Rs 1,50,000/-. And thereafter names of purchasers are recorded as holders in 7/12 extracts by virtue of Mutation Entry No.491 dated 05.01.1960.

MUTATION ENTRY NO.525 DATED 07.09.1961.

- 6) By Deed of Partition dated 28.02.1961, the parties made partition of the land as follows. 1) Tapishankar Narottamdas Bhatt entitle for half share, 2) Pashabhai Zaverbhai Patel entitle for 1/4th share, 3A) Shanabhai Vallabhbhai Patel, 3B) Kilachand Ambaram Panchal, 3C) Babubhai Lalchand Panchal entitle for 1/4th share. And in the same is mutated in 7/12 extracts by virtue of Mutation Entry No.525 dated 07.09.1961.

MUTATION ENTRY NO.531 DATED 12.12.1961.

- 7) By Deed of Partition dated 28.02.1961, the parties hereto have made partition of the land belonging to them which is as follows.

S. No.	H. No.	Area Sq. Yards	Name
38	1(part)	7600.00	1)Shanabhai Vallabhbhai Patel, 2) Kilachand Ambaram Panchal, 3) Babubhai Lalchand Pancha
39	(part)	71.00	Tapishankar Narottamdas
38	1(part)	1358.00	Bhatt
40	(part)	1301.00	
38	1(part)	829.00	Common Road
39	(part)	201.00	
38	1(part)	5005.00	Purshottam Zaverbhai Patel
38	2	575.00	

And in the same is mutated in 7/12 extracts by virtue of Mutation Entry No.531 dated 12.12.1961.

MUTATION ENTRY NO.547 DATED 06.04.1963.

- 8) By Deed of Lease dated 16.05.1962 mad between 1) Purshottamdas Zaverbhai Patel for self and as HUF, 2) Hiraben Purshottamdas Patel, 3) Chandrakant Purshottamdas Patel, 4) Girish Purshottamdas Patel, 5) Harshad Purshottamdas Patel as The Lessor of One Part and 1) Maganbhai Zaverbhai Patel. 2) Hiraben Purshottamdas Patel as The Lessees of Other Part. Whereby the lessors have leased land bearing S. No.38 H No.1 S. No.38 H. No.2



and other S. Nos. for term of 25 years, on yearly rent of Rs.350/-
And thereafter names of lessees are recorded in other rights column
of 7/12 extracts by virtue of Mutation Entry No.547 dated
06.04.1963.

MUTATION ENTRY NO.620 DATED 08.03.1965.

- 9) By Deed of Gift dated 11.10.1964 made between Maganbhai Zaverbhai Patel as The Donor of One Part and 1) Chandrakant Purshottamdas Patel, 2) Harshad Purshottamdas Patel, 3) Girish Purshottamdas Patel (minors guardian for them Purshottamdas Zaverbhai Patel) as The Donees of Other Part. Whereby the donor has gifted the land bearing S. No.38 H No.1 S. No.38 H. No.2 and other S. Nos. And the same is mutated in 7/12 extracts by virtue of Mutation Entry No.620 dated 08.03.1965.

MUTATION ENTRY NO.851 DATED 27.11.2006.

- 10) Holder Purshottam Zaverbhai Patel, died on 11.02.1987. leaving behind him 1) Smt. Hiraben Purshottam Patel, 2) Chandrakant Purshottam Patel, 3) Girish Purshottam Patel, 4) Harshad Purshottam Patel. And these names are recorded as holders by virtue of Taluka order issued under No. THA/Andheri/RTS/KV/1111/2006 dated 24.11.2006. And the same is mutated in 7/12 extracts by virtue of Mutation Entry No.851 dated 27.11.2006.

MUTATION ENTRY NO.856 DATED 02.03.2009.

- 11) By an Agreement for Sale dated 15.12.2005 made between 1)Smt. Hiraben Purshottam Patel, 2) Chandrakant Purshottam Patel, 3) Girish Purshottam Patel, 4) Harshad Purshottam Patel as The Vendors of One Part and Suketan Properties Pvt. Ltd. as The Purchasers of Other Part. Whereby the vendors have agreed to sale property being land bearing S. No.38 H No.1/4(part), S. No.38 H. No.2, for consideration sum of Rs.3,24,00,000/-. And the said document is duly registered in the office of Sub-Registrar at Andheri-2 Under Sr. No. BDR/4/1515/2006 on 02.03.2006. And thereafter parties hereto have executed Conveyance dated 30.01.2009. registered under Sr No. BDR/1/881/2009 on 31.01.2009. And thereafter name of purchaser is recorded as holder



SCHEUDLE: The property being land bearing S. No.38 H No.1/4(part), S No.38 H. No.2, C.T.S. No. 282, 282/1 to 4, admeasuring 4075.60 Sq. Mts., situate at Village Bandivali, Taluka Andheri Mumbai Suburban District and other property.

2007 } NIL

2008 } NIL

2009

BDR/4
881
2009

DEED OF CONVEYANCE

30.01.2009
31.01.2009

- 1) SMT. HIRABEN PURSHOTTAM PATEL
- 2) CHANDRAKANT PURSHOTTAM PATEL
- 3) GIRISH PURSHOTTAM PATEL
- 4) HARSHAD PURSHOTTAM PATEL

"as The Vendors"
"of One Part"

TO

SUKETAN PROPERTIES PVT. LTD.

"as The Purchaser"
"of Other Part"

SCHEUDLE: The property being land bearing S. No.38 H No.1/4(part), S. No.38 H. No.2, Old C.T.S. No. 282 New C.T.S. No.282A, 282B, Old C.T.S. No.282/1 to 4, New C.T.S. No.282A/1 to 282/A/4 admeasuring 4075.60 Sq. Mts., situate at Village Bandivali, Taluka Andheri, Mumbai Suburban District and other property.

2010 }


TO } NIL

2022 }

2023 } **Index II Not Ready**

Note: In Sub-Registrar of Bandra (Computerized Index) for year 2002 to 2022 not properly mentioned.

Date of Search:
10.05.2023.


(D. K. PATIL)

Re Investigation of title of the property being land bearing S. No.38 H. No.1-4, S. No.38 H. No.2, bearing C.T.S. Nos.

C.T.S. No.	Area Sq. Mts.
282A	2631.40
282/A/1	7.30
282/A/2	228.20
282/A/3	117.20
282/A/4	461.60
282/B	629.90

situate at Village Bandivali, Taluka Andheri, Mumbai Suburban District.

NOTE OF SEARCH

Taken in the Office of Sub-Registrar of --

MUMBAI (MANUAL INDEX)

From 1988 to 2023 (35 years)

BANDRA (COMPUTERIZED)

From 2002 to 2023 (22 Years)

(D. K. PATIL)

D. K. PATIL

TITLE INVESTIGATOR

Office No.38-A, 5th Floor, Onlooker Building, 14, Sir. P. M. Mehta Road, Fort, Mumbai.
Cell: 9819367418, Email: dipakkpatil@hotmail.com

Re: Investigation of title of the property
being land bearing S. No.4 H. No. A/1,
S. No.10 H. No.1A, S. No.11 H.
No.6D, S. No.11 H. No.8B, S. No.11
H. No.9B, bearing C.T.S. Nos.

C.T.S. No.	Area Sq. Mts.
471/A	1355.50
471/A/1	46.00
471/A/2	263.60
471/A/3	263.60
471/A/4	263.60
471/A/5	251.30
471/A/6	21.40
471/B	251.60
485/A	5716.30
485/B	1710.10
485/C	671.70
485/D	154.90
485/E	9.60

situate at Village Oshiwara, Taluka
Andheri, Mumbai Suburban District.

To.
Pravin Mehta & Mithi & Co.
Advocates and Solicitors.
2nd Floor Rajabhadur Mansion,
28, Mumbai Samachar Marg,
Fort Mumbai.

Dear Sir,

As per your instruction, I have taken search in respect of above mentioned property in the office of Sub-Registrar of Bandra (Manual Index) from 1988 to 2023 (35 years) office of Sub-Registrar of Mumbai (Manual Index) from 1988 to 2023 (35 years) and in the office of Sub-Registrar of Bandra I, (Computerized Index) from 2002 to 2023 (22 Years) and in the office of Sub-Registrar of Bandra IV, IX. and XV (Computerized Index) from 2005 to 2023 (18 Years). And on obtaining 7/12, 6/12 extract and property cards and in course of search the following details are found: -

M

NOTE:- This report is further to my earlier report dated 15.05.2023. Presently I have conducted online search for years 2023 & 2024, to maintained continuity I have added my earlier report to this updated report.

MUTATION ENTRY NO.63 DATED 29.12.1931.

1) This mutation is not relevant.

MUTATION ENTRY NO.135 DATED 20.02.1948.

2) By Deed of Conveyance dated 22.02.1947 made between V. N. Desai & Co. (Partner:- Narayanji Radharji Desai) as The Vendor of One Part and M/S V. L. Shah & Co. as The Purchaser of Other Part. Whereby the vendor has sold land bearing S. No.10 H. No.1(part), S. No.11 H. No.8, S. No.11 H. No.9, & other S. Nos., for consideration sum of Rs.1,500/-. And thereafter name of purchaser is recorded as holder in 7/12 extracts by virtue of Mutation Entry No.135 dated 20.02.1948.

MUTATION ENTRY NO.141 DATED 07.12.1948.

3) By Deed of Conveyance dated 02.08.1947 made between 1) Joseph Anthony Miranda, 2) Jona Paulin Miranda as The Vendors of One Part and M/S V. L. Shah & Co. as The Purchaser of Other Part. Whereby the vendors have sold land bearing S. No.4 H. No.1, for consideration sum of Rs.1,000/-. And thereafter name of purchaser is recorded as holder in 7/12 extracts by virtue of Mutation Entry No.141 dated 07.12.1948.

MUTATION ENTRY NO.200 DATED 30.07.1956.

4) As per KJP No. 1/1954, received from DILR Bombay Suburban District, following record is made.

As per Old Record			As per New Record		
S. No.	H. No.	Area A-G	S. No.	H. No.	Area A-G
4	1	0-8	4A	1	0-08

And the same is mutated in 7/12 extracts by virtue of Mutation Entry No.200 dated 30.05.1956.

MUTATION ENTRY NO.200 DATED 30.07.1956.

5) By Deed of Conveyance dated 02.08.1947 made between 1) Joseph Anthony Miranda, 2) Jona Paulin Miranda as The Vendors of One Part and M/S V. L. Shah & Co. as The Purchaser of Other Part.

Whereby the vendors have sold land bearing S. No.4 H. No.1, for consideration sum of Rs.1,000/- And thereafter name of purchaser is recorded as holder in 7/12 extracts by virtue of Mutation Entry No.141 dated 07.12.1948.

NOTE:- On 7/12 extract there is no any mutation to show the link between M/S V. L. Shah & Co. to 1) Manilal Gangadas Patel, 2)Maganlal Gangadas Patel.

MUTATION ENTRY NO.219 DATED 05.01.1960.

6) By Deed of Conveyance dated 09.03.1959 made between 1)Manilal Gangadas Patel, 2) Maganlal Gangadas Patel as The Vendors of First Part, Purshottamdas Zaverbhai Patel as The Confirming Party of Second Part and 1) Tapishankar Narottamdas Bhatt, 2) Purshottamdas Zaverbhai Patel, 3) Shanabhai Vallabhbbhai Patel, 4)Kilachand Ambaram Panchal, 5) Babubhai Lalchand Panchal as The Purchasers of Third Part. Whereby the vendors have sold land bearing S. No.4 H. No.1, S. No.10 H. No.1(part), S. No.11 H. No.7 S. No.11 H. No.8, S. No.11 H. No.9 & other S. Nos., for consideration sum of Rs.1,50,000/-. And thereafter names of purchasers are recorded as holders in 7/12 extracts by virtue of Mutation Entry No.219 dated 05.01.1960.

MUTATION ENTRY NO.247 DATED 18.10.1961.

7) By Deed of Partition dated 28.02.1961, the parties made partition of the land as follows. 1) Tapishankar Narottamdas Bhatt entitle for half share, 2) Pashabhai Zaverbhai Patel entitle for 1/4th share, 3A)Shanabhai Vallabhbbhai Patel, 3B) Kilachand Ambaram Panchal, 3C) Babubhai Lalchand Panchal entitle for 1/4th share. And in the same is mutated in 7/12 extracts by virtue of Mutation Entry No.247 dated 18.10.1961.

MUTATION ENTRY NO.248 DATED 12.12.1961.

8) By Deed of Partition dated 28.02.1961, the parties hereto have made partition of the land belonging to them which is as follows.

S. No.	H. No.	Area Sq. Yards	Name
11	2	660.00	1)Shanabhai Vallabhbbhai Patel,
11	6(part)	34.00	2) Kilachand Ambaram Panchal,
			3) Babubhai Lalchand Pancha

11	6(part)	5036.00	Tapishankar Narottamdas
11	7(part)	508.00	Bhatt
11	8(part)	178.00	
11	9(part)	355.00	
11	6(part)	927.00	Common Road
11	7(part)	36.00	
11	6(part)	2110.00	Purshottam Zaverbhai Patel
11	8(part)	518.00	
11	9	371.00	
10	1(part)	6655.00	
4	1	968.00	

And in the same is mutated in 7/12 extracts by virtue of Mutation Entry No.248 dated 12.12.1961.

MUTATION ENTRY NO.272 DATED 19.09.1963.

- 9) By Deed of Lease dated 11.02.1963 made between 1) Magan Zaverbhai Patel, 2) Purshottambhai Patel as The Lessors of One Part and M/S Industries Ltd. as The Lessee of Other Part. Whereby the lessors have leased land bearing S. No.11 H No.6, 8 & 9(part), S. No.10 H. No.1 & 2, S. No.4 H. No.1 and other S. Nos. totally admeasuring 16345 Sq. Yards, for term of 10 years, on yearly rent of Rs.715/-. And thereafter name of lessee is recorded in other rights column of 7/12 extracts by virtue of Mutation Entry No.272 dated 19.09.1963.

MUTATION ENTRY NO.275 DATED 21.09.1963.

- 10) By Deed of Gift dated 15.05.1962 made between Purshottambhai alias Pashabhai Zaverbhai Patel as The Donor of One Part and 1) Purshottambhai alias Pashabhai Zaverbhai Patel, 2) Hiraben Purshottam Patel, 3) Chandrakant Purshottamdas Patel, 4) Girish Purshottamdas Patel, 5) Harshad Purshottamdas Patel as The Donees of Other Part. Whereby the donor has gifted the land bearing S. No.4 H No.1, S. No.10 H. No.1, S. No.11 H. No.6, S. No.11 H. No.7, S. No.11 H. No.8B, S. No.11 H. No.9B. And thereafter names of donees are recorded as holders in 7/12 extracts by virtue of Mutation Entry No.275 dated 21.09.1963.

MUTATION ENTRY NO.276 DATED 21.09.1963.

- 11) By Deed of Lease dated 16.05.1962 mad between 1)Purshottamdas Zaverbhai Patel for self and as HUF, 2) Hiraben

Purshottamdas Patel, 3) Chandrakant Purshottamdas Patel, 4) Girish Purshottamdas Patel, 5) Harshad Purshottamdas Patel as The Lessor of One Part and 1) Maganbhai Zaverbhai Patel, 2) Hiraben Purshottamdas Patel as The Lessees of Other Part. Whereby the lessors have leased land bearing S. No.4 H No.1, S. No.10 H. No.1(part), S. No.11 H. No.6, S. No.11 H. No.7, S. No.11 H. No.8B, S. No.11 H. No.9B, and other S. Nos. for term of 25 years, on yearly rent of Rs.350/-. And thereafter names of lessees are recorded in other rights column of 7/12 extracts by virtue of Mutation Entry No.276 dated 21.09.1963.

MUTATION ENTRY NO.307 DATED 08.02.1965.

12) By Deed of Gift dated 11.10.1963 made between Maganbhai Zaverbhai Patel as The Donor of One Part and 1) Chandrakant Purshottamdas Patel, 2) Harshad Purshottamdas Patel, 3) Girish Purshottamdas Patel (minors guardian for them Purshottamdas Zaverbhai Patel) as The Donees of Other Part. Whereby the donor has gifted the land bearing S. No.4 H No.1, S. No.10 H. No.1(part), S. No.11 H. No.6, S. No.11 H. No.7, S. No.11 H. No.8B, S. No.11 H. No.9B, and other S. Nos. And the same is mutated in 7/12 extracts by virtue of Mutation Entry No.307 dated 08.02.1965.

MUTATION ENTRY NO.661 DATED 27.11.2006.

13) In respect of land bearing S. No.4A H No.1, S. No.10 H. No.1(part), S. No.11 H. No.6D, S. No.11 H. No.8B, S. No.11 H. No.9B, there are names of 1) Purshottam Zaverbhai Patekl, 2) Hiraben Purshottam Patel, 3) Chandrakant Purshottam Patel, 4) Girish Purshottam Patel, 5) Harshad Purshottam Patel. And in other rights column there is name of M/S Industries Ltd. as a lessee which was recorded by virtue of mutation entry No.272. However, out of above holders Purshottam Zaverbhai Patel died on 11.02.1987. And the period of 10 years lease is expired. And thereafter as per Taluka Order issued under No. THA/AND/RTS/KV/1111/2006 dated 24.11.2006, name of deceased person is deleted, and name of lessee is also deleted. And the same is mutated in 7/12 extracts by virtue of Mutation Entry No.661 dated 27.11.2006.

14) By Deed of Conveyance dated 31.03.2008 made between 1) Smt. Hiraben Purshottam Patel, 2) Girish Purshottam Patel 3) Harshad Purshottam Patel 4) Chandrakant Purshottam Patel (C.A. for them Suketan Properties Pvt. Ltd., Director Ketan H. Mehta) as The Vendors of One Part and Mumbai Metropolitan Region Development Authority as The Purchaser of Other Part. Whereby the vendors have sold property being land bearing C.T.S. No.485A, admeasuring 5716.30 Sq. Mts. And the said document is duly registered in the office of Sub-Registrar at Andheri-1 Under Sr. No. BDR/1/3363/2008 on 07.04.2008. And thereafter name of purchaser is recorded in property card on 06.05.2008.

MUTATION ENTRY NO.709 DATED 02.03.2009.

15) By an Agreement for Sale dated 15.12.2005 made between 1) Smt. Hiraben Purshottam Patel, 2) Chandrakant Purshottam Patel. 3) Girish Purshottam Patel, 4) Harshad Purshottam Patel as The Vendors of One Part and Suketan Properties Pvt. Ltd. as The Purchasers of Other Part. Whereby the vendors have agreed to sale property being land bearing S. No.4A H. No.1 S. No.11 H. No.9B, S. No.11 H. No.8B, S. No.11 H. No.6D, for consideration sum of Rs.3,24,00,000/-. And the said document is duly registered in the office of Sub-Registrar at Andheri-2 Under Sr. No. BDR/4/1515/2006 on 02.03.2006. And thereafter parties hereto have executed Conveyance dated 30.01.2009, registered under Sr. No. BDR/1/881/2009 on 31.01.2009. And thereafter name of purchaser is recorded as holder in 7/12 extracts by virtue of Mutation Entry No.709 dated 02.03.2009.

MUTATION ENTRY NO.718 DATED 23.03.2010.

16) In respect of land bearing S. No. 10 H. No.1(part), S. No. 10 H. No.1(part), S. No. 10 H. No.1(part), names of 1) Cloud H. Miranda, 2) H. W. Miranda, 3) Linat Lucius Miranda, 4) Lesband Lucius Miranda, 5) Lariya Lucius Miranda, 6) Joyna Rose Miranda are recorded as holders. Holder M/S Suketan Properties made an application to Tahasildar and stated that, these names are wrongly recorded and required to be deleted. Thereafter Tahasildar Andheri carried out due enquiries. And thereafter as per order issued by Collector B.S.D. under No. C/ADM-2/2A/RTS/Miranda dated

02.03.2010 and as per Taluka order issued under No. THA/AND/ADM-3/252/10 dated 22.03.2010, names of Could H W. Miranda & five others are deleted. And as per order issued by Collector under No. C/ADM-2/C/Area correction/ 2119 dated 26.05.2005, area of C.T.S. No,485 is corrected as follows.

As per Old Record			As per New Record		
S. No.	H. No.	Area A-G	S. No.	H. No.	Area A-G
10	1(part)	0-0 ¾	10	1A	0-0 ¾
10	1(part)	1-15	10	1C	1-15
10	1(part)	0-14	10	1B	0-17 ¼

And the same is mutated in 7/12 extracts by virtue of Mutation Entry No.718 dated 23.03.2010.

MUTATION ENTRY NO.860 DATED 30.10.2018.

- 17) The various S. Nos. in village Oshiwara which are converted in to N.A. and having City Survey Numbers, the 7/12 extracts of such S. Nos. are closed by virtue of various orders mentioned as under.
- 1) Order issued by Government of Maharashtra Revenue and Forest Department under RAM/1090/2014-L dated 27.11.1990 and 19.02.1992.
 - 2) Order issued by Government of Maharashtra Revenue and Forest Department under No.1005/Case No. 346/L/6 dated 27.12.1990.
 - 3) Order issued by Revenue Commissioner (Maharashtra State) Pune, under No. CTS/CR/8021/C.T.S./4/2010 dated 16.07.2011.
 - 4) Order issued by Revenue Commissioner (Maharashtra State) Pune, under No. Closer/Double Entry/2013 dated 04.10.2013.
 - 5) Order issued by Collector B.S.D. under No. CTS/5/7-12/Double Entry/1892 dated 07.07.2015.
 - 6) Order issued by City Survey officer, Andheri, under No.Tenure-C/2018 dated 16.06.2018.
 - 7) Order issued by Tahasildar Andheri, under No. THA/AND/LND/KV-872/2018 dated 20.06.2018.

And 7/12 extract of land bearing S. No. 11 H. No.6D, S. No. 11 H. No.8B and S. No.11 H. No. 9B, are closed. And the same is mutated in 7/12 extracts by virtue of Mutation Entry No.860 dated 30.10.2018.

18) As per property card it is found that, change of name certificate issued by Registrar of Companies Mumbai, under No. CINU70100MH/2005/PTC/151610, name of Suketan Properties Pvt. Ltd. is changed as Niketan Ventures Pvt. Ltd. And the same is recorded in property card on 30.05.2018.

NOTE:- Mutation Entry Nos. 761, 780, 842 are pertaining to computerization of revenue record and common for entire village and hence Talathi has not issued copies of those mutations.

S. R. O. BANDRA & MUMBAI (MANUAL INDEX)
FROM 1988 TO 2024 (36 YEARS)

1988 }
TO } NIL
2023 }
2024 } **Index II Not Ready**

NOTE: - In Sub-Registrar Mumbai (Manual Index-II) the following years 1988, 1989, 1997, 1998, 2001, 2002, 2004 to 2009 are entirely torn. And many pages of other Index-II books are in partly torn condition.

NOTE: - In Sub-Registrar Bandra (Manual Index-II) the following years 1992, 2001, 2006 and 2009 are entirely torn. And many pages of other Index-II books are in partly torn condition.

S. R. O. BANDRA I, II, III & IV
(COMPUTERIZED INDEX-II) ONLINE SEARCH
FROM 2002 TO 2024 (23 YEARS)

2002 }
TO } NIL
2005 }
2006 }

<u>BDR 4</u>	<u>AGREEMENT</u>	<u>15.12.2005</u>
<u>1515</u>	Rs.3,24,00,000/-	02.03.2006
2006		

- 1) SMT. HIRABEN PURSHOTTAM PATEL
- 2) CHANDRAKANT PURSHOTTAM PATEL
- 3) GIRISH PURSHOTTAM PATEL
- 4) HARSHAD PURSHOTTAM PATEL

"as The Vendors"
"of One Part"

TO

SUKETAN PROPERTIES PVT. LTD.

"as The Purchaser"
"of Other Part"

SCHEDULE: The property being land bearing S. No.11 H No.6(part), S. No.11 H No.8(part), S. No.11 H No.9(part), S. No.4A H No.1(part), 2(part), S. No.10 H No.1, C.T.S No. 471, 471/1 to 6, 482, 483, 484, 485, admeasuring 11387.90 Sq. Mts., situate at Village Gshiwara, Taluka Andheri Mumbai Suburban District and other property.

2007 } NIL

2008

<u>BDR/1</u>	<u>DEED OF CONVEYANCE</u>	<u>31.03.2008</u>
<u>3363</u>		<u>07.04.2008</u>
2008		

1) SMT. HIRABEN PURSHOTTAM PATEL
2) GIRISH PURSHOTTAM PATEL
3) HARSHAD PURSHOTTAM PATEL
4) CHANDRAKANT PURSHOTTAM PATEL
(C.A. for them Suketan Properties Pvt. Ltd.,
Director Ketan H. Mehta)

“as The Vendors”
“of One Part”

TO
MUMBAI METROPOLITAN REGION DEVELOPMENT
AUTHORITY

“as The Purchaser”
“of Other Part”

SCHEDULE: The property being land bearing C.T.S. No.485A, admeasuring 5716.30 Sq. Mts., situate at Village Oshiwara, Taluka Andheri, Mumbai Suburban District and other property.

2009

<u>BDR/4</u>	<u>DEED OF CONVEYANCE</u>	<u>30.01.2009</u>
<u>881</u>		<u>31.01.2009</u>
2009		

1) SMT. HIRABEN PURSHOTTAM PATEL
2) CHANDRAKANT PURSHOTTAM PATEL
3) GIRISH PURSHOTTAM PATEL
4) HARSHAD PURSHOTTAM PATEL

“as The Vendors”
“of One Part”

TO
SUKETAN PROPERTIES PVT. LTD.

“as The Purchaser”
“of Other Part”

SCHEDULE: The property being land bearing S. No.11 H No.6(part), S. No.11 H. No.8(part), S. No.11 H. No.9(part), S. No.11 H. No.4A/1, 4A, S. No 10 H. No.1(part) bearing Old C.T.S. No. 471 New C.T.S. No.471A, 471B, Old C.T.S No.471/1 to 6, New C.T.S.

No.471/A/1 to 471/A/6, Old C.T.S. No.485(Part), New C.T.S. No. 485B, 485C, 485D, 485E, admeasuring 5262.90 Sq. Mts., and Old C.T.S. No.485(Part), New C.T.S. No.485A admeasuring 5716.30 Sq. Mts., situate at Village Oshiwara, Taluka Andheri, Mumbai Suburban District and other property.

2010 }


TO } NIL

2023 }

2023 } Index II Not Ready

Note: In Sub-Registrar of Bandra (Computerized Index) for year 2002 to 2023 not properly mentioned.

Date of Search:
24.06.2024.


(D. K. PATIL)

Re: Investigation of title of the property being land bearing S. No.4 H. No. A/1, S. No.10 H. No.1A, S. No.11 H No.6D, S. No.11 H. No.8B, S. No.11 H. No.9B, bearing C.T.S. Nos.

C.T.S. No.	Area Sq. Mts.
471/A	1355.50
471/A/1	46.00
471/A/2	263.60
471/A/3	263.60
471/A/4	263.60
471/A/5	251.30
471/A/6	21.40
471/B	251.60
485/A	5716.30
485/B	1710.10
485/C	671.70
485/D	154.90
485/E	9.60

situate at Village Oshiwara, Taluka Andheri, Mumbai Suburban District.

NOTE OF SEARCH

Taken in the Office of Sub-Registrar of –

MUMBAI (MANUAL INDEX)

From 1988 to 2024 (36 years)

BANDRA (COMPUTERIZED)

ONLINE SEARCH

From 2002 to 2024 (23 Years)

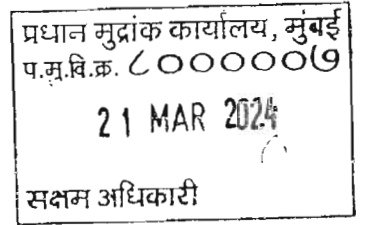
(D. K. PATIL)



महाराष्ट्र MAHARASHTRA

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99AA 662993



श्री. जगदीश त्र्यम्बकराव दोंगर्डिवे

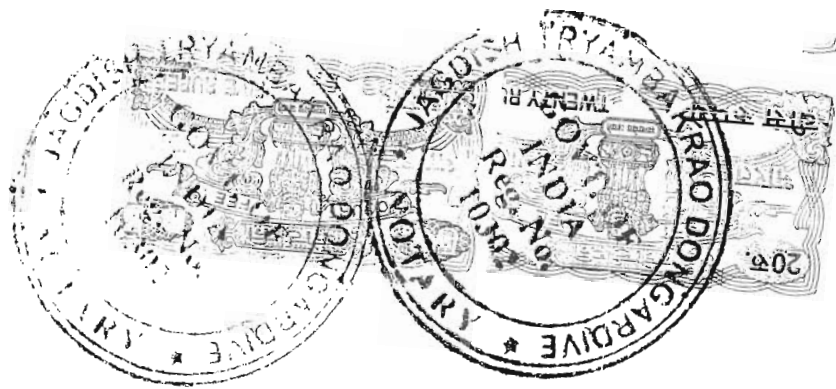
AFFIDAVIT- CUM – DECLARATION

I/We Directors of M/s. **NIKETAN VENTURES PRIVATE LIMITED**, having its Office at Cine star Theatre Compound, 1 st Floor, Trikamdas road, Kandivali (West), Mumbai 400 067.

1. Ketan Himatlal Mehta
2. Chandni Ketan Mehta

Do hereby declare on oath and solemn affirmation as under:

I/We state and declare that the property bearing CTS No. 282A, 282A/1 to 4, 282B, 471A, 471A/1 to 6, 471B admeasuring 7628.40 Sq. mtr. being and lying at Village Oshiwara Tal. Andheri District Mumbai suburban State Maharashtra. is having clean, clear and marketable title and is free from all encumbrances of whatsoever nature [hereinafter referred to as the said land property]



[Handwritten signature]

Tel: 28807330 / Mob: 9820141066

an authorized agent for the sale of the property and

and the same shall be subject to the terms and

conditions of the sale as set out in the

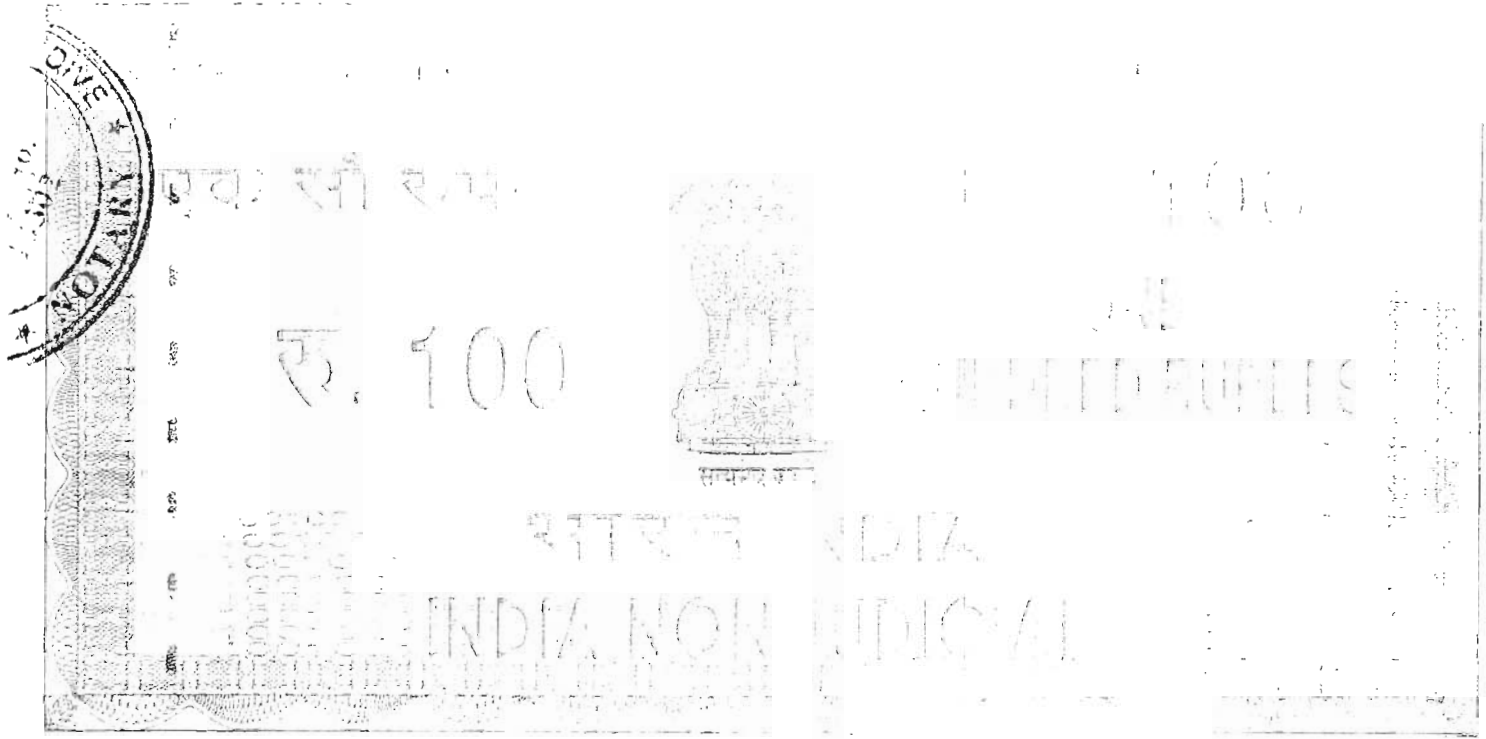
sale deed and the same shall be subject to the

NIKETAN VENTURES PRIVATE LIMITED
One 5th Floor, 100, 101, 102,
Kandivall (West), Mumbai-400 067.
Tel: 28807330 / Mob: 9820141066

- 1 APR 2024



1 APR 2024



महाराष्ट्र MAHARASHTRA

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99AA 662994

प्रधान मुद्रांक कार्यालय, मुंबई
प.सं.वि.क्र. ८०००००७
21 MAR 2024
सक्षम अधिकारी

I/We state and declare that I/we am/are constructing buildings consisting of various flats and row houses under Housing Project named as “ SIGMA JADE ” on the said land and that I/we have not availed any Project Loan from any Bank, Financial Institution, Pat Sanstha, or Person, for purchase of the said land or for construction of buildings on the said property and that the title of the flats and row houses constructed on the said property is clean, clear and marketable to give first charge to State Bank of India.

OR

I/We state and declare that I/we am/are constructing buildings consisting of various flats and/or row houses under Housing Project named as “ _____ ” on the said land and declare that I/we have availed Project Loan of Rs _____, [Rupees _____ only] from [here mention name, address and account number of bank, if Project Loan is obtained, give details] and we hereby undertake to obtain the NOC from the said

जोड़पत्र-१ / Annexure-1

केवल प्रतिज्ञापनार्थी (Only for Affidavit)
सूत्रांक विक्री और खरीद अर्ह, क्रमांक/दिनांक
File Register Serial No./Date

- 1 APR 2024

प्राप्तकर्ता का नाम/स्थान/पता
The Purchaser's Name/Place of
Residence & Signature
श्री राजन गणपत शिंदे परध्यावरक सुद्रांक विक्री
परयत्ना क्रमांक एल.एच.ए. - ८०००००७
जी-३, हेमू यन्त्रिक इमारत, अच्युत विनय मंदिरावा कजूरवा
एल.आय.सी. समर्थलक्ष्मण मठ, एच.बी.रोड,
वालाड (परिचय), मुंबई-४०० ०६९.

ज्या कारणासाठी ज्यांनी सुद्रांक खरेदी केला त्यांची त्याच कारणासाठी
सुद्रांक खरेदी केल्यापारतून ६ महिन्यात वापरणे बंधनकारक आहे
Tel.: 28807359 / Mob.: 9820141066

NIKETAN VENTURES PRIVATE LIMITED.
Cine Star 7, Compound,
1st Floor, W. Endias Road,
Kandivali (West), Mumbai-400 067.





Bank for creating first mortgage charge on the flats financed by State Bank of India.
[Delete if not applicable]

I/We further state that I/we have not received any notice of acquisition or requisition in respect of the said land from the Government and Public Land Acquisition Authorities till date, nor any litigation is pending in the court. Hence the said property is not subject to any litigation, acquisition or requisition as on today.

I/We state that the contents stated in this affidavit are true and correct to the best of my/our knowledge, belief and information and I/we swear this affidavit today on this _____ day of _____, 2024.

I know Affiants

Date: 23/08/2024

Place: Mumbai

Affiants

For NIKETAN VENTURES PRIVATE LIMITED.

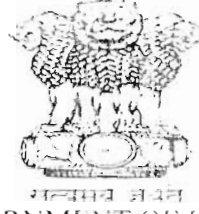
[Signature]
[Signature]
Director

ATTESTED BY ME

[Signature]
JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY PUBLIC GOVT OF INDIA,
Ganesh Chawl Committee, Kranti Nagar
Zopapatti, Anarli Road, Kandivali (East)
Mumbai - 400101.



27 AUG 2024



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies
Everest, 100 Marine Drive, Mumbai, Maharashtra, India, 400002

Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): U70100MH2005PTC151610

I hereby certify that the name of the company has been changed from SUKETAN PROPERTIES PRIVATE LIMITED to NIKETAN VENTURES PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name SUKETAN PROPERTIES PRIVATE LIMITED.

Given under my hand at Mumbai this Ninth day of February two thousand eighteen.

MINISTRY
OF CORPORATE
AFFAIRS 23

SUDHAKAR TULASHIRAM BHOYE
DROC
Registrar of Companies
RoC - Mumbai

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

NIKETAN VENTURES PRIVATE LIMITED

C/O H A MEHTASONA THEATRE 1ST FLOOR, KANDIVALI (W), MUMBAI, Maharashtra, India,
400067



LIST OF DOCUMENT OF NIKETAN VENTURES PVT. LTD. FOR APF

- 1) MOU – Niketan Ventures Pvt. Ltd.
- 2) Property Card -471 and 282
- 3) NOC for Height Clearance from AAI
- 4) Fire NOC
- 5) N.A. order
- 6) Title Certificate
- 7) Land Purchase Agreement Between Niketan Ventures Pvt. Ltd. (Suketan) and Hiraben Patel & Others.
- 8) Conveyance Deed
- 9) Rera Certificate
- 10) Commencement Certificate with Plan
- 11) TIR - Search Report
- 12) Director - Ketan Himatlal Mehta Pan Card and Aadhar Card
- 13) Director - Chandni Ketan Mehta Pan Card and Aadhar Card
- 14) Company Directors Details Form DIR-12
- 15) GST Certificate of Company Niketan Ventures Pvt. Ltd.
- 16) Name Change Certificate Suketan to Niketan Ventures Pvt. Ltd.
- 17) Company Pan Card

ANNEXURE -B
REPORT ON INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

(ALL COLUMNS/ITEMS ARE TO BE COMPLETED/COMMENTED BY THE ADVOCATE)

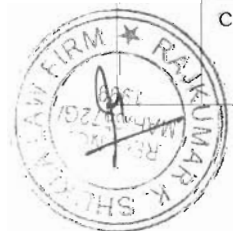
1	a	Name of the Branch/Business Unit/Office seeking opinion.	The Assistant General Manager, State Bank of India, Magathane Mumbai.
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Ref. No. /23-24 by hand
	c	Name of the Borrower.	Prospective purchaser
2	a	Type of Loan	Not Applicable as Builder tie up
	b	Type of property	Residential Flat
3	a	Name of the unit/concern/ company/person offering the property/ (ies) as security.	Prospective purchasers
	b	Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Not Applicable, as Builder Tie up
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Not Applicable, as Builder Tie up
4	a	Value of Loan (Rs. in crores)	_____
5		Complete or full description of the immovable property (ies) offered as security including the following details.	Residential New Building known as "SIGMA JADE", under construction by Niketan Ventures Private



Limited, on the land admeasuring 5262.90 Sq. Meter, land bearing Survey No. 11/6(pt), 11/8(pt) and 9(pt), 4A/1(pt) and 10/1 corresponding old CTS No. 471, New CTS No.471/A & B, Old CTS No. 471/1 to 6 i.e New CTS No. 471/A/1 to 471/A/6 and 485-B,C,D & E of Village- Oshiwara, Taluka- Andheri at Jogeshwari (west), in the registration District of Mumbai and Sub- District of Mumbai Suburban, within the limits of Municipal Corporation of Greater Mumbai together with the structure standing thereon, and the land admeasuring 4075.60 Sq. Meter, S.No. 38/1(pt) and 38/2(pt) corresponding Old CTS No. 282, New CTS. No. 282/A &B, Old CTS No.282/1 to 4 i.e. New CTS Nos. 282/A/1 to



		282/A/4 of Village Bandivali, Taluka Andheri, in the registration District of Mumbai and Sub- District of Mumbai Suburban, within the limits of Municipal Corporation of Greater Mumbai together with the structure standing thereon Combined Total admeasuring about 9338.50 Sq. Meter.
a	Survey No.	Survey No. 11/6(pt), 11/8(pt) and 9(pt), 4A/1(pt) and 10/1 corresponding old CTS No. 471, New CTS No.471/A & B, Old CTS No. 471/1 to 6 i.e New CTS No. 471/A/1 to 471/A/6 and 485-B,C,D & E of Village- Oshiwara, S.No. 38/1(pt) and 38/2(pt) corresponding Old CTS No. 282, New CTS. No. 282/A &B, Old CTS No.282/1 to 4 i.e. New CTS Nos. 282/A/1 to 282/A/4 of Village Bandivali,
b	Door/House no. (in case of house property)	NIL
c	Extent/ area including plinth/ built up area in case of house property	land admeasuring 5262.90 Sq. Meter of Village



		Oshiwara, land admeasuring 4075.60 Sq. Meter of Village Bandivali
d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries	<p>Situate at Village-Oshiwara, Taluka-Andheri at Jogeshwari (west), in the registration District of Mumbai and Sub- District of Mumbai Suburban, within the limits of Municipal Corporation of Greater Mumbai and bounded as follows:</p> <p>On or towards the North: CTS No. 470(pt)</p> <p>On or towards the South: CTS NO. 472(pt), 480(pt), 481 & 485/B,</p> <p>On or Towards East by: CTS NO. 282A & B, 481(pt), 485/A & Nalla,</p> <p>On or Towards West: Village Boundary, CTS No. 472 & 473,</p> <p>Situated at Village Bandivali, Taluka Andheri, in the registration District of Mumbai and Sub- District of Mumbai Suburban, within the limits of Municipal Corporation of Greater Mumbai and bounded as follows :</p> <p>On or Towards</p>



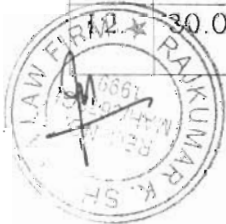
				North by : CTS No. 281, On or Towards South by : CTS No. 485/C, On or Towards East by : Nalla, On or Towards West by : CTS No. 471/A (pt) & 471B
6	a	Particulars of the documents scrutinized-serially and chronologically.		As mentioned hereunder
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/revenue/other authorities be examined.		Original/Photocopy of the documents verified.
Sr. No	Date	Name/Nature of document	Original/certified copy/certified extract/photocopy etc.	In case of copies, whether the original was scrutinized by the advocate. Yes, Original/Photocopy of the documents verified
1.		Agreement for Sale to be executed between Niketan Ventures Private limited, as "The Builder/Developer/Promoter" of the First Part and _____ as "The Purchaser/s" of the Other Part.	Draft Copy	No
2.	30.01.2009	Deed of Conveyance dated 30.01.2009 executed between Hiraben P. Patel, Shri. Girish P. Patel, Shri. Harshad P. Patel and Shri. Chanadrakant P. Patel through their Constituted Attorney M/s. Suketan Properties Private Limited as 'The Vendor' of the One part and M/s. Suketan Properties	Photocopy	Yes



	31.01.2009	Private Limited through its Director Shri. Kdetan Himatlal Mehta and Shri. Sunil Mahindra Vora as 'The Purchasers' of the Other Part, duly stamped and document registered under Sr. No. BDR-1-00881-2009 dated 31.01.2009 with the office of Andheri-1. (Stamp Duty of Rs. 100/-) Registration Receipt No. 887 dated 31.01.2009 of Rs. 1,940/- registered under Serial No. BDR-1-00881-2009, by Sub Registrar- Andheri-1.		
3.	15.12.2005 02.03.2006	Agreement For Sale dated 15.12.2005 executed between Hiraben P. Patel, Shri. Girish P. Patel, Shri. Harshad P. Patel and Shri. Chanadrakant P. Patel as 'The Owners' of the One part and M/s. Suketan Properties Private Limited as 'The Purchaser/ Developer' of the Other Part' duly stamped and duly registered under Serial No. BDR-4-01515-2006, dated 02.03.2006, by Sub Registrar, Andheri-2. (stamp Duty of Rs. 22,56,900/-) Registration Receipt No. 1527 dated 02.03.2006 of Rs. 32,140/- registered under Serial No. BDR-4-01515-2006, by Sub Registrar- Andheri-2.	Photocopy	
4.	24.06.2005	Notarized Power of Attorney dated 24.06.2005 executed between Hiraben P. Patel, Shri. Girish P. Patel, Shri. Harshad P. Patel and Shri. Chanadrakant P. Patel and M/s. Suketan Properties Private Limited in favour of Mr. Girish Purshottamdas Patel and Harshad Purshottamdas Patel, in respect of Property of Village Oshiwara, for execution of Documents.	Photocopy	No
	15.12.2005	Notarized General Power of	Photocopy	No



		Attorney dated 15.12.2005 executed between Hiraben P. Patel, Shri. Girish P. Patel, Shri. Harshad P. Patel and Shri. Chanadrakant P. Patel, in favour of M/s. Suketan Properties Private Limited, Shri. Ketan Mehta and Shri. Sunil Mahendra Vora, in respect of Property of Village Bandivali, for execution of Documents.		
5.	24.06.2005	Notarized General Power of Attorney dated 24.06.2005 executed between Chandrakant Purshottamdas Patel, in favour of Mr. Girish Purshottandas Patel and Mr. Harshad Purshottamdas Patel, in respect of Property of Village Oshiwara and Bandivali, for execution of Documents.	Photocopy	Yes
7.	09.02.2018	Fresh Certificate of Incorporation for change the Name from Suketan Properties Private Limited. to Niketan Ventures Private Limited dated 08.02.2018.	photocopy	Yes
8.	16.02.2005	Memorandum of Associates & Articles of Association of Niketan Ventures Private Limited dated 16.02.2005.	photocopy	No
9.	12.01.2023	Commencement/ Development Permission issued by Office of Collector of Greater Mumbai bearing No. C/Office-3K/Sanad/ SRA-2623 dated 12.01.2023.	photocopy	No
10.	24.07.2024	Amended Commencement Certificate upto Plinth issued by MMRDA bearing No. TCP(P-2)/ODC/CC/3.144/IV/621/2024 dated 24.07.2024.	photocopy	No
11.	25.03.2021	Approved Plan issued by Town & Country Planning Division, MMRDA bearing No. TCP(P-2)/ODC/CC/3.144/III/553/2021 dated 25.03.2021.	photocopy	No
	30.01.2020	NOC issued Fire Brigade, Municipal Corporation of	photocopy	No



		Greater Mumbai bearing No. FB/HR/R-III/165 dated 30.01.2020		
13.	15.01.2020	NOC for Height Clearance issued by Airport Authority of India dated 15.01.2020 valid upto 14.01.2028	photocopy	No
15	02.02.2024	RERA registration Certificate of Project Registration of "SIGMA JADE" under Registration No. P51800054626 dated 02.02.2024 valid upto 31.12.2026.	photocopy	No
16		Property Card standing in the name of Niketan Ventures Private Limited	photocopy	No
17	30.06.2023	Title Search Report dated 30.06.2023, issued by Pravin Mehta And Mithi Co., Advocates & Solicitors.	Photocopy	No
7	a	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 mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.) (HL: If the value of loan => Rs.1 crore and in case of commercial loans irrespective of the loan component)		Not requested
	b	Whether all pages in the 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? (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously).		No,
8	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?		Yes, through igrservice.maharashtra.gov.in
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.		Yes, no comments/findings



	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?	Yes, from GRAS
	d	Whether proper registration of documents completed. Details thereof to be provided.	Yes,
9	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Joint Sub-Registrar office Borivali-1
	b	Whether it is possible to have registration of 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?	Yes, Borivali 1 to 9
	c	Whether search has been made at all the offices named at (b) above?	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
10	a	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder.	Mentioned in Annexure -1
	b	Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	No
	c	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	No Minor's interest
		Nature of Title of the intended Mortgagor over the	ownership right



	Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	
	If Ownership Rights,	Yes
a	Details of the Conveyance Documents	Sale Agreement to be executed with prospective purchasers in due course
b	Whether the document is properly stamped.	To be paid in due course
c	Whether the document is properly registered.	To be registered in due course
	If leasehold, whether;	No
a	The Lease Deed is duly stamped and registered	NA
b	The lessee is permitted to mortgage the Leasehold right,	NA
c	duration of the Lease/unexpired period of lease,	NA
d	if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not Applicable
e	Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Yes
f	Right to get renewal of the leasehold rights and nature thereof.	Not Applicable
	If Govt. grant/allotment/Lease-cum/Sale Agreement/Occupancy/Inam Holder/Allottee etc, whether;	No
a	Grant/agreement etc. provides for alienable rights to the mortgagor with or without conditions?	Not Applicable
b	The mortgagor is competent to create charge on such property?	Yes
c	Any permission from Govt. or any other authority is required for creation of mortgage and if so	No



		whether such valid permission is available?	
		If occupancy right, whether;	Yes
	a	Such right is heritable and transferable,	Yes
	b	Mortgage can be created.	Yes
12		Has the property been transferred by way of Gift/Settlement Deed	No
	a	The Gift/Settlement Deed is duly stamped and registered;	Not Applicable
	b	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not Applicable
	c	The Gift/Settlement Deed transfers the property to Donee;	Not Applicable
	d	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	Not Applicable
	e	Whether the Donee is in possession of the gifted property?	Not Applicable
	f	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not Applicable
	g	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
13		Has the property been transferred by way of partition/family settlement deed	No
	a	whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	Not Applicable
	b	Whether mutation has been effected	Not Applicable
	c	Whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
	d	Whether the partition made is valid in law and	Not Applicable



		the mortgagor has acquired a mortgageable title thereon.	
	e	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/complied with.	Not Applicable
	f	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	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 needs a mandatory 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 such as the availability of a declaration by all the beneficiaries about the genuincness/ 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
		Whether the property is subject to any wakf	No



		rights/belongs to church/temple or any religious/other institutions	
	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	a	Where the property is a HUF/joint family property?	No
	b	Whether mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no 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
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 YES, additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable
	d	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable
18		Is the property an Agricultural land	No
	a	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 validity of the title and right to enforce the mortgage?	Residential Zone
	c	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether	NA Property



		requisite procedure followed/permission obtained?	
19	a	Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation/mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	No
	b	Additional aspects relevant for investigation of title as per local laws.	No
20	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	Yes, no Land Acquisition proceeding pending in Office and no outcome of such search/enquiry
21	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	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 to court in respect of the property in question? In such case please comment on such seal/marking?	Not Applicable
22	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	No
	b	Property belonging to partner(s), 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 Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges	No



		with the Company Registrar (ROC), Articles of Association/provision for common seal etc.	
	b/1	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/No.	No
	b/2	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)?	No
	b/3	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)?	No
	b/4	If the search reveals encumbrances/ charges, whether such charges/ encumbrances have been satisfied?	No
24		In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws.	No
25	a	Whether any POA is involved in the chain of title during the period of search?	Notarized General Power of Attorney dated 15.12.2005 executed between Hiraben P. Patel, Shri. Girish P. Patel, Shri. Harshad P. Patel and Shri. Chanadrakant P. Patel, in favour of M/s. Suketan Properties Private Limited, Shri. Ketan Mehta and Shri. Sunil Mahendra Vora, in respect of Property of Village Bandivali.
	b	Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether	Yes, Deed of Conveyance dated 30.01.2009 executed between

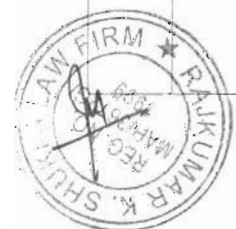


the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.

Hiraben P. Patel, Shri. Girish P. Patel, Shri. Harshad P. Patel and Shri. Chanadrakant P. Patel through their Constituted Attorney- M/s. Suketan Properties Private Limited as 'The Vendor' of the One part and M/s. Suketan Properties Private Limited through its Director Shri. Kdetan Himatlal Mehta and Shri. Sunil Mahindra Vora as 'The Purchasers' of the Other Part, duly stamped and document registered under Sr. No. BDR-1-00881-2009 dated 31.01.2009 with the office of Andheri-1. (Stamp Duty of Rs. 100/-) Registration Receipt No. 887 dated 31.01.2009 of Rs. 1,940/- registered under Serial No. BDR-1-00881-2009, by Sub Registrar- Andheri-1., Agreement For Sale dated 15.12.2005 executed between Hiraben P. Patel, Shri. Girish P. Patel, Shri. Harshad P. Patel



		and Shri. Chanadrakant P. Patel as 'The Owners' of the One part and M/s. Suketan Properties Private Limited as 'The Purchaser/ Developer' of the Other Part' duly stamped and duly registered under Serial No. BDR-4-01515-2006, dated 02.03.2006, by Sub Registrar, Andheri-2. (stamp Duty of Rs. 22,56,900/-) Registration Receipt No. 1527 dated 02.03.2006 of Rs. 32,140/- registered under Serial No. BDR-4-01515-2006, by Sub Registrar-Andheri-2.
	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	NA
c	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not Applicable
d	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. i) Whether the original POA is verified and the title investigation is done on the basis	Yes Annexed with Agreement



		of original POA? ii) Whether the POA is a registered one? iii) Whether the POA is a special or general one? iv) Whether the POA contains a specific authority for execution of title document in question?	No, (Notarized) General For execution of documents.
	e	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Yes
	f	Please comment on the genuineness of POA?	Genuine
	g	The unequivocal opinion on the enforceability and validity of the POA.	Enforceable
26		Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped/ authenticated in terms of the Law of the place, where it is executed.	No
27	I	If the property is a flat/apartment or residential/commercial complex	Residential Building Project
	a	Promoter's/Land owner's title to the land/building;	As Developer
	b	Development Agreement/Power of Attorney;	Yes, Development Agreement and Power of Attorney And Deed of Conveyance
	c	Extent of authority of the Developer/builder;	As Developer/Promoter
	d	Independent title verification of the Land and/or building in question;	Yes, Verification to be taken of the Flat
	e	Agreement for sale (duly registered);	To be executed
	f	Payment of proper stamp duty;	To be Paid
	g	Requirement of registration of sale agreement, development agreement, POA, etc.;	No
	h	Approval of building plan, permission of appropriate/local authority, etc.;	Yes
	i	Conveyance in favour of Society/Condominium concerned;	No
		Occupancy Certificate/allotment letter/letter of	Under Construction



	possession;	
k	Membership details in the Society etc.;	No
l	Share Certificates;	Not Issued
m	No Objection Letter from the Society;	NOC letter from the Promoter.
n	All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	Complied
o	Requirements, for noting the Bank charges on the records of the Housing Society, if any;	Sub-Registrar of Assurance Borivali
p	If the property is a vacant land and construction is yet to be made, approval of layout and other precautions, if any.	Under construction Building
q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Yes
II.A	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	Yes
II.B	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	RERA registration Certificate of Project Registration of "SIGMA JADE" under Registration No. P51800054626 dated 02.02.2024 valid upto 31.12.2026.
II.C	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Yes
II.D	Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Yes
28	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	We have conducted search for 30 years in Sub Registrar office at Borivali and no encumbrances found



29		The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	From the year 1994 to 2024,
30		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Not Applicable
31	a	Urban land ceiling clearance, whether required and if so, details thereon	Yes, permission obtained
	b	Whether No Objection Certificate under the Income Tax Act is required / obtained?	Not Applicable
32	a	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	The name of Developer/ Promoter presently reflected in the Property Register Card in respect of the said Plot as the holder thereof.
	b	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Not Applicable
33	a	Whether the property offered as security is clearly demarcated?	Yes
	b	Whether the demarcation/partition of the property is legally valid?	Yes
	c	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories/houses, as the case may be).	Yes
34	a	Whether the property can be identified from the following documents: a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.	Yes
	b	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	No Discrepancy/doubtful circumstances
35	a	Whether the documents i.e. Valuation report/approved sanction plan reflect/ indicate any difference/discrepancy in the boundaries in relation to the Title Document/other document.	No difference/discrepancy



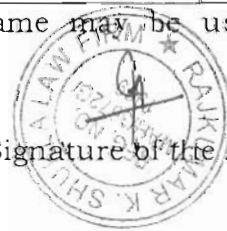
		(If the valuation report and /or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	
36	a	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
	b	Property is SARFAESI compliant (Y/N)	Yes
37	a	Whether original title deeds are available for creation of equitable mortgage	Yes
	b	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Original documents to be taken
38		Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	In View of the various fraudulent instants, it is noticed that the borrowers/guarant or present original title document along with the proposal. However while depositing the same at that time of creating the mortgage the defrauds handover colour/fabricated document of title for creating the mortgaged. As such kindly be advised to keep check of the same.
39		The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Not Applicable

Note: In case separate sheets are required, the same may be used, signed and annexed101

Date: 03.10.2024

Place: Mumbai

Signature of the Advocate



Annexure-C

Certificate of title

I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of *Registered/ Equitable/English Mortgage (*please specify the kind of mortgage) and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Registered/ Equitable Mortgage is created, it will satisfy the requirements of creation of Registered/**Equitable Mortgage** and I further certify that:

1. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors.

2 I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.

3. 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 (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

4. In case of Loans to Housing Project/approval of Housing Project or Home Loans for flats in Housing Projects, I confirm having made the search of the proposed development site and state that it is not in Prohibited/Regulated Area, under "The Ancient Monuments and Archaeological Sites and Remains Act, 2010 and prior permission has been obtained from NMA National Monuments Authority), wherever required".

5. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1994 to 2024 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.



6. 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 Mortgagor and the Bank (Delete, whichever is inapplicable).

7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of (Specify the share of the Minor with Name) (Strike out if not applicable).

8. The Mortgage if created will be available to the Bank for the Liability of the intending purchasers/borrowers in the project of **Niketan Ventures Private limited**.

9. I certify that **Niketan Ventures Private limited** has/have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

10. 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:

- Original Agreement for Sale to be executed between Niketan Ventures Private limited as “The Builder/Developer/Promoter” of the First Part and _____ as “The Purchaser/s” of the Other Part.
- Copy of Commencement Certificate.
- Copy of Approved Floor Plan.
- Original NOC letter from the Builder/Developer/Promoter, for creating equitable mortgage.

11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

12. It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY/IES

Property at Residential New Building known as “SIGMA JADE”, under construction by Niketan Ventures Private Limited, on the land admeasuring 5262.90 Sq. Meter, land bearing Survey No. 11/6(pt), 11/8(pt) and 9(pt), 4A/1(pt) and 10/1 corresponding old CTS No. 471, New CTS No.471/A & B, Old CTS No. 471/1 to 6 i.e. New CTS No. 471/A/1 to 471/A/6 and 485-B,C,D & E of Village- Oshiwara, Taluka- Andheri at Jogeshwari (west), in the registration District of Mumbai and Sub- District of Mumbai Suburban, within the limits of Municipal Corporation of Greater Mumbai together with the structure standing thereon, and the land admeasuring 4075.60 Sq. Meter, S.No. 38/1(pt) and 38/2(pt) corresponding Old CTS No. 282, New CTS. No. 282/A &B, Old CTS No.282/1 to 4 i.e. New CTS Nos. 282/A/1 to 282/A/4 of Village Bandivali, Taluka Andheri, in the registration District of Mumbai and Sub-District of Mumbai Suburban, within the limits of Municipal Corporation of Greater Mumbai together with



the structure standing thereon. Combined Total admeasuring about 9338.50 Sq. Meter, and bounded as follows: For Village Oshiwara:

On or towards the North: CTS No. 470(pt)

On or towards the South: CTS NO. 472(pt), 480(pt), 481 & 485/B,

On or Towards East by: CTS NO. 282A & B, 481(pt), 485/A & Nalla,

On or Towards West: Village Boundary, CTS No. 472 & 473,

for Village:- Bandivali,

On or Towards North by: CTS No. 281,

On or Towards South by: CTS No. 485/C,

On or Towards East by: Nalla,

On or Towards West by: CTS No. 471/A (pt) & 471B

Place: Mumbai

Date: 03.10.2024

Signature of the Advocate



Annexure-1

FLOW OF TITLE

- From the documents produced before me I am of the opinion that, by a Deed of Conveyance dated 09.03.1959, executed between Manilal Gangadas Patel and Magantal Gangadas Patel therein called the Vendors of the First Part Purshottamdas Zaverbhai Patel therein called the Confirming party of the second part and (1) Tapishankar Narottam Bhatt (ii) Pashabhai alias Purshottamdas Zaverbhai Patel, (iii) Shanabhai Vallabhbai Patel, (iv) Lilachand Ambaram Panchal and (v) Babubhai Lilachand Panchal the last three carrying on business in partnership under the firm, name and style of Venus Steel Products as the Purchasers of the third part, and duly registered with the Office of Sub-Registrar of Assurances at Bandra under Registration No. 449 of 1959 in Book No.I , the purchasers purchased on the ALL that piece or parcels of land bearing S. Nos. 11/6(pt), 11/8(pt) and 9(pt). 4A/1(pt) and 2(pt) and 10/1; corresponding Old CT.S. Nos. 471, Le. New C.TS. Nos. 471/ A & B. Old CTS No. 471/1 to 6 ie. New CTS No. 471/A/1 to 471/A/6 and 485 A.B.C.D & E of Village Oshiwara, Taluka Andheri, at Jogeshwari (West) in the registration District of Mumbai and Sub-District of Mumbai Suburban, together with the structures standing thereon and the specific reservations shown on the plan of Oshiwara District Centre and mentioned in the letter dated 29th August, 2002 issued by MMRDA, area, admeasuring 1387 90 sq. mtrs or thereabout, And also S.Nos.38/1(pt) and 38/2(pt); corresponding Old C.TS. Nos. 282, ie. New CT.S. Nos. 282 A & B, Old CTS No. 282/1 to 4 i.e. New CTS No. 282/A/1 to 282/A/4 of Village Bandivali Taluka Andheri, in the Registration District of Mumbai and Sub-District of Mumbai Suburban, together with the structures standing thereon, area, admeasuring about 4075.60 sq. mtrs or thereabout combined total property area admeasuring about 15463 50 sq mtrs or thereabout, **(the First Land)** (the said Property/ Land).



- And whereas By a Deed of Partition dated 28th February, 1961 executed between made between Tapishankar Narottam Bhatt therein called the Party of the First Part, Pashabhai alias Purshottamdas Zaverbhai Patel therein called the Party of the Second Part and Shanabhai Vallabhbhai Patel, Lilachand Ambaram Panchal and Babubhai Lilachand Panchal therein called the Party of the Third Part, and duly registered with the Sub-Registrar of Assurances at Bandra under Registration No. 433 of 1961 in Book No.I and, the properties being the subject matter of the above referred Deed of Conveyance dated 09.03.1959 were partitioned by the parties to the said Deed of Partition and upon such partition, the properties shown on the plan annexed to the said Deed of Partition admeasuring 16345 sq.yds. and described in the First Schedule hereunder written came to the share of the said Pashabhai alias Purshottamdas Zaverbhai Patel with an obligation to contribute and pay 25% of license fees payable to Byramjee Jeejeebhoy (Pvt.) Id for right of passage given over the said lands.
- And whereas Pursuant to the said Deed of partition the parties thereto became absolute owners of their respective properties with reference to the boundaries as shown on the Plan annexed thereto however no separate schedule has been set out in the said deed of partition in respect of the properties coming to the share of the parties of the first part, second part and third part.
- And whereas Prior to the execution of the said Deed of Partition, the parties thereto appears to have acquired from Byramjee Jeejeebhoy (Pvt.) Ltd. the owners of the adjoining land a right of passage 20' wide from the said adjoining lands upto Ghodbunder Road for the better enjoyment of the said properties and the said road was constructed as a common road from West to East for the common user of all the parties to the said Deed of Partition.
- And whereas The Property bearing Survey No.11 Hissa No.6/C bearing C.T.S. No.281 admeasuring 908.2 sq. mtrs. has been provided as a common road by the parties to the said Deed of Partition for better enjoyment of their respective properties and as such the parties to the



said Deed of Partition have undivided share, right, title and interest in respect of the said Property: the party of the First Part having 50% undivided share right, title and interest and the party of the Second Part and the Party of the Third Part having 25% each undivided share right title and interest and the benefit of the said common area runs with land in favour of the said parties their successors-in-title.

- And whereas Prior to the said Deed of Partition the parties to the said Deed of Partition prepared and submitted a layout of amalgamation and sub-division of the various properties as described in Exhibit "A" thereto with common access road as shown on the Plan annexed thereof and submitted the said lay out for sanction by Municipal Corporation of Greater Bombay by letter No. 70/60 dated 9th December, 1960 through their Architect Shri N. M. Barai and the said layout has been sanctioned by Municipal Corporation of Grater Bombay vide letter dated 14th January, 1961 bearing No. TP/LO/190 of 1960-61.
- And whereas by a Deed of Gift dated 15.05.1962 and executed between Purshottamdas alias Pashabhai Zaverbhai 'as the Donor' the one part and Joint undivided Hindu Family consisting of Pashabhai alias Purshottamdas Zaverbhai Patel for self and as Karta and Manager of Joint Undivided Hindu Family consisting of himself, his wife Hiraben and his three minor sons Chandkant, Girish and Harshad as the donees of the other part, duly registered with the Sub-Registrar of Assurances at Bandra under Registration No. 1511 of 1962 in Book No.1 and the said Pashabhai alias Purshottamdas Zaverbhai Patel gifted the properties which he acquired under the above mentioned Deed of Partition.
- And whereas By an Indenture of Lease dated 16.05.1962 executed between the members of the said Purshottamdas Zaverbhai Patel HUF therein called the Lessors of the one part and Mangabhai Zaverbhai Patel and Hiraben Purshottamdas Patel therein called the Lessees of the other part and duly registered with the Office of Sub-Registrar of Assurances at Bandra under No. 2271 of 1962 in Book No.1 and, the said Lessors demised in favour of the said Lessees the properties more particularly described in the first Schedule hereunder written for a period



of 25 years commencing from 01.06.1961 at the monthly rent of Rs 350/- and on the terms and conditions and covenants mentioned therein and the said lease has come to an end by efflux of time.

- And whereas by an an Indenture of Lease dated 11.02.1963 executed between Maganbhai Zaverbhai Patel and Smt. Hiraben Manganbhai Patel therein called the Lessors of the One Part and M.R. Industries Ltd., therein called the Lessee of the other part and duly registered with the Office of the Sub-Registrar of Assurances at Bandra under Registration No. 371 of 1963, the said Lessors demised unto the said Lessee factory shed and first floor of the premises constructed by the said Lessors known as Sadhana Industrial Estate admeasuring 17,909 sq. ft. for a period of five years and renewable for the further period of five years at the option of the Lessee for the rent reserved therein and he terms and conditions mentioned therein. The said lease has expired by efflux of time. The said Sadhana Industrial Estate was constructed on the property forming part of the property.
- And whereas by an Indenture of Gift dated 11.10.1963 executed between Maganbhai Zaverbhai Patel as Donor of the one part and Chandrakant Purshottamdas Patel, Girish Purshottamdas Patel and Harshad Purshottamdas Patel as Donees of the second part, and duly registered with the office of Sub-Registrar of Assurances at Bandra under Sr.No. 2075 of 1963 in Book No.1 and the said Donor gifted his one-half share in the leasehold interest in respect of the properties and the structures mentioned in the said Indenture of Lease dated 16.05.1962 to the said donees.
- And whereas The said Prushottamdas Zaverbha Patel died intestate on 13.02.1987 leaving Smt. Hiraben P. Patel Shri Chandrakant P Patel Shri Girish P Patel and Shiti Harshad P. Pater as his only heirs and legal representatives and in the premises undivided share right title and interest of the said late Purshottamdas Zaverthai Patel came to the shares of the aforesaid heirs.



- And whereas Smt. Hiraben P. Patel Shri Chandrakant P Patel Shri Girish P Patel and Shiti Harshad P. Pater became the owners of the above mentioned land.
- And whereas by an Agreement for sale dated 15.12.2005 and executed between Smt. Hiraben Purshottamdas Patel, Girish Purshottamdas Patel, Harshad Purshottamdas Patel and Chandrkant Purshottamdas Patel therein called the Owners of the one part and Suketan Properties Private Limited as Purchasers of the other part and duly registered with the Sub-Registrar of Assurances at Andheri under No. 1515 of 2006 the owners therein agreed to sell to you all the balance FSI of the properties for consideration and on the terms and conditions mentioned therein. In pursuance of the said agreement, the aforesaid owners have also put you into possession of the said properties in part performance
- And whereas the aforesaid Owners have also executed and delivered a power of attorney dated 15.12.2005 in Suketan Properties Private Limited favour and two of your Directors Mr. Ketan Himmatial Mehta and Mr. Sunil Mahendra Vora. The said Power of Attorney is also registered with the Sub-Registrar of Assurances at Andheri-2 under No. 1516 of 2006.
- And whereas by Deed of Ratification cum Confirmation dated 29.01.2006 made between the aforesaid owners - therein called the owners of the First Part, M/s. Sadhana Soaps - therein called the First Confirming Party of the Second Part. Sadhana Industrial Estate and Association of Members through their members Hiraben Purshottamdas Patel, Girish Purshottamdas Patel and Harshad Purshottamdas Patel therein called the Second Confirming Party of the Third Part and Suketan Properties Private Limited as Purchasers of the Fourth Part and duly registered with the Sub-Registrar of Assurances at Andheri-2 under No. 1518 of 2006, the parties therein ratified and confirmed the agreement dated 15.12.2005 executed in favour of Suketan Properties Private Limited.
- And whereas In accordance with the DP Remarks from Municipal Corporation of Greater Mumbai, the property forms part of Oshiwara District Centre and as per the Mumbai Metropolitan Region Development Authority (M.M.R.D.A.) remarks, the said property is affected by the



various reservations such as Children's Park, Pedestrian Plaza, parking Lot commercial transformation, core commercial user (I. D. Zone). +

- And Pursuant to an application made regarding the corrections of the area in the Property Register Card, the City Survey Officer by his Order dated 26th May, 2005, under section 155 of Maharashtra Land Revenue Code 1966, corrected the area in respect of Old City Survey No.485 which is 7462.10 sq.mts or thereabouts, thereafter on amalgamation of the Old C.TS. Nos 482, 483 and 485 the aggregate area works out to 8262.60 sq. mts or thereabouts, and then further the said amalgamated Old CTS No. 485 got subdivided into New C.TS Nos 485A. B. C. D & E Again, Old CTS No. 471 is sub-divided into New CTS Nos. 471/A & B. Old CTS No 471/1 to 6 is renumbered as 471/A/1 to 471/A/6 and old CTS No 282 is subdivided into 282/A & B 282/1 to 4 is renumbered as 282/A/1 to 282/A/4.
- And whereas The Additional Collector & Competent Authority under the Urban Land (Ceiling & Regulation) Act vide their letter dated 12.08.2005 & further corrigendum dated 08.08.2007 certified that the aforesaid owners are entitled to retain the said property described in the Schedules hereunder written as the land within ceiling limit.
- And whereas order of the Additional Collector and Competent Authority (ULC) Greater Mumbai dated 28.08.2007 wherein it is specially mentioned that the area/land under reservation of Children Park is non vacant land under ULC Act, 1976 and the ULC Authorities have no objection to you availing of benefit of Transfer of Development Rights in respect of handing over of the aforesaid land bearing C.T.S. No. 485-A admeasuring 5716.30 sq. mtrs, to the appropriate Authorities, more particularly described in the Second Schedule and is forming part of the property.
- And whereas by the Deed of Conveyance dated 30.01.2009 and made between the said Hiraben Purshottamdas Patel, Girish Purshottamdas Patel, Harshad Purshottamdas Patel and Chandrakant Purshottamdas Patel therein called the Vendors/Owners of the First Part and Suketan Properties Private Limited therein called the Purchasers of the other Part and duly registered with the office of the Joint Sub-Registrar of



Assurances at Andhen-1 under serial No 661 of 2009, the said Vendors/ Owners did thereby convey transfer and assign in your favour the Property of ALL that piece or parcels of land bearing 5.Nos. 11/05(pt). 11/8(pt), and 9(pf). 4A/1(pt) and 10/1; corresponding old C.T.S.Nos 471, new C.T.S.Nos 471/A & B and Old CTS No. 471/1 to 6, Le. New CTS No. 471/A/1 to 471/8/6 and 485-B, C, D & E); of Village Oshiwara, Taluka Andheri, at Jogeshwari(West) in the registration District of Mumbai and Sub-District of Mumbai Suburban, together with the structures standing thereon, area, admeasuring 5262.90 sq mtrs. or thereabout and SECONDLY ALL that piece or parcels of land bearing S.Nos 38/1(pt) and 38/2(pt), corresponding old C.TS. Nos. 282. new CTS Nos 282 A & B and old CTS No. 282/1 to 4 ie. New CTS No. 282/A/1 to 282/A14 of Village Bandivali Taluka Andheri, in the Registration District of Mumbai and Sub-District of Mumbai Suburban, together with the structures standing thereon area admeasuring about 4075.60 sq mtrs or thereabout Combined total property area described in the Second Schedule is admeasuring about 9338 50 sq. mtrs or thereabout, (the Property) in favour of Suketan Properties Private Limited, on the terms and conditions mentioned therein.

- And whereas The name of Suketan Properties Pvt. Ltd. was changed to Niketan Ventures Private Limited vide registration Certificate dated 09.02.2018 and also mentioned in the Property Card as Owner.
- And whereas the Developer decided to develop the said property as per Participatory scheme of MMRDA.
- And whereas the Developer/ Promoter has executed Memorandum of Associates & Articles of Association of Niketan Ventures Private Limited dated 16.02.2005 and obtained NOC for Height Clearance issued by Airport Authority of India dated 15.01.2020 valid upto 14.01.2028, NOC issued Fire Brigade, Municipal Corporation of Greater Mumbai bearing No. FB/HR/R-III/165 dated 30.01.2020, Commencement/ Development Permission issued by Office of Collector of Greater Mumbai bearing No. C/Office-3K/ Sanad/ SRA-2623 dated 12.01.2023, Amended Commencement Certificate upto Plinth issued by MMRDA bearing No.



TCP(P-2)/ODC/CC/3.144/IV/621/2024 dated 24.07.2024 for proposed development only up to plinth level of Residential cum Commercial Building on plot bearing C.T.S. No. 282 & 282/1 to 4 of village Bandivali and C.T.S. No. 471, 471/1 to 6 & 485/C to E of village Oshiwara. Jogeshwari (West), Mumbai, comprising of Wing A & B (pt. Ground + pt. Silt + 8 Upper Floors) and Wing C (Stilt + 11 Upper Floors) with proposed BUA of 2745.69 sq. meter (regular BUA 2,103.40 sq. meter + fungible BUA 642.29 sq. meter). The Commencement Certificate for 278.90 sq. Meter (i.e. entire 8 Floor and part 7th floor of Wing A and B of various premiums w.r.t to MMRDA's circular no. TCP(P. 2)/BKC/Misc/1266/750/2020 dated 10/09/2020. The Amended Commencement Certificate up to plinth is granted for the Project being known as **SIGMA JADE**, Approved Plan issued by Town & Country Planning Division, MMRDA bearing No. TCP(P-2)/ODC/CC/3.144/III/553/2021 dated 25.03.2021 and also registered project vide RERA registration Certificate of Project Registration of "SIGMA JADE" under Registration No. P51800054626 dated 02.02.2024 valid upto 31.12.2026.

- I therefore can say that the prospective purchaser/s of the individual Flats in project of Niketan Ventures Private limited, will have a clear title over the said property without any encumbrances.

Place: Mumbai

Date: 03.10.2024



Signature of the advocate



CHALLAN
MTR Form Number-6



GRN	MH009201336202425U	BARCODE					Date	03/10/2024-17:16:05		Form ID	
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Search Fee Other Items				TAX ID / TAN (If Any)						
					PAN No.(If Applicable)						
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1				Full Name	Rajkumar K Shukla					
Location	MUMBAI										
Year	2024-2025 One Time				Flat/Block No.	84					
Account Head Details		Amount In Rs.		Premises/Building							
0030072201 SEARCH FEE		750.00		Road/Street	Janmbhoomi Marg						
				Area/Locality	Fort						
				Town/City/District							
				PIN		4	0	0	0	0	1
				Remarks (If Any)	Survey No. 11 Village Oshiwara and CTS NO 471 Village Bandivali Taluka Andheri						
				Amount In	Seven Hundred Fifty Rupees Only						
Total			750.00	Words							
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK						
Cheque-DD Details		Bank CIN	Ref. No.	00040572024100390002	CPAEHMQWP7						
Cheque/DD No.		Bank Date	RBI Date	03/10/2024-17:24:16	Not Verified with RBI						
Name of Bank		Bank-Branch		STATE BANK OF INDIA							
Name of Branch		Scroll No. , Date		Not Verified with Scroll							

Department ID .

Mobile No. . 9867812098

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे . इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही .

To,

Dated: 03.10.2024

Mr. Rajkumar K. Shukla
Advocate High Court,
Mumbai
Dear Sir,

RE: Investigation of title of Property at Residential New Building known as "SIGMA JADE", under construction by Niketan Ventures Private Limited., on the land admeasuring 5262.90 Sq. Meter, land bearing Survey No. 11/6(pt), 11/8(pt) and 9(pt), 4A/1(pt) and 10/1 corresponding old CTS No. 471, New CTS No.471/A & B, Old CTS No. 471/1 to 6 i.e New CTS No. 471/A/1 to 471/A/6 and 485-B,C,D & E of Village- Oshiwara, Taluka- Andheri at Jogeshwari (west), in the registration District of Mumbai and Sub-District of Mumbai Suburban, within the limits of Municipal Corporation of Greater Mumbai together with the structure standing thereon, and the land admeasuring 4075.60 Sq. Meter, S.No. 38/1(pt) and 38/2(pt) corresponding Old CTS No. 282, New CTS. No. 282/A &B, Old CTS No.282/1 to 4 i.e. New CTS Nos. 282/A/1 to 282/A/4 of Village Bandivali, Taluka Andheri, in the registration District of Mumbai and Sub- District of Mumbai Suburban, within the limits of Municipal Corporation of Greater Mumbai together with the structure standing thereon. Combined Total admeasuring about 9338.50 Sq. Meter

As per your instruction I have taken search of above mentioned property in the sub registrar at Andheri from 1994 to 2024 under online Challan payment Receipt of Rs.750/- bearing No. **MH009201336202425U** dated **03.10.2024** besides various Agreements for Sale registered in respect of the Flat I did not find any adverse document registered against above mentioned property.

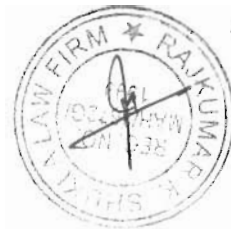

Search Clerk

Andheri SRO from year 1994 to 2024 (30 years)

1994	NIL
1995	NIL
1996	NIL.
1997	NIL
1998	NIL
1999	NIL
2000	NIL
2001	NIL
2002	NIL
2003	NIL
2004	NIL



2005	NIL
2006	Agreement for sale dated 15.12.2005 and executed between Smt. Hiraben Purshottamdas Patel, Girish Purshottamdas Patel, Harshad Purshottamdas Patel and Chandrkant Purshottamdas Patel therein called the Owners of the one part and Suketan Properties Private Limited as Purchasers of the other part and duly registered with the Sub-Registrar of Assurances at Andheri under No. 1515 of 2006 Power of attorney dated 15.12.2005 in Suketan Properties Private Limited favour and two of your Directors Mr. Ketan Himmatial Mehta and Mr. Sunil Mahendra Vora. The said Power of Attorney is also registered with the Sub-Registrar of Assurances at Andheri-2 under No. 1516 of 2006
2007	NIL
2008	NIL
2009	Deed of Conveyance dated 30.01.2009 and made between the said Hiraben Purshottamdas Patel, Girish Purshottamdas Patel, Harshad Purshottamdas Patel and Chandrakant Purshottamdas Patel therein called the Vendors/Owners of the First Part and Suketan Properties Private Limited therein called the Purchasers of the other Part and duly registered with the office of the Joint Sub-Registrar of Assurances at Andhen-1 under serial No 661 of 2009.
2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	NIL
2016	NIL
2017	NIL
2018	NIL
2019	NIL
2020	NIL
2021	NIL
2022	NIL
2023	NIL
2024	NIL



Rajkumar
Search Clerk

1515323	सूची क्र.2	दुय्यम निबंधक : अंधेरी 2 (अंधेरी)
02-10-2024		दस्त क्रमांक : 1515/2006
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : ओशिवरा		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	रु.32400000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 45138000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :जमीन व बांधकाम स.क्र 11/6 (पार्ट) 11/8(पार्ट) 9(पार्ट) 4ए/1(पार्ट) 2(पार्ट) ,10/1 , क्षेत्र -11387.90 चौ मी ,सिटी एस नं 471,471/1 ते 6, 482,483,484,485, व मौजे बांदिवली येथील सर्वे नं 38/1(पार्ट) 38/2(पार्ट) , सिटी एस नं 282,282/1 ते4 क्षेत्र 4075.60 चौ मी , एकुण क्षेत्र 15463.50 चौ मी .	
(5) क्षेत्रफळ		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- हिराबेन पुरुषोत्तमदास पटेल -- वय:-79पत्ता:- रोड क्र ६, जे व्ही पी डी स्कीम , विलेपार्ले प पिन कोड:-पॅन नं:- ±úÖò'ÖÖ 60 2): नाव:- गिरिश पुरुषोत्तमदास पटेल -- वय:-51पत्ता:- वरिलप्रमाणेपिन कोड:-पॅन नं:- ±úÖò'ÖÖ 60 3): नाव:- चंद्रकांत पी पटेल तर्फे व स्वतःकरिता हर्षद पुरुषोत्तमदास पटेल -- वय:-49पत्ता:- वरिलप्रमाणेपिन कोड:-पॅन नं:- AABPP4064G	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	4): नाव:- मे सुकेतन प्रॉप्रटिज प्रा लि तर्फे संचालक केतन मेहता -- वय:-28पत्ता:- सिनेस्टार थिएटर बिल्डींग , त्रिकमदास रोड , कांदिवली प पिन कोड:-६७पॅन नं:- AAJCS0840A 5): नाव:- मे सुकेतन प्रॉप्रटिज प्रा लि तर्फे संचालक सुनिल वोरा -- वय:-40पत्ता:- वरिलप्रमाणेपिन कोड:-पॅन नं:- AAJCS0840A	
(9) दस्तऐवज करुन दिल्याचा दिनांक	15/12/2005	
(10)दस्त नोंदणी केल्याचा दिनांक	02/03/2006	
(11)अनुक्रमांक,खंड व पृष्ठ	1515/2006	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2256900	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा	-	

881322

सूची क्र.2

दुय्यम निबंधक : अंधेरी 1 (बांद्रा)

02-10-2024

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

दस्त क्रमांक : 881/2009

नोंदणी :

Regn:63m

गावाचे नाव : ओशिवरा

(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	रु.0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :मुळ दस्त साठेखत क्रं बदर 4/1515/06 दि 2-3-06, जमिन व बांधकाम मौजे ओशिवरा तालुका अंधेरी, सर्वे नं 11/6 पार्ट, 11/8 पार्ट, 11/9 पार्ट, 4 ए/1 पार्ट, 4 ए/10/1, जूना सिटीएस नं 471, न्यु सिटीएस नं 471/ए, 471/बी, जूना सिटीएस नं 471/1 ते 6, न्यु सिटीएस नं 471/ए/1ते 471/ए/6, जूना सिटीएस नं 485 पार्ट, न्यु सिटीएस नं 485 बी, 485 सी, 485 डी, 485 ई क्षेत्र 5262.90 चौमी, जूना सिटीएस नं 485 पार्ट, न्यु सिटीएस नं 485 ए क्षेत्र 5716.30 चौमी, -----मौजे बांदीवली तालुका अंधेरी, सर्वे नं 38/1पार्ट, 38/2 पार्ट, जूना सिटीएस नं 282, नविन सीटीएस नं 282ए, 282 बी, जूना सिटीएस नं 282/1 ते 4, न्यु सिटीएस नं 282/ए/1 ते 282/ए/4, क्षेत्र 4075.60 चौमी
(5) क्षेत्रफळ	
(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:- हीराबेन पी पटेल, गिरीश पी पटेल, हर्षद पी पटेल, चंद्रकांत पी पटेल यांच्या तर्फे मुखत्यार मे. सुकेतन प्रॉप प्रा लि चे संचालक केतन एच मेहता -- वय:-32पत्ता:-१ ला माळा, सिने स्टार थीएटर बिल्डी कांदीवली पिन कोड:-पॅन नं:- 2): नाव:- हीराबेन पी पटेल, गिरीश पी पटेल, हर्षद पी पटेल, चंद्रकांत पी पटेल यांच्या तर्फे मुखत्यार मे. सुकेतन प्रॉप प्रा लि चे संचालक सुनिल एम वोरा -- वय:-43पत्ता:- वरीलप्रमाणे -पिन कोड:-पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	3): नाव:-मे. सुकेतन प्रॉपटरीज प्रा लि चे संचालक केतन मेहता -- वय:-32पत्ता:-१ ला माळा, सिने स्टार थीएटर बिल्डी कांदीवली पिन कोड:-पॅन नं:- 4): नाव:-मे. सुकेतन प्रॉपटरीज प्रा लि चे संचालक सुनिल एम वोरा -- वय:-43पत्ता:- वरीलप्रमाणेपिन कोड:-पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	30/01/2009
(10)दस्त नोंदणी केल्याचा दिनांक	31/01/2009
(11)अनुक्रमांक,खंड व पृष्ठ	881/2009
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100



10/2/24, 3:24 PM

Online Document Search.....Department of Registration and Stamps

(14)शेरा	-
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516/KPM/2023

TITLE REPORT

To

Niketan Ventures Pvt. Ltd.,
(formerly known as Suketan Properties (Pvt.) Ltd.)
Old Sona Talkies Bldg., (Cinemax)
1st Floor, Trikamdas Road,
Kandivali (West),
Mumbai – 400067

Dear Sirs,

As instructed by you, we have investigated your title in respect of the Property situated at Village Oshiwara and Village Bandivali, Mumbai Suburban District and more particularly described Firstly and Secondly in the Fourth Schedule hereunder written. As briefly stated hereinbelow, we are submitting our report, *inter alia*, as under:-

1. By a Deed of Conveyance dated 9th March, 1959 and duly registered with the Office of Sub-Registrar of Assurances at Bandra under Registration No. 449 of 1959 in Book No.1 and made between Manilal Gangadas Patel and Magarilal Gangadas Patel therein called the Vendors of the First Part, Purshottamdas Zaverbhai Patel therein called the Confirming party of the second part and (i) Tapishankar Narottam Bhatt (ii) Pashabhai alias Purshottamdas Zaverbhai Patel, (iii) Shanabhai Vallabhbhai Patel, (iv) Lilachand Ambaram Panchal and (v) Babubhai Lilachand Panchal the last three carrying on business in partnership under the firm, name and style of Venus Steel Products as the Purchasers of the third part, the said purchasers became entitled to the properties more particularly described firstly to Seventhly in the Schedules thereunder written which includes the properties described in the first schedule hereunder written

2. By a Deed of Partition dated 28th February, 1961 and duly registered with the Sub-Registrar of Assurances at Bandra under Registration No. 433 of 1961 in Book No.1 and made between Tapishankar Narottam Bhatt therein called the Party of the First Part, Pashabhai alias Purshottamdas Zaverbhai Patel therein called the Party of the Second Part and Shanabhai Vallabhbai Patel, Lilachand Ambaram Panchal and Babubhai Lilachand Panchal therein called the Party of the Third Part, the properties being the subject matter of the above referred Deed of Conveyance dated 9th March, 1959 were partitioned by the parties to the said Deed of Partition and upon such partition, the properties shown on the plan annexed to the said Deed of Partition admeasuring 16345 sq.yds. and described in the First Schedule hereunder written came to the share of the said Pashabhai alias Purshottamdas Zaverbhai Patel with an obligation to contribute and pay 25% of license fees payable to Byramjee Jeejeebhoy (Pvt.) Ltd. for right of passage given over the said lands.

3. Pursuant to the said Deed of partition the parties thereto became absolute owners of their respective properties with reference to the boundaries as shown on the Plan annexed thereto however no separate schedule has been set out in the said deed of partition in respect of the properties coming to the share of the parties of the first part, second part and third part.

4. Prior to the execution of the said Deed of Partition, the parties thereto appears to have acquired from Byramjee Jeejeebhoy (Pvt.) Ltd. the owners of the adjoining land a right of passage 20' wide from the said adjoining lands upto Ghodbunder Road for the better enjoyment of the said properties and the said road was constructed as a common road from West to East for the common user of all the parties to the said Deed of Partition.

5. The Property bearing Survey No.11 Hissa No.6/C bearing C.T.S. No.281 admeasuring 908.2 sq. mtrs. has been provided as a



common road by the parties to the said Deed of Partition for better enjoyment of their respective properties and as such the parties to the said Deed of Partition have undivided share, right, title and interest in respect of the said Property; the party of the First Part having 50% undivided share right, title and interest and the party of the Second Part and the Party of the Third Part having 25% each undivided share right title and interest and the benefit of the said common area runs with land in favour of the said parties their successors-in-title.

6. Prior to the said Deed of Partition the parties to the said Deed of Partition prepared and submitted a lay out of amalgamation and sub-division of the various properties as described in Exhibit "A" thereto with common access road as shown on the Plan annexed thereof and submitted the said lay out for sanction by Municipal Corporation of Greater Bombay by letter No. 70/60 dated 9th December, 1960 through their Architect Shri N. M. Barai and the said layout has been sanctioned by Municipal Corporation of Grater Bombay vide letter dated 14th January, 1961 bearing No. TP/LO/190 of 1960-61.

7. By a Deed of Gift dated 15th May, 1962 and duly registered with the Sub-Registrar of Assurances at Bandra under Registration No. 1611 of 1962 in Book No. I and made between Purshottamdas alias Pashabhai Zaverbhai Patel as the Donor of the one part and Joint undivided Hindu Family consisting of Pashabhai alias Purshottamdas Zaverbhai Patel for self and as Karta and Manager of Joint Undivided Hindu Family consisting of himself his wife Hiraben and his three minor sons Chandkant, Girish and Harshad as the donees of the other part, the said Pashabhai alias Purshottamdas Zaverbhai Patel gifted the properties which he acquired under the above mentioned deed of partition and described in the First Schedule hereunder written to the said Donees.

8. By an Indenture of Lease dated 16th May, 1962 and duly registered with the Office of Sub-Registrar of Assurances at Bandra under No. 2271 of 1962 in Book No.1 and made between the members of the said Purshottamdas Zaverbhai Patel HUF therein called the Lessors of the one part and Manganbhai Zaverbhai Patel and Hiraben Purshottamdas Patel therein called the Lessees of the other part, the said Lessors demised in favour of the said Lessees the properties more particularly described in the first Schedule hereunder written for a period of 25 years commencing from 1st June, 1961 at the monthly rent of Rs.350/- and on the terms and conditions and covenants mentioned therein and the said lease has come to an end by efflux of time.

9. By an Indenture of Lease dated 11th February, 1963 and made between Maganbhai Zaverbhai Patel and Smt. Hiraben Manganbhai Patel therein called the Lessors of the One Part and M.R. Industries Ltd., therein called the Lessee of the other part and duly registered with the Office of the Sub-Registrar of Assurances at Bandra under Registration No. 371 of 1963, the said Lessors demised unto the said Lessee factory shed and first floor of the premises constructed by the said Lessors known as Sadhana Industrial Estate admeasuring 17,909 sq. ft. for a period of five years and renewable for the further period of five years at the option of the Lessee for the rent reserved therein and on the terms and conditions mentioned therein. The said lease has expired by efflux of time. The said Sadhana Industrial Estate was constructed on the property forming part of the property described in the First Schedule hereunder written.

10. By an Indenture of Gift dated 11th October, 1963 and duly registered with the office of Sub-Registrar of Assurances at Bandra under Sr.No. 2675 of 1963 in Book No.1 and made between Maganbhai Zaverbhai Patel as Donor of the one part and Chandrakant Purshottamdas Patel, Girish Purshottamdas Patel and



Harshad Purshottamdas Patel as Donees of the second part, the said Donor gifted his one-half share in the leasehold interest in respect of the properties and the structures mentioned in the said Indenture of Lease dated 16th May, 1962 to the said donees.

11. In all the documents referred to hereinabove, the properties being subject matter of the respective Deeds have been identified by the reference to the plan referred to in the said Deed of Partition and no separate schedule has been mentioned.

12. The said Prushottamdas Zaverbhai Patel died intestate on 13th day of February, 1987 leaving Smt. Hiraben P. Patel, Shri Chandrakant P. Patel, Shri Girish P. Patel and Shri Harshad P. Patel as his only heirs and legal representatives and in the premises undivided share right, title and interest of the said late Purshottamdas Zaverbhai Patel came to the shares of the aforesaid heirs.

13. In the premises the said Hiraben Purshottamdas Patel, Girish Purshottamdas Patel, Harshad Purshottamdas Patel and Chandrakant Purshottamdas Patel became entitled to the properties described in the First Schedule hereunder written.

14. By an agreement for sale dated 15th December, 2005 and made between Smt. Hiraben Purshottamdas Patel, Girish Purshottamdas Patel, Harshad Purshottamdas Patel and Chandrakant Purshottamdas Patel therein called the Owners of the one part and yourselves as Purchasers of the other part and duly registered with the Sub-Registrar of Assurances at Bandra under No. 1515 of 2006 the owners therein agreed to sell to you all the balance FSI of the properties described in the Schedule thereunder written and in the schedules hereunder written for consideration and on the terms and conditions mentioned therein. In pursuance of the said agreement, the aforesaid owners have also put you into possession of the said properties in part performance. The aforesaid

Owners have also executed and delivered a power of attorney dated 15th December, 2005 in your favour and two of your Directors Mr. Ketan Himmallal Mehta and Mr. Sunil Mahendra Vora. The said Power of Attorney is also registered with the Sub-Registrar of Assurances at Bandra under No.1516 of 2006.

15. By a Deed of Ratification cum Confirmation dated 29th January 2006 made between the aforesaid owners - therein called the owners -of the First Part, M/s. Sadhana Soaps - therein called the First Confirming Party of the Second Part, Sadhana Industrial Estate and Association of Members through their members Hiraben Purshottamdas Patel, Girish Purshottamdas Patel and Harshad Purshottamdas Patel - therein called the Second Confirming Party of the Third Part and yourselves as Purchasers of the Fourth Part and duly registered with the Sub-Registrar of Assurances at Bandra under No. 1518 of 2006, the parties therein ratified and confirmed the agreement dated 15th December 2005 executed in your favour.

16. In accordance with the D. P. Remarks from Municipal Corporation of Greater Mumbai, the property described more particularly in the First Schedule mentioned hereunder forms part of Oshiwara District Centre and as per the Mumbai Metropolitan Region Development Authority (M.M.R.D.A.) remarks, the said property is affected by the various reservations such as Children's Park, Pedestrian Plaza, parking Lot commercial transformation, core commercial user (I. D. Zone).

17. Pursuant to an application made regarding the corrections of the area in the Property Register Card, the City Survey Officer by his Order dated 26th May, 2005, under section 155 of Maharashtra Land Revenue Code 1966, corrected the area in respect of Old City Survey No.485 which is 7462.10 sq.mts. or thereabouts, thereafter on amalgamation of the Old C.T.S. Nos. 482, 483 and 485 the aggregate area works out to 8262.60 sq. mts. or thereabouts, and then further the said amalgamated Old C.T.S. No. 485 got



subdivided into New C.T.S Nos. 485 – A, B, C, D & E. Again, Old C.T.S. No. 471 is sub-divided into New C.T.S. Nos. 471/A & B, Old C.T.S.No. 471/1 to 6 is renumbered as 471/A/1 to 471/A/6; and old C.T.S. No. 282 is sub-divided into 282/A & B, 282/1 to 4 is renumbered as 282/A/1 to 282/A/4, which is forming part of the property described in the Schedules hereunder written.

18. The Additional Collector & Competent Authority under the Urban Land (Ceiling & Regulation) Act vide their letter dated 12th August, 2005 & further corrigendum dated 8th August, 2007 certified that the aforesaid owners are entitled to retain the said property described in the Schedules hereunder written as the land within ceiling limit

19. According to what is stated above and especially the order of the Additional Collector and Competent Authority (ULC) Greater Mumbai dated 28th August 2007 wherein it is specially mentioned that the area / land under reservation of Children Park is non vacant land under ULC Act, 1976 and the ULC Authorities have no objection to you availing of benefit of Transfer of Development Rights in respect of handing over of the aforesaid land bearing C.T.S. No. 485-A admeasuring 5716.30 sq. mtrs., to the appropriate Authorities, more particularly described in the Second Schedule and is forming part of the property described in the First Schedule mentioned hereunder.

20. The M. M. R. D. A. has given the Public Notice in Time of India & Maharashtra Times dated 8th November, 2008 and in Free Press Journal and Nav-Shakti dated 9th October, 2008, appointing M/s. Kantilal Underkat & Co., Advocate & Solicitors to verify the Title of the said property. No Claims/Objections from any person(s) claiming the said title have been received by the said Advocates & Solicitors thereon they have issued Title Certificate bearing No. KGU/NCP--239/1048 of 2007 dated 11th December, 2007 and No. KGU/NCP/146/666/2008 dated 29th December, 2008 respectively

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stating that the title of the said Smt. Hiraben Purshottamdas Patel, Girish Purshottamdas Patel, Harshad Purshottamdas Patel and Chandrkant Purshottamdas Patel and yourselves is clear and marketable.

21. You have handed over to MMRDA the plot bearing New CTS No.485-A, reserved for Children's Park area admeasuring approximately 5716.30 sq.mts or thereabouts, more particularly described in the Second Schedule hereunder written.

22. By a Deed of Conveyance dated 30th January, 2009 and made between the said Hiraben Purshottamdas Patel, Girish Purshottamdas Patel, Harshad Purshottamdas Patel and Chandrakant Purshottamdas Patel therein called the Vendors/Owners of the First Part and yourselves therein called the Purchasers of the other Part and duly registered with the office of the Joint Sub-Registrar of Assurances at Andheri -1 under serial No. 661 of 2009, the said Vendors/Owners did thereby convey, transfer and assign in your favour the Property more particularly described in the Second Schedule as we all as Firstly and Secondly in the Third Schedule hereunder written.

23. The name of Suketan Properties Pvt. Ltd. was changed to Niketan Ventures Private Limited vide registration Certificate dated 9th February, 2018.

24. You intend to develop the property which is more particularly described in the Fourth Schedule hereunder written as per the Participatory Scheme of MMRDA.

25. You have submitted the building Plans for construction of a building on the property more particularly described in the Fourth Schedule hereunder written. The Plans are sanctioned and Commencement Certificate is issued on 25th March, 2021 under No. TCP(P-2)(ODC)/CC/3.144/11/553/2021



26. You have settled the claim of one Miranda Family pursuant to the Consent Terms filed in the High Court of Judicature at Bombay in Suit No. 383 of 2014 and as a result thereof, the claim of the said claimants was settled.

27. We have, under your instructions, also issued Public notice on your behalf in Marathi Daily, 'Nav Shakti', English Daily, 'Free Press Journal' and Gujarati Daily 'Janmabhoomi' all dated 21st April, 2023 for the purpose of investigating your title in respect of the properties more particularly described in the Schedules hereunder written. In respect of the said Public Notice, no objections/claims are received by us from any person/s.

28. Under instructions, our Search Clerk, Mr. D. K. Patil has taken searches at the Sub-Registrar of Assurances in respect of the properties more particularly described in the Schedules hereunder written who has taken searches in the office of Sub-Registrar of Bandra (Manual Index) from 1988 to 2023 (35 years) and in the office of Sub-Registrar of Bandra I, (Computerized Index) from 2002 to 2023 (22 years) and in the office of Sub-Registrar of Bandra IV, IX, XV (Computerized Index) from 2005 to 2023 (18 years). Mr. D. K. Patil has submitted his Search Reports dated 10th May, 2023 and 15th May, 2023. The Search Reports do not reveal any encumbrances.

29. The Property Registered Card is mutated in your name in respect of the Property bearing CTS No. 471/A, 471/A/1 to 471/A/6, 471/B, 282A, 282/A/1 to 4 and 282/B. As regards CTS Nos. 485C to E is concerned your name is yet to be mutated in the Property Register Card.

30. Subject to what is stated hereinabove, you are the Owner of the Property more particularly described Firstly and Secondly in the Fourth Schedule hereunder written with clear and marketable title free from all encumbrances and subject to the Provisions of MMRDA, the Scheme of the said Oshiwara District Centre Planning Proposal

and the sanctioned Plans and Permissions, you are entitled to develop the Property described Firstly and Secondly in the Fourth Schedule hereunder written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL that piece or parcels of land bearing S.Nos.11/6(pt), 11/8(pt), and 9(pt), 4A/1(pt) and 2(pt) and 10/1; corresponding Old C.T.S.Nos.471, i.e. New C.T.S. Nos. 471/ A & B, Old CTS No. 471/1 to 6 i.e. New CTS No. 471/A/1 to 471/A/6 and 485 A,B,C,D & E of Village Oshiwara, Taluka Andheri, at Jogeshwari (West) in the registration District of Mumbai and Sub-District of Mumbai Suburban, together with the structures standing thereon and the specific reservations shown on the plan of Oshiwara District Centre and mentioned in the letter dated 29th August, 2002 issued by MMRDA, area, admeasuring 11387.90 sq.mtrs. or thereabout; And also S.Nos.38/1(pt) and 38/2(pt); corresponding Old C.T.S. Nos. 282, i.e. New C.T.S. Nos. 282 A & B, Old CTS No. 282/1 to 4 i.e. New CTS No. 282/A/1 to 282/A/4 of Village Bandivali Taluka Andheri, in the Registration District of Mumbai and Sub-District of Mumbai Suburban, together with the structures standing thereon, area, admeasuring about 4075.60 sq.mtrs. or thereabout; combined total property area admeasuring about 15463.50 sq.mtrs. or thereabout, as per document.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Plot reserved for Children's Park handed over to the concerned Authorities for obtaining DRC to the Purchasers)

ALL the piece or parcels of land bearing C.T.S. No. 485-A, situate, lying and being at Village Oshiwara, Taluka Andheri at Jogeshwari (West), in the registration District of Mumbai & Mumbai Suburban District admeasuring 5716.30 sq. meters or thereabout



which is reserved for children's park according to M.M.R.D.A remark.

THE THIRD SCHEDULE ABOVE REFERRED TO:

FIRSTLY: ALL that piece or parcels of land bearing S.Nos.11/6(pt), 11/8(pt), and 9(pi), 4A/1(pt) and 10/1, corresponding old C.T.S.Nos.471 new C.T.S.Nos.471/A & B and Old CTS No. 471/1 to 6, i.e. New CTS No. 471/A/1 to 471/A/6 and 485 – B, C, D & E), of Village Oshiwara, Taluka Andheri, at Jogeshwari(West) in the registration District of Mumbai and Sub-District of Mumbai Suburban, together with the structures standing thereon, area, admeasuring 5262.90 sq.mtrs. or thereabout;

SECONDLY: ALL that piece or parcels of land bearing S.Nos.38/1(pt) and 38/2(pt), corresponding old C.T.S. Nos. 282, new C.T.S.Nos.282 A & B and old CTS No. 282/1 to 4 i.e. New CTS No. 282/A/1 to 282/A/4 of Village Bandivali Taluka Andheri. in the Registration District of Mumbai and Sub-District of Mumbai Suburban. together with the structures standing thereon, area admeasuring about 4075.60 sq. mtrs. or thereabout. Combined total property area described in the Second Schedule is admeasuring about 9338.50 sq. mtrs. or thereabout.

FOURTH SCHEDULE ABOVE REFERRED TO

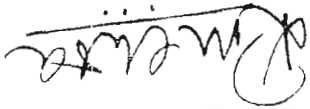
FIRSTLY: All that piece or parcels of land hereditament and premises bearing CTS No. 471/A, 471/A/1 to 471/A/6, 471/B and 485/C to E admeasuring 3552.80 sq.mtrs. or thereabouts situate. lying and being at Village Oshiwara, Taluka Andheri at Jogeshwari (West), in the Registration District of Mumbai and Sub-District of Mumbai Suburban.

SECONDLY: All that piece or parcels of land hereditament and premises bearing CTS No. 282A, 282/A/1 to 282/A/4 and 282/B admeasuring 4075.30 sq.mtrs. or thereabouts situate. lying and

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being at Village Bandivali, Taluka Anaher, in the Registration District
of Mumbai and Sub-District of Mumbai Suburban.

Dated this 30th day of June, 2023

Yours faithfully,
For PRAVIN MEHTA AND MITHI & CO.,

Partner.

असपाची नजराग्याची व शासनास देय असलेली अन्य रक्कम विहित कायद्यांनी अवलंबून संबंधित पत्रसूच प्रधिकार्याने भागणी केल्यास सदर रकमा शासनास जमा करणे हे संबंधित भोगवटादाराची जबाबदारी राहिली आणि हे संबंधित भोगवटादारास मान्य आहे. असे संबंधित भोगवटादार यांनी हमीपत्र सादर करावे.

5) प्रस्तुतची सनद म्हणजे जमिनीचे मालकी हक्काचा पुरावा नाही. सदरची सनद नियोजन प्राधिकरणाने दिलेल्या विकास आराखड्यातील अभिप्राय/बांधकाम परवानगीच्या अनुषंगाने महाराष्ट्र जमीन महसूल संहिता - 1966 चे कलम 42- ब मधील तरतुदीनुसार निर्गमित केलेली आहे.

त्याची साक्ष म्हणून जिल्हाधिकारी, मुंबई उपनगर यांनी या ठिकाणी महाराष्ट्राचे राज्यपाल यांच्या वतीने स्वाक्षरी केली आहे आणि त्यांच्या पदाची मोहोर लावली आहे आणि अर्जदाराने सुद्धा दिनांक 2/01/2023 रोजी त्याची स्वाक्षरी येथे केलेली आहे.

क्रमांक: सी/कार्या-3क/सनद/एसआरए- 2623
दि. 2/01/2023

स्थळप्रतीवर मा.जिल्हाधिकारी यांची सही असे

निकेतन व्हॅचर्स प्रा.लि. - सर्व्हे क्र.10/1/ब,
मे. सुकेतन प्रॉपर्टीज प्रा.लि. - सर्व्हे क्र. 10/1/अ
तसेच वर नमूद केल्याप्रमाणे न. भू.क्र. चे धारक



Okde
(दिनेश क-हाडे)
तहसिलदार (महसूल)
मुंबई उपनगर जिल्हा

स्वाक्षरी करणार : श्री. केतन मेहता,
संचालक, निकेतन व्हॅचर्स प्रा.लि. तर्फे बिन्नी एस. रॉकी

आम्ही खाली नावे नमूद केलेले साक्षीदार जाहीर करतो की, ज्याने या सनदेवर स्वाक्षरी केलेली आहे ते अर्जदार श्री. केतन मेहता, संचालक, निकेतन व्हॅचर्स प्रा. लि. तर्फे बिन्नी एस. रॉकी ही व्यक्ती, तीच व्यक्ती आहे आणि त्याने या ठिकाणी आमच्या समक्ष त्याची स्वाक्षरी केलेली आहे.

Arav
श्री. सुदेश रमेश खेडेकर
(साक्षीदारांची नावे व स्वाक्षरी)

Mahesh Machhi

श्री. महेश मथुरादास माच्छी
(साक्षीदारांची नावे व स्वाक्षरी)

प्रत:-

- 1) श्री. केतन मेहता, संचालक, निकेतन व्हॅचर्स प्रा.लि., सिनेस्टार थेटर्स कम्पाऊंड, पहिला मजला, त्रिकमदास रोड, कांदिवली (प), मुंबई-400 067 यांना माहितीसाठी रवाना.
- 2) कार्यकारी अभियंता, (इमारत प्रस्ताव) के/प विभाग, बृहन्मुंबई महानगरपालिका, हिंदू हृदयसम्राट मा. बाळासाहेब ठाकरे मंडई, मजास, जागेश्वरी (प), मुंबई- 400060 यांना माहितीसाठी रवाना.
- 3) तहसिलदार, अंधेरी/नगर भूमापन अधिकारी, अंधेरी यांना पुढील योग्य त्या कार्यवाहीसाठी रवाना.
- 4) तलाठी सजा, ओशिवरा यांना माहिती व पुढील योग्य त्या कार्यवाहीसाठी रवाना.
- 5) निवड नस्ती.

MEMORANDUM OF ASSOCIATION
AND
ARTICLES OF ASSOCIATION
OF
NIKETAN VENTURES PRIVATE LIMITED (PVT) LTD
(INCORPORATED UNDER THE COMPANIES ACT, 1956)

25/2/2005



प्राक्म. आई. आर.
Form I. R.
निगमन का प्रमाण-पत्र

CERTIFICATE OF INCORPORATION

U 70100 MH 2005 PTC 151610

ता. _____ की. सं. _____

No. _____ of Date _____

मैं एतद्वारा प्रमाणित करता हूँ कि आज _____

कम्पनी अधिनियम (1956 का. सं. 9) के अधीन निगमित की गई है और कम्पनी परिसीमित है।

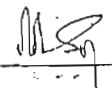
I hereby certify that SUKETAN PROPERTIES PRIVATE LIMITED

is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the Company is limited.

मेरे हस्ताक्षर से आज ता. _____ को दिया गया।

Given under my hand at MUMBAI this TWENTYFIFTH
FEBRUARY FIVE
day of _____ Two Thousand





(H.A. SOJ)
कम्पनियों का रजिस्ट्रार
ASSTT. Registrar of Companies
Maharashtra, Mumbai

जे. एस. सी.- 1
J. S. C.-1
119/एम. एच. एस. /सिविल/कल/ 92-20-000-3-4-93-GIPG/नासगुना
119/MFS/CNV/Cal/92-20-000-3-4-93-GIPG.

For NIKETAN VENTURES PRIVATE LIMITED.


Director

For NIKETAN VENTURES PRIVATE LIMITED.


Director

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

- I. The name of the Company is **SUKETAN PROPERTIES PRIVATE LIMITED**.
- II. The Registered Office of the Company will be situated in the State of Maharashtra i.e. within the jurisdiction of Registrar of Companies, Maharashtra at Mumbai.
- III. The objects for which the Company is established are:
 - A. **MAIN OBJECTS OF THE COMPANY TO BE PURSUED BY THE COMPANY ON ITS INCORPORATION ARE**
 1. To carry on in India and abroad, the business of builders, developers, contractors, designers, architects, constructors & brokers of all types of buildings and structures including houses flats apartments, townships, offices, go-downs, warehouses, shops, factories, sheds, hospitals, hotels, holiday resorts, shopping cum residential complexes and to develop, erect, install, alter, improve, add, establish, renovate, recondition, protect, participate, enlarge, repair, demolish, remove, replace, maintain, manage, buy, sell, lease, let on hire, commercialise, turn to account, fabricate, handle & control, all such buildings & structures, and to purchase, sell or deal in all types of moveable or immoveable properties for development or for resale.
 - B. **OBJECTS INCIDENTAL OR ANCILLARY TO THE ATTAINMENT OF THE MAIN OBJECTS**
 2. To apply, approach, tender, acquire, hold, procure and obtain such rights, titles, entitlements, licences and permissions from government, semi government, local authorities, public bodies, public institutions and government undertaking or from other authorities as may be necessary for the attainment of objects under these presents.
 3. To institute, prosecute, defend, oppose, appear or appeal in any suit, arbitration, arrangement, compromise composition or other proceedings; to refer to arbitration, abandon or submit to judgment, decision, award, to become non-suit in any proceedings and demands to the recovery of any debt, claim, sum of money, or for exercise of any right, privilege, demand, settlement of any claim whatsoever, due or payable or in anywise belonging to the Company, or others in respect of whom Company is an agent.
 4. To accept donations, gift, with such conditions, obligations, stipulations and liabilities, as are not derogative to the provisions of any law.

5. Subject to the Banking Regulation Act, 1949 and Section 58A of the Companies Act, 1956 and rules thereunder, and to the directives of the Reserve Bank of India, and borrow or raise money other than Public deposits, in such manner as the Company shall think fit, and in particular by the issue of shares, debentures stock (perpetual or otherwise) and to secure the repayment of money and borrow, raise or owing by mortgage charge or lien upon all or any of the property or assets (both present and future) of the Company, including its uncalled capital and also by a similar mortgage charge or lien to secure and guarantee the performance by the Company or any other person, firm or company, of any obligation undertaken by the Company or any other person or company as the case may be, and to purchase, redeem to pay off any such securities, but the Company shall not carry on the business of banking as defined by the Banking Regulation Act, 1949.
6. To sell, improve, manage, develop, exchange, lease, mortgage, dispose of, turn to account or otherwise deal with all or any part of property and rights of the Company
7. To adopt such means of making known the business of this Company as may be considered necessary, and in particular by advertising in all forms of media including the press, cinema, wireless, television, hoarding, books, periodicals, photography, cinematography, exhibition and show-room, and any other means of advertising, and by granting prizes, rewards and donations, and creating trusts for this purpose, subject to Provisions of Companies Act 1956.
8. To amalgamate, enter into partnership or enter into any arrangement for sharing profits, union of interests, co-operation, joint venture, reciprocal concession or for limiting competition or otherwise, with any person, firm or company, carrying on or engaged in or about to carry on or engaged in any business or transaction which this Company is authorized to carry on, or which can be.
9. To guarantee the due performance and discharge by committees, guardians, executors, administrators, trustees, attorneys, brokers and agents, of their respective duties and obligations.
10. To promote and enter into a collaboration agreement or agreements with any company or companies in India or abroad, for the purpose of acquiring all or any of the property, rights and liabilities.
11. To acquire and deal with any property real or personal, to erect any buildings or other constructions necessary for the business of the Company.
12. To take part in the formation, supervision or control of the business or operations of any company or undertaking and for that purpose to act as an Issue House. Registrars and share Transfer agents, or in any other capacity and to appoint and remunerate any directors, administrators or accountants or other experts or agents.
13. To sell, let on lease or on hire, mortgage, assign, grant licenses for or otherwise dispose of or deal with property, assets or undertaking of the Company or any part thereof, for such consideration as the Company may think fit and to sell, improve, develop, lease, mortgage, enfranchise, dispose of, turn to account or otherwise deal with all or any part of the property and rights of the Company on such terms and conditions as the Company may determine.
14. To draw, make, accept, endorse, discount, negotiable, execute and issue cheques, promissory notes, bills of exchanges, bills of lading, and other negotiable or transferable instruments.
15. To borrow, from Banks, State, Central Financial Corporations and/or Public Finance Institutes, long term, medium term, short term, or secured the bank facilities for working capital, deferred payment facilities, letter of credits, inland and foreign bills discounting, packing credit, bank guarantee, cash credit limit and offer in security, land, factory and office building, plant & machinery and equipment, stock of raw materials, finished and semi-finished goods, work in process, stores and spare and spare parts, book debts and personal guarantee of the Directors, subject to Section 58-A of the Companies Act and Reserve Bank of India directives.

16. To procure the recognition of the Company under the laws or regulations of any other country necessary for carrying on any business or activity of the Company in any foreign country.
17. To invest and deal with the moneys of the Company not immediately required, in such manner as may from time to time be thought fit, and to vary the investment of the Company.
18. To remunerate (by cash or otherwise or by other assets or by allotment of fully or partly paid shares credited as fully or partly paid up shares or in any other manner) any persons, firms, associations or companies for services rendered or to be rendered in giving technical aid and advice, granting licenses or permissions for the use of patents, trade secrets, trade marks, processes and in acting as trustees for debenture holders or debenture-stock holders of the Company or for subscribing or agreeing to subscribe subscriptions whether absolutely or for procuring or agreeing to produce subscriptions whether absolute or conditions for any shares, debentures or debenture-stock or other securities of the Company or for services rendered in or about the formation or promotion of the Company or for guaranteeing payment of such debenture stock or other securities of any company promoted by this Company or introducing any property or business to the Company or about the conduct of the business of this Company or interest thereon subject to the provisions of the Act.
19. To pay all the costs, charges and expenses whatsoever incurred in connection with all matters preliminary or incidental to the said business and to the promotion, incorporation, establishments of the Company, the issue of its capital and the acquisition of the property to reimburse, compensate or remunerate a person or a firm or a body corporate in connection with preliminary or incidental to the said business and to promotion, formation, incorporation by allotment to him or them of shares of the Company credited and paid up in full or in part or by giving to him or them a share or interest in the profits of the Company or by a combination of two or more of their modes or in such other manner and at such rate as the Company shall think fit and also to pay the costs, charges & expenses incidental to the promotion, formation, incorporation, establishment the issue of capital and the acquisition of the property of the Company, subject to the provision of the Companies Act, 1956.
20. To pay for any property or rights, acquired by the Company, either in cash or fully or partly paid shares, or by the issues of securities, or partly in one mode and partly in another, and generally on such terms as may be determined.
21. To make donations to any person, company or association, and subscribe or guarantee money for any national, international, charitable, benevolent, educational, public, general or other useful objects, activity, exhibition or trade show or for any purpose whatsoever which may be or appear to be conducive, directly or indirectly to the furtherance of the objects of the Company or the interests of its members or otherwise, subject to provisions of Companies Act 1956.
22. To create any depreciation fund, reserve fund, sinking fund, or any other special fund, whether for depreciation or repairing, improving, extending or maintaining any of the properties of the Company, or for any other purpose conducive to the interest of the Company.
23. Subject to provisions of the Companies Act, 1956, to place, to reserve, or to distribute, as bonus shares among the members, or otherwise to apply, as the Company may from time to time think fit, any moneys received by way of premium on shares or debentures issued by the Company, or any moneys received in respect of sale of forfeited shares.
24. To make advances of such sum or sums of money upon or in respect of or for the purpose of raw materials, goods machinery, stores or any other property, articles and things required for the purpose of the Company, upon such terms, with or without security, as the Company deem, expedient.
25. To apply for and become member of any company, association, society or body corporate having any objects similar to or identical with those of the Company, or likely, directly or indirectly, to promote the interests of the Company.

26. To pay all expenses of and incidental to or connected with the carrying on of any of the Company's objects into effect, and to make all proper payments and allowances in relation thereto, and adopt all acts and preliminary arrangements (including the execution of preliminary agreements) in reference to the same.
27. To pay commission to any person, firm or company in consideration of his or their subscribing or agreeing to subscribe, whether absolutely or conditionally, for any shares in or debentures of the Company.
28. To accumulate capital for any of the purposes of the Company, and to appropriate any of the Company's assets to any specific purpose either conditionally or unconditionally, and to create any depreciation, sinking, reserve, insurance, redemption, profit-equalization, or other special fund.
29. To carry on business or branch of a business which the Company is authorized to carry on, by means or through the agency of any subsidiary company or companies, and to enter into any arrangement with such subsidiary company for any business so carried on, or for financing any such subsidiary company or guaranteeing its liabilities, or to make any other arrangement which may seem desirable with reference to any business or branch so carried on including power at any time and either temporarily or permanently to close any such branch or business.
30. To employ officers, clerks, agents, field officers, canvassers, branch officers, treasurers, auditors, laborers, and other servants and brokers or commission agents, and to pay or provide for the payment to them of such salaries, commission, brokerage or remuneration, as may be found fit, expedient, necessary or desirable.
31. To grant donations, pensions, allowances, gratuities, benefits, evolutions, and bonuses and provident fund, to persons employed by or formerly employed by or having dealings with the Company or of any company which is or has been a subsidiary of the Company, including the widows and children of such persons and others dependent upon them or connected with time; and to provide schools, reading rooms, places of recreation, and to subscribe to any institutions, clubs or societies, or funds, or otherwise as the Company shall think fit, for the benefit of such persons; and to establish and support or aid in the establishment or support of associations, institutions, funds, trusts and conveniences calculated to benefit any such persons, and to grant pensions and allowances, and to make payments towards insurance, and to make donations to such persons and in such cases as may seem expedient, subject to provisions of Companies Act 1956.
32. To provide for the welfare of employees or ex-employees of the Company and the wives, families, dependents or connections of such persons, by building or contributing to the building of houses, or dwellings, or by the grant of money, pensions, allowances, bonus or other payments, or by creating and from time to time subscribe or contributing to provident and other associations, institutions or funds or trusts.
33. To acquire and deal in all such goods, merchandise and effects as may be convenient for any business for the time being carried on by the Company.
34. To acquire or deal in whether on companies own account or as the Agent of any other company or companies or corporation owned by State Government or Central or concerns whether local or foreign and to undertake and carry on the business of doing jobwork for others and getting the work done on work basis by others and to transact with all kinds of manufacturers, merchants, buyers, tradesmen.
35. To establish, provide, maintain and conduct or otherwise subsidize research laboratories and experimental stations, workshops for scientific and technical researches, experiments and tests of all kinds, to promote studies and researches, both scientific and technical investigations and inventions by establishing, subsidizing and endowing or assisting laboratories, workshops, libraries, lectures, meetings and conferences and by providing or contributing to the remunerations of scientific or technical experts, professors or teachers and by providing for contributing to the award of scholarships, prizes, grants to students or otherwise and generally to encourage, promote and reward studies, researches, investigations, experiments, tests and inventions of any kind that may be considered likely to assist any business which, the Company is authorised to carry on.

36. To issue debentures, debenture-stock, bonds, obligations and securities of all kinds and to frame, constitute and secure the same, as may seem expedient with full power to make the same, transferable by delivery by instrument of transfer or otherwise and either perpetual or terminable and either redeemable or otherwise and to change or secure the same by trust, deed or otherwise on the undertakings of the Company or upon any specific property and rights, present and future of the Company (including if thought fit uncalled capital) or otherwise however.
37. To obtain any order or Act of Legislature of Parliament for enabling the Company to obtain all power and authorised necessary or expedient, to carry out or extend any of the objects of the Company or for any other purpose which may seem expedient and to oppose any proceedings or applications which seem calculated directly or indirectly to prejudice the Company's interest.
38. To establish and maintain agencies, branch places and local registers and to procure registration or recognition of the Company and to carry on business in any part of the world and to take such steps as may be necessary to give the Company such rights and privileges in any part of the world as are possessed by local companies or partnership or as may be thought desirable.
39. To subscribe to or guarantee money for any national philanthropic, charitable or benevolent objectives or for any exhibitioner for any public or useful objects or for any other purposes which may directly or indirectly further the objects of the Company or the interests of its business.
40. To train or pay for the training in India or abroad of any of the Company's officers, employees or any candidates in the interest of or for furtherance of the Company's objects and to accept upon remuneration or otherwise.
41. To enter into any contract with foreign or local collaboration to start any industry or business either in India or abroad for business of the Company.
42. To undertake, carry out, promote and sponsor rural development including any programme for promoting the social and economic welfare of, or the uplift of the public in any rural area and to incur any expenditure on any programme of rural development to assist execution and promotion thereof either directly or through an independent agency or in any other manner. Without prejudice to the generality of the foregoing programme of rural development shall also include any programme for promoting the social and economic welfare of or the uplift of the public in any rural area which is likely to promote and assist rural development, and that the words rural shall include such area as may be regards as rural areas under Section 35CC of the Income Tax Act, 1961, or any other law relating to rural development for the time being in force or in order to implement any of the above mentioned objects or purposes transfer without consideration or at such fair or concessional value divest the ownership of any property of the Company to or in favour of any public or local body or authority or Central or State Government or any Public Institutions or Trusts.
43. To undertake or participate in the information, management, supervision or control of the business operations of any other company, firm or person and remunerate any Directors as agents or other experts.
44. To purchase, acquire or undertake or take over the whole or any part of the business, profession, goodwill, property, contract, agreements, rights, privileges, effects and liabilities of any person, firm or company carrying on or proposing to carry on or ceasing to carry on any business, profession or activity which the Company is authorised to carry on, or possessed of property or rights suitable for the purpose of the Company and upon such terms and subject to such stipulation and conditions and at or for such price or consideration (if any) in money, shares, debentures, money's worth or otherwise as may be deemed fit.
45. To enter into any arrangement with any Governments or authorities that may seem conducive to the attainment of the Company's objects or any of the and to obtain from any such Government or authority any rights, privileges, licences and concessions, which the Company may consider necessary or desirable to obtain and to carry out, exercise use or comply with any such arrangements, rights, privileges or concessions.

46. To employ experts to investigate and examine into the conditions, prospects, value, charter and circumstances of any business concerns and undertakings and generally of any assets, concessions, properties or rights.
47. To pay for secure, acquire, by grant, legislative, enactment, assignment, transfer, purchase or otherwise, and to exercise, carry out and enjoy any charter, licence, power, authority franchise, concession, rights or privileges, which any Government or authority, or any corporation or other public body may be empowered to grant and to pay for, aid in, and contribute towards carrying on the same into effect.
48. To apply for, promote and obtain any statute, order, regulation or other authorisation and to oppose any bills, proceedings or applications which may seem calculated directly or indirectly to prejudice the Company's interest.
49. To apply for purchase or otherwise acquire any patents, patent rights, copy rights, trade marks, formulae, licences, concession and the like or any secret or other information.
50. To establish and maintain or procure the establishment and maintenance of any contributory or non-contributory pension funds, super annuation funds or gratuity funds, for the benefit of, and give or procure the giving of donations, gratuities, pensions, allowances or emoluments to any persons who are or were at any time in the employment or service of the Company, or who are or were at any time Directors or Officers of the Company and the wives, widows, families and subsidise and subscribe to any institutions, associations, clubs or funds, calculated to be for the benefit of or to advance the interest and well being of the Company and make payments to or towards the insurance of any such person as aforesaid.
51. To open Bank Accounts of all kinds including overdrafts accounts, and to operate the same.
52. To distribute amongst the members of the Company in Cash or kind any property of the Company, or any, proceeds of sale or disposal of any property of the Company in the event of the winding up of the Company, subject to provisions of Companies Act.
53. To adopt such means of making known and advertising the business of the Company as may be seem expedient including purchase and exhibition of works of art and interest by publication of books and periodicals and by granting prize, rewards and donations.
54. To carry out all or any of the objects of the Company and do all or any of the above things in India and abroad world and either as principal, agent, contractor or trustee and by or through trustees or agents or otherwise and either alone or in conjunction with others.
55. To purchase, hold, take on lease or take on mortgage and give on mortgage, hire or otherwise acquire and hold or deal in any movable or immovable property including lands, buildings, houses, flats, bungalows, shops, offices, godowns, patents, licences and any rights, interests and privileges therein and to develop and turn them to account or let them out on rent,
56. To carry on the business of guaranteeing the performance of any contracts or obligations of any company, firm or persons and/or guaranteeing the payment and repayment of the capital and principal of dividend, interest or premium payable on any stocks, shares and securities, debentures, debenture stock, mortgages, loans and other securities issued by any company, corporation, firm or persons including (without prejudice to the said generality bank drafts, bills of exchange and promissory notes and generally of giving guarantees and indemnities and guaranteeing the fidelity of persons filling situations of trust or confidence or due performance of duties.
57. To become member of other bodies of persons and associations, including societies, clubs, and companies limited by guarantee, whether formed for profit or for non-profit activities.
58. To form, constitute, float, lend money to, assist and control seller companies, associations or any such undertakings.
59. To establish, form, assist, promote or concur in establishing, forming, promoting or assisting a subsidiary company or companies, firm or an association of persons.

60. To pay for any properties, rights or privileges acquired by the company either in shares of the Company or partly in shares and partly in cash or otherwise.
61. To insure with any other company or person against losses, damages, risks and liabilities of all such kinds which may affect the Company.
62. To lend, invest or otherwise employ or deal with money belonging to or entrusted to the Company in securities and shares or other movable or immovable property with or without security upon such terms and in such manner as may be thought proper and from time to time to vary such transactions and investments in such manner as the directors may think fit, subject to the provisions of the Companies Act, 1956.
63. To nominate any Directors or Managers of any subsidiary company or any other company in which this Company is or may be interested.
64. To indemnify officers, directors, agents and employees of the Company against proceedings, costs, damages, claims and demands in respect of any thing done or ordered to be done by for and in the interest of the Company or any loss, damage or misfortune whatsoever which shall happen in the execution of the duties of their officers or in relation thereto.
65. To accumulate capital from the profits of the Company for any of the purposes of the Company and to use and appropriate the same or any of the Company's assets either conditionally or unconditionally to specific purposes.

C. OTHER OBJECTS

66. To carry on the business of manufacturer, traders, seller, importers, exporters, dealers, agents, convertor of all kinds of automobile parts required for surface, air or sea transports.
67. To carry on the business of manufacturers & researchers of, dealers in, hirers, repairers, cleaners, runners, charterers, stores and warehousemen of motor-cycles, cycles, cars, motor, scooters, transport trucks, three wheelers, bicycles and carriages, lifts, forklifts & handling equipment, launches, boats, vans, helicopters, hovercrafts and other conveyances of all descriptions (all hereinafter comprised "motor and other things") whether propelled or assisted by means of petrol, spirit, gas, electricity, animal or other power and or engines; tyres, fuel injection equipment, chassis bodies, components, parts, accessories, fittings, and other things, used in connection with motor and other things, their manufacture, maintenance and working thereof including engine valves break linings.
68. To carry on & undertake the business of investment company.
69. To carry on and undertake the business of finance company.
70. To carry on business as commission agent, broker, dealers in all kinds of industrial products, raw materials and to carry on the business of consultancy in all spheres of industrial activity and for that purpose to prepare project reports, advise on industrial matters, to train staff for industrial & engineering work.
71. To carry on the business of maintaining, operating, purchasing, selling, taking or giving on lease or otherwise acquiring dairies, poultry farms, horticultural farms, sericultural farms, gardens, orchards & doing cow keeping, buffalo keeping, goat keeping, horse breeding keeping.
72. To carry on the business as paper envelope, bag and box manufacturers, book box manufacturers and steel containers and composite containers of all types and packers and designers and to carry on the business as manufacturers, buyers, sellers, importers, exporters and dealers in all or any type of packing material or any articles connected therewith.
73. To carry on the business as manufacturers, products, processors, packers, dealers, agents, traders of all varieties of paper board, card board, waxed paper, corrugated sheets, foils, plastic films and other materials such as packing and wrapping materials, tissues, tracing papers, boxes, cartons and any other good or articles of similar or hindered nature.

74. To carry on business as pharmaceutical manufacturing and general chemists and druggists and manufacturers of and dealers in all kinds of toilet requisites, pharmaceutical, chemical medicinal and other preparations of compounds and manufacturers of and dealers in all kinds of apparatus, bottles, caps, stoppers, jars, brushes, boxes and cases wholly or partly of card, wood metal or otherwise, tins, cartons, compact cases, tools, utensils, substances, materials or things necessary or convenient and grinders, printers, color printers, publishers, stationers, manufacturers of perfumes collectors of flowers and perfumes, collectors of flowers and perfume producing vegetation.
75. To carry on the business of manufacturers of & dealers in chemical products of any nature and kind whatsoever and as dry salters, oil colourmen, importers, exporters and manufacturers of & dealers in heavy and fine chemicals, alkalies, acid drugs, travins, essences, pharmaceuticals, photographic sizing, medicinal, chemical, industrial and other preparations and articles of any nature and kind whatsoever, mineral, cements, oil, paints, pigments, varnishes, compounds, drug, dyestuff, organic or mineral intermediates, paint and color grinders, makers of and dealers in proprietary articles of all kinds of electrical, chemical, photographic, surgical and scientific apparatus and materials and to hire, purchase or otherwise acquire machinery, apparatus and implements and to deal in all kinds of goods, articles and things that may be required for carrying on all or any of the aforesaid business or convenient to be carried on therewith.
76. To carry on the business of growers, cultivators, producers, weavers, planters, manufacturers, buyers and sellers of tea jute, coffee tobacco, pro-products, cinchona seed rubber, cotton, oil, wheat, all kinds of grains, and every kind of vegetables, fruits and flowers and other products whatsoever and to buy, sell, import, export, trade and deal in any such produce or others in either its prepared or raw state or to manufacture and sell all the articles used in connection with the cultivation, manufacture, packing thereof.
77. To carry on the business of mining, refining and preparing for market ores, minerals, metals and substances of every kind and description and processing them and trading in them and their products and by products.
78. To carry on business of prospecting, exploring, opening and working mines, drill and sink shafts or wells and to pump, refine, raise, dig and quarry for oil, petroleum, gold, silver, diamonds, precious stones, coal earth, lime-stones, iron, aluminum, titanium, vanadium, mica, apalite, chrome, copper, gypsum, lead, manganese, molybdenum, nickel, platinum, uranium, rutile, sulphur, tin, zinc, zircon, bauxite and tungsten and other ores and minerals.
79. To carry on the business of engineers, founders, smelters, fabricators, smiths, metal workers, metallurgists, electric and chromium platers, polishers, painters, tin smiths, lock smiths, iron mongers, alloy makers and machinists and manufacturers of and dealers in machinery, tools, instruments and equipments of all kinds used in mining, refining, manufacturing & processing of ores, mineral goods and materials.
80. To carry on the business of manufacturers of and dealers in forgings, castings and stampings of all metals, tools, bolts, nuts, nails, rivets, hinges, hooks, handles, buckets, both tubs, tanks, metal trunks, metal furniture, sewing machines, safes, chimneys, pipes, locks, dies, jigs, measuring tapes, automobile parts, agricultural implements, armaments, tanks, guns and parts and components of all kinds of machinery.
81. To carry on the business of manufacturing, processing and dealing in iron and steel, ferro alloys, special steels, aluminum, copper, lead, zinc and their alloys and products and manufacturing and dealing industrial machinery, boilers, internal combustion engines, ball roller and tapered bearings, tubes, cables, wires, pipes, cookers, printing machinery and textile machinery and their components and accessories.
82. To carry on the business of tailors, hatters, outfitters, glovers, shoe makers, carpet makers and makers of jute goods, umbrellas, brushes, combs, razors, blades & scissors.

83. To carry on the business of manufacturers and dealers in glass, glass products, including sheet and plate glass, optical glass, glass wool, laboratory ware, bottles, jars, containers, thermos bottles, enamelware and receptacles of all kinds and wood products, including plywood, matches, furniture, boxes, windows, doors, tools and products in which timber or wood is used and to act as timber and lumber merchants and proprietors of saw mills.
84. To carry on the business of manufacturers and dealers in all types of rubber, leather, plastic, latex, celluloid, bakelite and similar goods and their accessories and fittings, including tyres, tubes, rollers, shoes and packaging items.
85. To carry on the business of manufacturers of and dealers and workers in cement, lime, plasters, ceramic, sanitary fittings, asbestos sheets, chinaware, whiting clay, gravel, sand, minerals, earth, coke, fuel and stone and builders requisites and conveniences of all kinds.
86. To carry on the business of goldsmiths, silversmiths, jewellers, gem and diamond merchants and of manufacturing and dealing in clocks, watches, jewellery and cutlery and their components and accessories and of producing, acquiring and trading in metals, bullion, gold, ornaments, silver, utensils, diamonds, precious stones, paintings, coins, manuscripts, curios, antiques and objects of art.
87. To carry on the business of generating and distributing gas and heat and of manufacturing and dealing in all kinds of machinery, equipment and appliances required for generating, distributing, employing and consuming electricity and of acting as electrical engineers and contractors and of purifying and distributing water.
88. To carry on the business of brewers, distillers, millers, bakers, confectioners and makers and manufacturers of and dealers in flour, rava, maida, biscuits, bread, sugar, gur, khandsari, molasses, bagasse, syrups, food articles of all types and description, cigarettes and other articles made of or with tobacco, aerated, mineral and artificial water, alcohol, beer, ale, wines, whiskies and liquors or every description as permitted by law.
89. To carry on business of running hotels, restaurants, lodging houses, milk and snack bars, laundries, libraries, swimming pools, night clubs, hair dressing and beauty saloons, chemist shops, cold storages, cinemas, theaters, studios, exhibition halls, amusement centers, wine and beer shops, department stores, hospitals, clinics, nursing homes, maternity and family planning units, pathological laboratories, optician shops, massage houses, concert and dancing halls, discotheques, schools, colleges and training institutions, circuses, sport clubs, skating halls, boating and paddling pools, radios and television stations, garage and service stations, repairs of petrol shops, petrol pumps, gymnasiums, safe deposit vaults, warehouses, godowns, car parks, hangers and race course.
90. To carry on the business of an investment company & to buy, underwrite, invest in, acquire, hold and deal in shares, stocks, debentures, debenture stocks, bonds, obligations and securities of any kind issued or guaranteed by any company constituted or carrying on business in India or abroad and debentures, debenture stocks, bonds, Government, State, Dominions, Sovereign Rulers, Commissioners, public body or authority, supreme, principal, local or otherwise, firm or persons whether in India or abroad.
91. To carry on the business of undertaking or arranging for the writing and publication of books, magazines, hereof shall have the widest possible construction and shall extend to all parts of the world and the objects set forth journals, or pamphlet on subject relating to trade, commerce, industry, agriculture, medicine, banking, insurance, investment, taxation, finance, economic law and other subjects.
92. To carry out the business of dealers and/or investor in metals, bullion, gold, silver, diamonds, precious stones, ornaments and jewellery and paintings and manuscripts & objects of art, shares, stocks, debentures, stocks, bonds, obligations or securities by original subscription, participation in syndicate, tender, purchase, or otherwise on the basis of forward contracts of ready delivery and to subscribe for the same or to guarantee the subscription thereof, and to exercise and enforce all right and powers conferred by or incidental to the ownership thereof and holding any of the aforesaid or other things capable of being so held by way of investment.

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93. To make and enter into forward and speculative transactions and to accept and/or cut double or single options. in jute, Hessians, cloth, gunny bags, wheat, cotton, linseed, castor seeds, turmeric, shares, securities, gold, silver, bullions, yarn, textile, textile products.

94. To carry on the business of undertaking and setting up project on turn key basis.

IV. The liability of the members is limited.

V. (a) The Authorised Share Capital of the company is Rs. 1,00,000/- (Rupees One Lakh only) divided into 10,000 (Ten Thousand) Equity Shares of Rs.10/- (Rupees Ten only) each.

(b) The Paid up Capital of the Company shall be minimum of Rs. 1,00,000/= (Rupees One Lakh).

We the several persons, whose names, addresses and descriptions are hereunder subscribed, are desirous of being formed into a Company in pursuance of this Memorandum of Association and we respectively agree to taken the number of shares in the Capital of the Company set opposite to our respective names :

Name, Address, Description & Occupation of the Subscribers.	No. of Equity shares Subscribed by each subscriber	Signature of the Subscriber	Signature, name, address, description & occupation of the witness.
Sunil Vora S/O Mahendra Vora T1, Dar-ul-Mulk, Gandevi, Mumbai - 400 007. Occupation : Business	[5000] Five Thousand	SD/-	SD/- WITNESS FOR ALL THE SUBSCRIBERS DEEPEEN M. KAPADIA S/O. MANSINH M. KAPADIA 20, MAHAVIR MANSION, 70, TRINITY STREET, MUMBAI - 400 002. OCCUPATION : CHARTERED ACCOUNTANT
Ketan Mehta S/O Himat Mehta Sahakar, 3 rd Floor, JVPD Scheme, Vile Parle (W), Mumbai - 400 056. Occupation : Business	[5000] Five Thousand	SD/-	
	10,000 [Ten Thousand]		

PLACE : MUMBAI

DATE : 16/02/2005



(1)

**THE COMPANIES ACT, 1956
COMPANY LIMITED BY SHARES
ARTICLES OF ASSOCIATION
OF
SUKETAN PROPERTIES PRIVATE LIMITED**

PRELIMINARY

1. **Table A to apply :**

The regulations contained in Table "A" in the first Schedule of the Companies Act, 1956 shall apply to this Company to the extent to which they are not modified, varied, amended or altered by the articles.

2. The Company is a Private Company within the meaning of Sec. 3(1)(iii) of the Companies Act, 1956 and accordingly (1) No invitation shall be issued to the public to subscribe for any shares in or debentures of the Company; (2) The number of the members of Company (exclusive of persons who are in the employment of the Company while in that employment and have continued to be members after the employment ceased) shall be limited to 50 (fifty) provided that for the purpose of this provision when two or more persons jointly hold one or more shares in the Company they shall be treated as a single member and (3) The right to the transfer of shares in the Company is restricted in the manner and to the extent herein appearing AND (4) The company is prohibited for any invitation or acceptance of deposits from persons other than its members, directors or their relatives.

CAPITAL

3. The Authorised share Capital of the Company is Rs. 1,00,000/- (One Lakh Only) divided into 10,000 (Ten Thousand) Equity Shares of Rs. 10/- (Rupees Ten only) each with the rights, privileges and conditions attached thereto as are provided in the Articles of Association of the Company for the time being in force capable of being increased in accordance with the Company's regulations and legislative provisions for the time being in force in that behalf and also with the power to increase and reduce the said capital of the Company and to divide the said shares in the capital for the time being into several classes and to attach thereto respectively the said preferential, deferred, qualified or special right, privileges or conditions as may be determined by or in accordance with the Articles of Association of the Company for the time being and to vary, modify or abrogate such rights, privileges or conditions in such manner as may be permitted by law or provided by the Articles of Association for the time being of the Company. The paid up capital of the Company shall be minimum of Rs. 100,000/= (Rupees One Lakh only).

4. **Shares Under Control of Directors**

Subject to the provisions of the Act applicable to the Company and subject to the provision of these Articles, the shares in the capital of the Company for the time being shall be under the control of the Directors who may allot or otherwise dispose of the same or any of them to such persons, in such proportion and on such terms and conditions and (subject to compliance with the provisions of Sec. 78 & 79 of the Act), either at a premium or at a discount and at such times as they may from time to time think fit and with full power to give any person, the option, to call for any shares to be allotted to him either at par or at a premium during such time and for such consideration as the Directors think fit and may also allot and issue shares in the capital of the Company in payment or part payment for any property sold and transferred or for services rendered to the company or the conducts of its business and any shares, if so issued, shall be deemed to be fully paid share.

5. **Capital may be increased**

The Company may from time to time by ordinary resolution in general meeting increase its authorised share capital by the issue of new shares of such amount to be divided into shares of such amount, as it thinks expedient.

6. **Condition of New Share**

The new share shall be issued upon such terms and conditions with such rights and privileges annexed thereto as the General Meeting creating the same shall have directed.

7. Reduction of Capital

The Company may, by special resolution, reduce the share capital (including any capital redemption reserve fund or any share premium account) in any way authorised by law.

8. Consolidation and Division of Shares

The Company may, by ordinary resolution in general meeting,

- (a) consolidate and divide all or any of its share capital into shares of larger amount than its existing shares.
- (b) sub-divide its existing shares or any of them into shares of smaller amount than is fixed by the Memorandum, subject, nevertheless, to the provision of clause (d) of sub-section (1) of section 94 of the Act.
- (c) cancels any shares which, at the date of the passing of the Resolution, have not been taken and agreed to be taken by any person.

9. Preference Shares

Subject to the provision of Section 80 of the Act, Company shall have power to issue preference shares, which are redeemable or at the option of the Company are liable to be redeemed.

INTEREST OUT OF A CAPITAL

10. Interest out of Capital

Where any shares are issues for the purpose of raising money to defray the expenses of the construction of any works or buildings, or the provisions of any plant, which can not be made profitable for a lengthy period, the Company may pay interest on so much of that share capital as is for the time being paid up, for the period, at the rate and subject to the conditions and restrictions provided by section 208 of the Act, and may charged the same capital as part of the cost of the construction of the work or building or the provision of the plant.

LIEN

11. Lien on Shares

The Company shall have a first and paramount lien (a) on every share for all money (whether presently payable or not) called or payable at a fixed time in respect of that shares, (b) on all shares standing registered in the name of the single person or jointly with others for all moneys presently payable by him or them or his or their estate to the Company; provided that Directors may at any time declared any shares to be a wholly or in part exempt from the provision of this Article. The Company's lien if any, on a share shall extend to all dividends payable thereon.

TRANSFER AND TRANSMISSION

12. Restricted Right of Transfer

A share may be transferred by a member or other person entitled to transfer any member selected by the transfer, but same as aforesaid and as provided by Articles 18, 20 and 21 hereof no share shall be transferred to a person who is not a member so long as any member or any person selected by the Directors as one who it is desirable in the interest of Company to admit to membership, is willing to purchase the same at the fair value mentioned in Article 16 hereof.

13. Notice

Except where the transfer is made pursuant to Articles 18, 20, and 21 hereof, the person processing to transfer any shares (hereinafter called the proposing transferor) shall give notice in writing (hereinafter called the transfer notice) to the Company that he desire to transfer the same. Such notice shall constitute, the Company his agent for the sale of the share to any member of the Company or person selected as aforesaid at the fair value to be agreed upon between the proposing transferor and the purchasing member, and in default of such agreement, to be fixed by the auditors as provided in Article 16 hereof. The transfer notice may include several shares, and in such case shall operate as if it were a separate notice in respect of each shares. The transfer notice shall not be revocable except with the sanction of the Directors.

14. Company's Power

If the Company shall, within the space of four months after being served with such notice find a member or a person selected as aforesaid willing to purchase a shares (hereinafter the called the purchasing member), it shall give notice thereof to the proposing transferor, and he shall be bound upon payment of the fair value to transfer the share to the purchasing members.

15. Fair value how determined

In case of any difference arising between the proposing transferor and the purchasing member as to the fair value of a share, the Auditors of the Company shall on the application of either party certify in writing the sum which in their opinion is the fair value and in so certifying, the Auditors shall be deemed to be the experts and not as arbitrators and accordingly the Indian Arbitration Act, 1940 shall not apply.

16. Default by Proposing Transferor

If in any case the proposing transferor after having become bound as aforesaid make default in transferring the shares, the Company may receive his purchase money, and shall thereupon cause the name of the purchasing member to be entered in the register as the holder of the shares and shall hold the purchase money in trust for the proposing transferor the receipt of the company for the purchase money shall be a good discharge to the purchasing member, and after his name has been entered in the Register, in purported exercise of the aforesaid power, the validity of the proceeding shall not be questioned by any person.

17. Default by Company

If the Company shall not within the space of four months after being served with the transfer notice, find a member or person selected as aforesaid willing to purchase the shares and give notice in manner aforesaid, the proposing transferor shall at any time, within three calendar months thereafter be at liberty to sell or transfer the shares to any person, at any price.

18. How shares to be offered to members

Every shares specified in any transfer notice given to the Company pursuant to Article 14 hereof, shall be offered to the members in such order as shall be determined by lots drawn in regard thereto, and if no member is ready and willing to take up the shares it may be offered to any person selected by the Directors as one who, it is desirable in the interest of the Company to admit to membership.

19. Right to transfer to son etc.

Any share may be transferred by a member to any child or other issue, father, brother, sister, wife, nephew or son-in-law of the said member and any share of a deceased member, may be transferred by his executors or administrators to any child, or other issue, father, mother, brothers sister, widow or widower of such deceased member and the restriction in Article 22 hereof shall not apply to any transfer authorised by this Article.

20. Compulsory Retirement

Whenever any member of the Company, who is employed by the Company in any capacity, or is dismissed from such employment, the Directors may, at any time, resolve that such member do retire from the Company; and thereupon such member will on demand transfer his share or shares to any one nominated by the Directors at a fair value to be fixed by the auditors. Should the said member decline to transfer his share or shares the Company may receive purchase money and shall thereupon cause the name of the other person nominated by the Directors to be entered in the Register as the holders of the share or shares and shall hold the purchase money in trust for such member. The receipt of the company for the purchase money shall be a good discharge to the person nominated by the Director and after his name is entered in the register in purported exercise of the aforesaid power, the validity of the proceedings can not be questioned by any person. However the provision of this clause shall not be applied to permanent directors.

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21. General Power to Refuse to Transfer

The Directors may at their absolute and uncontrolled discretion, decline to register or acknowledge any transfer of shares, and shall not be bound to give any reasons for such refusal and in particular, may so decline in respect of shares upon which the Company has a lien. This Article shall apply notwithstanding that the proposed transferee may be already a member but shall not apply to transfer made pursuant to Article 20 hereof.

22. Notice of Refusal to Register Transfer

If the Directors refused to register the transfer of any shares, they shall within two months, send to the transferee and the transferor notice of such refusal, after the date on which the transfer was lodged with the Company.

23. Transfer Charges

A fee not exceeding Rs. 2/- may be charged to each transfer approved by the Directors and shall be paid before registration thereof.

24. Transmission Clause

Every transmission of the shares whether by the death or insolvency of a member or otherwise shall be verified in such a manner as the directors may require and the Company may refuse to register any such transmission until the same so verified or until and unless if required by the Board, and indemnity be given to the Company with regard to such registration, which the Directors in their discretion shall consider sufficient, provided always that no such indemnity shall be required if the transmission shall be verified by an order of a Court or Letter of Administration or Succession Certificate granted by a Court of competent jurisdiction in the Union of India.

PROCEEDING AT GENERAL MEETING25. Seven Day's Notice of Meeting

- 1) Seven day's notice at the least of every General Meeting, Annual or Extraordinary, and by whomsoever called (Exclusive both of the days on which the notice is served or deemed to be served, and of the meeting) specifying the day, place and hour of the meeting) specifying the day, place and hour of the meeting and the general nature of the business to be transacted thereat, shall be given to such persons as are under the Act entitled to receive notice from the Company.
- 2) Any General Meeting may be called after giving a shorter notice than that specified in sub-clause (1) hereof if consent is accorded thereof by members of the Company holding not less than 60% of such part of the paid up share capital of the Company as gives the right to vote at the meeting.

26. Explanatory Statement not to be annexed to the notice.

The provisions of sub-sections (2) and (3) of section 173 of the Act shall not apply.

27. Quorum

No business shall be transacted at any General Meeting unless a quorum of members is present at the time when the Meeting proceeds to business. Save herein otherwise provided two members personally present shall be a quorum.

28. Chairman to Preside

The Chairman of the Board of Directors shall preside at every General Meeting but if at any meeting he is not present within fifteen minutes of the time appointed for holding the same, or is unwilling to act as a Chairman, the Members present shall choose some Director or if not Director is present or if all the Directors present decline to take the chair, they shall choose some member present, to be chairman of the Meeting.

29. Votes of Members

Subject to any rights or restrictions for the time being attached to any class or classes of shares:

- (a) on a show of hands, every member present in person shall have one vote; and
- (b) on a poll the voting rights of members shall be as laid down in Section 187 of the Act.

30. Proxies

Any member of the Company entitled to attend and vote at meeting of the Company shall be entitled to appoint another person (whether member or not) as his proxy to attend and vote instead of himself on a poll. The instrument appointing a proxy shall be produced at the registered office of the Company and left there for at least forty eight hours before being acted upon.

31. Validity of Votes by Proxy

A vote given in accordance with the terms of an instrument of proxy shall be valid, notwithstanding the previous death or insanity of the principal or the revocation of the proxy or of the authority under which the proxy was executed, or the transfer of the shares in respect of which the proxy was given.

Provided that no intimation in writing of such death, revocation, or transfer shall have been received by the Company at its office before the commencement of the meeting or adjourned meeting at which the proxy is used.

DIRECTORS

32. First Directors

The first Directors of the Company shall be:-

- (1) MR. SUNIL MAHENDRA VORA
- (2) MR. KETAN HIMAT MEHTA

33. Capital may be increased

Subject to Section 284 of the Act, each of the first Directors mentioned in Articles 32 shall be a permanent Directors and shall hold office until she dies or resigns, whilst the said permanent Directors hold office as Directors all power, authorities and discretions vested in the Directors by the Act or any modifications or enactments thereof or by this Articles shall be vested in them and either of them jointly and severally. The permanent Directors shall not be subject to retirement by rotation nor will they be taken into account in determining the rotation of Directors.

34. Number of Directors

Subject to the provision of Section 252 of the Companies Act, 1956 and until otherwise determined by the Company in General Meeting, the number of Directors shall not be less than two or more than seven.

35. Alternate Directors

The Board of Directors of the Company may appoint an Alternate Director to act for Director (hereinafter called "the Original Director") during his absence for a period of not less than three months from the state Maharashtra and such appointment shall have effect and such appointee, whilst he holds office as an Alternate Director, shall be entitled to notices of meetings of the Directors and to attend and vote thereat accordingly. As alternate Director appointed under these Article shall vacate office if and when the Original Director returns to the state of Maharashtra if the term of office of the Original Director is determined before he so return to the State of Maharashtra, any provisions in the Act or in these Articles for the automatic reappointment of retiring Directors in default of another appointment shall apply to the Original Director and not to the Alternate Director.

36. Additional Director

Subject to the provisions of Section 260 and 284(6) and other applicable provisions (if any) of the Act, the Board of Directors with the consent of the Permanent Directors, shall have power at any time, and from time to time, to appoint a person as an Additional Director. A person who has been removed as Director by the Company by an ordinary Resolution under Section 284 of the Act shall not be appointed as an Additional Director under this Article. The Additional Director shall hold office only up to the date of the next Annual General Meeting of the Company at that meeting as a Director. The number of the Directors and Additional Directors together shall not exceed the maximum strength for the Board of Directors fixed by Article No. 35.

37. Qualification of Directors

It shall not be necessary for Directors to hold any share in the Company.

38. Managing Director or Technical Director

The Director may from time to time appoint any of them to be a Managing Director or Joint Managing Director, a Technical or Executive Director or Technical and/or Executives Directors for the Management of the business of the Company. The said appointment or appointments shall be for such period and such remuneration (whether by way of salary or commission or participation in profits or partly in one way and partly in another way) as they may think fit and a Director or Directors so appointed shall not, while holding that office, or those offices, be subject to retirement by a rotation or taken into account in determining the rotation of retirement of Directors.

39. Conduct of Business

The business of the Company shall, subject to the control of the Board of Directors of the company, be carried on by the Managing Director of the Company for and on behalf of and in name of the Company and if no Managing Director is appointed, by a duly authorised Director of the Company, and all contracts matters and things which shall be entered into, executed, undertaken or done by the Managing Directors or by the Said Director on behalf of the Company shall be expressed to be entered into, executed, taken or done by the Managing Directors or by the said Director on behalf of the Company shall be expressed to be entered into, executed, taken or done by them or by him on behalf of the Company, and all receipts and discharges signed by the Managing Director or by the said Director shall be good and sufficient to all intents and purposes and binding on the Company.

40. Quorum of Directors Meeting

The quorum necessary for the transaction of the business of the Board of Directors shall be one third of the strength of the Board or two Directors personally present, whichever is higher.

41. Remuneration of Directors

- (1) Each Director may be paid out of the funds of Company a sum not exceeding Rs. 1000/- (Rupees One thousand only) by way of sitting fee for each meeting of the Board or Committee of the Board, attended by him as the Directors may determine.
- (2) In addition to the sitting fee payable as above, the Directors may allow and pay to any Director who is not a bonafide resident of the place where the meeting of the Board or the Company is held and who shall come to such place for attending the meeting, such sum as the Board may consider fair compensation for traveling, hotel and other expenses properly incurred by him.
 - (i.) in attending and returning from meeting of the Board of Directors or any Committee or General Meeting of the Company;
 - or
 - (ii.) in connection with the business of the Company.
- (3) The remuneration of the each of the Directors shall be determined by the Board of Directors from time to time.

42. Remuneration of Directors for Special Work

Subject to Section 314 of the Act, any Director shall have performed extra or special services whether on special committee or otherwise, or made any special exertions in going or residing out of Maharashtra State or in security or attempting to secure for the Company special contracts, rights or privileges or information or otherwise for any of the purposes of the Company, the company shall remunerate such Directors in such manner as the Directors determine and either by a fixed sum or by a percentage of profits or otherwise as may be prescribed.

43. Resolution by Circular

No resolution shall be deemed to have been duly passed by the Directors or by committee thereof by circulation unless the resolution has been circulating in draft, together with the necessary papers, if any, all the Directors or to all the members of the committee, then in India (not being less in number than the quorum fixed for a meeting of the Director or Committee as the case may be) and to all other Directors or Members, as their usual addresses in India and has been approved by such of the Directors as are then in India or by a majority of such of them as are entitled to vote on the resolution.

44. Directors Contracts

Subject to the provisions of Section 297 of the Act, any Director or any Firm of which Director is a member may enter into contracts with the Company and any Director may vote as Director or share holder in respect of such contract and retain for his own use profits made by him under any such contracts: provided he must comply with the provisions of Section 299 of the Act, and otherwise disclose his interest to his co-Directors before the contract is entered into by the Directors:

45. General Powers of the Board

Subject to the provisions of the Act, the Board of Directors of the Company shall be entitled to exercise all such powers, and to do all such acts, and things, as the Company is authorised to exercise and to provide that the Board shall not exercise any power or do any act or thing which is directed or required, whether by any statute or by the Memorandum or Articles of the Company or otherwise to be executed or done by the Company in General Meeting.

46. Power to Borrow

Subject to the provision of the Act, the Board of Directors may, from time to time, raise or borrow any sums of money for and on behalf of the Company from the Members, or other persons, Companies or Banks or Directors may themselves advance money to the Company on such terms and conditions as may be approved the Directors.

47. Conditions of Borrowing

The Board of Directors may, from time to time secure the payment of such money in such manner and upon such terms and conditions in all respects as the Board thinks fit and in Particular by the issue of debentures of the Company or by Mortgage or charge on all or any part of the property of the Company and of its uncalled capital for the time being.

48. Conditions of Issue of Securities

Any Debenture, bonds or other securities may be issued at discount, premium or otherwise and with special privileges as to the redemption, surrender, drawings, allotments of shares, attendance of the General meetings of Company and otherwise.

49. Bonds, Debentures etc. to be under Director's control

Any such bonds, debentures, debenture-stock or other security issued or to be issued by the Company shall be under the control of Directors who may issue them upon such term and conditions and in such manner and for such consideration as they shall to be for the benefit of the Company.

THE SEAL50. Seal of the Company

The Company shall have a common seal and the Director shall provide for the safe custody thereof. The seal of the Company shall not be affixed to any instrument except by the authority of a resolution of the Board or of a Committee of the Board authorised by it in that behalf, and except in the "presence of at least two directors or the managing Director and such other person as the Board may appoint for the purpose and those two directors or the Managing Director and the other person as aforesaid shall sign every instrument to which the seal of the Company is so affixed in their presence. Such signatures shall conclusive evidence of the fact that the seal of the Company has been properly affixed.

DIVIDENDS51. Dividends

Subject to the provision of the Act, the Company in General Meeting may declare dividends but no dividend shall exceed the amount recommended by the Board. The Board may from time to time pay to the members such interim dividends as appear to it to be justified by the profits of the Company.

52. Dividend Warrant

Every Dividend Warrant may be sent by post to the last registered address of the member entitled there to and the receipt of the person whose name at the date of the declaration of the dividend appears on the register of members as the owner of any share or in case of joint holders, of any one of such holders, shall be good discharge to the Company for all payments made in respect of such payments.

53. No Interest on unpaid Dividend

No dividend shall bear interest against the Company subject to the provisions of Section 205 of the Act.

SECRECY54. Secrecy Clause

Subject to the provisions of the Act, no members shall be entitled to visit or inspect any works of the Company without the permission of the Directors, Managing Directors, Manager or Secretary to require discovery of or any information respecting any details of the Company's business or trading or any other matter which is or may be in the nature of a trade secret, mystery of trade or secret process or which may relate to the conduct of the business of the Company and which in the opinion of the Directors will be inexpedient in the interest of the members of the Company to communicate to the public.

WINDING UP55. Distribution of Assets in Specie on Winding up

If the Company shall be wound up, the liquidator may, with the sanction of a special resolution of the Company and any other sanction require under the act, divide amongst the members, in specie or kind, the whole or any part of the asset of the Company, whether they shall consist of property of the same kind or not.

For the purpose aforesaid, the liquidator may set such value as he deems fair upon any property to be divided as aforesaid and may determine how much division shall be carried out as between the member of different classes of members. The liquidator may with like sanction vest the whole or any part of such assets in trustees upon such trust for the benefit of the contributories as the liquidator, with the like sanction shall think fit, but so that no member shall be compelled to accept any shares or other securities where on there is any liability.

INDIVIDUAL RESPONSIBILITY OF DIRECTORS

56. Individual Responsibility of Directors

Subject to the provisions of the Section 201 of the Act, no Director, Auditor or other Officer of the Company shall be liable for the act, receipts, neglects, or defaults of any other Directors or Officer or for joining any receipt or act for conformity or for any loss or expenses happening to the Company through the inefficiency or through the deficiency of title to any property or through the deficiency of title to any property acquired by order of the Director for or on behalf of the Company or for the inefficiency of any security in or upon to which any of the moneys of the Company shall be invested or for any loss of damage arising from bankruptcy, insolvency or tortuous act of any person with whom any moneys, securities or effects shall be deposited or for any loss occasioned by any error, loss, damage or misfortune, whatever, which shall happen in relation to the execution of the duties of his office or in relation thereto unless the same happen through his own dishonesty.

INDEMNITY

57. Indemnity

Every officer or agent for the time being of the Company shall be indemnified out of the assets of the Company against any liability incurred by him in defending any proceedings, whether civil or criminal in which judgment is given in his favour or in which he is acquitted or in connection with any application under section 633 of the Act in which relief is granted to him by the Court.

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We, the several persons, whose names, addresses and descriptions are hereunder subscribed, are desirous of being formed into a Company in pursuance of this Articles of Association :

Name, Address, Description & Occupation of the Subscribers.	Signature of the Subscriber	Signature, name, address, description & occupation of the witness.
Sunil Vora S/O Mahendra Vora 1, Dar-Ul-Mulk, Jamdevi, Mumbai - 400 007. Occupation : Business	SD/-	SD/-
Ketan Mehta S/O Himat Mehta Sahakar, 3 rd Floor, JVPD Scheme, Vile Parle (W), Mumbai - 400 056. Occupation : Business	SD/-	SD/-
		WITNESS FOR ALL THE SUBSCRIBERS DEEPA M. KAPADIA S/O. MANSINGH M. KAPADIA 20, MAHAVIR MANSION, 70, TRINITY STREET, MUMBAI - 400 002. OCCUPATION : CHARTERED ACCOUNTANT

PLACE : MUMBAI

DATE : 16/02/2005

For NIKETAN VENTURES PRIVATE LIMITED.



Director

For NIKETAN VENTURES PRIVATE LIMITED.



Director



महाराष्ट्र शासन

सालभत्ता पत्रक



ULPIN: 95424371771

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेट : ओशिवरा		तालुका/न.भू.का. : नगर भूमापन अधिकारी, अंधेरी			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
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वर्ष : १९६६	[१] श्री. पुरुषोत्तम झवरमाई पटेल] खरेदिने.र.रू. १५००००/- ता.९/३/५९ श्री.मणिलाल गंगाधर पाटील व श्री. मगनलाल गंगाधर पाटील यांजकडून यांत सा. सी.स. नं. ४७९/१ ते ६
पट्टेदार :	
इतर मार :	
इतर शेरे :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा मार (इ)	साक्षात्कन
15/04/1972	मा. अप्पर उप जि.अंधेरी यांचा क्र.क्र. ADC/LMDC २२०४दि. १७/१२/७९विनशंठी आकार रु ६०.८० ला १/८/६० ते ३१/७/७९ व रु ५८४.९० ता १/८/७९ पासून			सही- 19/04/1972 न.भू.अ.क्र.४ मुंबई
05/12/2008	मा. जिल्हाधिकारी, मुंबई उपनगर यांचेकडील आदेश क्र. सी/कार्या ३ क/पोवि/एस.आर.ए/१२२८ दि. १५/१०/२००८ व इकडील पो.हि./मो.र.नं. २६१/२००८, न.भू.अ. अंधेरी यांचेकडील आदेश दिनांक ५/१२/२००८ अन्वये न.भू.क्र. ४७९ चे क्षेत्र मधून पोटविभाजनाप्रमाणे न.भू.क्र. ४७९/ब ची स्वतंत्र मिळकत पत्रिका उघडून त्यावर २५१.६ चौ.मी. क्षेत्र दाखल केले व न.भू.क्र. ४७९ ला १३५५.५ चौ.मी. क्षेत्र कायम केले व न.भू.क्र. ४७९ यास ४७९/अ असा शेज बदल केला. तसेच न.भू.क्र. ४७९/१ ते ६ चा न.भू.क्र. ४७९अ/१ ते ६ असा शेज करून आरक्षण कर्मविषयल ट्रान्सफोरमेशन झोन			फेरफार क्र. ४०४ प्रमाणे सही- 5/12/2008 न.भू.अ.अंधेरी
02/01/2009	श्री. पुरुषोत्तम झवरमाई पटेल हे दिनांक ११/०२/१९८७ रोजी मयत, अर्ज, प्रतिज्ञापत्र मृत्यूचा दाखला व जबाब अन्वये वारसांची नोंद के		H [१]श्रीमती हिराबेन पु पटेल] [२]श्री. चंद्रकांत पु पटेल] [३]श्री. गिरिश पु पटेल] [४]श्री. हर्षद पु पटेल]	फेरफार क्र. ३९७ प्रमाणे सही- 02/01/2009 न.भू.अ.अंधेरी
18/06/2009	सह. दुय्यम निबंधक अंधेरी क्र. १ यांचे कडील नोंदणीकृत दस्त र. रु. ०० अन्वये खरेदी घेणार १) श्रीमती हिराबेन पु. पटेल, २) श्री. चंद्रकांत पु. पटेल, ३) श्री. गिरिश पु. पटेल, ४) श्री. हर्षद पु. पटेल, यांचे नांव कमी करून खरेदी घेणार हयांचे नाव दाखल केले.	बदल -1/881/09 31/01/2009/2009	H [मे. सुकेतन प्रॉपटीज प्रा.लि. चे संचालक] [१]श्री. केतन मेहता] [२] श्री. सुनिल एम चोरा]	फेरफार क्र. ४२१ प्रमाणे सही- 18/06/2009 न.भू.अ.अंधेरी
16/12/2015	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/ मि.प./अक्षरी नोंद/ २०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू. ओशिवरा /फे.फा.क्र. ७१९ दिनांक १६/१२/२०१५ अन्वये मिळकत पत्रिकेवरील नमूद अंकी क्षेत्र अक्षरी रुपांतरीत करून एक हजार तीनशे पंचावन्न पूर्णांक पाच दशांश चौ.मी. नमूद केले.			फेरफार क्र. ७१९ प्रमाणे सही- 16/12/2015 न.भू.अ.अंधेरी
30/05/2018	रजिस्टर ऑफ कंपनी आर.ओ.सी मुंबई यांचेकडील कंपनीचे नाव बदला बाबतचे प्रमाणपत्र क्र. (सी.आय.एन) यु ७०१०० एस.एच.२००५ पी.टी.सी.१५९६९० अन्वये व फॉर्म डी.आय.आर.१२ अन्वये नगर भूमापन ओशिवरा तालुका अंधेरी न.भू.क्र.४९९/अ, ४९९अ/१ ते ६, ४७९ब या मिळकती मधील धारक मे. सुकेतन प्रॉपर्टी प्रा.लि. चे संचालक श्री.केतन मेहता, श्री. सुनिल एम. चोरा यांची नाव कमी करून त्यांचे एवजी निकेतन हॅचर्स प्रा. लि असे नाव दाखल केलेची नोंद केली.		H निकेतन हॅचर्स प्रा. लि	फेरफार क्र. ७७ प्रमाणे सही- 30/05/2018 न.भू.अ. अंधेरी

हि मिळकत पत्रिका (दिनांक 19/09/2022 12:09:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही रूढी शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 03/11/2022 04:11:30 PM

वेधता पडताळणी साठी <https://www.maharashtra.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्यळावर 2204100001515179 हा क्रमांक वापरावा.





महाराष्ट्र शासन

मालमता पत्रक



ULPIN: 87936361837

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

87936361837

गाव/पेठ : ओशिवरा		तालुका/न.भू.का. : नगर भूमापन अधिकारी, अंधेरी			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
४७९/अ/१			४६.००	सी	

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९६६	[श्री पुरुषोत्तम दास झवरमाई पटेल] खरेदीने सि.स.नं. ४७९ पाहणे
पट्टेदार :	
इतर मार :	
इतर शेर :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(वा), पट्टेदार(प) किंवा मार (इ)	साक्षात्करण
15/04/1972	बिनशेती आकार व मुदत सि. स. नं.४७९ प्रमाणे			सही- 19/04/72 न.मू.अ (४)
05/12/2008	मा.जिल्हाधिकारी, मुं. उ.जि. यांचे आदेश क्रमांक सी/कार्या ३ क/पोवि/एस.आर.ए/१९२८ दि. १५/१०/०८ इकडील पो.हि. मो.र.नं. २६२/०८ दिनांक २२/१०/०८ व न.मू.अ. अंधेरी यांचे आदेश दिनांक ५/१२/०८ अन्वये मूळ न.मू.क्र. ४७९ ला ४७९/अ असा शेज बदल केल्याने न.मू.क्र. ४७९/१ ला न.मू.क्र. ४७९अ/१ असा शेज बदल केला.			फेरफार क्रं. ४०४ प्रमाणे सही- 12/5/2008 न.मू.अ.अंधेरी
02/01/2009	श्री. पुरुषोत्तम झवरमाई पटेल हे दिनांक १५/०२/१९८७ रोजी मयत, अर्ज, प्रतिज्ञापत्र मृत्यूचा दाखला व जबाब अन्वये वारसांची नोंद क		H [१] श्रीमती-हिराबेन-पु पटेल] [२] श्री. चंद्रकांत पु पटेल] [३] श्री. गिरिश पु पटेल] [४] श्री. हर्षद पु पटेल]	फेरफार क्रं. ३९७ प्रमाणे सही- 01/02/2009 न.मू.अ.अंधेरी
18/06/2009	सह. दुय्यम निबंधक अंधेरी क्र. १ यांचे कडील नोंदणीकृत दस्त र. रु. ०० अन्वये खरेदी देणार १) श्रीमती हिराबेन पु. पटेल, २) श्री. चंद्रकांत पु. पटेल, ३) श्री. गिरिश पु. पटेल, ४) श्री. हर्षद पु. पटेल, यांचे नांव कमी करून खरेदी देणार हयांचे नाव दाखल केले.	बदर - 1/881/09/दि.31/01/2009	H [मे. सुकेतन प्रॉपर्टीज प्रा.लि. चे संचालक] [१] श्री. केतन मेहता] [२] श्री. सुनिल एम बोरा]	फेरफार क्रं. ४२१ प्रमाणे सही- 18/06/2009 न.मू.अ.अंधेरी
21/07/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अमिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मू.१/मि.प.अकारी नोंद/२०१५ पुणे दि. १६/०२/२०१५ व इकडील आदेश क्र.न.मू. ओशिवरा /फे.क्र.६९० दिनांक २१/०७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी सेहचाळीस पूर्णांक शुन्य दशांश चौ.मी.दाखल केले.			फेरफार क्रं. ६९० प्रमाणे सही- 21/07/2015 न. मू. अ. अंधेरी
30/05/2018	रजिस्टार ऑफ कंपनी आर.ओ.सी मुंबई यांचेकडील कंपनीचे नाव बदला बाबतचे प्रमाणपत्र क्र. (सी.आय.एन) यु ७०१०० एस.एच.२००५ पी.टी.सी१५१६९० अन्वये व फॉर्म डी.आय.आर.१२ अन्वये नगर भूमापन ओशिवरा तालुका अंधेरी न.मू.क्र.४९५/अ, ४९५अ/१ ते ६, ४७९ब या मिळकती मधील धारक मे. सुकेतन प्रॉपर्टी प्रा.लि. चे संचालक श्री.केतन मेहता, श्री. सुनिल एम.बोरा यांची नाव कमी करून त्यांचे एवजी निकेतन व्हे चर्स प्रा. लि असे नाव दाखल केलेची नोंद केली.		H निकेतन व्हे चर्स प्रा. लि	फेरफार क्रं. ७९७ प्रमाणे सही- 30/05/2018 न. मू. अ. अंधेरी



डिजिटल मिळकत पत्रिका (दिनांक 01/01/2022 12:00:00 AM) रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही दिवकाची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 01/01/2022 04:11:35 PM

वेधता पडताळणी साठी <https://sig:21521272.mca21.com.in/DGIR/Login/VerifyPropertyCard> या संकेत स्थळावर 2204100001516180 हा क्रमांक वापरावा.



महाराष्ट्र शासन

आलमत्ता पत्रक



87141735883

ULPIN: 87141735883

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेठ : ओशिवरा		तालुका/न.मू.का. : नगर भूमापन अधिकारी, अंधेरी			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा माझ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
४७९/अ/२			२६३.६०	सी	

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९६६	[श्री. पुरुषोत्तम झवरमाई पटेल] खरेदीने सी. स.नं. ४७९ पाहणे
पट्टेदार :	
इतर मार :	
इतर शेर :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(घ) किंवा मार (इ)	साक्षात्कन
15/04/1972	बिनशेती आकार व मुदत सि. स. नं. ४७९ प्रमाणे			सही- 15/04/1972 न.मू.अ.क्र.४ मुंबई
05/12/2008	मा.जिल्हाधिकारी, मु.उ.जि. यांचे आदेश क्रमांक सी/कार्या ३ क/पोवि/एस.आर.ए/१९२८ दि. १५/१०/०८ इकडील पो.हि. मो.र.नं. २६९/०८ दिनांक २२/१०/०८ व नं.मू.अ. अंधेरी यांचे आदेश दिनांक ५/१२/०८ अन्वये मूळ न.मू.क्र. ४७९ ला ४७९/अ असा शेज बदल केल्याने न.मू.क्र. ४७९/२ ला न.मू.क्र. ४७९अ/२ असा शेज बदल केला.			फेरफार क्र. ४०४ प्रमाणे सही- 05/12/2008 न.मू.अ.अंधेरी
02/01/2009	श्री. पुरुषोत्तम झवरमाई पटेल हे दिनांक १९/०२/१९८७ रोजी मयत, अर्ज, प्रतिज्ञापत्र मृत्यूचा दाखला व जबाब अन्वये वारसांची नोंद के		H [१) श्रीमती हिराबेन पु. पटेल] [२) श्री. चंद्रकांत पु. पटेल] [३) श्री. गिरिश पु. पटेल] [४) श्री. हर्षद पु. पटेल]	फेरफार क्र. ३९७ प्रमाणे सही- 02/01/2009 न.मू.अ.अंधेरी
18/06/2009	सह. दुय्यम निबंधक अंधेरी क्र. १ यांचे कडील नोंदणीकृत दस्त र. रु. ०० अन्वये खरेदी देणार १) श्रीमती हिराबेन पु. पटेल, २) श्री. चंद्रकांत पु. पटेल, ३) श्री. गिरिश पु. पटेल, ४) श्री. हर्षद पु. पटेल, यांचे नांव कमी करून खरेदी घेणार ह यांचे नाव दाखल केले.	सह दु.नि. अंधेरी 1 बदर -1/881/09 दि/31/01/2009	H [मे. सुकेतन प्रॉपर्टीज प्रा.लि. चे संचालक] [१) श्री. केतन अंम मेहता] [२) श्री. सुनिल एम. वोरा]	फेरफार क्र. ४२१ प्रमाणे सही- 18/06/2009 न.मू.अ.अंधेरी
16/12/2015	मा. जमाबंदी आयुक्त आणि संचालक मूभि अमिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मू.५/मि.प/अक्षरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.मू. ओशिवरा /फे.फा.क्र. ७९९ दिनांक १६/१२/२०१५ अन्वये मिळकत पत्रिकेवरील नमूद अंकी क्षेत्र अक्षरी रूपांतरीत करून दोनशे त्रैसष्ट पूर्णांक सहा दशांश चौ.मी. नमूद केले.			फेरफार क्र. ७९९ प्रमाणे सही- 16/12/2015 न.मू.अ.अंधेरी
30/05/2018	रजिस्टार ऑफ कंपनी आर.ओ.सी मुंबई यांचेकडील कंपनीचे नाव बदला बाबतचे प्रमाणपत्र क्र. (सी.आय.एन) यु ७०१०० एस.एच.२००५ पी.टी.सी१५५६१० अन्वये व फॉर्म डी.आय.आर.१२ अन्वये नगर भूमापन ओशिवरा तालुका अंधेरी न.मू.क्र.४९५/अ, ४९५अ/१ ते ६, ४७९/ब या मिळकती मधील धारक मे. सुकेतन प्रॉपर्टी प्रा.लि. चे संचालक श्री.केतन मेहता, श्री. सुनिल एम.वोरा यांची नाव कमी करून त्यांचे एवजी निकेतन व्हॅचर्स प्रा. लि असे नाव दाखल केलेची नोंद केली.		H निकेतन व्हॅचर्स प्रा. लि	फेरफार क्र. ७९७ प्रमाणे सही- 30/05/2018 न.मू.अ.अंधेरी

हे मलकत पत्रिका (दलनलंक 11/09/2018 12:03:00 AM रोजी) डल-जेटल स्वतःरी के लीे असल्यलमुळे त्यलवर कोणतल्यलही सही शलककलवी लवलश्यकतल नलही.

मलकत पत्रलकल डलउनलोड दलनलंक 09/11/2022 04:11:11 PM

येचतल पडतलळणी सलठी <https://digitalbaradar.maharashtra.gov.in/DSLR/Login/VerifyPropertyCard> यल संकेत स्यळलवर 220410001516181 हल कलनलंक वलपलरलवल.





महाराष्ट्र शासन

मालमत्ता पत्रक

ULPIN: 77731401633

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]



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गाव/पेठ : ओशिवरा		तालुका/न.भू.का. : नगर भूमापन अधिकारी, अंधेरी			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाज्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
४७९/अ/३			२६३.६०	सी	

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९६६	[श्री. पुरुषोत्तमदास झवरमाई पटेल] खरेदीने सि.स.नं ४७९ पहाणे
पट्टेदार :	
इतर मार :	
इतर शेरे :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
15/04/1972	विनशेती आकार व मुबत सि. स. नं. ४७९ प्रमाणे.			सही- 19/04/1972 न.भू.अ.क्र.४ मुंबई
05/12/2008	मा.जिल्हाधिकारी, मुं. उ.जि. यांचे आदेश क्रमांक सी/कार्या ३ क/पोवि/एस.आर.ए/१९२८ दि. १५/१०/०८ इकडील पो.हि. मो.र.नं. २६९/०८ दिनांक २२/१०/०८ व न.भू.अ. अंधेरी यांचे आदेश दिनांक ५/१२/०८ अन्वये मूळ न.भू.क्र. ४७९ ला ४७९/अ असा रोज बदल केल्याने न.भू.क्र. ४७९/३ ला न.भू.क्र. ४७९अ/३ असा रोज बदल केला.			फेरफार क्रं. ४०४ प्रमाणे सही- 12/5/2008 न.भू.अ.अंधेरी
02/01/2009	श्री. पुरुषोत्तम झवरमाई पटेल हे दिनांक १९/०२/१९८७ रोजी मयत, अर्ज, प्रतिज्ञापत्र मृत्यूचा दाखला व जबाब अन्वये वारसांची नोंद क		H [१) श्रीमती हिराबेन पु पटेल] [२) श्री चंद्रकांत पु पटेल] [३) श्री. गिरिश पु पटेल] [४) श्री. हर्षद पु पटेल]	फेरफार क्रं. ३९७ प्रमाणे सही- 02/01/2009 न.भू.अ.अंधेरी
18/06/2009	सं. दुय्यम निबंधक अंधेरी क्र. १ यांचे कडील नोंदणीकृत दस्त र. रु. ०० अन्वये खरेदी देणार १) श्रीमती हिराबेन पु. पटेल, २) श्री. चंद्रकांत पु. पटेल, ३) श्री. गिरिश पु. पटेल, ४) श्री. हर्षद पु. पटेल, यांचे नांव कमी करून खरेदी घेणार हयांचे नाव दाखल केले.	बदल - 1/881/09/31/01/2009	H [मे. सुकेतन प्रॉपर्टीज प्रा.लि. चे संचालक] [१) श्री. केतन मेहता] [२) श्री. सुनिल एम बोरा]	फेरफार क्रं. ४२९ प्रमाणे सही- 18/06/2009 न.भू.अ.अंधेरी
16/12/2015	मा. जमावंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.९/ मि.प/अक्षरी नोंद/ २०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू.ओशिवरा /फे.फा.क्र. ७१९ दिनांक १६/१२/२०१५ अन्वये मिळकत पत्रिकेवरील नमूद अंकी क्षेत्र अक्षरी रुपांतरित करून दोनशे त्रेसष्ट पूर्णांक सहा दशांश चौ.मी. नमूद केले.			फेरफार क्रं. ७१९ प्रमाणे सही- 16/12/2015 न. भू. अ.अंधेरी
30/05/2018	रजिस्टर ऑफ कंपनी आर.ओ.सी मुंबई यांचेकडील कंपनीचे नाव बदला बाबतचे प्रमाणपत्र क्र. (सी.आय.एन) यु ७०९०० एस.एच.२००५ पी.टी.सी.१५१६१० अन्वये व फॉर्म डी.आय.आर.१२ अन्वये नगर भूमापन ओशिवरा तालुका अंधेरी न.भू.क्र.४१९/अ, ४१९अ/१ ते ६, ४७९/ब या मिळकती मधील वारक मे. सुकेतन प्रॉपर्टी प्रा.लि. चे संचालक श्री.केतन मेहता, श्री. सुनिल एम.बोरा यांची नाव कमी करून त्यांचे एवजी निकेतन व्हॅचर्स प्रा. लि असे नाव दाखल केलेची नोंद केली.		H निकेतन व्हॅचर्स प्रा. लि	फेरफार क्रं. ७७७ प्रमाणे सही- 30/05/2018 न. भू. अ.अंधेरी

12:03:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

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21baca.mahaabumi.gov.in/D3LR/Logia/VerifyPropertyCard या संकेत स्थळावर 2204100061516183 हा क्रमांक वापरावा.

डिजिटल स्वाक्षरी केलेले आहे



डिजिटल स्वाक्षरी केलेले आहे



क्रमांक वापरावा.



महाराष्ट्र शासन

मालमत्ता पत्रक



ULPIN: 90439275944

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

90439275944

गाव/पैठ : ओशिवरा		तालुका/न.भू.का. : नगर भूमापन अधिकारी, अंधेरी			जिल्हा : मुंबई चपनगर
नगर भूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाज्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
४७९/अ/५			२५९.३०	सी	

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९६६	[श्री. पुरुषोत्तमदास झवरभाई पटेल] खरेदीने सि.स.नं. ४७९ पहाणे
पट्टेदार :	
इतर भार :	
इतर शेर :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(वा), पट्टेदार(प) किंवा भार (इ)	साक्षात्करण
15/04/1972	बिनशेती आकार व मुदत सि. स. नं. ४७९ प्रमाणे			सही- 19/04/1972 न.भू.अ.क्र.४ मुंबई
05/12/2008	मा.जिल्हाधिकारी, मुं. च.जि. यांचे आदेश क्रमांक सी/कार्या ३ क/पोवि/एस.आर.ए./१९२८ दि. १५/१०/०८ इकडील पो.हि. मो.र.नं. २६४/०८ दिनांक २२/१०/०८ व न.भू.अ. अंधेरी यांचे आदेश दिनांक ५/१२/०८ अन्वये मूळ न.भू.क्र. ४७९ ला ४७९/अ असा शेज बदल केल्याने न.भू.क्र. ४७९/५ ला न.भू.क्र. ४७९अ/५ असा शेज बदल केला.			फेरफार क्र. ४०४ प्रमाणे सही- 05/12/2008 न.भू.अ.अंधेरी
02/01/2009	श्री. पुरुषोत्तम झवरभाई पटेल हे दिनांक ११/०२/१९८७ रोजी मयत, अर्ज, प्रतिज्ञापत्र मृत्यूचा दाखला व जबाब अन्वये वारसांची नोंद केली		H [श्रीमती हिरावेन पु पटेल] [२) श्री. चंद्रकांत पु पटेल] [३) श्री. गिरिश पु पटेल] [४) श्री. हर्षद पु पटेल]	फेरफार क्र. ३९७ प्रमाणे सही- 02/01/2009 न.भू.अ.अंधेरी
18/06/2009	सह. दुय्यम निबंधक अंधेरी क्र. १ यांचे कडील नोंदणीकृत दस्त र. रु. ०० अन्वये खरेदी देणार १) श्रीमती हिरावेन पु. पटेल, २) श्री. चंद्रकांत पु. पटेल, ३) श्री. गिरिश पु. पटेल, ४) श्री. हर्षद पु. पटेल, यांचे नांव कमी करून खरेदी घेणार हयांचे नाव दाखल केले.	बदर -1/881/09 31/01/2009/2009	H [मे. सुकेतन प्रॉपर्टीज प्रा.लि. चे संचालक] [१) श्री. केतन मेहता] [२) श्री. सुनिल एम बोरा]	फेरफार क्र. ४२१ प्रमाणे सही- 18/06/2009 न.भू.अ.अंधेरी
16/12/2015	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.४/ मि.प./अक्षरी नोंद/ २०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू. ओशिवरा /फे.फा.क्र. ७१९ दिनांक १६/१२/२०१५ अन्वये मिळकत पत्रिकेवरील नमूद अंकी क्षेत्र अक्षरी रूपांतरित करून दोनशे एकावन्न पूर्णांक तीन दशांश चौ.मी. नमूद केले.			फेरफार क्र. ७१९ प्रमाणे सही- 16/12/2015 न.भू.अ.अंधेरी
30/05/2018	रजिस्टार ऑफ कंपनी आर.ओ.सी मुंबई यांचेकडील कंपनीचे नाव बदला बाबतचे प्रमाणपत्र क्र. (सी.आय.एन) यु ७०१०० एस.एच.२००५ पी.टी.सी.१५१६१० अन्वये व फॉर्म डी.आय.आर.१२ अन्वये नगर भूमापन ओशिवरा तालुका अंधेरी न.भू.क्र.४७९/अ, ४७९अ/१ ते ६, ४७९/ब या मिळकती मधील धारक मे. सुकेतन प्रॉपर्टी प्रा.लि. चे संचालक श्री.केतन मेहता, श्री. सुनिल एम.बोरा यांची नाव कमी करून त्यांचे एवजी निकेतन व्हॅं चर्स प्रा. लि असे नाव दाखल केलेची नोंद केली.		H निकेतन व्हॅं चर्स प्रा. लि	फेरफार क्र. ७७७ प्रमाणे सही- 30/05/2018 न.भू.अ.अंधेरी

हि मिळकत पत्रिका (दिनांक ११/०३/२०१९ १२:०३:३० AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक ०३/११/२०२२ ०४:११:४१ PM

वेद्यता पडताळणी साठी <http://digitalassara.maheshkurni.gov.in/SSL/LogIn/VerifyPropertyCard> या संकेत स्थळावर 2204100001516187 हा क्रमांक वापरावा.

हे दस्तऐवज मजकूर मिळकत पत्रिका वरून तयार केले आहे





महाराष्ट्र शासन

मालमत्ता पत्रक



ULPIN: 96549054311

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

96549054311

गाव/पेठ : ओशिवरा		तालुका/न.भू.का. : नगर भूमापन अधिकारी, अंधेरी			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
४७९/अ/६			२९.४०	सी	

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९६६	[श्री. पुरुषोत्तमदास झवरमाई पटेल] खरेदीने सि. स. नं. ४७९ पहाणे
पट्टेदार :	
इतर भार :	
इतर जेरे :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (इ)	साक्षात्करण
15/04/1972	बिनशेती आकार व मुदत सि. स. नं. ४७९ प्रमाणे			सही- 19/04/1972 न.भू.अ.क्र.४ मुंबई
05/12/2008	मा.जिल्हाधिकारी, मुं. उ.जि. यांचे आदेश क्रमांक सी/कार्या ३ क/पोवि/एस.आर.ए/१९२८ दि. १५/१०/०८ इकडील पो.हि. मो.र.नं. २६९/०८ दिनांक २२/१०/०८ व न.भू.अ. अंधेरी यांचे आदेश दिनांक ५/१२/०८ अन्वये मूळ न.भू.क्र. ४७९ ला ४७९/अ असा शेज बदल केल्याने न.भू.क्र. ४७९/६ ला न.भू.क्र. ४७९अ/६ असा शेज बदल केला.			फेरफार क्र. ४०४ प्रमाणे सही- 05/12/2008 न.भू.अ.अंधेरी
02/01/2009	श्री. पुरुषोत्तम झवरमाई पटेल हे दिनांक १९/०२/१९८७ रोजी मयत, अर्ज, प्रतिज्ञापत्र मृत्यूचा दाखला व जबाब अन्वये वारसांची नोंद के		H [१) श्रीमती हिराबेन पु पटेल] [२) श्री. चंद्रकांत पु पटेल] [३) श्री. गिरिश पु पटेल] [४) श्री. हर्षद पु पटेल]	फेरफार क्र. ३९७ प्रमाणे सही- 02/01/2009 न.भू.अ.अंधेरी
18/06/2009	सह. दुय्यम निबंधक अंधेरी क्र. १ यांचे कडील नोंदणीकृत दस्त र. रु. ०० अन्वये खरेदी देणार १) श्रीमती हिराबेन पु. पटेल, २) श्री. चंद्रकांत पु. पटेल, ३) श्री. गिरिश पु. पटेल, ४) श्री. हर्षद पु. पटेल, यांचे नांव कमी करून खरेदी देणार हयांचे नाव दाखल केले.	बदर -1/881/09 31/01/2009/2009	H [मे. सुकेतन प्रॉपर्टीज प्रा.लि. चे संचालक] [श्री. केतन मेहता] [श्री. सुनिल एम. बोरा]	फेरफार क्र. ४२९ प्रमाणे सही- 18/06/2009 न.भू.अ.अंधेरी
21/07/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.प.अक्षरी नोंद/२०१५ पुणे दि. १६/०२/२०१५ व इकडील आदेश क्र.न.भू. ओशिवरा /फे.क्र.६९० दिनांक २५/०७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी एकवीस पूर्णांक चार दशांश चौ.मी.दाखल केले.			फेरफार क्र. ६९० प्रमाणे सही- 21/07/2015 न. भू. अ. अंधेरी
30/05/2018	रजिस्टार ऑफ कंपनी आर.ओ.सी मुंबई यांचेकडील कंपनीचे नाव बदला बाबतचे प्रमाणपत्र क्र. (सी.आय.एन) यु ७०१०० एस.एच.२००५ पी.टी.सी१५१६१० अन्वये व फॉर्म डी.आय.आर.१२ अन्वये नगर भूमापन ओशिवरा तालुका अंधेरी न.भू.क्र.४१९/अ, ४१९अ/१ ते ६, ४७९/व या मिळकती मधील धारक मे. सुकेतन प्रॉपर्टी प्रा.लि. चे संचालक श्री.केतन मेहता, श्री. सुनिल एम.बोरा यांची नाव कमी करून त्यांचे एवजी निकेतन व्हॅवर्स प्रा. लि असे नाव दाखल केलेची नोंद केली.		H निकेतन व्हॅवर्स प्रा. लि	फेरफार क्र. ७७९ प्रमाणे सही- 30/05/2018 न. भू. अ. अंधेरी



हि मिळकत पत्रिका (दिनांक 31/09/2018 12:00:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 03/11/2022 04:19:48 PM

वेधता पडताळणी साठी <https://digitalregister.mahabharati.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 220410001516205 हा क्रमांक वापरावा.



महाराष्ट्र शासन

मालमत्ता पत्रक



ULPIN: 70234673141

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूतापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

70234673141

गाव/पेठ : ओशिवरा	तालुका/न.मु.का. : नगर भूमापन अधिकारी, अंधेरी	जिल्हा : मुंबई उपनगर			
नगर भूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाज्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
४७९/ब			२५९.६०	सी	

सुविधाधिकार :
हक्काचा मूळ धारक :
वर्ष :
पट्टेदार :
इतर मार :
इतर शोरे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा मार (इ)	साक्षांकन
05/12/2008	आरक्षण पेडेस्टिरियन प्लाना मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. सी/कार्या ३ क/पोवि/एस.आर.ए./१२२८ दि. १५/१०/०८ इकडील मोरनं. २६९/०८ न.मु.अ. अंधेरी यांचेकडील दिनांक ५/१२/२००८ च्या आदेशान्वये न.मु.क्र. ४९७/ब ची नवीन मिळकत पत्रिका उघडून त्यावर २५९.६ चौ. मी. क्षेत्र दाखल करून पूर्वीप्रमाणे धारकाचे नाव सत्ता प्रकार दाखल केला.		[श्री. पुरुषोत्तम झवरभाई पटेल]	फेरफार क्र. ४०४ प्रमाणे सही- 5/12/2008 न.मु.अ.अंधेरी
02/01/2009	श्री. पुरुषोत्तम झवरभाई पटेल हे दिनांक ११/०२/१९८७ रोजी मयत, अर्ज, प्रतिज्ञापत्र मृत्यूचा दाखला व जबाबान्वये वारसांची नोंद केली.	SIF.	[१) श्रीमती हिराबेन पु पटेल] [२) श्री. चंद्रकांत पु पटेल] [३) श्री. गिरिश पु पटेल] [४) श्री. हर्षद पु पटेल]	फेरफार क्र. ३९७ प्रमाणे सही- 02/01/2009 न.मु.अ.अंधेरी
18/06/2009	सह. दुय्यम निबंधक अंधेरी क्र. १ यांचे कडील नोंदणीकृत दस्त र. रु. ०० अन्वये खरेदी देणार १) श्रीमती हिराबेन पु. पटेल, २) श्री. चंद्रकांत पु. पटेल, ३) श्री. गिरिश पु. पटेल, ४) श्री. हर्षद पु. पटेल, यांचे नांव कमी करून खरेदी घेणार ह्यांचे नाव दाखल केले.	बदल - 1/881/09 दि./31/01/2009	[मे. सुकेतन प्रॉपर्टीज प्रा.लि. चे संचालक] [१) श्री. केतन मेहता] [२) श्री. सुनिल एम. वोरा]	फेरफार क्र. ४२१ प्रमाणे सही- 18/06/2009 न.मु.अ.अंधेरी
16/12/2015	मा. जमाबंदी आयुक्त आणि संचालक भूमि अगिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र. ना.मु. १/ सि.प/अक्षरी नॉट/ २०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र. न.मु. ओशिवरा /फे.फा.क्र. ७११ दिनांक १६/१२/२०१५ अन्वये मिळकत पत्रिकेवरील नमूद अंकी क्षेत्र अक्षरी रुपांतरीत करून दोनशे एकावन्न पूर्णांक सहा दशांश चौ.मी. नमूद केले.			फेरफार क्र. ७११ प्रमाणे सही- 16/12/2015 न. मु. अ.अंधेरी
30/05/2018	रजिस्टार ऑफ कंपनी आर.ओ.सी मुंबई यांचेकडील कंपनीचे नाव बदला बाबतचे प्रमाणपत्र क्र. (सी.आय.एन) यु ७०१०० एस.एच.२००५ पी.टी.सी१५१६१० अन्वये व फॉर्म डी.आय.आर.१२ अन्वये नगर भूमापन ओशिवरा तालुका अंधेरी न.मु.क्र.४९१/अ, ४९१अ/१ ते ६, ४७९ब या मिळकती मधील धारक मे. सुकेतन प्रॉपर्टी प्रा.लि. चे संचालक श्री.केतन मेहता, श्री. सुनिल एम.वोरा यांची नाव कमी करून त्यांचे एवजी निकेतन व्हॅचर्स प्रा. लि असे नाव दाखल केलेची नोंद केली.		निकेतन व्हॅचर्स प्रा. लि	फेरफार क्र. ७१७ प्रमाणे सही- 30/05/2018 न. मु. अ.अंधेरी

हि मिळकत पत्रिका (दिनांक ११/०९/२०१८ १२:०९:०० AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डारनलोड दिनांक 08/11/2022 04:11:55 PM

वेघता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSL/UploadCertificatePropertyCard> या संकेत स्थळावर 22041000163332 हा क्रमांक वापरावा.

१. महाराष्ट्र शासन, मुंबई उपनगर, न.मु.अ.अंधेरी





AMMENDED COMMENCEMENT CERTIFICATE UPTO PLINTH

Permission is hereby granted, under section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to the applicant **M/s. Niketan Ventures Pvt. Ltd.** for the proposed development **only up to plinth level** of Residential cum Commercial Building on plot bearing C.T.S. No. 282 & 282/1 to 4 of village Bandivali and C.T.S. No. 471, 471/1 to 6 & 485/C to E of village Oshiwara, Jogeshwari (West), Mumbai, comprising of Wing A & B (pt. Ground + pt. Silt + 8 Upper Floors) and Wing C (Stilt + 11 Upper Floors) with proposed BUA of 2745.69 sq.m (regular BUA 2,103.40 sqm + fungible BUA 642.29 sqm) as depicted on the drawing no. 1/9 to 9/9. The Commencement Certificate for 278.90 sqm (i.e. entire 8th Floor and part 7th floor of Wing A and B as indicated on drawing no. 5/9) is restricted in lieu of instalment facility granted for payment of various premiums w.r.t to MMRDA's circular no. TCP(P-2)/BKC/Misc./1266/750/2020 dated 10/09/2020. The Amended Commencement Certificate up to plinth is granted on the following conditions:

Viz:

1. This Amended Commencement Certificate upto plinth supersedes the earlier Commencement Certificate upto Plinth granted under No. TCP(P-2)/ODC/CC/3.144/III/553/2021 dated 25/03/2021.
2. This permission / Commencement Certificate shall not entitle the applicant to build on the land which is not in his ownership in any way.
3. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
 - I. The development works in respect of which permission is granted under this certificate is not carried out or the user thereof is not in accordance with the sanctioned plans.
 - II. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with.
 - III. The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation and in such an event, the applicant and every person deriving title through or under him shall be deemed to have carried out the developmental work in contravention of section 43 and 45 of the Maharashtra Regional & Town Planning Act, 1966.

मुंबई महानगर प्रदेश विकास प्राधिकरण

वांद्रे-कुर्ला संकुल, वांद्रे (पूर्व), मुंबई ४०००५१.

दूर +९१ २२ २६५९ १२३४ ईपीएबीएक्स +९१ २२ २६५९ ०००९ / ४००० फॅ +९१ २२ २६५९ १११२ / १२६४
<https://mmrda.maharashtra.gov.in>

4. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
5. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, after which it shall lapse provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional & Town Planning Act, 1966.
6. Conditions of this certificate shall be binding not only on applicant but his/her heirs, successors, executors, administrators and assignees & every person deriving title through or under him.
7. The provisions in the proposal which are not conforming to applicable Development Control and Promotion Regulations and other acts are deemed to be not approved.
8. The proposal shall be got certified to be earthquake resistant from the licensed structural engineer and certificate shall be submitted to MMRDA before Occupancy Certificate.
9. Any development carried out in contravention of or in advance of the Commencement Certificate is liable to be treated as unauthorized and may be proceeded against under sections 53 or, as the case may be, section 54 of the M.R.&T.P. Act, 1966. The applicant and/or his agents in such cases may be proceeded against under section 52 of the said Act. To carry out an unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine.
10. The applicant shall obtain permissions and pay all the necessary dues/ charges /fees required to be paid under the provisions of all applicable statutes to the concerned Authorities, wherever necessary, prior to Commencement of the construction.
11. The applicant shall obtain an advance connection (not commissioned) for utilities and services before applying for grant of permission above plinth level as mentioned in the BMC's letter no. ChEng/817/SR/Roads, dt 30/03/2007;
12. Construction beyond plinth level should not be commenced without obtaining Commencement Certificate above plinth level from MMRDA;
13. The applicant shall be solely responsible for compliance of all the provisions / requirements of all applicable statutes and conditions mentioned in all the NOCs / Clearances / Remarks of consultants / Lease Deed / CFO etc.
14. The applicant shall develop RG areas and shall plant the required number of trees in the RG area as per DCRs and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate.

15. The applicant shall submit notice for 'start of work' before commencement of construction in accordance to regulation 11(2) of BMC DCPR 2034;
16. The applicant shall ensure that the detection systems are strictly adhering to the IS codes as mentioned in Maharashtra Fire Service Offices circular No. MFS/10/2012/1099 dated 19/7/2012
17. The applicant shall install the Rain Water Harvesting System as per regulation no. 62 of the BMC's sanctioned DCPR 2034;
18. The applicant shall comply with BMC's Circular no. CHE/27921/DP/ Gen; dated 06/01/2014 [in respect of preservation of documents mentioned at sr. no. (a) to (k) therein] & applicant shall submit Undertaking & Indemnity Bond mentioned therein before applying for Occupation Certificate;
19. The applicant shall obtain all the necessary final NOCs/Completion Certificates/clearances relating to water supply, sewerage, SWD, Tree, CFO etc. from BMC and submit the same to MMRDA before applying for Occupancy Certificate for the buildings on the land under reference.
20. As soon as the development permission for the new construction is obtained, the owner/developer shall install a 'Display Board' on a conspicuous place on site indicating following details:
 - I. Name and address of the owner/developer, architect and contractor;
 - II. Survey No./ City Survey No./ Ward No. of the land under reference, with description of its boundaries;
 - III. Order No. and date of grant of development permission issued by MMRDA;
 - IV. F.S.I permitted;
 - V. Address where the copies of detailed approved plans shall be available for inspection.
21. A notice in the form of advertisement giving all the details mentioned in 20 above shall also be published in two widely circulated newspapers one of which should be in Marathi language.
22. The applicant shall count the excess parking area in built up area, if the applicant is unable to consume full potential FSI for the proposal under reference for any reason.
23. The payment of the applicable premiums as per schedule of instalment granted by MMRDA vide letter dated 1/3/2021 shall be made to MMRDA.
24. The applicant is required to submit major nalla remarks from BMC for the proposal under reference before applying for CC above plinth.

25. The applicant shall permanently maintain a 5 m wide clear paved/asphalted access within his holding along the nalla, free of any encumbrances, to facilitate maintenance and desilting operations of the existing nalla.
26. The applicant himself shall make provision for water supply till laying of adequate size of water main in abutting existing road by BMC and strengthening of existing water supply network by owner/ developer / BMC
27. The applicant shall obtain revised NOC from Tree Authority and submit the same to MMRDA before applying for Commencement Certificate above Plinth.
28. The applicant shall obtain NOC from Electric Supply Company and submit the same to MMRDA before applying for Commencement Certificate above Plinth.




Planner
Town Planning Division

Copy with set of approved drawings bearing nos. 1/9 to 9/9 to:

1 ✓ **The Director,**
M/s. Niketan Ventures Pvt Ltd.,
Cine Star Theatre Compound,
1st floor, Trikamdas Road,
Kandivali (W), Mumbai – 400067

2 **Shri. Snehal Shah,**
Licensed Surveyor,
107-408, Matharu Arcade, Plot no. 32,
Paranjape Scheme, Above Axis Bank,
Subhash Road, Vile Parle (E),
Mumbai - 400057.

3 **Chief Labour Commissioner,**
Kamgar Bhavan, 4th floor,
C-20, E Block, Opp. Reserve Bank,
BKC, Bandra (E), Mumbai-400 051.

4 **The Executive Engineer, BMC,**
Bldg. Proposals Suburbs,
6th floor, BMC Office,
Hindu Hriday Samrat BalasahebThakre
Market, Poonam Nagar,
ogeshwari (E), Mumbai – 400093.





City Engineer
 Municipal Corporation of Greater Mumbai
 Manoj Fire Station, Jagajhamal Dal Mills,
 Mumbai - 400 059

MUNICIPAL CORPORATION OF GREATER MUMBAI
MUNICIPAL FIRE BRIGADE

No: **FB/HR/RIII/165**
 Date: **30/1/2020**

Sub: N.O.C. stipulating fire protection and fire-fighting requirements for the proposed construction of High Rise Residential Building on plot bearing CTS No. 282/A, 282/A/1 to 4 & 282/B of village Bandivali and CTS No.471/A, 471/A/1 to 6, 471/B AND 485/C to 485/E at Village Oshiwara, Off. S. V. Road, Jogeshwari (w) in K/W/Ward.

Ref: 1) Letter from Shehal Shah, L.S. Dt. 06/01/2020.
 2) M.F.B. No.: HR/RIII/165 dated. 10/01/2020.

Chief (T. & C.P. Division)
MMRDA

This is a proposal for proposed construction of High Rise Residential Building comprising of two wings i.e. Wing 'A' & 'B' having Ground floor partly on stilts + 1st to 22nd upper residential floors with total height of 68.15 mtrs measured from general ground level up to terrace level as per details shown on the plan by L.S.

The details of floor wise users for Wing 'A' & 'B' will be as follows:

Floor	Detail of usage/ tenements per floor	
Ground floor on stilts	Entrance lobby + Two tier stack car parking + Electric meter panel + Pump room	Entrance lobby + Two tier stack car parking + Electric meter panel
1 st to 7 th , 9 th to 14 th & 16 th to 22 nd floors	06 flats on each floor	06 flats on each floor
8 th & 15 th floor	05 flats	04 flats
	Joint refuge area	
Terrace	Open to sky (treated as refuge area)	

Joint Refuge areas provided for Wing 'A' & 'B' are as under:

Floor	Refuge area (Required)	Refuge area (Proposed)	Height of refuge area from general ground level
8 th	109.40 sq. mtrs	109.40 sq. mtrs	24.65 sq. mtrs
15 th	125.59 sq. mtrs	125.59 sq. mtrs	44.95 sq. mtrs

In addition to above, the terrace of the building will be treated as refuge area. E.E. (MMRDA) shall verify the refuge area calculation and Excess refuge area if any, shall be counted in F.S.I.

DETAILS OF STAIRCASE for Wing 'A' & 'B' are as follows:

Staircase description	Width of staircase	Nos. of staircase	Open / Enclosed
Leading from Ground to terrace	1.50 mtrs wide	01 no. for Wing 'A' & 'B'	Enclosed

The staircases are externally located & adequately ventilated to the outside air, as shown on the enclosed plans by Architect.

Date: 30/1/2020

DETAILS OF LIFT for Wing 'A' & 'B' are as follows:-

Lift	Profile	Nos. of lift
Passenger lift	Leading from Ground to top floor	02 nos. for Wing 'A' & 'B'
Passenger lift	Leading from Ground to terrace	01 no.. for Wing 'A' & 'B'

Out of three lift, one lift shall be converted into fire lift & lift lobby at every floor level is directly ventilated to outside air, as shown on the enclosed plans by Architect.

The plot abuts 09.00 mtrs internal road which proposed to be widen 18.30 mtrs. road North side & 09.00 mtrs. wide internal road on West side of proposed building as shown enclosed on the plan by L.S.

The side open spaces all around the building for Wing 'A' & 'B' are as under:

Side	Open space from building line to plot boundary	
	Wing 'A'	Wing 'B'
North	4.50 mtrs. to 13.04 mtrs + 09.00 mtrs internal road which proposed to be widen 18.30 mtrs. road	4.79 mtrs. to 13.04 mtrs + 09.00 mtrs internal road which proposed to be widen 18.30 mtrs. road
South	7.16 mtrs. to 17.22 mtrs. including surface car parking	6.58 mtrs. to 16.80 mtrs. including surface car parking & Paved RG
East	Wing 'B'	06.00 mtrs drive way including Paved RG + RG + Nallah
West	1.50 mtrs. to 3.76 mtrs + 09.00 mtrs internal road	Wing 'A'

The proposal has been considered favorably in view of the facts that :

- The plot abuts 09.00 mtrs internal road which proposed to be widen 18.30 mtrs. road North side & 09.00 mtrs. wide internal road on West side of proposed building as shown enclosed on the plan by L.S. which is easily accessible for fire appliance in case of Emergency.
- Automatic sprinkler system will be provided in each flat, entire car parking area covering each level of car parking & in lift lobby/common corridor on each floor level as per relevant I.S. specifications.
- Automatic smoke detection system shall be installed in lift machine room and electric meter panel as per IS specifications.
- Feasible active and passive fire protection and firefighting requirements or any additional fire recommendation / requirements if any, for proposed High Rise Residential Building will be recommended in future from Mumbai Fire Brigade Officer before final occupation.

In the view of the above, as far as this department is concerned, there would be no objection for proposed construction of High Rise Residential Building comprising of two wings i.e. Wing 'A' & 'B' having Ground floor partly on stilts + 1st to 22nd upper residential floors with total height of 68.15 mtrs measured from general ground level up to terrace level as per details shown on the plan by L.S., signed in

token of approval & subject to satisfactory compliance with the following modified & additional requirements:

1. **ACCESS :**

There shall be no compound wall on the road side i.e. on North side. The chain link may be permitted. Courtyards shall be flushed with the road level.

2. **COURTYARDS :**

- a) The entire available courtyards on all the sides of the building shall be paved suitably to bear the load of fire engines weighing up to 48 m. tones each with point load of 10 kg/cm^2
- b) All the courtyards shall be in one plane.
- c) The courtyards shall be kept free from obstruction at all times.
- d) No structure of any kind shall be permitted in courtyards.

3. **STAIRCASE:**

- a) The layout of main staircase shall be enclosed type as shown in the plan throughout its height and shall be approached (gained) at each floor level through at least one hour fire resistant self closing door placed in the enclosed wall of the staircase at landing.
- b) The flight width of main staircase leading from Ground to terrace, shall not be less than 1.50 mtrs
- c) Permanent vent at the top equal to 5% of the cross-sectional area of the staircase shall be provided.
- d) Operable sashes or R.C.C. grills with clear opening of not less than 0.5 sq.mtrs. per landing on the external wall of the staircase shall be provided.
- e) Nothing shall be kept or stored in staircase / corridor/passage.

Staircase door at terrace shall be provided in the following manner:

- a) The top half portion of the doors shall be provided with louvers.
- b) The latch-lock shall be installed from the terrace side at the height if not more than 1 mtrs.
- c) The glass front of 6 inch diameter with the breakable glass shall be provided just above the latch lock, so as to open the latch in case of an emergency by breaking glass.

5. **STACK CAR PARKING:**

- a) Two tier stack car parking shall be restricted to the designated area as shown on the plan.
- b) Drainage of the car parking area shall be laid independent from that of the building and it shall be provided with catch pit and fire trap before connecting the building drainage or Municipal drainage
- c) Dwelling, use of naked light/flame, repairing/maintenance of vehicles shall be strictly prohibited in the parking area.
- d) Structural design shall be constructed of steel construction.
- e) Vertical deck separation having car parking level, vertical separation between the upper and lower decks by using the non-perforated and non-combustible materials (structural steel plate) shall be provided. This is to minimize direct

impingement of flame to the car in the upper deck and also to prevent dripping of any possible leaking fuel to the lower deck.

- f) Elements of the stack car parking structure shall have 1 hr. fire resistance.
- g) Parking area shall be accessible by trained staff when carrying out the maintenance work.
- h) The parking system is to be ceased during the maintenance operation.
- i) Entire car parking area shall be protected with automatic sprinkler system covering each car park..

4. LIFT:

- a) Walls enclosing lift shafts shall have fire resistance of not less than two hours.
- b) Shafts shall have permanent vents of not less than 0.2 sq. mtrs. in clear area immediately under the machine room.
- c) Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. Collapsible door/shutter shall not be permitted.
- d) One of the lifts shall be converted into fire lift and shall conform to the specifications laid down under the D.C. Regulations.

5. FIRE LIFT:

- a) To enable fire services to reach the upper floor with the minimum delay, one fire lift shall be provided and shall be available for the exclusive use of the firemen in an emergency and directly accessible to each floor.
- b) The lift shall have a floor area of not less than loading capacity of not less than 545 kgs. (8 persons lift) with automatic closing doors.
- c) There shall be an alternate electric supply from a generator/separate substation of an adequate capacity apart from the electric supply and the cables run in a route safe from fire i.e within the lift shaft. In case of failure of normal electric supply, it shall automatically trip over to alternate supply.
- d) The operation of the fire lift should be by a simple toggle or two button switch situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative and the lift will be on car control only or on priority control device. When the switch is off, the lifts will return to normal working. The lift can be used by the occupants in normal times.
- e) The word 'Fire lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- f) Landing doors and lift car doors of the lift shall be of steel shuttered with fire resistance of one hour. Collapsible door/shutter shall not be permitted.
- g) The speed of the lift shall be such that it can reach the top floor from ground level within one minute.

6. ESCAPE ROUTE FROM FLAT TO STAIRCASE :

- a) Corridor / lift lobby at each floor level shall be ventilated to the outside air as shown on the plan & shall be kept free from obstructions at all times.
- b) Permanent ventilation in form of grill provided to the corridor / lift lobby / staircase area shall not be bricked up or closed at any time in the future.

7. ENTRANCE DOORS:

Entrance doors & kitchen doors (if provided) shall be of solid core having fire resistance of not less than one hour.

8. ELECTRIC CABLE CONDUIT AND ELECTRIC METER PANEL:

- a) Electric cable conduit shall be exclusively used for electric cables & should not open in staircase enclosure.
- b) Electric cable conduit shall be sealed at each floor level with non-combustible materials such as vermiculite concrete. No storage of any kind shall be done in electric shaft.
- c) Electric wiring/ cable shall be non-toxic, non-flammable, low smoke hazard having copper core / fire resistance for the entire building with provision of E.L.C.B. / M.C.B.
- d) Electric meter panel shall be provided at location marked on the plans with electric emergency switch at the ground floor level. It shall be adequately ventilated & easily accessible.
- e) Electric wiring shall be having copper core having the fire resistance and low smoke hazard cables for the entire bldg., with the provision of E.L.C.B /M.C.B.
- f) Low & medium voltage wiring running in shaft & in false ceiling should run in separate conduits.
- g) Water mains, telephone lines, intercom lines, gas pipes or any other service line should not be laid in the duct for electrical cables; use of bus bar / solid rising mains instead of cables is preferred.
- h) Separate circuits for firefighting pumps, lifts, staircases & corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fuse in one circuit will not affect the others.
- i) Master switches controlling essential service circuits shall be clearly labeled & provide in the lobby for emergency operations.

12. ESCAPE ROUTE LIGHTING:

Escape route lighting (staircase and corridor lighting) shall be on independent circuits as per rules.

13. FIRE FIGHTING REQUIREMENTS:

A) UNDERGROUND WATER STORAGE TANK (Common for Wing 'A' & 'B'):

An underground water storage tank of 1,50,000 liters capacity shall be provided at location marked on the plan as per design specified in the rules with baffle wall and fire brigade collecting breaching. The design shall be got approved from H.E.'s department prior to erection.

B) OVERHEAD WATER STORAGE TANK (Separate for Wing 'A' & 'B'):

A tank of 30,000 liters capacity shall be provided at the terrace level. The design shall be got approved from H.E.'s department prior to erection. The tank shall be connected to the wet riser through a booster pump through a non-return valve and gate valve.

Copy on 29/10/2000

20/11/00

C) WET RISER CUM DOWN COMER SYSTEM (Separate for Wing 'A' & 'B' in each staircase at each floor level) :

Wet riser cum down comer system of internal diameter of 15 cms. of G.I. 'C' class pipe shall be provided with twin hydrant outlet and hose reel on each floor as shown on the plan. Pressure-reducing discs or orifices shall be provided at lower level so as not to exceed the pressure of 5.5 kgs/sq.cm. A fire service inlet on the static tank directly fronting courtyards shall be provided to connect the mobile pump of the fire service to each wet riser & automatic sprinkler system.

D) FIRE PUMP, SPRINKLER PUMP, JOCKEY PUMP (Common for Wing 'A' & 'B') & BOOSTER PUMP (Separate for Wing 'A' & 'B'):

- a) Wet riser shall be connected to a fire pump at ground level of capacity of not less than 2800 liters/min. capable of giving pressure of not less than 3.2 kgs/sq.cms. at the top most hydrant. The same shall be coupled with jockey pump of suitable capacity to keep the system pressurized.
- b) Booster pump of capacity 900 liters/min. giving a pressure of not less than 3.2 kgs./sq.cms. at the topmost hydrant outlet of the wet riser shall be provided at the terrace level.
- c) Two way switches for the booster pump shall be provided at ground floor, refuge floor as well as at terrace level at easily accessible/noticeable place.
- d) Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- e) Only surface mounted pumps or vertical turbine pumps shall be installed for firefighting installation with adequate size pump room. Fire fighting panel shall be provided at ground level at easily accessible place.
- f) Electric supply (normal) to these pumps shall be on independent circuit.

E) AUTOMATIC SPRINKLERS SYSTEM (Separate for Wing 'A' & 'B'):

Automatic sprinkler system will be provided in each flat, entire car parking area covering each level of car parking, society office, fitness center & in lift lobby/common corridor on each floor level as per relevant I.S. specifications.

F) EXTERNAL HYDRANTS:

Courtyard hydrants shall be provided at distance of every 30.00 mtrs. around the building at ground & within the confines of the site of the wet riser-cum-down comer.

G) HOSES & HOSE BOXES:

One Hose Box with two hoses of 15 mtrs. length of 63 mm dia. along with branch shall be provided at each courtyard hydrant at ground floor at easily accessible place.

H) AUTOMATIC SMOKE DETECTION SYSTEM:

Automatic smoke detection system shall be installed in lift machine room and electric meter room as per IS specifications.

I) ALTERNATE SOURCE OF POWER SUPPLY:

An alternate source of LV/HV supply from a separate substation or from a D.G. set with appropriate changeover over switch shall be provided for fire lift, fire pump, booster pump, sprinkler pump, jockey pump, staircase and corridor lighting circuits and fire alarm system. It shall be housed in separate cabin.

J) PORTABLE FIRE EXTINGUISHERS:-

- a. One dry chemical powder (ABC type) fire extinguisher of 09 kgs. Capacity having BIS certification mark and one bucket filled with dry clean sand shall be kept in each Electric Meter room, Lift Machine Room & at each floor-level.
- b. Two dry chemical powder (ABC type) fire extinguishers of 09 kgs. Capacity having BIS certification mark and two buckets filled with dry clean sand shall be near car parking area.

14. SIGNAGES:

Self glowing/florescent exit signs in green color shall be provided, showing the means of escape for the entire building.

15. FIRE ALARM SYSTEM:

The building shall be provided with manual fire alarm system with main control panel on ground floor level and pillbox and hooters at each of the upper floors. The layout of the fire alarm system shall be in accordance with IS specification.

16. PUBLIC ADDRESS SYSTEM:

The building shall be provided with public address system as per the rules with main control operator at console panel at ground floor.

17. TRAINED OCCUPIERS / STAFF / SECURITY GUARDS:

The trained security guard / fire staff having basic knowledge of firefighting & fix firefighting installation shall be provided / posted in the building. They will be responsible for the following;

- a) Maintenance of all the first aid firefighting equipment's, fixed installations & other firefighting equipment's / appliance in good working condition at all times.
- b) Imparting training to the occupants of the building in the use of firefighting equipment provided on the premises & kept them informed about the fire & other emergency evacuation procedures.
- c) To liaise with the City Fire Brigade on regular & continual basis.

18. FIRE DRILLS / EVACUATION DRILLS:

Fire Drills & Evacuation drills shall be conducted regularly in consultation with Mumbai Fire Brigade & log of the same shall be maintained.

Handwritten signature and date: 24/11/20

Handwritten signature and date: 30/11/2020

19. REFUGE AREA:

- A. The refuge area provided each on 8th & 15th floor level shall conform to the following requirements:-
- a) The layout of refuge area shall not be changed / modified at any time in future.
 - b) The refuge area shall be provided with railing parapet of 1.10 mtrs. height on open side and shall be of sound construction.
 - c) There shall not be any opening/s into the refuge area from any portion of the occupied premises.
 - d) Refuge area shall be segregated by brick masonry partition wall of 9" thickness or concrete block wall of 6" thickness and access to the refuge area shall be gained through half an hour fire resistance self closing door.
 - e) The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter and for the use of fire brigade or any other organization dealing with fire or other emergency when it occurs and also for exercises / drills, if conducted by the Fire Brigade Department.
 - f) The refuge area shall not be allowed to be used for any other purpose and it shall be responsibility of the owner / occupier to maintain the same clean and free of encumbrance and encroachments at all times.
 - g) The entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning "REFUGE AREA IN CASE OF EMERGENCY".
 - h) Adequate drinking water facility shall be provided in the refuge area.
 - i) Adequate emergency lighting facility connected to the electric circuit to the staircase, corridor / passage etc. lighting shall be provided in the refuge area.
- B. The terrace shall be treated as refuge area and shall be provided as under:
- a) The entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning "REFUGE AREA IN CASE OF EMERGENCY".
 - b) Adequate drinking water facility shall be provided in the refuge area.
 - c) Adequate emergency lighting facility connected to the electric circuit to the staircase, corridor / passage etc. lighting shall be provided.

Excess refuge area shall be counted in FSI.

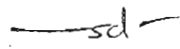
The party has paid Scrutiny fees of Rs. 6,39,711/- vide, Receipt no. 33485711/3485712/3485713 (SAP Doc. No. 1003786627) dated 21/01/2020, on the total built up area of 12070.01 mtrs. as certified by the L.S.

However, E.E. (MMRDA) is requested to verify the gross built up area and inform, if found to be more for the purpose of levying additional scrutiny fee.


NOTE : 

- 1) The fire fighting installation shall be carried out by licensed approved agency.

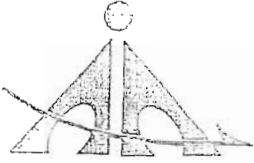
- 2) The Area Calculation submitted by the architect in the plans shall be verified by E.E.(MMRDA) & if any change then the proposal shall be referred back to this department.
- 3) The width of the Abutting Road / Access Road, Open spaces mentioned in this N.O.C. are as per plans submitted by the Architect, attached herewith. These parameters shall be verified by E.E.(MMRDA) before granting any permission (I.O.D./C.C./further C.C.). If found any contradiction, the proposal shall be referred back to this Department.
- 4) This N.O.C. is issued for the proposed building from Fire Risk / Fire Safety point of view only. The plans approved along with this N.O.C. are approved from Fire Risk / Fire Safety point of view only. Approval of this plan does not mean in any way of allowing construction of the building. It is L.S. / Developer's responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building. The Area Calculation submitted by the architect in the plans shall be verified by E.E.(MMRDA) & if any change then the proposal shall be referred back to this department.
- 5) E.E.(MMRDA) requested to scrutinized the plans as per DCPR 2034 & verify civil work & all other requirements pertaining to civil Engineering side including open spaces, corridors, staircases, amendments, height, refuge area in sq. mtrs. & floor occupancy of the building. If these plans, given open space & R.G. is not approvable then this N.O.C. shall be treated as cancelled & refer back to this department for revised N.O.C. also till then further process of issuing I.O.D. & C.C. shall not be permitted.
- 6) E.E.(MMRDA) requested to scrutinized the plans as per DCPR2034 & verify civil work and all other requirements pertaining to civil Engineering side about Road, open spaces, corridors, staircases, ventilation, height, refuge area & floor occupancy. If any changes in the plans other than mentioned above then E.E.(MMRDA) shall refer back the proposal to this department for revised NOC till then further process shall not be permitted.
- 7) If any matter of NOC violate DCPR 2034 then this NOC shall be refer back to this department with remark.
- 8) Plans and NOC are signed by fire officers of Mumbai Fire Brigade, same shall be physically checked by E.E.(MMRDA) if anything found incorrect, shall be refer back to this department because Architect / L.S. has submitted this proposal to this department without scrutiny from sanctioning authority.


Dy. Chief Fire Officer
Mumbai Fire Brigade

Copy to: Shehal Shah, L.S.


Dy. Chief Fire Officer
Mumbai Fire Brigade

original copy handed over
to shehal shah
(MMRDA & Arch copy)



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

M/s. Niketan Ventures Pvt. Ltd

Date: 15-01-2020

Cine Star Theatre Compound, 1st floor,
Trikaandas Road, Kandivali (West), Mumbai -
400 067

Valid Upto: 14-01-2028

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	JUHU/WEST/B/122719/437343 ✓
Applicant Name*	Aerodynamiks
Site Address*	C.T.S Nos. 282 A, 282/A/1 TO 282/A/4 and 282 B of Village - Bandivali and C.T.S Nos. 471/A, 471/A/1 To 471/A/ 6, 471/B and 485/C TO 485/E of Village - Oshiwara. Village - Oshiwara off S.V.Road at Jogeshwari (West), Mumbai, Jogeshwari West, Mumbai, Maharashtra
Site Coordinates*	19 08 52.74N 72 50 38.44E, 19 08 52.38N 72 50 38.45E, 19 08 51.65N 72 50 38.52E, 19 08 52.38N 72 50 38.52E, 19 08 52.74N 72 50 38.52E, 19 08 52.95N 72 50 38.52E, 19 08 51.65N 72 50 40.09E, 19 08 51.42N 72 50 40.34E, 19 08 52.89N 72 50 43.50E, 19 08 51.45N 72 50 43.76E
Site Elevation in mtrs AMSL as submitted by Applicant*	7.44 M ✓
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	102.44M ✓

*As provided by applicant

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

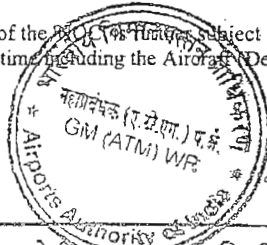
a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the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

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

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

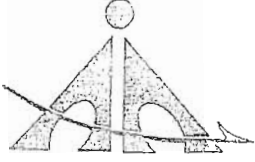
d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

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



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

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



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

- f. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 102.44M (AMSL), as indicated in para 2.
- g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operations is obligatory, within 8 KM of the Aerodrome Reference Point.
- h. The certificate is valid for a period of 8 years from the date of its issue. One time revalidation without assessment may be allowed, provided construction work has commenced, subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.
- i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights
- j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.
- k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series B Part I Section 4, available on DGCA India website: www.dgca.nic.in
- l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.
- m. This NOCID has been assessed w.r.t Juhu, Navi Mumbai, Santa Cruz Airport(s). NOC has been issued w.r.t. the AAI aerodromes and other licensed civil aerodromes as listed in Schedule-III, Schedule-IV(Part-1), Schedule-IV(Part-2;RCS Airports Only) and Schedule-VII of GSR751(E).
- n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule-V of GSR751(E). As per Rule 13 of GSR751(E), applicants also need to seek NOC from the concerned State Govt. for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2:other than RCS airports) of GSR751(E).
- o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- p. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSE shall prevail.

Chairman NOC Committee

Region Name: WEST

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

Email ID: nocwr@aaiaero

Contact No: 022-28300656



प्रतिष्ठा श्रीवास्तव
17-01-2020
निदेशिका श्रीवास्तव / GANISH SHRIVASTAV
उपनिवेशक (ए.टी.ए., -डी.ओ.ए. एल.), ए.के.
जी. General Manager (ATM - DoAS) W.R.

उपनिवेशक सुरक्षा विभाग / Dept. Of Aerodrome Safeguarding
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India
मुंबई / Mumbai - 400 099

Name / Designation / Sign with Date	
Prepared By :	 NIRAS GUPTA MAR (ATM - DOAS)
Verified By :	 P.K. Singh Asst. GM (ATM - DOAS) 15/01/2020

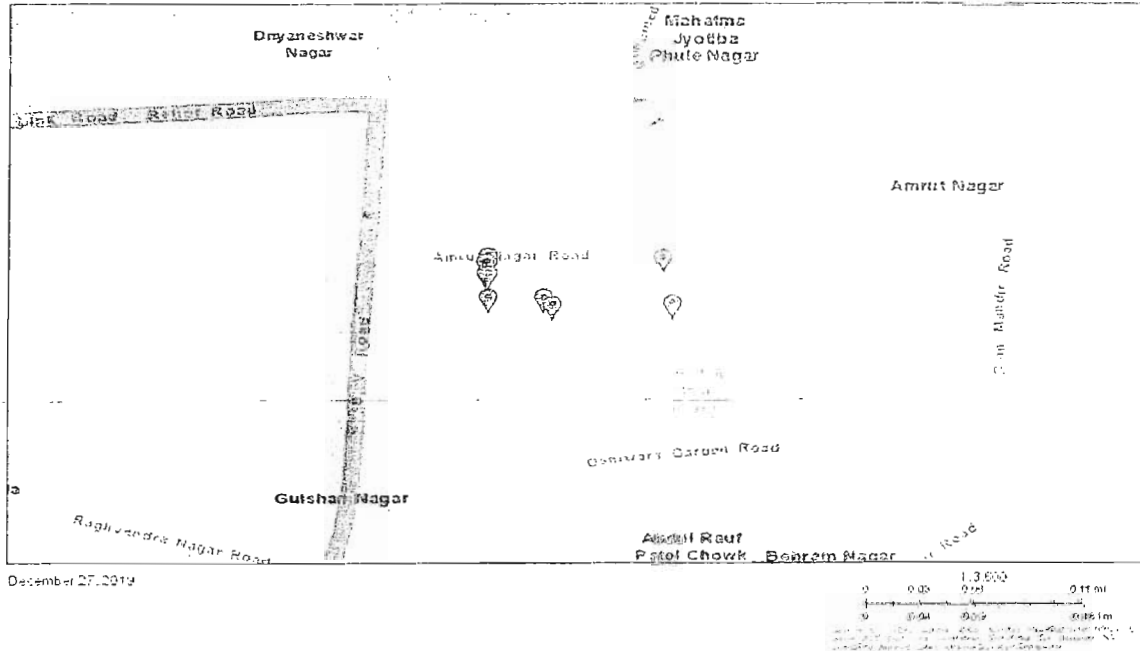
क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिन्स, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300605

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

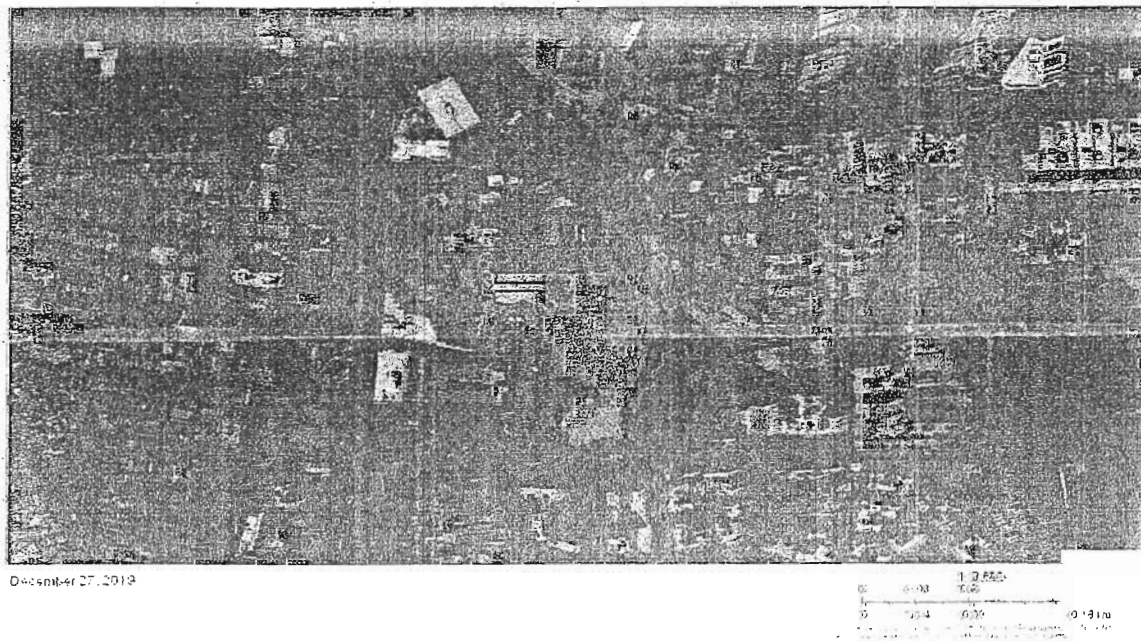
Distance From Nearest Airport And Bearing

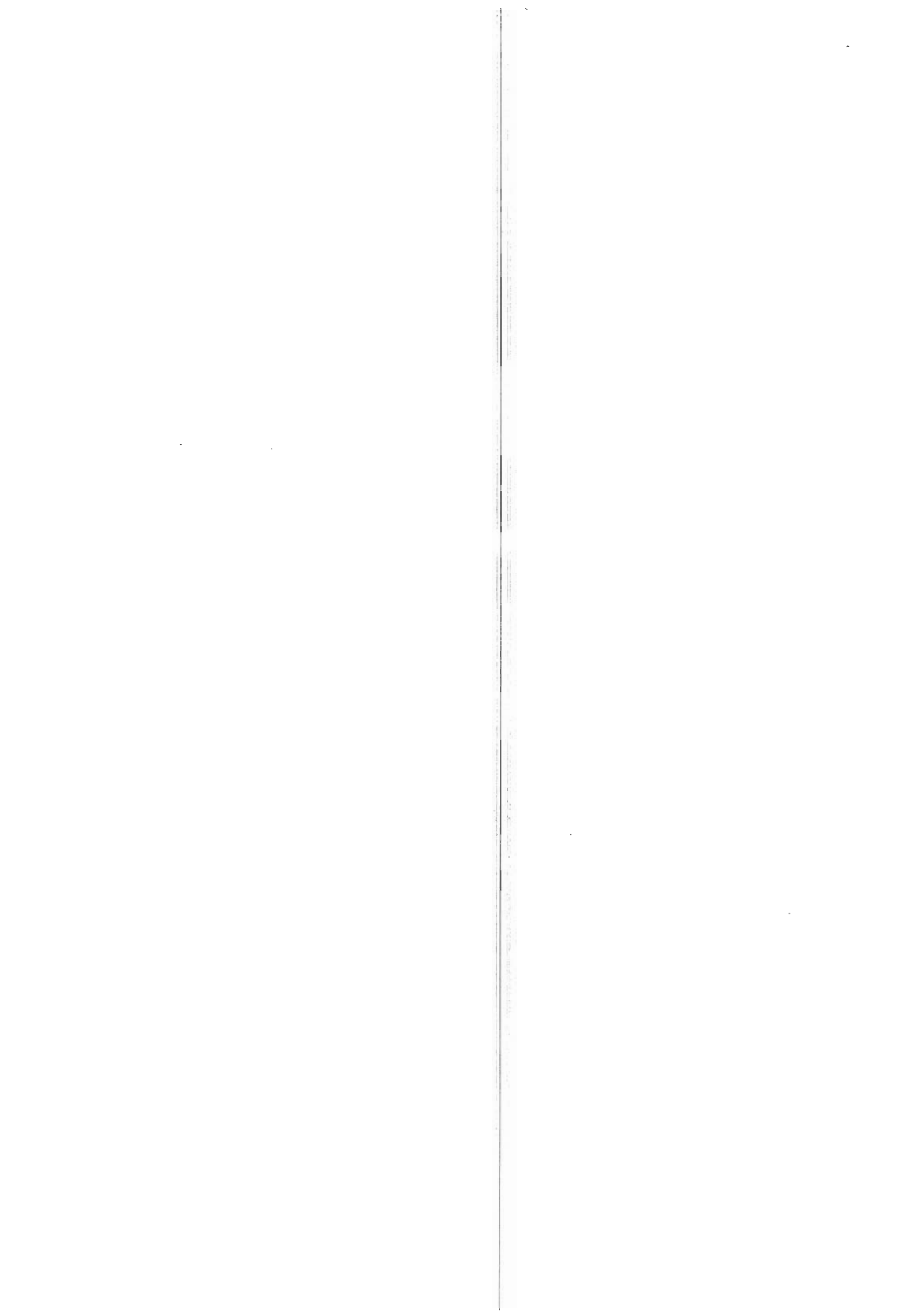
Airport Name	Distance (Meters) from Nearest ARP	Bearing (Degree) from Nearest ARP
Juhu	5651.81	11.54
Navi Mumbai	29114.89	306.31
Santa Cruz	6571.57	341.55
NOCID	JUHU/WEST/B/122719/437343	

Street View



Satellite View







महाराष्ट्र शासन

मालमत्ता पत्रक



ULPIN: 70247012229

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

70247012229

गाव/पेठ : बांदीवली		तालुका/न.मु.का. : नगर भूमापन अधिकारी, अंधेरी			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	झिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
२८२/अ			२६३९.४०	सी	

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९६६	[श्री. पुरुषोत्तम झवेरमाई पटेल आणि इतर]
पट्टेदार :	
इतर भार :	
इतर शरे :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा वार (इ)	साक्षात्कन
30/09/2005	म. उपजिल्हाधिकारी मू. उ. जिल्हा यांचे कडील No. ADC/LND/C/६९९९ दि. ३१/१०/६७ चे विनशेती आदेश व इकडील क्र. न.मू.अ. बांदीवली मो.र.नं. १८१/०५ दि. ५/५/०५ चे आदेशाने न.मू.क्र. २८२ क्षेत्र ३२६१.३ चौ.मी. विनशेती आदेशाची व सा-याची नोंद दाखल केली. औद्योगिक प्रयोजनासाठी सारा १०० चौ. मीटरला १६४.०० रु. मुदत ३१/७/६८ पर्यंत			फेरफार क्रं. ८५ प्रमाणे सही- 30/09/2005 न.मू.अ.अंधेरी
06/12/2008	मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे आदेश, मंजूर अभिन्नास क्र सी/कार्या ३ क/पोवि/एस.आर.ए.१२२१/०८ दि. १५/१०/२००८ व इकडील पो.हि / मो.र.न. २६८/२००८ दि. २२/१०/२००८ व न.मू.अ. अंधेरी यांचे आदेश क्र न.मू.अंधेरी/प.मू.५/क्र.१७४/०८ दि.०६/१२/२००८ अन्वये न. मू. क्र. २८२ चे क्षेत्र ३२६१.३ चौ. मि. मधून पोटविभाजनाकडे वर्ग होणारे क्षेत्र ६२९.९ चौ. मि. वजा करून शिल्लक क्षेत्र २६३१.४ चौ. मि. कायम केले व न.मू.क्र. २८२ ला २८२/अ असा शेज दिला व पोटविभाजनाची नमुक २८२ व क्षेत्र ६२९.९ आरक्षण पेडिस्टिरियन फ्लॉझा अशी स्वतंत्र मिळकत पत्रिका छापली. व वारक सदरी श्री. पुरुषोत्तम झवेरमाई पटेल आणि इतर यांची नावे दाखल केली. कर्मशियल ट्रान्सफोरमेशन झोन			फेरफार क्रं. १७४ प्रमाणे सही- 06/12/2008 न.मू.अ.अंधेरी
05/01/2009	श्री. पुरुषोत्तम झवेरमाई पटेल हे दिनांक ११/०३/१९८७, रोजी मयत, अर्ज, प्रतिज्ञापत्र मृत्यूचा दाखला व जबाबान्वये वारसांची नोंद केली.		श्रीमती हिराबेन पुरुषोत्तम पटेल श्री. चंद्रकांत पुरुषोत्तम पटेल श्री. गिरिश पुरुषोत्तम पटेल श्री. हर्षद पुरुषोत्तम पटेल	फेरफार क्रं. १७५ प्रमाणे सही- 05/01/2009 न.मू.अ.अंधेरी
18/06/2009	मा. अधीक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. न.मू. सं.३ अ/न.मू. बांदिवली/फेर चौकशी क्र. १६६/२००९/१२७२ दिनांक ४/६/२००९ अन्वये महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम २५८ अन्वये पुनर्विलोकन करणेकामी परवानगी दिल्याने प्रकरणी चौकशी करून इकडील कार्यालयीन आदेश क्रमांक न.मू.अ.अंधेरी/फेर.क्र. १९२/२००९ दिनांक १८/६/२००९ अन्वये सत्ता प्रकार क -१ ऐवजी क असा दाखल केला.			फेरफार क्रं. १९२ प्रमाणे सही- 18/06/2009 न.मू.अ.अंधेरी
08/07/2009	मा. सहाय्यक दुय्यम निबंधक अंधेरी क्र. १ यांचेकडील र.रु. ०/- अन्वये खरेदी देणार श्रीमती हिराबेन पुरुषोत्तम पटेल, श्री. चंद्रकांत पुरुषोत्तम पटेल, श्री. गिरिश पुरुषोत्तम पटेल, श्री. हर्षद पुरुषोत्तम पटेल यांचे नाव कमी करून खरेदी घेणा-यांचे नाव दाखल केले,	881/2009	श्री. सुकेतन प्रॉपर्टीज प्रा.लि. चे संचालक श्री. केतन महता श्री.सुनिल एम. वोरा	फेरफार क्रं. १९३ प्रमाणे सही- 08/07/2009 न.मू.अ.अंधेरी
16/12/2015	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मू.१/मि.प/असरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.मू. बांदिवली / फे.फा.क्र. ४३५ दिनांक १६/१२/२०१५ अन्वये मिळकत पत्रिकेवरील नमुद अंकी क्षेत्र असरी रुपांतरीत करून दोन हजार सहाशे ऐकतीस पूर्णांक चार दशांश चौ.मी नमुद केले.			फेरफार क्रं. ४३५ प्रमाणे सही- 16/12/2015 न.मू.अ.अंधेरी
30/05/2018	आदेशान्वये रजिस्टर ऑफ कंपनी आर. ओ. सी. मुंबई यांचेकडील कंपनीचे नाव बदला बाबतचे प्रमाण पत्र क्र. c सी आय एन यु ७०१०० एम एच २००५ पी. टी. सी. १५१६१० अन्वये व फॉर्म डी आया आर १२ अन्वये नगर भूमापन बांदिवली तालुका अंधेरी न.मू.क्र. २८२/अ २८२अ, १ ते ४ व २८२ब या मिळकती मधील वारक मे. सुकेतन प्रॉपर्टीज प्रा. लि. चे संचालक श्री. केतन महता श्री सुनिल एम. वोरा यांची नावे कमी करून त्यांचे ऐवजी निकेतन व्हे चर्स प्रा. लि. असे नाव दाखल केलेची नोंद केली.		श्री. सुकेतन व्हे चर्स प्रा. लि.	फेरफार क्रं. ५०२ प्रमाणे सही- 30/05/2018 न.मू.अ.अंधेरी

हि मिळकत पत्रिका (दिनांक 22/12/2018 12:12:00 AM रोजी) डिजिटल स्वासरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 08/11/2022 03:11:47 PM

वेधता पडताळणी साठी <https://digitalsarbhara.mahabhumi.gov.in/DSLX/Login/VerifyPropertyCard> या संकेत स्थळावर 2204100001732599 हा क्रमांक वापरावा.





महाराष्ट्र शासन

भालमत्ता पत्रक



ULPIN: 84228774221

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

84228774221

गाव/पेठ : बांदीबली		तालुका/न.भु.का. : नगर भूमापन अधिलारी, अंधेरी			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
२८२/अ/१			७.३०	सी	

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९६६	[श्री पुरुषोत्तम झवेरमाई पटेल आणि इतर]
पट्टेदार :	
इतर धार :	
इतर शेरे :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा मार (इ)	साक्षात्कन
30/09/2005	मा. उपजिल्हाधिकारी मुं. उ. जिल्हा यांचेकडील No/ADC/LND/C/६९९९ of. ३१/१०/६७ चे विनशेतीआदेश व इकडील क्र. न.मु.अ.बांदिवली मो.र.नं. ग-८१/०५ दि. ५/५/०५ चे आदेशाने न.मु.क्र. २८२/२ क्षेत्र २८२.२ चौ.मी. विनशेती आदेशाची व सा-याची नोंद दाखल केली. औद्योगिक प्रयोजनासाठी सारा१०० चौ.मीटरला १६४.०० मुदत ३१/७/६८ पर्यंत			फेरफार क्रं. ८५ प्रमाणे सही- 30/09/2005 न.मु.अ.अंधेरी
06/12/2008	मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे आदेश मंजूर अभिन्यास क्र सी/कार्या ३ क/पोवि/एस.आर.ए.१२२१/०८ दि. १५/१०/२००८ व इकडील पो.हि / मो.र.नं. २६८/२००८ दि. २२/१०/२००८ व न.मु.अ. अंधेरी यांचे आदेश क्र न.मु.अंधेरी/प.मु.५/फे.क्र.१७७/०८ दि.०६/१२/२००८ अन्वये मूळ न.मु.क्र. २८२ ला २८२/अ असा शेज बदल केल्याने न.मु.क्र. २८२/२ ला २८२ अ/२ असा शेज बदल केला.			फेरफार क्रं. १७४ प्रमाणे सही- 06/12/2008 न.मु.अ.अंधेरी
05/01/2009	श्री. पुरुषोत्तम झवेरमाई पटेल हे दिनांक ११/०२/१९८७ रोजी मयत, अर्ज, प्रतिज्ञापत्र मृत्यूचा दाखला व जबाबान्वये वारसांची नोंद केली.		H [श्रीमती हिराबेन पुरुषोत्तम पटेल] [श्री. चंद्रकांत पुरुषोत्तम पटेल] [श्री. गिरिश पुरुषोत्तम पटेल] [श्री. हर्षद पुरुषोत्तम पटेल]	फेरफार क्रं. १७५ प्रमाणे सही- 05/01/2009 न.मु.अ.अंधेरी
18/06/2009	मा. अधीक्षक भूमि अमिलेख, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. न.मु. सं.३ अ/न.मु. बांदिवली/फेर चौकशी क्र. १६६/२००९/१२७२ दिनांक ४/६/२००९ अन्वये महाराष्ट्र जमीन महसूल अविनियम १९६६ चे कलम २५८ अन्वये पुनर्विलोकन करणेकामी परवानगी दिल्याने प्रकरणी चौकशी करून इकडील कार्यालयीन आदेश क्रमांक न.मु.अ.अंधेरी/फे.क्र. १९२/२००९ दिनांक १८/६/२००९ अन्वये सत्ता प्रकार क-१ ऐवजी क असा दाखल केला.			फेरफार क्रं. १९२ प्रमाणे सही- 18/06/2009 न.मु.अ.अंधेरी
08/07/2009	मा. सहाय्यक दुय्यम निबंधक अंधेरी क्र. १ यांचेकडील र.रु. ०/- अन्वये खरेदी देणार श्रीमती हिराबेन पुरुषोत्तम पटेल, श्री. चंद्रकांत पुरुषोत्तम पटेल, श्री. गिरिश पुरुषोत्तम पटेल, श्री. हर्षद पुरुषोत्तम पटेल यांचे नाव कमी करून खरेदी घेणा-यांचे नाव दाखल केले,	881/2009	H [मे. सुकेतन प्रॉपर्टीज प्रा.लि. चे संचालक] [श्री. केतन मेहता] [श्री. सुनिल एम. बोरा]	फेरफार क्रं. १९३ प्रमाणे सही- 08/07/2009 न.मु.अ.अंधेरी
16/12/2015	मा. जमाबंदी आयुक्त आणि संचालक भूमि अमिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मु.५/मि.प/अक्षरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.मु. बांदिवली / फे.फा.क्र. ४३५ दिनांक १६/१२/२०१५ अन्वये मिळकत पत्रिकेवरील नमूद अंकी क्षेत्र अक्षरी रुपांतरित करून दोनशे अठ्ठावीस पूर्णांक दोन दशांश चौ.मी नमूद केले.			फेरफार क्रं. ४३५ प्रमाणे सही- 16/12/2015 न.मु.अ.अंधेरी
30/05/2018	आदेशान्वये रजिस्टर ऑफ कंपनी आर. ओ. सी. मुंबई यांचेकडील कंपनीचे माह बदल बाबतचे प्रमाण पत्र क्र. सी आय एन यु ७०१०० एम एच २००५ पी. टी. सी. १५१६१० अन्वये व फॉर्म डी आय आर १२ अन्वये नगर भूमापन बांदिवली तालुका अंधेरी न.मु.क्र. २८२/अ २८२अ, १ ते ४ व २८२ब या मिळकती मधील धारक मे. सुकेतन प्रॉपर्टीज प्रा. लि. चे संचालक श्री. केतन मेहता श्री सुनिल एम. बोरा यांची नावे कमी करून त्यांचे ऐवजी निकेतन व्हॅचर्स प्रा. लि. असे नाव दाखल केलेची नोंद केली.		H निकेतन व्हॅचर्स प्रा. लि.	फेरफार क्रं. ५०२ प्रमाणे सही- 30/05/2018 न.मु.अ.अंधेरी

हि मिळकत पत्रिका (दिनांक 22/12/2018 12:12:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 08/11/2022 03:11:04 PM

वेधता पडताळणी साठी <https://digitalassessors.mahabham.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2204160001732611 हा क्रमांक वापरावा.

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महाराष्ट्र शासन

वालयमत्ता पत्रक



80984517834

ULPIN: 80984517834

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेठ : बांदीवली		तालुका/न.मू.का. : नगर भूमापन अधिकारी, अंधेरी			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	घारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
२८२/अ/३			११७.२०	सी	

सुविधाधिकार :
हक्काचा मूळ धारक : H
वर्ष : १९६६ [श्री पुरुषोत्तम झवेरमाई पटेल आणि इतर]
पट्टेदार :
इतर मार :
इतर शेरे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा शार (इ)
30/09/2005	मा. उपजिल्हाधिकारी मुं. उ. जिल्हा यांचेकडील No/ADCA/LND/G/६९९९ of. ३१/१०/६७ चे विनशेतीआदेश व इकडील क्र. न.मु.अ.बांदिवली मो.र.नं. ग -८१/०५ दि. ५/५/०५ चे आदेशाने न.मु.क्र. २८२/४ क्षेत्र ४६९.६ चौ.मी. विनशेती आदेशाची व सा-याची नोंद दाखल केली. औद्योगिक प्रयोजनासाठी सारा१०० चौ.मीटरला १६४.०० मुदत ३१/७/६८ पर्यंत		
06/12/2008	मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे आदेश, मंजूर अभिन्यास क्र. सी/कार्या ३ क/पोवि/एस.आर.ए.१२२९/०८ दि. १५/१०/२००८ व इकडील पो.हि / मो.र.न. २६८/२००८ दि. २२/१०/२००८ व न.मु.अ. अंधेरी यांचे आदेश क्र न.मु.अंधेरी/प.मु.५/फे.क्र. १७४/०८ दि.०६/१२/२००८ अन्वये मूळ न.मु.क्र. २८२ ला २८२/अ असा शेज बदल केल्याने न.मु.क्र. २८२/४ ला २८२ अ/४ असा शेज बदल केला.		
05/01/2009	श्री. पुरुषोत्तम झवेरमाई पटेल हे दिनांक ११/०२/१९८७ रोजी मयत, अर्ज, प्रतिज्ञापत्र मृत्यूचा दाखला व जबाबान्वये वारसांची नोंद केली.		H श्रीमती हिराबेन पुरुषोत्तम पटेल श्री. चंद्रकांत पुरुषोत्तम पटेल श्री. गिरिश पुरुषोत्तम पटेल श्री. हर्षद पुरुषोत्तम पटेल
18/06/2009	मा. अधीक्षक मूमि अभिलेख, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. न.मु. सं.३ अ/न.मु. बांदिवली/फेर चौकशी क्र. १६६/२००९/१२७२ दिनांक ४/६/२००९ अन्वये महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम २५८ अन्वये पुनर्विलोकन करणेकामी परवानगी दिल्याने प्रकरणी चौकशी करून इकडील कार्यालयीन आदेश क्रमांक न.मु.अ.अंधेरी/फे.क्र. १९२/२००९ दिनांक १८/६/२००९ अन्वये सत्ता प्रकार क -१ ऐवजी क असा दाखल केला.		
08/07/2009	मा. सहाय्यक दुय्यम निबंधक अंधेरी क्र. १ यांचेकडील र.रु. ०/- अन्वये खरेदी देणार श्रीमती हिराबेन पुरुषोत्तम पटेल, श्री. चंद्रकांत पुरुषोत्तम पटेल, श्री. गिरिश पुरुषोत्तम पटेल, श्री. हर्षद पुरुषोत्तम पटेल यांचे नाव कमी करून खरेदी घेणा-यांचे नाव दाखल केले.	881/2009	H मे.सुकेतन प्रॉपर्टीज प्रा.लि. चे संचालक श्री. केतन मेहता श्री. सुनिल एम. वोरा
16/12/2015	मा. जमाबंदी आयुक्त आणि संचालक मूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मू.१/मि.प/अक्षरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.मु. बांदिवली / फे.फा.क्र. ४३५ दिनांक १६/१२/२०१५ अन्वये मिळकत पत्रिकेवरील नमूद अंकी क्षेत्र अक्षरी रुपांतरित करून चारशे एकसठ्ठ पूर्णांक सहा दशांश चौ.मी नमूद केले.		
30/05/2018	आदेशान्वये रजिस्टर ऑफ कंपनी आर. ओ. सी. मुंबई यांचेकडील कंपनीचे नाव बदला बाबतचे प्रमाण पत्र क्र. सी आय एन यु ७०१०० एम एच २००५ पी. टी. सी. १५१६१० अन्वये व फॉर्म डी आय आर १२ अन्वये नगर मूमापन बांदिवली तालुका अंधेरी न.मु.क्र. २८२/अ २८२अ, १ ते ४ व २८२ब या मिळकती मधील धारक मे. सुकेतन प्रॉपर्टीज प्रा. लि. चे संचालक श्री. केतन मेहता श्री सुनिल एम. वोरा यांची नावे कमी करून त्यांचे ऐवजी निकेतन व्हॅवर्स प्रा. लि. असे नाव दाखल केलेची नोंद केली.		H निकेतन व्हॅवर्स प्रा. लि.

हि मिळकत पत्रिका (दिनांक मिळकत पत्रिका डाउनलोड वेधता पडताळणी साठी [ht](https://digitalsatbara.mahabhumi.gov.in)

हि मिळकत पत्रिका (दिनांक **22/12/2018 12:12:00 AM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक **08/11/2022 04:11:32 PM**

वेधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLRL/VerifyPropertyCard> या संकेत स्थळावर **2204103301732613** हा क्रमांक वापरावा.



महाराष्ट्र शासन

मालमत्ता पत्रक



82210244739

ULPIN: 82210244739

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर मूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेट : बांदीवली	तालुका/न.भू.का. : नगर मूमापन अधिकारी, अंधेरी	जिल्हा : मुंबई उपनगर			
नगर मूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
२८२/ब			६२९.९०	सी	

सुविधाधिकार :
हक्काचा मूळ धारक :
वर्ष :
पट्टेदार :
इतर भार :
इतर शरे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
06/12/2008	मा. जिल्हाधीकारी मुंबई उपनगर जिल्हा यांचेकडील क्र. सी/कार्या ३ क/पोवि/एस.आर.।। १२२९/०८ व मो.र.नं. २६८/२००८ चे लगत न.मु.अ. अंधेरी यांचे दि.६/१२/२००८ चे आदेशान्वये न.मु.क्र. २८२ ब क्षेत्र ६२९.९ चौ.मी. आरक्षण पेडेस्टिरियम प्लॉट अशी स्वतंत्र मिळकत पत्रिका उघडली.		म [श्री पुरुषोत्तम झवेरमाई पटेल आणि इतर] आरक्षण पेडेस्टिरियम प्लॉट	फेरफार क्रं. १७४ प्रमाणे सही- 06/12/2008 न.मु.अ.अंधेरी
05/01/2009	श्री. पुरुषोत्तम झवेरमाई पटेल हे दिनांक ११/०२/१९८७ रोजी मयत, अर्ज, प्रतिज्ञापत्र मृत्यूचा दाखला व जबाबान्वये वारसांची नोंद केली.		म श्रीमती हिराबेन पुरुषोत्तम पटेल श्री. चंद्रकांत पुरुषोत्तम पटेल श्री. गिरिजा पुरुषोत्तम पटेल श्री. हर्षद पुरुषोत्तम पटेल	फेरफार क्रं. १७५ प्रमाणे सही- 05/01/2009 न.मु.अ.अंधेरी
18/06/2009	मा. अधीक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. न.मु. सं.३ अ/न.मु. बांदिवली/फेर चौकशी क्र. १६६/२००९/१२७२ दिनांक ४/६/२००९ अन्वये महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम २५८ अन्वये पुनर्विलोकन करणेकामी परवानगी दिल्याने प्रकरणी चौकशी करून इकडील कार्यालयीन आदेश क्रमांक न.मु.अ.अंधेरी/फे.क्र. १९२/२००९ दिनांक १८/६/२००९ अन्वये सत्ता प्रकार क -१ ऐवजी क असा दाखल केला.			फेरफार क्रं. १९२ प्रमाणे सही- 18/06/2009 न.मु.अ.अंधेरी
08/07/2009	मा. सहाय्यक दुय्यम निबंधक अंधेरी क्र. १ यांचेकडील र.रु. ०/- अन्वये खरेदी देणार श्रीमती हिराबेन पुरुषोत्तम पटेल, श्री. चंद्रकांत पुरुषोत्तम पटेल, श्री. गिरिजा पुरुषोत्तम पटेल, श्री. हर्षद पुरुषोत्तम पटेल यांचे नाव कमी करून खरेदी घेणा-यांचे नाव दाखल केले,	881/2009	म मे. सुकेतन प्रॉपर्टीज प्रा.लि. चे संचालक श्री. केतन मेहता श्री. सुनिल एम बोरा	फेरफार क्रं. १९३ प्रमाणे सही- 08/07/2009 न.मु.अ.अंधेरी
16/12/2015	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मु.१/मि.प/असरी नॉट/२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.मु. बांदिवली / फे.फा.क्र. ४३५ दिनांक १६/१२/२०१५ अन्वये मिळकत पत्रिकेवरील नमूद अंकी क्षेत्र अक्षरी रूपांतरीत करून सहाशे एकोणतीस पूर्णांक नऊ दशांश चौ.मी नमूद केले.			फेरफार क्रं. ४३५ प्रमाणे सही- 16/12/2015 न.मु.अ.अंधेरी
30/05/2018	आदेशान्वये रजिस्टर ऑफ कंपनी आर. ओ. सी. मुंबई यांचेकडील कंपनीचे नाव बदला बाबतचे प्रमाण पत्र क्र. सी आय एन यु ७०१०० एम एच २००५ पी. टी. सी. १५१६९० अन्वये व फॉर्म डी आय आर १२ अन्वये नगर मूमापन बांदिवली तालुका अंधेरी न.मु.क्र. २८२/अ २८२अ, १ ते ४ व २८२ब या मिळकती मधील धारक मे. सुकेतन प्रॉपर्टीज प्रा. लि. चे संचालक श्री. केतन मेहता श्री सुनिल एम. बोरा यांची नावे कमी करून त्यांचे ऐवजी निकेतन व्हे वर्स प्रा. लि. असे नाव दाखल केलेचे नोंद केली.		म निकेतन व्हे वर्स प्रा. लि.	फेरफार क्रं. ५०२ प्रमाणे सही- 30/05/2018 न.मु.अ.अंधेरी



हि मिककत पत्रिका (दिनांक 22/12/2018 12:12:18 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्कादी आवश्यकता नाही.

मिककत पत्रिका डाउनलोड दिनांक 02/11/2022 04:11:38 PM

वेधता पडताळणी साठी <https://digitalcatbira.mahatransmi.gov.in/SLR/Login/VerifyPropertyCard> या संकेत स्थळवर 2204123001732514 हा क्रमांक वापरावा.

(Amended)



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

Registration Certificate

Registration Number :27AAJCS0840A1ZR

1.	Legal Name	NIKETAN VENTURES PRIVATE LIMITED			
2.	Trade Name, if any	NIKETAN VENTURES PRIVATE LIMITED			
3.	Additional trade names, if any				
4.	Constitution of Business	Private Limited Company			
5.	Address of Principal Place of Business	1ST FLOOR, OFFICE NO 1, CINEMAX THEATRE BUILDING, TILKAMDAS ROAD, KANDIVALI WEST, Mumbai, Maharashtra, 400067			
6.	Date of Liability				
7.	Date of Validity	From	29/01/2018	To	Not Applicable
8.	Type of Registration	Regular			
9.	Particulars of Approving				
Signature		Signature valid Digitally signed by JS GOODS AND SERVICES TAX NETWORK OF Date: 2023.04.29 08:30:37 IST			
Name					
Designation					
Jurisdictional Office					
Date of issue of Certificate		29/04/2023			
Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.					

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of application on 29/04/2023 .

For NIKETAN VENTURES PRIVATE LIMITED.

Director

For NIKETAN VENTURES PRIVATE LIMITED.


Director



Goods and Services Tax Identification Number: 27AAJCS0840A1ZR

Details of Additional Place of Business(s)

Legal Name NIKETAN VENTURES PRIVATE LIMITED

Trade Name, if any NIKETAN VENTURES PRIVATE LIMITED

Additional trade names, if any

Total Number of Additional Places of Business(s) in the State 0

For NIKETAN VENTURES PRIVATE LIMITED.


Director

For NIKETAN VENTURES PRIVATE LIMITED.


Director





Goods and Services Tax Identification Number: 27AAJCS0840A1ZR

Legal Name NIKETAN VENTURES PRIVATE LIMITED

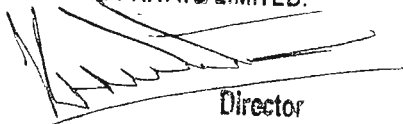
Trade Name, if any NIKETAN VENTURES PRIVATE LIMITED

Additional trade names, if any

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

1		Name	KETAN HIMATLAL MEHTA
		Designation/Status	DIRECTOR
		Resident of State	Maharashtra
2		Name	Chandni Ketan Mehta
		Designation/Status	Director
		Resident of State	Maharashtra

For NIKETAN VENTURES PRIVATE LIMITED.


Director

For NIKETAN VENTURES PRIVATE LIMITED.


Director

Ministry Of Corporate Affairs

Date : 30-07-2024 2:55:55 pm

Company Information

CIN	U70100MH2005PTC151610
Company Name	NIKETAN VENTURES PRIVATE LIMITED
ROC Name	ROC Mumbai
Registration Number	151610
Date of Incorporation	25/02/2005
Email Id	niketanventures485@gmail.com
Registered Address	Acme Shopping Arcade, 1st Floor Sona Theatre Compound, Trikamdas Road, Ka, ndivali W, Mumbai City, MUMBAI, Maharashtra, India, 400067
Address at which the books of account are to be maintained	-
Listed in Stock Exchange(s) (Y/N)	No
Category of Company	Company limited by shares
Subcategory of the Company	Non-government company
Class of Company	Private
ACTIVE compliance	ACTIVE Compliant
Authorised Capital (Rs)	1,00,000
Paid up Capital (Rs)	1,00,000
Date of last AGM	29/09/2023
For NIKETAN VENTURES PRIVATE LIMITED.  Director	For NIKETAN VENTURES PRIVATE LIMITED.  Director

Date of Balance Sheet 31/03/2023

Company Status Active

Jurisdiction

ROC (name and office) ROC Mumbai

RD (name and Region) RD, Western Region

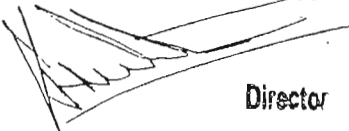
Index of Charges

No Records Found

Director/Signatory Details

Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
1	00293594	KETAN HIMATLAL MEHTA	Director	25/02/2005	-	Yes
2	03062200	CHANDNI MEHTA	Director	09/03/2023	-	Yes

For NIKETAN VENTURES PRIVATE LIMITED.


Director

For NIKETAN VENTURES PRIVATE LIMITED.

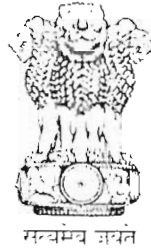

Director

Form No. DIR-12

Form language

 English Hindi**Particulars of appointment of directors and the key managerial personnel and the changes among them**

[Pursuant to sections 7(1) (c), 168 & 170 (2) of The Companies Act, 2013 and rule 17 of the Companies (Incorporation) Rules 2014 and 8, 15 & 18 of the Companies (Appointment and Qualification of Directors) Rules, 2014]



Refer instruction kit for filing the form
All fields marked in * are mandatory

Company details

1 (a) *Corporate Identity Number (CIN) of company

U70100MH2005PTC151610

(b) *Name of the company

NIKETAN VENTURES
PRIVATE LIMITED

(c) *Address of the registered office of the company

Acme Shopping
Arcade, 1st Floor
Sona Theatre
Compound, Trikandas
Road, Khandivali W,
Mumbai City, MUMBAI,
Maharashtra, 400067,
India

(d) *E-mail ID of the company

niketanventures485@gmail.com

Particulars of Director/KMP

2 *Number of Managing director or director(s) for which the form is being filed

1

3 Details of the Managing Director or Director of the company

(a) Purpose of filing the form

 Appointment Cessation Change in designation Appointment due to disqualification of all the existing directors Appointment by liquidator

(b) Director Identification Number (DIN)

03062200

(c) Name

CHANDNI KETAN MEHTA

(d) Father's name

SHAILESH SEVANTILAL
SHAH

For NIKETAN VENTURES PRIVATE LIMITED.

For NIKETAN VENTURES PRIVATE LIMITED.

Page 1 of 6

Director

Director

(e) Present residential address

Flat No 3/4 Sahkar
34, Nutan Lazmi CHS
Ltd, 10th N.S. Road
J.V.P.D , Juhu, Vile
Parle (West)

(f) Nationality

India

(g) Date of birth (DD/MM/YYYY)

05/09/1982

(h) Gender

Female

(i) E-mail ID of director

kkakemehta@yahoo.com

(j) Designation

(Director/Managing director/Alternate director/Additional director/Director appointed in casual vacancy/
Nominee director/Whole-time director)

Additional Director

(k) Date of Appointment or change in designation (DD/MM/YYYY)

09/03/2023

(l) Category

(Promoter/Professional/Independent/Small shareholder's director)

Professional

(m) Whether Chairman, Executive Director, Non-Executive Director

- Chairman
 Executive Director
 Non-Executive Director

(n) DIN of such director to whom appointee is alternate

(o) Name of the director to whom such appointee is alternate

(p) Name of the company or institution whose authorized representative or nominee the appointee is

(q) In case of cessation, hereby confirmed that the above-

Director Managing Director is not associated

with the company with effect from

(DD/MM/YYYY) due to

Interest in other entities

(r) Number of such entities

4

S. No.	CIN/LLPIN/FCRN/ Registration number	Name	Address	Designation	Percentage of Shareholding	Amount	Others (specify)
	U67120MH1995PT C093373	CORAL FIN	FLAT NO.4,	Director			
	AAE-5842	K. NENTA	Unit No 16	Designate d Partner			
	AAG-4886	SWAPNADEE	OFFICE 1,	Designate d Partner			

(h) Date of birth (DD/MM/YYYY)

(i) Designation (Manager/Company Secretary/CEO/CFO)

(j) Date of appointment or cessation (DD/MM/YYYY)

(k) Mobile Number (with Country code)

(l) E-mail ID

6 SRN of form INC-28

Attachments

7 (a) Order from court/NCLT

(b) Notice of resignation

(c) Evidence of cessation

(d) Optional attachments - if any

Director's Consent and Declaration

I, CHANDNI KETAN MEHTA hereby give my consent to act as a director of

NIKETAN VENTURES
PRIVATE LIMITED

(name of the company), pursuant to sub-section (5) of section 152 of the companies Act, 2013 and Certify that I am not disqualified to become a director under the companies Act, 2013.

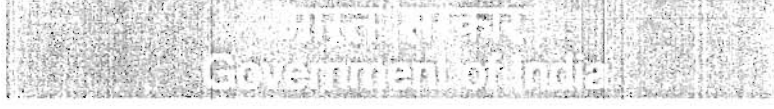
I declare that I have not been convicted of any offense in connection with the promotion, formation or management of any company or LLP and have not been found guilty of any fraud or misfeasance or of any breach of duty to any company under this Act or any previous company law in the last five year.

I further declare that if appointed my total Directorship in all the companies shall not exceed the prescribed number of companies in which a person can be appointed as a Director.

I further declare that I have not incurred disqualification under the Companies Act, 2013 in any of the above companies and that I, at present, stand free from any disqualification from being a director.



भारत सरकार



नोंदविण्याचा क्रमांक / Enrollment No : 2821/27008/03910

To

Ketan Himatlal Mehta

केतन हिमतलाल मेहता

Flat No.3 / 4, Sahkar 34, Nutan Laxmi CHS Ltd
10th N.S. Road.

J.V.P.D. Juhu

Vile Parle West.

VTC: Mumbai. P.O: Juhu

Sub District: Mumbai District: Mumbai.

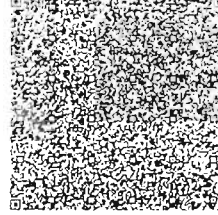
State: Maharashtra. PIN Code 400049.

Mobile: 7303001000

90086354



KF900863544FI



आपला आधार क्रमांक / Your Aadhaar No. :

8446 0092 7810

माझे आधार, माझी ओळख



भारत सरकार

Government of India



Issue Date: 12/01/2017

केतन हिमतलाल मेहता

Ketan Himatlal Mehta

जन्म तारीख / DOB: 15/01/1977

पुरुष / Male

8446 0092 7810

माझे आधार, माझी ओळख



सत्यमेव जयते
भारत सरकार



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 2189/32463/20751

To,
चांदनी केतन मेहता
Chandni Ketan Mehta
Flat No.3 / 4, Sahkar 34, Nutan Laxmi CHS Ltd.
10th N S Road
J V P D Juhu Vile Parle West
Mumbai
Juhu Mumbai Mumbai
Maharashtra 400049
9987297869

13/01/2017

Ref: 280 / 24M / 318338 / 318444 / P



SB169931131FH



आपला आधार क्रमांक / Your Aadhaar No. :

8457 8015 9164

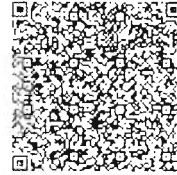
माझे आधार, माझी ओळख



भारत सरकार
Government of India



चांदनी केतन मेहता
Chandni Ketan Mehta
जन्म तारीख / DOB 05/09/1982
स्त्री / Female



8457 8015 9164

माझे आधार, माझी ओळख

Chandni Mehta

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHANDNI KETAN MEHTA

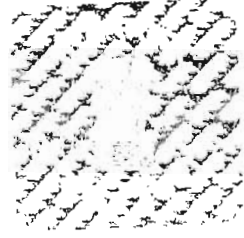
SHAILESH SEVANTILAL SHAH

05/09/1982

Permanent Account Number

AMWPM2152K

Ch. Mehta
Signature



09082014

> *Ch. Mehta*

आयकर विभाग



भारत सरकार

INCOME TAX DEPARTMENT



GOVT. OF INDIA

KETAN HIMATLAL MEHTA

HIMATLAL AMARCHAND MEHTA

15/07/1977

Permanent Account Number

ADDPM0713C

Signature



04022009

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAJCS0840A



नाम / Name
NIKETAN VENTURES PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
25/02/2005

11032018

For NIKETAN VENTURES PRIVATE LIMITED.

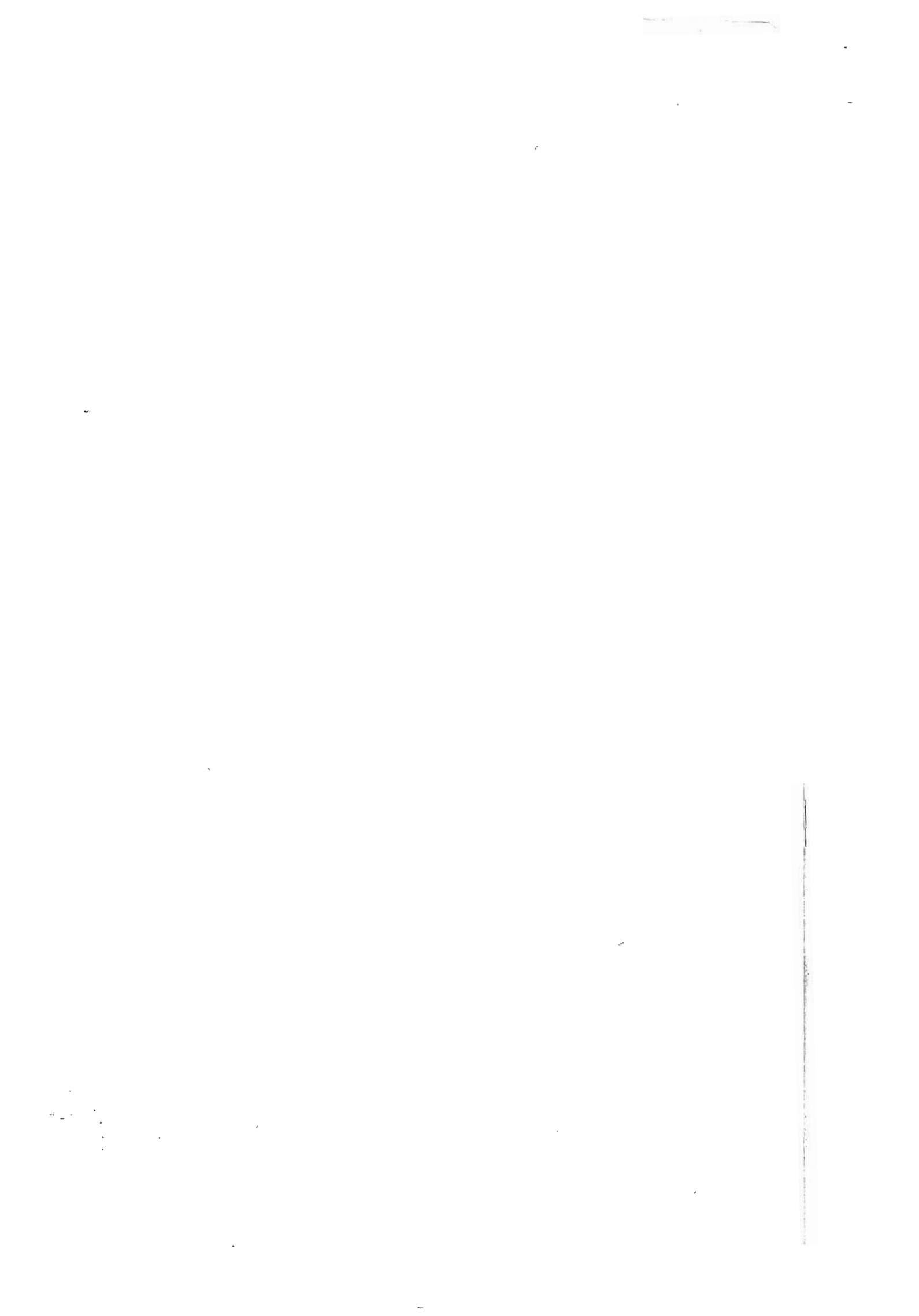

Director

For NIKETAN VENTURES PRIVATE LIMITED.


Director

Handwritten notes in the top right corner, possibly including a date and some illegible text.

A vertical line or mark on the left side of the page.



Notarisation of Sale

Linketan Group Ltd.



Thursday, March 02, 2006
11:53:16 AM

Original
नादणी 39 म.
Regn. 39 म.

पावती

पावती क्र. : 1527

गावाचे नाव ओशिवरा

दिनांक 02/03/2006

दस्तऐवजाचा अनुक्रमांक वदर 4 - 01515 2006

दस्ता ऐवजाचा प्रकार

सादर करणाराचे नाव: मे सुकेर, प्रॉमिटेज प्रा लि, सुचालक वेतल मेहता

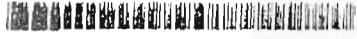
नोंदणी फी	-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),	-	2140.00
रजवात (अ. 12) व जायाचिन्ना (अ. 13) -> एकत्रित फी (107)	-	
एकूण	रु.	32140.00

आपणास हा दस्त अंदाजे 12:08PM हा वेळेस मिळेल

दुष्यम निबंधक
अधेरी 2 (अधेरी)

धाजार मुल्य: 45138000 रु. मोक्षदला: 32400000 रु.
भारलेले मुद्राक शुल्क: 2256900 रु.
दयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: भारतीय स्टेट बँक,
डीडी/धनाकर्ष क्रमांक: 576933, रकम: 30000 रु दिनांक: 01/02/2006

सह: दुष्यम निबंधक अधेरी-२,
पंचवई, पंचनगर सिव्हा,



दस्तावेजांचा क्रमांक व वर्ष: 1515/2006

Thursday, March 01, 2006

4:10:37 PM

दुय्यम निबंधक: अंधेरी २ (अंधेरी)

सूची क्र. दोन INDEX NO. II

गावाचे नाव : ओशिवरा



(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 32,400,000.00 या भा. रु. 45,138,000.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) वर्णन: जमीन व बांधकाम स.क्र 11/6 (पार्ट) 11/9(पार्ट) 9(पार्ट) 4ए/1(पार्ट) 2(पार्ट) 10/1 क्षेत्र - 11387.90 चौ मी, सिटी एस नं 471,471/1 ते 6, 482,483,484,485. व भोजे चांदिवली येथील सर्वे नं 38/1(पार्ट) 38/2(पार्ट), सिटी एस नं 262,262/1 तेच क्षेत्र 4075.60 चौ मी, एवुण क्षेत्र 15463.50 चौ मी

(3) क्षेत्रफळ

(1)

(4) आकारणी किय़ा जुडी देण्यात असेल तेव्हा

(1)

(5) दस्तऐवज करून घेण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किय़ा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) हिरायन पुरुषोत्तमदास पटेल - घर/फ्लॅट नं: रोड क्र 6, जे थ्री पी जी स्वर्गीय, विलेपार्ले, प. गल्ली/रस्ता: - ईमारतीचे नाव: -; ईमारत नं: -; पेट/यसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: कॉम 60.

(2) गिरिश पुरुषोत्तमदास पटेल - घर/फ्लॅट नं: चरिलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/यसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: कॉम 60.

(3) चंद्रकांत पी पटेल हर्ष व स्वतः करिता, हर्षद पुरुषोत्तमदास पटेल - घर/फ्लॅट नं: चरिलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/यसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: AABPP4064G.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किय़ा दिवाणी न्यायालयाचा हुकुमनामा, किय़ा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) सकेतन प्रॉपर्टिज प्रा लि सर्फे संचालक केतन महता - घर/फ्लॅट नं: सिनेरटार थिएटर बिल्डींग, त्रिभुवास रोड कांदिवली प. गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/यसाहत: -; शहर/गाव: -; तालुका: -; पिन: 67; पॅन नंबर: AAJCS0840A.

(2) सकेतन प्रॉपर्टिज प्रा लि सर्फे संचालक सुनिल वोरा - घर/फ्लॅट नं: -; चरिलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/यसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: AAJCS0840A.

(7) दिनांक करून दिल्याचा

15/12/2005

(8) नोंदणीचा

02/03/2006

(9) अनुक्रमांक, खंड व पृष्ठ

1515 /2006

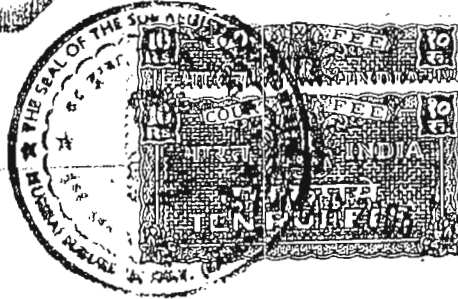
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क

रु 2256900.00

(11) बाजारभावाप्रमाणे नोंदणी

रु 30000.00

(12) शंरा



खरी प्रत

सह. दुय्यम निबंधक अंधेरी २
संपूर्ण उपक्रमांक खरेडः

भा. क्र. 1515/2006
पांता त्याचे ना. 15/12/2005 च्या धर्जे 15/12/06
सज नूतन नमूद दि. 02/03/2006
वह. दुय्यम निबंधक अंधेरी २





पत्रक क्रमांक. २०००/९४/५.३. २४/५-३, १६ २४/३/२०००

GENERAL STAMP OFFICE
TOWN HALL, FORT, MUMBAI - 400 023

RECEIPT FOR PAYMENT TO GOVERNMENT NOT TRANSFERABLE

Receipt No. 76543 Received From M/S SURETAN PROPERTIES PVT LTD On Account of
Receipt Date 28-NOV-05

DELIVERED

Mode of Payment		DD	DD/PO/CHQ/ RBI-Challan No	Date	Bank Name & Branch	Amount (in Rs.)
		40759		25-NOV-05 28 NOV 2005	STATE BANK OF INDIA (SBI)	2,256,900.00

Case No. Lot No. ADJ/3595/05 Lot Date

DELIVERED

Sr. No	Description of Stamps / Franking	Quantity	Amount (Rs.)



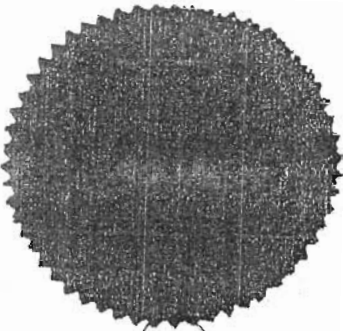
28 NOV 2005

DELIVERED

वदर-२/ ७५९५-१९ २००५

Rs. 2256900 Rupees Twenty Two Lakh Fifty Six Thousand Nine Hundred only
Cashier / Accountant D.N. RANGARI Signature / Designation

At the time of registration, please produce the original receipt before the Sub-Registrar.



28/12/05
2005

36 Certificate u/s 32(1) (b) of the Bombay Stamp Act, 1958.

Office of the Collector of Stamps
Case No. Adj. 3595/11424
Date 28/12/05



Received from Shri. M/S Suketan Properties Pvt. Ltd.
Residing at...
stamp duty of Rs. 1,22,500/- (Twelve Lacs and Fifty Hundred only)
vide challan No. 28/12/05
Certified under Section 32(1) (b) of the Bombay Stamp Act, 1958 that the full duty of Rs. 1,22,500/- (Twelve Lacs and Fifty Hundred only) with which this instrument is chargeable has been paid vide article No. 23(b) of schedule. This certificate is subject to the provision of section 63 (A) of Bombay Stamp Act, 1958.

Place: S. D.
Date: 28/12/05

[Signature]
Collector of Stamps
28/12/05

M.V. - 4,51,38,000/-
Area - 15463.50 Sq. ft.



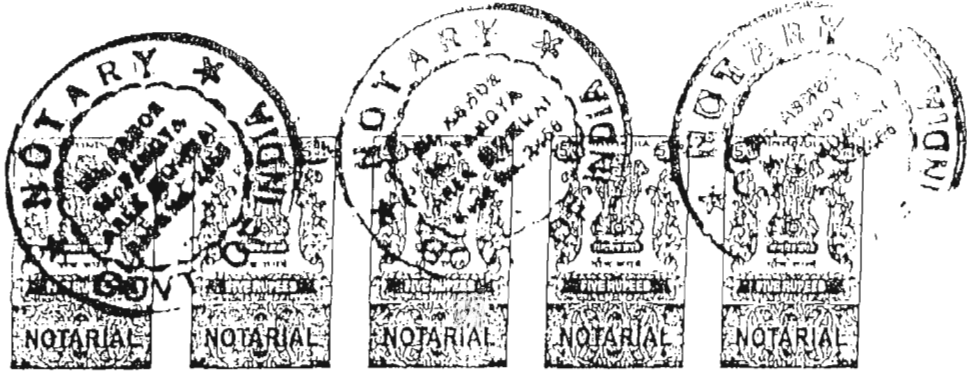
THIS AGREEMENT FOR SALE made at Mumbai on this 15TH day of DECEMBER, 2005 BETWEEN (1) SMT. HIRABEN PURUSHOTTAMDAS PATEL, (2) SHRI GIRISH PURUSHOTTAMDAS PATEL, (3) SHRI HARSHAD PURUSHOTTAMDAS PATEL AND (4) CHANDRAKANT PURSHOTTAMDAS PATEL all of Mumbai, Indian Inhabitants, residing at Road No. 6, J.V.P.D. Scheme, Vile Parle (West), Mumbai-400 056, hereinafter referred to as "THE OWNERS" (which expression shall unless it be repugnant to the context or meaning be deemed to mean and include their respective heirs, executors and administrators) of the ONE PART AND M/S. SUKETAN PROPERTIES PRIVATE LIMITED, a Private Limited Company incorporated and registered under the Provisions of Indian Companies Act, 1956

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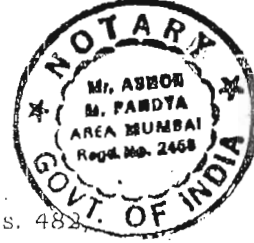
Case No. ADJ. 3595/11424
[Signature]
Inspector of Stamps Mumbai.
(Adjudication Branch)

For NIKETAN VENTURES PRIVATE LIMITED.
[Signature]
Director

For NIKETAN VENTURES PRIVATE LIMITED.
[Signature]
Director



1956 having its Registered Office at 1st floor, Cine Star Theatre Bldg., Trikamdas Road, Kandivli (West), Mumbai 400 067 hereinafter called "THE PURCHASERS" (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 OTHER PART:



WHEREAS:

(a) The Owners own the property bearing C.T.S. Nos. 482, 483, 484, 485 and CTS No.471, 471/1 to 6 situate at Village Oshiwara, Jogeshwari (West), Mumbai and property bearing C.T.S. Nos.282, 282/1 to 4 of Village Bandivli, Jogeshwari (W), in aggregate admeasuring ~~15245~~ 15463.50 sq. mts. or thereabout. The said entire property is described in the First Schedule herein and hereinafter referred to as "the said larger property" and is shown on the plan annexed hereto and thereon surrounded by red colour boundary line which is the subject matter of this agreement.

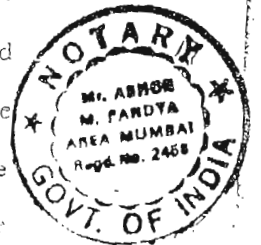
(b) In accordance with the D. P. Remarks from Municipal Corporation of Greater Mumbai, the said larger property forms part of a district centre and as per the M.M.R.D.A. Remarks, the said larger property is affected by the reservation of children's park, R.G. Pedestrian Plaza, parking, commercial transformation, core commercial user (I. D. Zone). A copy of the remark

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of M.C.G.M. in respect of the said larger property is annexed hereto and marked Annexure-"A" The Owners have constructed one building having two wings. Wing-"A" comprises of ground + three upper floors. Some of the premises in the said Wing-"A" are given on ownership basis to various Purchasers and some premises have been given on tenancy basis. The particulars of the said premises are given in Annexure "B" hereto. The said wing is shown in blue colour. The Wing-"B" attached to the Wing-"A" comprises of ground + part upper floor, a Part of the Ground Floor is occupied by owners and the remaining galas/premises on the ground floor are given on monthly tenancy basis. The Upper floor is sold on ownership basis. The Particulars of the said premises are given in Annexure "C" hereto. The said Wing is shown in hatched pink colour. The Owners have constructed the said building consuming F.S.I. of 5750.00 sq mtrs. built up area.



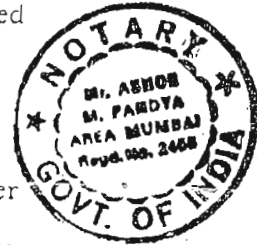
(c) Out of the said larger property owned by the Owners, the plots of land bearing C.T.S. Nos. 482(part), 483(part), 484 and 485(part) admeasuring about 6003.00 sq mtrs. or thereabout is notified for the acquisition by the Metropolitan Regional Development Authority (M.M.R.D.A.) and according to the M.M.R.D.A. remarks it is reserved for designated Children's Park. The said reserved land is more particularly described in the Second Schedule hereunder written and shown in RED



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boundary on the said plan hereto annexed and marked Annexure "D". According to the D. P. Remarks of Municipal Corporation of Greater Mumbai the said land is situate in the Oshiwara District Center and reserved for children's park.



(d) The remaining property excluding the area under reservation and described in the second schedule here under written is described in the Third Schedule hereunder written and shown on the plan annexed hereto and surrounded by BLUE colour boundary line. The said property is described in the Third Schedule hereunder written comprising of a building consisting of 2 wings A and B as mentioned above had been constructed by the owners in the year 1967 and which have been occupied by the tenants/ occupants as per the details set out in Annexure "B" & "C".

(e) The subject matter of this agreement the larger property is as described in the First Schedule hereunder written (which is inclusive of the property as described separately in Second & Third Schedules hereunder written). The area under reservation for children's park as described in the Second Schedule is here referred to as "the children's park" and the remaining area in the Third Schedule is referred to as "free area" for the sake of convenience.



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(f) To the knowledge and information of the Owners relying upon the partition deed dated 28.2.1961 and the conveyance dated 8.4.1966 relating to the said property the said property forms part of larger layout and by virtue of a partition by the predecessors in title of the owners with the remaining property the area of land bearing C.T.S. No.281 admeasuring 908.20 sq. mts. is kept open and meant for layout internal roads in which the owners have right to use the same and have 25% undivided share, right, title and interest and as per the said layout the owners or owner for the time being of the said larger property and which land under the Right of Way described in the schedule hereunder written shall have the same rights.



(g) The Owners have agreed to sell and transfer to the Purchasers the said larger property described in the First Schedule hereunder written for consideration and on the terms and conditions hereinafter appearing.

NOW IT IS AGREED BY AND BETWEEN THE PARTIES

HERETO AS UNDER:

1. The Owners hereby jointly and severally declare and confirm what is stated in the recitals hereinabove with regard to their title and right, title and interest in the said larger property described in the First Schedule hereunder written shall be treated as representation/declaration on their part as



A. Lal

H. K.

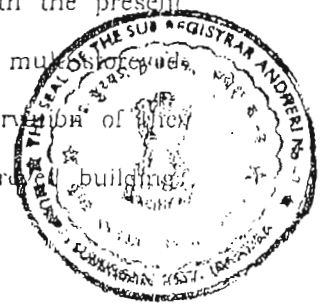
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if the same are set out herein in verbatim and forming integral part of this agreement.

2. This agreement is an Agreement for Sale Cum Transfer of the Property giving authority or power to the Purchasers for construction on, or sale or transfer of the said property.



3. The subject matter of this agreement is the property described in the schedules hereunder written and the benefit available in respect of the said larger property less the F.S.I. at present consumed in the buildings constructed by the Owners. The Owners have constructed one building having two wings. Wing-"A" comprises of ground + three upper floors and is given partly on ownership and partly on tenanted basis to various parties. The said wing is shown in BLUE colour. The Wing-"B" attached to the Wing-"A" is having ground + part upper floor, Part of the ground floor is occupied by owners and the remaining galas are given on monthly tenancy basis as aforesaid. The part upper floor of Wing-"B" is sold on ownership basis. The said Wing-"B" is shown in hatched PINK colour. The available balance F.S.I. is to be consumed on the same property by demolishing the existing buildings after settling the matter with the present occupants and by constructing two or more multi-storied commercial buildings. After relocating the reservation of children's park constructing residential multi-storied building i.e. building no.3.



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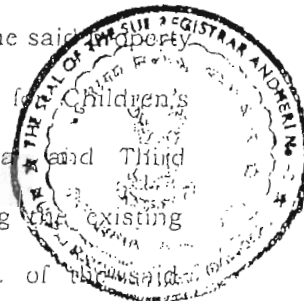
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4 The Owners hereby declare and confirm that they have subject to what is stated herein, clear and marketable title to the said larger property free from all encumbrances beyond reasonable doubts and are entitled to develop the said property in their sole discretion. The Purchasers shall investigate and satisfy themselves about the Owners title to the said larger property that it is marketable and free from encumbrances beyond reasonable doubts within three months from the date hereof and convey to the Owners. If there is any clot thereon, then the Owners shall remove the clot and clear the title. The Purchasers however, shall not be entitled to raise any query or requisition of title after three months from the date hereof.



5. The Owners further represent that they are in possession of the said larger property described in the Schedules hereunder written subject to the possession of the Purchasers/Tenants of the premises as disclosed herein.

6. The Owners hereby permit the Purchasers and authorize them to construct the buildings on the said property described in the Second Schedule reserved for Children's Park (after relocating the reservations area and Third Schedule hereunder written after demolishing the existing Buildings by consuming the available P.S.I. of the said property described in the First Schedule hereunder written by constructing buildings on the said property described in the

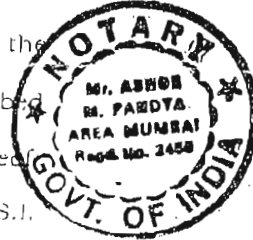


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First, Second and Third Schedule hereunder written for the consideration and on the terms and conditions herein mentioned.

7. The Purchasers shall be entitled to treat the entire property as baseland/recipient plot as per the Development Control Regulations 1991 and consume the permissible/available F.S.I. on the said property as described in the First Schedule hereunder written or any part thereof. The Purchasers shall also be entitled to consume the F.S.I. available in respect of the area under reservation on the said property for the proposed construction.



8. The Owners within 7 days from the date hereof shall furnish the documents executed with different unit owners of the existing building Wing-"A".

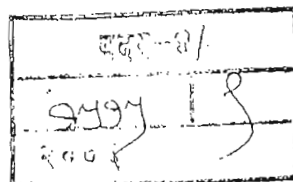
9. The Owners have agreed with the Purchasers that:-

(a) The Owners shall at their cost remove the construction falling in alignment of 9 Meter wide access before the receipt of the last installment.

(b) On the completion of the project the owners and Purchasers shall take steps to grant the lease in favour of the proposed society of land underneath Wing-"A" existing building (if the same is not demolished) to be formed by Owners of the units in the said Wing-"A" at the

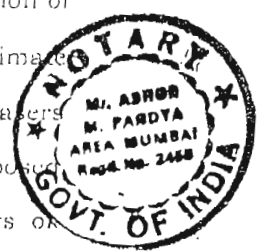


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costs, charges and expenses of the ultimate transferee.

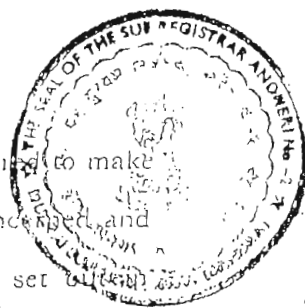
(c) Subject to what is stated in clause (b) above the owners shall convey and transfer the entire property described in the schedule hereunder written in one or more party by separate conveyance on completion of the project in favour of the Purchasers or ultimate transferee being nominated by the Purchasers including Society of unit purchasers in the proposed buildings to be constructed by the Purchasers or their nominee.



(d) The Owners shall co-operate with the Purchasers in satisfying the authorities concerned about the Owners' title to the said property

10. For the purposes the Purchasers shall be entitled for and on behalf of and in the names of the Owners to do all acts, deeds, matters and things including inter alia the following deeds, matters and things, viz:-

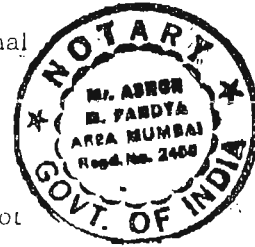
(a) To take all the steps as may be required to make the application to the authorities concerned and also to comply with such steps as set out in Annexure "A" hereto and/or any other steps for the purpose of handing over the said reserved land to the authorities concerned;



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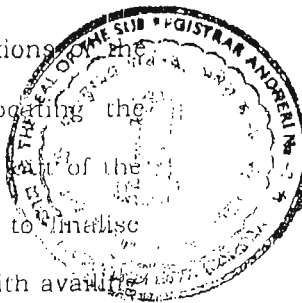
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(b) To take the steps to have official survey of the said property and have the Property Register Cards corrected bringing the actual area on the property register cards and other records which may be ascertained by the authority on the final survey.



(c) Agree to take on Lease or otherwise the said Plot from the authorities concerned, to hand over the same to the authorities and avail of in lieu thereof the Development Rights' Certificate representing the F.S.I. Credit in respect of the said reserved area and to sale and/or to utilize the same on other part of the said properties as the Purchasers may think fit and proper;

(d) To submit the appropriate application to the M.M.R.D.A. and/or any other authorities concerned for amendment and modification and/or allocation of internal reservations in the sanctioned lay out, for shifting/relocating the reservations under the said larger lay out of the property referred to hereinabove and to finalise such proposal and proceed further with availing of the D.R.C. and for the purpose at the Purchasers' costs to procure separate D.R.C., to



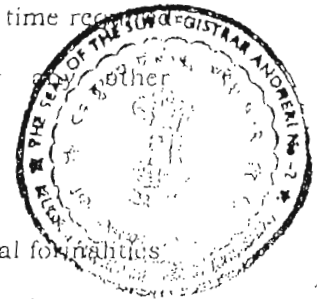
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process the area calculation formalities, to process the application for availing of the D.R.C., to utilise the F.S.I. Credit under such D.R.C. on any part or portion of the said lay out and/or outside in whole or in more than one part and for the purpose to make the payment of the scrutiny fee and other charges including to carry out development of the "Children's Park" by constructing the compound wall and leveling the same at the Purchasers' costs, charges and expenses. The said reserved area is under acquisition and all the expenses in respect of such acquisition proceedings shall be borne and paid by the Purchasers;



- (e) To hand over formal, legal/judicial possession of and title of the reserved area to the concerned authority and to sign and submit the possession receipt, receipts, agreements, documents and all the papers as may be from time to time required by the M.M.R.D.A./M.C.G.M or any other concerned Authority for that matter;



- (f) To carry out and comply with the legal formalities for the purposes aforesaid and all other terms and conditions as may be required by M.M.R.D.A./M.C.G.M. or any other concerned

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Authority for that matter, to be performed in respect of complying for and obtaining such T.D.R.'s and D.R.C.'s;

(g) To carry out all works that may, from time to time be necessary for availing and/or obtaining such T.D.R.'s and D.R.C.'s.

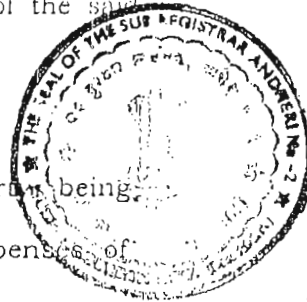
(h) To make out marketable title free from all encumbrances and beyond reasonable doubts in respect of the said property and hereafter the Owners shall not create any third party right, title and interest and/or induct any person or persons in the said property;



11. The Purchasers shall be entitled at their costs, charges and expenses to carry out the following obligation:

(a) To deal with M.M.R.D.A. and to pay the lease premium if any payable in respect of the said reserved area.

(b) In the event of the said property being acquired to bear and pay the expenses of such acquisition proceedings and to represent the Owners before the Special Land Acquisition Officer.



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(c) To pay and meet with all the expenses of survey, area correction and procuring separate property register cards.

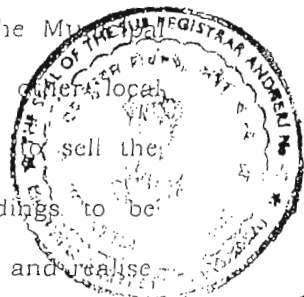
(d) To pay the processing costs of obtaining F.S.I./T.D.R. including to pay the scrutiny fees and other charges.



(e) To develop as per the requirement of the M.M.R.D.A. the children's park by putting compound wall and necessary earth filling.



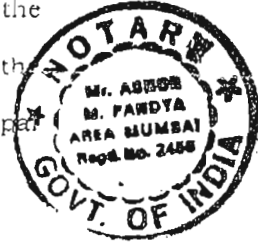
12. The Purchasers shall be entitled to develop the said property by constructing thereon one or more buildings /wings consisting of flats, shops, garages, and other premises and in accordance with the Building plans and specifications as shall be sanctioned and/or approved by the Municipal Corporation of Greater Mumbai and/or any other local authorities AND shall be entitled to allot and sell the tenements in the proposed Building or Buildings to be constructed on the said property and to receive and realise the price in respect of the allotment and sale of such tenements and appropriate the same AND to transfer as and when developed the said property or part or parts thereof from time to time to the purchasers of tenements to proposed Co-Operative Society or Bodies Corporate to be formed by the



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Purchasers of the tenements AND for the purposes aforesaid the owner hereby authorise the Purchasers to do in the name of the Purchasers and at the cost of the Purchasers all such deeds, things and applications and in particular:-

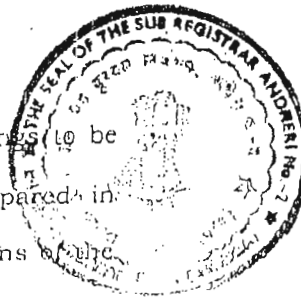
(a) To get the layout plans duly amended for the development on the said property and to have the same sanctioned by the local Municipal Authorities.



(b) To make necessary applications and/or revise, modify or amend applications under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or of any of the statutes or Acts or Rules, if applicable for the development of the said property.

(c) To amalgamate the said property with adjoining property and/or to grant a right of way to any adjoining properties.

(d) To get the plans of the proposed buildings to be constructed on the said property prepared in accordance with the rules and regulations of the Municipal Authorities and Town Planning Authorities and to submit the said plans to the Municipal Authorities and/or other concerned



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authorities for their approval and sanction and for the purpose to do sign all writing and undertakings as may be necessary in connection with the approval and sanction of such plans.

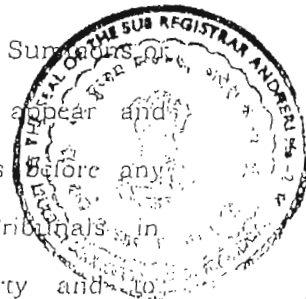
(e) To make applications and/or revise or modify application to the concerned authorities for the change of the user of the said property from agriculture user to non-agriculture user.



(f) To appoint Architects, surveyors, engineers, contractors and other person or persons.

(g) To make applications to the concerned authorities for obtaining water and electricity connections and permit or permits or quota or quotas for cement, steel and other controlled building materials, if any.

(h) To accept the service of any Writ of Summons or other legal papers or notice to appear and represent the Owners and Lessees before any Courts, Judicial Magistrate, Tribunals in connection with the said property and to commence or file suits actions or other proceedings in any court or before any Public Officer or Tribunal for the recovery and



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encroachment of the possession and/or change of the user of the said property or part or parts thereof and for any of the purposes aforesaid to sign, execute and deliver or file all necessary Vakalatnamas, Warrants of Claims, Plaints, Orders, Applications, affidavits and other documents, papers and Writings.



(i) To demolish the existing structures, if any on the said property and to construct buildings thereon and enter into Agreements for Sale or otherwise allot tenements in the said buildings to the prospective buyers/purchasers.

(j) To approach the various Revenue Offices to do various procedural paper work for getting the Property Card rectified or obtain new Property Register Card and for the purpose to make such representations as may be necessary.

13. The Purchasers propose to construct two or more buildings after demolition of existing building.



14. It shall be the obligation of the Purchasers to provide alternate accommodation to the said Tenants/Occupants of the said existing Buildings including the Owners. The

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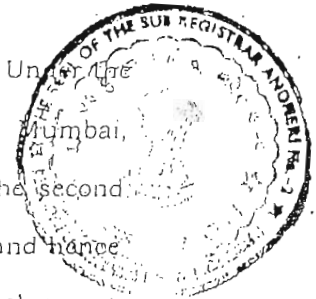
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Owners herein on execution of these presents granted possession to the Purchasers to enter upon the said property and the structures standing thereon to enable them to carry out the development as contemplated by this agreement. The Purchasers shall be entitled to and have taken exclusive and peaceful possession of the said property on execution of this Agreement in part performance subject to existing tenancy/occupancy subject to payment of the balance consideration payable to the Owners.

15. As the said property falls within district centre M.M.R.D.A. and the Purchasers shall at their own costs charges and expenses carry out the area survey, obtain fresh P. R. Card, get the plan approved and shall pay the development charges. The Purchasers shall pay the premium if any required to be paid to M.M.R.D.A. and bear and pay all the costs, charges and expenses of reallocation, area correction, obtaining fresh property cards and all the costs of planning, approval and development charges and fees of the architect.



16. The Purchasers have verified and found that Under the sanctioned Development Plan of the City of Mumbai, M.M.R.D.A. at present the property described in the second schedule is under reservation for "Children's Park" and hence the said property is not available immediately for development for residential or Industrial user or for any other user and the statutory authorities may acquire the said property for the



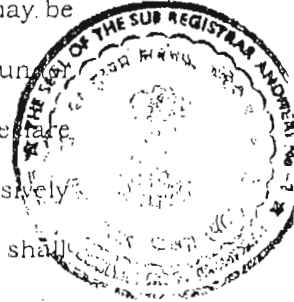
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public purpose. However due to changes brought in the Development Control Regulations 1991 for Development of the properties in Greater Mumbai the Owners are eligible to apply for grant of Transfer of Development Rights (T.D.R.) in respect of the said property for utilization thereof on other properties under the present Development Control Regulations 1991, on compliance of the conditions imposed by the Brihan Mumbai Municipal Corporation (hereinafter referred to as the B.M.M.C. and conveying the property to B.M.M.C. the Purchasers in the name of the Owners or themselves shall be entitled to receive for the said area, Development Right



Certificate (hereinafter referred to as D.R.C.) being issued by Municipal Commissioner under the said Development Control Regulations, 1991. On such D.R.C. being issued by the Municipal Commissioner in respect of the said property, the Owners' assignees being the Purchasers herein shall be entitled to use or permitted to be use the Floor Space Index (hereinafter referred to as the F.S.I.) mentioned therein on any other property or properties, with such restrictions as may be imposed therein or as applicable to such certificate under the Development Control Rules 1991. The Owners hereby declare and confirm that the Purchasers alone shall be exclusively entitled to such D.R.C./T.D.R. benefits and the Owners shall take necessary steps to sign transfer form, utility form in favour of the Purchasers.



17. The Purchasers shall be entitled to proceed upon sanctioning of plan with the development of the said property

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and the construction of the Building/Buildings on the said property strictly in accordance with the plans approved by M.C.G.M./M.M.R.D.A. in accordance with the rules and regulations of the Municipal Corporation the Development Control Regulations 1991 M.M.R.D.A. and the Urban Land (Ceiling and Regulation) Act, 1976 (hereinafter called "the said act"). The Purchasers shall throughout hereafter and always save harmless and keep indemnified the Owners and their respective estates and effects of, from and against all actions, suits, costs, charges, expenses, damages, fines, penalties etc., resulting on account of any act or omission or any breach on the part of the Purchasers in developing the said property or any part thereof, of any rules, regulations terms or conditions or otherwise.



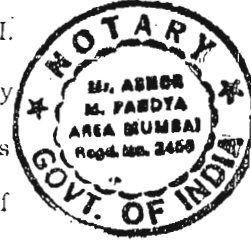
18. It is agreed by and between the parties hereto that the Purchasers shall hereafter acquire at their costs consume the permissible/available F.S.I as per the rule applicable at the time to time same in the buildings to be constructed on the said property after obtaining required permission from the authority concerned, and the Owners hereby give their consent for the same and further agrees not to object to the construction of the additional floors or additional buildings/to be constructed on the said property. It is also made clear that the Purchasers alone will be entitled to the benefits whether present or future arising out of the said property including any F.S.I and T.D.R. arising out of the said property



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19. The Purchasers shall be entitled to put up such application as may be required for amendment of the said lay out and for shifting of, variation in and/or relocation and which relocation of the said location under "Children's Park" in the said lay out and to exercise all the rights under this Agreement in respect of such relocated area under reservation and to avail of the D.R.C. representing the credit of the F.S.I. Credit/T.D.R. of the said area under reservation exclusively and to sale and/or to utilise the same by the Purchasers themselves and/or their nominees on any part or portion of the said lay out and/or on any Recipient Plot/baseland at other place wherever the Purchasers at their absolute discretion may decide in whole or in more than one part.



20. In consideration of the premises, the Owners assure, represent and agree that they shall do all the acts, deeds, matters and things forthwith to enable the Purchasers in their names to make and/or follow up the application as required under Regulation 34 of the Development Control Rules and the provisions set out in Appendix VII thereof and comply with the requirements and/or requisitions of the Brihanmumbai Municipal Corporation forthwith at the Purchasers' costs, charges and expenses and that the Owners shall handover the D.R.C. arising out of and/or which may be allocated in respect of the said property and forthwith obtain the Development Rights Certificate (hereinafter referred to as "the D.R.C.") and transfer the same to the Purchasers or



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their nominee/s. It is further agreed that likewise the Owners shall also carry out such requirements as may be necessary to comply with the procedure of M.M.R.D.A. from time to time at the costs charges and expenses of the Purchasers.

21. The Owners shall from time to time at the costs, charges and expenses of said Purchasers sign and execute all necessary documents and required information, particulars, affidavits, undertakings, indemnity bonds agreements etc, including the required application for grant of Development Right Certificate in respect of the said property as may be required by Brihan Mumbai Municipal Corporation, the concerned authority in that respect. The said Purchasers shall be entitled to follow up matters with concerned authorities and procure such D.R.C. in respect of the said property as C. A. in the names of the Owners at the costs, charges and expenses of the said Purchasers.



22. The Purchasers shall be entitled and are hereby authorized to take physical delivery and/or receive the original D.R.C. from the M.C.G.M./ M.M.R.D.A. to make application for the purpose of utilisation of T.D. in one or more parts on any recipient as may be decided by the said Purchasers and for the purpose of the Agreement, utilisation forms, to submit the required papers to the concerned authority and complete the procedure for assignment of the F.S.I. under such D.R.C. to any person or persons. The Owners shall not have any right

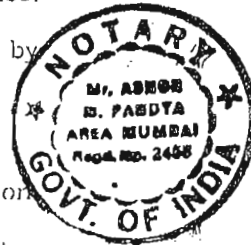


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to deal with the said D.R.C. or the F.S.I. credit to such D.R.C., except in case of default by the Purchasers in payment of the consideration to the Owners as provided herein.

23. The Owners also agree to obtain no objection letter / consent from the Architect appointed by them at present, if necessary to enable the Purchasers to appoint an Architect of their own choice. All the fees payable to such Architect appointed by the Purchasers shall be borne by the Purchasers themselves. If any fee is payable to the said Architect appointed by the Owners the same shall be paid and borne by the Owners.



24. The Purchasers are entitled to get the reservation released and/or relocate the properties described in the second and third schedule hereunder written as they may think fit and proper. The Purchasers shall also be entitled to have the lease granted from M.M.R.D.A. in the name of the Purchasers or their nominees as may be permitted from time to time.

25. Subject to what is stated in clause 38 the Purchasers on their own names shall be entitled to create charge, lien, mortgage, easement or any other encumbrance the proposed building to be constructed on the said property and to obtain loan or to raise funds on the said property from any banks, financial institutions or any person or persons and for that

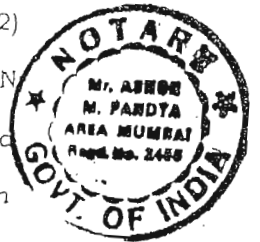


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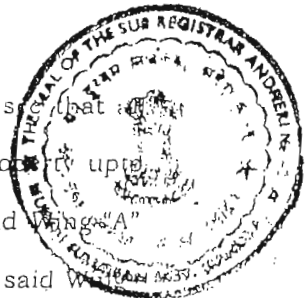
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purpose the Owners hereby authorise the Purchasers to sign, and/or execute all the necessary papers, writings, agreements, deeds etc. in that behalf but without creating any personal liability of any nature whatsoever on the Owners.

26. The Owners have simultaneously herewith executed Power of Attorney in favour (1) Shri Ketan H. Mehta and (2) Shri Sunil M. Vora as Directors of M/s. SUKETAN PROPERTIES PRIVATE LIMITED, in respect of the said property, authorising them jointly and severally solely, on behalf of the Purchasers and at the costs and expenses of the Purchasers without making the Owners liable in any manner whatsoever to do any lawful act, deeds, matters and things pertaining to the development of the said property and for the purpose to approach the authorities including the Corporation or the authority under the said Act, or any other law in respect of any Act, deed, matter or thing which may be done by the Purchasers as also to sign all letters, applications, agreements, undertakings documents, court proceedings, affidavits and such other papers, containing true facts and correct particulars to the best of their knowledge as may from time to time be required in this behalf.



27. It shall be the obligation of the Owners to see that the outgoings are paid in respect of the entire property upto date and that the Owners or occupiers of the said building No.1 pays the outgoings in respect of the said "A" Building No.1 regularly.

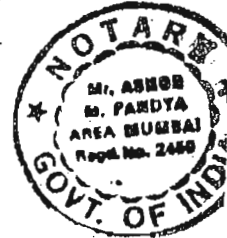


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28. The Owners hereby agree and undertake to do at the costs and request of the Purchasers all acts, deeds and things and sign and deliver to the Purchasers all applications, Letters, Plans, documents and writings for implementing this agreement and for development of the said property as may be required by the Purchasers.

29. Notwithstanding any thing stated herein the Owners hereby agree and undertake to do at the cost and request of the Purchasers all acts, deeds and things and sign and deliver to the Purchasers all applications, Letters, Plans, documents and writings for implementing this agreement and for development of the said property as may be required by the Purchasers.



30. The Purchasers shall be entitled to the refund of the deposits which may be paid by the Purchasers to the concerned authorities, Municipal Authorities and/or other authorities from time to time and for the said purpose the Owners shall sign such applications, papers and writings as may be required by the Purchasers.

31. All costs, charges and expenses of and incidental to this Agreement and of the conveyance and other writings to be made in pursuance hereof, including stamp duty and registration charges shall be borne and paid by the Purchasers or ultimate transferee i.e. Purchasers/allottees of the premises as the case may be in the Building/s to be



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constructed on the said property. Each party shall bear and pay professional costs of their respective Advocates/Consultants.

32. The Owners have represented and assured the Purchasers, that save and except as disclosed under this agreement :-

(i) The Owners are the absolute owners of the said property and the old structures in use and occupation of the Tenants/occupants and save and except them and the Owners no other persons are interested in the said property.



(ii) The Owners are in absolute use occupation enjoyment and possession of said property.

(iii) No Notice/Notices is/are received from either local authorities or from the State Govt. or otherwise for requisition and acquisition of the said property or any part thereof by the Owners.



(iv) On the said property except as disclosed herein as far as the Owners are aware there are no other reservations.

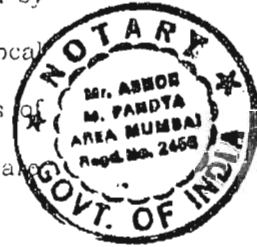
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(v) There are no prohibitory orders or any attachment orders or otherwise any liabilities in respect of the said property or any part thereof, whereby the rights of the Owners to deal with the said property are in any way affected.

(vi) There are no Estate Duty, Wealth Tax, Sales Tax or other taxation proceedings either for recovery or otherwise initiated by any Taxation Authorities or local Authorities pending whereby the rights of the Owners to deal with said property are in any way affected.



(vii) There are no minors interested in the said property.

(viii) There are no easement rights created under any document or by any Covenant or by prescription in respect of and/or upon said property or any part thereof.

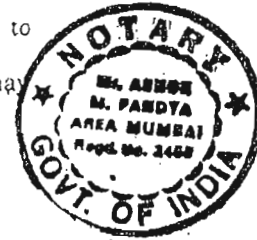


(ix) There is no mortgage, lien, charge, right or any other encumbrances or impediments on the property or any part thereof.

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- (b) Rs.1,00,00,000/- (Rupees One crore only) within six months from the date of the Agreement provided the Owners have made out a marketable title and against the owners executing and delivering a full Power of Attorney;
- (c) Rs.1,01,00,000/- (Rupees One crore one lakh only) within a period of 12 months from the due date of the amount payable under sub-clause (b) hereinabove (subject to three months grace period) and against this payment, the Owners shall hand over all the original title deeds, documents and writings in respect of the said property to the Purchasers and also execute such documents as may be required by the Purchasers;



34. This Agreement is an Agreement for Sale Cum Transfer of the property described in the Schedules hereunder written coupled with the possession of the said property and accordingly the same is duly stamped under Article 23 of the Bombay Stamp Act and the same being Principal Document all the Deeds, Writings including Power of Attorney as shall be executed in pursuance to this Principal Deed, the same shall be supplemental documents.

35. This Agreement is in respect of the property as described in the Schedules hereunder written and on the final sum being taken by the D.I.L.R. and other offices concerned, if the amount whether increases or decreases the Schedules under this Agreement shall be



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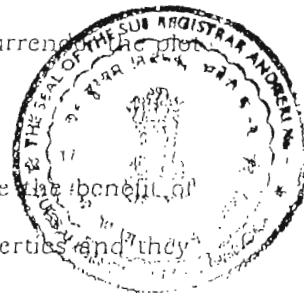
construed in relation to such area as shall be finally ascertained and certified by the authorities.

36. The Owners shall execute such Power of Attorneys as may be required as mentioned above and take the steps to see that the same are duly registered

37. If Purchasers require they shall be able to utilise the part of the T.D.R. available within the same layout or on some other plot or plots.



38. Notwithstanding anything contained in this agreement, it is hereby expressly agreed and confirmed between the parties that till payment of the full consideration agreed to be paid by the Purchasers to the Owners as mentioned above, the Purchasers shall have no right or authority whatsoever to sell, transfer, encumber or part with possession in any manner whatsoever of the said entire property or any part thereof; nor the Purchasers shall be entitled to sell or transfer the T.D.R. if any received in respect thereof to any third party. The Purchasers, however, shall be entitled to utilise the T.D.R. on the same plot or shall also be entitled to surrender the plot to M.M.R.D.A. only if required.



39. The Purchasers shall be entitled to take the benefit of right of way if available in respect of the properties and they shall be entitled to grant a right of way passing over the said

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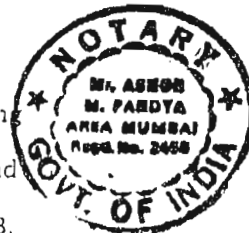
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properties to any other person/s for the benefit of adjoining plot/ properties.

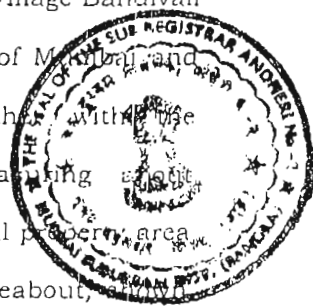
40. The differences and disputes if any between the parties hereto shall be referred to Arbitration under the provisions of The Arbitration & Conciliation Act 1996.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hand and seal the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:



ALL that piece or parcels of land bearing S.Nos.11/6(pt), 11/8(pt), and 9(pt), 4A/1(pt) and 2(pt) and 10/1; corresponding C.T.S.Nos.471, 471/1 to 6, 482, 483, 484 and 485 of Village Oshiwara, Taluka Andheri, at Jogeshwari(West) in the registration District of Mumbai and Sub-District of Mumbai Suburban, together with the structures standing thereon, area, admeasuring 11387.90 sq.mtrs. or thereabout; And also S.Nos.38/1(pt) and 38/2(pt); corresponding C.T.S.Nos. 282, 282/1 to ⁴ of Village Bandivali Taluka Andheri, in the Registration District of Mumbai and Sub-District of Mumbai Suburban, together with the structures standing thereon, area, admeasuring 4075.60 sq.mtrs. or thereabout; combined total property area admeasuring about 15463:50 sq.mtrs. or thereabout, and marked in RED colour boundary line on the plan annexed hereto.



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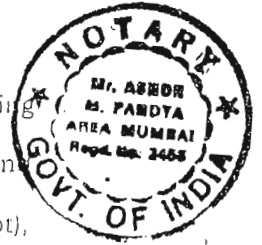
THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL that piece or parcels of land bearing and S.Nos. 4A/1(pt) & 2(pt) and 10/1(pt), corresponding C.T.S.Nos. 482(pt), 483(pt), 484(pt) and 485(pt) of Village Oshiwara, Taluka Andheri, at Jogeshwari(West) in the registration District of Mumbai and Sub-District of Mumbai Suburban, area admeasuring 6003.00 sq.mtrs. or thereabout, shown and marked in GREEN colour boundary line on the plan annexed hereto which is reserved for children's park according to M.M.R.D.A. remark.



THE THIRD SCHEDULE ABOVE REFERRED TO:

ALL that piece or parcels of land bearing S.Nos. 11/6(pt), 11/8(pt), and 9(pt), 4A/1(pt) and 2(pt) and 10/1; corresponding C.T.S.Nos. 471, 471/1 to 6, 482(pt), 483(pt), 484(pt) and 485(pt); except the area reserved for children's park described in the Second Schedule mentioned hereinabove, of Village Oshiwara, Taluka Andheri, at Jogeshwari(West) in the registration District of Mumbai and Sub-District of Mumbai Suburban, together with the structures standing thereon, area, admeasuring 538 sq.mtrs. or thereabout; And also S.Nos. 38/1(pt) and corresponding C.T.S.Nos. 282, 282/1 to 4 of Village Handivall, Taluka Andheri, in the Registration District of Mumbai and Sub-District of Mumbai Suburban, together with the structures standing thereon, area, admeasuring about



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4075.60 sq.mtrs. or thereabout; combined total property area admeasuring about 9460.50 sq.mtrs. or thereabout, shown and marked in BLUE colour boundary line on the plan annexed hereto.

SIGNED SEALED & DELIVERED]

by the withinnamed "OWNERS"]

(1) HIRABEN PURUSHOTTAMDAS PATEL,]

श्री शंभु लाल पटेल

(2) GIRISH PURUSHOTTAMDAS PATEL]

शुभ

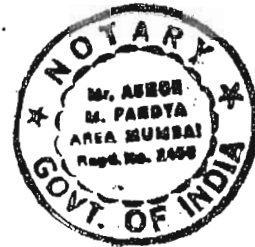
(3) HARSHAD PURUSHOTTAMDAS PATEL]

शंभु लाल पटेल

For Self & aft. of Chandrakant P. Patel.

(4) CHANDRAKANT PURSHOTTAMDAS PATEL]

in the presence of]



SIGNED SEALED & DELIVERED]

by the withinnamed "PURCHASERS"]

M/S.SUKETAN PROPERTIES PVT.LTD.]

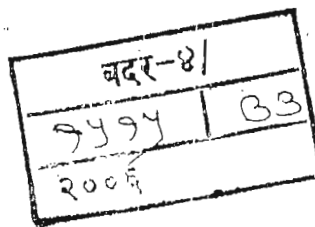
by the hand of its Director]

(1)]

in the presence of]

For M/s. Suketan Properties Pvt. Ltd.

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RECEIVED on the day and year _____ |
 first hereinabove written of and from _____ |
 the withinnamed PURCHASERS a sum of _____ |
 Rs. 1,23,00,000/- (Rupees One Crore Twenty |
 Three lakhs only) by Cheque/DD/PO _____ |
 657658; 657652; 657653; 657654; 657655
 No. ~~657659~~ dated _____ |
 657661
 drawn on Basin Catholic co-op Bank |
 Bank
 towards part payment as within- Vasal Boranar |
 mentioned to be paid by them to us _____ |
 on execution hereof. _____ |

We Say received:



WITNESS:

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(1) HIRABEN PURUSHOTTAMDAS PATEL,

[Signature]

(2) GIRISH PURUSHOTTAMDAS PATEL

[Signature]

(3) HARSHAD PURUSHOTTAMDAS PATEL

is Prop & CA of
Chandrakant P. Patel.

(4) CHANDRAKANT PURSHOTTAMDAS PATEL.

THE OWNERS.



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भारतमात्ता पत्रक

दिनांक भाव -- आशुवरा

नं. म. अ. अं. १०१ - न. म. अ. अं. १०१

नं. अ. अं. १०१ - मुंबई उपनगर जिल्हा

म. अ. अं. १०१ - मुंबई उपनगर जिल्हा
 म. अ. अं. १०१ - मुंबई उपनगर जिल्हा

म. अ. अं. १०१ - मुंबई उपनगर जिल्हा
 म. अ. अं. १०१ - मुंबई उपनगर जिल्हा

म. अ. अं. १०१ - मुंबई उपनगर जिल्हा
 म. अ. अं. १०१ - मुंबई उपनगर जिल्हा

म. अ. अं. १०१ - मुंबई उपनगर जिल्हा
 म. अ. अं. १०१ - मुंबई उपनगर जिल्हा

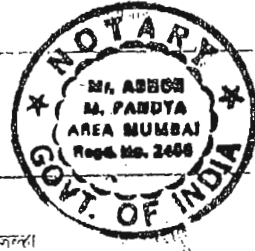
म. अ. अं. १०१ - मुंबई उपनगर जिल्हा
 म. अ. अं. १०१ - मुंबई उपनगर जिल्हा

म. अ. अं. १०१ - मुंबई उपनगर जिल्हा
 म. अ. अं. १०१ - मुंबई उपनगर जिल्हा

म. अ. अं. १०१ - मुंबई उपनगर जिल्हा
 म. अ. अं. १०१ - मुंबई उपनगर जिल्हा

म. अ. अं. १०१ - मुंबई उपनगर जिल्हा
 म. अ. अं. १०१ - मुंबई उपनगर जिल्हा

म. अ. अं. १०१ - मुंबई उपनगर जिल्हा
 म. अ. अं. १०१ - मुंबई उपनगर जिल्हा



न. म. अ. अं. १०१
 मुंबई उपनगर जिल्हा

म. अ. अं. १०१ - मुंबई उपनगर जिल्हा
 म. अ. अं. १०१ - मुंबई उपनगर जिल्हा

म. अ. अं. १०१ - मुंबई उपनगर जिल्हा
 म. अ. अं. १०१ - मुंबई उपनगर जिल्हा



खरी नक्कल
 नगर भूमापन अधिकारी
 अंधेरी.

म. अ. अं. १०१ - मुंबई उपनगर जिल्हा
 म. अ. अं. १०१ - मुंबई उपनगर जिल्हा



बदर-४/
 १५९५
 २००६

मालमत्ता पत्रक

भाग संज्ञा -- ओशिवरा
 तालुक संज्ञा -- न. भू. अ. अंधेरी
 जिल्हा -- मुंबई उपनगर जिल्हा

शेत नंबर
 शेत क्षेत्र
 धारणाधिका
 दिनांक ४७१ प्रमाण

व्यवस्थापक
 मूळ धारक
 श्री पुतुसम दास झयराभाई पटेल
 खरवीने सि. सं. नं. ४७१ पार्ल

नवीन धारक (धा)
 गडदारा (स) क्लिया भार (स)
 बिनगोली आभार व मुदत सि. सं. नं. ४७१ प्रमाण



खरी नकल -
 वरिष्ठ न्यायाधीश
 नगर भूमापन अधिकारी
 नगर भूमापन अधिकारी



खरी नकल
 नगर भूमापन अधिकारी
 अंधेरी.

पत्राचार
 सिव्हील पार्लिंग्टन प्रमाणित प्रतीचर मुदत
 तंत्र ४.६-० ... अतः सिव्हील पार्लिंग्टन
 नगर भूमापन अधिकारी



बदर-४/
 ७५७५ | ३६
 २००६

मालमत्ता पत्रक

विभाग-मांजे -- ओशिवरा

तालुका/न.भु.मा.का. -- न.भू.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन विभाग नश्ट नंवार प्लॉट नंवार क्षेत्र धारणाधिकार शासनाला दिलेल्या भाकण्यांचा विना वाढण्यात नसतील अशा वाक्या पर तपासण्याक विषय घेतल

१०१.१ २६३.६ [क] क वि.स.न. ४७१ प्रमाण

सुविधाधिकार

दस्तावेज मूळ धारक श्री. पुरुषोत्तम शंकरभाई पटेल १९६६ खंदांनी सा. स.नं. ४७१ पाहणे

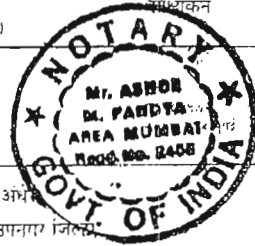
पत्रक

दस्तावेज

दस्तावेज

दस्तावेज व्यवहार खंड क्रमांक नविन धारक (धा) पट्टेदार (प) किच्या भाग (भा)

१० ४४ १९७१ विनशती भाकण घ मुदत सि स न ४७१ प्रमाण



दस्तावेज क्रमांक

खरी नककल

न.भू.अ.अंधेरी मुंबई उपनगर जिल्हा

बदर-४/१५१५/२००६
 नगर भूमापन विभाग
 नश्ट नंवार प्लॉट नंवार क्षेत्र धारणाधिकार
 शासनाला दिलेल्या भाकण्यांचा विना वाढण्यात नसतील अशा वाक्या पर तपासण्याक विषय घेतल



खरी नककल
 [Signature]
 नगर भूमापन अधिकारी, अंधेरी

प्रमाणपत्र

दस्तावेज क्रमांक १५१५/२००६ याचा संबंधित नश्ट नंवार प्लॉट नंवार क्षेत्र धारणाधिकार शासनाला दिलेल्या भाकण्यांचा विना वाढण्यात नसतील अशा वाक्या पर तपासण्याक विषय घेतल

[Signature]
 नगर भूमापन अधिकारी, अंधेरी



बदर-४/
 १५१५/२००६

5008
 9494188
 18-222



0210 1100010 00000 0000

[Handwritten signature]
 The Registrar of Companies, India
 New Delhi
 18-2-2008

REGISTRAR

[Handwritten signature]
 M. Ashok
 M. Ashok
 M. Ashok



[Handwritten notes and signatures]
 2011/02/18
 2011/02/18
 2011/02/18
 2011/02/18



Sl. No.	Name of the Director	Designation	Signature	Date
1	M. Ashok	Director	<i>[Signature]</i>	18-2-2008
2	M. Pandya	Director	<i>[Signature]</i>	18-2-2008
3				
4				
5				
6				
7				
8				
9				
10				

REGISTRAR

मासमसना पत्रक

विभाग/सेवा: अतिथि
 गाव/न.पु.मा.का: न.पु.अ.अंधेरी
 जिल्हा: मुंबई उपनगर जिल्हा

आग पुस्तक: 1012 नं. 10
 पत्रक: 1012 नं. 10

सुविधाकर्ता

हस्ताक्षर पुस्तक नं. 1012

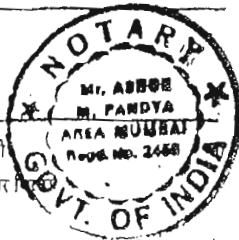
पुस्तक

पत्रक

पत्रक

पत्रक

निकष: अक्षर
 मुद्रा: अक्षर
 नोंद घेतले (अ): अक्षर
 नोंद घेतले (ब): अक्षर

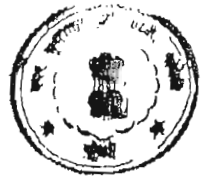


दस्तावेज नं. 1012

न.पु.अ.अंधेरी
मुंबई उपनगर

1. अक्षर न्यायालयानी तारीख: 10/12/05
 2. अक्षर तयार केलेली तारीख: 10/12/05
 3. अक्षर दिलेली तारीख: 10/12/05
 4. अक्षर घेतलेली तारीख: 10/12/05
 5. अक्षर घेतलेली तारीख: 10/12/05

एक नोंद: 1012
 मरकम नुसार: 1012
 वापर नुसार: 1012
 एक नुसार: 1012



खरी नकल
 अक्षर नुसार (अ) अक्षर
 अक्षर



Shri Mitesh Bhatt
 (m) 9867405344

बदर-8/
 9594 182
 2006

मालमत्ता पत्रक

भाग/मंडल -- आंशिवरा

तालुका/न. भू. मा. अ. -- न. भू. अ. अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

भूमापन नंबर	नगर नंबर	नगर नंबर	शहर	भारतीयता	शासनाला दिलेल्या अफारणाचा क्षेत्रा भादयाचा संदर्भात आणि त्याच्या का तपामातीची नियत यंत्र
१८८			(१०६८.९) ७४६२.२	क	वि. शं. आकार रु. ४.६० ला २०८१९७१ पासून

रपती/रक्षक					
नाम	व्यवहार	दाखल धर्मांक	नविन पारका (धा)	साक्षात्करण	
			पट्टदार (पा) किंवा भार (भा)		



मा. अफार उर्जन. अंधेरी यांचे कडोले व
 ADI LND D १२२५ ला. ३१-१९ २१ अन्वये
 या श. आकार रु. २.३० ला. ४३८ ६.१ से ३२ २०७१ य. म.
 ४ ६० ला. २ ०८ ७१ पासून (३०४ गो. वि.)

क्षेत्र दुन्नामना -
 मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे
 कडोले भादेश प्रमाणक गो. कार्या-रक क्षेत्र
 अंग आर-२११९ दिनांक २६/५/०७ ये क्षेत्र दुन्नामना
 आदेशानुसार न. भू. अ. ८८५ ये मिळकत पात्रकवार
 दाखल भूमापन १०६८.९ चौ. मी. क्षेत्र कमी करून
 ७४६२.२ चौ. मी. क्षेत्र कायम केले.

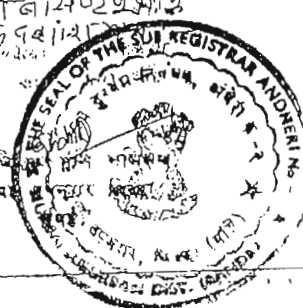
नवीन करणाने -
 बंधन व... नारीस: ७/६/२००६
 न... १५/६/०६
 न... १५/६/०६
 न... १५/६/०६



न. भू. अ. अंधेरी
 मुंबई उपनगर जिल्हा
 नगर भूमापन अधिकारी
 अंधेरी.

प्रमाण पत्र

७४६२.९
 न... ७४६२-९
 न... ७४६२-९



बदर-४/
 १५१५ / ४५
 २००६

मालमत्ता पत्रक

वे. भाग सं. २२११
 क्षेत्र पं. २२११
 २२११

भा. सं. २२११

पं. सं. २२११

क. सं. २२११

मू. सं. २२११

पं. सं. २२११

क. सं. २२११

पं. सं. २२११

क. सं. २२११

पं. सं. २२११

क. सं. २२११



पं. सं. २२११

क. सं. २२११

पं. सं. २२११

क. सं. २२११

१. वसुधैव कुटुम्बकम्।
 २. वसुधैव कुटुम्बकम्।
 ३. वसुधैव कुटुम्बकम्।
 ४. वसुधैव कुटुम्बकम्।
 ५. वसुधैव कुटुम्बकम्।

१. वसुधैव कुटुम्बकम्।
 २. वसुधैव कुटुम्बकम्।
 ३. वसुधैव कुटुम्बकम्।
 ४. वसुधैव कुटुम्बकम्।
 ५. वसुधैव कुटुम्बकम्।



खरी नककल
 ए. ए. ए.
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बदर-४/
 १५१५ / १८०
 २००६

मालमत्ता पत्रक

पं.नाम पत्रे - **बांदीघली** शत्रुका न.पु.भा.ज्या - **न.पु.अ.अंधेरी** थल्ला - **मुंबई उपनगर जिल्हा**

पत्रा.सं. १५५५ / २००८

श्री परमेश्वर चक्रवर्ती पट्टन आणंद इत्या

न.पु.अ.अंधेरी मुंबई उपनगर जिल्हा



बुध स्वीकारण्याची तारीख: ०२/०२/०८

बकत हवाल केलेली रक्कम: २०००

मालमत्ता दिवशी तारीख: ०२/०२/०८

मालमत्ता हवाल करणारा: बांदीघली

बकत हवालची करणारी: बांदीघली

एवढा मालमत्ता: २०००



खिरी नकल

हजार मुद्राक मिळविली

७ शंभरी



बँकर्स-४॥

९५९५ / १५०

२००८

200042

2004-2005	200420	01/10/2004	30/09/2004	01/10/2004
0	1368	0	0	0

K-4725(4B) 13, OSHIYARA PASSEGE LAND
K/S DYRAMJI JIJIBHOY PVT LTD

KM150026009 01/10/2004-31/03/2005 K-4725(4B) 13

SHRI P PATIL SUDHANA
INDUSTRIAL ESTATE
S V ROAD OSHIYARA
JOGESHWARI
MUMBAI 400102

01/10/2004-31/03/2005	70	C	0	70
30.00%	0	0	12.00%	0
11	0	0	4	0
0	78NR	15.00%	12NR	5
	9	27	4	5

...

66	66
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...

FR			
KM-15-0026-00-9	200042	200420	

K/W WARD, OPP RLY STN PALIRAM
RD ANDHERI (WEST) MUMBAI 58.



बदर-४/
१५१५ | ५१
२००५



पुणे नगरपालिका
 नगरपालिका कार्यालय
 पुणे, महाराष्ट्र

पुणे नगरपालिका	पुणे नगरपालिका	पुणे नगरपालिका	पुणे नगरपालिका
610			

पुणे नगरपालिका	पुणे नगरपालिका	पुणे नगरपालिका	पुणे नगरपालिका
2004-2005	200420	01/10/2004	873660
30/09/2004			
01/10/2004			
01/10/2004			
52947			
1358			

पुणे नगरपालिका
 नगरपालिका कार्यालय
 पुणे, महाराष्ट्र

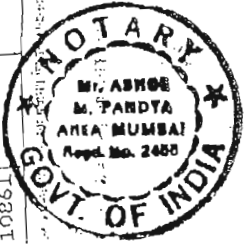
KW150051003 01/10/2004-31/03/2005 KW 4733(1-2,
 (पुणे नगरपालिका)

SMT HIRABEN S PATEL
 SAKHANA INDUSTRIAL ESTATE
 S V ROAD JOGESHWARI W
 MUMBAI 400102

KW 4733(1-2) 1/123 FACTORY BUILDING
 SMT HIRABEN PURSHOTAMDAS PATEL

01/10/2004-31/03/2005	181015	0	0	181015
25%NR 22627	0	0	15.00%NR 13576	12%NR 10861
30.00% 27152	0	0	10861	3% 2715
			0.50% 453	15% 13576

KW-15-0051-00-0	200420
200062	101921



बंदर-8/
 2005

K/W ROAD, OFF PLY CTH PALIYAN
 PTD ANDHERI (WEST) MUMBAI 58.

543 200063

क्र. 1/1/2004	क्र. 2004-2005	क्र. 2004/2004	क्र. 01/10/2004	क्र. 01/10/2004
2004-2005	2004-2005	2004/2004	01/10/2004	01/10/2004
01/10/2004	01/10/2004	01/10/2004	01/10/2004	01/10/2004

K-4733(3) 1/123000, OSHIVARA LAND
SHRI PASHUPHAI ZAVERBHAI PATEL

KW150053006 01/10/2004-31/03/2005 K-4733(3) 1/1

SADHANA INDUSTRIAL ESTATES
S V ROAD OSHIVARA
JOGESHWARI
MUMBAI 400102

01/10/2004-31/03/2005	520	0	520
30.00%	79	0	0
25%NR	65	0	0
12.00%	31	0	31
0.50%	1	0	1
15%	39	0	39

292	292
-----	-----

श्री पशुपत हाईवे, ओशिवारा, मुंबई

श्री पशुपत हाईवे, ओशिवारा, मुंबई

KW-15-0053-00-6

K/W WARD, OPP BLY STN PALIRAM
RD ANDHERI (WEST) MUMBAI 58.



बदर-8/
9494 143
2006



200064

2004-2005	2004-2005	01/10/2004	01/10/2004
2004-2005-00-9	2004-2005	01/10/2004	01/10/2004

SHRI PASHUBHAI ZAYER PATEL
 SOAP FACTORY
 SHRI PASHUBHAI ZAYER PATEL

KW150055009 01/10/2004-31/03/2005 K-4733(4) J J

SHRI PASHUBHAI Z PATEL
 SADHANA INDUSTRIAL ESTATE
 S V ROAD JOGESHWARI W
 MUMBAI 400102

01/10/2004-31/03/2005	27565	0	27565
30,002 4135	0 3486	0 15,003NR 2067	125NR 1654
0.50%	69	2067	2067

15505	15505
-------	-------

श्री. पशुभाई जयूर पटेल
 सादर
 १५/१०/२००४

KW-15-0035-00-9	200420
200064	15505

K/W WARD, OPP RLY STN PALIRAM
 RD ANDHERI (WEST) MUMBAI 59.



बदर-४/
 १५१५ १५४
 २००६

1

बृह-मुंबई महानगरपालिका
का निधीतर्फे वसुली कर घेण्याबाबत
आदेशित कराराने देवदूत मळा परतली
अधिकृत कार्यावाहीची प्रत येवते.

दिनांक 2009064

अधिकृत कार्यावाही	कोणत्या निधीतर्फे घेतले	जरी कर

संज्ञक क्रमांक	वसुली करार	दिनांक	वसुली करार	वसुली करार
KW-15-0055-00-9	2005-2006	01/10/2005		
वसुली करार	वसुली करार	वसुली करार	वसुली करार	वसुली करार

K-4733(4) 1 1230CB OSHIVARA SOAP FACTORY
SHRI PASHUBHAI ZAVER BHAI PATEL

वसुली करार	वसुली करार	वसुली करार	वसुली करार	वसुली करार
01/10/2005-31/03/2006	27565	0	0	27565

वसुली करार	वसुली करार	वसुली करार	वसुली करार	वसुली करार
30.00% 4133	0 2574NR 3446	0 0 15.00%NR 2067	12.00% 1634	3% 413

WSKW:150055009.200520.0.027565.5595



9494/48
2009

वसुली करार घेण्याबाबत
वसुली करार घेण्याबाबत
वसुली करार घेण्याबाबत



2008
 69569
 18-28

I, the undersigned, being a Notary Public, do hereby certify that the above is a true and correct copy of the original document as shown to me by the person whose name is written above.

Handwritten signature

15505	15505	15505	15505
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15505	15505	15505	15505	15505	15505	15505	15505	15505	15505
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THE REGISTRAR, ANDHRA PRADESH, HYDRABAD, NO. 2

2002-2004	2002-2004	2002-2004	2002-2004	2002-2004	2002-2004
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50/10	50/10	50/10	50/10
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I, the undersigned, being a Notary Public, do hereby certify that the above is a true and correct copy of the original document as shown to me by the person whose name is written above.

मुद्रापत्र हे मालमालापासून
 ६० दिवसांत १ वा संचयन पत्र
 वापरण्यात येऊन २००३-०४ मध्ये
 अंतिम वसुलीची ही बाबतची नोंद

श्री. ज. म. १
 1000064



अंतिम वसुलीची नोंद	अंतिम वसुलीची नोंद	अंतिम वसुलीची नोंद	अंतिम वसुलीची नोंद
NR	NR	NR	NR
2003-2004	2003-2004	2003-2004	2003-2004
01/04/2003	01/04/2003	01/04/2003	01/04/2003

श्री. ज. म. १
 1000064

K-4733(4) 1 123CCB OSHIVARA SOAP FACTORY
 SHRI PASHUBHAI ZAVER BHAI PATEL

दिनांक	प्रकार	मूल्य	वसुलीची नोंद	वसुलीची नोंद	वसुलीची नोंद	वसुलीची नोंद
01/04/2003-30/09/2003	27565	0	0	0	0	27565
30.00%	0	0	12.00%	3%	0.50%	15%
4135	0	0	1654	413	69	2067
25%NR	0	0	15.00%NR	12%NR	1554	
3446	0	0	2067	1554		

श्री. ज. म. १
 1000064

15505	15505
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बदर-४/	९५९५	६०
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श्री. ज. म. १
 1000064

कृष्णवृद्ध प्रदानपरामिता
 एव विधेय न ह्य प्रकृत्येन काले
 कालेन काले एव विधेय
 विधेय काले एव विधेय

निर्माणकाल दिनांक	निर्माणकाल दिनांक	निर्माणकाल दिनांक	निर्माणकाल दिनांक

निर्माणकाल दिनांक
 निर्माणकाल दिनांक

विवरण	विवरण	विवरण	विवरण	विवरण
KW-15-0055-00-9	2002-2003	200210	01/04/2002	

विवरण

विवरण

K-4733(4) 1 123CCB OSHIVARA SOAP FACTORY
 SHRI PASHUBHAI ZAVER BHAI PATEL

विवरण	विवरण	विवरण	विवरण	विवरण
01/04/2002-30/09/2002	27565	0	0	27565

विवरण	विवरण	विवरण	विवरण	विवरण	विवरण	विवरण	विवरण	विवरण	विवरण
30.00%	413	0	0	12.00%	1654	3%	413	0.50%	69
		252NR	3446	15.00NR	2067	12NR	1654		2067

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विवरण	विवरण	विवरण	विवरण
15505			15505

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2006
 2006
 2006



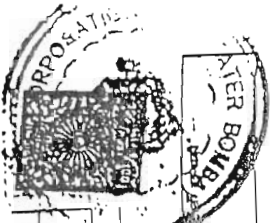
विवरण

विवरण

विवरण

बृहन्मुंबई महानगरपालिका
 वरिष्ठ न्यायिक अधिकारी
 वरिष्ठ न्यायिक अधिकारी
 वरिष्ठ न्यायिक अधिकारी

आवेदन क्र. 110 OCT 2001



आवेदन क्र.	110 OCT 2001
आवेदनकर्त्याचे नाव	श्री. राजेश
व्यवसाय	अध्यक्ष, एम. ए. ए. कॉलेज
व्यवसाय स्थान	मुंबई
व्यवसाय संपन्नता	अध्यक्ष, एम. ए. ए. कॉलेज
व्यवसाय संपन्नता	अध्यक्ष, एम. ए. ए. कॉलेज

श्री. राजेश, माझे वडील, बाबूराव रामचंद्र शिंदे

मुंबई, महाराष्ट्र, भारत

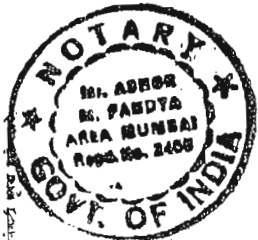
क्र.सं.	व्यवसाय	व्यवसाय स्थान	व्यवसाय संपन्नता	व्यवसाय संपन्नता	व्यवसाय संपन्नता	व्यवसाय संपन्नता	व्यवसाय संपन्नता	व्यवसाय संपन्नता	व्यवसाय संपन्नता
1	अध्यक्ष, एम. ए. ए. कॉलेज	मुंबई	अध्यक्ष, एम. ए. ए. कॉलेज	अध्यक्ष, एम. ए. ए. कॉलेज	अध्यक्ष, एम. ए. ए. कॉलेज	अध्यक्ष, एम. ए. ए. कॉलेज	अध्यक्ष, एम. ए. ए. कॉलेज	अध्यक्ष, एम. ए. ए. कॉलेज	अध्यक्ष, एम. ए. ए. कॉलेज

श्री. राजेश, माझे वडील, बाबूराव रामचंद्र शिंदे
 मुंबई, महाराष्ट्र, भारत



दर-०१
 १५१५
 २००६

श्री. राजेश, माझे वडील, बाबूराव रामचंद्र शिंदे
 मुंबई, महाराष्ट्र, भारत



बृहन्मुंबई महानगरपालिका
 वर निधीत व वर संरक्षण खाते
 वाचकता खाते दिनांक ३० मार्च २००१
 अंशदान संख्या ६६ काली निधि

अंशदान दिनांक	अंशदान दिनांक वर	मॉडेल क्रमांक	अंशदान क्रमांक
13 MAR 2001		52	



अंशदान देखावटी खाते
 रोखीने/बँकाद्वारे पटव्यावरून वकालतने अंशदान पिटवते.

वेळा क्रमांक	वर्षावच खाते	वर्षावच	मार्ग	व मासाला पूर्वीचे
KW-15-0055-00-9	2000-2001	200020	03/10/2000	30/09/2000

अंशदान क्रमांक: 28258
 मार्ग क्रमांक: कालीने वर, बालकालीने वर
 अंशदानाची वेळा

K-4733(4) 1 123CCB OSHIVARA SDAP FACTORY
 SHRI PASHUBHAI ZAVER BHAI PATEL

दिनांक मधून	अंशदान मूल्य	अंशदाने दिलेले मूल्य	विशाली माला मूल्य	अंशदाने अंशदाने मूल्य	मोटा अंशदान
01/10/2000-31/03/2001	27565	0	0	27565	200063

व्याजदर % मार्ग/वर्षा	मार्ग/वर्षा मार्ग/वर्षा	अंशदाने अंशदाने मार्ग/वर्षा	अंशदाने अंशदाने मार्ग/वर्षा	अंशदाने अंशदाने मार्ग/वर्षा	अंशदाने अंशदाने मार्ग/वर्षा	अंशदाने अंशदाने मार्ग/वर्षा	अंशदाने अंशदाने मार्ग/वर्षा	अंशदाने अंशदाने मार्ग/वर्षा	अंशदाने अंशदाने मार्ग/वर्षा
30.00% 4135	0	0	0	12.00% 1654	0	3% 413	0.50% 69	15% 2067	
	0	25%NR 3446	0	15.00%NR 2067		12%NR 1654			

अंशदाने अंशदाने अंशदाने अंशदाने अंशदाने अंशदाने अंशदाने अंशदाने अंशदाने अंशदाने

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अंशदाने अंशदाने	अंशदाने अंशदाने	अंशदाने अंशदाने	अंशदाने अंशदाने
15505			15505

अंशदाने अंशदाने अंशदाने अंशदाने अंशदाने अंशदाने अंशदाने अंशदाने अंशदाने अंशदाने

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(Signature)
 न. जि. कडम
 अंशदाने अंशदाने

बृहन्मुंबई महानगरपालिका
 का विभाग व का मजदूर खाते
 कार्यालय: १००१, १००२, १००३, १००४
 मजदूर विभाग व मजदूर खाते

१००१	१००२	१००३	१००४
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शिवारा कार्यालय: शिवारा
 मजदूर विभाग व मजदूर खाते

कार्यालय क्रमांक	मजदूर खाते क्रमांक	शिवारा क्रमांक	कार्यक्रम क्रमांक	कार्यक्रम तारीख	कार्यक्रम समाप्ती तारीख	कार्यक्रम क्रमांक
KW-15-0055-00-9	2C 0-2001	200010	01/04/2000	31/03/2000	26256	

K-4733(4) 1 12300B SHIVARA SOAP FACTORY
 SHRI PASHUBHAI ZAVER BHAI PATEL

कार्यक्रम तारीख	कार्यक्रम क्रमांक	कार्यक्रम क्रमांक	कार्यक्रम क्रमांक	कार्यक्रम क्रमांक	कार्यक्रम क्रमांक
01/04/2000-30/09/2000	0	27565	0	0	27565

कार्यक्रम तारीख	कार्यक्रम क्रमांक	कार्यक्रम क्रमांक	कार्यक्रम क्रमांक	कार्यक्रम क्रमांक	कार्यक्रम क्रमांक	कार्यक्रम क्रमांक	कार्यक्रम क्रमांक	कार्यक्रम क्रमांक	कार्यक्रम क्रमांक				
30.00%	4135	0	0	0	0	12.00%	1654	0	413	0.50%	59	15%	2067
			SZNR		15.00%NR				12%NR				
			3446		2067				1654				

२००३
 २५९५
 १८-८



कार्यक्रम तारीख	कार्यक्रम क्रमांक	कार्यक्रम क्रमांक	कार्यक्रम क्रमांक
15505			15505

शिवारा कार्यालय: शिवारा
 मजदूर विभाग व मजदूर खाते

म. शि. कटवाल
 मजदूर विभाग व मजदूर खाते

१५-१

वृहत्-मुद्रा पंजीयनाधिकारी
 श्री विद्यानाथ व. श. मजुंदर कार्यालय
 पंजीयनाधिकारी कार्यालय
 मंत्रालय, नई दिल्ली-110002

पंजीयन संख्या	पंजीयन तिथि	पंजीयन स्थान	पंजीयन प्रकार

पंजीयन संख्या: 200010
 पंजीयन तिथि: 01/04/2000

पंजीयन संख्या	पंजीयन तिथि	पंजीयन स्थान	पंजीयन प्रकार	पंजीयन मूल्य
KU-15-0055-00-9	20 0-2001	200010	01/04/2000	31/03/2000 26256

K-4/33(4) 1 123001 SHIVARA SOAP FACTORY
 SHRI PASHUBHAI ZAVER BHAI PATEL

पंजीयन संख्या	पंजीयन तिथि	पंजीयन स्थान	पंजीयन प्रकार	पंजीयन मूल्य	पंजीयन मूल्य
01/04/2000-30/09/2000	0	27565	0	0	27565 100063

पंजीयन संख्या	पंजीयन तिथि	पंजीयन स्थान	पंजीयन प्रकार	पंजीयन मूल्य	पंजीयन मूल्य	पंजीयन मूल्य	पंजीयन मूल्य	पंजीयन मूल्य	पंजीयन मूल्य								
30 00%	4125	0	5%NR	3446	0	15.00%NR	2067	12.00%	1654	12%NR	1654	3%	413	0.50%	59	15%	2067

2004
 9994
 2004



श्री. ए. वि. मजुंदर
 पंजीयनाधिकारी

27-1

पुणे नगरपालिका
 वरिष्ठ अधिकारी
 वरिष्ठ अधिकारी
 वरिष्ठ अधिकारी

आवक क्र. 15-0051-00-3
 आ. क्र. 0-2001
 200010
 01/04/2000 31/03/2000
 27349

KU 4733(1-2) 1/123 FACTORY BUILDING
 SMT HIRABEN PURSHOTAMDAS PATEL

क्र. क्र.	वर्ग	आवक क्र.	आ. क्र.	वर्ग	आवक क्र.	आ. क्र.	वर्ग	आवक क्र.	आ. क्र.	वर्ग	आवक क्र.	आ. क्र.
01/04/2000-30/03/2000	181015	0	0	181015	0	181015	0	181015	0	181015	0	181015
30.00%	127152	0	0	0	0	0	0	0	0	0	0	0
		52NR	12627	0	15.00ZNR	13576	0	127NR	10861	0	37%	2715
		0	0	0	0	0	0	0	0	0	0.50%	453
												15%
												13576

बदर-४/
 9494 EC
 2008



Handwritten signature and date: 01/04/15 '6

शुद्ध मालवाही
 या फॉर्म या फॉर्म या
 शुद्ध मालवाही या फॉर्म या
 शुद्ध मालवाही या फॉर्म या

(7)

शुद्ध मालवाही	शुद्ध मालवाही	शुद्ध मालवाही	शुद्ध मालवाही	शुद्ध मालवाही	शुद्ध मालवाही
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शुद्ध मालवाही	शुद्ध मालवाही	शुद्ध मालवाही	शुद्ध मालवाही	शुद्ध मालवाही	शुद्ध मालवाही
KM-15-0051-00-3	2001-2002	200120	01/10/2001	30/09/2001	518038

KM 4735(1-2) 1/125 FACTORY BUILDING
 SMT HIRAPUR (MUMBAI) DISTRICT

शुद्ध मालवाही	शुद्ध मालवाही	शुद्ध मालवाही	शुद्ध मालवाही	शुद्ध मालवाही	शुद्ध मालवाही
01/10/2001-31/03/2002	121015	0	0	121015	200061

शुद्ध मालवाही	शुद्ध मालवाही	शुद्ध मालवाही	शुद्ध मालवाही	शुद्ध मालवाही	शुद्ध मालवाही	शुद्ध मालवाही	शुद्ध मालवाही	शुद्ध मालवाही	शुद्ध मालवाही								
30.000	27152	0	253490	22627	0	15.000000	13576	12.000	10361	12349	10361	0	2715	0.500	453	15	13576

शुद्ध मालवाही	शुद्ध मालवाही	शुद्ध मालवाही	शुद्ध मालवाही
01/04/1976	101821		



Handwritten notes and stamps at the top of the page, including a rectangular stamp with the number 3000 and other illegible text.

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001 8656
18-22b



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01/04/2001

AM 4/8/2001 11/11/01

NOTARY PUBLIC

01/04/2001

AM 4/8/2001-00-2	0001-2002	200010	02/09/2001	01/02/2001	577131
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पंजीयन क्रमांक
0001-2002

आवेदन क्रमांक	0001-2002
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पंजीयन क्रमांक	0001-2002
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पंजीयन क्रमांक

0001-2002

पंजीयन क्रमांक	0001-2002
----------------	-----------

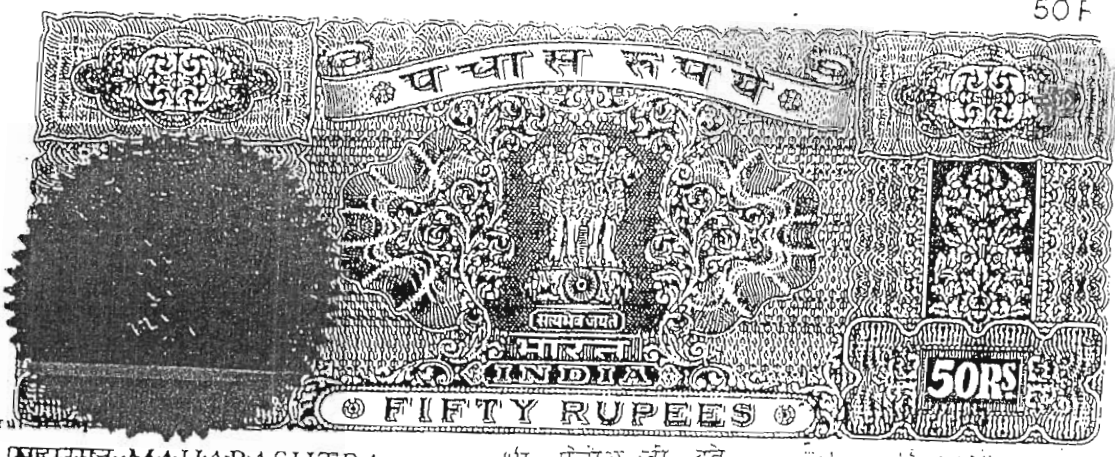
पंजीयन क्रमांक	0001-2002
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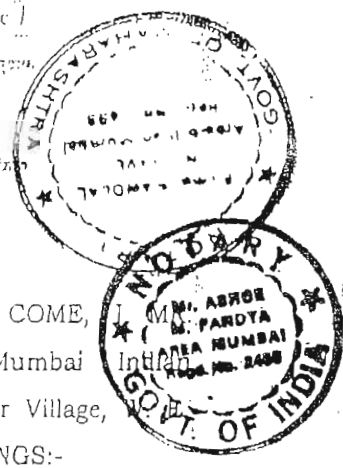
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MAHARASHTRA
L.S.V. No.
- 8 JUN 2005

Reserve Office 1.06.

श्री. योगेश जी. दवे.
शामकल चन्द्रकांत दामोदर पटेल (पु.)
पत्तण: १, १७२/ब, गोकुल गगन
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विवरण: H.P. Patel
गणतंत्र
देश: भारत



GENERAL POWER OF ATTORNEY

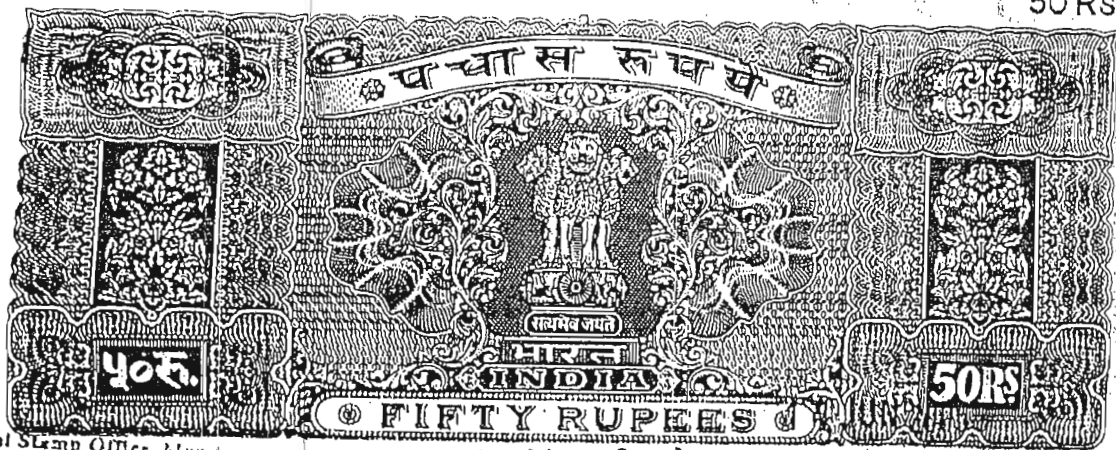
TO ALL TO WHOM THESE PRESENTS SHALL COME,
CHANDRAKANT PURSHOTTAMDAS PATEL of Mumbai
Inhabitant, residing at 1702/B, Gokul Gagan, Thakur Village,
Highway, Kandivali(E), Mumbai-400 101, SEND GREETINGS:-

WHEREAS (1) MRS. HIRABEN PURSHOTTAM PATEL, (2) MR. GIRISH
PURSHOTTAM PATEL, (3) MR. HARSHAD PURSHOTTAM PATEL AND
MYSELF are the Co-owners and are absolutely seized and possessed of
or otherwise well and sufficiently entitled to the moveable property viz.
land together with the structure standing thereon, situate, lying and
being at Village Oshiwara, Jogeshwari (West), bearing C. T. S. Nos. 471,
471/1 to 6, 482(pt), 483(pt), 484(pt) and 485; and also land situate
lying and being at Village Bandivali, Jogeshwari (West) bearing C. T. S.
Nos. 282, 282/1 to 4 total admeasuring about 15000 sq mts. or
thereabout which is more particularly described in the Schedule of
Property herein under (hereinafter referred to as the "said
Property").



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50 Rs.



General Stamp Office, Mumbai
MAHARASHTRA

L.S.Y. No. - 8 JUN 2005

Proprietor Officer 1.06

श्री. योगेश जी. दवे.

शामकान, खोशगर्ग रोड, साठगाव (प.)

पञ्जापूर, जिल्हा, महाराष्ट्र

3813

नाम: H. P. Patel

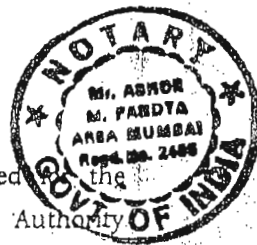
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पत्ता नं. महाराष्ट्र राज्य
शेखर विद्यालया.

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महाराष्ट्र राज्य न्याय विभाग

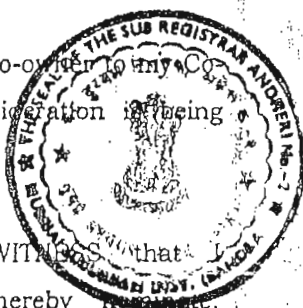
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AND WHEREAS a Portion of the said Property is notified for acquisition by Mumbai Metropolitan Regional Development Authority (MMRDA).

AND WHEREAS as I am not in a position to look after my right, title and interest in the said property, personally, I am desirous of appointing my brothers, MR. GIRISH PURSHOTTAMDAS PATEL AND MR. HARSHAD PURSHOTTAMDAS PATEL to represent me only for the purposes hereinafter set for in respect of the said Property.

This Power of Attorney is being granted by me as Co-owner to my Co-owners who are my brothers and monetary consideration is being involved.

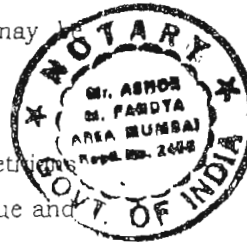


NOW KNOW YE AND THESE PRESENTS WITHIN THE HEARING OF CHANDRAKANT PURSHOTTAMDAS PATEL do hereby constitute and appoint MR. GIRISH PURSHOTTAMDAS PATEL AND MR. HARSHAD PURSHOTTAMDAS PATEL, jointly as well as severally to be

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my true and lawful Attorneys, in my name, on my behalf and for me to do execute and perform all or any of following acts, deeds, matters and things in respect of the said Property.

1. THIS Power of Attorney is restricted to and pertains only in respect of the property described in the Schedule hereunder written.
2. TO MAKE necessary applications to Tahsildar, Mamlatdar, Collector, City Survey and Land Revenue Authorities, Municipal Corporation of Greater Mumbai, Government of Maharashtra and all other public and semi public Authorities or such other Authorities as may be necessary for the aforesaid purpose/s and to do all the things as may be necessary for the said purposes.
3. TO MAKE necessary Applications, file affidavits, Petitions and/or to initiate revenue proceedings before the Revenue and all other authorities concerned for obtaining permission to transfer the said property to the name of such person or persons as the said Attorney may think fit and proper.
4. TO MAKE the necessary Applications for obtaining the necessary permissions concerning the user of the said Property from Agricultural to Non-Agricultural or other users as the said Attorneys may think fit and proper
5. TO CARRY on correspondence with the Brihanmumbai Mahanagar Palika, Government of Maharashtra, Collector of Mumbai Suburban, Mumbai Metropolitan Regional Development Authority, Town Planning Authority, Slum Clearance Authority, Slum Rehabilitation Authorities (S.R.A.) and other Authorities under Urban Land (Ceiling & Regulation) Act, 1976



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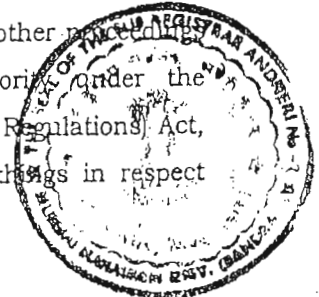
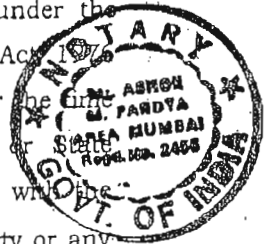
and all such other authorities for the purpose herein mentioned.

6. TO APPOINT Architects, engineers, Surveyors, R.C.C. Consultants and other technical Consultants, Designers, advocates counsel and other persons as desired by the said Attorneys for preparations and submission of layout building plans approvals certificates/sanctions or any other matters connected therewith on such terms and conditions and on such remuneration as the said Attorneys may deem fit and proper.

7. TO APPLY or proceeds or continue with applications made by me for permission or the Competent Authorities under the provisions of the urban Land (Ceiling & Regulation) Act or any other statutory modification or enactment for the time being in force and/or under any other Central legislation for the time being in force in connection with the retention or transfer or exemption or the said property or any part thereof and for the purpose to make any application, declaration or sign forms, undertaking etc as may be required or necessary.

8. TO SUBMIT such applications, writings, undertakings, affidavits and the petitions, Memo of Appeal, Revision/Review application appeals etc as may be required and to prefer an appeal, revision, review and/or and/or such other proceedings from the orders of the Competent Authority under the provisions of the said Urban Land (Ceiling & Regulations) Act, 1976 and to do all acts, deeds, matters or things in respect thereof.

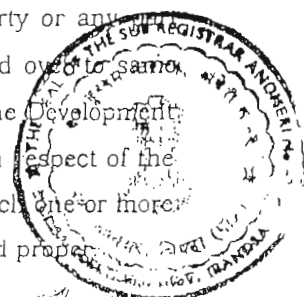
9. To Approach the MMRDA, make required application, submit such deeds writings, assurances or execute the conveyance or



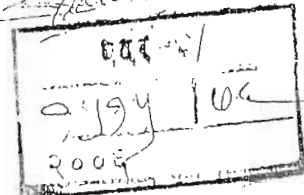
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any other documents for transfer to get the said property released from the acquisition or adopt any other proceedings to get the said Reservation relocate.

10. To make the payment to the MMRDA and/or receive the compensation or other dues from MMRDA, to accept the allotment of the said property or any part thereof from MMRDA on such terms and conditions as may be decided by MMRDA and the Attorneys.
11. To carry out the Survey of the said Property through the authorities concerned and get the area correction carried out and in the Property Register Card and obtain fresh Property Card.
12. To take all the steps as may be required to make the application to the authorities concerned and also to comply with such steps and/or any other steps for the purpose of handing over the said reserved land to the authorities concerned.
13. To take steps to have official survey of the said property and have the Property Card corrected bringing the actual area on the property card and other records as may be found by the authority on the final survey.
14. To take on Lease or otherwise the said Property or any part thereof from the authorities concerned, to hand over the same to the Authorities and avail of in lieu thereof the Development Rights Certificate representing the FSI Credit in respect of the said reserved land and to utilize the same on such one or more properties as the said Attorneys may think fit and proper.



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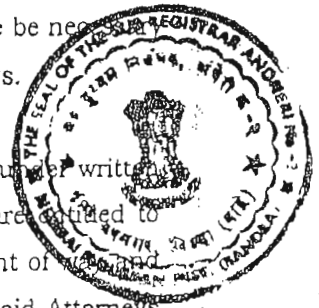
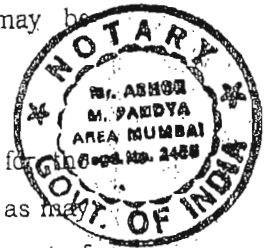
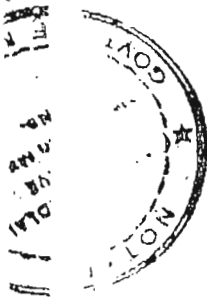
15. To submit the appropriate application to the MMRDA and/or any other authorities concerned for amendment of the said Lay out for shifting/relocating the reservations under the said Larger lay out of the property referred to hereinabove and to finalise such proposal and proceed further with availing of the DRC to process the area calculation formalities, to process the application for availing of the DRC and for the purpose to procure separate DRC, to process the application for availing of the DRC, to utilize the FSI credit under such DRC or any part or portion of the said lay out and/or outside in whole or in more than one part and for the purpose to make payment of the scrutiny fee and other charges including to carry out development of the "Children Park" by constructing compound wall and leveling the same.

16. To hand over formal, legal/judicial possession of and title to the reserved land to the concerned authority and to sign and submit the receipts, agreements, documents as may be required by the MMRDA/MCGB.

17. To carry out and comply with the legal formalities for the purposes aforesaid and all other terms and conditions as may be required by MMRDA/MCGB to be performed in respect of the complying for and obtaining such TDRs and DRCs.

18. To carry out all works that may from time to time be necessary for availing and/or obtaining such TDRs and DRCs.

19. The said Property described in the Schedule hereunder is a part of the larger lay out and the owners are entitled to have the full-fledged enjoyment and absolute right of the amenities provided in the said lay out. The said Attorneys are authorised to establish the rights in respect thereof.



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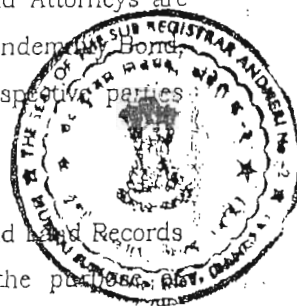
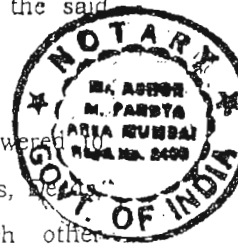
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20. The said Attorneys are hereby authorised to negotiate for Sale, Transfer or the said property or grant development rights in one or more parts as the Attorneys may deem fit and proper and execute the required deed, agreement writings, assurances, transfer deed, Deed of Conveyance, Release Deed and other documents as they may think deem fit and proper including to execute such documents as may be required by the MMRDA.

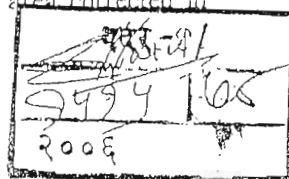
21. The said Attorneys are also authorised to vary or modify any terms and conditions of the Agreement as may be executed by them and to discharge all the obligations thereunder. The Attorneys are also authorised to receive the consideration amount and give valid discharge of receipt thereof under such documents and take the steps for registration of the said documents.

22. The said Attorneys are also authorised and empowered to execute necessary Agreement for Development Rights, Documents Declarations, Undertakings and such other writings that might have been executed by me or on my behalf and lodge the same before the concerned Sub-Registrar of Assurances and admit the execution thereof and comply with all the formalities for the effective registration of such documents wherever my signature has been subscribed or my Attorneys have signed on my behalf. The said Attorneys are authorised to make on my behalf declaration, indemnity bonds and such other documents in favour of prospective parties with whom they may deal.

23. TO APPLY to the D.I.L.R, S.L.R., City Survey and Land Records office and/or all concerned authorities for the purpose of demarcation and measurement of the area to get the property sub-divided or amalgamated and to get the area corrected in

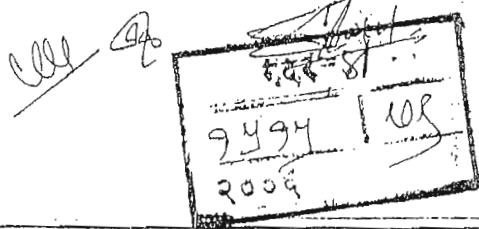
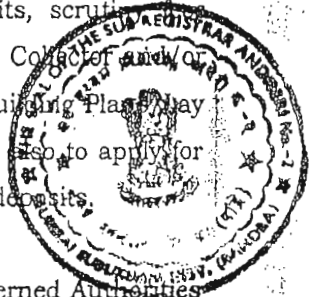
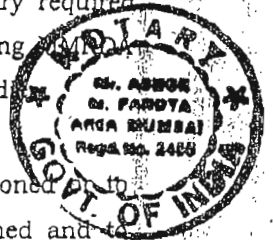


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the property register cards, to get the confirmation of the area and to take all necessary actions as may be expedient for the purposes including to prefer appeals.

24. TO AMALGAMATE the said Property or any part thereof with any other property and/or properties as the said Attorneys may think fit and proper and also after amalgamation to prepare and submit the lay out plans or sub-division plans and get the same duly approved from the concerned authorities and further to obtain necessary realignment with the other properties as the said Attorneys may deem think and proper and to all acts, deeds, matters and things for complying with the terms and conditions of the lay out.
25. TO MAKE and prepare and/or cause to be made and prepared all such plans, specifications as may be necessary required and advisable to the Competent Authority including and/or Government of Maharashtra and/or local bodies.
26. TO APPLY and get the building plans duly sanctioned and to revalidate the plans that may have been sanctioned and to comply with the terms and conditions of the concerned authorities that may have been put by the sanctioning authorities.
27. TO DEPOSIT AND TO APPLY and to collect the refund and/or return of the deposits, security fees/deposits, scrutiny and other amounts if any paid to the MCGB, Collector and/or other authorities concerned for getting the Building Plans/Lay out Plans/Sub-division plans sanctioned and also to apply for and to obtain the refund of all the refundable deposits.
28. TO APPLY and represent me before the Concerned Authorities to get the said Property released from Reservations in D. P.

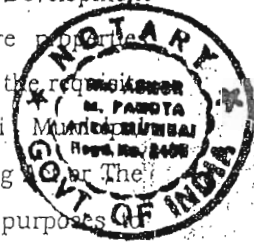


Plan or relocate or submit to the said Reservation as the said authority/s may deem fit and proper.

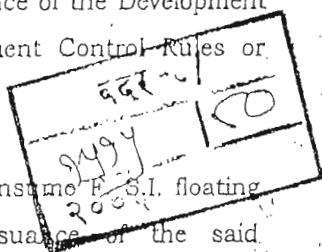
29. IN CASE of acquisition of the said property or any part thereof to represent me in acquisition or to receive compensation and give receipts for money received and also to oppose the said proceedings.

30. In case of enforcement of any Town Planning Scheme or any other Scheme to represent me in the proceedings before the planning authority and receive compensation and / or final plots to be allotted to me in such scheme, for the purposes to do all acts, deeds, matters and things as may be necessary.

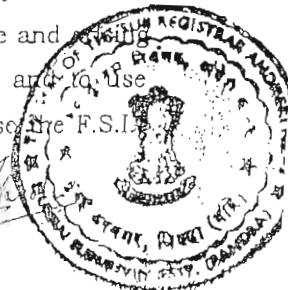
31. TO APPLY and obtain the Award for Transferable Development Rights in respect of the portions of the entire property affected under reservation in the form of FSI from the authorities under the provisions of Mumbai Municipal Corporation Act or the Maharashtra Town Planning Development Control Regulations or as per the purposes sign and execute necessary applications, agreements, documents, declarations etc as may be required.



32. TO DO all such acts, deeds, matters and things to comply with the conditions prescribed for the issuance of the Development Rights Certificate under the Development Control Rules or otherwise.



33. TO APPLY for, to avail of and/or to consume F.S.I. floating F.S.I. or T.D.R. permissible in pursuance of the said Development Rights Certificate or under the Policy of MMRDA on such plots or properties as may be permissible and from any other property/properties or otherwise and to use the same on the said Property and likewise to use the F.S.I.



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T.D.R., floating F.S.I. or any other properties by subdivision/amalgamation or any way as may be permissible by the Authority and as required by the said Attorney and for the purpose to all such acts, deeds, matters and things as may be required from time to time.

34. FOR THE PURPOSE of obtaining Transfer of Development Right or Development Right Certificate to surrender such area of the land falling under reservation under the Maharashtra Town Planning Act or any other Law for the time being in force or to handover such portion of the said property under road widening setback scheme and/or other reservation in favour of the MMRDA or the Mumbai Municipal Corporation or any appropriate authority or Government of Maharashtra as may be the case and in lieu thereof to take the benefit permitted by authority for the said purpose, to approach to Commissioner of Municipal Corporation of Greater Mumbai or MMRDA and to give receive the Development Rights Certificate (D.R.C.) and to give sign, acknowledgement of receiving D.R.C. and in that connection to sign and execute all necessary acknowledgement, undertakings, receipts, affidavits, letters, agreements, undertakings Deed of Surrender or transfer or Conveyance, declaration or undertaking or any such other documents or document as may be required by the concerned authorities and to deal with TDR/FSI credit under on our behalf and lodge the same with the Registrar of Assurances and admit execution thereof.



35. TO APPEAR in any Court or Courts of Law, Judge, or before any other authorities including the Corporation of Greater Mumbai and any other Government Officer, Collector, Mamlatdar or any other Authorities.

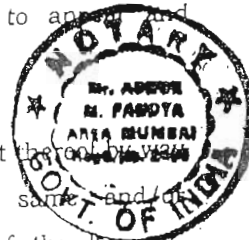
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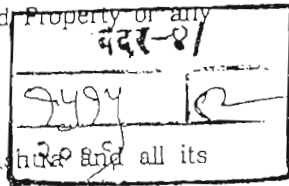


36. TO COMMENCE, file and prosecute any action, petitions/appeals suits or other proceedings at law against any person or persons in respect of any of the matters or things relating to the said property and to appear to and defend any actions, suit or other proceedings, commenced against me or whereunto I shall be party and also if the said Attorneys shall think fit to compromise any litigation, sign and execute consent terms and to submit such Consent terms and/or compromise in any litigation in the Courts of law refer to arbitration, submit to Judgment or order in any litigation discontinue or become non-suited in any such actions, suits or proceedings as aforesaid and also to accept services of writ of Summons, Notices or other proceedings that may be served upon me/us and to issue notice, writ of summons, letter of request Rule Nist or any other legal proceedings and to serve upon the party as may be required and to appear and represent any Court of Justice.

37. TO MATERIALISE the said Property or any part thereof of leveling the same and/or filling the same and/or constructing roads, internal infrastructure of the lay-out, providing street lights any by laying electric cables, laying water main pipes and drainage etc. electric Sub-station .. constructing shed/sheds godowns and site offices for the purpose of effective development of the said Property or any part thereof.



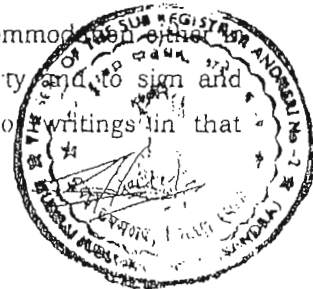
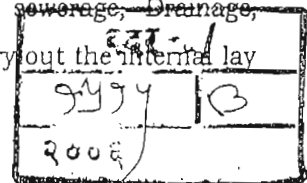
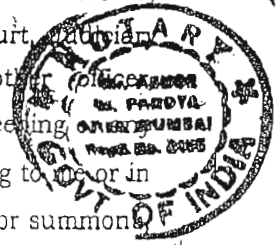
38. TO APPRAOCH the Government of Maharashtra and all its Departments, MMRDA as also the Municipal Corporation of Greater Mumbai and in all other Concerned Authorities for the purpose of obtaining necessary No Objection Certificates and/or permission and/or sanction in regard to the out the construction of building/s and completion thereof and



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for obtaining Occupation and Completion Certificate in connection with the running and establishing Units therein.

39. TO DEMOLISH the existing structure and to proceed with construction on the said Property including constructing boundary walls, fencing, barbed wire fencing to comply with all the terms of the Building plans, I.O.D., Commencement Certificate and for the said purpose.
40. TO INSURE the said property against damages, fire, tempest, riots, civil commotion, floods, earthquakes otherwise as my said Attorneys may think fit and proper.
41. TO DECLARE and affirm plaints, written statements, applications, petitions, affidavits and other necessary documents and to appear before any judge, Court, Magistrate and Non-Judiciary Enquiry Magistrate or other authority empowered by the Law to hear any suit or proceeding or in other inquiry relating to any of the matters relating to me or in which I may be interested and also to accept writ or summons, process, notices, sign vakalatnama, authority letters etc.
42. TO MAKE necessary applications for water, sewerage, light and electric supply, electric sub-station to the concerned authorities and to obtain necessary orders in pursuant thereto and to do all acts to lay the water sewerage, Drainage, Telephone and electric connection to carry out the intended lay out and to construct roads.
43. TO NEGOTIATE with the Tenants/occupiers in the building for the purpose of vacating the premises in their use and occupation by granting any alternate accommodation or other the said Property or in any other property and to sign and execute the necessary agreements and/or writings in that

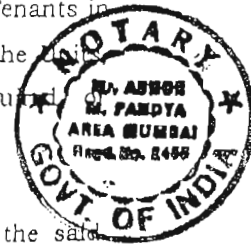


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behalf and if required to register the same with any competent authority. To file the necessary suit in the competent court of Law for the purpose if ejection of such tenant/occupiers and for that purpose to engage advocates, solicitors and/or counsels to appear and plead and/or defend on my behalf and to submit to Consent terms and/or other arrangements as may they may deem fit and proper and for that purpose to sign plaints, applications, written statements, affidavits etc.

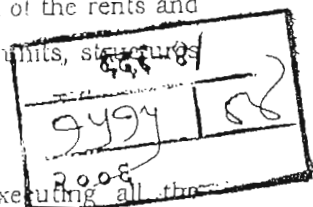
44. TO SIGN and give notices to the existing Tenant or Tenants in the building and the purchasers and occupiers of the Shops, parking space and as and when required necessitated by the occasion.



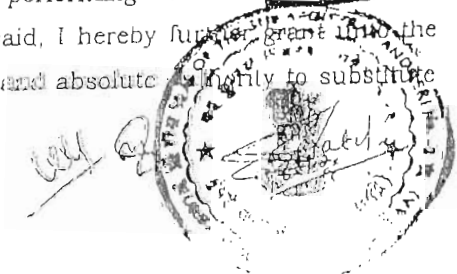
45. TO ATTORN tenants for the time being occupying the said property or any portion or portions and/or structure or structures thereof to any such transferees and/or purchasers of the said Property and/or portion or portions and/or structure or structures thereof and for that purpose to sign the necessary papers.

46. TO NEGOTIATE with the Tenants and occupants of the said property and to arrive at any arrangements to the said property and to procure vacant possession of the said property of the tenements in their use and occupation as the case may be an to take necessary actions against them.

47. TO MAKE or enter into possession or receipt of the rents and profits and income of all houses, tenements, units, structures and hereditaments, lying on the said property.



48. FOR THE better doing performing and executing all the matters and things aforesaid, I hereby further grant unto the said Attorneys full power and absolute authority to substitute



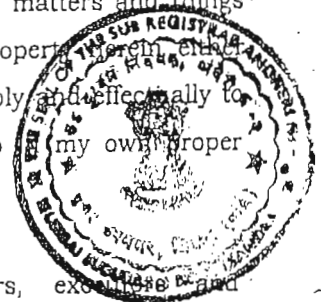
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and appoint in their place and stead on such terms as they shall think fit one or more Attorneys to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint any other or others in place of such Attorney as the said Attorneys shall from time to time think fit and proper.

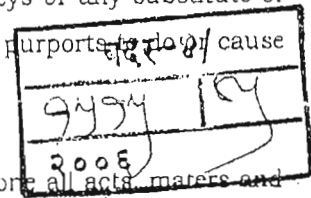
49. AND for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted I hereby declare that the powers hereby granted shall not in any case deemed to revoke any power or authorities heretofore given by me to my Attorneys or be deemed to be limited to such transactions and matters as are herein expressly mentioned but the same are intended to extend and shall in all cases extend to any other matters or transactions not certain precisely or defined which in the course of business may be the attorneys be deemed to be expedient to be done or performed.



50. IN GENERAL to do all other acts, deeds, matters and things whatsoever in or about my aforesaid property, particularly or generally described as amply and effectually to all intents and purposes and I could do my own proper person.



51. AND I hereby for myself, my heirs, executors and administrators agree and undertake to allow ratify and confirm all and whatsoever my Attorneys or any substitute or substitutes acting under them shall or purports to do or cause to be done by virtue of these presents.



52. The Attorney shall do or cause to be done all acts, matters and things and sign and execute all deeds and documents at their

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own cost expenses and risk and they have agreed to indemnify and keep me indemnified from and against any loss damages that may cause to me for misuse of power.

-: THE SCHEDULE ABOVE REFERRED TO:-

All that piece or parcel of land bearing S. Nos. 4A/1(pt) & 2(pt); 10/1; and 11/6(pt) & 8(pt); corresponding C.T.S. Nos. 471, 471/1 to 6, 482, 483, 484 and 485 of Village Oshiwara, Taluka Andheri at Jogeshwari (West) and also S. Nos. 38/1(pt) & 38/2(pt); corresponding C.T.S. Nos. 282, 282/1 to 6 of Village Bandivali Taluka Andheri, in the Registration District Mumbai and Sub-District of Mumbai Suburban, together with the structures standing thereon, totally admeasuring 15000 sq. mts. or thereabout.

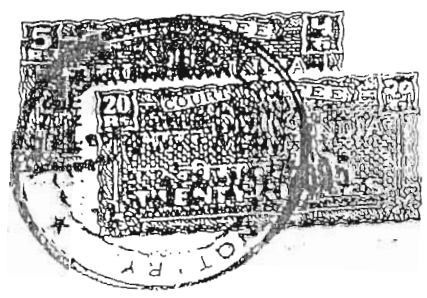
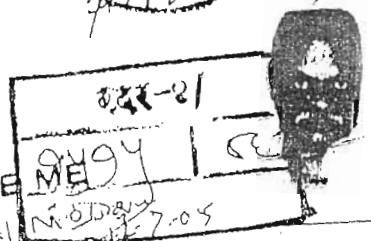
IN WITNESS WHEREOF we have hereunto set and subscribed our hands on writing at Mumbai on this 24th Day of July 2005.



SIGNED SEALED AND DELIVERED
by the withinnamed
MR. CHANDRAKANT PURSHOTTAMDAS PATEL
in the presence of



SIGNED AND ACCEPTED
by the withinnamed
1) MR. GIRISH PURSHOTTAMDAS PATEL
2) MR. HARSHAD PURSHOTTAMDAS PATEL
(The Attorneys)
in acceptance of this Power of Attorney.



BEFORE ME
NANDLAL N. SHINDE
ADVOCATE NOTARY FOR BOMBAY
GOVT OF MAHARASHTRA,
Kandivali Shantivanal Co. vs. H. J. Scry. Ltd.
2nd Floor, Flat No. 11,
Next to Vora Colony, M. G Road,
Kandivali (W), MUMBAI - 400 067.

पुस्तक संख्या	पुस्तक का नाम	पुस्तक का प्रकार	पुस्तक का मालिक

पुस्तक संख्या	पुस्तक का नाम	पुस्तक का प्रकार	पुस्तक का मालिक
70-15-0051-00-3	2002-2003	2002-2003	01/10/2002 30/09/2002

EM 4733(1-2) 1/123 FACTORY BUILDING
SMT HIRABEN FURSHOTANDAS FATEL

पुस्तक संख्या	पुस्तक का नाम	पुस्तक का प्रकार	पुस्तक का मालिक	पुस्तक का मालिक	पुस्तक का मालिक	पुस्तक का मालिक	पुस्तक का मालिक	पुस्तक का मालिक	
01/10/2002-31/03/2003	181010	0	0	131015	200002	30.00%	27152	15.00%	13576

पुस्तक संख्या	पुस्तक का नाम	पुस्तक का प्रकार	पुस्तक का मालिक
101821	101821		



वदर-8//
१११५
२००६

सुप्रीम

१५/१२

पुस्तक का मालिक

1. प्रमाणपत्र
2. मालकी हक्काचे पत्र
3. मालकी हक्काचे पत्र

प्रमाणपत्र क्रमांक	राज्या विभागात घेतले	दिवस	वर्ष
		560	

दस्तावेज क्रमांक

100062

प्रमाणपत्र क्रमांक	मालकी हक्काचे पत्र	वर्ष	दिवस	मालकी हक्काचे पत्र	मालकी हक्काचे पत्र
KW-15-0051-00-3	2004-2005	200410	01/04/2004	780819	01/04/2004

KW 4733(1-2) 1/123 FACTORY BUILDING
SMT HIRABEN PURSHOTAMDAS PATEL



दस्तावेज क्रमांक
100062



मालकी हक्काचे पत्र	एकूण कायदा मूल्य	कायदा मूल्य	नियमांक कायदा मूल्य	प्रतिवर्षीय कायदा मूल्य
04/2004-30/09/2004	181015	0	0	181015

मालकी हक्काचे पत्र	एकूण कायदा मूल्य	कायदा मूल्य	नियमांक कायदा मूल्य	प्रतिवर्षीय कायदा मूल्य
27152	0	0	0	0
25% NR	15.00% NR	12% NR	3%	15%
22627	0	10861	2715	13576

मालकी हक्काचे पत्र	एकूण कायदा मूल्य	कायदा मूल्य	नियमांक कायदा मूल्य	प्रतिवर्षीय कायदा मूल्य
101821	101821	101821		

मालकी हक्काचे पत्र... कायदा मूल्य... प्रतिवर्षीय कायदा मूल्य... 101821

Handwritten signature

द.पो. संकेत

दस्तावेजाच्या आधारे मालकी हक्काचे पत्र

पुस्तक मालिकानामा
का दिनांक 11/09/2004
मासका क्रमांक 15 को पृष्ठ
अधिकांश कंठ्याय न पठ्यो

पुस्तक क्रमांक	पुस्तक मालिकानामा	पृष्ठ क्रमांक
		50

200902

पुस्तक क्रमांक	पुस्तक मालिकानामा	पृष्ठ क्रमांक	दिनांक
2003-2004	200320	01/10/2003	808283
पुस्तक क्रमांक	पुस्तक मालिकानामा	पृष्ठ क्रमांक	दिनांक
2003-2004	200320	01/10/2003	808283

पुस्तक क्रमांक
KW 4733(1-2) 1/123 FACTORY BUILDING
SMT HIRSHEN PURCHANDAS PATEL

पुस्तक क्रमांक	पुस्तक मालिकानामा	पृष्ठ क्रमांक	दिनांक
01/10/2003-31/03/2004	181015	0	101821
पुस्तक क्रमांक	पुस्तक मालिकानामा	पृष्ठ क्रमांक	दिनांक
2003-2004	200320	01/10/2003	808283

बदर-४/
१५१५/१९
२००३



पुस्तक क्रमांक 101821

गृहसूचई महानगरपालिका
को निर्माण व को संरक्षण खाते
पाठ्यक्रम खाते ईकाई तथा धारणी
अनुसार कटौतको रकम पत्रको विवरण

प्रतिमाताका विवरण	समाप्ता दिनांकमा पुराने	नयाँ मूल्य
	710	

TYPE DATE
200062

समाप्ताका विवरण	समाप्ताका विवरण	समाप्ताका विवरण
समाप्ताका विवरण	समाप्ताका विवरण	समाप्ताका विवरण

समाप्ताका विवरण

KW 4733(1-2) 1/123 FACTORY BUILDING
SMT HIRABEN PURSHOTAMDAS PATEL



बदा-०/१
१५१५/१०६
२००६

समाप्ताका विवरण	समाप्ताका विवरण	समाप्ताका विवरण	समाप्ताका विवरण	समाप्ताका विवरण	समाप्ताका विवरण	समाप्ताका विवरण	समाप्ताका विवरण
समाप्ताका विवरण	समाप्ताका विवरण	समाप्ताका विवरण	समाप्ताका विवरण	समाप्ताका विवरण	समाप्ताका विवरण	समाप्ताका विवरण	समाप्ताका विवरण



WSKY:50053003.200520.0.0.18.10.15.10.18.21

प्रतिमाताका विवरण



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

No. TCP (P-2)/ODC/341 /2002.

Date: 29.8.02

To
Shri. Himat A. Mehta
Architect & Consulting Engineer
Sona Theatre Building,
1st Floor, Trikamdas Road,
Kandivli (West),
Mumbai - 400 067.

Sub : Remarks for the land bearing C.T.S. No.482,
483,484,485,471,471/1 to 6 of village
Oshiwara.

Ref. : Your letter dated 7/8/2002.



Sir,

Please refer to your above cited letter by which you have requested for D.P.remarks for the above mentioned land.

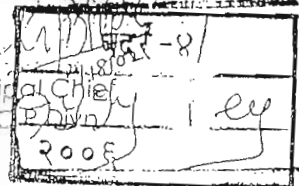
As per the sanctioned planning proposal for Oshiwara District Centre, the land under reference is included partly in Pedestrian Plaza, Commercial (Transformation) Zone, designated "Children Park" (partly existing), and is partly included in Parking, Core Commercial (I.D.) Zone, Nala, as land uses as shown in part plan enclosed.

The above remarks are given from zoning point of view only without any bearing in existing structure on site and site verification.

दीने जे न च. य. २००२

यु
[Signature]

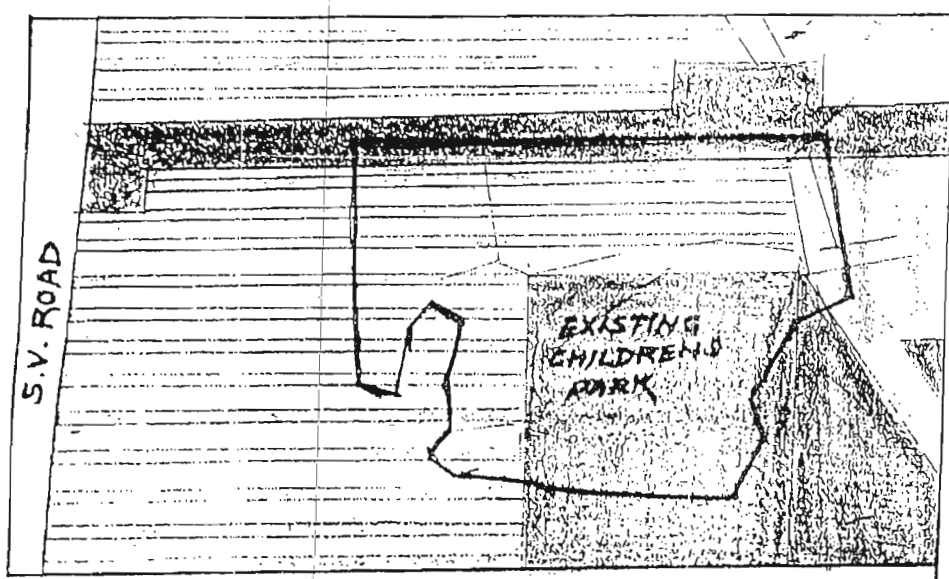
Yours faithfully



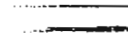

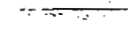
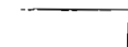
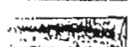
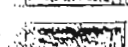
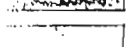
Bandra - Kurla Complex, Andheri (E), Mumbai - 400 051.

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

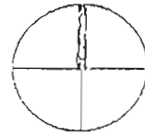
PART PLAN OF OSHIWARE DISTRICT CENTRE
(CTS No. 282, & 282/1 to 4 of Village Bandiwali at Jogeshwari)



REFERENCE

-  SITE UNDER REFERENCE
-  PEDESTRIAN PLAZA
-  COMMERCIAL (Transformation) ZONE
-  AREA UNDER CORE COMMERCIAL (I.D.) ZONE
-  PARKING
-  EXISTING CHILDRENS PARK
-  NALA

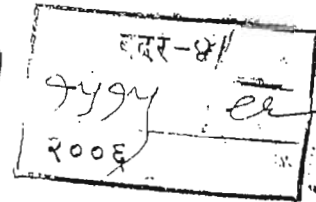
*श्री
का
फिलिप*



NORTH
SCALE - 1 : 2000.



THIS PLAN IS TO BE READ WITH
LETTER NO. TCP(P-2)/ODC/3/19002/2002.



2103

MUNICIPAL CORPORATION OF GREATER MUMBAI

No.: CHE/586/DPWS/H&K OF 21 W 2002.

Office of the
Chief Engineer (Dev. Plan),
Municipal Head Office,
4th floor, Extn. Building,
Mahapalika Marg, Fort,
Mumbai - 400 001

Shri H.A. Mehta
Sona Theatre Building
1st Floor, Trakadas Road
Kandivali (W)
Mumbai 400 067

Sub:- Land comprised in C.T.S.Nos.482, 483, 484, 485, 471, 471/1 to 6 of Village Oshware and CTS No.282 and 282/1 to 4 of Village Bandiwali in K/West Ward

Gentlemen,

Under the revised Development Plan of K/West Ward, sanctioned by the State Govt., the above land shown bounded black on the accompanying plan, returned herewith, is not reserved for any public purpose.

The above land is situated in a 'District Center'

The land under reference abuts the designation of Garden as shown in coloured green with black hatched lines distinctly on the plan.

It appears from the development plan that the land under reference has no access from any Municipal Road. However, the status of any existing road, if any, may be obtained from concerned ward office/MMRDA.

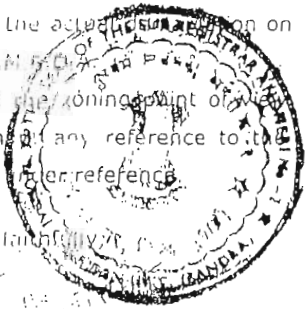
The land under reference abuts to the Nalla/ and hence specific remarks from the E.E.(S.W.D.) W.S. should be obtained separately before any development on the land.

The land under reference falls within the boundary of District Center. Since M.M.R.D.A. is a special planning authority for the area notified by the Govt. specific remarks from the office of the M.M.R.D.A. shall be obtained separately before commencing any development

The boundaries of the designation are subject to the actual inspection on site by this office staff along with the representative of M.M.R.D.A.

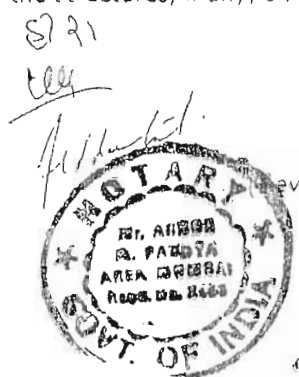
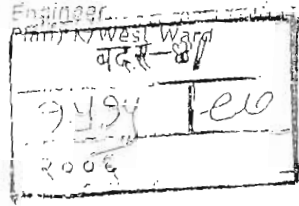
The above remarks have been offered only from the existing point of view without carrying the actual inspection on site and with any reference to the existence and status of the structures, if any, on the land under reference.

Yours faithfully,



Assistant Engineer

Development Plan, K/West Ward



Acc: 1/1/11

①

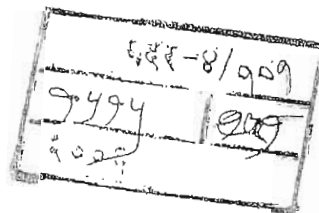
ANNEXURE B' & 'C'

LIST OF TENANTS/CO-OWNERS "A"-WING

Sr. No.	Name	Unit No./ Floor	Capacity	Area sq.ft.
1.	M/s.Standard Electircal Products.	1 Gd.Flr.	Co-Owners	2100
2.	M/s.Khanna Art House	2. Gd.Flr.	Co-Owners	2750
3.	Kantilal Goplaji Kotecha (Prop.Overseas Plastic Moulders)	3.Gd. Flr.	Co-Owners	2700
4.	- do -	4.Gd. Flr.	Co-Owners	2700
5.	Megh Pack Industries	5.Gd.Flr.	Co-Owners	2700
6.	Mahendrakumar Moona	6 Gd.Flr.	Tenant	1800
7.	Prakashchandra Moona	7 Gd. Flr.	Tenant	1800
8.	Zuber Alimohammed Jagrala	1-A 1 st Flr.	Tenant	1615
9.	Kantilal Gopalji Kotecha (Prop.Overseas Plastic Moulders)	2-1 st Flr.	Co-Owners	3700
10.	- do -	3-1 st Flr.	Co-Owners	2700
11.	- do -	4-1 st Flr.	Co-Owners	2700
12.	- do -	5-1 st Flr.	Co-Owners	2700
13.	Shobana T. Raghavan	6-1 st Flr.	Co-Owners}	
14.	- do -	7-1 st Flr.	Co-Owners}	



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15.	Shakir Mukthar Mirza	-2 nd Flr.	Co-Owners	1800
16.	Zakir Mukthar Mirza	-2 nd Flr	Tenant	2900
17.	Shakir Mukthar Mirza	-2 nd Flr.	Tenant	1800
18.	M.S.Mirza	-2 nd Flr.	Tenant	10000

LIST OF TENANTS/CO-OWNERS "B"-WING

Sr. No.	Name	Unit No./ Floor	Capacity	Area sq.ft.
1.	Bharaj Enterprises	-/gd.Flr.	Tenant	2390
2.	Saitronics	-/gd.Flr.	Tenant	790
3.	Jayesh B. Jobalia	-/gd.Flr	Tenant	790
4.	Umesh B. Jobalia	-/gd.Flr.	Tenant	790
5.	Bhadra Transport	-/gd.Flr	Tenant	790
6.	Amit S. Mehta	10/gd.Flr.	Tenant	790
7.	Shri G.P.Patel/ Shri H.P.Patel	-/gd.Flr.	Owners	2390
8.	Peninsula Finance Leasing & Inv.Co.Ltd.	1-1 st Flr	Co-owenrs.	1600

5736

Smt.d/md/hamehta/
Suketan_annexure



5/3/90	
9494	9002
2008	



12/03/2006 दुय्यम निबंधक:
11:56:38 am अंधेरी 2 (अंधेरी)

दस्त गोषवारा भाग-1

बदर 4
दस्त क्र 1515/2006



दस्त क्रमांक : 1515/2006

दस्ता प्रकार : करारनामा

क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा ठसा



1) नाव: मे सुकेतन प्रॉपर्टिज प्रा लि तर्फे संचालक केतन मेहता
पत्ता: घर/फ्लॅट नं: सिनेस्टार थिएटर विल्डींग, विजयमदास रोड, काटियवली प
गळ/रस्ता: -
हस्ताक्षरीचे नाव: -
हस्ताक्षर नं: -
पेट/साहत: -
शाह/गाव: -
तासुजा: -
पिन: -

लिहून देणार
वय 28
सही

2) नाव: मे सुकेतन प्रॉपर्टिज प्रा लि तर्फे संचालक सुनिल मेहता
पत्ता: घर/फ्लॅट नं: यरिलप्रमाणे
गळ/रस्ता: -
हस्ताक्षरीचे नाव: -
हस्ताक्षर नं: -
पेट/साहत: -
शाह/गाव: -
तासुजा: -
पिन: -



लिहून देणार
वय 40
सही

3) नाव: हिरायेन पुरुषोत्तमदास पटेल
पत्ता: घर/फ्लॅट नं: गेट क्र: 6 जे एच पी डी रकीम
गळ/रस्ता: -
हस्ताक्षरीचे नाव: -
हस्ताक्षर नं: -
पेट/साहत: -
शाह/गाव: -
तासुजा: -
पिन: -



लिहून देणार
वय 79
सही

हिरायेन पुरुषोत्तमदास पटेल



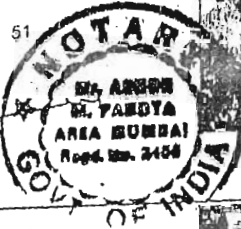
4) नाव: गिरिजा पुरुषोत्तमदास पटेल
पत्ता: घर/फ्लॅट नं: यरिलप्रमाणे
गळ/रस्ता: -
हस्ताक्षरीचे नाव: -
हस्ताक्षर नं: -
पेट/साहत: -
शाह/गाव: -
तासुजा: -
पिन: -

लिहून देणार
वय 51
सही

5) नाव: चंद्रकांत पी पटेल तर्फे य स्यतः करिता हर्षद पुरुषोत्तमदास पटेल
पत्ता: घर/फ्लॅट नं: यरिलप्रमाणे
गळ/रस्ता: -
हस्ताक्षरीचे नाव: -
हस्ताक्षर नं: -
पेट/साहत: -
शाह/गाव: -
तासुजा: -
पिन: -

लिहून देणार
वय 49
सही

बदर-8/
9494 809
2006



दस्ता गोशवारा भाग - 2

बदर 4

दस्त क्रमांक (1515/2006)

दस्ता क्र. [बदर 4-1515-2006] चा गोशवारा
बाजार मूल्य : 45138000 मोबदला 32400000 भरलेले मुद्राक शुल्क 2256900

पापती क्र.: 1527 दिनांक: 02/03/2006
पापतीचे वर्णन
बांधी: मे सुकेतान प्रॉपर्टिज प्रा लि तर्फे संचालक
वेळीस येता - -

दस्त हजर केल्याचा दिनांक : 02/03/2006 11:43 AM
निष्पादनाचा दिनांक : 15/12/2005
दस्त हजर करणा-याची सही :

30000 : नोंदणी फी
2140 : नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (अ. 11(2)),
रजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

दस्ताचा प्रकार : 25) कशारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 02/03/2006 11:43 AM
शिक्का क्र. 2 ची वेळ : (फ्री) 02/03/2006 11:53 AM
शिक्का क्र. 3 ची वेळ : (कयुली) 02/03/2006 11:56 AM
शिक्का क्र. 4 ची वेळ : (ओळख) 02/03/2006 11:56 AM

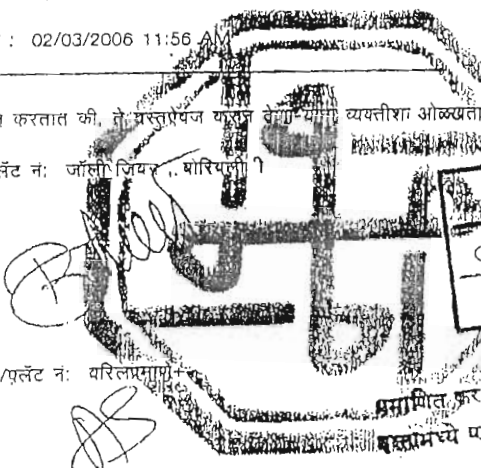
32140: एकूण

दस्त नोंद केल्याचा दिनांक : 02/03/2006 11:56 AM

दु. निबंधकाची सही, अंधेरी 2 (अंधेरी)

ओळख :
खालील इसम असे निवेदीत करतात की, ते प्रस्तुतपेज करून देणा-या व्यक्तीस ओळखतात
व त्यांची ओळख पटवितात.

- 1) नितेश भट्ट - - , घर/प्लॉट नं: जाली जियर , धारियली
गल्ली/रस्ता: --
ईमारतीचे नाव: --
ईमारत नं: --
पेट/वसाहत: --
शहर/गाव: --
तालुका: --
पिन: --
- 2) अनिल साळवी - - , घर/प्लॉट नं: वरिलामामा
गल्ली/रस्ता: --
ईमारतीचे नाव: --
ईमारत नं: --
पेट/वसाहत: --
शहर/गाव: --
तालुका: --
पिन: --



बदर-8/
9494/2006

प्रमाणित करणा येो की, या
दस्तामध्ये परधुण .. 9099 .. पाने आहेत.
सद. दुय्यम निबंधक अंधेरी फ. २,
मुंबई उपनगर जिल्हा.

दु. निबंधकाची सही
अंधेरी 2 (अंधेरी)



बदर-8/9494/2006
पुस्त 5 क्रमांज ४. क्रमांक ४
नोंदला.
दिनांक: 02/03/2006

सद. दुय्यम निबंधक, अंधेरी फ. २,
मुंबई उपनगर जिल्हा.

Notarized to be true Copy
MUMBAI 4/3/06
ADVOCATE & NOTARY (GOVT. OF INDIA)
B-6, Diamond Apt., Behind Diamond
Building, V. V. Road, Borivali (W),
MUMBAI-400 082



दुय्यम निबंधकः अंधेरी २ (अंधेरी)

दस्तावेजांचे व वर्ष: 1518/2006

नोंदणी क्र. १

Thursday, March 02, 2006

सूची क्र. दोन INDEX NO. II

दिनांक ०३ मार्च २००६

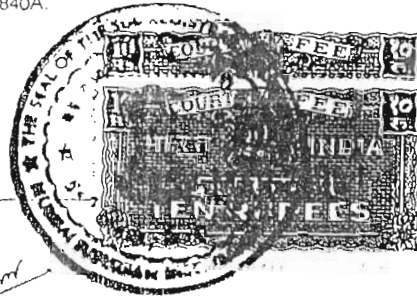
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गावाचे नाव : ओशिवरा

- (1) विलेखाचा प्रकार, मोतदल्याचे स्वरूप कार्यानामा किये त्याचे अमिलेख किये करार संदीपलेख व बाजारभाव (भाडेपट्ट्याच्या) वाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00 वा.भा. रु. 1.00 **मौजे ओशिवरा**
- (2) भू-प्राप्त, पोटहिरसा व घरक्रमांक (असल्यास) (1) धर्ना व मौजे बांदीवली येथील गिळकत दस्त क्र नं. 4-1515/06 आचवे
- (3) मोत्रफल (1)
- (4) आकारणी किये जुडी देण्यात आसेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किये दिवाणी न्यायालयाचा हुकुमनामा किये आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
- (1) हिरायेन सुरुवात मुद्रांक पट्टेदार -; घर/प्लॉट नं: रोड नं 6, जे व्ही पी डि स्कीम, विलेपार्ले, गल्ली/रस्ता -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (2) गिरिशि पुरुषोत्तमदास पटेल -; घर/प्लॉट नं: वरिलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (3) चंद्रकान्ति पो.पटेल -; घर/प्लॉट नं: वरिलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AABPP4064G.
- (4) मे. साधना सोपसचे मागीदार सतीश एच.पटेल -; घर/प्लॉट नं: साधना इंडस्ट्रीयल इस्टेट, एच.पटेल रोड, जे.पी.डी. स्कीम, विलेपार्ले, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (5) मे. साधना सोपसचे मागीदार सतीश एच.पटेल -; घर/प्लॉट नं: साधना इंडस्ट्रीयल इस्टेट, एच.पटेल रोड, जे.पी.डी. स्कीम, विलेपार्ले, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AABPP4064G.
- (6) मे. साधना सोपसचे मागीदार सतीश एच.पटेल -; घर/प्लॉट नं: साधना इंडस्ट्रीयल इस्टेट, एच.पटेल रोड, जे.पी.डी. स्कीम, विलेपार्ले, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किये दिवाणी न्यायालयाचा हुकुमनामा किये आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (1) मे. सुकेतन प्रॉपर्टीज प्रा. लि. संयालक केतन मेहता -; घर/प्लॉट नं: सिनेस्टार थिएटर बिल्डींग, त्रिकमवासा रोड, कांदिवली प; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAJCS0840A
- (2) मे. सुकेतन प्रॉपर्टीज प्रा. लि. लॉफे संयालक सुनित मोरा -; घर/प्लॉट नं: वरिलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAJCS0840A.
- (7) दिनांक करून दिल्याचा 29/01/2006
- (8) नोंदणीचा 02/03/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 1518 /2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 100.00
- (12) शेर



हारी अरा



मह. दुय्यम निबंधकः अंधेरी-२
मु.सं. उपनगर इच्छा

श्री. सि.सि. अहिर
नामा ल.चे नं. 213106 च्या अर्जा नं. 9380/06
मंडळ नं. 1518/06
दि. 21/3/06

मह. दुय्यम निबंधकः अंधेरी-२

सूची क्र. दोन INDEX NO. II

गावाचे नाव : ओशिंवरा

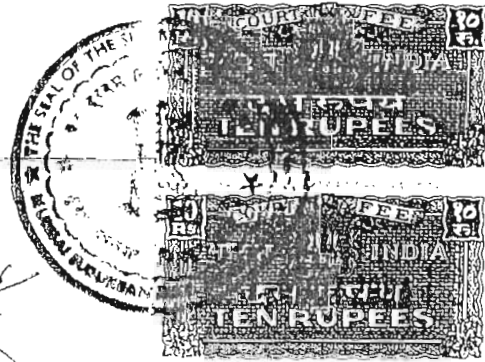
- (1) विलेखाचा प्रकार, मोवदल्याचे स्वरूप व वाग्वारभाव (भाडेपट्ट्याच्या वावतीत पट्टाकार आकारणी देतो की पट्टेदार ते नगूद करावे) मोवदला रु. 0.00
या.भा. रु. 1.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: व मोजे बांदीवती येथील मल्लकत दस्त क्र वदर 4-1515/06 अन्वये
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून घेण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
- (1) शिवायेन पुरुषोत्तमदास पटेल - -; घर/फ्लॅट नं: - -; गल्ली/रस्ता: - -; ईमारतीचे नाव: - -; ईमारत नं: - -; पेट/वसाहत: - -; शहर/गाव: - -; तालुका: - -; पिन: - -; पॅन नम्बर: - -
- (2) गिरिश पुरुषोत्तमदास पटेल - -; घर/फ्लॅट नं: - -; गल्ली/रस्ता: - -; ईमारतीचे नाव: - -; ईमारत नं: - -; पेट/वसाहत: - -; शहर/गाव: - -; तालुका: - -; पिन: - -; पॅन नम्बर: - -
- (3) चंद्रकांत पी. पटेल स्वतः करिता प्रमाणित पुरुषोत्तमदास पटेल - -; घर/फ्लॅट नं: - -; गल्ली/रस्ता: - -; ईमारतीचे नाव: - -; ईमारत नं: - -; पेट/वसाहत: - -; शहर/गाव: - -; तालुका: - -; पिन: - -; पॅन नम्बर: - -
- (4) मे. साधना सोपसचे मागीलार सपे सपी पटेल - -; घर/फ्लॅट नं: - -; गल्ली/रस्ता: - -; ईमारतीचे नाव: - -; ईमारत नं: - -; पेट/वसाहत: - -; शहर/गाव: - -; तालुका: - -; पिन: - -; पॅन नम्बर: - -
- (5) मे. साधना सोपसचे मागीलार सपे सपी पटेल - -; घर/फ्लॅट नं: - -; गल्ली/रस्ता: - -; ईमारतीचे नाव: - -; ईमारत नं: - -; पेट/वसाहत: - -; शहर/गाव: - -; तालुका: - -; पिन: - -; पॅन नम्बर: - -
- (6) मे. साधना सोपसचे मागीलार गिरिश पी. पटेल हे स्वतः करिता घ एच यु एफ चे कर्ता - -; घर/फ्लॅट नं: - -; गल्ली/रस्ता: - -; ईमारतीचे नाव: - -; ईमारत नं: - -; पेट/वसाहत: - -; शहर/गाव: - -; तालुका: - -; पिन: - -; पॅन नम्बर: - -
- (7) दिनांक करून दिल्याचा 29/01/2005
- (8) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (1) मे. सुकेतन प्रॉपर्टीज प्रा. लि. संचालक केतन गेहता - -; घर/फ्लॅट नं: - -; गल्ली/रस्ता: - -; ईमारतीचे नाव: - -; ईमारत नं: - -; पेट/वसाहत: - -; शहर/गाव: - -; तालुका: - -; पिन: - -; पॅन नम्बर: - -
- (2) मे. सुकेतन प्रॉपर्टीज प्रा. लि. संचालक सुमित घोरा - -; घर/फ्लॅट नं: - -; गल्ली/रस्ता: - -; ईमारतीचे नाव: - -; ईमारत नं: - -; पेट/वसाहत: - -; शहर/गाव: - -; तालुका: - -; पिन: - -; पॅन नम्बर: - -

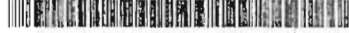
- (7) दिनांक करून दिल्याचा 29/01/2005
- (8) नोंदणीचा 02/03/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 1518 /2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 100.00
- (12) शेरा



खरी घेत
[Signature]

सह. दुय्यम निबंधक: अंधेरी-२
भा. मि. [Signature]
पांना त्येचे ता. 21/3/06 ज्या भर्जे रु. 9,99,210/-
गजानूपा. नवकर दि. 21/3/06





दुय्यम निबंधकः अंधेरी 2 (अंधेरी)

दस्ताक्रमांक व वर्षः 1518/2006

नोदधः 63 म.

Thursday, March 02, 2006

सूची क्र. दोन INDEX NO. II

Regn 63 m.8

4:10:59 PM

गावाचे नाव : ओशिवरा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00
गा.गा. रु. 1.00
- (2) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) (1) वर्णन व गौजे बांदीवली येथील मिळकत दरत क्र वदर 4-1515/06 अन्वये .
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात अरोल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
- (1) हिराभैरव पुरुषोत्तमदास पटेल -; घर/प्लॉट नं: रोड नं 6, जे व्ही पी डि स्कीम , विलेपारणे, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (2) गिरिश पुरुषोत्तमदास पटेल -; घर/प्लॉट नं: वरिलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (3) चंद्रकांत पी. पटेल व पं. स्वप्नकरिता हर्षत पुरुषोत्तमदास पटेल -; घर/प्लॉट नं: वरिलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AABPP4064G.
- (4) मे. साधना सोपवे मागीदार शैलेश लक्ष्मणपटेल -; घर/प्लॉट नं: साधना इंडस्ट्रीयल इस्टेट , एन.के. रोड, जोगवडीप, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (5) मे. साधना सोपवे मागीदार हर्षत सपी पटेल हे स्वतःकरिता घ एच यु एफ चे कर्ता -; घर/प्लॉट नं: वरिलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AABPP4064G.
- (6) मे. साधना सोपवे मागीदार गिरिश पी. पटेल हे स्वतःकरिता घ एच यु एफ चे कर्ता -; घर/प्लॉट नं: वरिलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (7) दिनांक करून दिल्याचा 29/01/2006
- (8) नोंदणीचा 02/03/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 1518 /2006
- (10) बाजारभावाप्रमाणे मुदतक शुल्क रु 100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 100.00
- (12) शंरा

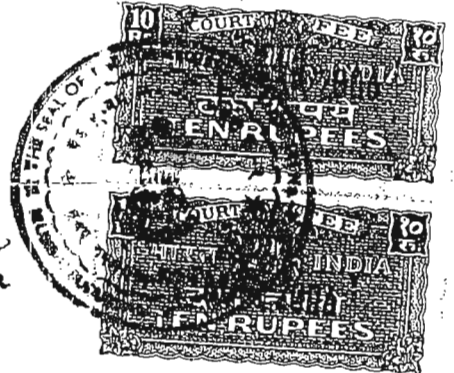


Designed & developed by C-DAC, Pune

खरी प्रत

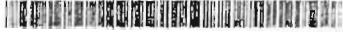
मह. दुय्यम निबंधक अंधेरी-२
संबंधी उपस्थित जिल्हा

मा. मि. ११/३१/२००६
पंता स्व. ता. ११/३१/०६ च्या अर्थी २००६/०६
मज. नू. ता. न. क. क. दि.
दि. १२/३/०६
मह. दुय्यम निबंधक अंधेरी-२



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SARITA REPORTS VERSION 5.2.19



दुय्यम निबंधक: अंधेरी 2 (अंधेरी)

दस्तावेजांचे क्रमांक व वर्ष: 1518/2006

Thursday, March 02, 2006

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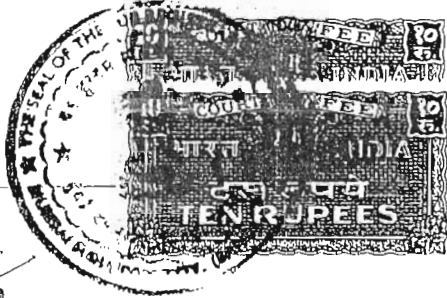
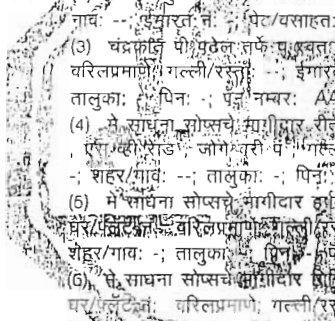
सूची क्र. दोन INDEX NO. II

नोंदणी क्र. म.

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गावाचे नाव : ओशिवरा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख व बाजारभाव (भाडेपट्ट्याच्या नाबतीत पट्टाकार आकारणी देतो) की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00 वा.भा. रु. 1.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णक व नोंजे बांदीवली येथील मिळकत दस्त क्र नंबर 4-1515/06 अन्वये
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुळी देण्यात असेल तेव्हा (1)
- (5) दस्तावेज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
- (1) हिराबेन पुरुषोत्तमदास पटेल - ; घर/प्लॉट नं: रोड नं 6, जे व्ही पी डि रकीम, विलेपारणे, गल्ली/रस्ता: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: -
- (2) गिरिश पुरुषोत्तमदास पटेल - ; घर/प्लॉट नं: वरिलप्रमाणे; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: -
- (3) चंद्रकांति पी. पटेल तर्फे स्वतःकरिता शंभरपद पुरुषोत्तमदास पटेल - ; घर/प्लॉट नं: वरिलप्रमाणे; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: AABPP4064G.
- (4) मे. साधना सोपसचे मागील रीते श. रवि पटेल - ; घर/प्लॉट नं: साधना इंडस्ट्रीयल इरिटेड, एच. व्ही. रोड, जोशेवरी, प. गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: -
- (5) मे. साधना सोपसचे मागील रीते श. रवि पटेल तर्फे स्वतःकरिता च एच यु एफ वे कर्ता - ; घर/प्लॉट नं: वरिलप्रमाणे; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: AABPP4064G.
- (6) मे. साधना सोपसचे मागील रीते श. रवि पटेल हे स्वतःकरिता च एच यु एफ वे कर्ता - ; घर/प्लॉट नं: वरिलप्रमाणे; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 29/01/2006
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- (12) शेर



स्वी प्रत
स. दुय्यम निबंधक: अंधेरी 2
क्र. 1518/2006

भा. ...
बांता ल. चे क्र. 1310E
भा. ...
दि. 1310E



Director

Director

