

SBI- Administrative Office Sost. (Sakin).
Vastukala + Vankar



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 :
P51900055535

Project: S3 Epitome , Plot Bearing / CTS / Survey / Final Plot No.:1B/161 at GSouth-400013, Ward GSouth, Mumbai City, 400013;

- S3 Smart Spaces Private Limited** having its registered office / principal place of business at *Tehsil: Mumbai City, District: Mumbai City, Pin: 400001.*
- 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 **02/04/2024** and ending with **31/12/2028** 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
- 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.



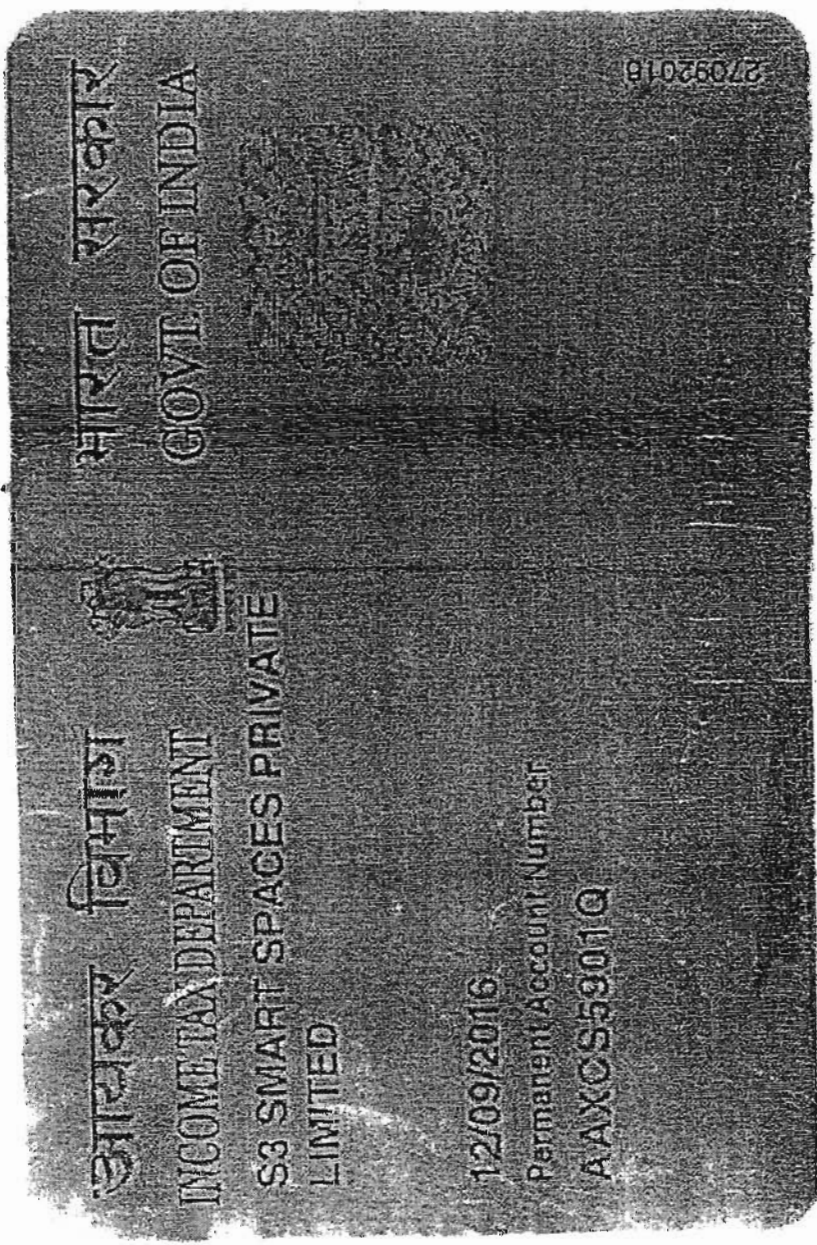
Signature valid
Digitally Signed by
Dr. Vasant Premnand Prabhu
(Secretary, MahaRERA)
Date:02-04-2024 10:57:49

Dated: 02/04/2024
Place: Mumbai

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

THIS PHOTO COPY IS SUBMITTED
TO: BANK OF INDIA / S.B.I
DATE: 18/12/24
FOR: PROJECT APE (S3 EPITOME).
IF IT IS USED FOR PURPOSE OTHER THAN MENTIONED
ABOVE THE DOCUMENT TO BE TREATED AS CANCELLED WITH
NO LIABILITY WHATSOEVER FROM THE ATTESTING PERSON.

✓  





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

Registration Certificate

Registration Number : 27AAXCS5901Q1ZC

1.	Legal Name	S3 Smart Spaces Private Limited			
2.	Trade Name, if any	S3 Smart Spaces Private Limited			
3.	Constitution of Business	Private Limited Company			
4.	Address of Principal Place of Business	7th Floor, 9, Dhiraj Chambers, Hazarimal Somani Marg, Near CSMT Station, Fort, Mumabi, Mumbai City, Maharashtra, 400001			
5.	Date of Liability				
6.	Period of Validity	From	18/02/2021	To	Not Applicable
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority	Centre			
Signature		Validity unknown Digitally signed by S3 GOODS AND SERVICES TAX NETWORK(4) Date: 2021.02.18 01:01:25 IST			
Name		Sanjay Vishwanath Kharat			
Designation		Superintendent			
Jurisdictional Office		FORT_705			
9. Date of issue of Certificate		18/02/2021			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 18/02/2021 by the jurisdictional authority.



GSTIN	27AAXCS5901Q1ZC
Legal Name	S3 Smart Spaces Private Limited
Trade Name, if any	S3 Smart Spaces Private Limited



Details of Additional Places of Business

Total Number of Additional Places of Business in the State	0
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GSTIN	27AAXCS5901Q1ZC
Legal Name	S3 Smart Spaces Private Limited
Trade Name, if any	S3 Smart Spaces Private Limited

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

1		Name	Shailesh Sankalchand Sanghvi
		Designation/Status	Director
		Resident of State	Maharashtra
2		Name	Neeraj Kumar Srivastava
		Designation/Status	Director
		Resident of State	Maharashtra

C - 3



BRIHANMUMBAI MUNICIPAL CORPORATION

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No P-15354/2023/(1B/161)/G/South/LOWER PAREL/CC/1/New



COMMENCEMENT CERTIFICATE

To,
S3 Smart Spaces Pvt. Ltd.
7th Floor Dhiraj Chambers 9 Hazarimal Somani
Marg Near CSMT Station Fort Mumbai 400 001

Sir,

With reference to your application No. **P-15354/2023/(1B/161)/G/South/LOWER PAREL/CC/1/New** Dated. **20 Feb 2023** for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated **20 Feb 2023** of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. **00** C.T.S. No. **1B/161** Division / Village / Town Planning Scheme No. **2044** situated at **SUNMILL ROAD** Road / Street in **G/South Ward**

The Commencement Certificate / Building Permit is granted on the following conditions:--

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

The Municipal Commissioner has appointed Shri. **Exe.Eng.(BP)City-I** Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 29/11/2024

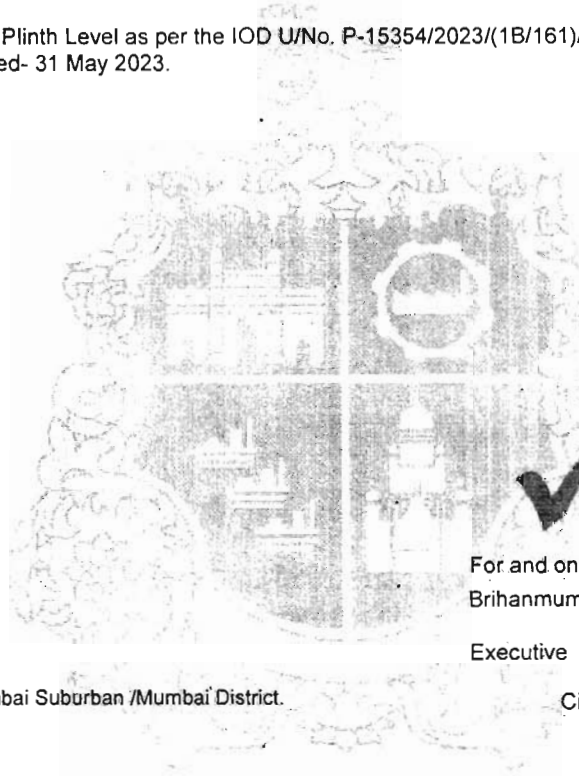
Issue On : 30 Nov 2023

Valid Upto : 29 Nov 2024

Application Number : P-15354/2023/(1B/161)/G/South/LOWER
PAREL/CC/1/New

Remark :

This CC is issued up to Plinth Level as per the IOD U/No. P-15354/2023/(1B/161)/G/South/LOWER
PAREL/IOD/1/New Dated- 31 May 2023.



Digitally signed by GANESHJI HARNE
Date: 30 Nov 2023 16:25:15
Organization: Brihanmumbai Municipal Corporation
Designation: Executive Engineer

For and on behalf of Local Authority
Brihanmumbai Municipal Corporation

Executive Engineer Building Proposal
City G/South Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

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ONLINE COPY
xox

BRIHANMUMBAI MUNICIPAL CORPORATION
MUMBAI FIRE BRIGADE

Office of the Dy. Chief Fire Officer (R-II), Wadala Fire Station, Shaikh Mistry
Dargah road, C.G.S. Colony, Opp. Mhada Colony, Antop Hill, Wadala, Mumbai-
400 037. Telephone No. 24132058 Fax No. 24153027.

SUB: Fire Protection measures & Fire Fighting Safety requirements for the proposed construction of High-rise Residential cum Commercial building i.e., Wing A & Wing B plot bearing C.S. No.1B/161 of of Lower Parel Division, Mumbai in 'G/S' Ward.

REF: Online File No. P-15354/2023/(AB/161)/G/South/LOWER PAREL-CFO/1/New by Mr. Uday Shankar Warty Architect.

MR. UDAY SHANKAR WARTY, ARCHITECT.

This is proposal for the proposed construction of high-rise residential cum commercial building i.e., Wing A, Wing B. Wing A having Part Basement (-05.90 mtrs.) + common Ground floor + common 1st to 3rd Podium floors (Part for triplex shops & part for Parking) + 4th Podium floor + 5th to 19th upper residential floors (19th part floor) + 20th upper floor for amenities (20th part floor) with total height of 64.15 mtrs. from general ground level up to terrace level & Wing B Part Basement (-05.05 mtrs.) + common Ground floor + common 1st to 3rd Podium floors (Part for triplex shops & part for Parking) + 4th to 21st upper residential floors with total height of 69.50 mtrs. from general ground level up to terrace level as shown on the plans.

FLOOR-WISE USERS OF THE BUILDING ARE AS UNDER:

Floor	Users of the Building
	Wing A
Basement floor (-05.90 mtrs.)	Pump room + U.G. Tank.
Common Ground floor	Entrance lobby + 01 no. of Lower Triplex N.R. + 08 nos. of N.R. with loft +
Common 1 st Podium floor	01 no. of Middle Triplex N.R. + Two-wheeler & Surface car parking accessible by 06.00 mtrs. wide ramp.
Common 2 nd Podium floor	01 no. of Upper Triplex N.R. + Two-wheeler & Surface car parking accessible by 06.00 mtrs. wide ramp.
Common 3 rd Podium floor	Part Terrace of Triplex N.R. + Two-wheeler & Surface car parking accessible by 06.00 mtrs. wide ramp.
4 th Podium floor	Two-wheeler & Surface car parking accessible by 06.00 mtrs. wide ramp.
5 th & 6 th floors	06 nos. of Residential flat on each floor.
7 th floor	05 nos. of Residential flat + Refuge area.
8 th to 13 th floors	06 nos. of Residential flat on each floor.
14 th floor	05 nos. of Residential flat + Refuge area.
15 th to 18 th floors	06 nos. of Residential flat on each floor.
19 th floor	05 nos. of Residential flat + Part terrace.
20 th floor	Swimming pool with Deck + Gym + Yoga room + Part terrace.
Terrace	Open to Sky

Floor	Users of the Building
	Wing B
Basement floor (-05.05 mtrs.)	Pump room + U.G. Tank + Panel room + ELV room.
Common Ground floor	Entrance lobby + 02 nos. of Electric meter room + Electric substation + Stack car parking
Common 1 st Podium floor	01 no. of Middle Triplex N.R. + Two-wheeler & Surface car parking accessible by 06.00 mtrs. wide ramp.
Common 2 nd Podium floor	01 no. of Upper Triplex N.R. + Two-wheeler & Surface car parking accessible by 06.00 mtrs. wide ramp.
Common 3 rd Podium floor	Part Terrace of Triplex N.R. + Two-wheeler & Surface car parking accessible by 06.00 mtrs. wide ramp.
4 th to 6 th floor	06 nos. of Residential flat on each floor.
7 th floor	04 nos. of Residential flat Society office + Refuge area.
8 th to 13 th floors	06 nos. of Residential flat on each floor.
14 th floor	04 nos. of Residential flat + Refuge area.
15 th to 20 th floors	06 nos. of Residential flat on each floor.
21 st floor	03 nos. of Residential flat + Fitness center.
Terrace	Open to Sky

THE DETAILS OF STAIRCASE AND LIFTS OF THE WING A & WING B ARE AS UNDER:

Staircase description	Width of staircase	Nos. of staircase	Type
Leading from part basement floor to terrace floor (diverted at ground floor)	1.50 mtrs	01 No.	Enclosed (In each wing)
The proposed staircase is enclosed type and is externally located & naturally ventilated to outside air, as shown on plan. staircase leading from basement is segregated at ground floor and then diverted to upper floor, as shown on plans.			

Lifts Type	Profile	Nos. of lifts
Passenger lifts	Leading from ground floor to top floor	03 Nos. (Wing A)
Passenger lifts	Leading from ground floor to top floor	02 Nos. (Wing B)
One of the passenger lifts from in each wing shall be converted into fire lift as per norms. The lift lobby & common corridor at each floor level is naturally ventilated to outside air as shown on the plan.		

The site abuts on 12.20 mtrs. wide sanctioned R.L. Road on North side.

OPEN SPACES ALL AROUND THE BUILDING AS UNDER;

Sides	From Building line to Plot boundary	From Building line to Podium line	From Podium line to Plot boundary
North	01.50 mtrs. to 01.51 mtrs. + Set Back + 12.20 mtrs. wide Sunmill Road.	Flushed	01.50 mtrs. to 01.51 mtrs. + Set Back + 12.20 mtrs. wide sanctioned R.L. Road

South	01.64 mtrs. including R.G. to 01.93 mtrs. including R.G.	Flushed	01.64 mtrs. including R.G. to 01.93 mtrs. including R.G.
East	06.31 mtrs. to 06.55 mtrs.	Flushed	06.31 mtrs. to 06.55 mtrs.
West	01.65 mtrs. including R.G. to 02.27 mtrs. including R.G.	Flushed	01.50 mtrs. to 02.03 mtrs.

REFUGE AREAS:

Refuge floor	Wings	Required Refuge area in Sq. Mtrs.	Proposed Refuge area in Sq. Mtrs.	At the height in Mtrs.
7 th floor	Wing A	84.17 sq. mtrs.	84.19 sq. mtrs.	23.55
7 th floor	Wing B	73.53 sq. mtrs.	73.64 sq. mtrs.	26.00
14 th floor	Wing A	70.10 sq. mtrs.	74.27 sq. mtrs.	43.85
14 th floor	Wing B	82.72 sq. mtrs.	87.52 sq. mtrs.	46.10

In addition, above, terrace will be treated as Refuge area. Excess Refuge area shall be counted in F.S.I., as per DCPR 2034.

THIS PROPOSAL HAS BEEN CONSIDERED FAVORABLY BY TAKING INTO CONSIDERATION THE FOLLOWING:

- a) As applied by Architect proposal falls under Regn. 33(7) of DCPR-2034.
- b) The Site abuts on Site abuts on 12.20 mtrs. wide Sanctioned R.L. Road on North side.
- c) Refuge areas as required are proposed for Wing A & Wing B On 7th & 14th floor.
- d) The in-built Fixed firefighting system such as wet riser cum down comer, hydrant system, fire alarm system, automatic smoke detection system, automatic sprinkler system, public address system, etc. are recommended for compliance.
- e) During construction stage and prior to final occupation party shall comply with additional requirements stipulated by Mumbai Fire Brigade Officer if any in future.

In view of above, as far as this department is concerned there is no objection for the construction of high-rise residential cum commercial building i.e., Wing A, Wing B. Wing A having Part Basement (-05.90 mtrs.) + common Ground floor + common 1st to 3rd Podium floors (Part for triplex shops & part for Parking) + 4th Podium floor + 5th to 19th upper residential floors (19th part floor) + 20th upper floor for amenities (20th part floor) with total height of 64.15 mtrs. from general ground level up to terrace level & Wing B Part. Basement (-05.05 mtrs.) + common Ground floor + common 1st to 3rd Podium floors (Part for triplex shops & part for Parking) + 4th to 21st upper residential floors with total height of 69.50 mtrs. from general ground level up to terrace level, as per the details shown on the plans signed in token of approval, subject to satisfactory compliance of the following requirement:

1) ACCESS:

- a) There shall be no compound wall on the north side road. However, chain link with removable bollards may be permitted.
- b) All the access & fire tender access should be free of encumbrances.
- c) Entrance gate if provided shall be of not less than 6.00 meters width each shall be provided, at locations marked on the plan. Archways, if any over the entrance gates, shall have height clearance of not less than 4.50mtrs.

2) RAMPS FOR PODIUM PARKING:

- a) The Ramps for parking as shown in enclosed plan provided entry at the ground level.
- b) The gradient of ramp shall not be steeper than 1:10 for vehicular traffic as per Reg. 37(16) of DCPR 2034.
- c) The access provided to the podium shall be kept unobstructed.
- d) Automatic Sprinkler system shall be provided covering each driveway for the ramps.

3) COURTYARDS:

- a) The available courtyards/ open space, on all the sides of the building shall be paved, suitably to bear the load of fire engines weighing upto 48 M. Tones each with point load of 10 kgs. /sq. cms.
- b) All the courtyards shall be in one plane.
- c) The courtyards shall be kept free from obstruction at all times.

4) STAIRCASE:

- a. The flight width of staircase shall be maintained as shown in the enclosed plans.
- b. The layout of staircase shall be enclosed type as shown in the plan throughout its height and shall be approached (gained) at each floor level at least two hours fire resistant self-closing door placed in the enclosed wall of the staircase
- c. Externally located staircases and lobbies adequately ventilated to outside air.
- d. Permanent vent at the top equal to 5% of the cross-sectional area of the staircase shall be provided.
- e. Open able 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.
- f. No combustible material shall be kept or stored in staircase / passage and shall be kept unobstructed all time.

The staircase door at terrace level shall be provided in the manner as follows:

- a. The top of portion of the door shall be provided with louvers.
- b. The single latch lock shall be installed from the terrace side at the height of not more than one meter.
- c. The glass front of 6-inch dia. with the breakable glass shall be provided just above the single latch lock, as to open the latch in emergency.

N.R. ENTRANCE & STAIRCASE OF TRILEX N.R.

- i) The triplex N.R. will have access through the main staircase at each floor level
- ii) Internal staircase of triplex N.R. shall be of non-combustible material.
- iii) No combustibles shall be kept or stored in staircase/passages.

5) CORRIDOR / LIFT LOBBY:

- a) Corridor & lift lobby at each floor level shall be naturally ventilated top floor. as per plan.
- b) The common corridor & lift lobby at each floor level shall be kept free from obstructions at all times.
- c) Proper signage for way to staircase, escape routes, staircase, floor nos. etc. shall be provided at each floor of building.
- d) Portable lights/ insta lights shall be provided at strategic locations in the staircase and lift lobby.

6) STAIRCASE AND CORRIDOR LIGHTINGS:

- a) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so that they could be operated by one switch installation on the ground floor easily accessible to firefighting staff at any time irrespective of the position of the individual control of the light points, if any.
- b) Staircase and corridor lighting shall also be connected to alternate supply.
- c) Double throw switches should be installed (if required) to ensure that lighting in the staircase and the corridor do not get connected to two sources of supply simultaneously. A double throw switch shall be installed in the service room to terminate the stand-by-supply (if applicable).
- d) Emergency lights shall be provided in the staircases/corridors.

7) FLAT ENTRANCE AND ENTRANCE & EXIT STAIRCASE:

- a) Flat entrance & rolling shutter of N.R. shall be of solid core having fire resistance of not less than one hour (solid wood of 45 mm thickness.).
- b) The fire resistance rating for staircase F.R.D., Lift lobby / protected lobby & the lift doors as per N.B.C. provisions.
- c) "Form-A" for the F.R.D., issued by Govt. Approved Licensed Agency shall be submitted at the time of obtaining compliance from this department.

8) ELECTRIC CABLE SHAFTS, SERVICES & METER ROOM:

- a) Electric cable shafts shall be exclusively used for electric cables and should not open in staircase enclosure.
- b) Inspection doors for shafts shall have two hours fire resistance. Certificate to that effect shall be submitted at the time of obtaining compliance from this department.
- c) Electric shafts 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.
- d) Electric wiring/ cable shall be non-toxic, non-flammable, low smoke hazard having copper core / fire resistance for the entire building with provision of ELCB/MCB.
- e) Electric meter room shall be provided at ground floor / basement/ podium/habitable floor as per the equipment of the Electric Supply Company and Electric emergency switch at the ground floor shall be adequately ventilated & easily accessible.
- f) Low and medium voltage wiring running in shaft and 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 and 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. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed.
- i) Master switches controlling essential service circuits shall be clearly labelled.
- j) All the electrical installations, wiring, cable work etc. shall be done as per prevailing Electricity act/Rules and Certificate to that effect issued by Govt. Approved Licensed electrician /Contractor shall be submitted at the time of time of obtaining compliance from this department.

9) IOT BASED DEVICES FOR ELECTRICAL INSTALLATION OF THE BUILDING: (FOR EACH WING)

- a) IOT based micro controller devices shall be provided in the electrical installations of the building as per the requirement stipulated in Circular No. शासन परिपत्रक क्र. मु विवन-2021/प्र. क्र.114/ ऊर्जा-5
- b) The IOT based Micro Controller Devices shall be tested and verified by NABL accredited testing agency/laboratory in accordance with the recognized IS:732-2019 code for practice for Electrical wiring installation.
- c) The complete installation of IOT based Micro controller Devices shall be checked and certified by the Chief Electrical Inspector, Govt. of Maharashtra and certificate to that effect shall be issued at the time of compliance.
- d) The data and the alert generated by IOT based Micro controller Devices shall be monitored by building management system and necessary corrective measures shall be taken by the Owner, Occupier immediately.
- e) The data generated by IOT based Micro controller Devices shall be made available to fire brigade department as and when required to investigate the cause of fire.

10) PART BASEMENT (SERPERATE FOR EACH WING):

- a) The part basement shall be used for designated purpose only as shown in the plan.
- b) The basement shall be provided with natural / Mechanical ventilations through cut outs as shown in the plan.
- c) Dry Chemical Powder fire extinguisher ABC type of 06 kgs. Capacity each shall be kept in part basement for every 100 sq. mtrs area.

11) FALSE CEILING (if provided):

False ceiling if provided in the building shall be of non-combustible material. Similarly, the suspenders of the false ceiling shall be of no combustible materials.

12) MATERIALS FOR INTERIOR DECORATION/FURNISHING:

The use of materials which are combustible in nature and may spread toxic fume/gases should not be used for interior decoration/furnishing, etc.

13) LIFTS:

A. PASSENGER LIFT:

- f) Walls enclosing lift shaft shall have a fire resistance of not less than two hours.
- g) Shafts shall have permanent vent of not less than 0.2 sq. mtrs in clear area immediately under the machine room.
- h) Landing doors and lift car doors of the lifts shall be of steel shuttered with fire Resistance of one hour. No collapsible shutter shall be permitted.
- i) One of the lifts from each lift bank shall be converted into fire lift and shall be as per specifications laid down under the regulations, a toggle switch shall be provided to this lift for the use of Firemen.
- j) Threshold of non-combustible material shall not be provided at the entrance of each landing door.

B. FIRE LIFT:

- a) Walls enclosing lift shafts shall have two hours fire resistance.
- b) The shafts shall have permanent vent equal 0.2 sq.mtr. Clear area under the Lift Machine room.
- c) Landing doors and lift car doors shall be of steel shuttered type with one hour fire resistance. No collapsible shutters shall be provided.
- d) To enable fire services personnel 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 the directly accessible to every dwelling of each floor.
- e) The lift shall have a floor area of not less than 1.4 sq. mtrs. with a minimum Dimension of 1.12 M. It shall have loaded capacity of not less than 545 k.g. (8persons lift) with automatic closing doors.
- f) There shall be an alternate electric supply of an adequate capacity apart from
- g) the normal electric supply the building and the cables run in a route safe from fire, i.e., within the lift shaft. In case of failure normal electric supply, it shall automatically trip over to alternate supply.
- h) The operation of fire lift should be by a simple toggle or two button switches 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 lift will return to normal working.
- i) This lift can be used by the occupants in normal times.
- j) The words 'Fire lift' shall be conspicuously displayed in florescent paint on the Lift landing door at each floor level.
- k) The lift lobbies in the basement shall be enclosed and shall be pressurized with positive air pressure of 5mm W.G.

14) PODIUM FLOORS:

- a) All the sides of the stilted / covered car parking shall be kept open as per relevant circular /policy.
- b) Automatic sprinkler & drencher system shall be provided to the entire parking floor.
- c) The driveways shall be properly marked and maintained unobstructed, proper illuminated signage shall be provided for escape route, ramps etc at prominent location.

- d) Minimum 75% see through opening area of proposed peripheral area shall be provided.
- e) The fin shall be provided with material such as alco bond / fibre / aluminium sheets / FRP plastics / wooden panels.
- f) The fins with RCC, brick work, hallow blocks or any such construction materials shall not be permitted.
- g) All the sides of the stilted / covered car parking shall be kept open except parapet walls of not more than 0.75 meters height.
- h) Automatic sprinkler system to the entire parking floor & drencher system on the top of each podium floor shall be provided.

15) CAR PARKING:

- a) Car parking shall be permitted in the designated area.
- b) Drainage of the car parking area of all the levels shall be laid independent from that of the buildings & it shall be provided with catch pit & fire trapped before connecting the building drainage or Municipal drainage
- c) Drainage of the car parking areas at all the levels shall be so laid as to prevent any overflow in the staircase, lift shaft etc.
- d) The parking area shall not be used for dwelling purpose & repairing / maintenance purpose, at any time. Dwelling use of naked light/flame, repairing / maintenance of vehicles shall be strictly prohibited in the parking area.
- e) Repairing /servicing of cars, use of naked light shall not be permitted in the car parking areas.
- f) The drive way shall be properly marked & maintained unobstructed.
- g) The Automatic Sprinkler System provided to the entire car parking area.

16) STACK CAR PARKING:

- i) Structural design: The SA-FAMCP shall be constructed of structural steel construction.
- ii) Vertical deck separation for SA-FAMCP having multi- car parking levels, vertical separation between upper & lower decks by using the non-perforated & noncombustible materials. (Structural steel plate) shall be provided. This is to minimize direct impingement of flame to the car in the upper deck & also to prevent dripping of any possible leaking fuel to the lower deck.
- iii) Stack car parking shall be protected with automatic sprinkler system covering each car.
- iv) Elements of the stacked car parking structure shall have 01-hour fire resistance.
- v) Parking area shall be accessible by trained staff when carrying out the maintenance work.
- vi) The parking system is to be ceased during the maintenance operation.

17) FIRE FIGHTING REQUIREMENTS:

A. UNDERGROUND WATER STORAGE TANKS (SEPARATE FOR EACH WING):

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

B. OVERHEAD WATERSTORAGETANK (SEPARATE FOR EACH WING):

Overhead Storage tanks 30,000 litres capacity above each Staircase of the building and shall be connected to the wet riser through a booster pump through a non-return valve and gate valve

C. WET RISER CUM DOWN COMER (For each Wing):

A Wet Riser cum down comer of G.I. 'C' class of 15 cms. Dia. shall be provided in the duct adjoining the lobby with double hydrant outlet and hose reel on each floor in such a way as not to deduct the width of the corridor. Pressure reducing discs or orifices shall be provided at lower level so as not to exceed pressure of 5.5 kgs. /sq cms.

D. FIRE SERVICE INLET (For each Wing):

- i) A fire service inlet on the external face of the building near the tank directly fronting the courtyards shall be provide to connect the mobile pump of the fire service to the wet riser.
- ii) Breeching connection inlet shall be provided to refill U.G. tank.
- iii) Operating switches of fire pumps shall be also provided in glass fronted Boxes at ground floor.

E. AUTOMATIC SPRINKLERS SYSTEM (For each Wing):

Automatic sprinkler system shall be provided in the entire building including each habitable area in each flat at each floor, each N.R., lift lobby & common corridor at each floor level, Fitness center, Gym, Yoga room & society office and podium floor for car parking & at ground floor for stack car parking covering each car as per the standards laid down by TAC or relevant IS specification.

F. AUTOMATIC DRENCHER SYSTEM (For each Wing):

Automatic Drencher system should be provided on the periphery of the top of each podium floors and should be connected to the main sprinkler pump as per the standard laid down in relevant I.S. Specifications.

G. AUTOMATIC SMOKE DETECTION SYSTEM (For each Wing):

Automatic smoke detection system shall be provided in each electric meter room fitness center, yoga room, Gym, Pump room society office & lift machine room, basement, podium floors and lift lobby & common corridor at each floor level.

H. FIRE PUMP, SPRINKLER PUMP AND JOCKEY PUMP AND BOOSTER PUMP (SEPARATE FOR EACH WING):

- i) Wet-riser shall be connected to a fire pump at ground level of capacity of not less than 2400 LPM. Capable of giving a pressure of not less than 3.2 kgs/ sq. cms. at the top most hydrant.
- ii) Booster pump of 900 liters/min. capacity giving a pressure of not less than 3.2 kgs. / sq. cms. at the top most hydrant out let of the wet-riser shall be provided at the terrace level.
- iii) Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- iv) Electric supply (normal) to these pumps shall be independent circuit.

- v) Separate jockey pump shall be provided to Wet riser system to keep system pressurized.
- vi) Operating switches for booster pumps shall be also provided in glass fronted boxes on Ground floor & Terrace floor at prominent places.
- vii) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.
- viii) The fire pumps provided shall be surface mounted type or vertical turbine mounted type and not submersible type.

I. EXTERNAL HYDRANTS:

Courtyard hydrants shall be provided at distance of 30.00 mtrs each within the confines of the site of the wet riser-cum-down comer on Ground floor.

J. HOSES & HOSE BOXES:

One Hose Box, each with two hoses of 15mts length of 63mm dia. along with branch shall be provided shall be kept at ground floor & podium floors near each wet riser out let at easily accessible places.

K. ALTERNATE SOURCE OF POWERSUPPLY (For each Wing): -

An alternate source of LV/HV supply from a separate substation OR from a diesel generator with appropriate changeover over switch shall be provided for fire pumps, booster pump, sprinkler pump, jockey pump, staircase and corridor lighting circuits and fire alarm system, detection system, public address system, voice evacuation system etc. It shall be housed in separate cabin.

L. PORTABLE FIRE EXTINGUISHERS (For each Wing):

- a) Dry chemical powder (ABC type) fire extinguisher of 09kgs. capacity having B.I.S. certification mark and two buckets filled with dry clean sand shall be kept at the electric meter room, in lift machine room.
- b) Dry chemical powder (ABC type) fire extinguisher of 6kgs. capacity having B.I.S. certification mark shall be kept on each floor level & refuge area of building.
- c) Dry chemical powder (ABC type) fire extinguisher of 6kgs. capacity having B.I.S. certification mark shall be kept in fitness center & society Office.
- d) Dry chemical powder (ABC type) fire extinguisher of 09kgs. capacity having B.I.S. certification mark and two buckets filled with dry clean sand shall be kept at car parking area on each podium floor.

M. FIRE ALARM SYSTEM (FOR EACH WING):

The building shall be provided with manual fire alarm system with main control panel at ground floor level and pill-boxes and hooters at each upper floor level. The layout of fire alarm system shall be in accordance with I.S. specification.

N. PUBLIC ADDRESS SYSTEM (For each Wing):

The entire building shall be provided with the public address system in common areas the with main control operator at console panel at ground floor reception area.

O. SIGNAGES (For each Wing):

Self-glowing/fluorescent exit signs in green colour shall be provided showing the means of escape for entire building.

P. TRAINED OCCUPIERS/TRAINED SECURITY STAFF (For each Wing):

Occupiers of the building /Security staff shall be trained Fire prevention and to extinguish fire in initial stage, supervision on Maintenance of fix fire-fighting system & portable extinguishers, Mock evacuation drills etc.

Q. FIRE DRILLS / EVACUATIONDRILLS (For each Wing):

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

18) ELEVATION FEATURES:

- a. The Elevation feature proposed shall be of non-combustible materials and it should not obstruct firefighting activities.
- b. The Elevation feature proposed shall be of non-combustible materials and it should not obstruct firefighting activities.
- c. The proposed elevation features as shown in the plan shall be as per the Circular No. Ch. Eng/D.P./30449/Gen, dated 03/01/2017.

19) ELECTRIC SUB-STATIONS (DRY TYPE):

- i) Only Dry Type Electric BEST Sub-Station / Transformers shall be installed.
- ii) Electric substation shall be enclosed with brick masonry wall having 4 hrs. fire resistance with provision of 2 hours fire resistance door and proper ventilation shall be made at upper level.
- iii) Entire Installation of electric Sub-Station including Switchgear Room, Capacitors, and Transformer etc. shall be conforming to the Indian Electrical Act & Ruled framed there under.
- iv) Electric cables and wiring shall be of halon free fire-resistant type, low smoke, non-toxic & non-black smoke type with copper core for the entire substation with provision of ELCB/MCB.
- v) Adequate ventilation shall be provided for transformer within the building.
- vi) The capacity of the Sub-station shall be as per BEST's requirements.
- vii) Cable trenches shall be filled with sand, pebbles or similar non- flammable materials and covered with incombustible slabs. If a number of cables are taken in a trench, it is desirable that cables are taken on the racks. Electrical cable laid in the cable trenches shall be coated with fire retardant material.
- viii) Automatic built-in circuit breakers shall be provided in the transformers.
- ix) Transformers shall be suitably insulated and shall be designed for continuous operation at rated KVA at the secondary terminal under the prevailing service condition at a higher rated voltage.
- x) All transformers shall have suitable isolating equipment on high and low / medium tension side.
- xi) Electrical cable laid in the cable trenches shall be coated with fire retardant material.
- xii) The Electric Sub-Station area shall be kept prohibited and no unauthorized person shall be allowed to enter in the area.

20) REFUGE AREA:

(A) Refuge area provided For Wing A & Wing B at 7th & 14th floor of the bldg., as shown in plan & shall be conforming to the following requirements:

i) **Manner of refuge area:**

- a) The refuge area shall be so located that it shall preferably face the wider open space on the side of the building perpendicular to the main access road.
- b) The refuge area shall be provided with railing/ fire rated glass / parapet of 1.20 mt.
- c) The refuge area shall have a door which 'shall be painted or fixed with a sign in luminous paint mentioning "**REFUGE AREA**"
- d) The lift/s shall not be permitted to open into the refuge areas.
- e) The refuge area provided within building line shall be accessible from common passage/ staircase.

ii) **Use of refuge area:**

- a. The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter and for the use of Fire Brigade Department or any other organization dealing with fire or other emergencies when occur in the building and also for exercises/drills if conducted by the Fire Brigade Department.
- b. The refuge areas shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times.
- c. Adequate emergency lighting/drinking water facility shall be provided.

Terrace floor as a refuge floor:

- a) The necessary facilities such as emergency lighting, drinking water etc shall be provided.
- b. The access door/s from the enclosed staircase/s to the terrace floor shall have louvers at top half portion of the door. The entrance doors to the terrace shall be painted or fixed with sign painted in luminous paint mentioning "**REFUGE AREA**".
- v) **Excess refuge area shall be counted in FSI, as per DCPR-2034.**

21) ELEVATION FEATURES:

- d. The Elevation feature proposed shall be of non-combustible materials and it should not obstruct firefighting activities.
- e. The proposed elevation features as shown in the plan shall be as per the Circular No. Ch. Eng/D.P./30449/Gen, dated 03/01/2017.

22) Necessary Permission shall be obtained from competent Authorities.

23) The concerned party has paid scrutiny fees as mentioned below;

Sr. No.	Type of Proposal	Total Gross built up area in sq. mtrs.	Scrutiny fee paid	Receipt No./ SAP Doc. No.	Date
Scrutiny Fees					
1	Proposal	18649.05	15,29,220 /-	Online receipt no. 24/2/2023/000563	24.02.2023

Fire Service Fees: -

Architect has certified height of the building as 69.50 mtrs. & Gross built up area as 18649.05 sq. mtrs. for the said Highrise residential building & as per schedule II of section 11(1) of Maharashtra fire prevention & life safety measure act 2006, has paid "Fire Service Fee" of Rs. 2,79,750/-vide CFC Receipt No./Online Receipt No. 28/2/2023/000692 dated 28/02/2023.

Architect is requested to verify the total built-up area and inform this department, if the same is found to be more for the purpose of levying additional Scrutiny fees, if required.

Note:

- i) The Fire-Fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency.
- ii) The width of Abutting Road & Open spaces is mentioned in plans as submitted by the Architect attached herewith & these parameters shall be certified by the Architect
- iii) The Schematic Drawings / Plans of Automatic sprinkler system, Automatic smoke detection system, Wet riser system, public address system, Manual fire alarm system shall be submitted to C.F.O. dept.
- iv) The area, size, etc. for the Sprinkler system, Detection system, Fire alarm system, Wet riser system, public address system, Fire duct, Electrical duct etc. to be verified & examined by M.E.P. Consultant.
- v) Separate necessary permission for any licensable activity shall be obtained from concerned authorities of B.M.C./ C.F. O's Department, till then shall not be allowed to use.
- vi) There shall be no tree located in the compulsory open spaces or in the access way near the Entrance gates.
- vii) This recommendation letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from Architect. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner / Occupier / Developer / Architect. etc.
- viii) The plans approved along with this approval are issued from Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is Architect / Developers responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
- ix) As per Section 3 of Maharashtra Fire Prevention & Life Safety Measures Act. 2006, it is the liability of Owner / Occupier to provide the Fixed Fire-Fighting installations & shall be maintained in good working order & in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention & Life Safety Measures Act. or the Rules.
- x) This approval is issued without prejudice to legal matters pending in court of law, if any.

Eknath Bhimrao Matale
Digitally signed by Eknath Bhimrao Matale
Date: 2023.03.11 17:54:18 +05'30'

**Div. Fire Officer
(Scrutinized and prepared by)**

SANJAY YESHWANT MANUREKAR
Digitally signed by SANJAY YESHWANT MANUREKAR
Date: 2023.03.11 17:54:18 +05'30'

**Chief Fire Officer
(Approved by)**

Copy To: **E.E. (B.P.) City.**

AGREEMENT FOR SALE

Date. 15th DEC. 2021

HARIBAUG BLDG

C.S.NO. 1B/161, LOWER PAREL DIV.

LAND AREA 1733.45 SQ. MTR

SANGHVI PREMISES PRIVATE LIMITED

TO

S3 SMART SPACES PRIVATE LIMITED



508/17320

पावती

Original/Duplicate

Wednesday, December 15, 2021

नों दणी क्रं. : 39M

2:24 PM

Regn.: 39M

पावती क्रं. : 18580 दिनां कः 15/12/2021

गावाचे नाव: लोअर परेल

दस्तऐवजाचा अनुक्रमां कः बबई-4-17320-2021

दस्तऐवजाचा प्रकार : ऑनलाईन टू सेल

सादर करणाऱ्याचे नाव: एस3 स्मार्ट स्पेसेस प्रा लि तर्फे संचालक नीरज श्रीवास्तव - -

नों दणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 18700.00

पृष्ठां ची सं ख्या: 935

DELIVERED

एकूण:

रु. 48700.00

सह दुय्यम निबंधक, मुंबई-4

बाजार मूल्य: रु.67083952/-

मोबदला रु.67084000/-

भरलेले मुद्रां क शुल्क : रु. 3354500/-

 सह दुय्यम निबंधक वर्ग - २
 मुंबई शहर क्र. ४

- 1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमां कः 1512202107314 दिनां कः 15/12/2021
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमां कः 1512202107151 दिनां कः 15/12/2021
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमां कः 1512202107082 दिनां कः 15/12/2021
बँकेचे नाव व पत्ता:
- 4) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमां कः 1512202106952 दिनां कः 15/12/2021
बँकेचे नाव व पत्ता:
- 5) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमां कः 1512202106864 दिनां कः 15/12/2021
बँकेचे नाव व पत्ता:
- 6) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमां कः 1512202106800 दिनां कः 15/12/2021
बँकेचे नाव व पत्ता:
- 7) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमां कः 1512202106608 दिनां कः 15/12/2021
बँकेचे नाव व पत्ता:

12/15/2021



15/12/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4

दस्त क्रमांक : 17320/2021

नोंदणी :

Regn:63m

गावाचे नाव : लोअर परेल

(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2)मोबदला	67084000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो-की पट्टेदार ते नमुद करावे)	67083952
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : , इतर माहिती: लोअर परेल विभागातील सी एस नं 1बी/161 मधील जमीन व बांधकाम क्षेत्र 2074 चौ यार्ड आणि 1733.45 चौ. मी. सनमिल रोड,लोअर परेल(वेस्ट) मुंबई - 400013., PUI: GS0204450010000 ((C.T.S. Number : 1B/161 ;))
(5) क्षेत्रफळ	1) 1733.45 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पता.	1): नाव:-संघवी प्रिमायसेस प्रा. लि. संचालक शैलेश संघवी - - वय:-49; पता:-प्लॉट नं: ऑफिस 1, माळा नं: - इमारतीचे नाव: वधवानाचें बस, ब्लॉक नं: -, रोड नं: कावसजी पटेल स्ट्रीट फोर्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACL0598D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पता	1): नाव:-रात3 स्मॉल बसेस प्रा. लि. संचालक नीरज श्रीवास्तव - - वय:-50; पता:-प्लॉट नं: ऑफिस नं 7, माळा नं: 7 वा मजला, इमारतीचे नाव: धीरज चॅबर्स, ब्लॉक नं: सीएसएमटी स्टेशन जवळ, रोड नं: 9 हड्डारीमाल सांभाणी मार्ग फोर्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAXCS5901Q.
(9) दस्तऐवज करून दिल्याचा दिनांक	15/12/2021
(10)दस्त नोंदणी केल्याचा दिनांक	15/12/2021
(11)अनुक्रमांक,खंड व पृष्ठ	17320/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3354500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

सह दुय्यम निबंधक वर्ग - २
मुंबई शहर क्र. ४

Payment Details

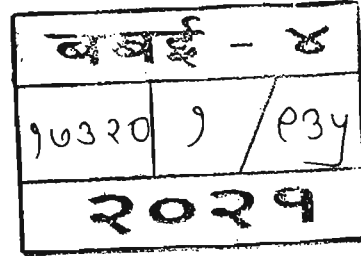
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANGHVI PREMISES PVT LTD	eChallan	10000502021121500725	MH010149025202122P	3354500.00	SD	0004844198202122	15/12/2021
2	SANGHVI PREMISES PVT LTD	eChallan		MH010149025202122P	30000	RF	0004844198202122	15/12/2021
3		DHC		1512202107381	2000	RF	1512202107381D	15/12/2021
4		DHC		1512202107463	700	RF	1512202107463D	15/12/2021
5		DHC		1512202106536	2000	RF	1512202106536D	15/12/2021
6		DHC		1512202106608	2000	RF	1512202106608D	15/12/2021
7		DHC		1512202106800	2000	RF	1512202106800D	15/12/2021
8		DHC		1512202106864	2000	RF	1512202106864D	15/12/2021
9		DHC		1512202106952	2000	RF	1512202106952D	15/12/2021
10		DHC		1512202107082	2000	RF	1512202107082D	15/12/2021
11		DHC		1512202107151	2000	RF	1512202107151D	15/12/2021
12		DHC		1512202107314	2000	RF	1512202107314D	15/12/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



मूल्यांकन पत्रक (शहरी क्षेत्र - विकसनकारारनामा)					
Valuation ID	202104014314	01 April 2021.03:29:59 PM			
मूल्यांकनाचे वर्ष	2021				
जिल्हा	मुंबई(मेन)				
मूल्य विभाग	12-लौअर परेल डिव्हिजन				
उप मूल्य विभाग	12/91 E भुभाग : उत्तरेस गणपतराव कदम मार्ग, दक्षिण पूर्वेस पश्चिम रेल्वे लाईन, पश्चिमेस डॉ. इ. मोजेस रोड यमथील त्रिकाणाकृती भुभाग				
क्षेत्राचे नांव	1	सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#253		
वापर	भाडेकरू / पुनर्विकास प्रकल्प				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
116390	271000	310220	345730	265430	चौरस मीटर
क्षेत्राची माहिती					
मूल्यांकनाचा प्रकार - भाडेकरू असलेल्या जुन्या इमारतीचे अभिहस्तांतरण (खरेदीदस्त) प्रकरणी मूल्यांकन					
घसारा - 0 TO 2 बांधकामाचे वर्गीकरण - 1-आर सी सी					
प्रमाण पत्र सादर केले आहे क्षेत्र :- उपकरप्राप्त इमारत					
A) भूखंडाचे एकूण क्षेत्र :- 1733.45 चौरस मीटर (क्ष)					
B) एकूण अनुज्ञेय चटई क्षेत्र (F.S.I) :- 1.33 (य)					
C) मालमत्तेवर एकूण अनुज्ञेय बांधकाम क्षेत्र :- 2305.4885 चौरस मीटर (क्ष *य)					
D) मालमत्तेचे भाडेकरूच्या ताब्यात असलेले एकूण क्षेत्र :- 4246 चौरस मीटर (झ)					
E) मालमत्तेचे मालकाच्या ताब्यात असलेले बांधकाम क्षेत्र :- 0 चौरस मीटर (ह)					
F) भाडेकरूकडून मिळणारे एकूण मासिक भाडे :- Rs.50000/- (भ)					
G) मूळ अनुज्ञेय चटई क्षेत्र निर्देशांक :- 1.33 (FSI)					
For झ > (क्ष *य)					
मूल्य 1 = 16 * 7 * भ = Rs.5600000/-					
मूल्य 2 = (क्ष * FSI * खुली जमीन दर * 0.25) = Rs.67083952/-					
अंतिम मूल्य = Rs.67083952/-					

le



TYPE OF DOCUMENT : AGREEMENT FOR SALE
NAME OF VENDOR : SANGHVI PREMISES PVT LTD
NAME OF PURCHASER : S3 SMART SPACES PVT LTD
LAND : C.S.NO161(PT)&1B/161 OF LOWER PAREL DIV
AREA OF PLOT : 1733.45 SQ MTRS
MONTHLY RENT : RS.28,454/-
ZONE AS PER RR 20-21 : 12/91E
LAND: 1,16,390/-
RESI: 2,71,000/-
OFFICE: 3,10,220/-
SHOP: 3,45,730/-
AVAILABLE FSI : 3
TENANT AREA : 8384.03 SQ.MTRS
BALANCE FSI : 1733.45 X 3 = 5200.35
5200.35-5570.42 = NIL
MARKET VALUE : 28454 X 112
31,86,848/-

OR

25%
40% VALUE OF BASIC FSI
1733.45 X 1.33 X 116390 25%
6,70,84,000/-

AMOUNT BETWEEN (I) & (II) & CONSIDERATION

I.E. 6,70,84,000/-(5%)

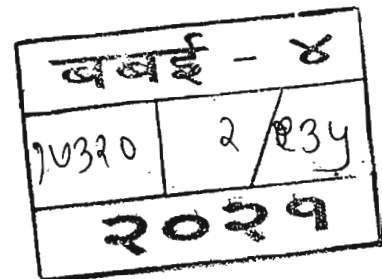
SD = 33,54,200/-

RF=30,000/-



(I)

(II)

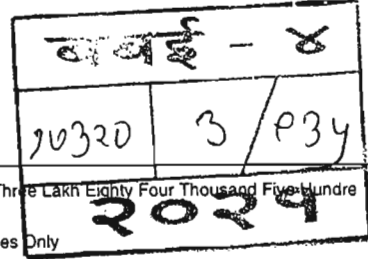
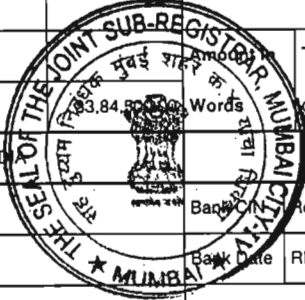
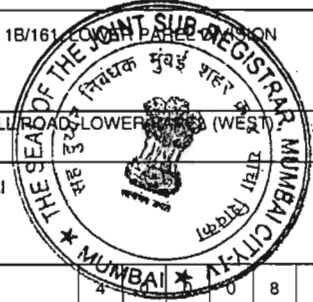




CHALLAN
MTR Form Number-6



GRN	MH010149025202122P	BARCODE	Date		15/12/2021-11:49:17	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				BBE3_JT SUB REGISTRA MUMBAI CITY 3			
Location				MUMBAI			
Year				2021-2022 One Time			
Account Head Details				Amount In Rs.			
0030045501 Stamp Duty				3354500.00			
0030063301 Registration Fee				30000.00			
Flat/Block No.				C.S.NO. 1B/161			
Premises/Building				SUN MILL ROAD LOWER (WEST)			
Road/Street				MUMBAI			
Area/Locality				MUMBAI			
Town/City/District				MUMBAI			
PIN				400 089			
Remarks (If Any)				PAN2=AAACS5901Q-SecondPartyName=S3 SMART SPACES PVT LTD-			
Total				₹3384500.00			
Payment Details				STATE BANK OF INDIA			
Cheque/DD Details				FOR USE IN RECEIVING BANK			
Cheque/DD No.				10000502021121500725 4563201774327			
Name of Bank				STATE BANK OF INDIA			
Name of Branch				Not Verified with Scroll			



Department ID : Mobile No. : 9867024045
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 महत्त्वपूर्ण नोंद: या चालाना केवल दृश्यम निसंधक कार्यालयत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालाना लागू नाही.

Challan Defaced Details

सह दुय्यम निबंधक वर्ग - २
मुंबई शहर क्र. ४

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-508-17320	0004844198202122	15/12/2021-14:23:20	IGR549	30000.00
2	(IS)-508-17320	0004844198202122	15/12/2021-14:23:20	IGR549	3354500.00
Total Defacement Amount					33,84,500.00



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1512202106536

Receipt Date 15/12/2021

Received from SANGHVI PREMISES PVT LTD, Mobile number 9867024045, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 17320 dated 15/12/2021 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name ICICIC

Payment Date 15/12/2021

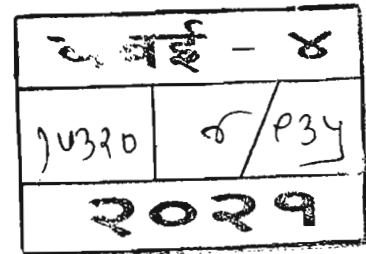
Bank CIN 10004152021121504766

REF No. 0280757498

Deface No 1512202106536D

Deface Date 15/12/2021

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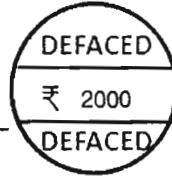


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1512202106864 Receipt Date 15/12/2021

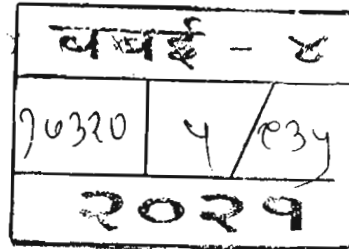
Received from SANGHVI PREMISES PVT LTD, Mobile number 9867024045, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 17320 dated 15/12/2021 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.



Payment Details

Bank Name ICICIC	Payment Date 15/12/2021
Bank CIN 10004152021121505023	REF No. 0280766392
Deface No 1512202106864D	Deface Date 15/12/2021

This is computer generated receipt, hence no signature is required.





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1512202107314

Receipt Date 15/12/2021

Received from SANGHVI PREMISES PVT LTD, Mobile number 9867024045, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 17320 dated 15/12/2021 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name ICICIC

Payment Date 15/12/2021

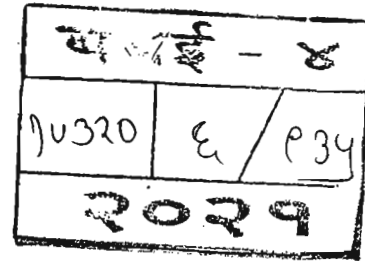
Bank CIN 10004152021121505345

REF No. 0280777569

Deface No 1512202107314D

Deface Date 15/12/2021

This is computer generated receipt, hence no signature is required.





Document **H**andling **C**haṙges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1512202107151 Receipt Date 15/12/2021

Received from SANGHVI PREMISES PVT LTD, Mobile number 9867024045, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 17320 dated 15/12/2021 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.

DEFACED

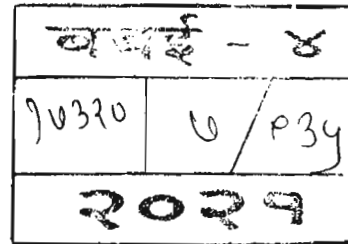
₹ 2000

DEFACED

Payment Details

Bank Name ICICIC	Payment Date 15/12/2021
Bank CIN 10004152021121505237	REF No. 0280773907
Deface No 1512202107151D	Deface Date 15/12/2021

This is computer generated receipt, hence no signature is required.





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1512202106952

Receipt Date 15/12/2021

Received from SANGHVI PREMISES PVT LTD, Mobile number 9867024045, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 17320 dated 15/12/2021 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name ICICIC

Payment Date 15/12/2021

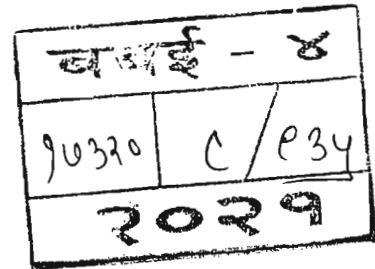
Bank CIN 10004152021121505086

REF No. 0280768532

Deface No 1512202106952D

Deface Date 15/12/2021

This is computer generated receipt, hence no signature is required.





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1512202106608

Receipt Date 15/12/2021

Received from SANGHVI PREMISES PVT LTD, Mobile number 9867024045, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 17320 dated 15/12/2021 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name ICICIC

Payment Date 15/12/2021

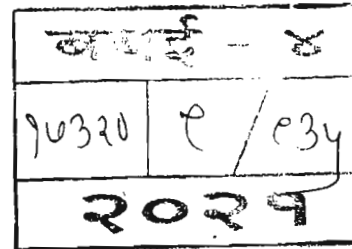
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REF No. 0280759747

Deface No 1512202106608D

Deface Date 15/12/2021

This is computer generated receipt, hence no signature is required.





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1512202106800

Receipt Date 15/12/2021

Received from SANGHVI PREMISES PVT LTD, Mobile number 9867024045, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 17320 dated 15/12/2021 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name ICICIC

Payment Date 15/12/2021

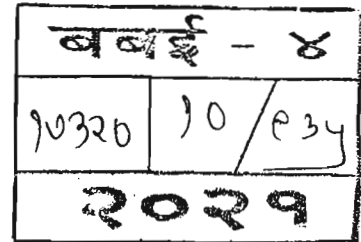
Bank CIN 10004152021121504966

REF No. 0280764306

Deface No 1512202106800D

Deface Date 15/12/2021

This is computer generated receipt, hence no signature is required.





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1512202107381

Receipt Date 15/12/2021

Received from SANGHVI PREMISES PVT LTD, Mobile number 9867024045, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 17320 dated 15/12/2021 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name ICICIC

Payment Date 15/12/2021

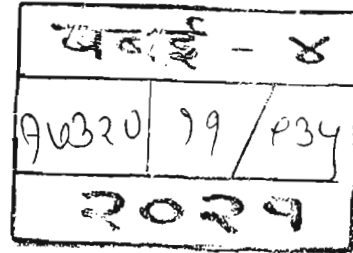
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REF No. 0280779103

Deface No 1512202107381D

Deface Date 15/12/2021

This is computer generated receipt, hence no signature is required.





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1512202107082

Receipt Date 15/12/2021

Received from SANGHVI PREMISES PVT LTD, Mobile number 9867024045, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 17320 dated 15/12/2021 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name ICICIC

Payment Date 15/12/2021

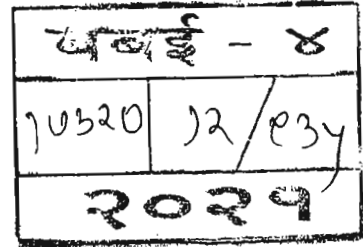
Bank CIN 10004152021121505191

REF No. 0280772017

Deface No 1512202107082D

Deface Date 15/12/2021

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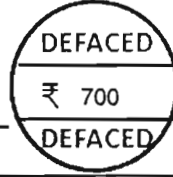


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1512202107463 Receipt Date 15/12/2021

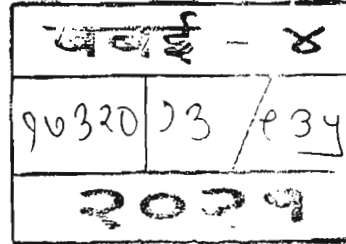
Received from SANGHVI PREMISES PVT LTD, Mobile number 9867024045, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 17320 dated 15/12/2021 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.



Payment Details

Bank Name ICICIC	Payment Date 15/12/2021
Bank CIN 10004152021121505465	REF No. 0280781560
Deface No 1512202107463D	Deface Date 15/12/2021

This is computer generated receipt, hence no signature is required.





CHALLAN
MTR Form Number-6



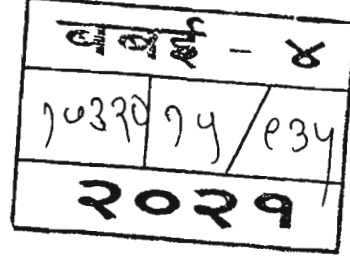
GRN	MH010149025202122P	BARCODE	Date		15/12/2021-11:49:17	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				BBE3_JT SUB REGISTRA MUMBAI CITY 3			
Location				MUMBAI			
Year				2021-2022 One Time			
Account Head Details				Amount In Rs.			
0030045501 Stamp Duty				3354500.00			
0030063301 Registration Fee				30000.00			
Total				33,84,500.00			
Payment Details				STATE BANK OF INDIA			
Cheque/DD Details				FOR USE IN RECEIVING BANK			
Cheque/DD No.				Bank CIN			
Name of Bank				Ref. No.			
Name of Branch				Bank Date			
				RBI Date			
				Bank-Branch			
				Scroll No. , Date			
				10000502021121500725			
				4563201774327			
				15/12/2021-11:49:30			
				Not Verified with RBI.			
				STATE BANK OF INDIA			
				Not Verified with Scroll			

Department ID : Mobile No. : 9867024045
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चलन फेवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सादर चलन लागू नाही.



[Handwritten Signature]

वजई - ४	
१०३२०	११/१३५
२०२५	



AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is made at Mumbai this 15th day of December, 2021.

BETWEEN

Sanghvi Premises Private Limited, a company registered under the provisions of the Companies Act, 1956 and deemed to have been registered under the provisions of the Companies Act, 2013, having its registered office at 1, Vardhaman Chambers, Cawasji Patel Street, Fort, Mumbai – 400 001, hereinafter referred to as the "**Vendor**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **One Part**;

AND

S3 Smart Spaces Private Limited, a company registered under the provisions of the Companies Act, 1956, and deemed to have been registered under the Companies Act, 2013, having its corporate office at Office Premises No.VII, 7th Floor, Dhiraj Chambers, 9, Hazarimal Somani Marg, Near CSMT Station, Fort, Mumbai – 400 001, hereinafter referred to as the "**Purchaser**" (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**;

The Vendor and the Purchaser are hereinafter collectively referred to as "**Parties**" and individually as "**Party**".

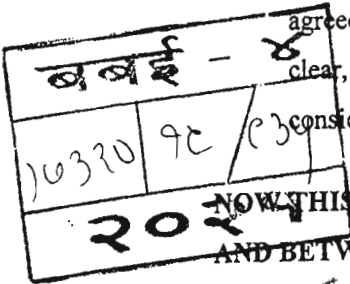
[Handwritten signatures]

WHEREAS:

- A. The Vendor is the owner and seized and possessed of and well and sufficiently entitled to all that piece and parcel of land admeasuring 2,074 square yards or thereabouts equivalent to 1,733.45 square meters or thereabouts, bearing Cadastral Survey No. 1B/161 of Lower Parel Division, situated at Sunmill Road, Lower Parel (West), Mumbai – 400 013 and shown in red colour boundary line on the plan annexed hereto and marked as **Annexure “1”** and more particularly described in the **Schedule** hereunder written (hereinafter referred to as the “**said Land**”), and the building, tenements and other structures standing thereon (hereinafter referred to as the “**Existing Structures**”);
- B. Unless referred to individually, the said Land, the Existing Structures and all the rights, title, interest, benefits, advantages, etc. of the Vendor in respect thereof, are hereinafter collectively referred to as the “**said Property**”;
- C. The Existing Structures are occupied by one hundred and eleven (111) tenants (“**Tenants**”). The particulars of the Tenants are set out in the schedule annexed hereto and marked as **Annexure “2”**;



Pursuant to negotiations and discussions, an agreement is arrived at between the Parties whereby the Vendor, has agreed to sell, transfer, convey, assign and assure to the Purchaser, the said Property, clear, marketable and free from all encumbrances, and relying on the representation and warranties of the Vendor, the Purchaser has agreed to purchase and acquire from the Vendor, the said Property, clear, marketable and free from all encumbrances, for the consideration and on the terms and conditions hereinafter appearing.



NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES AS UNDER:

1. Agreement

- 1.1 The Vendor has agreed to sell, transfer, assign, assure and convey to the Purchaser, the said Property, being the said Land shown in red colour boundary line on the plan annexed hereto and marked as **Annexure “1”** and more particularly described in the Schedule

hereunder written, and the Existing Structures standing thereon, clear, marketable and free from all encumbrances, and relying upon the representations, warranties, undertakings, covenants, etc. of the Vendor, the Purchaser has agreed to purchase and acquire from the Vendor, the said Property, clear, marketable and free from all encumbrances.

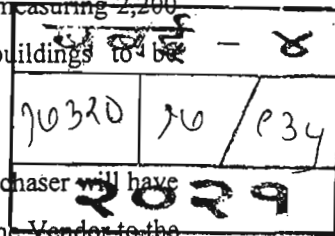
1.2 Subject to the timely performance of all the obligations by the Vendor, the Purchaser has agreed to allot to the Vendor, flats admeasuring 2,200 square feet (RERA carpet area) in the new buildings to be constructed on the said Land, within 60 days from the date on which: (i) the Vendor has performed all its obligations as contained herein and (ii) the Vendor has executed and registered the Definitive Documents (defined herein below) and (iii) the Purchaser is satisfied that the title of the Vendor to the said Property is clear, marketable and free from all encumbrances.

1.3 The Parties agree, acknowledge and confirm that this Agreement is mere an agreement and shall not be construed as handing over possession of the said Property by the Vendor to the Purchaser. Unless otherwise agreed between the Parties, the Vendor shall handover the possession of the said Property to the Purchaser, only upon the Purchaser allotting to the Vendor, flats admeasuring 2,200 square feet (RERA carpet area) in the new buildings to be constructed on the said Land.

1.4 On and from the execution of these presents, the Purchaser will have a right and be entitled to: (i) investigate the title of the Vendor to the said Property and (ii) carry out due diligence and (iii) issue public notice and take searches. The Purchaser through its advocates and solicitors shall be entitled to raise requisitions on title, which shall be answered by the Vendor within fifteen (15) days from the receipt of the same.

2. Representations and Warranties of the Vendor

2.1 The Vendor hereby represents, warrants, declares and confirms as follows:



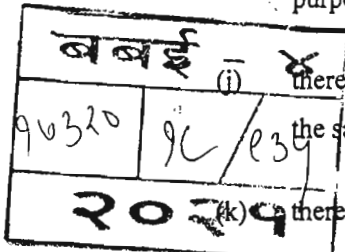
- (a) all and whatsoever that is stated in the recitals are true and correct;
- (b) the Vendor is competent, capable and in a position to enter into this Agreement and observe, perform and/or comply with all the terms, conditions, covenants, undertakings etc. as contained in this Agreement;
- (c) the Vendor is the sole and absolute owner and seized and possessed of and well and sufficiently entitled to the said Property and every part thereof;
- (d) the Vendor is entitled to sell, transfer, assign, assure and convey the said Property to the Purchaser;
- (e) the title of the Vendor to the said Property is clear, marketable and free from all encumbrances;
- (f) no person has or shall have any right, title, interest or claim, etc. of any nature whatsoever in respect of the said Property or any part thereof or against the Purchaser;



(g) neither the Vendor nor has any person on its behalf appointed any architects, engineers, consultants, etc. ("Consultants");

(h) Notice/Notices is/are issued for requisition and/or requisition of the said Property or any part thereof;

(i) the said Property is not reserved or earmarked for any public purpose;



(j) there is no dispute with respect to the area and/or boundary of the said Property;

(k) there is no pending, valid or enforceable agreement, commitment, understanding and/or arrangement of any nature whatsoever as entered into in respect of the said Property or any part thereof;

(l) there are no pending adverse or third party rights in respect of the said Property or any part thereof;

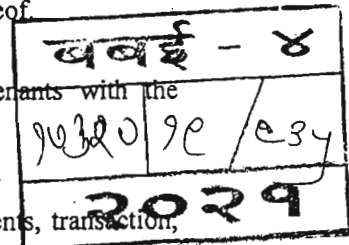
[Handwritten signatures]

- (m) there are no suits nor any proceedings nor any lispendens or other notice of any attachment either before or after judgment pending in respect of the said Property or any part thereof;
- (n) there are no prohibitory or any attachment orders or otherwise any liabilities in respect of the said Property or any part thereof;
- (o) there are no Estate Duty, Wealth Tax, Sales Tax, Income Tax or other taxation proceedings whether for recovery or otherwise initiated by any Taxation Authorities or local Authorities or pending whereby the rights of the Vendor to deal with the rights and/or the said Property are in any way affected or jeopardized;
- (p) there are no easementary rights created under any document or by any covenant or by prescription in respect of and/or upon the said Property or any part thereof;
- (q) there are no mortgages, liens, charges, rights or encumbrances or impediments on the said Property or any part thereof;
- (r) the said Property has proper access; and
- (s) the Vendor has paid all the taxes, charges, rents, rates, revenue, premiums and other outgoings etc. payable in respect of the said Property up to the date hereof.



2.2 The Vendor hereby agrees, undertakes and covenants with the Purchaser that:

- (a) the Vendor shall not enter into any agreements, transaction, arrangements, understanding, and/or make any commitment and sign any documents in respect of the and/or said Property or any part thereof with any person or persons;
- (b) the Vendor shall not do or execute or cause to be done or executed any act, deed, matter or thing whereby the said Property or any part thereof or rights and entitlements of the Purchaser are in any way affected or jeopardized;



[Handwritten signatures]

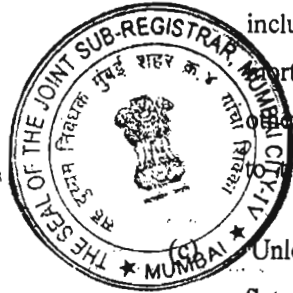
- (c) the Vendor shall not do or execute or cause to be done or executed any act, deed, matter or thing which is contrary to any of the terms, conditions, covenants and undertakings contained in this Agreement; and
- (d) the Vendor shall, at his own cost, charge and risk observe, perform and comply with all their obligations as contained herein.

3. Obligations of the Parties

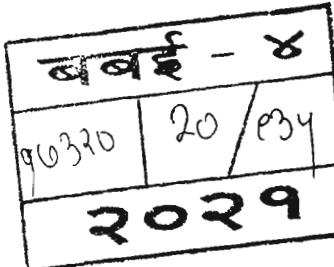
3.1 Obligations of the Vendor

The Vendor shall, at its own cost and risk, observe, perform and comply with following terms, conditions and/or obligations:

- (a) On execution hereof, the Vendor shall hand over to the Purchaser, certified true copies of all the documents and title deeds relating to the said Property.
- (b) Within six (6) months from the date hereof, the Vendor shall make out title of the said Property as clear, marketable and free from all encumbrances and shall clear all defects in title, including claims by way of sale, transfer, exchange, mortgage, gift, trust, inheritance, possession, lien or lease or otherwise, if any, and deduce a clear and marketable title to the said Property.



Unless otherwise agreed between the Parties, on allotment of flats admeasuring 2,200 square feet (RERA carpet area) in the new buildings to be constructed on the said Land, by the Purchaser to the Vendor, the Vendor shall:



- (i) handover to the Purchaser, all the original documents and title deeds relating to the said Property; and
- (ii) execute and register in favour of the Purchaser, all deeds, documents, writings etc. including the Deed of Conveyance, Deed of Transfer, Development Agreement, Assignment of Development Rights, Sale Deed, Power of Attorney, indemnities, undertakings.

(Handwritten signature)

forms, applications etc. ("Definitive Documents").

- (d) The Vendor shall remove, clear and settle all objections, claims, suit and/or proceedings made, received and/or filed, at any time hereafter, against or in respect of the said Property or any part thereof within thirty (30) days from the date of making, receiving and/or filing of any such claim etc.
- (e) The Vendor shall obtain irrevocable consent from the Tenants. The Vendor shall get the plans sanctioned and obtain all approvals.

3.2 The Vendor shall be liable to pay its personal debts, liability, taxes etc., and the Purchaser shall not be liable or responsible for same.

4. **Defaults and Consequences**

4.1 If the Vendor fails or is otherwise unable to do, execute, observe, perform and/or comply with any of the terms conditions, covenants, undertakings and/or obligations and/or if any of the representation and/or warranties of the Vendor including representation and/or warranties of the Vendor as contained herein, is found to be incorrect ("Vendor's Default"), then in that event, the Purchaser shall, without prejudice any other rights and/or remedies that it may have against the Purchaser:



- (a) be entitled to specific performance of this Agreement; and/or
- (b) have an option and/or right (but shall not be obliged to) at the costs, charges, expenses, risk and responsibility of the Vendor, to do, execute, perform, and/or comply with any or all of the terms, covenants, obligations agreed to be observed and performed by the Vendor as mentioned in this Agreement or otherwise. All costs, charges, and expenses incurred by the Purchaser in doing, executing, observing, performing and complying with terms, conditions, covenants agreed to be performed by the Vendor, shall carry interest at the rate 18% (eighteen percent) per annum compounded at quarterly rest, and the same along with the interest thereon shall be paid by the Vendor to the Purchaser within 7 (seven) days from the date of demand being made in this regard by the Purchaser.

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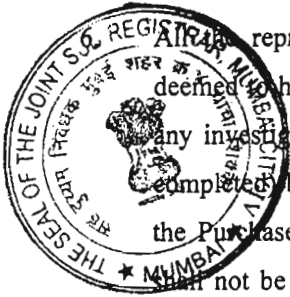
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and/or the same shall be adjusted against the balance consideration payable by the Purchaser to the Vendor;

4.2 If the Purchaser fails or is otherwise unable to do, execute, observe, perform and/or comply with any of the terms conditions, covenants, undertakings and/or obligations ("**Purchaser's Default**"), then in that event, the Vendor shall be entitled to specific performance of this Agreement.

5. Indemnification

Without prejudice to the other rights and remedies of the Purchaser under this Agreement and/or law and/or otherwise, the Vendor hereby indemnifies and agree to hold the Purchaser harmless against and in respect of any and all claims, losses, damages, expenses, costs or other liabilities (including attorney's fees) incurred or suffered by the Purchaser in any manner from or due to any failure or default by the Vendor to perform its obligations under this Agreement or any breach by the Vendor of the Vendor's representations and/or warranties under this Agreement or otherwise.



representations and warranties contained herein shall be deemed to have been relied upon by Purchaser and notwithstanding any investigation, due diligence or inspection (whether ongoing or completed) by or on behalf of the Purchaser or prior knowledge of the Purchaser, the representations and warranties contained herein shall not be affected in any respect by any such investigation, due diligence or inspection. Each of the representations and warranties shall be construed as a separate representation, warranty, covenant or undertaking (as the case may be) and shall not be limited or qualified by the terms of any of the other representations or warranties or by any other term of this Agreement. Notwithstanding anything contained in this Agreement, the Vendor agrees that nothing contained in this Agreement shall absolve it of any liability or obligation, including without limitation, the obligation to sell, transfer, assign, convey and assure the said Property to the Purchaser, clear, marketable and free from all encumbrances.

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7. The stamp duty and registration charges on the Definitive Documents and on any earlier documents and/or earlier transactions

shall be borne and paid by the Vendor, and the Purchaser shall not be liable and/or responsible for the same.

8. The Parties herein shall bear and pay their respective Advocates & Solicitors' fees and cost in respect of this Agreement and the documents to be executed between them pursuant to this Agreement.


IN WITNESS WHEREOF the Vendor and the Purchaser have set and subscribed their respective hands, the day and year find hereinabove written.

THE SCHEDULE ABOVE REFERRED TO
(Description of the said Land)

All that piece and parcel of land measuring 2,074 square yards or thereabouts equivalent to 1,733.45 square meters or thereabouts, bearing Cadastral Survey No. 1B/161 of Lower Parel Division, situated at Sunmill Road, Lower Parel (West), Mumbai - 400 013 and shown in red colour boundary line on the plan annexed hereto and marked as Annexure "1".

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SIGNED AND DELIVERED by)
the within-named "Vendor")
Sanghvi Premises Private Limited)
Through its Director)
Mr. Shailesh Sanghvi)
In the presence of)

1. 
2. 



For M/s. SANGHVI PREMISES PVT. LTD.




Director/Manager



SIGNED AND DELIVERED by)
the within-named "Purchaser")
S3 Smart Spaces Private Limited)
Through its Director)
Mr. Neeraj Srivastava)
In the presence of)

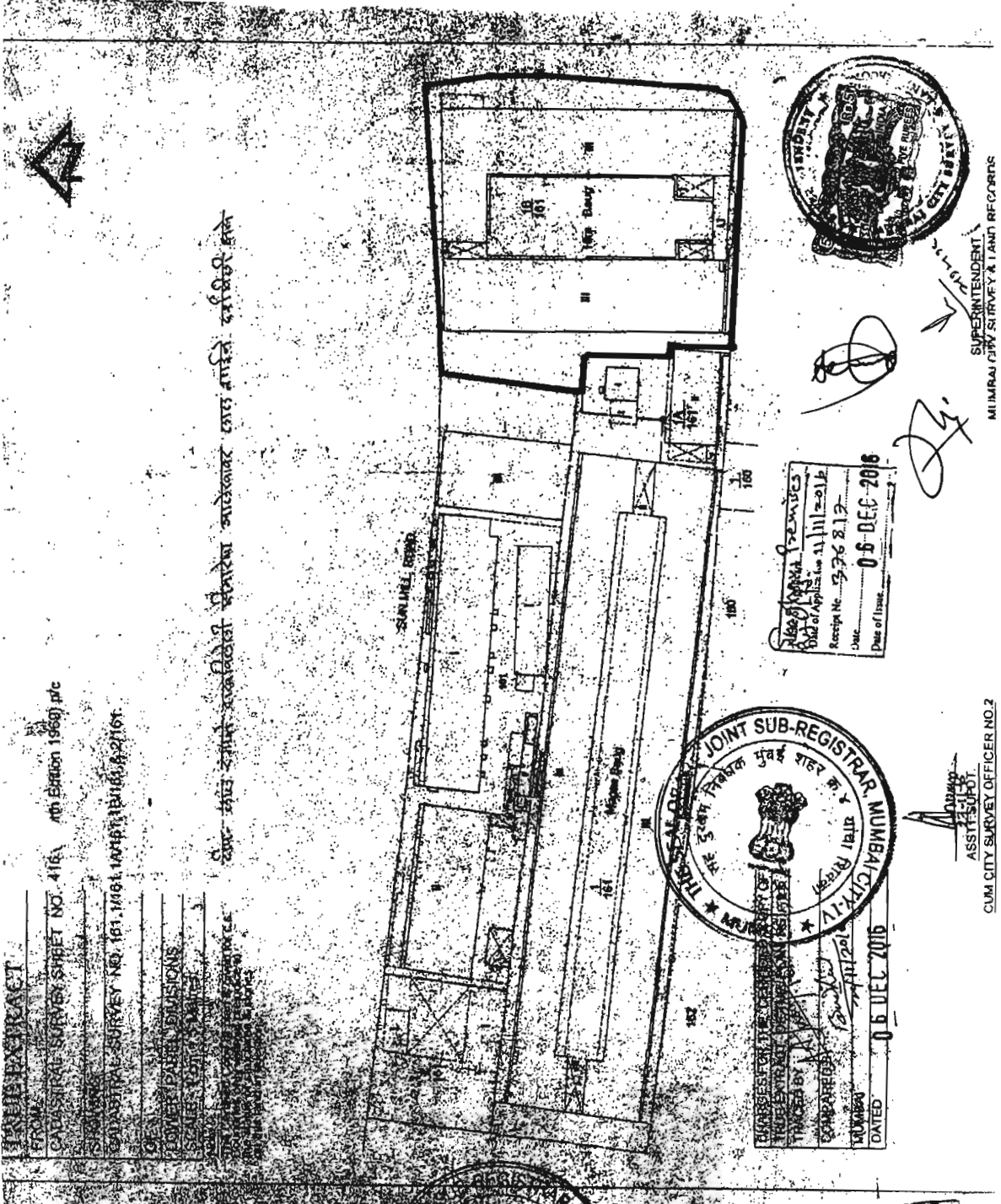
1. 
2. 

S3 SMART SPACES PVT. LTD.




DIRECTOR / MANAGER





FROM THE
 CADASTRAL SURVEY SHEET NO. 416A 4th Edition 1960) p/c
 SURVEY NO. 161, 11601, 10697, 10698, 10699, 10700
 LOWER PART DIMENSIONS
 TO BE TAKEN AS SHOWN ON THE PLAN

सार - हीच संपत्तीचा मालकी हक्काचा नक्शा तयार करून देण्यात येतो.



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 90320 37/134
 6/11/24

Receipt No. 376 217
 Date of Issue 06 DEC 2016
 Joint Sub-Registrar, Mumbai City



DATED 06 DEC 2016
 TO NUMBER
 COMPARED BY
 CHECKED BY



SUPERINTENDENT
 MUMBAI CITY SURVEY & LAND RECORDS

ASSISTANT SUPERVISOR
 MUMBAI CITY SURVEY OFFICER NO.2

ANNEX-2

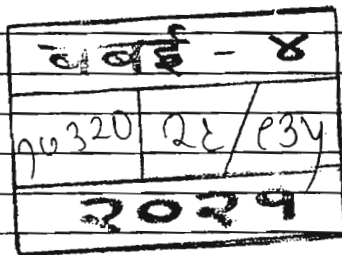
HARI BAUG TENANT LIST					
Sr. No.	Name of Tenant	building name	Shop Room No.	User R. / N.R.	
1	Lalita Narsu Shetty	Haribaug - 109/127	1,1A,2,3	NR	
2	Mansi Palan	Haribaug - 109/127	4	NR	
3	Hansraj Mavji Dubariya	Haribaug - 109/127	5	NR	
4	Velji Lakhman Patel	Haribaug - 109/127	6	NR	
5	Damji Jivraj	Haribaug - 109/127	7	NR	
6	Ganji Akka	Haribaug - 109/127	8	NR	
7	Lakhman Govabhai Bhatshra & Veera Avchar Bhatshra	Haribaug - 109/127	9	NR	
8	Ratansi Gangji & Co	Haribaug - 109/127	10	NR	
9	Satyabhana Ladoo Parab	Haribaug - 109/127	11A	R	
10	Pravin C Gohil	Haribaug - 109/127	11B	R	
11	Sarema Bhikhamchand	Haribaug - 109/127	12	R	
12	Popatlal Murji	Haribaug - 109/127	13	R	
13	Prajakta P Jadhav	Haribaug - 109/127	14A	R	
14	Vijay Manohar Talawadekar & Rajesh Manohar Talawadekar	Haribaug - 109/127	14B	R	
15	Kantilal Jethmal	Haribaug - 109/127	15	R	
16	Shree Lower Parel Jain Sangh	Haribaug - 109/127	16	R	
17	Vinayak Anant Nar	Haribaug - 109/127	17A	R	
18	Hasmukh V Shah	Haribaug - 109/127	17B	R	
19	Hastimal Fojmal	Haribaug - 109/127	18A	R	
20	Rajaram Shivram	Haribaug - 109/127	18B	R	
21	Deepak Dashrath Hadpadkar	Haribaug - 109/127	19A	R	
22	Rajendra P. Kadam.	Haribaug - 109/127	19B	R	
23	Rajendra M. Adivarekar.	Haribaug - 109/127	20A	R	
24	Vithobha Hari	Haribaug - 109/127	20B	R	
25	Keshav Narayan Kokate	Haribaug - 109/127	21	R	
26	Ravindra J. Kadam.	Haribaug - 109/127	22A	R	
27	Vishnoo Staram	Haribaug - 109/127	22B	R	
28	Sabaji Aaba	Haribaug - 109/127	23A	R	
29	Dhondi Atmaram Dalvi	Haribaug - 109/127	23B	R	
30	Shridhar Ramchandra.	Haribaug - 109/127	24A	R	
31	Nageshwarrao Laxmipathi Ekkaldev	Haribaug - 109/127	24B	R	
32	Snehalata Atmaram	Haribaug - 109/127	25A	R	
33	Madhukar S Pawar.	Haribaug - 109/127	25B	NR	
34	Sandeep Sadashiv Kuralkar	Haribaug - 109/127	26A	R	
35	Ansuya S Utekar	Haribaug - 109/127	26B	R	
36	Vasundhara Ramchandra Chavan	Haribaug - 109/127	27A	R	
37	Vijaya S. Madrid	Haribaug - 109/127	27B	R	
38	Shankar V. Kathavale	Haribaug - 109/127	28A	R	
39	Pandurang Ramchandra.	Haribaug - 109/127	28B	R	
40	Vidya Satish Upadhyay	Haribaug - 109/127	29A	R	
41	Satyavan D. Vishvasrav	Haribaug - 109/127	29B	R	
42	Sunita Suresh Sutar	Haribaug - 109/127	30A	R	



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43	Lalita N. Shetty.	Haribaug - 109/127	30B	R	
44	Fojmal Doongaji	Haribaug - 109/127	31	R	
45	Tanaji Surya.	Haribaug - 109/127	32A	R	
46	Govind Otavkar	Haribaug - 109/127	32B	R	
47	Sharda Shantaram Gaikwad	Haribaug - 109/127	33A	R	
48	Chayya A. Pokhare.	Haribaug - 109/127	33B	R	
49	Bhaskar Tukaram.	Haribaug - 109/127	34	R	
50	Vinod Jashvantlal	Haribaug - 109/127	35A	R	
51	Ramesh Saremal	Haribaug - 109/127	35B	R	
52	Bhalchandra Harishchandra.	Haribaug - 109/127	36	R	
53	Pritesh B. Patel.	Haribaug - 109/127	37	R	
54	Hemant I. Shukla.	Haribaug - 109/127	38	R	
55	Manju Jayesh Bhatt	Haribaug - 109/127	39	R	
56	Vipul A. Shah.	Haribaug - 109/127	40	R	
57	Ranmal Raghavji.	Haribaug - 109/127	41	R	
58	Bharat M. Patel.	Haribaug - 109/127	42	R	
59	Jitendra R. Shah.	Haribaug - 109/127	43	R	
60	Maniben Saremal.	Haribaug - 109/127	44	R	
61	Rupali R. Shah.	Haribaug - 109/127	45	R	
62	Ketan R. Shah.	Haribaug - 109/127	46	R	
63	Nemidas S. Shah.	Haribaug - 109/127	47	R	
64	Akshit Ramesh Jain	Haribaug - 109/127	48	R	
65	Pravinchandra Fathechand.	Haribaug - 109/127	49	R	
66	Kantilal Tarachand.	Haribaug - 109/127	50	R	
67	Geetaben R. Shah	Haribaug - 109/127	51	R	
68	Jayesh B. Bhatt.	Haribaug - 109/127	52	R	
69	Uday Indukumar Shukla	Haribaug - 109/127	53	R	
70	Sundari J. Poojari.	Haribaug - 109/127	54	R	
71	Keshavji C. Chhadva.	Haribaug - 109/127	55A	R	
72	Shankarlal Madhavlal.	Haribaug - 109/127	55B	R	
73	Shantilal Saremal.	Haribaug - 109/127	56	R	
74	Ghevarchand Saremal.	Haribaug - 109/127	57A	R	
75	Mukesh M. Panchal.	Haribaug - 109/127	57B	R	
76	Ghevarchand Saremal.	Haribaug - 109/127	58A	R	
77	Pravin M. Panchal.	Haribaug - 109/127	58B	R	
78	Balchand Fojmal.	Haribaug - 109/127	59A	R	
79	Taraben Balchand.	Haribaug - 109/127	59B	R	
80	Lalji Sitaram.	Haribaug - 109/127	60	R	
81	Lalita N. Shetty.	Haribaug - 109/127	61	R	
82	Chetan Chhaganlal.	Haribaug - 109/127	62	R	
83	Hemant I. Shukla.	Haribaug - 109/127	63	R	
84	Saroj Ghisulal Jain	Haribaug - 109/127	64	R	
85	Shantuben Shantilal.	Haribaug - 109/127	65	R	
86	Kunverben Jayantilal Shah	Haribaug - 109/127	66	R	
87	Pratibha H. Shah.	Haribaug - 109/127	67	R	
88	Damji Keshavji	Haribaug - 109/127	68	R	
89	Sudeep R. Shah.	Haribaug - 109/127	69A	R	



90	Rajendra Maganlal Shah	Haribaug - 109/127	70	R	
91	Suddeep R. Shah.	Haribaug - 109/127	70A	R	
92	Mafatlal Tribhuvandas.	Haribaug - 109/127	71	R	
93	Hasmuklal V. Shah.	Haribaug - 109/127	72	R	
94	Kamlaben Jamiyatram.	Haribaug - 109/127	73	R	
95	Panchiben R. Gala.	Haribaug - 109/127	74	R	
96	Amrutlal V. Shah	Haribaug - 109/127	75 & 76	R	
97	Ramesh Fathechand.	Haribaug - 109/127	77	R	
98	Pravin Mepshi Chheda	Haribaug - 109/127	78	R	
99	Bhartiben R. Shah	Haribaug - 109/127	79	R	
100	Sevanti Chhaganlal.	Haribaug - 109/127	80	R	
101	Rameshbhai Nagjibhai Chheda	Haribaug - 109/127	81	R	
102	Chatan Kanji Maru.	Haribaug - 109/127	82	R	
103	Rajesh H. Kothari.	Haribaug - 109/127	83	R	
104	Nayanabhen P. Siriya.	Haribaug - 109/127	84	R	
105	Ramila Vasant Siriya	Haribaug - 109/127	85	R	
106	Devchand Keshavji.	Haribaug - 109/127	86	R	
107	Jayaben Damji.	Haribaug - 109/127	87	R	
108	Dinesh Hastimal.	Haribaug - 109/127	88	R	
109	Nanjibhai Bhurabhai.	Haribaug - 109/127	89	R	
110	Phuliben Sukenraj Jain & Pratibha Kiran Jain	Haribaug - 109/127	90	R	
111	Geeta Kishor Furia & Forum Kishor Furia	Haribaug - 109/127	91	R	



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1. Street No.	2. Name of Street or Locality	3. Street No.	4. District Survey No.	5. Tenure	6. Area in Sq. Yds./Mts.	7. Collector's Cont. No.
416	FERGUSON ROAD	107A/119, 120, 123 & 127	117/1A	L.T.A.	50.47/10 1731.45	17759.17757 1-101-1

8. Bound Part	9. Name of Person in Beneficial Ownership	10. Date of Acquisition by Present Owner	11. Description of Title
AS FOR C.S. NO. 17461 OF 1905	(A) - (VIDE C.S. NO. 17461 OF 1905) (B) - (VIDE C.S. NO. 17461 OF 1905) (C) - (VIDE C.S. NO. 17461 OF 1905) (D) - (VIDE C.S. NO. 17461 OF 1905) (E) - (VIDE C.S. NO. 17461 OF 1905) (F) - (VIDE C.S. NO. 17461 OF 1905) (G) - (VIDE C.S. NO. 17461 OF 1905) (H) - (VIDE C.S. NO. 17461 OF 1905) (I) - (VIDE C.S. NO. 17461 OF 1905) (J) - (VIDE C.S. NO. 17461 OF 1905) (K) - (VIDE C.S. NO. 17461 OF 1905) (L) - (VIDE C.S. NO. 17461 OF 1905) (M) - (VIDE C.S. NO. 17461 OF 1905) (N) - (VIDE C.S. NO. 17461 OF 1905) (O) - (VIDE C.S. NO. 17461 OF 1905) (P) - (VIDE C.S. NO. 17461 OF 1905) (Q) - (VIDE C.S. NO. 17461 OF 1905) (R) - (VIDE C.S. NO. 17461 OF 1905) (S) - (VIDE C.S. NO. 17461 OF 1905) (T) - (VIDE C.S. NO. 17461 OF 1905) (U) - (VIDE C.S. NO. 17461 OF 1905) (V) - (VIDE C.S. NO. 17461 OF 1905) (W) - (VIDE C.S. NO. 17461 OF 1905) (X) - (VIDE C.S. NO. 17461 OF 1905) (Y) - (VIDE C.S. NO. 17461 OF 1905) (Z) - (VIDE C.S. NO. 17461 OF 1905)	(A) - 15.12.1981 (B) - 15.12.1981 (C) - 15.12.1981 (D) - 15.12.1981 (E) - 15.12.1981 (F) - 15.12.1981 (G) - 15.12.1981 (H) - 15.12.1981 (I) - 15.12.1981 (J) - 15.12.1981 (K) - 15.12.1981 (L) - 15.12.1981 (M) - 15.12.1981 (N) - 15.12.1981 (O) - 15.12.1981 (P) - 15.12.1981 (Q) - 15.12.1981 (R) - 15.12.1981 (S) - 15.12.1981 (T) - 15.12.1981 (U) - 15.12.1981 (V) - 15.12.1981 (W) - 15.12.1981 (X) - 15.12.1981 (Y) - 15.12.1981 (Z) - 15.12.1981	- NIL -

12. Original Grant from Govt., if any	13. Date of Public Sale or Purchase	14. Superintendent's Initial
- NIL -	- NIL -	(11-20-21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)

15. Remarks
<p>ASSESSMENT FIXED AS PER THE ACT, 1956 AND VIDE ORDER NO. 1000/1956 DATED 11-11-56 ISSUED BY THE COMMISSIONER OF MUMBAI CITY, UNDER THE MUMBAI CITY MUNICIPALITY ACT, 1956.</p> <p>LUKER PABEL DIVISION</p> <p>1. Rectangular '1' brackets shows entry deleted.</p> <p>Note: This is a true copy of the extract of C.S. Register which forms part of this office record and the area of the property referred to therein is <u>1111.65 Sq. meters.</u></p> <p>(DELETED) SEVEN HUNDRED SEVENTY SEVEN POINT FIVE SQ. METERS ONLY</p> <p>Which has been verified with the original record and found correct.</p> <p>(Rectangular '1' brackets shows entry deleted.)</p> <p>Note: This is a true copy of the extract of C.S. Register which forms part of this office record and the area of the property referred to therein is <u>1111.65 Sq. meters.</u></p> <p>(DELETED) SEVEN HUNDRED SEVENTY SEVEN POINT FIVE SQ. METERS ONLY</p> <p>Which has been verified with the original record and found correct.</p>

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Date of Application: 21/06/2007
 Fee received: Rs. 444200.00
 Reference of Issue: 32/00652007
 Date of Issue: 27 JUN 2007





बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

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

लेखा क्रमांक GS0204450010000	मालमत्ता करवर्ष 2021-2022	देयक क्रमांक 202110BIL13385741 202120BIL13385742	देयक दिनांक 01/09/2021
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सकाराचे नाव व पत्ता : M/s. SANGHAVI PREMISES PVT.LTD SANJANA MANSION, NEAR NAGINA HOTEL, DR.B.A.ROAD,,BYCULLA MUMBAI 27	प्रेषक - Asstt. Assessor & Collector, G South Ward, Municipal Office Building, Dhanmll Naka, N. M. Joshi Marg, Prabhadevi, Mumbai - 400 013. ईमेल - aacgs.ac@mcgm.gov.in दूरध्वनी क्र. 022 2422 6907
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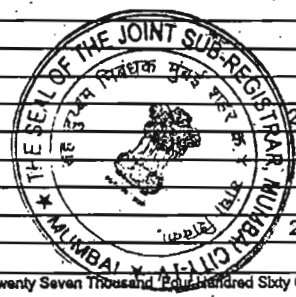
मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ बिल्डिंग, सी.टी.एल क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., भागाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे.
G-1053 (1) 109-111 113-115 117-119 121-123 & 125-127 SHRI S B JADHAV MARG HOUSE WITH SHOPS MAGANLAL HARILAL

प्रथम करनिर्धारण दिनांक: 31/03/1961	जसजोडणी क्रमांक:	एकूण मांडवली मूल्य: ₹ 56418670
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एकूण मांडवली मूल्य: ₹ Five Crore Sixty Four Lakh Eighteen Thousand Six Hundred Seventy Only (अक्षरी)

दि.31/03/2010 या तारखेपर्यंतची बकबाकी ₹ 0	दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची बकबाकी ₹ 54920
दे. चलाबधी: 01/04/2021	ते. 31/03/2022

कराचे नाव	01/04/2021	ते	30/09/2021	01/10/2021	ते	31/03/2022
सर्वसाधारण कर			2857			2857
जल कर			9420			9420
जल साभ कर			2572			2572
मलनिःसारण कर			6065			6065
मलनिःसारण साभ कर			1586			1586
म.न.पा. शिक्षण उपकर			1512			1512
राज्य शिक्षण उपकर			1252			1252
रोजगार हमी उपकर			185			185
वृक्ष उपकर			77			77
पथ कर			1934			1934
एकूण देयक रक्कम			27460			27460
कलम 152 अ नुसार दंडाची रक्कम			0			0
परताब्यावतील ब्याजाची बसुली			0			0
आगाऊ अधिदानाचे समावोजन			0			0
भग्नवयाची निव्वळ रक्कम			27460			27460
म. न.पा.ची निव्वळ रक्कम			0			0
अक्षरी रुपये	₹ Twenty Seven Thousand Four Hundred Sixty Only			₹ Twenty Seven Thousand Four Hundred Sixty Only		
अंतिम देय दिनांक	30/11/2021			31/12/2021		



"To make payment through NEFT:
IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTGS0204450010000, Name-MCGM Property Tax. Please note,
payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

सदर दस्तऐवज हा नागरिकांना कपाचा भरणा सुलभतेने करता यावा यासाठी मुंमनपा अधिनियमातील वस्तुवैनुसार निर्गमित करण्यात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

सामाजिक व परिस्थितीकीय साभवायक योजनेअंतर्गत सदी-सर्वीची पूर्तता करणा-या पात्र मालमत्तास माससचा करातील सर्वसाधारण कर या वटकात 5% ते 15% सबसत अत्ररेष आहे.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154(1) अ अ) चा अंतर्भाव होण्या सापेक्ष जाटी करण्यात येत आहे.

वर्ष - ४
10320 2e/03y
2029



विश्वस.प. मोडे
करनिर्धारक व संकलक



User Category :- rRC

E & OE

करदात्यांस सूचना

करदेयकात दर्शविलेल्या एक, अनेक अथवा सर्व करांविरुद्ध बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 217 अन्वये अपिल करण्यासाठी, देयक वजाविल्यापासून एकवीस दिवसांची मुदत आहे.

देय दिनांकापर्यंत यकबाकीसह चालू देयकाचे अधिदान न केल्यास महानगरपालिका अधिनियम 202 आणि शासन अध्यादेशान्वये दरमहा २% शास्ती आकारण्यात येईल. संबंधित करांच्या पूर्ण रकमेचा भरणा होईपर्यंत उपरोक्त शास्ती देय असेल.

बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 152अ अन्वये, अर्बेच बांधकामांवर मालमत्ता कर व शास्ती बसविणे व ती गोळा करणे, यांचा, असे अर्बेच बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असतोपर्यंतच्या कोणत्याही कालावधीसाठी विनियमित झाले आहे असा अन्वयार्थ सावला जाणार नाही.

करदात्यांस अधिकाधिक तत्पर सेवा पुरविण्याच्या अनुषंगाने, करदात्यांस आवाहन करण्यात येते की, त्यांनी आपली माहिती महापालिकेच्या www.mcgm.gov.in या संकेतस्थळावरील Property Tax (New) ह्या पर्यायाची निवड करून देयकावरील 15 अंकी लेखा क्रमांक नोंदविण्यांनंतर KYC Form मध्ये आवश्यक तपशील भरून अद्ययावत करावी. तसेच, पत्थिबद्दाराच्या पत्त्यातील बदल कूपचा ताबडतोब Change in Billing Name & Address या पर्यायाची निवड करून अद्ययावत करावा.

अधिदान महानगरपालिकेने विहित केलेल्या निवडक 10 दिवसांप्यतिरिक्त रोज सकाळी 8.00 ते सां. 8.00 वा वेळेत विभाग कार्यालयातील नागरी सुविधा केंद्रावर स्वीकारले जाईल. मुंबईबाहेरील धनादेशांमध्ये महापालिकेने मंजूर केलेल्या दरां (रयावरील सेवासह) सेवागुल्ल अंतर्भूत करावे. देयकावर दाखवलेल्या यकबाकीत आदेशिका गुल्ल (अडिसेस की) किंवा दंड (जर असेल तर) यांचा अंतर्भाव केलेला नाही. देयकाचे अधिदान महापालिकेच्या कुठल्याही केंद्रावर अथवा ई-पेमेंटच्या माध्यमातून स्वीकारले जाईल. ह्या संबंधीची अधिक माहिती, महापालिकेच्या www.mcgm.gov.in या संकेतस्थळावर उपलब्ध आहे.

सूचना:-३० वर्षांहून जुन्या इमारतींचे संरचनात्मक परिक्षण करणे अनिवार्य आहे

करांच्या दराचा तक्ता

सन 2021-2022 या वर्षासाठी लागू केलेले करांचे दर

कराचे नाव	करांची वर्गवारी		
	तक्ता क्र.1 मधील वापरकर्ता प्रवर्ग	तक्ता क्र.2 मधील वापरकर्ता प्रवर्ग	तक्ता क्र.3 मधील वापरकर्ता प्रवर्ग
सर्वसाधारण कर(अप्रियामन करासह)	0.110	0.270	0.500
जल कर	0.253	0.620	1.148
जल लाभ कर	0.069	0.170	0.315
मसनिःसारण कर	0.163	0.400	0.740
मसनिःसारण लाभ कर	0.043	0.105	0.195
महापालिका शिक्षण उपकर	0.040	0.100	0.190
राज्य शिक्षण उपकर	0.035	0.080	0.148
रोजगार हमी उपकर	0.000	0.020	0.042
वृक्ष उपकर	0.002	0.005	0.010
पथ कर	0.050	0.130	0.230

तक्ता क्र.1 ते 3 संबंधीची माहिती महापालिकेच्या www.mcgm.gov.in या संकेतस्थळावर उपलब्ध आहे.

मालमत्तेची संबंधित पूजर कॅटेगरी बाबतचा तक्ता :-

Sr.No.	Legend	Specification
1	r	Residential units up to 46.45 m2 (500.00 Sq.ft.)
2	R	Residential units above 46.45 m2 (500.00 Sq.ft.)
3	nR	Residential unit not intended to be used for Residential Purpose. E.g.Porch, Refuge area etc.
4	C	Commercial
5	L	Industrial
6	I	Public

बृहन्मुंबई महानगरपालिका ऑनलाइन करदात्यांसाठी ऑनलाइन कर भरण्याची तक्रार नोंदणी विभाग संपर्क क्र. 1916,22694727
कोविड-19 सायीदरम्यान ऑनलाइन करदात्यांच्या मदतीसाठी ऑनलाइन सेवा क्र. 1800 22 1292
सहान व गरजू मुलांच्या मदतीसाठी 24 तास सहाय्यक सेवेचा संपर्क क्र.1098

Though Hon.HC in W.P.No.2592/2013 has struck down 20,21 & 22 of the CV Rules, the present bill has been raised on protective basis.

१८ वर्षे पूर्ण झालेल्या सगळ्यांनी मतदार यादीत नांव नोंदणी करा !

बृहन्मुंबई महानगरपालिका संक्षिप्त पुनरीक्षण कार्यक्रम - दि. ०१ ते ३० नोव्हेंबर २०२१

90320	30/10/21
2021	

S3 SMART SPACES PVT. LTD.

Corporate Office: Sanghvi S3 Group, S3 Level, 7th floor, Dhiraj Chambers, 9 Hazarimal Somani Marg,
Adjacent to Sterling Theatre, Near CSMT Station, Fort, Mumbai - 400 001.
Call: 022-68205555 (100 Lines) Email: sales@sanghvis3.com Website: www.sanghvis3.com
CIN No: U70109MH2016PTC285779



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS ("BOARD") OF S3 SMART SPACES PRIVATE LIMITED (THE "COMPANY") HELD ON 17TH MARCH, 2021 AT 04.00 PM AT ITS REGISTERED OFFICE AT 7TH FLOOR, DHIRAJ CHAMBERS, 9, HAZARIMAL SOMANI MARG, NEAR CSTM STATION, FORT, MUMBAI - 400 001.

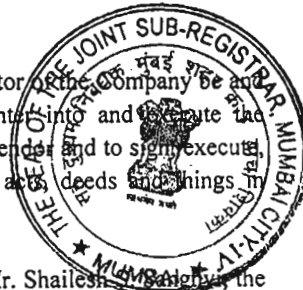
ACQUISITION AND PURCHASE OF THE PROPERTY SITUATED AT SUNMILL ROAD, LOWER PAREL (WEST), MUMBAI - 400 013.

The Chairman has informed the Board of Directors of the Company that the Company has agreed to purchase and acquire from Sanghvi Premises Private Limited (CIN No. U45200MH1992PTC064965) ("Vendor"), clear, marketable and free from all encumbrances, the Vendor's property being all those pieces and parcels of land bearing Cadastral Survey No. 161(P) admeasuring 2,033 square yards or thereabouts equivalent to 1,699.94 square meters and Cadastral Survey No. 1B/161 admeasuring 2,074 square yards or thereabouts equivalent to 1,733.45 square meters, both of Lower Parel Division, situated at Sunmill Road, Lower Parel (West), Mumbai - 400 013, and the structures standing thereon (hereinafter collectively referred to as the "said Property"). The draft deed of conveyance in respect thereof has been circulated to all the directors. After due deliberations, the Board of Directors unanimously pass the following resolutions:

"RESOLVED THAT the consent of the Board of Directors be and is hereby accorded to: (i) purchase and acquire the said Property from the Vendor ("Transaction"); and (ii) enter into, sign, seal, execute and register, all deeds, documents, writings, memorandum of understanding, agreement for sale, sale deed, deed of transfer, deed of conveyance, deed of assignment, power of attorney, undertakings, letters, applications, forms, writings, etc. in respect thereof ("Transaction Documents").

RESOLVED FURTHER THAT Mr. Neeraj H. Srivastava, Director of the Company be and is hereby authorized, for and on behalf of the Company to enter into and execute the Transaction Documents to be entered into and executed with the Vendor and to sign, execute, seal and deliver the Transaction Documents and to do all such acts, deeds and things in respect thereof.

RESOLVED FURTHER THAT Mr. Neeraj H. Srivastava and Mr. Shailesh ~~Sanghvi~~, the Directors of the Company be and are hereby irrevocably authorized, for and on behalf of the Company to: (i) apply for and obtain all permissions, no-objections, exemptions, extension, etc. for completion of the Transaction and (ii) sign, execute, seal and deliver all the Transaction Documents, including all deeds, documents, writings, memorandum of understanding, agreement for sale, sale deed, deed of transfer, deed of conveyance, deed of



10320		39/834
2029		

S3 SMART SPACES PVT. LTD.

Corporate Office: Sanghvi S3 Group, S3 Level, 7th floor, Dhiraj Chambers, 9 Hazarimal Somani Marg,
Adjacent to Sterling Theatre, Near CSMT Station, Fort, Mumbai - 400 001.
Call: 022-68205555 (100 Lines) Email: sales@sanghvis3.com Website: www.sanghvis3.com
CIN No: U70109MH2016PTC285779



assignment, power of attorney, undertakings, letters, applications, forms etc., and also all deeds, documents, writings or things incidental and/or ancillary to the Transaction and to lodge the Transaction Documents for registration with the jurisdictional sub-registrar of assurances and to admit execution of the same for and on behalf of the Company and to comply with all legal requirements for registration of such Transaction Documents and (iii) to do and execute and/or cause to be done and/or executed all acts, deeds and things for completion of the Transaction in favour of the Company.

RESOLVED FURTHER THAT a certified copy of this resolution passed at this meeting of the Board of Directors of the Company be signed by Mr. Shailesh S. Sanghvi, Director of the Company and be provided / forwarded to all the concerned authorities and statutory authorities and such other persons as may be required."

Certified true copy

For S3 SMART SPACES PRIVATE LIMITED

(Mr. Shailesh S. Sanghvi)

DIRECTOR

DIN: 00112500



वर्ष - ४	
१०३२०	३२/९३५
२०२१	

SANGHVI PREMISES PRIVATE LIMITED

Corporate Office: Sanghvi S3 Group, S3 Level, 7th floor, Dhiraj Chambers, 9 Hazarimal Somani Marg,
Adjacent to Sterling Cinema, Near CSMT Station, Fort, Mumbai - 400 001.
Call: 022-68205555 (100 Line) Email: sales@sanghvis.com Website: www.sanghvis.com
CIN No: U45200MH1992PTC064965 GST: 27AAACL0598D2ZL



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS ("BOARD") OF SANGHVI PREMISES PRIVATE LIMITED (THE "COMPANY") HELD ON 4TH MARCH, 2021 AT 4:00 P.M. AT ITS OFFICE AT OFFICE PREMISES NO.VII, 7TH FLOOR, DHIRAJ CHAMBERS, 9, HAZARIMAL SOMANI MARG, NEAR CSMT STATION, FORT, MUMBAI - 400 001.

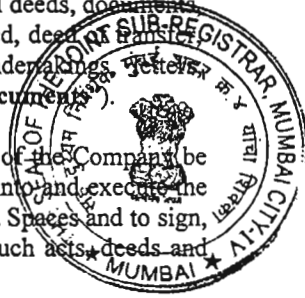
SALE, TRANSFER AND ASSIGNMENT OF THE PROPERTY SITUATED AT SUNMILL ROAD, LOWER PAREL (WEST), MUMBAI – 400 013.

The Chairman has informed the Board of Directors of the Company that the Company has agreed to sell, transfer, assign, assure and convey to S3 Smart Spaces Private Limited (CIN No. U70109MH2016PTC285779) ("S3 Smart Spaces"), clear, marketable and free from all encumbrances, the Company's Property being all those pieces and parcels of land bearing Cadastral Survey No. 161(P) admeasuring 2,033 square yards or thereabouts equivalent to 1,699.94 square meters and Cadastral Survey No. 1B/161 admeasuring 2,074 square yards or thereabouts equivalent to 1,733.45 square meters, both of Lower Parel Division, situated at Sunmill Road, Lower Parel (West), Mumbai – 400 013, and the structures standing thereon (hereinafter collectively referred to as the "said Property"). The draft agreement for sale in respect thereof has been circulated to all the directors. After due deliberation, the Board of Directors unanimously pass the following resolutions:

"RESOLVED THAT the consent of the Board of Directors be and is hereby accorded to: (i) sell, transfer, assign, assure and convey the said Property to S3 Smart Spaces ("Transaction"); and (ii) enter into, sign, seal, execute and register, all deeds, documents, writings, memorandum of understanding, agreement for sale, sale deed, deed of transfer, deed of conveyance, deed of assignment, power of attorney, undertakings, letters, applications, forms, writings, etc. in respect thereof ("Transaction Documents").

RESOLVED FURTHER THAT Mr. Shailesh S. Sanghvi, Director of the Company be and is hereby authorized, for and on behalf of the Company to enter into and execute the Transaction Documents to be entered into and executed with S3 Smart Spaces and to sign, execute, seal and deliver the Transaction Documents and to do all such acts, deeds and things in respect thereof.

RESOLVED FURTHER THAT Mr. Shailesh S. Sanghvi, the Director of the Company be and is hereby irrevocably authorized, for and on behalf of the Company to: (i) apply for and obtain all permissions, no-objections, exemptions, extension, etc. for completion of the Transaction and (ii) sign, execute, seal and deliver all the Transaction Documents including all deeds, documents, writings, memorandum of understanding, agreement for sale, sale deed, deed of transfer, deed of conveyance, deed of assignment, power of attorney, undertakings, letters, applications, forms etc., and also all deeds, documents,



90320 33/e34
2021

SANGHVI PREMISES PRIVATE LIMITED

Corporate Office: Sanghvi S3 Group, S3 Level, 7th floor, Dhiraj Chambers, 9 Hazarimal Somani Marg,
Adjacent to Sterling Cinema, Near CSMT Station, Fort, Mumbai - 400 001.
Call: 022-68205555 (100 Line) Email: sales@sanghvis3.com Website: www.sanghvis3.com
CIN No: U45200MH1992PTC064965 GST: 27AAACL0598D2ZL



-2-

writings or things incidental and/or ancillary to the Transaction and to lodge the Transaction Documents for registration with the jurisdictional sub-registrar of assurances and to admit execution of the same for and on behalf of the Company and to comply with all legal requirements for registration of such Transaction Documents and (iii) to do and execute and/or cause to be done and/or executed all acts, deeds and things for completion of the Transaction in favour of S3 Smart Spaces.

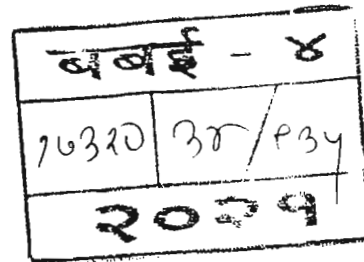
RESOLVED FURTHER THAT a certified copy of this resolution passed at this meeting of the Board of Directors of the Company be signed by Mr. Shailesh S. Sanghvi, Director of the Company and be provided / forwarded to all the concerned authorities and statutory authorities and such other persons as may be required, including to S3 Smart Spaces.”

**Certified true copy
For SANGHVI PREMISES PRIVATE LIMITED**

(Mr. Ramesh S. Sanghvi)
DIRECTOR
DIN: 00090985

(Mr. Shailesh S. Sanghvi)
DIRECTOR
DIN: 00112500

(Mr. Rakesh S. Sanghvi)
DIRECTOR
DIN: 00090945





Handwritten signature or initials.



बबई - ४	
१०३२०	३५/१३५
२०२१	



भारत सरकार
Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/61093/20038

To,
 नीरज हरीचंद्र श्रीवास्तव
 Neeraj Harishchandra Srivastava
 Plot No.10,Flat No.105,Paras CHS LTD
 RSC-2
 Mahani Mhada Gate No.8, Malad West
 Kharodi
 Kharodi Mumbai Mumbai
 Maharashtra 400095

02/01/2013

Ref: 167 / 18C / 274083 / 275715 / P



SH298209706DF



आधार क्रमांक / Your Aadhaar No. :

7213 6243 4034

आधार - सामान्य माणसाचा अधिकार

~~भारत सरकार~~

नीरज हरीचंद्र श्रीवास्तव
 Neeraj Harishchandra Srivastava
 जन्म वर्ष / Year of Birth : 1971
 पुरुष / Male

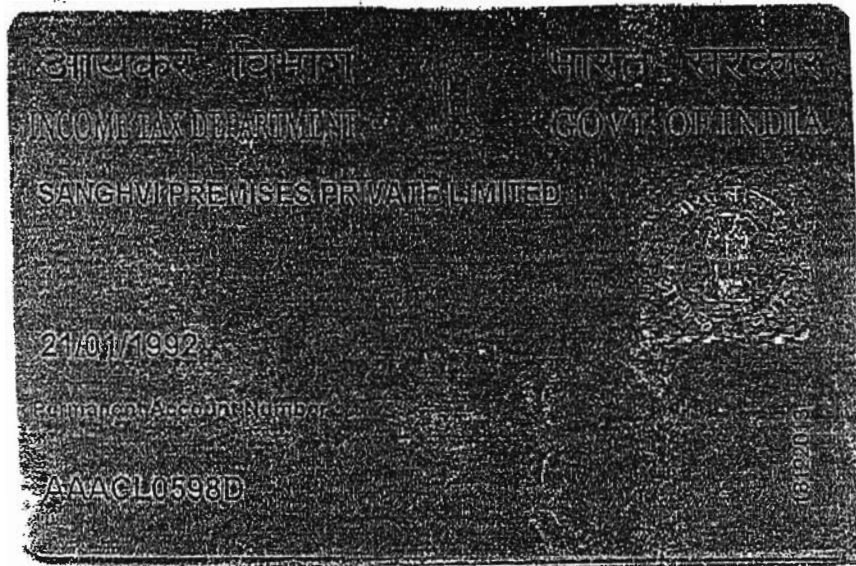


7213 6243 4034

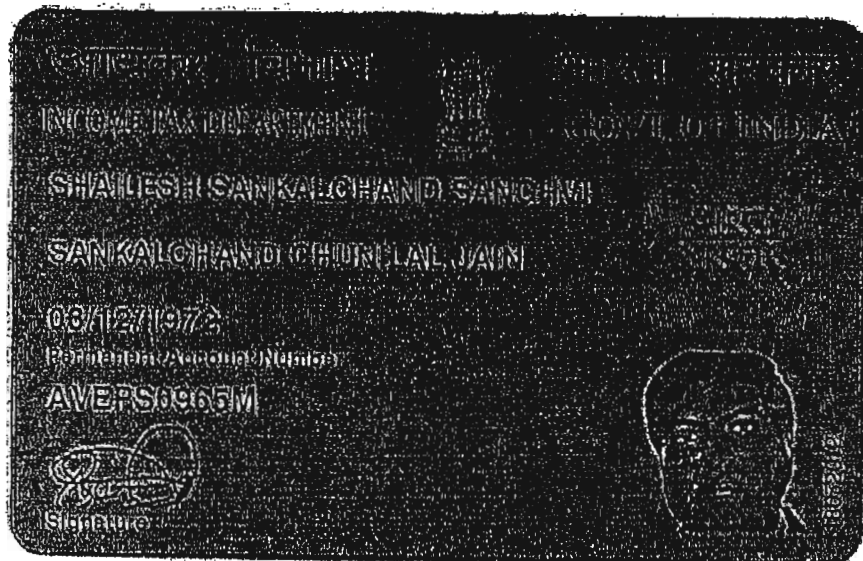
आधार - सामान्य माणसाचा अधिकार

Handwritten signature

बबई - ४
 १/७/२०
 २६/१३
 २०२१

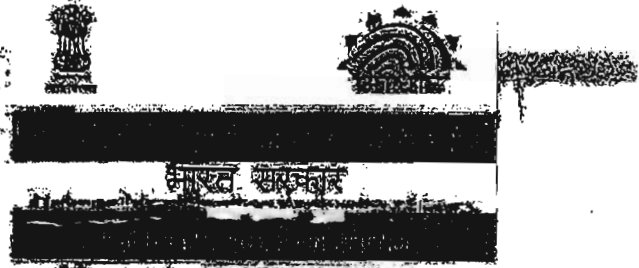


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बवई - ४	
१०३२०	३५/९३७
२०२५	



नॉन-कॉन्फ्लिक्ट कमांक / Non-Conflict No. : 208529912740265

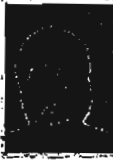
TO
श्री. अशोक शिंदे
असहकारी संस्था
मि. 2770-4429-7511
मुंबई - ४००००१
महाराष्ट्र
भारत
Mumbai, Maharashtra
India
208529912740265



आपला अशुद्ध कमांक / Your Aadhaar No. :

2770 4429 7511

माझी बाबत माझी ओळख



श्री. अशोक शिंदे
असहकारी संस्था
मि. 2770-4429-7511
मुंबई - ४००००१



2770 4429 7511

माझी बाबत माझी ओळख



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2024



भारत सरकार
Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/16043/46719

To,
 गणपत बबन बोंबले
 Ganpat Baban Bombale
 A / 006, GROUND FLOOR, RAJANIGANDHA, SANGHVI
 GARDEN
 MANPADA ROAD
 NEAR MARUTI-MANDIR SAGAON
 DOMBIVALI EAST
 Tilaknagar Thane
 Maharashtra 421201
 9867024045

Ref: 60 / 26D / 119025 / 119700 / P



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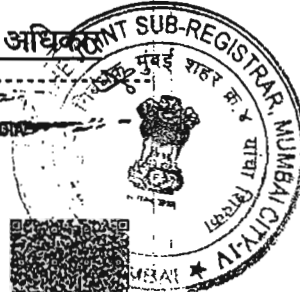
आपला आधार क्रमांक / Your Aadhaar No. :

7468 1124 5660

आधार - सामान्य माणसाचा अधिकार



गणपत बबन बोंबले
 Ganpat Baban Bombale
 जन्म वर्ष / Year of Birth : 1975
 पुरुष / Male



7468 1124 5660


आधार - सामान्य माणसाचा अधिकार


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बवई - ४
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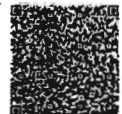


मंदार मधुकर साळवी
Mandar Medhukar Salvi

जन्म तारीख/ DOB: 25/11/1976

पुरुष / MALE

6216 1873 8976



म्हजे आधार, माझी ओळख

[Redacted] महानगर प्रशासन

[Redacted] INDIA

आधार

S/O मधुकर साळवी निरगाव

एकता कॉॅं ऑप हॉसिंग

सोसायटी: २६/एन.एम नं.५,तक

मजला, जगन्नाथ शंकर शेट

रोड, क्रांती नगर, गिरगाव,

मुंबई, मुंबई, महाराष्ट्र -

400004

S/O Madhukar Salvi THE

GIRGAON EKTA CO OP

HSG.SOC.263/N,ROOM

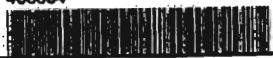
NO.5,GR.FLOOR, JAGANATH

SHANKAR SHETH ROAD,

KRANTI NAGAR,GIRGAON,

Mumbai, Mumbai, Maharashtra -

400004



1947 1800-300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1947, Bengaluru-560 001

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बबई - ४	
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508/17320

बुधवार, 15 डिसेंबर 2021 2:24 म.नं.

दस्त गोषवारा भाग-1

बबई4

233/233

दस्त क्रमांक: 17320/2021

दस्त क्रमांक: बबई4 /17320/2021

बाजार मूल्य: रु. 6,70,83,952/-

मोबदला: रु. 6,70,84,000/-

भरलेले मुद्रांक शुल्क: रु.33,54,500/-

दु. नि. सह. दु. नि. बबई4 यांचे कार्यालयात

पावती:18580

पावती दिनांक: 15/12/2021

अ. क्रं. 17320 वर दि.15-12-2021

सादरकरणाचे नाव: एस3 स्मार्ट स्पेसेस प्रा लि तर्फे संचालक नीरज श्रीवास्तव --

रोजी 2:19 म.नं. वा. हजर क्रेला.

दस्त हजर करणाऱ्याची सही:

नोंदणी फ्री

रु. 30000.00

दस्त हाताळणी फी

रु. 18700.00

पृष्ठांची संख्या: 935

एकुण: 48700.00

सह दुय्यम निबंधक, मुंबई-4

सह दुय्यम निबंधक, मुंबई-4

दस्ताचा प्रकार: ऑफ्रीमेंट टू सेल

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

शिक्का क्रं. 1 15/12/2021 02:19:11 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 15/12/2021 02:23:14 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तपत्र हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातल संपूर्ण मजकूर निष्पटक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची प्रकृता, वैधता कायदेशीर बाबंमाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतो.

विष्णू घेणारे

विष्णू घेणारे





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दस्त गोषवारा भाग-2

बबई4

दस्त क्रमांक:17320/2021

दस्त क्रमांक : बबई4/17320/2021
दस्ताचा प्रकार :- अॅग्रीमेंट टू सेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: एस3 स्मार्ट स्पेसेस प्रा लि तर्फे संचालक नीरज श्रीवास्तव -- पत्ता: प्लॉट नं: ऑफिस नं 7, माळा नं: 7 वा मजला, इमारतीचे नाव: धीरज चेंबर्स, ब्लॉक नं: सीएसएमटी स्टेशन जवळ, रोड नं: 9 हजारीमाल सोमानी मार्ग, फोर्ट मुंबई, महाराष्ट्र, मुंबई. पिन नंबर: AAXCS5901Q	लिहून घेणार वय :- 50 स्वाक्षरी:- 		
2	नाव: संघवी प्रिमायसेस प्रा लि तर्फे संचालक शैलेश संघवी -- पत्ता: प्लॉट नं: ऑफिस 1, माळा नं: -, इमारतीचे नाव: वर्धमान चेंबर्स, ब्लॉक नं: -, रोड नं: कावसजी पटेल स्ट्रीट फोर्ट मुंबई, महाराष्ट्र, मुंबई. पिन नंबर: AAACL0598D	लिहून देणार वय :- 49 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित अॅग्रीमेंट टू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ: 15 / 12 / 2021 02 : 46 : 44 PM

ओळख:-

खातीत इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: गणपत बोंबले -- वय: 46 पत्ता: लिहून घेणा-या प्रमाणे पिन कोड: 400001		
2	नाव: मंदार साळवी -- वय: 45 पत्ता: लिहून घेणा-या प्रमाणे पिन कोड: 400001		

शिकका क्र.4 ची वेळ: 15 / 12 / 2021 02 : 47 : 37 PM

शिकका क्र.5 ची वेळ: 15 / 12 / 2021 02 : 48 : 01 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निवेदक, मुंबई-4



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANGHVI PREMISES PVT LTD	eChallan	10000502021121500725	MH010149025202122P	3354500.00	SD	0004844198202122	15/12/2021
2	SANGHVI PREMISES PVT LTD	eChallan		MH010149025202122P	30000	RF	0004844198202122	15/12/2021
3		DHC		1512202107381	2000	RF	1512202107381D	15/12/2021
4		DHC		1512202107463	700	RF	1512202107463D	15/12/2021
5		DHC		1512202106536	2000	RF	1512202106536D	15/12/2021
6		DHC		1512202106608	2000	RF	1512202106608D	15/12/2021
7		DHC		1512202106800	2000	RF	1512202106800D	15/12/2021
8		DHC		1512202106864	2000	RF	1512202106864D	15/12/2021
9		DHC		1512202106952	2000	RF	1512202106952D	15/12/2021
10		DHC		1512202107082	2000	RF	1512202107082D	15/12/2021
11		DHC		1512202107151	2000	RF	1512202107151D	15/12/2021
12		DHC		1512202107314	2000	RF	1512202107314D	15/12/2021

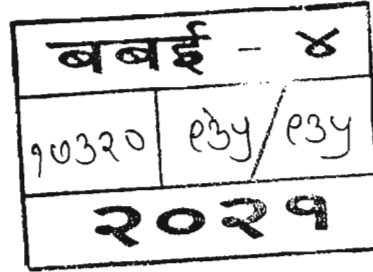
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

17320 /2021

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प्रमाणित करपेत येते की या
दस्तामध्ये एकूण.....९३५.....पाने
पुस्तक क्रमांक-१, बबई-४/१०३२०/२०२१
नोंदला.
दिनांक १५/१२/२०२१
सह दुय्यम सिव्हील नॉटरी-२ मुंबई शहर क्र. ४.

4.21
6.00



These Articles of Association adopted in the Annual General Meeting of the Company held on July 1, 2015

THE COMPANIES ACT, 2013

AND

THE COMPANIES ACT, 1956

(TO THE EXTENT APPLICABLE)

—————
COMPANY LIMITED BY SHARES

—————
ARTICLES OF ASSOCIATION

OF

OBEROI REALTY LIMITED

1 APPLICABILITY OF TABLE F:

The regulations contained in Table F, in the First Schedule to the Companies Act, 2013, shall not apply to this Company, but the regulations for the management of the Company and for the conduct of meetings of the Members thereof, shall, subject to any exercise of the statutory powers of the Company in reference to the repeal or alteration of, or addition to, its regulations by Special Resolution, as prescribed by the said Companies Act, 2013, be such as are contained in these Articles, unless the same are repugnant or contrary to the provisions of the Companies Act, 2013.

2 DEFINITIONS AND INTERPRETATION:

A. Definitions:

In the interpretation of these Articles, the following expressions shall have the following meaning, unless repugnant to the subject or context: -

“Annual General meeting” means a General Meeting of the members held in accordance with the provisions of Section 96 of the Act.

“Applicable Law” means all applicable laws, by-laws, rules, regulations, orders, ordinances, protocols, codes, guidelines, policies, notices, directions, conditions of any regulatory approval or license issued by a government authority and judgments or other requirements of any governmental authority in any relevant jurisdiction, and the Clauses of the Listing Agreement.

“Articles” or “this Articles” or “these Articles” means these Articles of Association or as altered or applied from time to time in accordance with the provisions of the Act.

“Beneficial Owner” shall mean a Person or Persons whose name is recorded as such with a Depository.

“Capital” or “Shares Capital” means the share capital for the time being of the Company.

“Chairman” means the Chairman of the Board of Directors.

“Company Secretary” or “Secretary” means a Company Secretary as defined in clause (c) of sub-section (1) of section 2 of the Company Secretaries Act, 1980 who is appointed by the Company to perform the functions of a Company Secretary under this Act;

“Company’s Regulations” means the regulations for the time being for the management of the Company.

“Company” or “this Company” means **OBEROI REALTY LIMITED.**

“Depositories Act” means the Depositories Act, 1996 or any statutory modification or re-enactment thereof.

“Dividend” includes interim dividend.

“Extraordinary General Meeting” means a General Meeting of the Members other than Annual General Meeting, duly called and constituted and any adjournment thereof.

“General Meeting” means a meeting of Members.

“Members” in relation to the Company, means (i) the subscriber to the memorandum of the Company who shall be deemed to have agreed to become Member of the Company, and on its registration, shall be entered as member in its register of members; (ii) Every other Person who agrees in writing to become a member of the Company and whose name is entered in the register of members of the Company; and (iii) Every

Person holding Shares of the Company and whose name is entered as a Beneficial Owner in the records of the Depository.

“**Month**” means a calendar month.

“**Office**” means the registered office for the time being of the Company.

“**Ordinary Resolution**” shall have the meaning assigned thereto by Section 114 to the Act.

“**Paid up Capital**” means paid up capital as defined under section 2(64) of the Act.

“**Persons**” includes Corporations as well as individuals.

“**Register of Members**” means the Register of Members kept pursuant to the Act and includes index of Beneficial Owners mentioned by a Depository.

“**Seal**” means the Common Seal for the time being of the Company.

“**Securities**” shall mean the securities as defined in clause (h) of section 2 of the Securities Contracts (Regulation) Act, 1956 (42 of 1956).

“**Shares**” means a share in the Share Capital of the Company and includes stock i.e. a whole time director

“**Special Resolution**”, shall have the meaning assigned thereto by the Act.

“**The Act**” means the Companies Act 2013 (and includes reference to the rules made thereunder, wherever applicable), or any statutory modification or re-enactment thereof for the time being in force.

“**The Board**” or “**The Board of Directors**” means a meeting of the Directors duly called and constituted or, as the case may be, the Directors assembled at a Board or the requisite number of Directors entitled to pass a circular resolution in accordance with these Articles or the Act.

“**The Registrar**” means the Registrar as defined under Section 2(75) of the Act.

“**Written**” and “**in Writing**” include printing, lithography and other modes of representing or reproducing words in the visible form.

“**Year**” means the calendar year and “**Financial Year**” shall have the meaning assigned thereto by the Act.

B. In these Articles, unless the contrary intention appears:

1. Words importing the singular number include where the context admits or requires, the plural number and vice versa.
2. Words importing the masculine gender also include the feminine gender.
3. The headings used in these Articles shall not affect the construction hereof.
4. Save as aforesaid, any words or expressions defined in the Act shall, if not inconsistent with the subject or context, bear the same meaning in these Articles.
5. The Section number, with relation to the Act, referred to anywhere in these presents, may be deemed to have been replaced by such other number or numbers, as may, after the amendments or modifications effected in the Act or repeal of the Act and introduction of the new Act as such in its place, contain the relevant provisions, in the context or circumstances of that respective Article, as may be proper and justifiable and shall be interpreted in its true intention.

CAPITAL AND INCREASE AND REDUCTION IN CAPITAL

3 Authorised Share Capital:

The Authorised Share Capital of the Company shall be of such amount and of such description as is stated for the time being or at any time, in the Company's Memorandum of Association and the Company, with the rights, privileges and conditions attaching thereto as provided by the Articles of Association of the Company for the time being. The Company has power from time to time to increase or reduce its Capital and to divide the shares in the Capital for the time being into other classes and to attach thereto respectively such preferential, deferred, qualified or other special rights, privileges, conditions or restrictions as may be determined by or in accordance with the Articles of Association of the Company and to vary, modify or abrogate any such right, privilege, conditions or restrictions in such manner as may for the time being be permitted by the Articles of Association of the Company or the legislative provisions for the time being in force in that behalf.

4 Increase of Capital of the Company and how carried into effect:

The Company in General Meeting may, from time to time, increase the capital by the creation of new Shares, such increase to be of such aggregate amount and to be divided into Shares of such respective amount as the resolution shall prescribe. Subject to the

provisions of the Act, any Shares of the original or increased capital shall be issued upon such terms and conditions and with such rights and privileges annexed thereto, as the General Meeting resolving upon the creation thereof, shall direct, and if no direction be given, as the Board shall determine, and in particular, such Shares may be issued with a preferential or a qualified right to dividends, and in the distribution of assets of the Company, and with and if the Act allows without, a right of voting at General Meeting of the Company in conformity with Section 47 of the Companies Act, 2013 and in the manner prescribed by the provisions of the Act. Whenever the Capital of the Company has been increased under the provisions of this Article, the Boards shall comply with the applicable provisions of the Act.

5 New capital same as existing capital:

Except so far as otherwise provided by the conditions of issue or by these presents, any capital raised by the creation of new Shares, shall be considered as part of the existing capital and shall be subject to the provisions herein contained, with reference to the payment of calls and instalments, forfeiture, lien, surrender, transfer and transmission, voting and otherwise.

6 Redeemable preference Shares:

Subject to the provisions of Section 55 of the Act, the Company shall have the power to issue preference shares which are liable to be redeemed and the resolution authorising such issue shall prescribe the manner, terms and conditions of redemption.

7 Redeemable preference Shares:

On the issue of redeemable preference shares under the provisions of Article 6 hereof, the following provisions shall take effect:-

- (a) No such shares shall be redeemed except out of profits of the Company which would otherwise be available for dividend or out of the proceeds of a fresh issue of shares made for the purpose of the redemption;
- (b) No such shares shall be redeemed unless they are fully paid up;
- (c) The premium, if any, payable on redemption must have been provided for out of the profits of the Company or the Company's Securities Premium Account before the shares are redeemed subject to the provisions of the Act;
- (d) Where any such shares are redeemed otherwise than out of the proceeds of a fresh issue, there shall, out of profits which would otherwise have been available for dividend, be transferred to a reserve fund, to be called "the Capital Redemption Reserve Account", a sum equal to the nominal amount of the shares redeemed and the provisions of the Act relating to the reduction of the share

capital of the Company shall, except as provided in Section 55 of the Act, apply as if the Capital Redemption Reserve Fund were paid-up share capital of the Company.

8 Reduction of capital:

Subject to the applicable provisions of the Companies Act 2013, including Section 66 as and when notified (and until then, subject to sections 100-105 of the Companies Act, 1956), the Company may from time to time by Special Resolution, reduce its capital and any Capital Redemption Reserve Account or other Share Premium Account in any manner for the time being authorised by law, and in particular capital may be paid off on the footing that it may be called up again or otherwise. This Article is not to derogate from any power the Company would have if it were omitted.

9 Sub-division and consolidation of Shares:

Subject to the provisions of Section 61 of the Act the Company in General Meeting may, from time to time, consolidate and divide or sub-divide its Shares, or any of them, and the resolution where by any Shares is sub-divided, may determine that, as between the holders of the Shares resulting from such sub-division one or more of such Shares shall have some preference or special advantage as regards dividend, capital or otherwise over or as compared with the others or other. Subject as aforesaid the Company in General Meeting may also cancel Shares which have not been taken or agreed to be taken by any Person and diminish the amount of its Shares Capital by the amount of the Shares so cancelled.

10 Modification of rights:

Whenever the Capital, by reason of the issue of preference shares or otherwise, is divided into different classes of Shares, all or any of the rights and privileges attached to each class may, subject to the applicable provisions of the Act, as and when notified, and until then, subject to Section 106 and Section 107 of Companies Act 1956, be modified, commuted, affected or abrogated, or dealt with by agreement between the Company and any Person purporting to contract on behalf of that class, provided such agreement is ratified in writing by holders of at least three-fourths in nominal value of the issued Shares of that class or is confirmed by a Special Resolution passed at a General Meeting of the holders of Shares of that class and all the provisions hereinafter contained as to General Meetings shall mutatis mutandis apply to every such meeting. This Article is not to derogate from any power the Company would have if this Article were omitted.

SHARES AND CERTIFICATES

11 Register and index of Members and Register and index of Debenture holders, if

any:

The Company shall cause to be kept a Register of Members and an index of Members and Register and Index of Debenture-holders in accordance with Section 88 of the Act and such registers and indexes as may be maintained and kept by the Company in electronic form in accordance with the provisions of Section 120 of the Act.

12 Shares to be numbered progressively and no Shares to be sub-divided:

The Shares in the Capital shall be numbered progressively according to their several denominations, and except in the manner hereinbefore mentioned no Shares shall be subdivided.

13 Further issue of capital:

- (1) Where at any time it is proposed to increase the subscribed capital of the Company by issue of further Shares, then
 - (a) such further Shares shall be offered to the Persons who, at the date of the offer, are holders of the equity shares of the Company, in proportion, as nearly as circumstances admit, to the capital paid up on those shares at that date.
 - (b) Such offer shall be made by notice specifying the number of Shares offered and limiting a time not being less than fifteen days and not exceeding thirty days, from the date of the offer within which the offer, if not accepted, will be deemed to have been declined.
 - (c) The offer aforesaid shall be deemed to include a right exercisable by the Person concerned to renounce the Shares offered to him or any of them in favor of any other Person and the notice referred to in sub clause (b) shall contain a statement of this right.
 - (d) After the expiry of the time specified in the notice aforesaid, or on receipt of earlier intimation from the Person to whom such notice is given that he declines to accept the Shares offered, the Board may dispose of them in such manner as they think most beneficial to the Company.
- (2) Notwithstanding anything contained in sub-clause (1), the further Shares aforesaid may be offered to any Person (whether or not those Persons include the Persons referred to in clause (a) of sub-clause (1) hereof in any manner whatsoever:-
 - (a) if a Special Resolution to the effect is passed by the Company in General Meeting; and

- (b) if the price of such Shares is determined by the valuation report of a Registered Valuer subject to such conditions prescribed in the rules made under the Act.
- (3) Nothing in clause (c) of sub-clause (1) hereof shall be deemed:
- (a) To extend the time within which the offer should be accepted
 - (b) To authorise any Person to exercise the right of renunciation for a second time, on the ground that the Person in whose favour the renunciation was first made has declined to take the Shares comprised in the renunciation.
- (4) Nothing in this Article shall apply to the increase of the subscribed Capital of the Company caused by the exercise of an option attached to the Debentures issued or loans raised by the Company to convert such Debentures or loans into Shares in the Company.

Provided that the terms of issue of such Debentures or the terms of such loans include a term providing for such option has also been approved by the Special Resolution passed by the Company in General Meeting before the issue of Debentures or the raising of the loans.

14 Shares under control of Directors:

Subject to the provisions of these Articles and Section 62 and other applicable provisions of the Act, the Shares in the capital of the Company for the time being (including any Shares forming part of any increased Capital of the Company) shall be under the control of the Directors, who may issue, allot or otherwise dispose of the same or any of them to such Persons, in such proportion, on such terms and conditions and either at a premium or at par and at such times as the Directors may from time to time think fit with the sanction of the Company in General Meeting the Directors may give any Person or Persons, the option or right to call for Shares of any class of the Company either at a premium or at par and such option being exercisable for such time and for such consideration as the Directors think fit and may issue and allot Shares in the Capital of the Company on payment in full or part for any property sold and transferred or for any services rendered to the Company in the conduct of its business and any Shares which may so be allotted may be issued as fully paid up Shares and if so issued, shall be deemed to be fully paid Shares. Provided that option or right to call of Shares shall not be given to any Person or Persons without the sanction of the Company in the General Meeting.

15 Power also to Company in General Meeting to issue Shares:

Notwithstanding the powers for that purpose conferred on the Board under Articles 13 and 14, the Company in General Meeting may, subject to the provisions of Section 62 of the Act, determine that any Shares (whether forming part of the original Capital or of any increased Capital of the Company) shall be offered to such Persons (whether Member or not), in such proportion and on such terms and conditions and (subject to the applicable provisions of the Act) either at a premium or at par, as such General Meeting shall determine and with full power to give any Person (whether a Member or not) the option to call for or be allotted Shares of any class of the Company (subject to the applicable provisions of the Act) either at a premium or at par, such option being exercisable at such times and for such consideration as may be directed by such General Meeting or the Company in General Meeting may make any other provision whatsoever for the issue, allotment or disposal of any Shares. The Company may issue shares of preferential basis in accordance with Section 42/ 62 and other applicable provisions of the Act and rules made thereunder.

16 Acceptance of Shares:

Any application signed by or on behalf of an applicant for Shares in the Company, followed by an allotment of any Shares therein, shall be an acceptance of Shares within the meaning of these Articles, and every Person who thus or otherwise accepts any Shares and whose name is on the Register of Members shall, for the purpose of these Articles, be a Member.

17 Deposits and calls etc. to be debt payable immediately:

The money (if any) which the Board shall, on the allotment of any Shares being made by them, require or direct to be paid by way of deposit, call or otherwise, in respect of any Shares allotted by them, shall immediately on the inscription of the name of the allottee in the Register of Members as the name of the holder of such Shares, become debt due to and recoverable by the Company from the allottee thereof, and shall be paid by him accordingly.

18 Liability of Members:

Every Member, or his heirs, executors or administrators, shall pay to the Company the portion of the capital represented by his Shares or Shares which may, for the time being, remain unpaid thereon, in such amounts, at such time or times, and in such manner, as the Board shall from time to time, in accordance with the Company's Regulations require or fix for the payment thereof.

19 Share Certificate:

Subject to section 56 of the Act.

- (a) Every Member shall be entitled without payment, to receive one or more certificates in marketable lots, for all the shares of each class or denomination registered in his name, or if the directors so approve (upon paying such fee as the Directors may determine) to several certificates, each for one or more of such shares and the company shall complete and have ready for delivery such certificates within two months from the date of allotment, unless the condition of issue thereof otherwise provide, or within one month of the receipt of application of registration of transfer, transmission, sub division, consolidation or renewal of any of its shares as the case may be. Every such certificate shall be issued under the Seal of the Company and shall bear the signatures of two Directors duly authorized by the Board or Committee thereof and the Secretary or some other person appointed by the Board for the purpose and shall specify the number and distinctive numbers of Shares in respect of which it is issued and amount paid up thereon and shall be in such form as may be prescribed under the Act or Rules made thereunder, provided that in respect of a Shares or Shares held jointly by several Persons, the Company shall not be bound to issue more than one certificate and delivery of a certificate of Shares or several joint holders shall be a sufficient delivery to all such holders.
- (b) Any two or more joint allottees, in respect of a Share, shall, for the purpose of this Article, be treated as a single Member, and the certificate of any Shares, which may be subject of joint ownership, may be delivered to the Person named first in the order or otherwise even to any one of such joint owners, on behalf of all of them. For any further certificate, the Board shall be entitled but shall not be bound to prescribe a charge not exceeding Rupee 50 (Rupees Fifty) per such certificate. In this respect, the Company shall comply with the applicable provisions, for the time being, in force, of the Act.
- (c) A Director may sign a Share certificate by affixing his signature thereon by means of any machine, equipment or other mechanical means, such as engraving in metal or lithography or digitally signed, but not by means of a rubber stamp provided that the Directors shall be responsible for the safe custody of such machine, equipment or other material used for the purpose.

20 Renewal of Share certificate:

- (1) No certificate of any Share or Shares shall be issued either in exchange for those Shares which have been consolidated and divided or sub-divided in replacement of those which are defaced, mutilated, torn or worn out, or decrepit or the cages

on the reverse of which for recording transfers have been fully used, unless the certificate in lieu of which it is issued is surrendered to the Company.

- (2) When a new Share certificate has been issued in pursuance of clause (1) of this Article, there shall be stated on the face of it and against the stub or counterfoil that it is "issued in lieu of Share certificate (whose number shall be given) of Shares' which have been consolidated or divided or subdivided or in replacement of a Share certificate (whose number shall be given) which has been defaced, torn or worn out or the cages on the reverse of which for recording transfers have been fully used as the case may be.
- (3) If a Share certificate is worn out, defaced, mutilated or torn or if there be no further space on the back thereof for endorsement of transfer, then upon production and surrender thereof to the Company, a new certificate in lieu thereof shall be issued and if any certificate lost or destroyed then upon proof thereof to the satisfaction of the Company and on execution of such indemnity as the Company deem adequate, being given, a new certificate in lieu thereof shall be given to the party entitled to such lost or destroyed certificate. Every certificate under the article shall be issued without payment of fees if the Directors so decide, or on payment of such fee (not exceeding Rs. 50 for each certificate) as the Directors shall prescribe. Provided that no fee shall be charged for issue of new certificates in replacement of those which are old, defaced or worn out or where there is no further space on the back thereof for endorsement of transfer.

Provided that notwithstanding what is stated above, the Directors shall comply with such rules or regulations or requirements of any stock exchange or the rules made under the Act or rules made under Securities Contracts (Regulations) Act, 1956 or any other act, or rules applicable thereof in this behalf.

- (4) When a new Share certificate has been issued in pursuance of clause (3) of this Article, there shall be stated on the face of it and against the stub or counterfoil that it is a "duplicate issued in lieu of Share certificate (whose nos. shall be given)" and the word "Duplicate" shall be stamped or punched in bold letters across its face.
- (5) Where a new Share certificate has been issued in pursuance of clause (1) or clause (3) of this Article, particulars of every such Share certificate shall be entered in a Register of Renewed and Duplicate Certificates indicating against the names of Persons to whom the certificate is issued, the number and date of issue of the Share certificate in lieu of which the new certificate is issued and the necessary changes indicated in the Register of Member by suitable cross reference in the "Remarks' column.

- (6) The Company may replace all the existing Share certificates by new certificates upon sub-division or consolidation of Shares or merger or demerger or any reconstitution without requiring old certificates to be surrendered subject to compliance with the applicable provisions of the Act and Rules made there under.
- (7) Share certificates shall be printed only by authority of a resolution of the Board. Share certificates shall be consecutively machine-numbered and the forms and the blocks, engravings facsimiles and hues relating to the printing of such certificates shall be kept in the custody of the Secretary or of such other person as the Board may appoint for the purpose; and the Secretary or the other person aforesaid shall be responsible for rendering an account of these certificates to the Board.
- (8) The Managing Director of the Company for the time being or, if the Company has no Managing Director, every Director of the Company shall be responsible for the maintenance, preservation and safe custody of all books and documents relating to the issue of Share certificates except Share certificate referred to in clause (6).
- (9) All books referred to in clause (7) shall be preserved in good order permanently or for such period as may be prescribed by the Act or the Rules made thereunder.
- (10) The provisions of this Article shall mutatis mutandis apply to Debentures of the Company.

21 First named joint holder deemed sole holder:

If any Shares stands in the names of two or more Persons, the Person first named in the Register of Members shall as regards receipt of dividends or bonus or service of notice and all other matters connected with the Company, except voting at meetings, and the transfer of the Shares, be deemed the sole holder thereof but the joint holder of a Shares shall be severally as well as jointly liable for the payment of all instalments and calls due in respect of such Share, and for all matters incidental thereto according to these Articles and the terms of issue of such Shares.

22 Company not bound to recognize any interest in Shares other than that of registered holder:

Except as ordered by a court of competent jurisdiction or as by law required, the Company shall not be bound to recognize any equitable, contingent, future or partial interest in any Shares, or (except only as is by these Articles otherwise expressly

provided) any rights in respect of Shares other than an absolute right thereto, in accordance with these Articles, in the Person from time to time registered as the holder thereof; but the Board shall be at liberty at their sole discretion to register any Shares in the joint names of any two or more Persons or the survivor or survivors of them.

23 Purchase of Shares by the Company:

- (1) Subject to the provisions of Sections 68 to 70 of the Companies Act 2013 and the rules thereunder, the Company may purchase its own Shares or other Securities out of (i) its free reserves, (ii) the securities premium account or (iii) the proceeds of issue of any Shares or other Securities.
- (2) Subject to the provisions contained in sections 68 to 70 and all applicable provisions of the Act and subject to such approvals, permissions, consents and sanctions from the concerned authorities and departments, including the Securities and Exchange Board of India and the Reserve Bank of India, if any, the Company may, by passing a special resolution at General Meeting, purchase its own Shares or other Securities (herewith referred to as 'buy back') from its existing Shareholders on a proportionate basis and/or from the open market and/or from the lots smaller than market lots of the Securities (odd lots), and/or the Securities issued to the employees of the Company pursuant to a scheme of stock options or sweat equity, from out of its free reserves or out of the securities premium account of the Company or out of the proceeds of any issue made by the Company specifically for the purpose, on such terms, conditions and in such manner as may be prescribed by law from time to time; provided that the aggregate of the Securities so bought back shall not exceed such number as may be prescribed under the Act or Rules made from time to time.

UNDERWRITING AND BROKERAGE

24 Commission may be paid:

Subject to the provisions of Section 40 of the Act, the Company may at any time pay a commission to any Person in consideration of his subscribing or agreeing to subscribe (whether absolutely or conditionally) for any Shares or Debentures in the Company, or procuring, or agreeing to procure subscriptions (whether absolute or conditional) for any Shares or Debentures in the Company in accordance with the provisions of the Companies (Prospectus and Allotment of Securities) Rules, 2014; but so that the commission shall not exceed in the case of Shares five percent of the price at which the Shares are issued and in the case of Debentures two and a half percent of the price at which the Debentures are issued. Such commission may be satisfied by payment of cash or by allotment of fully or partly paid Shares or partly in one way and partly in the other.

- 25 Subject to the provision of the Act, the Company may pay a reasonable sum for brokerage.

CALLS

26 Directors may make calls:

Subject to the applicable provisions of the Act and the terms on which any Shares may have been issued and subject to conditions of allotment, the Board may, from time to time, by a resolution passed at a meeting of the Board (and not by circular resolution) make such call as it thinks fit upon the Members in respect of all moneys unpaid on the Shares held by them respectively and each Member shall pay the amount of every call so made on him to the Person or Persons and at the times and places appointed by the Board. A call may be made payable by installments.

27 Notice of calls:

Fifteen days' notice at the least of any call shall be given by the Company specifying the time and place of payment, and the Person or Persons to whom such call shall be paid.

28 Calls to date from resolution:

A call shall be deemed to have been made at the time when the resolution authorizing such call was passed at a meeting of the Board.

29 Call may be revoked or postponed:

A call may be revoked or postponed at the discretion of the Board.

30 Liability of joint-holders:

The joint-holders of Shares shall be jointly and severally liable to pay all calls in respect thereof.

31 Directors may extend time:

The Board may, from time to time at its discretion, extend the time fixed for the payment of any call, and may extend such time as to all or any of the Members who from residence at a distance or other cause, the Board may deem fairly entitled to such extension but no Member shall be entitled to such extension save as a matter of grace and favour.

32 Calls to carry interest:

If any Member fails to pay any call due from him on the day appointed for payment thereof, or any such extension thereof as aforesaid, he shall be liable to pay interest on the same from the day appointed for the payment thereof to the time of actual payment at such rate as shall from time to time be fixed by the Board; but nothing in this Article shall render it obligatory for the Board to demand or recover any interest from any such Member.

33 Sums deemed to be calls:

Any sum, which by the terms of issue of Shares becomes payable on allotment or on any fixed date, whether on account of the nominal value of the Shares or by way of premium shall for the purpose of these Articles be deemed to be a call duly made and payable on the date on which by the terms of issue the same becomes payable, and in case of non-payment, all the relevant provisions of these Articles as to payment of interest and expenses; forfeiture or otherwise, shall apply *mutatis mutandis* as if such sum had become payable by virtue of a call duly made and notified.

34 Proof on trial of suit for money due on Shares:

On the trial or hearing of any action or suit brought by the Company against any Member or his representatives for the recovery of any money claimed to be due to the Company in respect of his Shares, it shall be sufficient to prove that the name of the Member in respect of whose Shares the money is sought to be recovered, was on the Register of Members as the holder, on or subsequent to the date at which the money sought to be recovered is alleged to have become due, on the Shares in respect of which such money is sought to be recovered; such money is due pursuant to the terms on which the Shares were issued; that the resolution making the call was duly recorded in the Minute Book; and that notice of such call was duly given to the Member or his representatives sued in pursuance of these Articles; and it shall not be necessary to prove the appointment of the Directors who made such call nor that a quorum of Directors was present at the Board meeting at which any call was made, nor that the meeting at which any call was made was duly convened or constituted nor any other matters whatsoever, but the proof of the matters aforesaid shall be conclusive evidence of the debt.

35 Partial payment not to preclude forfeiture:

Neither the receipt by the Company of a portion of any money which shall from time to time be due from any Member to the Company in respect of his Shares either by way of principal or interest, nor any indulgence granted by the Company in respect of the

payment of any such money, shall preclude the Company from thereafter proceeding to enforce a forfeiture of such Shares as hereinafter provided.

36 Payment in anticipation of calls may carry interest:

The Board may, if it thinks fit, subject to the provisions of Section 50 of the Companies Act, 2013 agree to and receive from any Member willing to advance the same, all or any part of the amount of his Shares beyond the sums actually called up and upon the moneys so paid in advance, or upon so much thereof, from time to time, and at any time thereafter, as exceeds the amount of the calls then made upon and due in respect of the Shares on account of which such advances are made, the Board may pay or allow interest, at such rate as the Member paying the sum in advance and the Board may agree upon (not exceeding the rate as may be prescribed under the Act) upon giving the Member 3(three) month's notice in writing . The Board may at any time repay the amount so advanced provided that moneys paid in advance of call on any Shares may carry interest but shall not confer a right to dividend or to participate in profits.

No Member paying any such sum in advance shall be entitled to voting rights in respect of the moneys so paid by him until the same would but for such payment become presently payable.

The provisions of this Article shall mutatis mutandis apply to the calls on Debentures of the Company.

LIEN

37 Company's lien on Shares:

The Company shall have a first and paramount lien upon all the Shares/Debentures (other than fully paid up Shares/Debentures) registered in the name of each Member (whether solely or jointly with others) for all moneys (whether presently payable or not) called or payable at a fixed time in respect of such Shares/Debentures and upon the proceeds of sale thereof and no equitable interest in any Shares shall be created except upon the footing and condition that this Article hereof is to have full effect and such lien shall extend to all dividends payable and bonuses declared from time to time in respect of such Shares/Debentures. Unless otherwise agreed, the registration of a transfer of Shares/Debentures shall not operate as a waiver of the Company's lien, if any, on such Shares/Debentures. The Directors may at any time declare any Shares/Debentures wholly or in part to be exempt from the provisions of this clause.

38 Enforcing lien by Sale:

For the purpose of enforcing such lien the Board may sell the Shares subject thereto in

such manner as they think fit, but no sale shall be made unless a sum in respect of which the lien exists is presently payable and until notice in writing of the intention to sell shall have been served on such Member, his executors or administrators or his committee or other legal representatives as the case may be and default shall have been made by him or them in the payment of the sum payable as aforesaid for seven days after the date of such notice.

39 Application of proceeds of sales:

The net proceeds of the sale shall be received by the Company and applied in or towards payment of such part of the amount in respect of which the lien exists as is presently payable and the residue, if any, shall, subject to a like lien for sums not presently payable as existed upon the Shares before the sale, be paid to such Member, his executors or administrators or assigns or his committee or other legal representatives, as the case may be, entitled to the Shares at the date of the sale.

FORFEITURE OF SHARES

40 Notice to be given to Member in case money payable on Shares not paid:

If any Member fails to pay any call or installment of a call on or before the day appointed for the payment of the same or any such extension thereof as aforesaid, the Board may at any time thereafter, during such time as the call or instalment remains unpaid, give notice to him requiring him to pay the same together with any interest that may have accrued and all expenses that may have been incurred by the Company by reason of such non-payment.

41 Form of Notice:

The notice shall name a day (not being earlier than the expiry of fourteen days from the date of the notice) and a place or places on and at which such call or installment and such interest and expenses as aforesaid are to be paid. The notice shall also state that in the event of the non-payment on or before the time and at the place appointed, the Shares in respect of which the call was made or installment is payable, will be liable to be forfeited.

42 In default of payment, Shares to be forfeited:

If the requirements of any such notice as aforesaid are not complied with, every or any Shares in respect of which such notice has been given, may, at any time thereafter before payment of all calls or installments, interest and expenses due in respect thereof, be forfeited by a resolution of the Board to that effect subject to the provisions of the Act, such forfeiture shall include all dividends declared or any other moneys payable

in respect of the forfeited Shares and not actually paid before the forfeiture.

43 Notice of forfeiture to a Member:

When any Shares shall have been so forfeited, notice of the forfeiture shall be given to the Member in whose name is stood immediately prior to forfeiture, and an entry of the forfeiture, with the date thereof, shall forthwith be made in the Register of Members, but no forfeiture shall be in any manner invalidated by any omission or neglect to give such notice or to make any such entry as aforesaid.

44 Forfeited Shares to be property of Company and may be sold:

Any Shares so forfeited, shall be deemed to be the property of the Company, and may be sold, re-allotted or otherwise disposed of, either to the original holder thereof or to any other Person, upon such terms and in such manner as the Board shall think fit.

45 Member still liable to pay money owing at time of forfeiture and interest:

Any Member whose Shares have been forfeited shall, notwithstanding the forfeiture, be liable to pay and shall forthwith pay to the Company on demand all calls, installments, interest and expenses owing upon or in respect of such Shares at the time of forfeiture, together with interest thereon from the time of the forfeiture, until payment, at such rate as the Board may determine and the board may enforce the payment thereof, if it thinks fit.

46 Effect of forfeiture:

The forfeiture of a Shares shall involve, extinction at the time of the forfeiture, of all interest in and claims and demands against the Company, in respect of the Shares and all other rights incidental to the Shares, except only such of those rights as by these Articles are expressly saved.

47 Evidence of forfeiture:

A declaration in writing that the declarant is a Director or Secretary of the Company and that a Shares in the Company has been duly forfeited in accordance with these Articles on the date stated in the declaration, shall be conclusive evidence of the facts therein stated as against all Persons claiming to be entitled to the Shares.

48 Validity of sale:

Upon any sale after forfeiture or for enforcing a lien in purported exercise of the powers hereinbefore given, the Board may appoint some Person to execute an instrument of

transfer of the Shares sold and cause the purchaser's name to be entered in the Register of Members in respect of the Shares sold, and the purchaser shall not be bound to see the regularity of the proceedings, or to the application of the purchase money, and after his name has been entered in the Register of Members in respect of such Shares, the validity of the sale shall not be impeached by any Person and the remedy of any Person aggrieved by the sale shall be damages only and against the Company exclusively.

49 Directors may issue new certificate:

Upon any sale, re-allotment or other disposal under the provisions of the preceding Articles, the certificate or certificates originally issued in respect of the relative Shares shall (unless the same shall on demand by the Company have been previously surrendered to it by the defaulting Member) be null and void and of no effect, and the Directors shall be entitled to issue a new certificate or certificates in respect of the said Shares to the Person or Persons entitled thereto.

50 Power to annul forfeiture:

The Board may at any time before any Shares so forfeited shall have been sold, re-allotted or otherwise disposed of, annul the forfeiture thereof upon such conditions as it thinks fit.

TRANSFER AND TRANSMISSION OF SHARES AND DEBENTURES

51 General Power to refuse transfer:

Subject to the provisions of Section 58 & 59 of the Act, these Articles and other applicable provisions of the Act or any other law for the time being in force, the Board may refuse whether in pursuance of any power of the Company under these Articles or otherwise to register the transfer of, or the transmission by operation of law of the right to, any Shares or interest of a Member in or Debentures of the Company. The Company shall within one month from the date on which the instrument of transfer or the intimation of such transmission, as the case may be, was delivered to Company, send notice of the refusal to the transferee and the transferor or to the Person giving intimation of such transmission, as the case may be, giving reasons for such refusal. Provided that the registration of a transfer shall not be refused on the ground of the transferor being alone or jointly with any other Person or Persons indebted to the Company on any account whatsoever except where the Company has a lien on Shares.

52 Execution of transfer, etc.:

No transfer of Shares in or Debentures of the Company shall be registered unless a proper instrument of transfer duly stamped and executed by or on behalf of the

transferor and by or on behalf of the transferee and specifying the name, address and occupation, If any, of the transferee has been delivered to the Company along with the certificates relating to the Shares or Debentures or if no such certificate is in existence along with the letter of allotment of the Shares or Debentures provided the transferor shall be deemed to remain the holder of such Shares or debenture until the name of the transferee is entered in the Register in respect thereof.

53 Form of transfer:

The instrument of transfer of any Shares shall be in writing in the form prescribed pursuant to the Act and statutory modifications thereof for the time being shall be duly complied with in respect of all transfer of Shares and registration thereof. All the provisions of Section 56 of the Act shall be duly complied with in respect of all transfers of Shares and registration thereof.

54 No Fee on transfer or transmission:

No fee shall be charged for registration of transfer, transmission, probate, succession certificate and letters of administration, certificate of death or marriage, power of attorney or similar other document.

55 Transfer Instrument to be left at office and evidence of title given when transfer to be retained:

Every instrument of transfer duly executed and stamped shall be left at the office of the Company for registration, accompanied by the certificate of the Shares to be transferred and such other evidence as the Company may require to prove the title of the transferor or his right to transfer the Shares. All instruments of transfer which shall be registered shall be retained by the Company but any instrument of transfer which the Directors may decline to register shall, on demand, be returned to the Person depositing the same.

56 No transfer to insolvent etc.:

No Shares, shall in any circumstances be transferred to any insolvent or Person of unsound mind.

57 Closure of transfer books:

The Directors may, after giving not less than seven days previous notice by advertisement as required by Section 91 of the Act and rules made thereunder, close the Register of Members or the Register of Debenture-holders for any period or periods not exceeding in the aggregate forty-five days in each year, but not exceeding thirty days at any one time.

58 Title to Shares of deceased holder:

- (a) In the case of the death of any one or more of the Persons named in the Register of Members as the joint holders of any Shares, the survivor or survivors shall be the only Persons recognized by the Company as having any title to or interest in such Shares, but nothing herein contained shall be taken to release the estate of a deceased joint holder from any liability on Shares held by him jointly with any other Person.
- (b) The executor or administrator of a deceased Member and not being one of two or more jointholders shall be the only persons recognized by the Company as having any title to his shares and the Company shall not be bound to recognize such executor or administrator unless such executor or administrator shall have first obtained Probate or Letters of Administration or other legal representation as the case may be from a duly constituted Court in India. Provided that in any case where the Board in their absolute discretion think fit, the Board may dispense with production of Probate or Letters or Administration or other legal representation, upon such terms as to indemnify or otherwise as the Directors may deem fit and under the next Article, register the name of any Person who claims to be absolutely entitled to the Shares standing in the name of deceased Member, as a Member.

59 Registration of Persons entitled to Shares otherwise than by transfer (Transmission Clause):

Subject to provisions of the Act and these Articles, any Person becoming entitled to Shares in consequence of the death, bankruptcy or insolvency of any Member, or by any lawful means other than by a transfer in accordance with these presents, may with the consent of the Directors (which they shall not be under any obligation to give) upon producing such evidence as the Board, think sufficient either get registered himself as the holder of the Shares or elect to have some Person nominated by him and approved by the Board, registered as such holder; provided nevertheless, that if such Person shall elect to have his nominee registered, he shall testify the election by executing to his nominee an instrument of transfer of the Shares in accordance with the provisions herein contained and until he does so, he shall not be freed from any liability in respect of the Shares. This clause is hereinafter referred to as the "Transmission Clause."

60 Persons entitled may receive dividends without being registered as Member:

A Person entitled to a Shares by transmission shall, subject to the right of the Directors to retain such dividends or moneys as hereinafter provided, be entitled to receive and may give a discharge for any dividends or other moneys payable in respect of the same.

61 Board may require evidence of transmission:

Every transmission of Shares shall be verified in such manner as the Directors may require and the Company may refuse to register any such transmission until the same be so verified or until or unless an indemnity be given to the Company with regard to such registration which the Directors in their discretion shall consider sufficient, provided nevertheless that there shall not be any obligation on the Company or the Directors to accept any indemnity.

62 Transfer by legal representative:

A transfer of the Shares in the Company of a deceased Member thereof made by his legal representative shall, although the legal representative is not himself a Member, be as valid as if he had been a Member at the time of the execution of the instrument of transfer.

63 Nomination in case of death:

Every holder of Securities of the Company may at any time nominate, in the manner prescribed under the Act, a Person to whom his Securities in the Company shall vest in the event of death of such holder. Where the Securities of the Company are held by more than one Persons jointly, the joint holders may together nominate, in the prescribed manner, a Person to whom all the rights in the Securities of the Company, as the case may be, held by them shall vest in the event of death of all joint holders.

Notwithstanding anything contained in any other law for the time being in force or in any disposition, whether testamentary or otherwise, or in these Articles, in respect of such Securities of the Company, where a nomination made in the prescribed manner purports to confer on any Person the right to vest the Securities of the Company, the nominee shall, on the death of the Securities holders of the Company or, as the case may be, on the death of all the joint holders become entitled to all the rights in the Securities of the Company to the exclusion of all other Persons, unless the nomination is varied or cancelled in the prescribed manner under the provisions of the Act.

64 Nomination to minor:

Where the nominee is a minor, it shall be lawful for the holder of the Securities to make the nomination to appoint, in the prescribed manner under the provisions of the Act, any Person being a guardian to become entitled to the Securities of the Company, in the event of the death of the nominee, during the minority.

65 Right of Nominee:

Any Person who becomes a nominee by virtue of the provisions of these Articles upon production of such evidence as may be required by the Board and subject as hereinafter provided, elect, either:

- a) to be registered himself as holder of the Securities;
- b) to make such transfer of the Securities as the deceased Shareholder or Debenture holder, as the case may be, could have made; or

if the nominee, so becoming entitled, elects himself to be registered as holder of the Securities, he shall deliver or send to the Company a notice in writing signed by him stating that he so elects and such notice shall be accompanied with death certificate of the deceased holder of Securities and the certificate(s) of Securities held by the deceased in the Company.

66 Transfer by Nominee:

Subject to the provisions of Section 56 of the Companies Act and these Articles, the Board may register the relevant Securities in the name of the nominee of the transferee as if the death of the registered holder of the Securities had not occurred and the notice of transfer were a transfer signed by that holder.

67 Nominee to be entitled to same advantage:

A nominee on becoming entitled to Securities by reason of the death of the holder, or joint holders shall be entitled to the same Dividend and other advantages to which he would be entitled if he were the registered holder of the Securities, except that he shall not before being registered as holder of such Securities, be entitled in respect of them to exercise any right conferred on a Member or Debenture holder in relation to Meetings of the Company.

68 Notice to nominee to register himself or to transfer the Shares:

The Board may, at any time, give notice requiring any such Person to elect either to be registered himself or to transfer the Securities, and if the notice is not complied with within ninety days, the Board may thereafter withhold payment of all dividends, bonuses, interest or other moneys payable or rights accrued or accruing in respect of the relevant Securities, until the requirements of the notice have been complied with.

69 Certificate of transfer:

The certification by the Company of any instrument of transfer of Shares in or Debentures of the Company, shall be taken as a representation by the Company to any Person acting on the faith of the certification that there have been produced to the Company such documents as on the face of them show a prima facie title to the Securities in the transferor named in the instrument of transfer but not as a representation that the transferor has any title to the Shares or Debentures.

70 Transfer of Debentures:

The provisions of these Articles shall mutatis mutandis apply to the transfer of or the transmission by operation of law of the right to Debentures of the Company.

DEMATERIALIZATION OF SECURITIES

71 Dematerialization of Securities:

The provisions of this Article shall apply notwithstanding anything to the contrary contained in any other Articles.

- (a) The Company shall be entitled to dematerialize securities and to offer Securities in a dematerialized form pursuant to the Depositories Act, 1996.
- (b) On the Company providing for dematerialization of its Securities, any or allholder of or subscriber to securities of the Company shall have the option to receive certificates for such securities or to hold the securities with a Depository. Such a Person who is the Beneficial Owner of the securities can at any time opt out of a Depository or rematerialize, if permitted by law, in respect of any securities in the manner provided by the Depositories Act, 1996 and the Company shall, in the manner and within the time prescribed, issue to the Beneficial Owner the required certificates for the securities. If a Person opts to hold his securities with the Depository, the Company shall intimate such Depository the details of allotment of the securities, and on receipt of the information, the Depository shall enter in its record the name of the allottee as the Beneficial Owner of the securities.
- (c) All securities held by a Depository shall be dematerialized and be in fungible form. Nothing contained in Sections 89 and 186 of the Companies Act, 2013 shall apply to a Depository in respect of the Securities held by on behalf of the Beneficial Owners.
- (d) (i) Notwithstanding anything to the contrary contained in the Act or these Articles, a Depository shall be deemed to be the registered owner for the purposes of effecting transfer of ownership of securities of the Company on

behalf of the Beneficial Owner.

- (ii) Save as required by Applicable Law, the Depository as the registered owner of the securities shall not have any voting rights or any other rights in respect of the securities held by it.
 - (iii) Every Person holding securities of the Company and whose name is entered as the Beneficial Owner of securities in the record of the Depository shall be entitled to all the rights and benefits and be subject to all the liabilities in respect of the securities which are held by a Depository and shall be deemed to be a Member of the Company.
- (e) Notwithstanding anything contained in the Act or these Articles to the contrary, where securities of the Company are held in a Depository, the records of the Beneficiary Ownership may be served by such Depository on the Company or Registrar and Transfer Agents by means of electronic mode or by delivery of floppies or discs.
 - (f) Nothing contained in Section 56 of the Companies Act 2013 or these Articles, shall apply to a transfer of securities effected by a transferor and transferee both of whom are entered as Beneficial Owners in the records of a Depository.
 - (g) Notwithstanding anything contained in the Act or these Articles, where securities are dealt with by a Depository, the Company shall intimate the details thereof to the Depository immediately on allotment of such securities.
 - (h) Nothing contained in the Act or these Articles regarding the necessity of having distinctive numbers for securities issued by the Company shall apply to securities held with a Depository.
 - (i) The register of Members and index of Beneficial Owners maintained by a Depository under the Depositories Act, 1996 shall be deemed to be the Register and Index of Members and security holders for the purposes of these Articles.

72 COPIES OF MEMORANDUM AND ARTICLES TO BE SENT TO MEMBERS:

A copy of the Memorandum and Articles of Association of the Company and of any other documents referred to in Section 17 of the Act shall be sent by the Company to a Member at his request on payment of such sum, as may be prescribed, from time to time, under the Act for each copy or such sum as the Directors may, from time to time, decide.

CONVERSION OF SHARES INTO STOCK

73 Shares may be converted into stock:

The Company, with the approval in a General Meeting may convert any paid-up Shares into stock; and when any Shares shall have been converted into stock, the several holders of such stock may henceforth transfer their respective interests therein, or any part of such interests, in the same manner and subject to- the same regulations as, and subject to which the Shares from which the stock arose might have been transferred, if no such conversion had taken place, or as near thereto as circumstances will admit. The Company may at any time reconvert any stock into paid-up Shares of any denomination.

74 Rights of Stock holders:

The holders of stock shall according to the amount of the stock held by them, have the rights, privileges and advantages as regards dividends, voting at meeting of the Company and other matters, as if they held the Shares from which the stock arose; but, no such privilege or advantage (except participation in the dividends and profits of the Company and in the' assets of the Company on winding up) shall be conferred by an amount of stock, which would not, if existing in Shares have, conferred that privilege or advantage. Save as aforesaid, all the provisions herein contained shall, so far as circumstances, will admit, apply to stock as well as to Shares. No such conversion shall affect or prejudice any preference or other special privilege.

MEETING OF MEMBERS

75 Annual General Meeting:

The Company shall in each year hold a General Meeting as its Annual General Meeting in addition to any other meetings in that Year. All General Meetings other than Annual General Meetings shall be called Extraordinary General Meetings. The Annual General Meeting shall be held within six months after the expiry of each Financial Year, provided that not more than fifteen months or such other period as may be prescribed shall elapse between the date of one Annual General Meeting and that of the next. Nothing contained in the foregoing provisions shall be taken as affecting the right conferred on the Registrar under the provisions of the Act to extend the time within which any Annual General Meeting may be held. Every Annual General Meeting shall be called for a time during business hours i.e. between 9.00 a.m. and 6.00 p.m. on a day that is not a National holiday and shall be held at the Office of the Company or at some other place within the City in which the Registered Office of the Company is situated as the Board may determine and the notices calling the Meeting shall specify it as the Annual General Meeting. Every Member of the Company shall be entitled to attend either in Person or by proxy and by way of a postal ballot, whenever provided, and in the manner prescribed or permitted under the provisions of the Act and the Auditor of the Company shall have the right to attend and to be heard at any General Meeting which he attends on any part of the business which concerns him as Auditor. At every Annual General

Meeting of the Company there shall be laid on the table the Financial Statements, the Proxy Register with proxies and the Register of Directors' and Key Managerial Personnel and their Shareholdings, Register of Contracts or Arrangements in which the Directors and KMPs are interested, which Registers shall remain open and accessible during the continuance of the meeting. The Financial Statements shall be filed with the Registrar of Companies, in accordance with Sections 137 of the Act.

76 Extraordinary General Meeting:

The Board may, whenever it thinks fit, call an Extraordinary General Meeting and it shall do so upon a requisition in writing by any Member or Members holding in the aggregate not less than one-tenth or such other proportion or value, as may be prescribed, from time to time, under the Act of such of the paid-up capital of the Company as at the that date of deposit of the requisition carries the right of voting in regard to the matter in respect of which the requisition has been made.

77 Requisition of Members to state object of Meeting:

Any valid requisition so made by Members must state the object or objects of the meeting proposed to be called, and must be signed by the requisitionists and be deposited at the Office; provided that such requisition may consist of several documents in like form, each signed by one or more requisitionists.

78 On receipt of requisition, Directors to call Meetings and in default requisitionists may do:

Upon the receipt of any such requisition, the Board shall forthwith call an Extraordinary General Meeting, and if they do not proceed within twenty-one days or such other lesser period, as may be prescribed, from time to time, under the Act, from the date of the requisition being deposited at the Office, to cause a meeting to be called for a day not later than forty-five days or such other lesser period, as may be prescribed, from time to time, under the Act, from the date of deposit of the requisition, the requisitionists, or such of their number as represent either a majority in value of the Paid-Up Share Capital held by all of them or not less than one-tenth of such of the Paid-Up Share Capital of the Company as is referred to in Section 100(4) of the Act, whichever is less, may themselves call the meeting, but in either case any meeting so called shall be held within three months or such other period, as may be prescribed, from time to time, under the Act, from the date of the deposit of the requisition as aforesaid.

79 Meeting called by requisitionists:

Any meeting called under the foregoing Articles by the requisitionists shall be called in the same manner, as nearly as possible, as that in which meetings are to be called by

the Board.

80 Twenty one days' notice of Meeting to be given:

Twenty-one days' notice at the least or a shorter notice thereof subject however to the provisions of Sections 101, 115 and 136 of the Act of every General Meeting, Annual or Extraordinary, specifying the day, date, place and hour of meeting, and the general nature of the business to be transacted there at, shall be given in the manner hereinafter provided, to such Persons as are under these Articles entitled to receive notice from the Company. Provided that in the case of a General Meeting with the consent of Members holding not less than 95 percent of such part of the Paid Up Capital of the Company as gives a right to vote at the Meeting may be convened by a shorter notice. In the case of an Annual General Meeting, if any business other than (i) the consideration of the Financial Statements and reports of the Board of Directors and Auditors, (ii) the declaration of Dividend, (iii) the appointment of Directors in place of those retiring, (iv) the appointment of, and fixing of the remuneration of the Auditors, is to be transacted and in the case of any other meeting in any event, there shall be annexed to the notice of the Meeting a statement setting out all material facts concerning each such item of business, including in particular the nature and extent of the interest, if any, therein of every Promoter, Director, and the Manager (if any), every key managerial personal and their relatives. Where any such item of special business relates to or affects any other company, the extent of shareholding interest in other company of every Director and the manager, if any and any other key managerial personal of the Company shall also be set out in the statement if the extent of such shareholding interest is not less than such percent as may be prescribed from time to time under the Act of the Paid-Up Equity Shares Capital of that other company. Where any item of business consists of the approval to any document, the time and place where the document can be inspected shall be specified in the statement aforesaid.

81 Omission to give notice not to invalidate a resolution passed:

The accidental omission to give any such notice as aforesaid to any Member, or other Person to whom to it should be given or the non receipt thereof, shall not invalidate any resolution passed at any such meeting.

82 Notice of business to be given:

No General Meeting, Annual or Extraordinary, shall be competent to enter upon, discuss or transact any business which has not been specifically mentioned in notice or notices upon which it was convened.

83 Quorum at General Meeting:

The quorum for a General Meeting shall be such as may be prescribed under Section 103 of the Act. A body corporate being Member shall be deemed to be personally present if represented in accordance with Section 113 of the Act.

84 If quorum not present Meeting to be dissolved and adjourned:

If, at the expiration of half an hour from the time appointed for the meeting a quorum of Members shall not be present, the meeting, if convened by or upon the requisition of Members, shall be dissolved, but in any other case it shall stand adjourned to the same day in the next week or if that day is a public holiday until the next succeeding day which is not a public holiday at the same time and place or to such other day and at such other time and place as the Board may determine, and if at such adjourned meeting a quorum of Member is not present at the expiration of half an hour from the time appointed for the meeting, those Members who are present shall be a quorum, and may, transact the business for which the meeting was called.

85 Chairman of General Meeting:

The Chairman or in his absence, the vice chairman of the Board shall be entitled to take the chair at every General Meeting, whether Annual or Extraordinary. If there be no such Chairman or Vice Chairman, or if at any meeting neither of them be present within fifteen minutes of the time appointed for holding such meeting then the Members present shall elect another Director as Chairman, and if no Director be present or if all the Directors present decline to take the Chair, then the Members present shall elect one of their Member to be Chairman.

86 Business confined to election of Chairman whilst chair is vacant:

No business shall be discussed at any General Meeting except the election of a Chairman, whilst to the Chair is vacant.

87 Chairman with consent may adjourn meeting:

The Chairman with the consent of the General Meeting, may adjourn any meeting from time to time and from place to place, but no business shall be transacted at any adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place. When a Meeting is adjourned for more than 30 days, notice of the adjourned Meeting shall be given as in the case of an original Meeting. Save as aforesaid, it shall not be necessary to give any notice of the adjournment or of the business to be transacted at an adjourned meeting.

88 Questions at General Meeting how decided:

- (1) At any General Meeting a resolution put to the vote of the Meeting shall be decided on a show of hands, unless a poll is, (before or on the declaration of the result of the show of hands) demanded by the Chairman of the meeting or any Member or Members present in Person or by proxy and holding Shares in the Company which confer a power to vote on the resolution not being less than one-tenth or such other proportion as may statutorily be prescribed, from time to time, under the Act of the total voting power in respect of the resolution or by any Member or Members present in person or by proxy and holding Shares in the Company which confer a power to vote on the resolution being Shares on which an aggregate sum of not less than Rupees Five lakh or such other sum as may statutorily be prescribed, from time to time, under the Act has been paid-up and unless a poll is demanded a declaration by the Chairman that a resolution has, on a show of hands, been carried or carried unanimously, or by a particular majority, or lost, and an entry to that effect in the Minute Book of the Company shall be conclusive evidence of the fact, without proof of the number or proportion of the votes recorded in favour of or against that resolution.
- (2) A Member may exercise his vote by electronic means in accordance with the Act and the Applicable Law and shall vote only once.

89 Chairman's casting vote:

In the case of an equality of votes, the Chairman shall both on a show of hands or electronically or at a poll (if any) have a casting vote in addition to the vote or votes to which he may be entitled as a Member.

90 Poll to be taken, if demanded:

If a poll is demanded as aforesaid the same shall subject to Article 92, be taken in such manner and at such time (not being later than forty-eight hours from the time when the demand was made) and place, and either by open voting or by ballot, as the Chairman shall direct, and the result of the poll shall be deemed to be the resolution of the meeting at which the poll was demanded. The demand for a poll may be withdrawn at any time by the Person or Persons who made the demand.

91 Scrutineers at poll:

Where a poll is to be taken, the Chairman of the meeting shall appoint one or at his discretion, two scrutineers to scrutinise the votes given on the poll and to report thereon to him. The Chairman shall have power at any time before the result of the poll is declared to remove a scrutineer from office and fill vacancies in the office of scrutineer arising from such removal or from any other cause.

92 In what case poll taken without adjournment:

Any poll duly demanded on the election of the Chairman of a meeting or on any question of adjournment shall be taken at the meeting forthwith and without adjournment.

93 Demand for poll not to prevent transaction of other business:

The demand for a poll except on the questions of the election of the Chairman and of an adjournment shall not prevent the continuance of a meeting for the transaction of any business other than the question on which the poll was demanded.

VOTES OF MEMBERS**94 Members in arrears not to vote:**

No Member shall be entitled to vote either personally or by proxy at any General Meeting or Meeting of any class of Shareholders whilst any money due from him, alone or jointly, to the Company in respect of any Shares registered in his name on which any calls or other sums presently payable by him, have not been paid or in regard to which the Company has, exercised, any right of lien.

95 Number of votes to which Member entitled:

Subject to the provisions of Section 47 of the Act, every Member, not disqualified by the last preceding Article shall be entitled to be present and to speak and vote at any General Meeting of any class of Shareholders, and on a show of hands every Member present in person shall have one vote and upon a poll and e-voting every Member present in person or by a proxy shall have one vote for every Shares held by him either alone or jointly with any other Person or Persons Provided, however, if any preference shareholder be present at any Meeting of the Company, he shall, save as provided in Section 47, have a right to vote only on resolutions placed before the Meeting which directly affect the rights attached to his preference shares.

96 Vote of a person of unsound mind or minor:

A Member of unsound mind, or in respect of whom an order has been made by any Court having jurisdiction in lunacy, may vote, whether on a show of hands or on poll or through electronic means, by his committee or other legal guardian; and any such committee or guardian may, on poll, vote by proxy; If any Member be a minor, the vote in respect of his Shares shall be by his guardian, or any one of his guardians if more than one, to be selected in case of dispute by the Chairman of the meeting.

97 Casting of votes by a Member entitled to more than one vote:

On a poll, a Member entitled to more than one vote, or his proxy or other Person entitled to vote for him, as the case may be, need not, if he votes, use all his votes or cast in the same way all the votes he uses.

98 Votes of joint Members:

If there be joint registered holders of any Shares, any one of such Persons may vote at any meeting either personally or by proxy in respect of such Shares as if he were solely entitled thereto. If more than one of such joint-holders be present at any meeting either personally or by proxy, that one of the said Persons so present whose name stands higher on the Register of Members shall alone be entitled to vote in respect of such Shares, but the other or others of the joint-holders shall be entitled to be present at the meeting. Several executors or administrators of a deceased Member in whose names Shares stand shall for the purpose of these Articles be deemed joint-holders thereof.

99 Voting in person or by proxy:

Subject to the provisions of these Articles, votes may be given either personally or by proxy. A body corporate being a Member may vote either by a proxy or by a representative duly authorised in accordance with the applicable provisions of the Act and such representative shall be entitled to exercise the same right and powers (including the, right to vote by proxy) on behalf of the body corporate which he represents as that body could exercise if it were an individual Member of the Company.

100 Appointment of proxy:

Every proxy (whether a Member or not) shall be appointed in writing under the hand of the appointer or his attorney, or if such appointer is a body corporate under the common seal of such corporation, or in writing signed by an officer or attorney duly authorised by it. A proxy so appointed shall not have any right to speak at the meetings.

101 Votes in respect of Shares of deceased and insolvent Member:

Any Person entitled under Article 61 to transfer any Shares may vote at any General Meeting in respect thereof in the same manner as if he were the registered holder of such Shares, provided that forty eight hours at least before the time of holding the meeting or adjourned meeting, as the case may be, at which he proposes to vote he shall satisfy the Directors of his right to transfer such Shares and give such indemnity (if any) as the Directors may require or the Directors shall have previously admitted his right to vote at such meeting in respect thereof.

102 No proxy except for a corporation to vote on a show of hands:

No Member not personally present shall be entitled to vote on a show of hands, unless such a Member is a body corporate present by a representative duly authorized under the applicable provisions of the Act in which case such authorized representative may vote on a show of hands as if he were a Member.

103 Proxy either for specified meeting or for a period:

An instrument of proxy may appoint a proxy either for the purpose of a particular meeting specified in the instrument and every adjournment thereof or every meeting of the Company, or every meeting to be held before a date specified in the instrument and every adjournment of every such meeting.

104 Deposit of Instrument of appointment:

The instrument appointing a proxy and the power of attorney or other authority (if any), under which it is signed or a certified copy of that power of attorney, shall be deposited at the Office not less than forty-eight hours before the time for holding the meeting at which the Person named in the instrument proposes to vote, and in default the instrument of proxy shall not be treated as valid. No instrument appointing a proxy shall be valid after the expiration of twelve months or such other period as may be prescribed under the laws, for the time being, in force, or if there be no law, then as may be decided by the Directors, from the date of its execution.

105 Form of Proxy:

Every instrument of proxy whether for a specified meeting or otherwise shall, as nearly as circumstances will admit, be in either of the forms as may be prescribed from time to time.

106 Validity of votes given by proxy notwithstanding death of Member:

A vote given in accordance with the terms of an instrument of proxy shall be valid notwithstanding the previous death of principal, or revocation of the instrument of or any power of attorney under which such instrument was signed or the transfer of the Shares in respect of which the vote is given, provided that no intimation in writing of the death, revocation or transfer shall have been received at the office before the meeting.

107 Time for objection of votes:

No objection shall be made to the validity of any vote, except at any meeting or poll at

which such vote shall be tendered, and every vote whether given personally or by proxy, not disallowed at such meeting or poll shall be deemed valid for all purposes or such meeting or poll whatsoever.

108 Chairman of any Meeting to be the judge of validity of any vote:

The Chairman present at the taking of a poll shall be the sole judge of the validity of every vote tendered at such poll.

109 Minutes of General Meeting and inspection thereof by Members:

- (1) The Company shall cause minutes of all proceedings of every General Meeting to be kept by making within thirty days of the conclusion of every such meeting concerned, entries thereof in books kept for that purpose with their pages consecutively numbered.
- (2) Each page of every such book shall be initialed or signed and the last page of the record of proceedings of each meeting in such book shall be dated and signed by the Chairman of the same meeting within the aforesaid period of thirty days or in the event of the death or inability of that Chairman within that period, by a Director duly authorised by the Board for the purpose.
- (3) In no case the minutes of proceedings of a meeting be attached to any such book as aforesaid by pasting or otherwise.
- (4) The minutes of each meeting shall contain a fair and correct summary of the proceeding thereat.
- (5) All appointments of Officers made at any meeting aforesaid shall be included in the minutes of the meeting.
- (6) Nothing herein contained shall require or be deemed to require the inclusion in any such minutes of any matter which in the opinion of the Chairman of the meeting;
 - (a) is or could reasonably be regarded as, defamatory of any person, or
 - (b) is irrelevant or immaterial to the proceedings, or
 - (c) is detrimental to the interests of the Company.

The Chairman of the meeting shall exercise an absolute discretion in regard to the inclusion or non-inclusion of any matter in the minutes on the aforesaid grounds.

- (7) Any such minutes shall be evidence of the proceedings recorded therein.
- (8) The book containing the minutes of proceedings of General Meetings shall be kept at the Office of the Company and shall be open during business hours for such periods not being less in the aggregate than two hours in each day as the Directors determine, to the inspection of any Member without charge.

110 Resolutions passed by Postal Ballot:

Notwithstanding anything contained in the foregoing, the Company shall transact such business, as may be specified by the Central Government from time to time, through the means of postal ballot. In case of resolutions to be passed by postal ballot, no Meeting need to be held at a specified time and place requiring physical presence of Members to form a quorum. Where a resolution will be passed by postal ballot the Company shall, in addition to the requirements of giving requisite clear days notice, send to all the Members the following:

- (a) Draft resolution and relevant explanatory statement clearly explaining the reasons thereof.
- (b) Postal ballot for giving assent or dissent, by Members and Postage prepaid envelope (by registered post or other permitted manner) for communicating assents or dissents on the postal ballot to the Company with a request to the Members to send their communications within thirty days from the date of dispatch of notice.

DIRECTORS

111 Number of directors:

Until otherwise determined by a General Meeting and subject to the applicable provisions of the Act, the number of Directors (excluding Alternate Directors) shall not be less than three nor more than such number as may be stipulated under the Act for the time being in force.

112 Appointment of Alternate Director:

The Board may appoint an Alternate Director to act for a Director (hereinafter called "the Original Director") during his absence from India for a period of not less than three months or such other period as may be prescribed under the Act. An Alternate Director appointed under this Article shall not hold office as such for a longer period than that permissible to the Original Director in whose place he has been appointed and shall vacate office if and when the Original Director returns to the India. If the term of Office

of the Original Director is determined before he returns to the India, any provisions in the Act or in these Articles for the automatic re-appointment of retiring Director in default, of another appointment shall apply to Original Director and not to the Alternate Director. No Person shall be appointed as Alternate Director for an independent director unless he is qualified to be appointed as independent director.

113 Power to appoint ex-officio Directors:

Whenever the Company enters into a contract with any bank or financial institution or any Person or Persons (hereinafter referred to as "the appointee") for borrowing any money or for providing any guarantee or security or for technical collaboration or assistance or for underwriting the Directors shall have, subject to the provisions of Section 152 and other applicable provisions, if any, of the Act, the power to agree that such appointee shall have the right to appoint by a notice in writing addressed to the Company one or more Persons as a Director or Directors of the Company for such period and upon such conditions as may be mentioned in the agreement and that such Director or Directors may not be liable to retire by rotation nor be required to hold any qualification Shares. The directors may also agree that any such director or Directors may be removed from time to time by the appointee who may appoint another or others in his or their place and also fill any vacancy, which may occur as a result of any such Director or Directors ceasing to hold that office for any reason whatever. The Directors appointed under this Article and under Article 117 shall be entitled to exercise and enjoy all or any of the rights and privileges exercised and enjoyed by the Directors of the Company including such remuneration, sitting fees and travelling expenses as may be agreed by the Company with the appointee.

114 Debenture Directors:

If it is provided by the trust deed, securing or otherwise, in connection with any issue of Debentures of the Company, that a trustee appointed under the trust deed shall have power to appoint a Director of the Company, then in the case of any and every such issue of Debentures, the Person or Persons having such power may exercise such power from time to time and appoint a Director accordingly provided that the total number of Board shall not exceed the maximum fixed under Article 111 Any Director so appointed is herein referred to as a Debenture Director. A Debenture Director may be removed from office at any time by the trustee in whom for the time being is vested the power under which he was appointed and another Director may be appointed in his place. A debenture director shall not be liable to retire by rotation. A Debenture Director shall not be bound to hold any qualification Shares.

115 Directors' power to add to Board:

The Board shall have power at any time and from time to time to appoint any qualified

Person other than a Person who has fails to get appointed as director in a General Meeting, to be an Additional Director but so that the total number of Directors shall not at any time exceed the maximum fixed under Article 111. Any such additional Director shall hold Office only upto the date of the next Annual General Meeting.

116 Directors' power to fill casual vacancies:

Subject to the provisions of Sections 152, 161 and other applicable provisions of the Act, the Board shall have power at any time and from time to time to appoint any qualified Person to be a Director to fill a casual vacancy. Any Person so appointed shall hold office only upto the date upto which the Director in whose place he is appointed would have held office if it had not been vacated by him.

117 Qualification Shares:

No Director of the Company shall be required to hold any qualification shares.

118 Remuneration of Directors:

- (1) Subject to the provisions of the Act, a Director, who is in the whole time employment of the Company, i.e. a whole time director, or a Managing Director may be paid remuneration either by way of a monthly payment or at a specified percentage of the net profits of the Company or partly by one way and partly by the other as may be permitted under the Act.
- (2) Subject to the provisions of the Act, a Director, who is neither in the whole time employment of the Company i.e. a whole time director, nor a Managing Director, may be paid remuneration either:
 - (a) by way of monthly, quarterly or annual payment; or
 - (b) by way of commission.

119 Sitting Fees:

The Directors of the Company, other than the Managing Director and Wholetime Directors, shall be paid for attending meeting of the Board or Committee thereof such sitting fees as may be prescribed by the Act or the Central Government from time to time.

120 Special Remuneration of Directors performing Extra Services:

Subject to the provisions of Sections 197 of the Act, and of Article 118 & 119, if any Director be called upon to perform extra services or make special exertions or efforts (which expression shall include work done by a Director as a member of any Committee formed by the Directors) the Board may arrange with such Director for such special

remuneration for such extra services or special exertions or efforts either by a fixed sum or otherwise as may be determined by the Board and such remuneration may be either in addition to, or in substitution for, his remuneration above provided.

121 Travelling and other expenses incurred by Director:

The Directors may allow and pay to any Director who is not a bonafide resident in the place where meetings of the Directors or of Committee are ordinarily held and who shall come to such place or who incurs travelling and other expenses for attending a meeting of the Board of Directors or of a Committee, such sum as the Directors consider fair compensation for travelling, boarding, lodging and other expenses incurred in connection with the meeting, in addition to remuneration provided for in the preceding Articles. The Directors shall be entitled to be repaid any traveling or other expenses incurred in connection with the business of the Company.

122 Director may act notwithstanding vacancy: Vacation of office of Director:

The continuing Directors may act notwithstanding any vacancy in their body, but if, and so long as their number is reduced below the minimum number fixed by Article 111, hereof, the continuing Director or Directors may act for the purpose of increasing the number of Directors to that number, or of summoning a General Meeting, but for no other purpose.

123 Vacation of office of Director:

The office of director shall be vacated pursuant to the provisions of Section 167 and other applicable provisions of the Companies Act, 2013. Further, the Director may resign his office by giving notice to the Company pursuant to section 168 of the Companies Act, 2013.

124 Register of Contracts in which Directors are interested:

The Company shall keep a Register in accordance with Section 189(1) of the Act in which shall be entered such particulars as may be relevant having regard to the application thereto of Section 184 and Section 188 of the Act, as the case may be. The Register aforesaid shall also specify, in relation to each Director of the Company the names of the bodies corporate and firms of which notice has been given by him under this Article. The Register shall be kept at the Office of the Company and shall be open to inspection at such Office, and extracts may be taken therefrom and copies thereof may be required by any Member of the Company to the same extent, in the same manner, and on payment of maximum fees as provided in the Act, unless waived/ reduced by the Directors on case of case basis..

125 Directors may be directors of companies promoted by the Company:

A Director may be or become a Director of any Company promoted by the Company, or in which it may be interested as a vendor, Shareholder, or otherwise, and no such Director shall be accountable for any benefits received as Director or Shareholder of such Company except in so far as the provision of the Act may be applicable.

126 Rotation of Directors:

Not less than two thirds of the total number of Directors shall:

- (a) be persons whose period of office is liable to determination by retirement of Directors by rotation; and
- (b) save as otherwise expressly provided in the Act, be appointed by the Company in General Meeting;

The remaining Directors shall, in default of and subject to any regulations in the Articles of the Company, also be appointed by the Company in General Meeting.

127 Ascertainment of Directors retiring by rotation and filling up vacancies:

- (1) At every Annual General Meeting one-third of such of the Directors for the time being as are liable to retire by rotation, or if their number is not three or a multiple of three, then the number nearer to one-third, shall retire from office. The Independent Director shall not be liable to retire by rotation. Unless the Board decides otherwise, subject however to the Applicable Law, the Nominee, Special and Debenture Directors, if any, shall not be subject to retirement under this clause and shall not be taken into account in determining the rotation of retirement or the number of directors to retire subject to Section 152 and other application provisions, if any, of the Act.
- (2) Subject to Section 152 of the Act, the Directors to retire by rotation at every Annual General Meeting shall be those who have been longest in office since their last appointment, but as between persons who became Directors on the same day, those who are to retire shall, in default of and subject to any agreement amongst themselves, be determined by lot.

128 Company to appoint successors:

Pursuant to section 152 of the Act, the Company, at the General Meeting at which a Director retires in manner aforesaid, may fill up the vacancy by electing/appointing the retiring Director or some other person in place of such retiring Director.

129 Provisions in default of appointment:

- (1) If the place of the retiring Director is not so filled up and the General Meeting has not expressly resolved not to fill the vacancy, the General Meeting shall stand adjourned till the same day in the next week, at the same time and place, or if that day is a National holiday, till the next succeeding day which is not a National holiday, at the same time and place.
- (2) If at the adjourned General Meeting also the place of the retiring Directors is not filled up and that General Meeting also has not expressly resolved not to fill the vacancy, the retiring Director shall be deemed to have been re-appointed at the adjourned General Meeting, unless.
 - (a) at that General Meeting or at the previous General Meeting a resolution for re-appointment of such Director has been put to the General Meeting and lost;
 - (b) the retiring Director has, by a notice in writing addressed to the Company or the Board expressed his unwillingness to be so re-appointed;
 - (c) he is not qualified or is disqualified for appointment;
 - (d) a resolution, whether special or ordinary, is required for the appointment or re-appointment by virtue of any provisions of the Act; or
 - (e) Section 162 of the Act is applicable to the case.

130 Company may increase or reduce the number of Directors:

Subject to Section 149 and Section 152 of the Act, the Company may, by Special Resolution from time to time, increase or reduce the number of Directors, and the Company may (subject to the provisions of Section 169 of the Act) remove any Director before the expiration of his period of office and appoint another qualified person in his stead. The person so appointed shall hold office during such time as the Director in whose place he is appointed would have held the same if he had not been removed.

131 Notice of candidature for office of Director except in certain cases:

- (1) No person not being a retiring Director, shall be eligible for appointment to the Office of Director at any General Meeting unless he or some Member intending to propose him has, not less than fourteen days or such other period as may be prescribed, from time to time, under the Act, before the meeting, left at the Office of the Company a notice in writing under his hand signifying his candidature for the office of Director or an intention of such Member to propose him as a candidate for that office, along with a deposit of Rupees One Lakh or such other amount as may be prescribed, from time to time, under the Act, which shall be refunded to such Person or as the case may be, to such Member, if the

Person succeeds in getting elected as a Director or gets more than twenty-five per cent of the total valid votes cast either on show of hands or on poll on such resolution.

- (2) Every person (other than a Director retiring by rotation or otherwise or a Person who has left at the Office of the Company a notice under Section 160 of the Act signifying his candidature for the office of a Director) proposed as a candidate for the office of a Director shall sign and file with the Company, the consent in writing to act as a Director, if appointed.
- (3) A person other than a Director re-appointed after retirement by rotation or immediately on the expiry of his term of office, or an Additional or Alternate Director, or a person filling a casual vacancy in the office of a Director under Section 161 of the Act appointed as a Director or re-appointed as an Additional or Alternate Director, immediately on the expiry of his term of office shall not act as a Director of the Company, unless he has within thirty days of appointment signed and filed with the Registrar his consent in writing to act as such Director.

132 Register of Directors etc. and notification of change to Registrar:

The Company shall keep at its Office a Register containing the particulars of its Directors and Key Managerial Personnel and their Shareholding as mentioned in Section 170 of the Act, and shall otherwise comply with the provisions of the said Section in all respects.

133 Disclosure by Directors and Key Managerial Personnel of appointment in any other body corporate:

Every director and Key Managerial Personnel shall within a period of thirty days of his appointment, or relinquishment of his office, as the case may be, disclose to the Company the particulars specified in sub-section (1) of section 184 relating to his concern or interest in the other associations which are required to be included in the register under that sub-section or such other information relating to himself as may be prescribed by the Act.

MANAGING DIRECTORS

134 Board of Directors may appoint Managing Director:

- (1) Subject to the provisions of the Act and of these Articles, the Board shall have power to appoint from time to time one or more of its number as Managing Director or Managing Directors of the Company for a fixed term not exceeding

five years at a time and upon such conditions as the Board thinks fit, and subject to the provisions of Article 135, the Board may by resolution vest in such Managing Director such of the powers hereby vested in the Board generally as it thinks fit, and such powers may be made exercisable for such period or periods, and upon such conditions and subject to such restrictions as it may determine. The remuneration of a Managing Director shall be determined in accordance with Article 118 & 119.

- (2) The Board shall have power to appoint or reappoint an individual as the Chairman of the Company as well as the Managing Director or Chief Executive officer of the Company at the same time.

135 Restriction on management:

Subject to the superintendence, directors and control of the Board, the Managing Director or Managing Directors shall exercise the powers, except to the extent mentioned in the matters, in respect of which resolution are required to be passed only at the meeting of the Board under Section 179 of the Act and the rules made thereunder.

136 Certain persons not to be appointed Managing Director:

Subject to the applicable provisions, if any, of the Act, the Company shall not appoint or employ, or continue the appointment or employment of any person as its Managing or Whole time Director who :-

- (a) is below the age of twenty-one years or has attained the age of seventy years.
- (b) is an undischarged insolvent, or has at any time been adjudged as insolvent,
- (c) suspends, or has at any time suspended, payment to his creditors, or makes, or has at any time made, a composition with them, or is, or has at any time been, convicted by a Court of an offence and sentenced for a period of more than six months.

137 Special position of Managing Director or whole time director:

Unless otherwise decided by the Board, a Managing Director and Executive Directors shall be liable to retire by rotation. If any Managing Director and Executive Director cease to hold the office of the Director, they shall ipso facto and immediately cease to be a Managing Director and Executive Director respectively.

PROCEEDINGS OF THE BOARD OF DIRECTORS

138 Meetings of Directors:

The Directors may meet together as a Board for the dispatch of business, from time to

time, and shall so meet at least once in every 3 (Three) months and at least 4 (Four) such meetings shall be held in every year in such a manner that not more than one hundred and twenty days (120) days shall intervene between two consecutive meetings of the Board. The Directors may adjourn and otherwise regulate their meetings as they think fit. Subject to the provisions of the Act, the Directors may participate in a meeting of the Board either in person or through video conferencing or other audio visual means, as may be prescribed, which are capable of recording and recognising the participation of the directors and of recording and storing the proceedings of such meetings along with date and time subject to the rules as may be prescribed.

139 Notice of Meetings:

Not less than seven (7) days notice of every meeting of the Board may be given, in writing, to every director at his address registered with the Company and such notice shall be sent by hand delivery or by post or by electronic means.

Subject to the provisions of Section 173(3) of the Act, meeting may be called at a shorter notice.

140 Quorum:

Subject to Section 174 of the Act, the quorum for a meeting of the Board shall be one-third of its total strength (excluding Directors, if any, whose places may be vacant at the time and any fraction contained in that one-third being rounded off as one), or two Directors whichever is higher. Provided that where at any time the number of interested Directors exceeds or is equal to two-third of the total strength, the number of remaining Directors, that is to say, the number of Directors who are not interested, present at the meeting, being not less than two, shall be the quorum during such time.

141 Adjournment of Meeting for want of quorum:

If a meeting of the Board cannot be held for want of a quorum, then the meeting shall stand adjourned for half an hour on the same day and at same place and if the quorum as aforesaid is still not present then the Directors present shall constitute a quorum.

142 When meeting to be convened:

A Director may at any time and the Secretary upon the request of a Director shall convene a meeting of the Board by giving a notice in writing to every Director as per Article 139.

143 Chairman:

The Directors may from time to time elect from amongst their number, a Chairman and a Vice-Chairman of the Board and determine the period for which they are respectively to hold office. If there be no Chairman or Vice Chairman or if at any meeting of the Board, neither of them be present at the time appointed for holding the same, the Directors present shall choose one of their number to be Chairman of such Meeting.

144 Question at Board Meeting how decided:

Questions arising at any Meeting shall be decided by a majority of votes and in case of an equality of votes, the Chairman of the Meeting shall have a second or a casting vote.

145 Powers of Board Meeting:

At a meeting of the Board at which a quorum is present, the Directors shall be competent to exercise the powers which by or under the Act or the Articles of the Company are for the time being vested in or exercisable by the Directors collectively.

146 Directors may appoint committees:

Subject to the restrictions contained in Section 179 of the Act, the Board may delegate any of their powers to committees of the Board consisting of such members of its body as it thinks fit, and it may from time to time revoke and discharge any such Committee of the Board either wholly or in part and either as to persons or purposes, but every Committee of the Board so formed shall in the exercise of the powers so delegated, conform to any regulations that may from time to time be imposed on it by the Board. All acts done by any such Committee of the Board in conformity with such regulations and in fulfillment of the purposes of their appointment but not otherwise, shall have the like force and effect as if done by the Board.

147 Meetings of Committee how to be governed:

The meetings and proceedings of any Committee of the Board consisting of two or more members shall be governed by the provisions herein contained for regulating the meetings and proceedings of the Board of Directors, so far as the same are applicable thereto and are not superseded by any regulations made by the Directors under the last preceding Article.

148 Resolution by Circulation:

No resolution shall be deemed to have been duly passed by the Board or by a Committee thereof by circulation, unless the resolution has been circulated in draft, together with the necessary papers, if any, to all the Directors, or to all the Members of the Committee as the case may be at their addresses registered with the Company in India by hand

delivery or by post or by courier or through electronic means as may be prescribed and has been approved whether manually or by secure electronic mode by a majority of the Directors or Members of the Committee as are entitled to vote on the resolution.

149 Acts of Board or Committees valid not withstanding defect in appointment:

All acts done by any meeting of the Board or by a Committee of the Board or by any person acting as a Director shall notwithstanding that it shall afterwards be discovered that there was some defect in the appointment of such Director or persons acting as aforesaid, or that they or any of them were disqualified or had vacated office or that the appointment of any of them had been terminated by virtue of any provisions contained in the Act or these Articles, be as valid as if every such person had been duly appointed, and was qualified to be Director, and had vacated his office, or his office had not been terminated. Provided that nothing in this Article shall be deemed to give validity to acts done by a Director after his appointment has been shown to the Company to be invalid or to have terminated.

150 Minutes of proceedings of meetings of the Board:

- (1) The Company shall cause minutes of all proceedings of every meeting of the Board and of every Committee thereof to be kept by making within thirty days of the conclusion of every such meeting entries thereof in books kept for that purpose with their pages consecutively numbered.
- (2) Each page of every such books shall be initialed or signed and the last page of the record of proceedings of each meeting in such book shall be dated and signed by the Chairman of the said meeting or the Chairman of the next succeeding meeting.
- (3) In no case the minutes of proceedings of a meeting shall be attached to any such book as aforesaid by pasting or otherwise.
- (4) The minutes of each meeting shall contain a fair and correct summary of the proceeding thereat.
- (5) All appointments of officers made at any of the meeting aforesaid shall be included in the minutes of the meeting.
- (6) The minutes shall also contain (a) the names of the Directors present at the meeting; and (b) in the case of each resolution passed at the meeting, the names of the Directors, if any, dissenting from, or not concurring in, the resolution.
- (7) Nothing contained in sub-clauses (1) to (6) shall be deemed to require the inclusion in any such minutes of any matter which, in the opinion of the Chairman of the meeting
 - (a) is, or could reasonably be regarded as, defamatory of any Person,
 - (b) is irrelevant or immaterial to the proceedings, or
 - (c) is detrimental to the interests of the Company.
 The Chairman shall exercise an absolute discretion in regard to the inclusion or

non inclusion of any matter in the minutes on the grounds specified in the sub-clause.

- (8) Minutes of meetings kept in accordance with the aforesaid provisions shall be evidence of the proceedings recorded therein;

151 Powers of Directors:

The business of the Company shall be managed by the Board who may exercise all such powers of the Company and do all such acts and things as are not, by the Act, or any other Act or by the Memorandum or by the Articles of the Company required to be exercised or done by the Company in General Meeting, subject nevertheless to the provision of these Articles, to the provisions of the Act, or any other Act and to such regulations being not inconsistent with any of the aforesaid regulations or provisions, as may be prescribed by the Company in General Meeting; but no regulations made by the Company in General Meeting shall invalidate any prior act of the Board which would have been valid if that regulation had not been made.

BORROWING POWERS

152 (1) Power to borrow:

Subject to the provisions of Section 73, 179 and 180 of the Act and of these Articles, the Board of Directors may, from time to time at its discretion by a resolution passed at a meeting of the Board, accept deposits from Members either in advance of calls or otherwise and generally raise or borrow or secure the payment of any such sum or sums of money as they deem requisite from any source. PROVIDED HOWEVER where the money to be borrowed together with the moneys already borrowed (apart from temporary loans obtained from the Company's bankers in the ordinary course of business) exceed the aggregate of the paid-up capital of the Company and its free-reserves (not being reserves set apart for any specific purpose) the Board of Directors shall not borrow such money without the sanction of the Company by way of a special resolution passed in General Meeting. No debt incurred by the Company in the excess of the limit imposed by this Article shall be valid or effectual unless the lender proves that he advanced the loan in good faith and without knowledge that the limit imposed by this Article had been exceeded.

(2) Payment or repayment of moneys borrowed:

The payment or repayment of moneys borrowed as aforesaid may be secured in such manner and upon such terms and conditions in all respects as the Board of Directors may think fit and in particular in pursuance of a resolution passed at a meeting of the Board (and not by Circular Resolution) by the issue of bonds,

Debentures or debenture-stock of the Company, charged upon all or any part of the property of the Company (both present and future) including its uncalled capital for the time being and the Debentures and the Debentures-stock and other securities may be made assignable free from any equities between the Company and the Person to whom the same may be issued.

(3) Debentures:

- (a) The Company shall issue secured Debentures in accordance with the provisions of Companies (Shares Capital and Debentures) Rules, 2014.
- (b) Where any Debentures are issued by the Company pursuant to section 71, it shall create a debenture redemption reserve account out of the profits of the Company available for payment of dividend and the amount credited to such account shall not be utilized except for redemption of Debentures.
- (c) The Company shall comply with the provisions of the Companies (Shares Capital and Debentures) Rules, 2014 as regards supply of copies of Debenture Trust Deed and inspection thereof.
- (d) The Company shall comply with the provisions of Section 77 of the Act as regards registration of charges.

MANAGEMENT

153 Prohibition of simultaneous appointment of different categories of managerial personnel

The Company shall not appoint or employ at the same time more than one of the following categories of managerial personnel, namely:-

- (a) Managing Director; and
- (b) Manager.

CHIEF EXECUTIVE OFFICER, MANAGER, COMPANY SECRETARY OR CHIEF FINANCIAL OFFICER

154 Subject to the provisions of the Act,

- (1) A chief executive officer, manager, Company Secretary, chief financial officer may be appointed by the Board for such term, at such remuneration and upon such conditions as it may think fit; and any chief executive officer, manager, Company Secretary, chief financial officer so appointed may be removed by

- means of a resolution of the Board;
- (2) A Director may be appointed as Chief Executive Officer, manager, Company Secretary, chief financial officer.

THE SEAL

155 The Seal, its custody and use:

The Board shall provide a Seal for the purposes of the Company, and shall have power from time to time to destroy the same and substitute a new Seal in lieu thereof, and the Board shall provide for the safe custody of the Seal for the time being and the Seal shall never be used except by the authority of the Board or a Committee of the Board, previously given. The Common seal of the Company shall be kept at its office or at such other place, in India, as the Board thinks fit.

156 Deeds how executed:

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 one Director or the manager, if any, or of the Secretary or such other person as the Board or Committee may appoint for the purpose; and such Director or manager or the Secretary or the other person aforesaid shall sign every instrument to which the Seal of the Company is so affixed in their presence.

DIVIDENDS

157 Division of profits:

The profits of the Company, subject to any special rights relating thereto created or authorised to be created by these Articles and subject to the provisions of these Articles shall be divisible among Members in proportion to the amount of capital paid-up on the Shares held by them respectively.

158 The Company in General Meeting may declare a dividend:

The Company in General Meeting may declare Dividends to be paid to Members according to their respective rights, but no Dividends shall exceed the amount recommended by the Board, but the Company may, in General Meeting, declare a lower Dividend than was recommended by the Board.

159 Dividends only to be paid out of profits:

Subject to the applicable provisions of the Act, no Dividend shall be declared or paid

otherwise than out of profits of the Financial Year arrived at after providing for depreciation in accordance with the provision of the Act or out of the profits of the Company for any previous Financial Year or years arrived at after providing for depreciation in accordance with these provisions and remaining undistributed or out of both, provided that:-

- (a) If the Company has not provided for depreciation for any previous Financial Year or Years it shall, before declaring or paying a Dividend for any Financial Year(s), provide for such depreciation out of the profits of the Financial Year or out of profits of any other previous Financial Year or years;
- (b) If the Company has incurred any loss in any previous Financial Year(s) the amount of the loss or an amount which is equal to the amount provided for depreciation for the year or those years whichever is less, shall be set off against the profits of the Company for the Financial Year for which the Dividend is proposed to be declared or paid or against the profits of the Company for any previous Financial Year(s) arrived at in both cases after providing for depreciation in accordance with the provisions of Schedule II of the Act.

160 Purchase of business - treatment of profit and losses:

Where any asset, business or property is bought by the Company as from a past date upon the terms that the Company shall as from that date take profits and bear the losses thereof, such profits or losses, as the case may be, shall, at the discretion of the Directors, be credited or debited wholly or in part to revenue account, and in that case the amount so credited or debited shall, for the purpose of ascertaining the amount available for dividend, be treated as a profit or loss arising from the business of the Company and available for dividend, accordingly. If any Shares or securities are purchased cum dividend or interest such dividend or interest when paid may, at the discretion of the Directors, be treated as revenue, and it shall not be obligatory to capitalise the same or any part thereof.

161 Interim dividend:

The Board may, from time to time pay to the Members such interim dividends as in their judgment the position of the Company justifies.

162 Capital paid-up in advance at Interest not to earn dividend:

Where Capital is paid in advance of calls, upon the footing that the same shall carry interest, such Capital shall not, whilst carrying interest, confer a right to participate in profits by way of dividend.

163 Dividends in proportion to amount paid-up:

All Dividends shall be apportioned and paid proportionately to the amounts paid up on the Shares; but if any Shares are issued on terms providing that it shall rank for Dividend as from a particular date, such Shares shall rank for Dividend accordingly.

164 Retention of Dividends until completion of transfer under Article 60:

The Board may retain the Dividends payable upon Shares in respect of which any Person is under Article 60, entitled to become a Member, or which any Person under that Article is entitled to transfer, until such Person shall become a Member, in respect of such Shares or shall duly transfer the same and until such transfer of Shares has been registered by the Company, notwithstanding anything contained in any other provision of the Act or these Articles, the provisions of Section 126 of the Act shall apply.

165 No Member to receive Dividend whilst indebted to the Company and Company's right of reimbursement therefrom:

Subject to the provisions of the Act, no Member shall be entitled to receive-payment of any interest or Dividend in respect of his Share or Shares, whilst any money may be due or owing from him to the Company in respect of such Share or Shares or Debenture(s) or otherwise howsoever, either alone or jointly with any other Person or Persons, and the Board may deduct from the interest or Dividend payable to any Member all sums of money so due from him to the Company.

166 Transfer of Shares must be registered:

Subject to the applicable provisions, if any, of the Act, a transfer of Shares shall not pass right to any Dividend declared thereon before the registration of the transfer.

167 Dividends how remitted:

Unless otherwise directed, any Dividend may be paid by electronic mode or by cheque or warrant or by a pay slip or receipt having the force of a cheque or warrant sent through the post to the registered address of the Member or Person entitled or in case of joint-holders to that one of them first named in the Register of Members in respect of the joint-holdings. Every such cheque or warrant shall be made payable to the order of the Person to whom it is sent. The Company shall not be liable or responsible for any cheque or warrant or pay slip or receipt lost in transmission, or for any dividend lost to the Member or Person entitled thereto by the forged endorsement of any cheque or warrant or the forged signature of any pay slip or receipt or the fraudulent conversion of the Dividend by any other means. If several Persons are registered as joint-holders of any Shares any one of them may give effectual receipts for any Dividends or other moneys payable in respect thereof.

168 Unpaid or unclaimed Dividend:

If the Company has declared a Dividend but which has not been paid or claimed within 30 (Thirty) days from the date of declaration, the Company shall transfer the total amount of Dividend which remains unpaid or unclaimed on completion of 30 (Thirty) days to a special account to be opened by the Company in that behalf in any scheduled Bank. The Company shall within a period of ninety days of making any transfer of an amount to the Unpaid Dividend Account, prepare a statement containing the names, their last known addresses and the unpaid Dividend to be paid to each Person and place it on the website of the Company and also on any other website approved by the Central Government, for this purpose. No unclaimed or unpaid Dividend shall be forfeited by the Board before the claim becomes barred by law.

Any money transferred to the unpaid Dividend account of a Company which remains unpaid or unclaimed for a period of seven years from the date of such transfer, shall be transferred by the Company to the Fund known as the Investor Education and Protection Fund established under Section 205C of the Companies Act, 1956 or Section 125 of the Act, as and when notified. No unpaid or unclaimed Dividend shall be forfeited by the Company.

169 No interest on Dividends:

Subject to the provisions of the Act, no Dividend, bonus or other sum payable in cash shall bear interest against the Company.

170 Dividend and call together:

Any General Meeting declaring a Dividend may on the recommendation of the Directors make a call on the Members of such amount as the Meeting fixes, but so that the call on each Member shall not exceed the Dividend payable to him, and so that the call be made payable at the same time as the Dividend, and the Dividend may, if so arranged between the Company and the Members, be set off against the calls.

CAPITALISATION

- 171** The Company in General Meeting may upon the recommendation of the Directors, at any time and from time to time, pass a resolution to the effect that it is desirable to capitalise any part of the amount for the time being standing to the credit of any of the Company's reserves or reserve funds, or to the credit of the profit and loss account, or otherwise available for distribution and not required for the payment of the fixed dividends on any Preference Shares of the Company and accordingly that such sum be set free for distribution among the holders of Equity Shares of the Company, who would be entitled to such profits if distributed by way of Dividend, and in the same

proportions, on the footing that the same be not paid in cash but be applied either in or towards paying the amounts for the time unpaid on any Equity Shares, in the Company held by such Members respectively, or in payment in full of unissued Equity Shares, Debentures or other Securities of the Company, to be allotted and distributed credited as fully paid among such Members or partly in one way and partly in the other, and the Directors shall give effect to such resolution provided that a Shares premium account and a capital- redemption reserve fund may, for the purposes of these Articles, only be applied in the payment of unissued Equity Shares to be issued to Members of the Company as fully paid bonus Shares.

Where any difficulty arises in regard to any distribution under this Article, the Directors may settle the same as they think expedient and in particular may issue fractional Certificates or may ignore fractions altogether, and may determine that cash payments shall be made to any Member in order to adjust the rights of all parties as may seem expedient to the Directors. The Directors may appoint any Person to sign on behalf of the Persons entitled to participate in the distribution any contract requisite or convenient for giving effect thereto and such appointment shall be effective and binding upon the Members.

ACCOUNTS

172 Directors to keep accounts:

- (1) The Company shall keep at the Office or at such other place in India as the Board thinks fit, proper Books of Account and other relevant books and papers and financial statements in accordance with the provisions of the Act with respect to:-
 - (a) All sums of money received and expended by the Company and the matters in respect of which the receipts and expenditure take place,
 - (b) all sales and purchases of goods by the Company,
 - (c) the assets and liabilities of the Company.
- (2) Where the Board decides to keep all or any of the Books of Account at any, place other than the Office of the Company, the Company shall within seven days or such other period, as may be fixed, from time to time, by the Act of the decision file with the Registrar a notice in writing giving the full address of that other place.
- (3) The Company shall preserve in good order the Books of Account relating to a period of not less than eight years or such other period, as may be prescribed, from time to time, under the Act, preceding the current year together with the voucher relevant to any entry in such Books of Account.

- (4) Where the Company has a branch office, whether in or outside India, the Company shall be deemed to have complied with this Article if proper Books of relating to the transactions effected at the branch office are kept at the branch office and proper summarised returns, made up to date at intervals of not more than three months, or such other period, a may be prescribed, from to time, under the Act, are sent by the branch office to the Company at its office or other place in India at which the Company's Books of Account are kept as aforesaid.
- (5) The Books of Account shall give a true and fair view of the state of affairs of the Company or of branch office, as the case may be and explain its transactions. The Books of Account and other books and papers shall be open to inspection by any Director during business hours, on a working day, after a prior notice, in writing, is given to the Accounts department of the Company.

173 Inspection and copies of accounts or Books or papers by Members:

Notwithstanding the related provisions specified elsewhere in these Articles, however subject to the applicable provisions of the Act, in connection with inspection of records, books and papers by the members (not being Directors) of the Company, the Board shall from time to time, either generally or in any particular case, determine the purpose, manner, nature, extent, days, timings, location, fees chargeable and other relevant conditions for undertaking of such inspection of records, books and papers by the members (not being Directors) of the Company including furnishing of copies of such records, books and papers. No Member (not being a Director) shall be entitled to inspect any records, books or papers of the Company except in the manner as provided under the Act or authorized by the Board of Directors of the Company subject to the foregoing. The Board may delegate all or any of the powers contained in this Article to any officer of the Company.

174 Statement of accounts to be furnished to General Meeting:

The Directors shall from time to time, in accordance with Sections 129, 133, 134 and other applicable provisions of the Act, cause to be prepared and to be laid before the Company in Annual General Meeting such audited financial statements including Statement of Profit and Loss, Balance Sheet, and reports as are referred to in the said sections.

175 Annual Report and Accounts shall be sent to each Member:

A copy of the audited Financial Statements (including the Auditors' Report and every other document required by law to be annexed or attached to the Financial Statements), shall at least twenty-one clear days before the General Meeting at which the same are to be laid before the Members, be sent to the Members of the Company, to every trustee

for the holders of Debentures issued by the Company (not being Debentures which ex-facie are payable to the bearer thereof), and to all other Persons entitled to receive notice of General Meeting of the Company.

AUDIT

176 Accounts to be audited

Auditors shall be appointed and their powers and duties regulated in accordance with the Act and Rules made thereunder.

DOCUMENTS AND NOTICES

177 Service of documents or Notices on Members by the Company:

- (1) A document or notice may be served on or given by the Company to any Member or being a corporate body an officer thereof either personally or by sending it by post or by such other means such as fax, e-mail, if permitted under the Act, to him to his registered address or (if he has no registered address in India) to the address, if any, in India supplied by him to the Company for serving documents or notices on him.
- (2) Where a document or notice is sent by post, service of the document or notice shall be deemed to be effected by properly addressing, prepaying and posting a letter containing the document or notice, provided that where a Member has intimated to the Company in advance that documents or notices should be sent to him under a certificate of posting or by registered post with or without acknowledgement due and has deposited with the Company a sum sufficient to defray the expenses of doing so, service of the document or notice shall not be deemed to be effected unless it is sent in the manner intimated by the Member and unless the contrary is proved such service shall be deemed to have been effected in the case of a notice of a meeting, at the expiration of forty-eight hours after the letter containing the document or notice is posted and in any other case, at the time at which the letter would be delivered in the ordinary course of post.

178 Service by advertisement:

A document or notice advertised in a newspaper circulating in the neighbourhood of the Office shall be deemed to be duly served or sent on the day on which the advertisement appears on or to every Member who has no registered address in India and has not supplied to the Company an address within India for the serving of documents on or the sending of notices to him.

179 Service on jointholders:

A document or notice may be served or given by the Company on or to the joint holders of a Shares by serving or giving the document or notice on or to the jointholder named first in the Register of Members in respect of the Shares.

180 Service on personal representatives etc:

A document or notice may be served or given by the Company on or to the Persons entitled to a Share, in consequence of the death or insolvency of a Member by sending it through the post in prepaid letter addressed to them by name or by the title of representatives of the deceased, or assignee of the insolvent or by any like description, at the address (if any) in India supplied for the purpose by the Persons claiming to be so entitled, or (until such an address has been so supplied) by serving the document or notice in any manner in which the same might have been given if the death or insolvency has not occurred.

181 To whom documents or notices must be served or given:

Notices of every General Meeting shall be served or given in same manner hereinbefore authorised on or to (a) every Member, (b) every Person entitled to a Shares in consequence of the death or insolvency of a Member, (c) the Auditor or Auditors for the time being of the Company, and (d) the Directors of the Company.

182 Members bound by documents or notices served on or given to previous holders:

Subject to these Articles, every Person who, by operation of law, transfer or other means whatsoever, shall become entitled to any Shares, shall be bound by every document or notice in respect, of such Shares, which previously to his name and address being entered on the Register of Members, shall have been duly served on or given to the Person from whom he derives his title to such Shares.

183 Document or notice by Company and signature thereto:

Any document or notice to be served or given by the Company may be signed by a Director or some Person duly authorised by the Board for such purpose and the signature may be written, printed, lithographed or digitized.

184 Service of document or notice by Member:

A document may be served on the Company or an officer thereof by sending it to the Company or the officer at the Office of the company by registered post or by speed post or by courier service or by leaving it at the Office or by means of such electronic or

other mode as may be prescribed under the Act.

WINDING UP

185 Liquidator may divide assets in specie:

The Liquidator on any winding-up (whether voluntary under supervision or compulsory) may, with the sanction of a Special Resolution, but subject to the rights attached to any preference share capital, divide among the contributors in specie any part of the assets of the Company and may with the like sanction, vest any part of the assets of the Company in trustees upon such trusts for the benefit of the contributories as the Liquidator, with the like sanction shall think fit.

INDEMNITY AND RESPONSIBILITY

186 Director's and other's right to indemnity and their responsibility:

- (1) Every Director, 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 proceeding, whether civil or criminal, in which judgment is given in his favour or in which he is acquitted or discharged or in which relief is granted to him by the Court.
- (2) Subject to the provisions of the Act, every Director of the Company or the Managing Director, Manager, Secretary and other officer or employee of the Company and the Trustees (if any) for the time being acting in relation to any of the affairs of the Company and every one of them shall be indemnified by the Company against, and it shall be the duty of the Directors out of funds of the Company to pay all costs, losses and expenses (including traveling expenses) which any such Director, Managing Director, Manager, Secretary or other officer or employee and the trustees (if any) for the time being acting in relation to any of the affairs of the Company may incur or become liable to by reason of any contract entered into or any act, deed or thing done by him as such Director, Officer, employee or trustees or in any way in the discharge of his duties.
- (3) Subject to the provisions of the Act, no Director, the Managing Director or other officer of the Company shall be liable for the acts, omissions, neglect or default of any Director or officer or for jointly in any omission or other act for conformity or for any loss or expenses suffered by the Company through insufficiency or deficiency, of title to any property acquired by order of the Directors for or on behalf of the Company or for the insufficiency or deficiency of any security in or upon which any of the moneys of the Company shall be

invested or for any loss or damage arising from bankruptcy, insolvency, or tortuous act of any person Company or corporation, with whom any moneys, securities or effects shall be entrusted or deposited, or for any loss occasioned by any error of judgment or oversight on his part or for any other loss or damages or misfortune whatever which shall happen in the execution of the duties of his office or in relation thereto, unless the same happens through his own dishonesty.

SECRECY AND GENERAL POWERS

187 Secrecy clause:

- (1) Every Director, Manager, Secretary, Auditor, treasurer, officer, servant, agent, accountant or other person employed in the business of the Company shall, if so required by the Directors, before entering upon his duties, sign a declaration pledging himself to observe strict secrecy respecting all transactions and affairs of the Company with the customers and the state of the accounts with individuals and in matter relating thereto, and shall by such declaration pledge himself not to reveal any of the matters which may come to his knowledge in the discharge of his duties except when required so to do by the Directors or by law or by the Person to whom such matters relate and except so far as may be necessary in order to comply with any of the provisions in these presents contained.
- (2) No Member shall be entitled to visit or inspect any works of the Company without the permission of the Directors or to require discovery of or any information respecting any details of the Company's business, or any matter which is or may be in the nature of a trade secret, mystery of trade, secret process or any other matter which may relate to the conduct of the business of the Company and which in the opinion of the Directors, it would not be in the interest of the Company to disclose.

188 General Powers:

Wherever in the Act, it has been provided that the Company shall have any right, privilege or authority or that the Company could carry out any transaction only if the Company is so authorized by its Articles, then and in that case this Article authorizes and empowers the Company to have such rights, privileges or authorities and to carry such transactions as have been permitted by the Act, without there being any specific Article in that behalf herein provided.

We, the several Persons, whose names, address and description are subscribed hereunder are desirous of being formed into a Company, in pursuance of these Articles of Association

Name, address, description and occupation of each Subscriber	Signature of Subscriber	Signature of Witness and his Name, Address, Description and Occupation
<p>SHRI RANVIR OBEROI S/O. DINDAYAL OBEROI PLOT NO.70, 12TH N. S. ROAD, J. V. P. D. SCHEME, JUHU, MUMBAI – 400 049</p> <p>BUSINESS</p> <p>SMT. SANTOSH OBEROI W/O RANVIR OBEROI PLOT NO. 70, 12TH N S ROAD, J. V. P. D. SCHME, JUHU, MUMBAI – 400 049 BUSINESS</p> <p>SHRI VIKAS RANVIR OBEROI S/O RANVIR OBEROI PLOT NO. 70, 12TH N S ROAD, J. V. P. D. SCHME, JUHU, MUMBAI – 400 049</p>	<p>Sd/-</p> <p>Sd/-</p> <p>Sd/-</p>	<p>WITNESS TO ALL:- Sd/- MISS FATIMA R GHANSAR, D/o. R.A.R. GHANSAR, 310/D, PRITI APARTMENTS, YARI ROAD, VERSOVA, ANDHERI (W), MUMBAI – 400 061 CHARTERED ACCOUNTANT</p>

Mumbai, Dated this 6th day of April, 1998

Haribug

with Ag. +

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2006

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Deed of Conveyance



Friday, April 27, 2007

3:54:49 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 4470

गावाचे नाव लोअर परेल

दिनांक 27/04/2007

दस्तऐवजाचा अनुक्रमांक वबड1 - 04395 - 2007

दरता ऐवजाचा प्रकार अभिहरतांतरणपत्र

(25-ड) निघासि जागा (सहकारी संस्था/मालकी (ऑनरशीप) प्लॅटस) संवधी असेल तर

सादर करणाराचे नाव: मे.संघवी प्रि प्रा लि तर्फे संचालक रमेश एस संघवी .

नोंदणी फी	:	1000.00
नक्कल (अ. 11(1)), पृष्ठाकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (26)	:	520.00
एकूण	रु.	1520.00

आपणास हा दस्त अंदाजे 4:09PM ह्या वेळेस मिळेल

DELIVERED
04/26/2007दुय्यम निबंधक
मुंबई शहर 1 (फोर्ट)

बाजार मुल्य: 0 रु. मोबदला: 0 रु.

भरलेले मुद्रांक शुल्क: 200 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

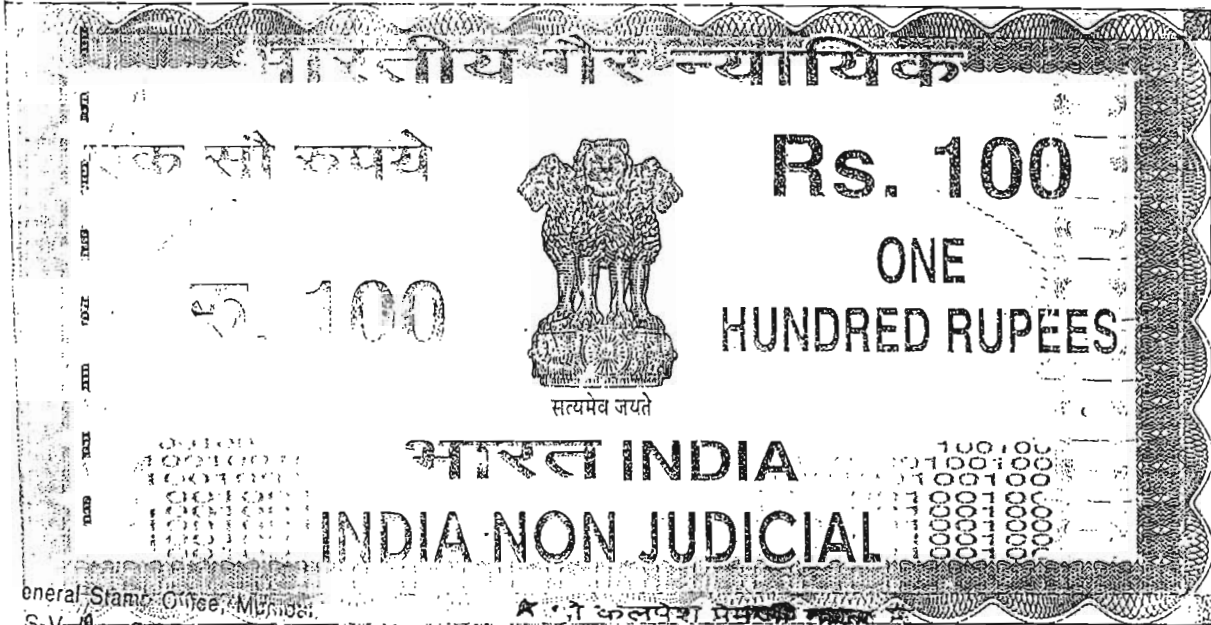
वॅकेचे नाव व पत्ता: इ ओ;

डीडी/धनाकर्ष क्रमांक: 753198; रक्कम: 1000 रु.; दिनांक: 27/04/2007

CERTIFIED TRUE COPY

MR. K. S. V. RAO, M.A., LL.B.

ASSOCIATE
ATTORNEY AT LAWFlat No. 101, Prison, 'A' Wing,
Off Rajaji Road, Ayare Village,
DOMBIVLI (East) 421201 (Thane)



General Stamp Office, Mumbai.
S.V. No. 207

MAHARASHTRA
26 FEB 2007

Proprietor Officer

★ श्री कल्पेश प्रेमजी कलश ★

सोपला स्टेशनरी मार्ग, वीणा, प.
१४४, एम. जी. रोड, एस्.एस.डी. कॉम्प्लेक्स, कल्याण बीच
मुंबई-२३. फोन: २२८७ ८७५५

AH 569339

परवानाधारक सुद्धाक मित्रेसा

5876 परवाना क्रमांक नं. २०७ - 6 MAR 2007

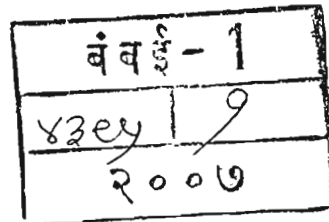
क्रमांक दिनांक
M/S. SANGHVI PREMISES PVT. LTD.

W/Mrs/Mr
धर्मि व्यापार प्रदाक पर विकला

K. S. Rao
परवानाधारक सुद्धाक मित्रेसा

DEED OF CONVEYANCE.

DT 25TH MARCH 2007



CERTIFIED TRUE COPY

K. S. Rao
Adv.
MR. K. S. RAO, M.A., LL.B.
ADVOCATE

VINAYAK PLAZA,
Flat No. 101, 1st Floor, 'A' Wing,
Off Rajaji Road, Ayere Village,
DOMBIVLI (East) 421201 (Thane)



Stamp Office, Mumbai

MAHARASHTRA

FEB 2007

Office

at. R. Rane

H.C. IV

दि. महाराष्ट्र मंत्रालय अॅड अलायन्स ऑफिसर

को. ऑफ. रिक. नि. मंत्रालय

एल. एल. सी. क्रमांक : 27

उच्च मंडल

सर्वश्री/

ग्रामा मंडल

विकला

6 MAR 2007

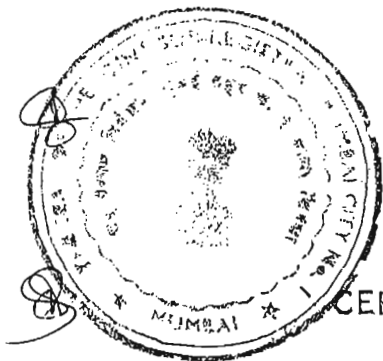
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M/S. SANGHVI PREMISES PVT. LTD.

मुद्रांक विक्रेता
श्रीमया अनिल घोडे

DEED OF CONVEYANCE

DT 28TH MARCH 2007



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CERTIFIED TRUE COPY

(Signature)

MR. K.S.V. RAO, MA., LL.B.
ADVOCATE
WINDSOR FLAZA,
Flat No. 101, 1st Floor, 'A' Wing,
Off Rajaji Road, Ayere Village,
DOMBIVLI (East) 421201 (Thane).

CERTIFIED TRUE COPY

K.S.V. RAO
Adv.

MR. K. S. V. RAO, M.A., LL.B.
ADVOCATE
WINDSOR PLAZA,
Flat No. 101, 1st Floor, 'A' Wing,
Off. Rajaji Road, Ayer's Village,
BOMBAY (East) 421201 (Thane)

Deed of Conveyance

This Deed of Conveyance is made and executed at Mumbai on this 28th day of March, 2007

Between

(1) (a) Mr. Rajendra Maganlal Shah, the Karta and Manager of Maganlal Harital (HUF), a Hindu Undivided Family consisting himself and (1) (b) his wife Mrs. Rekha Rajendra Shah, (1) (c) his son Mr. Sudeep Rajendra Shah, (1) (d) his daughter in law Mrs. Dhara Sudeep Shah, (1) (e) his grandson Master Nilay Sudeep Shah, (1) (f) his grand daughter Vidhi Sudeep Shah, (2) Mrs. Rekha Rajendra Shah Adults, Indian inhabitants of Mumbai residing at 70, Haribaug, Sunmill Road, Lower Parel, Mumbai - 400 013, (3) Mr. Sudeep Rajendra Shah, (4) Mrs. Dhara Sudeep Shah, (5) Master Nilay Sudeep Shah, (6) Vidhi Sudeep Shah, last two being the minors and under the age of 18 through their father and natural guardian Mr. Sudeep Rajendra Shah, Adults, Indian inhabitants of Mumbai residing at 70A, Haribaug, Sunmill Road, Lower Parel, Mumbai - 400 013 and (7) Mrs. Shivangi Hemant Panchal nee Ms. Shivangi Rajendra Shah, Adult, Indian inhabitant of Mumbai residing at 8/38, Bara Chawl, Sunmil Road, Lower Parel, Mumbai - 400 013 hereinafter referred to as the "Vendors" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors and administrators) of the One Part;

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Sh Sh

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SP

And

Sanghvi Premises Private Limited, a Company registered under the provisions of the Companies Act, 1956 having its registered office at 1, Vardhaman Chambers, Cawasji Patel Street, Fort, Mumbai 400 001, hereinafter referred to as the "**Purchaser**" (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:

- (i) The Vendors are the owners and/or seized and possessed of and/or otherwise well and sufficiently entitled to : (a) a plot of land bearing Cadastral Survey No. 161(P) and 1B/161 of Lower Parel Division admeasuring 2033 square yards and 2074 square yards or thereabouts equivalent to 1699.94 square meters and 1733.45 square meters or thereabouts situated at Sunmill Road, Lower Parel (West), Mumbai - 400 013 and shown in red colour boundary line on the plan annexed hereto and marked as **Annexure "1"** and more particularly described in the Schedule hereunder written (hereinafter referred to as "**the plot of land**") and (b) the structures on the plot of land (hereinafter referred to as "**the Existing Structures**").
- (ii) The Existing Structures are constructed prior to 1940 and are category "A" cessed structures occupied by 184 tenants (hereinafter referred to as "**the Tenants/ Occupants**"). The particulars of the Tenants are set out in the schedule annexed hereto and marked as **Annexure "2"**;
- (iii) Unless referred to individually as the plot of land and the Existing Structures the same shall collectively be referred to the "**said property**";

By an Agreement dated 22ND March, 2007 made and executed by and between the Vendors and the Purchaser, the Vendors have sold, transferred, conveyed, assigned and assured the said property and all their rights, title and interest in respect thereof to the Purchaser at and for the total consideration of Rs.5,47,00,000/- (Rupees Five Crores Forty Seven Lacs only). The said Agreement has been duly stamped as deemed conveyance under Article 25 of the Bombay Stamp Act, 1958.



for and on behalf of
S. S. S. S.

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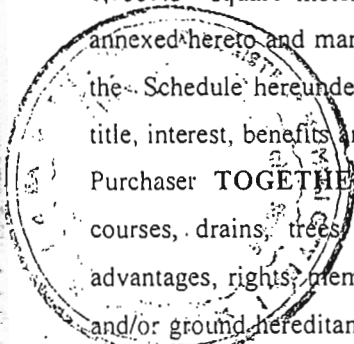
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- (viii) Pursuant to the said aforesaid Agreement dated 22nd March, 2007, the Purchaser has paid the entire consideration of Rs.5,47,00,000/- (Rupees Five Crores Forty Seven Lacs only) to the Vendors and the Vendors have handed over the possession of the said property to the Purchaser;
- (ix) At the request of the Purchaser, the Vendors are executing this Deed of Conveyance in favour of the Purchaser.
- (x) Since the said Agreement dated 22nd March, 2007 has been duly stamped as deemed conveyance under Article 25 of the Bombay Stamp Act, 1958, this Deed of Conveyance is stamped with Rs.100/- (Rupees One Hundred only). Agreement under G.N.O. BBE 1-2806/07. Dt. 22.10.07. Copy of Receipt & Guden II attached.

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Now This Indenture Witnesseth That in pursuance of the said agreement and in consideration of Rs.51,00,000/- (Rupees Fifty One Lacs only) paid on 15th Deccmber, 2006 and further sum of Rs.4.81,00,000/- (Rupees Four Crores Eighty One Lacs only) paid on 22nd March, 2007 and Rs.15,00,000/- (Rupees Fifteen Lacs only) paid on 28th March, 2007, aggregating to Rs.5,47,00,000/- (Rupees Five Crores Forty Seven Lacs only) being the entire consideration payable by the Purchaser to the Vendors (the payment and receipt whereof the Vendors do and each of them doth hereby admit and acknowledge and of from and same and every part thereof acquit, release and discharge the Purchaser forever) THEY, the Vendors do and each of them doth hereby sell, grant, convey, assign, transfer, surrender and assure the said property being piece or parcel of land together with messuages, tenements, godowns and other structures thereon situate, lying and being at Sunmill Road, Lower Parel (West), Mumbai - 400 013 in the City and Registration Sub-District of Mumbai bearing bearing Cadastral Survey No. 161(P) and 1B/161 of Lower Parel Division admeasuring 2033 square yards and 2074 square yards or thereabouts equivalent to 1,699.94 square meters and 1,733.45 square meters and shown in red colour boundary line on the plan annexed hereto and marked as Annexure "1" and more particularly described in the Schedule hereunder written and the Existing Structures, and all their right, title, interest, benefits and advantages in respect thereof unto and in favour of the Purchaser **TOGETHER WITH** compounds, paths, passages, waters, water courses, drains, trees, plants, lights liberties, easements, profits, privileges, advantages, rights, members and appurtenances, whatsoever to the said property and/or ground hereditaments and premises belonging or in any way appertaining to or with the same or any part thereof now or at any time heretofore usually held used, occupied or enjoyed or reputed or known as part or member thereof or



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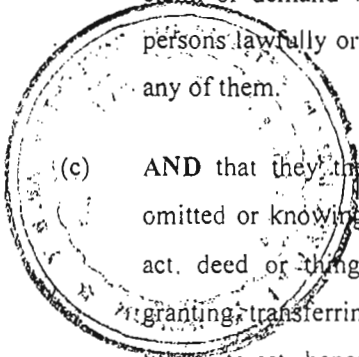
appurtenant thereto AND ALL the estate, right, title, interest, right of way, use, inheritance, property, possession, benefit claim and demand whatsoever both at law and in equity of the Vendors into, or out of or any part thereof TO HAVE AND TO HOLD the said property, ground hereditaments and premises hereby granted, conveyed, transferred and assured or intended so to be with it and every of its rights, members and appurtenances UNTO AND TO THE USE and benefits of the Purchaser forever SUBJECT to nevertheless payment of all the taxes, assessments, rates duties, and dues now chargeable from the same or which may hereafter become payable in respect thereof to the Government of Maharashtra, Corporation or any other public body in respect of said property.

2. AND THE VENDORS do and each of them doth hereby covenant and confirm with the Purchaser:

(a) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors and/or any of them and/or by any person or persons lawfully or equitably claiming, by, from, through, under or in trust for the Vendors made, done, committed, omitted or willingly suffered to the contrary, THEY the Vendors now have in themselves good right, full power and absolute authority to grant, transfer, convey and assure the said property and all the right, title, interest, benefit and advantages in respect thereof hereby granted, transferred, conveyed, assured and confirmed or intended so to be unto and to the use and benefit of the Purchaser in manner aforesaid

(b) AND that the Purchaser shall and may at all times hereafter peaceably and quietly enter upon, occupy, possess and enjoy the said property, hereditaments, and premises and receive the rents, issues and profits, thereof and every part thereof without any suit, eviction, interruption, claim or demand whatsoever from the Vendors or any other person or persons lawfully or equitably claiming or to claim by from under them or any of them.

(c) AND that they the Vendors have not at any time heretofore done or omitted or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby the Vendors are prevented from selling, granting, transferring, conveying etc. in the said property and all the right, title, interest, benefit and advantages in respect thereof or whereby the



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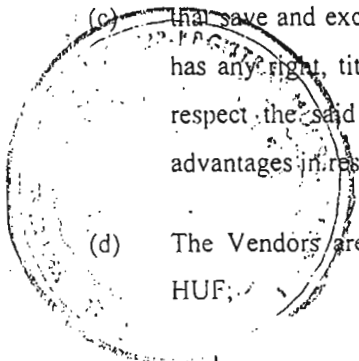
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same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate title or otherwise howsoever;

- (d) AND that free and clear and freely clearly and absolutely acquitted, exonerated and for ever discharged or otherwise by the Vendors well and sufficiently saved defended and kept harmless and indemnified of from and against all former and other estates, titles, charges and encumbrances whatsoever had, made executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming through them.
- (e) AND further that the said Vendors and all persons lawfully or equitably claiming any estate or interest whatsoever in respect of the said property and all the right, title, interest, benefit and advantages in respect thereof, hereditaments, property or any part thereof by, from, under or in trust for the Vendors and they shall and will from time to time and at all times hereafter at the request of the Purchaser, do and execute or cause to be done and executed all such further and other acts, deeds, things conveyances and assurances in law whatsoever for the better and perfectly assuring the said property and all the right, title, interest, benefit and advantages in respect thereof and every part thereof unto and to the use of the Purchaser in manner aforesaid as by the Purchaser or their counsels in law shall be required.

3 AND the Vendors do and each of them doth hereby declare and confirm:

- (a) that all and whatsoever that is stated in the recital hereinabove are true and correct;
- (b) that the Vendors are sole and absolute owners of the said property;
- (c) that save and except the Vendors, no other person is entitled to or had or has any right, title, interest, claim, demand of any nature whatsoever in respect of the said property and all the right, title, interest, benefit and advantages in respect thereof or any part thereof;
- (d) The Vendors are the only persons comprising of the Maganlal Harilal HUF;



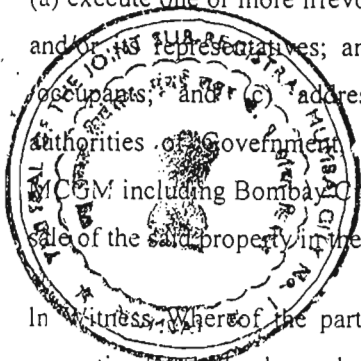
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 PPO, SR, SR, SP

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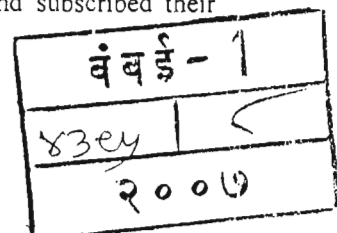
- (e) that the Vendors are entitled to enter into and execute this Deed of Conveyance. The Vendors are entitled to sell, transfer, assign, assure, convey their the said property and all the right, title, interest, benefit and advantages in respect thereof unto and in favour of the Purchaser;
- (f) the Vendors have not sold, transferred, assigned, surrendered, assured, conveyed the said property or any part thereof or any right, title, interest therein nor have they or any of them entered into or executed any agreement, arrangement, commitment etc. in respect thereof;
- (g) that there are no suit nor any proceedings nor any lis-pendens or other notice or any attachment either before or after judgment pending in respect of the said property or any part thereof. The Vendors are not prohibited and / or restrained by any order of the court of civil, criminal and or revenue authorities and the Vendors are absolutely entitled to execute these presents;
- (h) that the Vendors have not borrowed any finance from any parties/ persons against the security of the said property and any of the right, title, interest, benefit and advantages in respect thereof. The Vendors have also not executed any other agreement and or entered into any arrangement with any third party of whatsoever nature in respect of the said property or any of the right, title, interest, benefits, and advantages including its development thereof;
- (h) that there are no mortgage, lien, charge, right or any other encumbrances or impediments in respect of the said property or any of the right, title, interest, benefit and advantages in respect thereof or any part thereof.

4. AND simultaneously with execution of these presents the Vendors shall (a) execute one or more irrevocable powers of attorney in favour of the Purchaser and or his representatives; and (b) issue letters of attornment to the tenants occupants, and (c) address correspondence/intimation to the concerned authorities of Government, Semi-Government, Public local bodies including MCGM including Bombay City Survey and land records so as to give effect to the sale of the said property in the name of the Purchaser.

In witness whereof the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.



[Handwritten signatures]



The Schedule Hereinabove Referred To

ALL THAT piece or parcel of land bearing Cadastral Survey No. 161(P) and 1B/161 of Lower Parel Division admeasuring 2,033 square yards and 2,074 square yards or thereabouts equivalent to 1,699.94 square meters and 1,733.45 square meters or thereabouts situated at Sunmill Road, Lower Parel (West), Mumbai - 400 013.

SIGNED AND DELIVERED)

By the within named Vendors)

1) Mr. Rajendra Maganlal Shah,)

For MAGANLAL HARILAL (H.U.F.)

Rajendra Maganlal
KARIA

2) Mrs. Rekha Rajendra Shah,)

Shah R.K.

3) Mr. Sudeep Rajendra Shah)

Sudeep R. Shah

4) Mrs. Dhara Sudeep Shah,)

D. Shah

5) Master Nilay Sudeep Shah,)

Sudeep R. Shah

Sudeep Shah,)

represented through his father and)

guardian Mr. Sudeep Rajendra Shah)

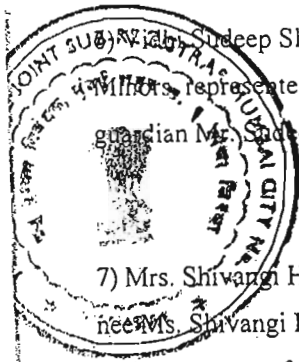
Sudeep R. Shah

7) Mrs. Shivangi Hemant Panchal)

nee Mrs. Shivangi Rajendra Shah)

S.H. Panchal.

in the presence of.)



1.

R. B. Shah

2.

D. Shah

CERTIFIED TRUE COPY

MR. K. S. V. RAO, M.A., LL.B.
ADVOCATE
WINDSOR PLAZA,Flat No. 101, 1st Floor, 'A' Wing,
Off Rajaji Road, Ayere Village,
DOMBIVLI (East) 421201 (Thane)

बंबई - 1


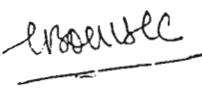
83ey / 8

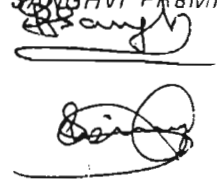
२००७

SIGNED AND DELIVERED)
By the within named Purchaser)
Sanghvi Premises Private Limited)
Through its Director)
Mr. Ramesh S. Sanghvi)


M/s. SANGHVI PREMISES PVT. LTD.

Mr. Shailesh S. Sanghvi)
in the presence of.)

- 1. 
- 2. 


Director/Manager.

CERTIFIED TRUE COPY


MR. K.S.V. RAO, M.A., LL.B.
ADVOCATE
WINDSOR FL, 2A,
Flat No. 101, 1st Floor, 'A' Wing,
Off Rajaji Road, Ayere Village,
DOMBIVLI (East) 421201 (Thane)



बंवई - 1	
83ey	90
२००७	

Received of and from within named Purchaser Sanghvi)
 Premises Private Limited a sum of Rs.5,47,00,000/-)
 (Rupees Five Crores Forty Seven Lacs only) being the)
 entire consideration payable by the Purchaser to us, details)
 of which as mentioned hereinbelow.)Rs.5,47,00,000/-

Cheque / Pay Order No.	Date	Amount	In favour of
505638	15-12-2006	51,00,000/-	Maganlal Harilal HUF
752364	22.03.2007	3,24,70,000/-	
506393	28.03.2007	15,00,000/-	
752365	22.03.2007	73,15,000/-	Master Nilay Sudeep Shah
752367	22.03.2007	5,00,000/-	
752366	22.03.2007	73,15,000/-	Kumari Vidhi Sudeep Shah
752363	22.03.2007	5,00,000/-	

We say received,

1) Mr. Rajendra Maganlal Shah,

Rajendra Maganlal

2) Mrs. Rekha Rajendra Shah,

Shah RR.

3) Mr. Sudeep Rajendra Shah

Sudeep R. Shah

4) Mrs. Dhara Sudeep Shah,

Dhara Shah

5) Master Nilay Sudeep Shah,

Sudeep R. Shah

6) Vidhi Sudeep Shah,

Minors, represented through his father and guardian Mr. Sudeep Rajendra Shah

Sudeep R. Shah

7) Mrs. Shivangi Hemant Panchal

nee Ms. Shivangi Rajendra Shah

Witnesseth:

1. *Panchal*
 2. *Dhara*

CERTIFIED TRUE COPY

M. K. S. V. Rao
 Adv.
 MR. K. S. V. RAO, M.A., LL.B.
 ADVOCATE
 WINDSOR PLAZA,

Flat No. 101, 1st Floor, 'A' Wing,
 Off Rajaji Road, Ayere Village,
 DOMBIVLI (East) 421201 (Thane)

बंद - 1
83ey 98
२००७

2966



Office of The Additional Collector & C.A., U.L.C.,
Brihanmumbai

Administrative Building 5th floor, Government Colony, Bandra (E), Mumbai-51

No. G/LC/D-XV/WS-176/07

Date: - 21/3/2007

To,
Shri Rajendra Maganlal Shah & others,
70, Hari Baug,
Sitaram Jadhav Marg,
Lower Parel, Mumbai-13.

Sub :- The Urban Land (Ceiling & Regulations) Act, 1976.

The property bearing C.S. No.161 adm. 1699.94
sq.mtrs. and 1B/161 adm. 1733.45 of Lower Parel in
Mumbai City.

Ref:- Your application dated 7/3/2007

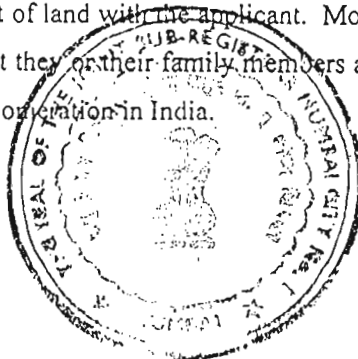
Please refer to your application dated 7/3/2007 on the subject cited above you have requested this office for grant of permission for transfer in respect of land bearing C.S. No.161 adm. 1699.94 sq.mtrs. and C.S.No.1B/161 adm. 1733.45 of Lower Parel in Mumbai City.

It is seen original C.T.S. Plan of the land bearing C.S. No.161 adm. 1699.94 sq.mtrs. and 1B/161 adm. 1733.45 of Lower Parel in Mumbai City are fully built up and structures are shown by black ink in the original CTS Plan. This office staff works out area under plinth and land appurtenant and submitted detail plan. It is seen from that there were authorized structures on the land. These structures being used for residential & commercial purpose. In view of this fact the land in question is covered by authorized structures and hence it becomes non-vacant land by virtue of Sec-2(q)(ii) of the Urban Land (Ceiling & Regulation) Act, 1976.

The position of the land is as under.-

Village	S.No.	Total Area	Reservation		Balance	Plinth	L.A.	A.L.A	W	S
			D.P.R	P.G						
Lower Parel Division	161	1699.94	--	--	1699.94	1728.5	1341.39	363.50	--	--
	1B/161	1733.45	--	--	1733.45					
Total		3433.39	--	--	3433.39	1728.5	1341.39	363.50	--	--

It would be seen from the above statement that there is no surplus vacant land in this plot of land with the applicant. Moreover the declarants have given an affidavit stating that they or their family members are not holding any vacant land in any of the urban agglomeration in India.



बंबई - 1
83ey / 92
२००७


As per Urban Development Department circular No. ULC-10/(2000)/CR No. 33/ULC-1 dated 5/10/2002, this office has no objection from ULC point of view to transfer the above property.

This no objection certificate is issued without prejudice to the obligation if any cast on both the transferor and transferee under the Act, or any other enactment for the time being in force.

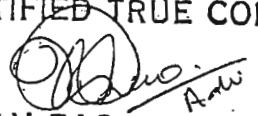
However this letter is issued at your risk in respect of any dispute regarding title on over this land and subject to following conditions.

- that the information / documents furnished by you are correct and genuine.
- 1) that if it is found hereinafter that the information documents supplied by you are incorrect, you will be liable for consequences as per law.
 - 2) that you or your family are not holding any other vacant land / land with building in any place where the ULC & R Act, 1976 are applicable.
 - 3) If you desire to redevelop the property in question, you will have to obtain final permission u/s 22 of the Act.




(Anil Patil)
Deputy Collector & C.A.
(U.L.C.) Greater Mumbai

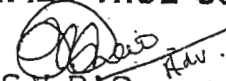
CERTIFIED TRUE COPY


MR. K. S. V. RAO, M.A., LL.B.
ADVOCATE
WINDSOR PLAZA,

Flat No. 101, 1st Floor, 'A' Wing,
Off. Rajaji Road, Ayer's Village,
DUMBIVLI (EAST) (MUMBAI)



CERTIFIED TRUE COPY


MR. K. S. V. RAO, M.A., LL.B.
ADVOCATE
WINDSOR PLAZA,

Flat No. 101, 1st Floor, 'A' Wing,
Off. Rajaji Road, Ayer's Village,
DUMBIVLI (EAST) (MUMBAI)

बं व - 1	
83ey	23
२००७	



Thursday, March 22, 2007
2:36:15 PM

Original
नोटणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 2849

गावाचे नाव लोअर परेल

दिनांक 22/03/2007

दस्तऐवजाचा अनुक्रमांक

बंबई - 02806 - 2007

दस्ता ऐवजाचा प्रकार

अभिलेखांतरणपत्र
(25-ब) पुढील हरीत असलेल्या स्थावर मालमतेच्या वायतीन आरोल
र

सादर करणाराचे नाव: संघवी प्रिमायसेस प्रा लि. तर्फे संचालक रमेश एस संघवी

नोटणी फी :- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), :- 8360.00

रजिस्ट्रार (अ. 13) व न्यायाधिकरण (अ. 13) -> एकत्रित फी (418)

DELIVERED
ON 26/3/07

एकूण रु. 38360.00

आपणास हा दस्त अंदाजे 2:50PM ह्या वेळेस मिळेल

दुय्यम निबंधक
मुंबई शहर 1 (फोर्ट)

बाजार मूल्य: 46069500 रु. मोबदला: 54700000 रु.

कारलेले मुद्रांक शुल्क: 2735000 रु.

दस्ताचा प्रकार : डीडी/धनाकर्पाद्वारे;

बँकेचे नाव व पत्ता: इंडियन ओपरेसीज बँक ;

दस्ताचा क्रमांक: 752341; रक्कम: 30000 रु.; दिनांक: 21/03/2007

दुय्यम निबंधक
मुंबई शहर क. १.



[Signature]

CERTIFIED TRUE COPY

Mr. K. V. RAO, M.A., LL.B.

बंबई - 1
8360 / 30000
2007



Wednesday, March 28, 2007

12:39:39 PM

Original

नोंदणी 39 म.

Regn. 39 A

पावती

दस्तावेजाचा अनुक्रमांक बबई-2806-2007 पावती क्र. : 491

गावाचे नाव लोअर परेल

दिनांक 28/03/2007

अर्जाचा अनुक्रमांक बबई - 04991

दस्तावेजाचा प्रकार अभिहस्तांतरणपत्र

सादर करणाराचे नाव:संघदी प्रिमायसेस प्रा लि-तर्फे संचालक रमेश एस संघदी - -

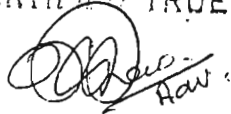
नकला व जापने :- 10.00

एकूण रु. 10.00

दुय्यम नियंधक
बंबई शहर 1 (फोर्ट)

सह दुय्यम नियंधक
बंबई शहर रु. १८

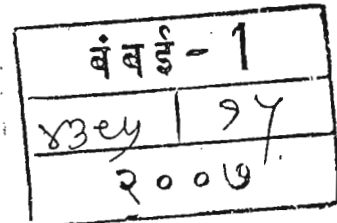
CERTIFIED TRUE COPY


Haw.

Mr. K.S.V. RAO, M.A., LL.B.

ADVOCATE
VANDANARAJA LAXA,

Flee No. 101, 1st Floor, 'A' Wing,
Off Kajaji Road, 7 yere Village,
Borivli (East) 421201 (Thane)



दस्तावेजांचे क्रमांक व वर्ष: 2806/2007

Wednesday, March 28, 2007

12:18:55 PM

सूची क्र. दान INDEX NO. II

नॉदणी 63 म.

Page. 53 m.e

गावाचे नाव : लोअर परेल

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या वाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 54,700,000.00 बा.भा. रु. 46,069,500.00
- (2) भू-मापन, पोटहिरसा व घरकमांक (असल्यास) (1) वर्णन: जमिन व बांधकाम, लोअर परेल डिव्हिजन कॅ स नं 161(पैकी) क्षेत्र 1699.94 चौ मी व 1की/161 क्षेत्र 1733.45 चौ मी, एकूण क्षेत्र 3433.39 चौ मी, सनमिलरोड, मु. भाडेकरुनी व्यात क्षेत्र 2660.61 चौ मी, चटई क्षेत्र 1905.79 चौ मी, मासिक भाडे दर महा रु 14860/-
- (3) क्षेत्रफल (1)
- (4) आकारणी किंवा जुडी 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) राजेंद्र मंगलू शाह एच वी कर्ता - -; घर/फ्लॅट नं: 1 ते 6, 70 हरीताम सनमिल रोड, लोअर परेल मु 13; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AECPS 2456 J.
- (2) रेखा राजेंद्र शाह - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AANPS 9067 J.
- (3) सुदीप राजेंद्र शाह हे स्वतःकरीतिये मास्टर अनिलय सुदीप शाह व विधी सुदीप शाह यांचे आज्ञापालन कर्ता म्हणून - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAGPS 7898 G.
- (4) धारा सुदीप शाह - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABAPS 8504 N.
- (5) शिवांगी हेमंत पांचाळ/कॅफ शिवांगी राजेंद्र शाह - -; घर/फ्लॅट नं: 7, 8/38 वायव्य बाळ सनमिल रोड, लोअर परेल मु 01; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AFVPP 7553 F.
- (6) दस्तावेज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (1) संघवी प्रिमायसेस प्रा लि तर्फे संचालक रमेश एस संघवी - -; घर/फ्लॅट नं: ऑफिस नं 1, बर्धमान वॅयर्स, कायसजी पटेल स्ट्रीट फोर्ट मु 01; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AVEPS 0964 L.
- (2) संघवी प्रिमायसेस प्रा लि तर्फे संचालक शैलेश एस संघवी - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AVEPS 0965 M.
- (7) दिनांक करून दिल्याचा 21/03/2007
- (8) नोंदणीचा 22/03/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 2806 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 2735000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00

(12) शिवांगी



बी. लक्ष्मी प्रिमायसेस प्रा लि तर्फे रमेश वेंकटेश

यांना द्यावे ता 23.3.2007 च्या अर्जानुसार

क्र. 2806/2007 नोंदणी दिली तारीख 26-3-06

बहुरूपी निबंधक मुंबई शहर रु. 1



CERTIFIED TRUE COPY

MR. K. S. V. RAD, M.A., LL.B.

MR. K. S. V. RAD, M.A., LL.B.
ADVOCATE
WINDSOR PLAZA,
Flat No. 101, 1st Floor, Windsor,
Off Rajaji Road, Ayer's Village.

बंबई-1
83y | 9E
2007

पावती का.

दस्तावेजनामा/शर्तनामा नं. ५९९/००

दिनांक २२/३/००

दस्तावेजनामा प्रकार -

मुक्यात्कारनामा

सादर काय्यादावे नाम -

राजेश्वर मंगनपाय शाह

दस्तावेजप्रमाणे की विवरणः-

- नोंदणी की
- नक्का की (फोटोको)
- पुस्तकमाची नक्का की
- दस्तावेज
- नक्का किता जायदे (कलम ६४ ते ६७)
- गोप किता निरीक्षण
- ईस सालमा २५ अग्ये
- कलम ३४ अग्ये
- प्रमाणित नक्का (कलम ५७) (फोटोको)
- इतर की (मागील पावतीको) अथवा

२५ ००



२५ ००

दस्तावेज

नक्का

नोंदणीकृत असलेली पावती
 राजेश्वर मंगनपाय शाह
 मुक्यात्कारनामा

दस्तावेज वाचला नाच दिलेल्या व्यक्तीचा

नाचे नोंदणीकृत असलेली पावतीचा

दस्तावेज निवेद्यक
 राजेश्वर मंगनपाय शाह

सादरकर्ता

CERTIFIED TRUE COPY

MR. K. S. V. RAO, M.A., LL.B.

Flat No. ... 'A' Wing,
 Off Road, ... Village,
 DOMBIVLI (EAST) DISTRICT (Thane)

बंबई-१
७३५/१५
२००७

ICICI Bank

Customer Copy

Account No. : ICICI Bank Ltd. A/C Stamp Duty Date: 22/03/07

Accounting Value	Rs.	200/-
Service Charges	Rs.	10/-
	Rs.	210/-

Name of Stamp duty paying party : S. SANGHVI PREMISES PYT. LTD,

Received by _____ Thanks
 Cheque No. _____
 Date _____
 On Bank _____
 (For Bank's Use only)
 Cr. No. 70250



Power of Attorney for Registration

To All To Whom These Presents Shall Come We (I) (a) Mr. Rajendra Maganlal Shah, the Karta and Manager of Maganlal Harilal (HUF), a Hindu Undivided Family consisting himself and (1) (b) his wife Mrs. Rekha Rajendra Shah, (1) (c) his son Mr. Sudeep Rajendra Shah. (1) (d) his daughter in law Mrs. Dhara Sudeep Shah, (1) (e) his grandson Master Nilay Sudeep Shah, (1) (f) his grand daughter Vidhi Sudeep Shah, (2) Mrs. Rekha Rajendra Shah, Adults, Indian inhabitants of Mumbai residing at 70, Haribaug, Sunmill Road, Lower Parel, Mumbai - 400 013, (3) Mr. Sudeep Rajendra Shah, (4) Mrs. Dhara Sudeep Shah, (5) Master Nilay Sudeep Shah, (6) Vidhi Sudeep Shah, last two being the minors and under the age of 18 through their father and natural guardian Mr. Sudeep Rajendra Shah, Adults, Indian inhabitants of Mumbai residing at 70A, Haribaug, Sunmill Road, Lower Parel, Mumbai - 400 013 and (7) Mrs. Shivangi Hemant Panchal nee Ms. Shivangi Rajendra Shah, Adult, Indian inhabitant of Mumbai residing at 8/38, Bara Chawl, Sunmill Road, Lower Parel, Mumbai - 400 013, Send Greetings:-

Handwritten signatures and initials

बंबई - 1
 13ey 95
 २००७

Authorized Signatory
 R 00002001-95132
 11.28

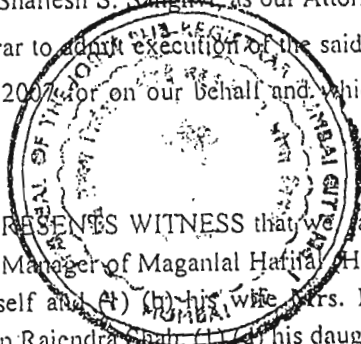
Whereas:

1. By a Deed of Conveyance dated 22nd March, 2007 made and executed by and between ourselves of the one part and Sanghvi Premises Private Limited, a company incorporated under the Companies Act, 1956 having its registered office at 1, Vardhaman Chambers, Cawasji Patel Street, Fort, Mumbai 400 001, of the Other Part, we have sold, transferred, conveyed, assured and assigned unto and in favour of Sanghvi Premises Private Limited a plot of land bearing Cadastral Survey No. 161(P) and 1B/161 of Lower Parel Division admeasuring 2033 square yards and 2074 square yards or thereabouts equivalent to 1699.94 square meters and 1733.45 square meters or thereabouts situated at Sunmill Road, Lower Parel (West), Mumbai - 400 013 and more particularly described in the Schedule hereunder written (hereinafter referred to as "the plot of land") and (b) the structures on the plot of land (hereinafter collectively be referred to as "the said Property").
2. The said Deed of Conveyance dated 22nd March, 2007 is required to be lodged for registration in the office of the Sub-Registrar at Mumbai.
3. We are desirous of appointing Mr. Snailesh S. Sanghvi, as our Attorney to attend the office of the Sub-Registrar to admit execution of the said Deed of Conveyance dated 22nd March, 2007 for on our behalf and which the said attorney has agreed to do.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS that we (a) Mr. Rajendra Maganlal Shah, the Karta and Manager of Maganlal Hafifa (HUF), a Hindu Undivided Family consisting himself and (b) his wife Mrs. Rekha Rajendra Shah, (1) (c) his son Mr. Sudeep Rajendra Shah (1) (d) his daughter in law Mrs. Dhara Sudeep Shah, (1) (e) his grandson Master Nilay Sudeep Shah, (1) (f) his grand daughter Vidhi Sudeep Shah, (2) Mrs. Rekha Rajendra Shah, (3) Mr. Sudeep Rajendra Shah, (4) Mrs. Dhara Sudeep Shah, (5) Master Nilay Sudeep Shah, (6) Vidhi Sudeep Shah, last two being the minors and under the age of 18 through their father and natural guardian Mr. Sudeep Rajendra Shah, (7) Mrs. Shivangi Hemant Panchal nee Ms. Shivangi Rajendra Shah, do hereby nominate, constitute and appoint Mr. Prithviraj S. Sanghvi, to be our true and lawful Attorney for the purpose expressed that is to say:-

1. To present and lodge in the office of the Sub-Registrar of Assurances at Mumbai and to admit execution of the Deed of Conveyance dated 22nd March, 2007 executed by us in favour of Sanghvi Premises Private Limited,

[Handwritten signatures and initials]



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[Handwritten signatures and initials]

the Purchasers and to do all acts and things necessary for effectively registering the said Deed of Conveyance.

2. AND WE DO HEREBY agree to ratify and confirm all and whatever our said Attorney shall or purport to do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF we have put our hand this day 22nd of March, 2007.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land bearing Cadastral Survey No. 161(P) and 1B/161 of Lower Parel Division admeasuring 2,033 square yards and 2,074 square yards or thereabouts equivalent to 1,699.94 square meters and 1,733.45 square meters or thereabouts situated at Sunmill Road, Lower Parel (West), Mumbai - 400 013.

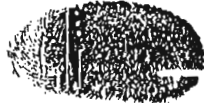
SIGNED AND DELIVERED

By the within named VENDORS

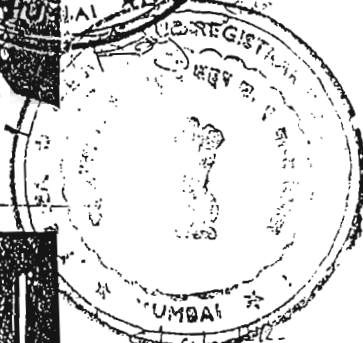
1) Mr. Rajendra Maganlal Shah,

2) Mrs. Rekha Rajendra Shah

3) Mr. Sudeep Rajendra Shah



Sudeep R. Shah

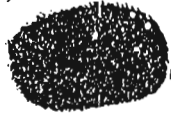


MAGANLAL HARILAL (H.O.F.)
MAGANLAL
KARTA

बं व ई - 1
83ey | 20
२००७

4) Mrs. Dhara Sudeep Shah,

(A)



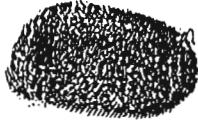
5) Master Nilay Sudeep Shah,
(Through his father and
natural guardian
Mr Sudeep Rajendra Shah (minor)

(5)



6) Vidhi Sudeep Shah,
Minors, represented through his father and
guardian Mr. Sudeep Rajendra Shah

(6)



7) Mrs. Shivangi Hemant Panchal
Ms. Shivangi Rajendra Shah
in the presence of.

(7)



(MR. ~~XXXXXXXXXX~~ S. SANGHVI)
PRITHVIRAJ.

बंबई - 1
83/29
2006

राजस मंगलम २००६

Rajendra Magawa

रेखा राजेंद्र झाह

Shah-R.R.

सुदीप राजेंद्र झाह स्वतःकरिता व नियत सुदीप झाह
पिडी सुदीप झाह या दोघांती अज्ञानपत्तनकारि

Sudeep R. Shah

पारस सुदीप झाह

P. Shah

शेतांगी हेमंत पांचायत डफ शेतांगी झाह

S.H. Bhekelal

CERTIFIED TRUE COPY

(Signature)
Adv.

MR. K. S. V. RAO. M.A., LL.B.
ADVOCATE
WINDSOR PLAZA,
Flat No. 101, 1st Floor, 'A' Wing,
Off Hajaji Road, Ayere Village,
POMBIVLI (East) 421201 (Thane)



राजेंद्र मंगलम झाह व उत्तर

राजी माहेश्वर अशुभ कर्मकांडेकरा कडकर हिंसा व कडकरा
राजेंद्र मंगलम झाह व उत्तर
व सुदीप देवामुख
राजी माहेश्वर अशुभ कर्मकांडेकरा
प्रेमनाथन झाह 24/3/07

राजेंद्र मंगलम झाह व उत्तर

(Signature)

खंड - १
४३५१२
२००७

22 MAR 2007

(Signature)



राजेंद्र मंगलम झाह व उत्तर
मुंबई शहर क्र. १

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANGHVI PREMISES PRIVATE LIMITED



09/04/1999
Permanent Account Number
AAACL0598D

Signature

भारत सरकार / PERMANENT ACCOUNT NUMBER
AAGPS9630N



नाम NAME
PRITHVI RAJ SANKALCHAND SANGHVI

पिता का नाम FATHER'S NAME
SANKALCHAND CHUNILAL JAIN

जन्म तिथि DATE OF BIRTH
21-08-1966

हस्ताक्षर / SIGNATURE

Prithviraj

आय कर निदेशक (पदांग)
DIRECTOR OF INCOME TAX (SYSTEMS)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

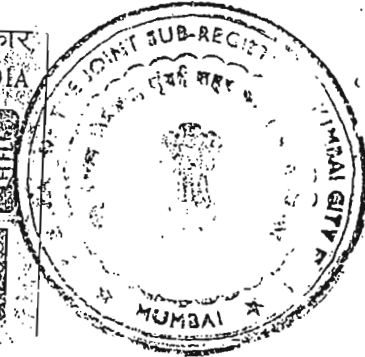
SANGHVI RAMESH

S C JAIN

01/08/1968
Permanent Account Number

AVEPS0964L

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHAILESH SANKALCHAND S

S C JAIN

03/12/1972
Permanent Account Number

AVEPS0965M

Signature



बं. सं. - 1
33/23
२००७

बैंकर्स चेक BANKERS CHEQUE

No. 604

केवल छ: महीनों के लिए वैध VALID FOR 6 MONTHS ONLY Date 27/4/2007

PAY TO "JOINT SUB-REGISTRAR, MUMBAI CITY-1" *****

को ही ONLY

One Thousand only

THE SUM OF RUPEES



रुपये Rs. *1000.00



प्रेषणकर्ता SANGHVI PREMISES PVT LTD. +
REMITTED BY / ON ACCOUNT OF

के लिए अदा करें

कृते इण्डियन ओवरसीज बैंक
For Indian Overseas Bank

इण्डियन ओवरसीज बैंक
Indian Overseas Bank

FORT BRANCH
2/10, VEER NARIMAN ROAD
FORT, MUMBAI-400 025
2005/CSP/BC1

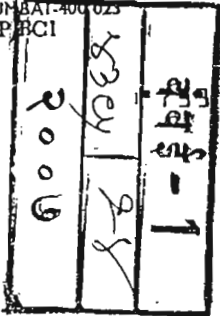
FOR

[Signature]
Dy. Manager

संस्था / Manager

S. S. No.

S. S. No.



1981 4000200031

12



बैंकर्स चेक
BANKERS A.C. ONLY
TRANSFERABLE / NOT TRANSFERABLE
ACCOUNT SECURITY PRINTERS LIMITED

27/04/2007

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

वयइ1

दस्त क्र 4395/2007







3:59:46 pm

मुंबई शहर 1 (फोर्ट)

दस्त क्रमांक : 4395/2007

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

24

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव: मे.संघवी प्रि प्रा लि तर्फे संचालक रमेश एस संघवी</p> <p>पत्ता: घर/फ्लॅट नं: 1 ला मजला</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: वितराग चॅंबर</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव: मुं</p> <p>तालुका: -</p> <p>पिन: 1</p> <p>पॅन: -</p>	<p>लिहून घेणार</p> <p>वय 39</p> <p>सही</p> <p><i>[Signature]</i></p>		
2	<p>नाव: मे.संघवी प्रि प्रा लि तर्फे संचालक शैलेश एस संघवी</p> <p>पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव: -</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन: -</p>	<p>लिहून घेणार</p> <p>वय 38</p> <p>सही</p> <p><i>[Signature]</i></p>		
3	<p>नाव: राजेंद्र मंगलदास शाह एचयुएफ धे कर्ता, रेखा राजेंद्र शाह, सुदीप राजेंद्र शाह हे स्वतः करिता व निलय सुनीप शाह व विधी सुनीप शाह यां दोघांचे अ.पा कर्ता व गडील म्हणून, धारा सुदीप शाह, शिवांगी</p>	<p>लिहून देणार</p> <p>वय 40</p> <p>सही</p> <p><i>[Signature]</i></p>		



CERTIFIED TRUE COPY

MR. K. S. V. RAO, M.A., LL.B.

ADVOCATE

WINDSOR PLAZA,
Flat No. 101, 1st Floor, 'A' Wing,
Off Rajaji Road, Ayere Village,
DOMBIVLI (East) 421201 (Thane)

दस्ताऐवज करून देणार तथाकथित [अभिहस्तांतरणपत्र] दस्तऐवज करून दिल्याचे कबूल करतात.

1 OF 1



दस्त गोषवारा भाग - 2

बबड्डी

दस्त क्रमांक (4395/2007)

२६

दस्त क्र. [बबड्डी-4395-2007] चा गोषवारा
वाजार मुल्य : 0 मंढदला 0 भरलेंले मुद्रांक शुल्क : 200

दस्त हजर केल्याचा दिनांक : 27/04/2007 03:51 PM
निष्पादनाचा दिनांक : 28/03/2007
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार : 25) अभिहस्तांतरणपत्र
दस्त अनुच्छेद प्रकार : (25-ड) नियासि जागा (सहकारी संस्था/मालकी (ओनरशीप) फ्लॅटस)
संबंधी असेल तर

शिकका क्र. 1 ची वेळ : (सादरीकरण) 27/04/2007 03:51 PM
शिकका क्र. 2 ची वेळ : (फी) 27/04/2007 03:54 PM
शिकका क्र. 3 ची वेळ : (कबुली) 27/04/2007 03:59 PM
शिकका क्र. 4 ची वेळ : (ओळख) 27/04/2007 03:59 PM

दस्त नोंद केल्याचा दिनांक : 27/04/2007 03:59 PM

ओळख :

आतील इशम भसे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात,
त्यांची ओळख पटवितात.

1) गुणपल शोधले- . घर/फ्लॅट नं: वितराग येवर्स

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: मुं

तालुका: -

पिन: 1

2) गणेश रनाळकर . घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

Orange

दु. निबंधकाची सही
मुंबई शहर 1 (फोर्ट)



पावती क्र. 4470 दिनांक: 27/04/2007
पावतीचे वर्णन
नांव: मे. संघवी पि. पि. लि. तर्फे मंढालक रमा
संघवी

1000 नोंदणी फी
520 नक्कल (अ. 11(1)), पृढांकनाची न
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) च
एकत्रित फी

1520 मुद्रांक

दु. निबंधकाची सही मुंबई शहर 1 (फोर्ट)

CERTIFIED TRUE COPY

Mr. K.S.V. RAO B.A., LL.B.

WILSON ROAD, BOMBAY

Flat No. 101, 101/1, 101/2, 101/3, 101/4 Wing,
Off Rajaji Road, 7 year village,
DOMBIVLI (East) 421201 (Thane)

प्रमाणित करण्यात येत की या

दस्तावेज सत्य आहे. २६ ... पास आहे.

दस्तावेज क्रमांक : ४३९५ / २००७

मोदला

दिनांक: 27 APR 2007

दु. निबंधक मुंबई शहर १
अधीनस्थी सुनायची कारणा अर्थीज
निबंधकाचे सर्व अधिकार आम्हिले

219
10 4:30 27/4/7
Salmoring

DATED THIS 21ST DAY OF MARCH, 2007

Between

Mr. _____ for himself & Karta
Of _____ HUF & Ors. ...Vendors

And

Sanghvi Premises Private Limited
...Purchaser

Deed of Coveyance

DEED OF CONVEYANCE

Date. 11TH AUG. 2022

C. S. NO. 1B / 161 LOWER PAREL

HARIBAUGH

SANGHVI PREMISES PRIVATE LIMITED

TO

S3 SMART SPACES PRIVATE LIMITED

100
100



508/13156

पावती

Original/Duplicate

Thursday, August 11, 2022

नोंदणी क्र.: 39म

11:57 AM

Regn.: 39M

पावती क्र.: 14113 दिनांक: 11/08/2022

गावाचे नाव: लोखर परेल

दस्तऐवजाचा अनुक्रमांक: बवई4-13156-2022

दस्तऐवजाचा प्रकार: खरेदीखत

सादर करणाऱ्याचे नाव: एस3 स्मार्ट स्पेसेस प्रा लि तर्फे संचालक नीरज श्रीवास्तव --

नोंदणी फी

रु. 30000.00

दस्त हावाळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त घुबनेल प्रिंट, सूची-२ अंदाजे
12:14 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, मुंबई-4

बाजार मूल्य: रु. 67083952/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 671000/-

सह. दुय्यम निबंधक
मुंबई शहर झ.

1) देयकाचा प्रकार: DHC रकम: रु. 600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1108202200113 दिनांक: 11/08/2022

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH00488080020223P दिनांक: 11/08/2022

बँकेचे नाव व पत्ता:

DELIVERED

43N209

8/11/2022



11/08/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4

दस्त क्रमांक : 13156/2022

नोंदणी :

Regn:63m

गावाचे नाव : लोअर परेल

(1)विलेखाचा प्रकार	खरेदीखत
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	67083952
(4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर बर्णन :, इतर माहिती: सदर दस्त क्रमांक बबई 4/17320/2021 दि.15/12/2021 या करारनामाचे खरेदीखत व लोअर परेल विभागातील सी एस नं 1बी/181 मधील जमीन व बांधकाम क्षेत्र 2074 चौ यार्ड आणि 1733.45 चौ मी सनमिल रोड,लोअर परेल मुंबई - 400013 इतर माहिती दस्तात नमुद केल्याप्रमाणे PUI: GS0204450010000 ((C.T.S. Number : 1B/181 ;))
(5) क्षेत्रफळ	1) 1733.45 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-संचवी प्रिमायसेस प्रा लि तर्फे संचालक शैलेश संचवी -- बय:-50; पत्ता:-प्लॉट नं: ऑफिस 1, माळा नं: -, इमारतीचे नाव: बर्धमान पॅबर्स, ब्लॉक नं: -, रोड नं: कावसजी पटेल स्ट्रीट फोर्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAACLO598D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-एमडी स्मार्ट स्पेसेस प्रा लि तर्फे संचालक वीरज श्रीवास्तव -- बय:-51; पत्ता:-प्लॉट नं: ऑफिस नं 7, माळा नं: 7, बसजली, इमारतीचे नाव: वीरज पॅबर्स, ब्लॉक नं: सीएसएमटी स्टेशन जवळ, रोड नं: 9 हजारीमल सोमाणी मार्ग फोर्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAXCS5901Q
(9) दस्तऐवज करून दिल्याचा दिनांक	11/08/2022
(10)दस्त नोंदणी केल्याचा दिनांक	11/08/2022
(11)अनुक्रमांक,खंड व पृष्ठ	13156/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	671000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार गावाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सह दुय्यम निबंधक वर्ग - 2
मुंबई शहर क्र. ४.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANGHVI PREMISES PRIVATE LIMITED	eChallan	10000502022071203139	MH004880800202223P	871000.00	SD	0003149264202223	11/08/2022
2		DHC		1108202200113	600	RF	1108202200113D	11/08/2022
3	SANGHVI PREMISES PRIVATE LIMITED	eChallan		MH004880800202223P	30000	RF	0003149264202223	11/08/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

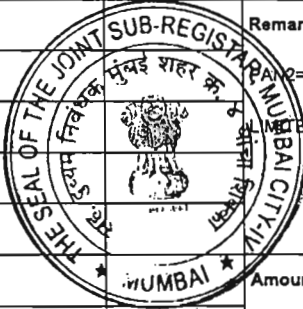
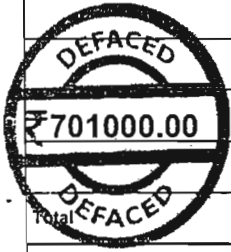




CHALLAN
MTR Form Number-6



GRN	MH004880800202223P	BARCODE	[Barcode]		Date	12/07/2022-17:11:41	Form ID	25.1
Department					Inspector General Of Registration			
Type of Payment					Stamp Duty Registration Fee			
Office Name					BBE3_JT SUB REGISTRAR MUMBAI CITY 3			
Location					MUMBAI			
Year					2022-2023 One Time			
Account Head Details					Amount In Rs.			
0030045501 Stamp Duty					671000.00			
0030063301 Registration Fee					30000.00			
Total					7,01,000.00			
Payment Details					STATE BANK OF INDIA			
Cheque/DD Details					FOR USE IN RECEIVING BANK			
Cheque/DD No.					Bank CIN Ref. No. 10000502022071203139 6649472236412			
Name of Bank					Bank Date RBI Date 12/07/2022-17:12:11 14/07/2022			
Name of Branch					Bank-Branch STATE BANK OF INDIA			
					Scroll No. , Date 1009765 , 14/07/2022			



वबई - ४
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2022

Department ID : Mobile No. : 9867024045
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 03

Challan Defaced Details
Date: 2022-08-11
12:08:56 IST
Reason: GRA Secure
Do Not Remove
Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(IS)-508-13156	0003149264202223	11/08/2022-11:57:48	IGR549	30000.00
2	(IS)-508-13156	0003149264202223	11/08/2022-11:57:48	IGR549	671000.00
Total Defacement Amount					7,01,000.00

सह दय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे.
मुंबई शहर क्र. ४.



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1108202200113

Receipt Date 11/08/2022

Received from SANGHVI PREMISES PVT LTD, Mobile number 9881259529, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 13156 dated 11/08/2022 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.

DEFACED

₹ 600

DEFACED

Payment Details

Bank Name sbiepay

Payment Date 11/08/2022

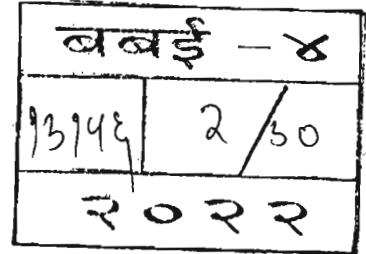
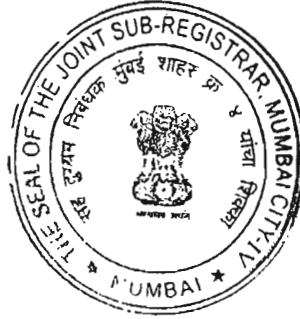
Bank CIN 10004152022081100104

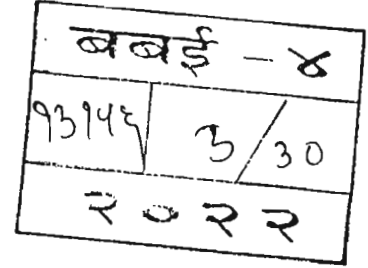
REF No. 202222357793002

Deface No 1108202200113D

Deface Date 11/08/2022

This is computer generated receipt, hence no signature is required.





DEED OF CONVEYANCE

This Deed of Conveyance ("Deed") is made at Mumbai, this 11th day of AUG., 2022;

BETWEEN

Sanghvi Premises Private Limited, a company incorporated and registered under the provisions of the Companies Act, 1956, having its registered office at 1, Vardhaman Chambers, Cawasji Patel Street, Fort, Mumbai – 400 001, hereinafter referred to as the "Vendor" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors) of the **One Part;**

AND

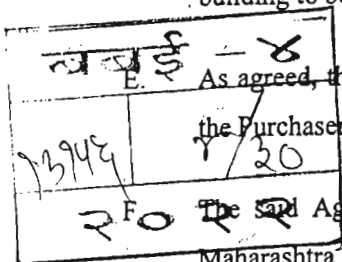
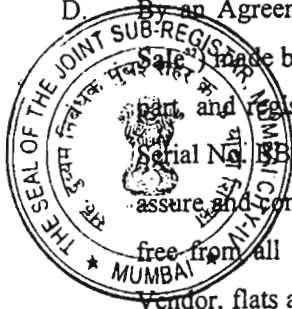
S3 Smart Spaces Private Limited, a company registered under the provisions of the Companies Act, 1956, and deemed to have been registered under the Companies Act, 2013, having its corporate office at Office Premises No.VII, 7th Floor, Dhiraj Chambers, 9, Hazarimal Somani Marg, Near CSMT Station, Fort, Mumbai – 400 001 hereinafter referred to as the "Purchaser" (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;**

The Vendor and the Purchaser are individually referred to as the "Party" and collectively as the "Parties".

WHEREAS:

- A. The Vendor is the owner and seized and possessed of and well and sufficiently entitled to all that piece and parcel of land admeasuring 2,074 square yards or thereabouts equivalent to 1,733.45 square meters or thereabouts, bearing Cadastral Survey No. 1B/161 of Lower Parel Division, situated at Sunmill Road, Lower Parel (West), Mumbai – 400 013 and shown in red colour boundary line on the plan annexed hereto and marked as **Annexure “A”** and more particularly described in the **First Schedule** hereunder written (hereinafter referred to as the “**said Land**”) and the building, tenements and other structures standing thereon (hereinafter referred to as the “**Existing Structures**”);
- B. Unless referred to individually, the said Land, the Existing Structures and all the rights, title, interest, benefits, advantages, etc. in respect thereof, are hereinafter collectively referred to as the “**said Property**”;
- C. The Existing Structures are occupied by one hundred and eleven (111) tenants (“**Tenants**”). The particulars of the Tenants are set out in the schedule annexed hereto and marked as **Annexure “B”**;

D. By an Agreement for Sale dated 15th December, 2021 (“**Agreement for Sale**”) made between the Vendor of one part and the Purchaser of the other part and registered with the Sub-Registrar of Assurances at Thane under Serial No. BBE – 4/17320/2021, the Vendor agreed to sell, transfer, assign, assure and convey to the Purchaser, the said Property clear, marketable and free from all encumbrances, and the Purchaser has agreed to allot to the Vendor, flats admeasuring 2,200 square feet (RERA carpet area) in the new building to be constructed by the Vendor on the said Land;



E. As agreed, the Vendor is executing this Deed of Conveyance in favour of the Purchaser. The said Agreement for Sale is duly stamped under Article 25 of the Maharashtra Stamp Act, and therefore, this Deed of Conveyance is being stamped with Rs.500/- (Rupees Five Hundred Only).

[Handwritten signature]

NOW THIS DEED OF CONVEYANCE WITNESSETH in pursuance of the aforesaid agreement and for the consideration set out in clause 2 herein below, agreed to be provided by the Purchaser to the Vendor, agreed to be provided by the Purchaser to the Vendor, **IT**, the Vendor doth hereby sell, grant, convey, transfer and assign and assure unto and in favour of the Purchaser, clear, marketable and free from all encumbrances, the said Property being **ALL THAT** pieces and parcels of land admeasuring 2,074 square yards or thereabouts equivalent to 1,733.45 square meters or thereabouts, bearing Cadastral Survey No. 1B/161 of Lower Parel Division, situated at Sunmill Road, Lower Parel (West), Mumbai – 400 013 and shown in red colour boundary line on the plan annexed hereto and marked as **Annexure "A"** and more particularly described in the **First Schedule** hereunder written (hereinafter referred to as the "**said Land**") and the building, tenements and other structures standing thereon (hereinafter referred to as the "**Existing Structures**"); and all its right, title, interest, benefits, advantages, etc. in respect thereof **TOGETHER WITH** all the paths, passages, waters, water courses, drains, trees, plants, lights liberties, easements, profits, privileges, advantages, rights, members and appurtenances, whatsoever to the said Property and/or ground hereditaments and premises belonging or in any way appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or member thereof or appurtenant thereto **AND ALL** the estate, right, title, interest, right of way, use, inheritance, property, possession, benefit, claim and demand whatsoever both at law and in equity of the Vendor into, or out of or any part thereof **TO HAVE AND TO HOLD** the said Property, ground hereditaments and premises hereby granted, conveyed, transferred and assured or intended so to be with it and every of its rights, members and appurtenances **UNTO AND TO THE USE** and benefits of the Purchaser forever **SUBJECT** to nevertheless payment of all the assessments, rates duties, and dues now chargeable from the same or which may hereafter become payable in respect thereof to the Government of Maharashtra, Corporation or any other public body or otherwise in respect of said Property.



- The Purchaser shall allot to the Vendor, flats admeasuring 2,200 square feet (RERA carpet area) in the new building/s to be constructed on the said Land, on completion of the construction of the said new building/s.

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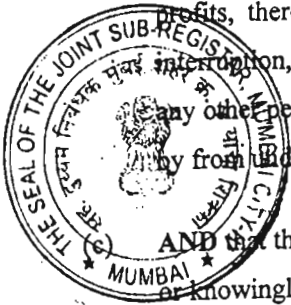
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3. Notwithstanding anything contained herein, on and from the execution hereof, all the right, title and interest of the Vendor, in respect of the said Property, shall come to an end, and the Vendor shall not have: (i) any right, title and interest in respect of the said Property and (ii) any charge on the said Property.

4. The Vendor doth hereby covenants with the Purchaser that:

(a) Notwithstanding any act, deed, matter and/or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming, by, from, through, under or in trust for the Vendor made, done, committed, omitted or willingly suffered to the contrary, IT the Vendor has in itself good right, full power and absolute authority to grant, transfer, convey, assign and assure the said Property and all the right, title, interest, benefit and advantages in respect thereof granted, transferred, conveyed, assured and assigned or intended so to be unto and to the use and benefit of the Purchaser, in the manner aforesaid;

(b) AND the Purchaser shall and may at all times hereafter peaceably and quietly to enter upon, use, occupy, possess and enjoy the said Property, hereditaments and premises and receive rents, issues and profits, thereof and every part thereof without any suit, eviction, claim and/or demand whatsoever from the Vendor or any other person or person lawfully or equitably claiming or to claim by from under or in trust for it;



AND that the Vendor has not at any time heretofore done or omitted or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby the Vendor is prevented from selling, granting, transferring, assigning, conveying etc. the said Property and all the right, title, interest, benefit and advantages in respect thereof or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate title or otherwise howsoever;

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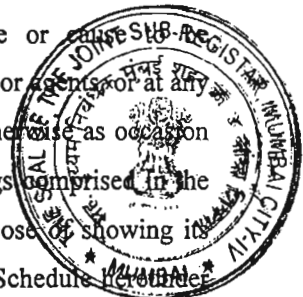
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(d) **AND THAT** free and clear and freely clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all former and other estates, titles, charges and encumbrances whatsoever had, made executed, occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming through it; and

(e) **AND FURTHER THAT** the Vendor and all persons lawfully or equitably claiming any estate or interest whatsoever in respect of the said Property and all the right, title, interest, benefit and advantages in respect thereof, hereditaments, property or any part thereof by, from, under or in trust for the Vendor and shall and will from time to time and at all times hereafter at the request of the Purchaser do and execute or cause to be done and executed all such further and other acts, deeds, things conveyances and assurances in law whatsoever for the better and perfectly assuring the said Property and all the right, title, interest, benefit and advantages in respect thereof and every part thereof unto and to the use of the Purchaser in manner aforesaid as by the Purchaser or their counsels ~~in law~~ shall be required.

(f) **AND FURTHER THAT** the Vendor doth hereby for itself and its successors, covenant with the Purchaser, its successors and assigns that **IT** the Vendor shall and will unless prevented by fire or some other inevitable accident, from time to time, and at all times hereafter upon every reasonable request, and at the cost of the Purchaser, its successors and assigns produce or cause to be produced unto it or them or its or their advocates or agents, or at any trial, hearing, commission or examination, or otherwise as occasion shall require, all or any of the deeds and writings comprised in the Second Schedule hereunder written for the purpose of showing its title to the said Property comprised in the First Schedule heretofore written and also at the like request and cost deliver or cause to be delivered unto the Purchaser or its successors or assigns, such attested or other copies or extracts of or from, the said deeds,

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2022



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documents, writings, or any of them as it or they may require and shall and will in the meantime, unless prevented as aforesaid, keep the said deeds, documents and writings safe, unobliterated and uncanceled.

5. Simultaneously with execution of these presents the Vendor shall (a) address correspondence/intimation to the concerned authorities of Government, Semi-Government, Public local bodies including to the Collector, City Survey and land records so as to give effect to the sale and transfer of the said Property in the name of the Purchaser, and (b) execute and register one or more an irrevocable power of attorney in favour of the Purchaser and its representatives, and (c) hand over quiet, vacant and peaceful possession of the said Property to the Purchaser.
6. The stamp duty and registration charges on this Deed of Conveyance shall be borne and paid by the Vendor and the Purchaser shall not be liable and/or responsible for the same.
7. The Permanent Account Numbers allotted to the parties to this agreement under section 139 A of the Income Tax Act, 1961 are as under:

Sr. No.	Name of the Party	PAN No.
1.	Sanghvi Premises Private Limited	AAACL0598D
2.	S3 Smart Spaces Private Limited	AAXCS5901Q

IN WITNESS WHEREOF the Parties hereto have hereunto set and

<p>93144 C/30</p> <p>2022</p>	
-------------------------------	--

subscribed their respective hands the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the said Land)

All those pieces and parcels of land admeasuring 2,074 square yards or thereabouts equivalent to 1,733.45 square meters or thereabouts, bearing Cadastral Survey No. 1B/161 of Lower Parel Division, situated at Sunmill Road, Lower Parel (West), Mumbai - 400 013, and shown in red colour boundary line on the plan annexed hereto and marked as Annexure "1", and bounded as follows, that is to say:

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THE SECOND SCHEDULE ABOVE REFERRED TO
(Details of the original documents)

1. Agreement for Sale dated 22nd March, 2007;
2. Power of Attorney dated 22nd March, 2007;
3. Deed of Conveyance dated 28th March, 2007;
4. Original Agreement for Sale dated 15th December, 2021;
5. Original Power of Attorney dated 15th December, 2021;

Signed and delivered by)
Within named the "Vendor")
Sanghvi Premises Private Limited)
Through its Director)
Mr. Shailesh Sanghvi)
In the presence of)



For M/s. SANGHVI PREMISES PVT. LTD.

DIRECTOR / MANAGER



- (1) Boussle (Ganpat Bomble)
(2) Gnanar (Mandar Salvi)

Signed and delivered by the)
Within named the "Purchaser")
S3 Smart Spaces Private Limited)
Through its Director)
Mr. Neeraj Shrivastava)
In the presence of)



S3 SMART SPACES PVT. LTD.

DIRECTOR / MANAGER



- (1) Boussle (Ganpat Bomble)
(2) Gnanar (Mandar Salvi)



बबई - ४	
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२०२२	

ANNEXURE 'A'

Survey Street No. 416 (Fourth Edition 1969) p/c

Survey No. 161, 162, 163, 164, 165 & 166

Divisions

Sub-Divisions

सर्वेक्षण क्रमांक १६१, १६२, १६३, १६४, १६५ व १६६



Name of Premises: _____
 No. of Application: 11/111/2016
 Receipt No: 576212
 Date: 06-DEC-2016

7344.90 / 30
 2016

RECEIVED BY: _____
 DATED: 06 DEC 2016

SUPERINTENDENT
MUMBAI CITY SURVEY & LAND RECORDS

ASSISTANT
MUMBAI
CUM CITY SURVEY OFFICER NO.2

[Signature]
DIRECTOR/MANAGER

S3 SMART SPACES PVT. LTD.
[Signature]
DIRECTOR/MANAGER

ANNEXURE - B

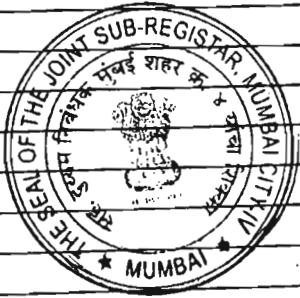
HARI BAUG TENANT LIST

Sr. No.	Name of Tenant	building name	Shop Room No.	User R. / N.R.
1	Lalita Narsu Shetty	Haribaug - 109/127	1,1A,2,3	NR
2	Mansi Palan	Haribaug - 109/127	4	NR
3	Hansraj Mavji Dubariya	Haribaug - 109/127	5	NR
4	Velji Lakhman Patel	Haribaug - 109/127	6	NR
5	Damji Jivraj	Haribaug - 109/127	7	NR
6	Ganji Akka	Haribaug - 109/127	8	NR
7	Lakhman Govabhai Bhatেশra & Veera Avchar Bhatेशra	Haribaug - 109/127	9	NR
8	Ratansi Gangji & Co	Haribaug - 109/127	10	NR
9	Satyabhana Ladoo Parab	Haribaug - 109/127	11A	R
10	Pravin C Gohil	Haribaug - 109/127	11B	R
11	Saremal Bhikhamchand	Haribaug - 109/127	12	R
12	Popatlal Murji	Haribaug - 109/127	13	R
13	Prajakta P Jadhav	Haribaug - 109/127	14A	R
14	Vijay Manohar Talawadekar & Rajesh Manohar Talawadekar	Haribaug - 109/127	14B	R
15	Kantilal Jethmal	Haribaug - 109/127	15	R
16	Shree Lower Parel Jain Sangh	Haribaug - 109/127	16	R
17	Vinayak Anant Nar	Haribaug - 109/127	17A	R
18	Hasmukh V Shah	Haribaug - 109/127	17B	R
19	Hastimal Fojmal	Haribaug - 109/127	18A	R
20	Rajaram Shivram	Haribaug - 109/127	18B	R
21	Deepak Dashrath Hadpadkar	Haribaug - 109/127	19A	R
22	Rajendra P. Kadam.	Haribaug - 109/127	19B	R
23	Rajendra M. Adivarekar.	Haribaug - 109/127	20A	R
24	Vithobha Hari	Haribaug - 109/127	20B	R
25	Keshav Narayan Kokate	Haribaug - 109/127	21	R
26	Ravindra J. Kadam.	Haribaug - 109/127	22A	R
27	Vishnoo Staram	Haribaug - 109/127	22B	R
28	Sabaji Aaba	Haribaug - 109/127	23A	R
29	Dhondi Atmaram Dalvi	Haribaug - 109/127	23B	R
30	Shridhar Ramchandra.	Haribaug - 109/127	24A	R
31	Nageshwarrao Laxmipathi Ekkaldevi	Haribaug - 109/127	24B	R
32	Snehalata Atmaram	Haribaug - 109/127	25A	R
33	Madhukar S Pawar.	Haribaug - 109/127	25B	R
34	Sandeep Sadashiv Kuralkar	Haribaug - 109/127	26A	R
35	Ansuya S Utekar	Haribaug - 109/127	26B	R
36	Vasundhara Ramchandra Chavan	Haribaug - 109/127	27A	R
37	Vijaya S. Madrid	Haribaug - 109/127	27B	R
38	Shankar V. Kathavale	Haribaug - 109/127	28A	R
39	Pandurang Ramchandra.	Haribaug - 109/127	28B	R
40	Vidya Satish Upadhyay	Haribaug - 109/127	29A	R
41	Satyavan D. Vishvasrav	Haribaug - 109/127	29B	R
42	Sunita Suresh Sutar	Haribaug - 109/127	30A	R



24A व 24B - 8
 24B R 19/30
 25A R
 25B NR 2022

43	Lalita N. Shetty.	Haribaug - 109/127	30B	R	
44	Fojmal Doongaji	Haribaug - 109/127	31	R	
45	Tanaji Surya.	Haribaug - 109/127	32A	R	
46	Govind Otavkar	Haribaug - 109/127	32B	R	
47	Sharda Shantaram Gaikwad	Haribaug - 109/127	33A	R	
48	Chayya A. Pokhare.	Haribaug - 109/127	33B	R	
49	Bhaskar Tukaram.	Haribaug - 109/127	34	R	
50	Vinod Jashvantlal	Haribaug - 109/127	35A	R	
51	Ramesh Saremal	Haribaug - 109/127	35B	R	
52	Bhalchandra Harishchandra.	Haribaug - 109/127	36	R	
53	Pritesh B. Patel.	Haribaug - 109/127	37	R	
54	Hemant I. Shukla.	Haribaug - 109/127	38	R	
55	Manju Jayesh Bhatt	Haribaug - 109/127	39	R	
56	Vipul A. Shah.	Haribaug - 109/127	40	R	
57	Ranmal Raghavji.	Haribaug - 109/127	41	R	
58	Bharat M. Patel.	Haribaug - 109/127	42	R	
59	Jitendra R. Shah.	Haribaug - 109/127	43	R	
60	Maniben Saremal.	Haribaug - 109/127	44	R	
61	Rupali R. Shah.	Haribaug - 109/127	45	R	
62	Ketan R. Shah.	Haribaug - 109/127	46	R	
63	Nemidas S. Shah.	Haribaug - 109/127	47	R	
64	Akshit Ramesh Jain	Haribaug - 109/127	48	R	
65	Pravinchandra Fathechand.	Haribaug - 109/127	49	R	
66	Kantilal Tarachand.	Haribaug - 109/127	50	R	
67	Geetaben R. Shah	Haribaug - 109/127	51	R	
68	Jayesh B. Bhatt.	Haribaug - 109/127	52	R	
69	Uday Indukumar Shukla	Haribaug - 109/127	53	R	
70	Sundari J. Poojari.	Haribaug - 109/127	54	R	
71	Keshavji C. Chhadva.	Haribaug - 109/127	55A	R	
72	Shankarlal Madhavlal.	Haribaug - 109/127	55B	R	
73	Shantilal Saremal.	Haribaug - 109/127	56	R	
74	Ghevarchand Saremal.	Haribaug - 109/127	57A	R	
75	Mukesh M. Panchal.	Haribaug - 109/127	57B	R	
76	Ghevarchand Saremal.	Haribaug - 109/127	58A	R	
77	Pravin M. Panchal.	Haribaug - 109/127	58B	R	
78	Balchand Fojmal.	Haribaug - 109/127	59A	R	
79	Taraben Balchand.	Haribaug - 109/127	59B	R	
80	Lalji Sitaram.	Haribaug - 109/127	60	R	
81	Lalita N. Shetty.	Haribaug - 109/127	61	R	
82	Chetan Chhaganlal.	Haribaug - 109/127	62	R	
83	Hemant I. Shukla.	Haribaug - 109/127	63	R	
84	Saroj Ghisulal Jain	Haribaug - 109/127	64	R	
85	Shantuben Shantilal.	Haribaug - 109/127	65	R	
86	Kunverben Jayantilal Shah	Haribaug - 109/127	66	R	
87	Pratibha H. Shah.	Haribaug - 109/127	67	R	
88	Damji Keshavji	Haribaug - 109/127	68	R	
89	Sudeep R. Shah.	Haribaug - 109/127	69A	R	



64	R	
65	R	
66	R	92/30
67	R	
68	R	
69A	R	

90	Rajendra Maganlal Shah	Haribaug - 109/127	70	R	
91	Sudeep R. Shah.	Haribaug - 109/127	70A	R	
92	Mafatlal Tribhuvandas.	Haribaug - 109/127	71	R	
93	Hasmuklal V. Shah.	Haribaug - 109/127	72	R	
94	Kamlaben Jamiyatram.	Haribaug - 109/127	73	R	
95	Panchiben R. Gala.	Haribaug - 109/127	74	R	
96	Amrutlal V. Shah	Haribaug - 109/127	75 & 76	R	
97	Ramesh Fathechand.	Haribaug - 109/127	77	R	
98	Pravin Mepshi Chheda	Haribaug - 109/127	78	R	
99	Bhartiben R. Shah	Haribaug - 109/127	79	R	
100	Sevanti Chhaganlal.	Haribaug - 109/127	80	R	
101	Rameshbhai Nagjibhai Chheda	Haribaug - 109/127	81	R	
102	Chatan Kanji Maru.	Haribaug - 109/127	82	R	
103	Rajesh H. Kothari.	Haribaug - 109/127	83	R	
104	Nayanabhen P. Siriya.	Haribaug - 109/127	84	R	
105	Ramila Vasant Siriya	Haribaug - 109/127	85	R	
106	Devchand Keshavji.	Haribaug - 109/127	86	R	
107	Jayaben Damji.	Haribaug - 109/127	87	R	
108	Dinesh Hastimal.	Haribaug - 109/127	88	R	
109	Nanjibhai Bhurabhai.	Haribaug - 109/127	89	R	
110	Phuliben Sukenraj Jain & Pratibha Kiran Jain	Haribaug - 109/127	90	R	
111	Geeta Kishor Furia & Forum Kishor Furia	Haribaug - 109/127	91	R	

वबड - ४
 १३१५९ / १३ / ३०
 २०२२



①

508/17320
Wednesday, December 15, 2021
2:24 PM

पावती

Original/Duplicate
नों दणी क्र : 39M
Regn.: 39M

पावती क्र : 18580 दिना क्र: 15/12/2021

गावाचे नाव: सौंअर घरेल
दस्तावेजाचा अनुक्रमा क्र: बबई-4-17320-2021
दस्तावेजाचा प्रकार: अॅप्रीमेट टू सेल
सादर करणाऱ्याचे नाव: एस3 स्मार्ट स्पेसेस प्रा लि वॉरु संचालक नीरज श्रीवास्तव - -नों दणी फी रु. 30000.00
दस्त हाताळणी फी रु. 18700.00
पुढां ची सं ख्या: 935

DELIVERED

एकूण: रु. 48700.00

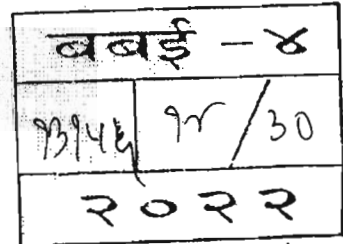
सह दुय्यम निबंधक, मुंबई-4

बाजार मूल्य: रु. 67083952/-
मोबदला रु. 67084000/-
भरलेले मुद्रा क मूल्य: रु. 3354500/-सह दुय्यम निबंधक वर्ग - २
मुंबई शहर क्र. ४

- 1) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-
डोडी/धनादेशापे ऑर्ड र क्रमा क्र: 1512202107314 दिना क्र: 15/12/2021
ब केचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-
डोडी/धनादेशापे ऑर्ड र क्रमा क्र: 1512202107151 दिना क्र: 15/12/2021
ब केचे नाव व पत्ता:
- 3) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-
डोडी/धनादेशापे ऑर्ड र क्रमा क्र: 1512202107082 दिना क्र: 15/12/2021
ब केचे नाव व पत्ता:
- 4) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-
डोडी/धनादेशापे ऑर्ड र क्रमा क्र: 1512202106952 दिना क्र: 15/12/2021
ब केचे नाव व पत्ता:
- 5) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-
डोडी/धनादेशापे ऑर्ड र क्रमा क्र: 1512202106864 दिना क्र: 15/12/2021
ब केचे नाव व पत्ता:
- 6) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-
डोडी/धनादेशापे ऑर्ड र क्रमा क्र: 1512202106800 दिना क्र: 15/12/2021
ब केचे नाव व पत्ता:
- 7) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-
डोडी/धनादेशापे ऑर्ड र क्रमा क्र: 1512202106608 दिना क्र: 15/12/2021
ब केचे नाव व पत्ता:



12/15/2021



Pre-Registration summary(नोंदणी पूर्व गोषवार)



15/12/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4

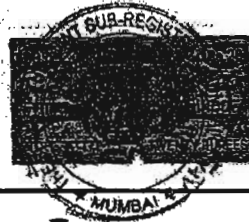
दस्त क्रमांक : 17320/2021

नोंदणी :

Regn:83m

भाषाचे नाव : लोकर सेल

(1) विलेखांचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	67084000
(3) बाजारभावासाठी पट्ट्याचा बाबतितपट्ट्याकर आकारणी देतो की पट्टेदार ते नमुद करणे	67083952
(4) मूल्यापन,पोटहिल्ला व पत्रकमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : इतर स्थिती: लोकर परेड विभागातील सी एस नं 18/161 मधील जमीन व बांधकाम क्षेत्र 2074 ची याई आणि 1733.45 चौ. मी. सतमित रोड,लोकर परेड(वेस्ट) मुंबई - 400013., PUL: GS0204450010000 ((C.T.S. Number : 1B/161 :))
(5) क्षेत्रफळ	1) 1733.45 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/प्रतिद्वंदू देवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयार्था हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-संपदी-विभागातील पा-नि तर्फे संचालक विलेख संपदी - - बय-49; पत्ता:-प्लॉट नं: अॅफिस 1, साख नं: - इमारतीचे नाव:-परमलोक चॅम्बर्स, ब्लॉक नं: - , रीड नं: कवसजी पटेल स्ट्रीट फोर्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400001 प्लॉट नं:-AAACL0598D
(8) दस्तऐवज करून देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयार्था हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वसुडे इमारतीचे संचालक मीराज शीवास्तव - - बय-50; पत्ता:-प्लॉट नं: अॅफिस नं 7, साख नं: 7 चा भेजता, इमारतीचे नाव:-पीरज चॅम्बर्स, ब्लॉक नं: सीएसएमटी स्टेशन जवळ, रोड नं: 9 इड्डारीमात सीमंगो मार्ग, फोर्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400001 प्लॉट नं:-AAXCS5901Q
(9) दस्तऐवज करून दिल्याचा दिनांक	15/12/2021
(10) दस्त नोंदणी केल्याचा दिनांक	15/12/2021
(11) अनुक्रमांक,खंड व पृष्ठ	17320/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3354500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

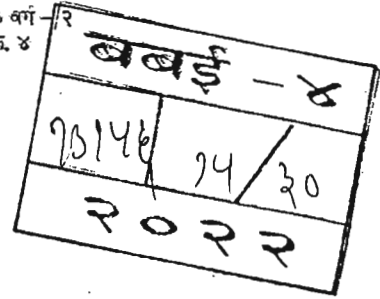


मुल्यांकनासाठी विघाटत घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निघडलेला अनुषंग :- :

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

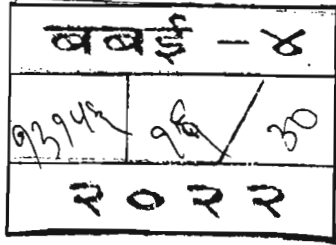
सह दुय्यम निबंधक वर्ग - 2
मुंबई शहर क्र. ४



Payment Details

sr.	Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used At	Defeca Number	Defeca Date
1	SANGHVI PREMISES PVT LTD	eChallan	10000502021121500725	MH010149025202122P	3354500.00	SD	0004844198202122	15/12/2021
2	SANGHVI PREMISES PVT LTD	eChallan		MH010149025202122P	30000	RF	0004844198202122	15/12/2021
3		DHC		1512202107381	2000	RF	1512202107381D	15/12/2021
4		DHC		1512202107463	700	RF	1512202107463D	15/12/2021
5		DHC		1512202106536	2000	RF	1512202106536D	15/12/2021
6		DHC		1512202106608	2000	RF	1512202106608D	15/12/2021
7		DHC		1512202106800	2000	RF	1512202106800D	15/12/2021
8		DHC		1512202106864	2000	RF	1512202106864D	15/12/2021
9		DHC		1512202106952	2000	RF	1512202106952D	15/12/2021
10		DHC		1512202107082	2000	RF	1512202107082D	15/12/2021
11		DHC		1512202107151	2000	RF	1512202107151D	15/12/2021
12		DHC		1512202107314	2000	RF	1512202107314D	15/12/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handing Charge]





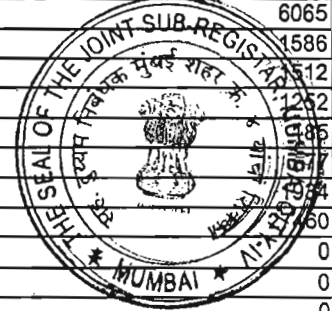
बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

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

लेखा क्रमांक GS0204450010000	मालमत्ता करवर्ष 2021-2022	देयक क्रमांक 202110BIL13385741 202120BIL13385742	देयक दिनांक 01/09/2021
पसकाराचे नाव व पत्ता : M/s. SANGHAVI PREMISES PVT.LTD SANJANA MANSION, NEAR NAGINA HOTEL, DR.B.A.ROAD,, BYCULLA MUMBAI 27		प्रेषक - Assstt. Assessor & Collector, G South Ward, Municipal Office Building, Dhanmaji Naka, N. M. Joshi Marg, Prabhadevi, Mumbai - 400 013. ईमेल - aacgs.ac@mcgm.gov.in - दूरध्वनी क्र. 022 2422 6907	
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे. G-1053 (1) 109-111 113-115 117-119 121-123 & 125-127 SHRI S B JADHAV MARG HOUSE WITH SHOPS MAGANLAL HARILAL			
प्रथम करनिर्धारण दिनांक:	31/03/1961	जलजोडणी क्रमांक :	-
एकूण भांडवली मूल्य: ₹ 56418670		एकूण भांडवली मूल्य: ₹ 56418670	
एकूण भांडवली मूल्य: ₹ Five Crore Sixty Four Lakh Eighteen Thousand Six Hundred Seventy Only (अक्षरी)			
दि. 31/03/2010 या तारखेपर्यंतची थकबाकी	₹ 0	दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची थकबाकी	₹ 54920
देयक कालावधी:	01/04/2021	ते	31/03/2022

कराचे नाव	01/04/2021	ते	30/09/2021	01/10/2021	ते	31/03/2022
सर्वसाधारण कर			2857			2857
जल कर			9420			9420
जल साभ कर			2572			2572
मलनिःसारण कर			6065			6065
मलनिःसारण साभ कर			1586			1586
म.न.पा. शिक्षण उपकर			1512			1512
राज्य शिक्षण उपकर			1252			1252
रोजगार हमी उपकर			185			185
वृक्ष उपकर			77			77
पथ कर			1934			1934
एकूण देयक रक्कम			27460			27460
कलम 152 अन्वये दरदंडाची रक्कम			0			0
परताव्यावरील व्याजाची बसुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
भरावयाची निव्वळ रक्कम			27460			27460
प्रतिदानाची निव्वळ रक्कम			0			0
अक्षरी रुपये	₹ Twenty Seven Thousand Four Hundred Sixty Only			₹ Twenty Seven Thousand Four Hundred Sixty Only		
अंतिम देय दिनांक			30/11/2021			31/12/2021



"To make payment through NEFT:

IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTGS0204450010000, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

सदर दस्तऐवज हा नागरिकांना करांचा भरणा सुलभतेने करवा याबाबत यासाठी मुंमनपा अधिनियमातील तरतुदीनुसार निर्गमित करण्यात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत आहे.

सामाजिक व परिसितीकीय साभंदायक योजनेअंतर्गत अटी-यातीची पूर्तता करणा-या पात्र मालमत्तास मालमत्ता करातील सर्वसाधारण कर या घटकात 5% ते 15% सबसिड भरले जाई.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १८८८ मध्ये कलम १५४(१ ड ड) चा अंतर्भाव होण्या सापेक्ष जारी करण्यात येत आहे.



विश्वास पा. मोदी
करनिर्धारक व संकलक



User Category :- rRC

E & OE

SANGHVI PREMISES PRIVATE LIMITED

Corporate Office: Sanghvi S3 Group, S3 Level, 7th floor, Dhiraj Chambers, 9 Hazarimal Somani Marg,
Adjacent to Sterling Cinema, Near CSMT Station, Fort, Mumbai - 400 001.
Call: 022-68205555 (100 Line) Email: sales@sanghvis3.com Website: www.sanghvis3.com
CIN No: U45200MH1992PTC064965 GST: 27AAACL0598D2ZL



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS ("BOARD") OF SANGHVI PREMISES PRIVATE LIMITED (THE "COMPANY") HELD ON 4TH MARCH, 2021 AT 4:00 P.M. AT ITS OFFICE AT OFFICE PREMISES NO.VII, 7TH FLOOR, DHIRAJ CHAMBERS, 9, HAZARIMAL SOMANI MARG, NEAR CSMT STATION, FORT, MUMBAI - 400 001.

SALE, TRANSFER AND ASSIGNMENT OF THE PROPERTY SITUATED AT SUNMILL ROAD, LOWER PAREL (WEST), MUMBAI - 400 013.

The Chairman has informed the Board of Directors of the Company that the Company has agreed to sell, transfer, assign, assure and convey to S3 Smart Spaces Private Limited (CIN No. U70109MH2016PTC285779) ("S3 Smart Spaces"), clear, marketable and free from all encumbrances, the Company's Property being all those pieces and parcels of land bearing Cadastral Survey No. 161(P) admeasuring 2,033 square yards or thereabouts equivalent to 1,699.94 square meters and Cadastral Survey No. 1B/161 admeasuring 2,074 square yards or thereabouts equivalent to 1,733.45 square meters, both of Lower Parel Division, situated at Sunmill Road, Lower Parel (West), Mumbai - 400 013, and the structures standing thereon (hereinafter collectively referred to as the "said Property"). The draft agreement for sale in respect thereof has been circulated to all the directors. After due deliberation, the Board of Directors unanimously pass the following resolutions:

"RESOLVED THAT the consent of the Board of Directors be and is hereby accorded to: (i) sell, transfer, assign, assure and convey the said Property to S3 Smart Spaces ("Transaction"); and (ii) enter into, sign, seal, execute and register, all deeds, documents, writings, memorandum of understanding, agreement for sale, sale deed, deed of transfer, deed of conveyance, deed of assignment, power of attorney, undertakings, letters, applications, forms, writings, etc. in respect thereof ("Transaction Documents").

RESOLVED FURTHER THAT Mr. Shailesh S. Sanghvi, Director of the Company be and is hereby authorized, for and on behalf of the Company to enter into and execute the Transaction Documents to be entered into and executed with S3 Smart Spaces and to sign, execute, seal and deliver the Transaction Documents and to do all such acts, deeds and things in respect thereof.

RESOLVED FURTHER THAT Mr. Shailesh S. Sanghvi, the Director of the Company be and is hereby irrevocably authorized, for and on behalf of the Company to: (i) apply for and obtain all permissions, no-objections, exemptions, extension, etc. for completion of the Transaction and (ii) sign, execute, seal and deliver all the Transaction Documents, including all deeds, documents, writings, memorandum of understanding, agreement for sale, sale deed, deed of transfer, deed of conveyance, deed of assignment, power of attorney, undertakings, letters, applications, forms etc., and also all deeds, documents,



Celebrating 38 Years

Member of MCHI

बबई - ४	
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२०२२	

SANGHVI PREMISES PRIVATE LIMITED

Corporate Office: Sanghvi S3 Group, S3 Level, 7th floor, Dhraj Chambers, 9 Hazarimal Scarni Marg,
Adjacent to Starling Cinema, Near CSMT Station, Fort, Mumbai - 400 001.
Call: 022-81205555 (100 Line) Email: sales@sanghvis3.com Website: www.sanghvis3.com
CIN No: U45200MH1992PTC064965 GST: 27AAAACLO598D2ZL



-2-

writings or things incidental and/or ancillary to the Transaction and to lodge the Transaction Documents for registration with the jurisdictional sub-registrar of assurances and to admit execution of the same for and on behalf of the Company and to comply with all legal requirements for registration of such Transaction Documents and (iii) to do and execute and/or cause to be done and/or executed all acts, deeds and things for completion of the Transaction in favour of S3 Smart Spaces.

RESOLVED FURTHER THAT a certified copy of this resolution passed at this meeting of the Board of Directors of the Company be signed by Mr. Shailesh S. Sanghvi, Director of the Company and be provided / forwarded to all the concerned authorities and statutory authorities and such other persons as may be required, including to S3 Smart Spaces."

Certified true copy
For SANGHVI PREMISES PRIVATE LIMITED

(Mr. Ramesh S. Sanghvi)
DIRECTOR
DIN: 00090985

(Mr. Shailesh S. Sanghvi)
DIRECTOR
DIN: 00112500

(Mr. Rakesh S. Sanghvi)
DIRECTOR
DIN: 00090945



बवई - ४
9/3/14
20 20
20 20

S3 SMART SPACES PVT. LTD.

Corporate Office: Sanghvi S3 Group, S3 Level, 7th floor, Dhiraj Chambers, 9 Hazarimal-Somani Marg,
Adjacent to Sterling Theatre, Near CSMT Station, Fort, Mumbai - 400 001.
Call: 022-88205555 (100 Lines) Email: sales@sanghvis3.com Website: www.sanghvis3.com
CIN No: U70109MH2016PTC285779



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS ("BOARD") OF S3 SMART SPACES PRIVATE LIMITED (THE "COMPANY") HELD ON 17th MARCH, 2021 AT 04.00 PM AT ITS REGISTERED OFFICE AT 7TH FLOOR, DHIRAJ CHAMBERS, 9, HAZARIMAL SOMANI MARG, NEAR CSMT STATION, FORT, MUMBAI - 400 001.

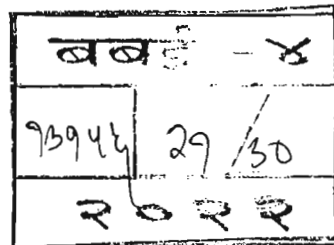
ACQUISITION AND PURCHASE OF THE PROPERTY SITUATED AT SUNMILL ROAD, LOWER PAREL (WEST), MUMBAI - 400 013.

The Chairman has informed the Board of Directors of the Company that the Company has agreed to purchase and acquire from Sanghvi Premises Private Limited (CIN No. U45200MH1992PTC064965) ("Vendor"), clear, marketable and free from all encumbrances, the Vendor's property being all those pieces and parcels of land bearing Cadastral Survey No. 161(P) admeasuring 2,033 square yards or thereabouts equivalent to 1,699.94 square meters and Cadastral Survey No. 1B/161 admeasuring 2,074 square yards or thereabouts equivalent to 1,733.45 square meters, both of Lower Parel Division, situated at Sunmill Road, Lower Parel (West), Mumbai - 400 013, and the structures standing thereon (hereinafter collectively referred to as the "said Property"). The draft deed of conveyance in respect thereof has been circulated to all the directors. After due deliberations, the Board of Directors unanimously pass the following resolutions:

"RESOLVED THAT the consent of the Board of Directors be and is hereby accorded to: (i) purchase and acquire the said Property from the Vendor ("Transaction"); and (ii) enter into, sign, seal, execute and register, all deeds, documents, writings, memorandum of understanding, agreement for sale, sale deed, deed of transfer, deed of conveyance, deed of assignment, power of attorney, undertakings, letters, applications, forms, writings, etc. in respect thereof ("Transaction Documents").

RESOLVED FURTHER THAT Mr. Neeraj H. Srivastava, Director of the Company be and is hereby authorized, for and on behalf of the Company to enter into and execute the Transaction Documents to be entered into and executed with the Vendor and to sign, execute, seal and deliver the Transaction Documents and to do all such acts, deeds and things in respect thereof.

RESOLVED FURTHER THAT Mr. Shailesh Sanghvi and Mr. Neeraj H. Srivastava, the Directors of the Company be and are hereby irrevocably authorized, for and on behalf of the Company to: (i) apply for and obtain all permissions, no-objections, exemptions, extension, etc. for completion of the Transaction and (ii) sign, execute, seal and deliver all the Transaction Documents, including all deeds, documents, writings, memorandum of understanding, agreement for sale, sale deed, deed of transfer, deed of conveyance, deed of



S3 SMART SPACES PVT. LTD.

Corporate Office: Sanghvi S3 Group, S3 Level, 7th floor, Dhraj Chambers, 9 Hazarimal Somani Marg,
Adjacent to Sterling Theatre, Near CSMT Station, Fort, Mumbai - 400 001.
Call: 022-68205555 (100 Lines) Email: sales@sanghvis3.com Website: www.sanghvis3.com
CIN No: U70109MH2016PTC285779

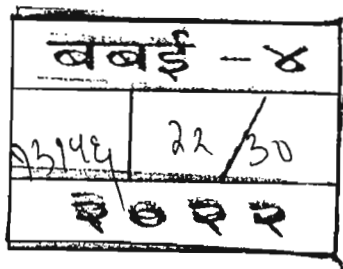


assignment, power of attorney, undertakings, letters, applications, forms etc., and also all deeds, documents, writings or things incidental and/or ancillary to the Transaction and to lodge the Transaction Documents for registration with the jurisdictional sub-registrar of assurances and to admit execution of the same for and on behalf of the Company and to comply with all legal requirements for registration of such Transaction Documents and (iii) to do and execute and/or cause to be done and/or executed all acts, deeds and things for completion of the Transaction in favour of the Company.

RESOLVED FURTHER THAT a certified copy of this resolution passed at this meeting of the Board of Directors of the Company be signed by Mr. Shailesh S. Sanghvi, Director of the Company and be provided / forwarded to all the concerned authorities and statutory authorities and such other persons as may be required."

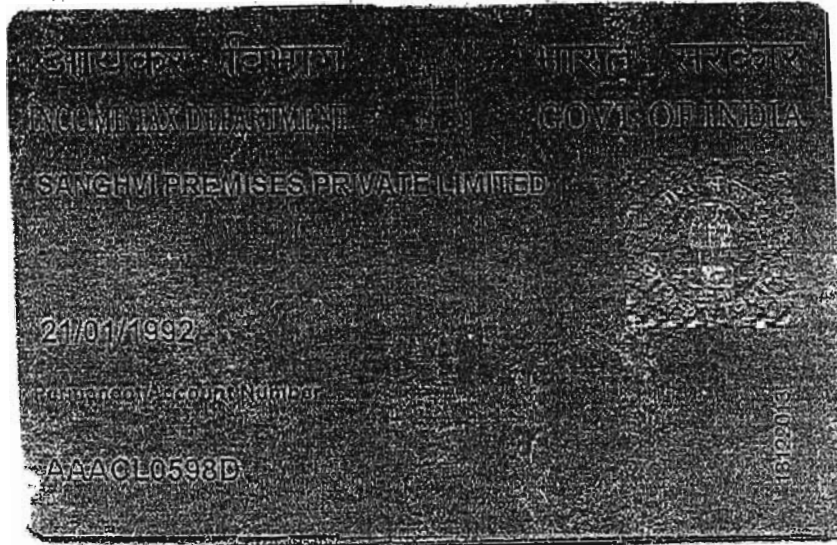
Certified true copy
For S3 SMART SPACES PRIVATE LIMITED

(Mr. Shailesh S. Sanghvi)
DIRECTOR
DIN: 00112500

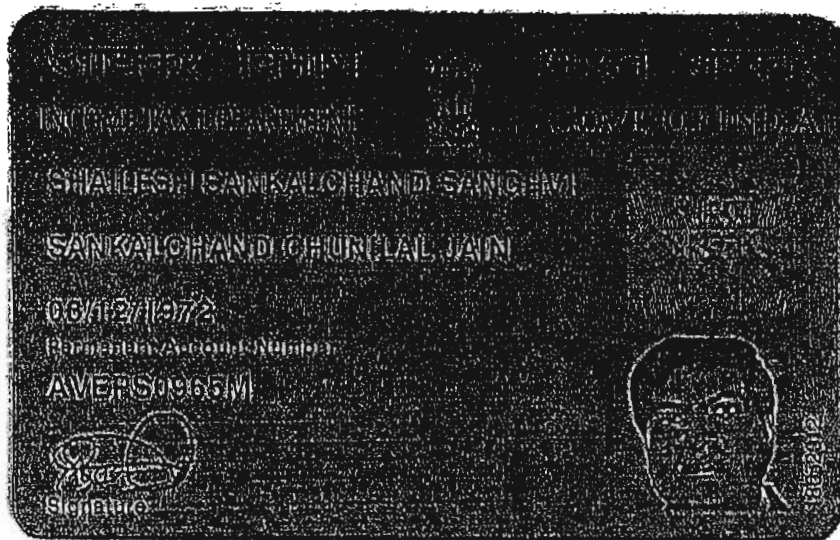




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बवई - ४	
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२०२२	



भारत सरकार

Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/81093/20038

To,
नीरज हरीचंद्र श्रीवास्तव
Neeraj Harichandra Srivastava
Plot No.10, Flat No.105, Paras CHS. LTD.
RSC-2
Mahwani Mhada Gate No.8, Malad West
Kharodi
Kharodi Mumbai Mumbai
Maharashtra 400095

0201/2013

Ref: 187 / 18C / 274083 / 275715 / P

बवई - ४	
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२०२२	

SH298209706DF



आपला आधार क्रमांक / Your Aadhaar No. :

7213 6243 4034

आधार - सामान्य माणसाचा अधिकार



~~भारत सरकार~~



नीरज हरीचंद्र श्रीवास्तव
Neeraj Harichandra Srivastava
जन्म वर्ष / Year of Birth : 1971
पुरुष / Male



7213 6243 4034

आधार - सामान्य माणसाचा अधिकार



Handwritten signature



भारत सरकार
Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/16043/46719

To,
गणपत बबन बोबले
Ganpat Baban Bomble
A / 006, GROUND FLOOR, RAJANIGANDHA, GANPAT
GARDEN
MANPADA ROAD
NEAR MARUTI MANDIR SAGAON
DOMBIVALI EAST
Tilaknagar Thane
Maharashtra 421201
9867024045

Ref: 60 / 26D / 119025 / 119700 / P



UE3676304911N



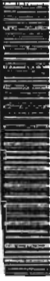
आपला आधार क्रमांक / Your Aadhaar No. :

7468 1124 5660

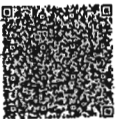
आधार - सामान्य माणसाचा अधिकार

S/O मधुकर साळवी गिरगाव
आंध्र प्रदेश
एकता कॉ. ऑप. सॅलिवन
सोसायटी, २६/०९/२०, रूम नं. ५, तळ
मजला, ज्ञाननाथ शंकर शेठ
रोड, कॅवेली नगर, गिरगाव,
मुंबई, महाराष्ट्र -
400004

S/O Madhukar Salvi THE
GIRGAON EKTA CO OP
HSG. SOC. 26/09/20, ROOM
NO.5 GR.FLOOR, JAGANATH
SHANKAR SHETH ROAD,
KRANTI NAGAR, GIRGAON,
Mumbai, Maharashtra -
400004



मंदार मधुकर साळवी
Mandar Madhukar Salvi
जन्म तारीख / DOB: 25/11/1976
पुरुष / MALE
6216 1873 8976



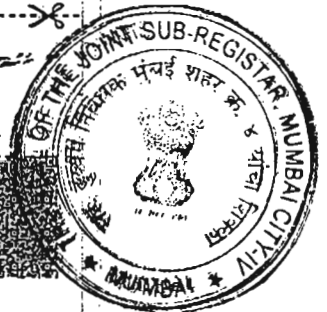
गणपत बबन बोबले
Ganpat Baban Bomble
जन्म वर्ष / Year of Birth : 1975
पुरुष / Male

7468 1124 5660

आधार - सामान्य माणसाचा अधिकार

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CHALLAN
MTR Form Number-6



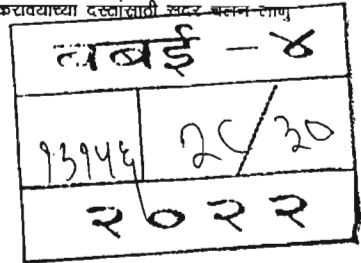
GRN	MH00488080020223P	BARCODE	[Barcode]		Date	12/07/2022-17:11:41	Form ID	25.1	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (if Any)						
			PAN No.(if Applicable)	AAACL0598D					
Office Name	BBE3_JT SUB REGISTRAR MUMBAI CITY 3		Full Name	SANGHVI PREMISES PRIVATE LIMITED					
Location	MUMBAI		Flat/Block No.	C S NO 1B/161 LOWER PAREL DIVISION					
Year	2022-2023 One Time		Premises/Building						
Account Head Details	Amount In Rs.	Road/Street	SUNMILL ROAD LOWER PAREL WEST						
0030045501 Stamp Duty	671000.00	Area/Locality	MUMBAI						
0030063301 Registration Fee	30000.00	Town/City/District							
		PIN		4	0	0	0	1	3
		Remarks (if Any)	PAN2=AAXCS5901Q~SecondPartyName=S3 SMART SPACES PRIVATE LIMITED-						
		Amount In	Seven Lakh One Thousand Rupees Only						
Total	7,01,000.00	Words							
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK					
Cheque-DD Details	Bank CIN	Ref. No.	10000502022071203139	6649472236412					
Cheque/DD No.	Bank Date	RBI Date	12/07/2022-17:12:11	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 :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9867024045

सदर धलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर धलन लागू नाही.



508/13156

गुरुवार, 11 ऑगस्ट 2022 11:58 म.पू.

दस्त गोषवारा भाग-1

बबई-4

२१/३०

दस्त क्रमांक: 13156/2022

दस्त क्रमांक: बबई-4 /13156/2022

बाजार मूल्य: रु. 6,70,83,952/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.6,71,000/-

दु. नि. सह. दु. नि. बबई-4 यांचे कार्यालयात

पावती:14113

पावती दिनांक: 11/08/2022

अ. क्र. 13156 वर दि.11-08-2022

सादरकरणाचा नाव: एस3 स्मार्ट स्पेसेस प्रा लि तर्फे संचालक
नीरज श्रीवास्तव - -

रोजी 11:52 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकुण: 30600.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, मुंबई-4

सह दुय्यम निबंधक, मुंबई-4

दस्ताचा प्रकार: खरेदीखत

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

शिक्का क्र. 1 11 / 08 / 2022 11 : 52 : 20 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 11 / 08 / 2022 11 : 54 : 53 AM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्ताऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती साक्षीदार व मोबत जोडलेल्या संपूर्णपणे सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर नावाभावातून तपासण्यात येऊन ती सत्यता व वैधता साक्षीधारक हे संपूर्णपणे जबाबदार राहतील.


लिहून देणारे


लिहून घेणारे



Missing Scan Doc Records and Files



दस्त गोपवारा भाग-2

बर्बई 4 30/30
दस्त क्रमांक: 13156/2022

11/08/2022 12 04:23 PM

दस्त क्रमांक : बर्बई 4/13156/2022

दस्ताचा प्रकार :- खरेदीखत

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: एस3 स्मार्ट स्पेसेस प्रा लि तर्फे संचालक नीरज श्रीवास्तव -- पत्ता: प्लॉट नं: ऑफिस नं 7, माळा नं: 7 वा मजला, इमारतीचे नाव: धीरज चेंबर्स, ब्लॉक नं: सीएसएमटी स्टेशन जवळ, रोड नं: 9 हजारीमल सोमाणी मार्ग, फोर्ट मुंबई, महाराष्ट्र, मुंबई. पिन नंबर: AAXCS5901Q	लिहून देणार वय :- 51 स्वाक्षरी:-		
2	नाव: संघवी प्रिमायसेस प्रा लि तर्फे संचालक शैलेश संघवी -- पत्ता: प्लॉट नं: ऑफिस 1, माळा नं: -, इमारतीचे नाव: वर्धमान चेंबर्स, ब्लॉक नं: -, रोड नं: कावसजी पटेल स्ट्रीट फोर्ट मुंबई, महाराष्ट्र, मुंबई. पिन नंबर: AAACL0598D	लिहून देणार वय :- 50 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित खरेदीखत चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 11 / 08 / 2022 11 : 59 : 22 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मंदार साळवी -- वय: 46 पत्ता: धीरज चेंबर्स फोर्ट मुंबई पिन कोड: 400001	 स्वाक्षरी	
2	नाव: गणपत बोंबले -- वय: 47 पत्ता: धीरज चेंबर्स फोर्ट मुंबई पिन कोड: 400001	 स्वाक्षरी	

शिक्का क्र.4 ची वेळ: 11 / 08 / 2022 12 : 00 : 00 PM

शिक्का क्र.5 ची वेळ: 11 / 08 / 2022 12 : 01 : 12 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, मुंबई-4

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANGHVI PREMISES PRIVATE LIMITED	eChallan	10000502022071203139	MH004880800202223P	671000.00	SD	0003149264202223	11/08/2022
2		DHC		1108202200113	600	RF	1108202200113D	11/08/2022
3	SANGHVI PREMISES PRIVATE LIMITED	eChallan		MH004880800202223P	30000	RF	0003149264202223	11/08/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

13156 / 2022

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



प्रमाणित करणेत येते की या दस्तामध्ये एकूण.....30.....पाने पुस्तक क्रमांक-१, बर्बई-४/..१३.१५६/२०२२ नोंदला.
दिनांक 11 AUG 2022

सह दुय्यम निबंधक वर्ग-२ मुंबई शहर क्र. ४

POWER OF ATTORNEY { CONVEYANCE }

Date. 11 TH AUG. 2022

C. S. NO. 1B / 161 LOWER PAREL

HARIBAUGH

SANGHVI PREMISES PRIVATE LIMITED

TO

S3 SMART SPACES PRIVATE LIMITED

&

MR SHAILESH S SANGHVI

Receipt (pavti)

508/13157 पावती Original/Duplicate
Thursday, August 11, 2022 नोंदणी क्र.: 39M
12:13 PM Regn.: 39M

पावती क्र.: 14114 दिनांक: 11/08/2022

गावाचे नाव: लोअर परेल

दस्तऐवजाचा अनुक्रमांक: बबई4-13157-2022

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: संघवी प्रिमायसेस प्रा लि तर्फे संचालक शैलेश संघवी --

नोंदणी फी रु. 1000.00

दस्त ह्यावळणी फी रु. 560.00

पृष्ठांची संख्या: 28

एकूण: रु. 1560.00

आपणास मूळ दस्त, मुंबई प्रिंट मशी-२ अंदाजे
12:30 PM ह्या वेळेस मिळाले.

सह दुय्यम निबंधक, मुंबई-४

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

सह. दुय्यम निबंधक घाई-२
मुंबई शहर क्र. ४

1) देयकाचा प्रकार: DHC रकम: रु. 560/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1108202200116 दिनांक: 11/08/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006294902202223E दिनांक: 11/08/2022

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

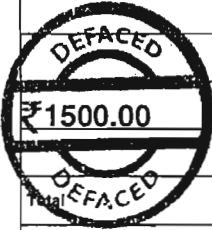
DELIVERED



CHALLAN
MTR Form Number-6



GRN	MH006294902202223E	BARCODE	Date		11/08/2022-07:46:14	Form ID	25.1
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Type of Payment Registration Fee				PAN No.(if Applicable)			
Office Name BOM1_MUMBAI CITY 1 SUB REGISTRAR				Full Name		SANGHVI PREMISES PVT LTD	
Location MUMBAI				Flat/Block No.		C S NO 1B/161	
Year 2022-2023 One Time				Premises/Building			
Account Head Details		Amount In Rs.		Road/Street		LOWER PAREL DIV	
0030045501 Stamp Duty		500.00		Area/Locality		MUMBAI	
0030063301 Registration Fee		1000.00		Town/City/District			
				PIN		4 0 0 0 1 3	
				Remarks (If Any)			
				SecondPartyName=S3 SMART SPACES PVT LTD			
				Amount In		One Thousand Five Hundred	
				Words			
Total				1,500.00			
Payment Details INDIAN OVERSEAS BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				02700452022081150025		202208110775484	
Cheque/DD No.				Bank Date		RBI Date	
				11/08/2022-07:47:34		Not Verified with RBI	
Name of Bank				Bank-Branch		INDIAN OVERSEAS BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	



Department ID : Mobile No. : 9881259529
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-508-13157	0003149736202223	11/08/2022-12:13:39	IGR549	500.00
2	(IS)-508-13157	0003149736202223	11/08/2022-12:13:39	IGR549	1000.00
Total Defacement Amount					1,500.00

सह दय्यम निबंधक वर्ग-२
मुंबई शहर क्र. ४.

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POWER OF ATTORNEY

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To All To Whom These Presents Shall Come, We,
Sanghvi Premises Private Limited, a company registered
under the provisions of the Companies Act, 1956 and
deemed to have been registered under the provisions of the
Companies Act, 2013, having its registered office at
Vardhaman Chambers, Cawasji Patel Street, Fort, Mumbai
- 400 001, send Greetings:-



WHEREAS:

- A. The Vendor is the owner and seized and possessed of and well and sufficiently entitled to all that piece and parcel of land admeasuring 2,074 square yards or thereabouts equivalent to 1,733.45 square meters or thereabouts, bearing Cadastral Survey No. 1B/161 of Lower Parel Division, situated at Sunmill Road, Lower Parel (West), Mumbai - 400 013 and shown in red colour boundary line on the plan annexed hereto and marked as **Annexure "A"** and more particularly described in the **First Schedule** hereunder written (hereinafter referred to as the "said

Land”) and the building, tenements and other structures standing thereon (hereinafter referred to as the “Existing Structures”);

B. Unless referred to individually, the said Land, the Existing Structures and all the rights, title, interest, benefits, advantages, etc. in respect thereof, are hereinafter collectively referred to as the “said Property”;

C. The Existing Structures are occupied by one hundred and eleven (111) tenants (“Tenants”). The particulars of the Tenants are set out in the schedule annexed hereto and marked as Annexure “B”;

D. By a Deed of Conveyance dated 11/08/2022 duly registered with the Sub-Registrar of Assurances at Thane under serial no. B6E4-13156/22 on 11/08/22 (“said Deed”), made between ourselves of the one part and S3 Smart Spaces Private Limited, a company registered under the Companies Act, 1956, and deemed to have been registered under the Companies Act, 2013, having its corporate office at Office Premises No.VII, 7th Floor, Dhiraj Chambers, Hazarimal Somani Marg, Near CSMT Station, East, Mumbai - 400 001 (hereinafter referred to as “S3 Group”) of the other part, we have sold, granted, conveyed,

~~transferred and assigned~~ to S3 Group, the said Property, clear, marketable and free from all encumbrances;

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E. Pursuant to the said Deed, we are required to execute an irrevocable power of attorney being these presents in favour of S3 Group and its directors and representatives authorizing them to do, execute and/or perform and/or cause to be done, executed

and/or performed several acts, deeds, matters and /or things in connection with the said Property.

Now Know Ye All Men And These Presents Witnesseth That, We, Sanghvi Premises Private Limited, do hereby irrevocably nominate, constitute and appoint (i) S3 Group, (ii) Mr. Shailesh Sanghvi and (iii) all other nominees and/or authorized directors and/or other authorized persons of S3 Group, (hereinafter called the "said Attorneys") as our true and lawful Attorneys, jointly and severally, to do, execute and/or perform and/or cause to be done, executed and/or performed all or any of the acts, deeds, matters and things in respect of the said Property, including the following acts, deeds, matters and things, that is to say:

1. To apply, correspond and deal with, and apply for and obtain all permissions, sanctions, no-objection certificates, extensions, exemptions, etc. from, the Talathi, Mamlatdar, Tahasildar, Revenue Authorities, City Survey Office, Superintendent of Land Records, City Survey Officer, Town Planning Officer, Assessor, & Collector, the Municipal Corporation of Greater Mumbai ("MCGM"), Mumbai Metropolitan Region Development Authority ("MMRDA"), Civil Aviation Authorities, Environmental Authorities, Coastal Regulation Zone Authorities, Directorate of Industries, Maharashtra State Electricity Board, BEST, Tata Power, Adani Electricity, the Maharashtra Housing and Area Development Authorities ("MHADA Authorities"), the Mumbai Building Repairs and Reconstruction Board ("MBRR Board"), Ministry of Railways, Mumbai Metro Rail Corporation Limited ("MMRCL") and all other public or private bodies or revenue authorities, Governmental and Semi-Governmental

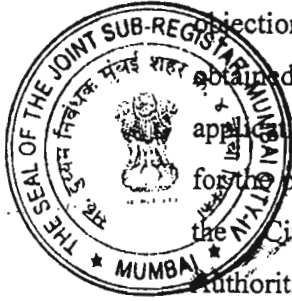
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Authorities, MCGM and any other concerned authorities in connection with the said Property including development thereof and the construction of building/s on the said Property, and to do the following acts, deeds, matters and things namely:-

- (i) To apply for and obtain no objection certificates, permissions, exemptions, extensions etc. and to give such other applications, writings, undertakings as may be required for the purpose of development of the said Property and construction of the building/s on the said Property;
- (ii) To make application and submit the new/fresh and/or amended building plans to the MCGM or any other authorities and to get the building plans sanctioned, Intimation of Disapproval ("IOD") and commencement certificates and all the permissions, no objections, extensions, exemptions, etc. issued and/or obtained and/or revalidated and to give such other applications, writings, undertakings as may be required for the purpose of development of the said Property to the Civil Aviation Authorities, Environmental Authorities, Coastal Regulation Zone Authorities, Directorate of Industries, Maharashtra State Electricity Board, BEST, Tata Power, Adani Electricity, MMRDA, MCGM, MHADA, MBRR Board, Ministry of Railways, MMRCL or any other concerned authorities, and to make application for water connection, electricity supply and other incidental requirements which may be required for the development of the said Property and construction of building/s on the said Property;

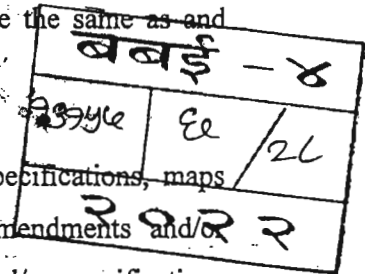
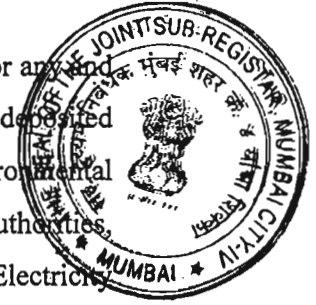


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- (iii) To deal with the Assessment Department and/or any other concerned authorities in connection with the assessment of the said Property.
2. To deal and correspond with the Department of Electric Supply for obtaining electrical connection or connections including installation of one or more sub-station/s for, in respect of or relating to the building/s which will be constructed hereafter on the said Property and for that purpose to sign all letters, applications, undertakings, terms and conditions, etc. as may be necessary or as may be required by the concerned authorities.
3. To pay necessary deposit and/or scrutiny fee and/or any and all other amounts that may be required to be deposited and/or paid to the Civil Aviation, Environmental Authorities, Coastal Regulation Zone Authorities, Directorate of Industries, Maharashtra State Electricity Board, BEST, Tata Power, Adani Electricity, MMRDA, MCGM, MHADA, MBRR Board, Ministry of Railways, MMRCL or any other concerned authorities and also to apply for the refund thereof and receive the same as and when occasion arises.
4. To make; prepare and submit plans, specifications, maps and designs and/or any alterations, amendments and/or changes and/or revisions in the plans and/or specifications for the purpose of constructing the building on the said Property, to MCGM, MMRDA, MHADA Authorities, MBRR Board, Ministry of Railways, MMRCL and/or any other concerned authorities and to get the same sanctioned and approved by and/or any other concerned authorities and obtain IOD and commencement certificates and all the



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permissions, no objection certificates, extensions, exemptions, etc. for and in respect of development of the said Property and construction of building(s) on the said Property and also to obtain occupation or part occupation and/or building completion certificates and to take all necessary and incidental steps.

5. To submit and get sanctioned and approved from Civil Aviation Authorities, Environmental Authorities, Coastal Regulation Zone Authorities, Directorate of Industries, Maharashtra State Electricity Board, BEST, Tata Power, Adani Electricity, MMRDA, MCGM, MHADA Authorities, MBRR Board, Ministry of Railways, MMRCL and all Revenue Authorities, City Survey Authorities, Town Planning Authorities, Maharashtra State Electricity Board, Authorities appointed under the Urban Land (Ceiling and Regulation) Act 1976, Development Plan Authorities, and all its/their departments and other concerned authorities in accordance with their bye-laws, rules and regulations, building plans, layouts, amalgamations, sub-divisions of the said Property and in respect of the building/s to be constructed on the said Property and for the aforesaid purposes to sign and execute all applications, plans, specifications, deeds, documents, writings, affidavits, undertakings, indemnities, bonds etc. as may be required by any or all of the aforesaid authorities, their officers and departments and to carry on correspondence with them for approving and sanctioning the said layouts, amalgamations, sub-divisions and plans thereof and for issue of IOD, commencement certificates and all the permissions, no objections, extensions, exemptions, etc. for and in respect of development of the said Property and construction of building(s) on the said Property and for occupation or part



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occupation certificates and take all necessary and incidental steps including making applications for water connection, electric supply and other incidental matters and works which are required to be carried out and/or done for or become eligible for grant of building completion certificate.

6. To purchase and acquire Transferable Development Rights ("TDR"), future TDR, fungible FSI, incentive FSI, compensatory FSI, FSI available by paying the premium, free FSI, zonal FSI, additional FSI, additional TDR, maximum permissible FSI, balance FSI, Pro rata FSI, spill over FSI including surplus FSI of layout, layout FSI, FSI from VP quota and/or any other quota, TDR, fungible FSI, additional FSI, FSI on account tit bit land, yield, floating rights and all other rights, benefits and advantages etc., and to consume/load the same and to construct building/s and also to obtain, buy, purchase and acquire all the Floor Space Index ("FSI") including TDR, future TDR, fungible FSI, incentive FSI, compensatory FSI, FSI available by paying the premium, free FSI, zonal FSI, additional FSI, additional TDR, maximum permissible FSI, balance FSI, Pro rata FSI, spill over FSI including surplus FSI of layout, layout FSI, FSI from VP quota and/or any other quota, TDR, fungible FSI, additional FSI, FSI on account tit bit land, yield, floating rights and all other rights, benefits and advantages etc. in respect of the said Property, layout etc. and/or floating rights and/or other benefits and advantages that could be used, consumed and loaded on the said Property and/or such other rights so as to enable it develop the said Property in a manner whereby the full potential of the said Property is utilized.



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7. And as the said Attorneys are entitled to exploit, use, consume, etc. the remaining potential and FSI of Plot A, do all necessary acts, deeds, matters and things to exploit, use, consume, etc. the remaining potential and FSI of Plot A;
 8. To sign and execute the necessary utilization form and any other form(s) and to do all necessary acts, deeds, matters and things for the purpose of deducting the TDR from the DRC as may be required by the MCGM and all other concerned authorities and also to do all necessary acts, deeds, matters and things for deductions of TDR from DRC.
 9. In connection with the said Property, to make necessary applications and pursue and follow up applications already and/or to be hereafter made to the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 including those for NOCs / Permissions under Sections 20, 21 or any other section of the said Act or the statutory amendments thereof and the guidelines, directives and notifications issued there under by the appropriate authorities and for obtaining the further or additional or consequential NOCs/ Permissions under the said Act, including extensions, revisions, modifications, amendments, clarifications, reviews and to make such other applications and take all necessary steps under the said Act as may be required.
- For any of the aforesaid purposes mentioned herein, our Attorneys are hereby authorised to sign, seal, execute and deliver all the applications forms, deeds, documents, Agreements, Affidavits, Petitions, plans,, writings or undertakings, indemnities, bonds etc., whether prescribed or not as may be required.



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carry out and lay the same over and/or under the ground level.

16. In case of acquisition of the said Property or any part thereof, to represent us in acquisition proceedings and to receive compensation and give receipts for moneys received and also to oppose the said proceedings.

17. In case of enforcement of any Town Planning Scheme in the area, to represent us in the proceedings and receive compensation and/or final plots allotted to us in any scheme.

18. To develop portions of the said Property which are under reservations, and to surrender and hand over possession thereof to the MCGM and other concerned authorities and obtain all the benefits, advantages, FSI, TDR, compensation etc.



To appear before the Chief Minister or any other concerned Minister and the Minister of State for Urban Development and General Administration Departments, Secretary, Deputy Secretary, under Secretary of General Administration and Urban Development Departments and

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the Commissioner and Additional Collector and Competent Authority (ULC) and the Deputy Collector and Competent Authority (ULC), Collector Additional /Deputy Collector, Sub-Divisional Officer, Tahasildar, Talathis, Municipal, City Survey Authorities, Town Planning Authorities and other officers and their superiors and sub-ordinates and all authorities appointed under the Urban Land (Ceiling and Regulation) Act, 1976 inter alia in the matter of development of the said Property and construction of building(s) on the said Property.

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20. To represent us before the Registrar of Co-operative Societies and/or Companies and/or any other concerned authorities and their superiors and sub-ordinates for any of the purposes connected with the formation, incorporation and registration of one or more co-operative societies, companies or any other association or organization of the prospective purchasers and/or acquirers of flats, shops, garages, ware-houses and other premises in the building/s to be constructed on the said Property and to sign and deliver all and any papers, applications, forms, writings, undertakings and declarations which may be required to be signed by us as the previous owners of the said Property as well as in connection with any enquiry or maintenance of records, meetings and minutes or any other purposes whatsoever connected with and/or relating to the Co-operative Society/ Societies formed or to be formed by the acquirers of such premises in the building/s on the said Property.

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21. To execute in favour of the MCGM, MMRDA, MHADA Authorities, MBRR Board, Ministry of Railways, MMRCL and/or BEST, Tata Power, Adani Electricity or any other concerned authorities, a lease, etc., in respect of any portion of the said Property for the purpose of enabling the MCGM and/or BEST and/or the said concerned authorities to erect an Electric Sub-station for the supply of electricity to the said building(s).



22. To make necessary representations including filing complaints and appeals before the Assessor & Collector, MCGM and other Concerned Authorities including in the Courts of Small Causes at Bombay in regard to the fixation of ratable value in respect of the building(s) on the said

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Property and/or any portion thereof by the Assessor & Collector and MCGM.

23. To negotiate, deal with and/or correspond with the authorities and to hand over surplus area/tenements and other areas and for that purpose to sign, seal and execute such documents, deeds and writing and take such steps as may be necessary in respect of the building(s) on the said Property.
24. To approach, correspond and/or obtain all the permissions, no-objection certificates, consents, extensions, exemptions etc. from the Railway Authorities and/or Railway Board and/or Ministry of Railway and MMRCL and/or any other concerned authorities and execute all applications, indemnities, bonds, declaration, undertakings and all deeds documents and/or writing etc. in respect of the building(s) on the said Property.
25. To handover to Concerned Authorities including MCGM, MMRDA, MHADA Authorities, MBRR Board, Ministry of Railways, MMRCL, any part of the said Property falling under and / or affected by any set back and/or reservation.



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26. To construct building(s) on the said Plot of Land and for that purpose to employ contractors, labourers, workmen, architects, structural engineers, surveyors and other persons and/or professionals as may be required in the construction of the building(s) on the said Property.
27. To enter into and sign the contract with the contractor or contractors for construction as well as contractors for labour

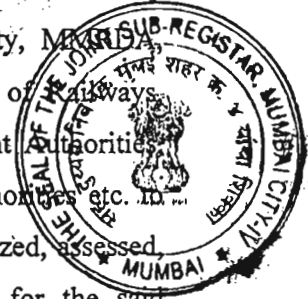
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and to sign such agreements in respect of the building(s) on the said Property.

28. To obtain occupation and building completion certificate from all the concerned Authorities including MCGM, etc. in respect of the building(s) on the said Property.
29. To represent us and on our behalf before the concerned authorities and officers appointed and authorised under the provisions of Bombay Stamps Act and/or Town Planning and development authorities to get the said conveyance and any and all other documents duly adjudicated and stamped including to obtain the necessary valuation report of the said Property.

30. To represent us and on our behalf before the concerned officers including Commissioner, Assistant, Deputy or Additional commissioner and all other concerned authorities including Civil Aviation Authorities, Environmental Authorities, Coastal Regulation Zone Authorities, Directorate of Industries, Maharashtra State Electricity Board, BEST, Tata Power, Adani Electricity, MMRDA, MCGM, MHADA, MBRR Board, Ministry of Railways, MMRCL, Town Planning Land Development Authorities, City Survey Authorities, Land Revenue Authorities etc. to get the said Property duly transferred regularized, assessed, reconstructed, repaired, renovated etc. and for the said purpose to do and perform all such acts, deeds, things or matters and sign, execute, affirm and declare all such writings, applications, forms, undertakings, indemnities plans, etc. proceedings, objections, affidavits, representations petition, reference, appeal, revisions,

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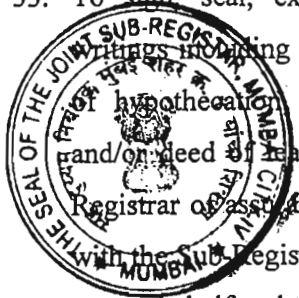
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reviews etc. as may be necessary and deem fit and proper by our said Attorneys.

31. To execute one or more deed of confirmation, deed of conveyance and/or deed of lease, and all other deeds, documents, writing and other assurances in respect of the said Property or any part thereof in favour of any person or persons including in favour of Co-operative Societies, Limited Companies etc.

32. To borrow money and/or raise money and/or finance and also to sell, transfer, gift, exchange, mortgage, hypothecate, pledge etc. the said Property and any or all premises and receivables etc. in favour of any person, bank and/or financial institutions etc.

33. To sign seal, execute any and all deeds, documents, writings including deed of mortgage, loan agreement, deed of hypothecation, deed of pledge, deed of conveyance and/or deed of lease and to attend the office of the Sub-Registrar of Assurances and lodge the same for registration with the Sub-Registrar of Assurances and to admit execution on our behalf and to comply with all legal requirements for registration of such deeds, documents and writings including deed of mortgage, loan agreement, deed of hypothecation, deed of pledge, deed of conveyance and/or deed of lease etc.



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34. To represent us and our interest and appear on our behalf before the Registrar, Sub-Registrar of Assurance at Bombay or Bandra, Superintendent of Stamps, Collector or otherwise and all such officers and authorities under the concerned statutes including Bombay Stamp Act, Indian Registration Act and sign and execute all such documents,

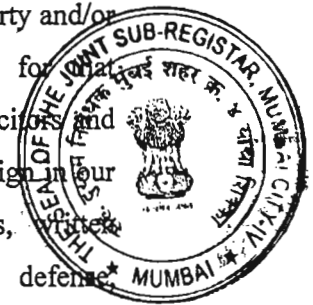
(Handwritten signatures)

deeds, writings, applications, affidavits, undertakings and make and file all such representations, appeals, revisions, reviews etc. as may be reasonably required for effectual registration of the said documents lodged for registration with the Sub-Registrar of assurances at Bombay as also to lodge and get registered agreements, conveyance, documents, deeds and other writings for effectual completion of the transaction in respect of the said Property in favour of our said Attorneys or its nominee or nominees and to take all steps and actions as our said Attorneys may deem fit and proper in their absolute discretion.

35. In general, to do and execute and/or cause to be done and executed all the acts, deeds, matters and things in respect of the said Property and every part thereof, which are not specifically and/or expressly mentioned herein:

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36. To file and prosecute or appear in and defend any suits, writ petitions, actions or legal proceedings in any Court of Law or before any quasi-judicial authority, tribunal or any other forum in any way concerning the said Property and/or to submit any dispute to the Arbitration and for that purposes to appoint and engage Advocates, Solicitors and Counsel and to settle and pay their fees and to sign in our name and on our behalf all plaints, petitions, written statements, statement of claim, statement of defense, affidavits and applications, Vakalatnamas, etc. and to abide by, observe, perform and carry out all obligations under the suits and others and consent decree orders passed there under.

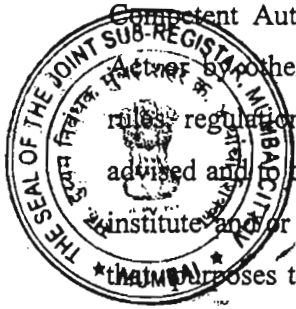


37. For us and on our behalf and in our name to accept service of Writ of Summons or other court process in any suit or

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legal proceedings or legal process and to enter an appearance in and defend or oppose any action or other legal proceedings and to make any counter claim therein and to commence any actions or other legal proceedings for such briefs as the said Attorneys or their advisors shall think necessary for the recovery or protection of the said Property or rights or for any other purposes and to prosecute, discontinue or compromise any such actions or proceedings and to appeal against any Judgment or decision of any Court or Tribunal in any such actions or proceedings.

38. To prefer appeal or appeals, make revision applications, petitions from the orders which may be made by the Competent Authority or other authorities under the ULC Act or by other officers and authorities under other acts, rules, regulations as our said Attorneys may require or be advised and to do all acts, deeds, matters and things and to institute and/or file appeals, revisions, petitions and for all other purposes to sign and declare all petitions, memo of appeals, affidavits, plaints and all other proceedings as may be required for the said Property.



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To ask demand, sue, to recover and receive of and from all persons and bodies corporate for any claim or action or rights or otherwise of or relating to or concerning with the said Property and/or development thereof howsoever arising, whether in past, present or future or against Government of India or of Maharashtra or the Civil Aviation Authorities, Environmental Authorities, Coastal Regulation Zone Authorities, Directorate of Industries, Maharashtra Electricity Board, BEST, Reliance Energy, MMRDA, MCGM, MHADA, MBRR Board, Ministry of

(Handwritten signatures)

Railways, MMRCL or any other body or authority or person and to commence, carry out and prosecute any motion, suit, writ, petition or other proceedings whatsoever of recovering and compelling payment, transfer of delivery thereof respectively and for that purpose to sign and execute all plaints, written statements, affidavit and applications and to engage Solicitors and Advocates and to settle and pay their fees.

40. To settle, adjust, compound, or compromise all actions, suits, accounts, reckonings, claims and demands whatsoever between ourselves and any person or persons whomsoever and in any way connected with the said Property and/or the developments/constructions thereon, in such manner and in all respects as our said Attorneys shall think fit.

41. To appoint from time to time or generally such persons as the said Attorneys may think fit as their substitute or substitutes to do, execute and perform all or any such matters and things as aforesaid and any such substitute or substitutes at pleasure to remove and to appoint another or others in their place and we hereby agree at all times to ratify and confirm whatsoever the said Attorneys or any such substitute or substitutes shall lawfully do or cause to be done.



42. In General, to do all other acts, deeds, matters and things in respect of the said Property as referred herein, other particularly or generally described as amply and effectually to all intents and purposes as if we could do in our own proper person in respect of the said Property.

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[Handwritten signature]

43. 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, authorities and discretion hereby conferred. We hereby declare that the powers authorities and discretions hereby conferred shall not in any case be deemed to revoke any powers or authorities or discretions here before given by us to the said Attorneys or to any other person or persons on their behalf or be deemed to be limited by any such previously given powers, authorities and discretions 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 herein precisely mentioned or defined which in the course of any of our business transactions or



our said Attorneys be deemed to be requisite or expedient to be done or performed.

And we do hereby declare that all the powers and authorities and discretions hereby conferred upon the said Attorneys shall be available for exercise by them both during our presence and/or our absence.

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45. And we do hereby undertake to ratify whatever the said Attorneys or any substitute or agent appointed by them under this Power of Attorney in that behalf hereinbefore contained may lawfully do or cause to be done in and by virtue of these presents.

46. This Power of Attorney is irrevocable.

In Witness Whereof, we have hereunto set and subscribed our hands on this 11th day of AUG., 2022.

[Handwritten signatures]

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the said Land)

All those pieces and parcels of land admeasuring 2,074 square yards thereabouts equivalent to 1,733.45 square meters or thereabouts, situated at Cadastral Survey No. 1B/161 of Lower Parel Division, Sunmill Road, Lower Parel (West), Mumbai – 400 013, and shown in red colour boundary line on the plan annexed hereto and marked as **Annexure "1"**.



Signed and delivered by the)
Within named)
Sanghvi Premises Private Limited)
Through its Director)
Mr. Shailesh Sanghvi)

For M/s. SANGHVI PREMISES PVT. LTD.



[Signature]
DIRECTOR / MANAGER



In the presence of:

- 1. *[Signature]* [Ganpat Bembale]
- 2. *[Signature]* [Mandar Salvi]

Accepted by us,

(1) S3 Smart Spaces Private Limited



S3 SMART SPACES PVT. LTD.

[Signature]
DIRECTOR / MANAGER



(2) Mr. Shailesh Sanghvi



[Signature]



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ANNEXURE 'A'

CITY SURVEY SHEET NO. 416 (Fourth Edition 1968) ptc

CITY SURVEY NO. 161/1/61-1A/HT/1/161/A-2/161

CITY SURVEY DIVISION

REVENUE DEPARTMENT

MUMBAI

एक भाग संपत्ती संपादन करीत असलेला सोडवणार काय अर्जाचे अर्जाचे कोण



Received Premises
Date of Application 11/11/2016
Receipt No. 376213
Date of Issue 06-DEC-2016

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29/20
2022

PROCESSED BY THE JOINT REGISTRAR OF THE CITY SURVEY DEPARTMENT, MUMBAI
CHECKED BY
COMPARED BY
MUMBAI
DATED 06 DEC 2016

CUM CITY SURVEY OFFICER NO.2
ASSISTANT

For M/s. SANGHVI PREMISES PVT. LTD.

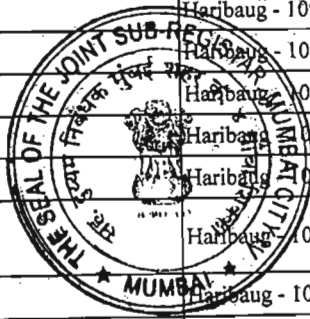
S3 SMART SPACES, PVT. LTD.

DIRECTOR / MANAGER

DIRECTOR / MANAGER

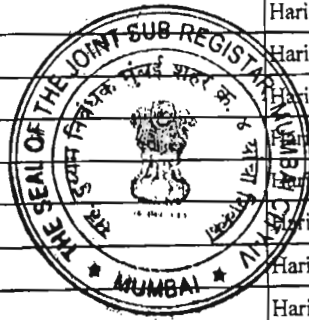
ANNEXURE 'B'

HARI BAUG TENANT LIST					
Sr. No.	Name of Tenant	building name	Shop	User R.	
			Room No.	/ N.R.	
1	Lalita Narsu Shetty	Haribaug - 109/127	1,1A,2,3	NR	
2	Mansi Palan	Haribaug - 109/127	4	NR	
3	Hansraj Mavji Dubariya	Haribaug - 109/127	5	NR	
4	Velji Lakhman Patel	Haribaug - 109/127	6	NR	
5	Damji Jivraj	Haribaug - 109/127	7	NR	
6	Ganji Akka	Haribaug - 109/127	8	NR	
7	Lakhman Govabhai Bhatেশra & Veera Avchar Bhatेशra	Haribaug - 109/127	9	NR	
8	Ratansi Gangji & Co	Haribaug - 109/127	10	NR	
9	Satyabhana Ladoo Parab	Haribaug - 109/127	11A	R	
10	Pravin C Gohil	Haribaug - 109/127	11B	R	
11	Saremal Bhikhamchand	Haribaug - 109/127	12	R	
12	Popatlal Murji	Haribaug - 109/127	13	R	
13	Prajakta P Jadhav	Haribaug - 109/127	14A	R	
14	Vijay Manohar Talawadekar & Rajesh Manohar Talawadekar	Haribaug - 109/127	14B	R	
15	Kantilal Jethmal	Haribaug - 109/127	15	R	
16	Shree Lower Parel Jain Sangh	Haribaug - 109/127	16	R	
17	Vinayak Anant Nar	Haribaug - 109/127	17A	R	
18	Hasmukh V Shah	Haribaug - 109/127	17B	R	
19	Hastimal Fojmal	Haribaug - 109/127	18A	R	
20	Rajaram Shivram	Haribaug - 109/127	18B	R	
21	Deepak Dashrath Hadpadkar	Haribaug - 109/127	19A	R	
22	Rajendra P. Kadam.	Haribaug - 109/127	19B	R	
23	Rajendra M. Adivarekar.	Haribaug - 109/127	20A	R	
24	Vithobha Hari	Haribaug - 109/127	20B	R	
25	Keshav Narayan Kokate	Haribaug - 109/127	21	R	
26	Ravindra J. Kadam.	Haribaug - 109/127	22A	R	
27	Vishnoo Staram	Haribaug - 109/127	22B	R	
28	Sabaji Aaba	Haribaug - 109/127	23A	R	
29	Dhondi Atmaram Dalvi	Haribaug - 109/127	23B	R	
30	Shridhar Ramchandra.	Haribaug - 109/127	24A	R	
31	Nageshwarrao Laxmipathi Ekkaldevi	Haribaug - 109/127	24B	R	
32	Snehalata Atmaram	Haribaug - 109/127	25A	R	
33	Madhukar S Pawar.	Haribaug - 109/127	25B	NR	
34	Sandeep Sadashiv Kuralkar	Haribaug - 109/127	26A	R	
35	Ansuya S Utekar	Haribaug - 109/127	26B	R	
36	Vasundhara Ramchandra Chavan	Haribaug - 109/127	27A	R	
37	Vijaya S. Madrid	Haribaug - 109/127	27B	R	
38	Shankar V. Kathavale	Haribaug - 109/127	28A	R	
39	Pandurang Ramchandra.	Haribaug - 109/127	28B	R	
40	Vidya Satish Upadhyay	Haribaug - 109/127	29A	R	
41	Satyavan D. Vishvasrav	Haribaug - 109/127	29B	R	
42	Sunita Suresh Sutar	Haribaug - 109/127	30A	R	



Handwritten notes and signatures in the right margin of the table, including the number '8' and a signature '25/26'.

43	Lalita N. Shetty.	Haribaug - 109/127	30B	R	
44	Fojmal Doongaji	Haribaug - 109/127	31	R	
45	Tanaji Surya.	Haribaug - 109/127	32A	R	
46	Govind Otavkar	Haribaug - 109/127	32B	R	
47	Sharda Shantaram Gaikwad	Haribaug - 109/127	33A	R	
48	Chayya A. Pokhare.	Haribaug - 109/127	33B	R	
49	Bhaskar Tukaram.	Haribaug - 109/127	34	R	
50	Vinod Jashvantlal	Haribaug - 109/127	35A	R	
51	Ramesh Saremal	Haribaug - 109/127	35B	R	
52	Bhalchandra Harishchandra.	Haribaug - 109/127	36	R	
53	Pritesh B. Patel.	Haribaug - 109/127	37	R	
54	Hemant I. Shukla.	Haribaug - 109/127	38	R	
55	Manju Jayesh Bhatt	Haribaug - 109/127	39	R	
56	Vipul A. Shah.	Haribaug - 109/127	40	R	
57	Ranmal Raghavji.	Haribaug - 109/127	41	R	
58	Bharat M. Patel.	Haribaug - 109/127	42	R	
59	Jitendra R. Shah.	Haribaug - 109/127	43	R	
60	Maniben Saremal.	Haribaug - 109/127	44	R	
61	Rupali R. Shah.	Haribaug - 109/127	45	R	
62	Ketan R. Shah.	Haribaug - 109/127	46	R	
63	Nemidas S. Shah.	Haribaug - 109/127	47	R	
64	Akshit Ramesh Jain	Haribaug - 109/127	48	R	
65	Pravinchandra Fathechand.	Haribaug - 109/127	49	R	
66	Kantilal Tarachand.	Haribaug - 109/127	50	R	
67	Geetaben R. Shah	Haribaug - 109/127	51	R	
68	Jayesh B. Bhatt.	Haribaug - 109/127	52	R	
69	Uday Indukumar Shukla	Haribaug - 109/127	53	R	
70	Sundari J. Poojari.	Haribaug - 109/127	54	R	
71	Keshavji C. Chhadva.	Haribaug - 109/127	55A	R	
72	Shankarlal Madhavlal.	Haribaug - 109/127	55B	R	
73	Shantilal Saremal.	Haribaug - 109/127	56	R	
74	Ghevarchand Saremal.	Haribaug - 109/127	57A	R	
75	Mukesh M. Panchal.	Haribaug - 109/127	57B	R	
76	Ghevarchand Saremal.	Haribaug - 109/127	58A	R	
77	Pravin M. Panchal.	Haribaug - 109/127	58B	R	
78	Balchand Fojmal.	Haribaug - 109/127	59A	R	
79	Taraben Balchand.	Haribaug - 109/127	59B	R	
80	Lalji Sitaram.	Haribaug - 109/127	60	R	
81	Lalita N. Shetty.	Haribaug - 109/127	61	R	
82	Chetan Chhaganlal.	Haribaug - 109/127	62	R	
83	Hemant I. Shukla.	Haribaug - 109/127	63	R	
84	Saroj Ghisulal Jain	Haribaug - 109/127	64	R	
85	Shantuben Shantilal.	Haribaug - 109/127	65	R	
86	Kunverben Jayantilal Shah	Haribaug - 109/127	66	R	
87	Pratibha H. Shah.	Haribaug - 109/127	67	R	
88	Damji Keshavji	Haribaug - 109/127	68	R	
89	Sudeep R. Shah.	Haribaug - 109/127	69A	R	



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90	Rajendra Maganlal Shah	Haribaug - 109/127	70	R	
91	Sudeep R. Shah.	Haribaug - 109/127	70A	R	
92	Mafatlal Tribhuvandas.	Haribaug - 109/127	71	R	
93	Hasmuklal V. Shah.	Haribaug - 109/127	72	R	
94	Kamlaben Jamiyatram.	Haribaug - 109/127	73	R	
95	Panchiben R. Gala.	Haribaug - 109/127	74	R	
96	Amrutlal V. Shah	Haribaug - 109/127	75 & 76	R	
97	Ramesh Fathechand.	Haribaug - 109/127	77	R	
98	Pravin Mepshi Chheda	Haribaug - 109/127	78	R	
99	Bhartiben R. Shah	Haribaug - 109/127	79	R	
100	Sevanti Chhaganlal.	Haribaug - 109/127	80	R	
101	Rameshbhai Nagjibhai Chheda	Haribaug - 109/127	81	R	
102	Chatan Kanji Maru.	Haribaug - 109/127	82	R	
103	Rajesh H. Kothari.	Haribaug - 109/127	83	R	
104	Nayanabhen P. Siriya.	Haribaug - 109/127	84	R	
105	Ramila Vasant Siriya	Haribaug - 109/127	85	R	
106	Devchand Keshavji.	Haribaug - 109/127	86	R	
107	Jayaben Damji.	Haribaug - 109/127	87	R	
108	Dinesh Hastimal.	Haribaug - 109/127	88	R	
109	Nanjibhai Bhurabhai.	Haribaug - 109/127	89	R	
110	Phuliben Sukenraj Jain & Pratibha Kiran Jain	Haribaug - 109/127	90	R	
111	Geeta Kishor Furia & Forum Kishor Furia	Haribaug - 109/127	91	R	



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11/08/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4

दस्त क्रमांक : 13156/2022

नोंदणी :

Regn:63m

याबाबचे नाव : लोअर परेल

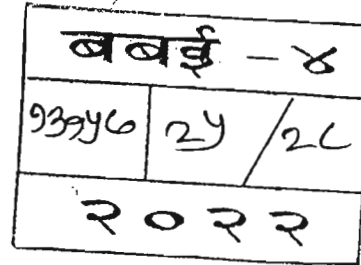
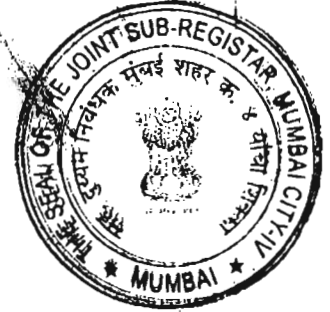
(1) विलेखाचा प्रकार	खरेदीखत
(2) मोबदला	0
(3) बाजारभावाप्रमाणे (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	67083952
(4) मू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: सदर दस्त क्रमांक बबई 4/17320/2021 दि.15/12/2021 या करारनाम्याचे खरेदीखत व लोअर परेल विभागातील सी एस नं 1बी/161 मधील जमीन व बांधकाम क्षेत्र 2074 चौ यार्ड आणि 1733.45 चौ मी सनमिल रोड, लोअर परेल मुंबई - 400013 इतर माहिती दस्तात नमूद केल्याप्रमाणे PUI: GS0204450010000 ((C.T.S. Number : 1B/161 ;))
(5) क्षेत्रफळ	1) 1733.45 चौ.मीटर
(6) आकारणी किंवा जुबी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.	1): नाव:-संधवी प्रिमायसेस प्रा लि टर्फे संचालक शैलेश संधवी -- बय:-50; पत्ता:-प्लॉट नं: ऑफिस 1, माळा नं: -, इमारतीचे नाव: बर्धमान बॅंकेर्स, ब्लॉक नं: -, रोड नं: काबसजी पटेल स्ट्रीट फोर्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAAG 0598D.
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता	1): नाव:-एस.डी.स्मार्टनेस प्रा लि टर्फे संचालक श्रीबास्तव -- बय:-51; पत्ता:-प्लॉट नं: ऑफिस नं 7, माळा नं: 7, बांधकाम क्षेत्र 2074 चौ यार्ड आणि 1733.45 चौ मी सनमिल रोड, लोअर परेल मुंबई - 400013 इतर माहिती दस्तात नमूद केल्याप्रमाणे PUI: GS0204450010000 ((C.T.S. Number : 1B/161 ;))
(9) दस्तऐवज करून दिल्याचा दिनांक	11/08/2022
(10) दस्त नोंदणी केल्याचा दिनांक	11/08/2022
(11) अनुक्रमांक, खंड व पृष्ठ	13156/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	671000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANGHVI PREMISES PRIVATE LIMITED	eChallan	10000502022071203139	MH004880800202223P	671000.00	SD	0003149264202223	11/08/2022
2		DHC		1108202200113	600	RF	1108202200113D	11/08/2022
3	SANGHVI PREMISES PRIVATE LIMITED	eChallan		MH004880800202223P	30000	RF	0003149264202223	11/08/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



आयकर विभाग
INCOME TAX DEPARTMENT
SHANTISHI SANKALOHANDI SANGEMI
SANKALOHANDI CHHUNILAL JAIN
03/12/1972
PAN: AVEPS0965M
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
SHANTISHI SANKALOHANDI SANGEMI
SANKALOHANDI CHHUNILAL JAIN
03/12/1972
PAN: AVEPS0965M

आयकर विभाग
INCOME TAX DEPARTMENT
SANGEMI PREMISES PRIVATE LIMITED
21/01/1937
PAN: AAACLD698D

सरकार
नीरज हरीचंद्र श्रीवास्तव
Neeraj Harisandra Srivastava
जन्म वर्ष / Year of Birth : 1971
पुरुष / Male

7213 6243 4034

आधार - सामान्य माणसाचा अधिकार



बबई - ४	
93976	26/26
२०२२	

सरकार
मंदार मधुकर साळवी
Mandar Madhukar Salvi
जन्म तारीख/ DOB: 25/11/1976
पुरुष / MALE
6216 1873 8976

सरकार
गणपत बमन बोंबले
Ganpat Baban Bomble
जन्म वर्ष / Year of Birth : 1975
पुरुष / Male
7468 1124 5660

आधार - सामान्य माणसाचा अधिकार

Bomble

508/13157

गुरुवार, 11 ऑगस्ट 2022 12:13 म.नं.

दस्त गोषवारा भाग-1

बबई4

दस्त क्रमांक: 13157/2022

दस्त क्रमांक: बबई4 /13157/2022

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. बबई4 यांचे कार्यालयात

अ. क्रं. 13157 वर दि.11-08-2022

रोजी 12:09 म.नं. वा. हजर केला.

पावती:14114

पावती दिनांक: 11/08/2022

सादरकरणाराचे नाव: संघवी प्रिमायसेस प्रा लि तर्फे संचालक शैलेश संघवी

--

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

दस्त हजर करणाऱ्याची सही:

एकुण: 1560.00

सह दुय्यम निबंधक, मुंबई-4

सह दुय्यम निबंधक, मुंबई-4

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून@ त्यामुळे कोपतीही स्थानवर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्रं. 1 11 / 08 / 2022 12 : 09 : 35 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 11 / 08 / 2022 12 : 10 : 42 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्ताऐवज हा नोंदणी कायदा १९०७ अंतर्गत शासकीय तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्ताऐवज सादर करणारे व्यक्ती याशीदार व मोबत नोंदणीस सादर करणारे व्यक्ती यांचे नाव दस्तानां मध्ये, केंद्रात कायदेशीर बांधणीस सादर करणारे व्यक्ती यांचे नाव दस्तानां मध्ये नोंदणीस सादर केलेले आहे.

लिहून देणारे

लिहून घेणारे



Missing Scan Doc Records and Files



दस्त गोषवारा भाग-2

बबई-4 20/22
दस्त क्रमांक:13157/2022

11/08/2022 12:19:57 PM

दस्त क्रमांक : बबई-4/13157/2022

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:एसउ स्मार्ट स्पेसेस प्रा लि तर्फे संचालक नीरज श्रीवास्तव - - पत्ता:प्लॉट नं: ऑफिस नं 7, माळा नं: 7 वा मजला, इमारतीचे नाव: धीरज चेंबर्स, ब्लॉक नं: सीएसएमटी स्टेशन जवळ, रोड नं: 9 हजारीमल सोमाणी मार्ग, फोर्ट मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: AAXCS5901Q	पॉवर ऑफ अटॉर्नी होल्डर वय :-51 स्वाक्षरी:-		
2	नाव:संघवी प्रिमायसेस प्रा लि तर्फे संचालक शैलेश संघवी - - पत्ता:प्लॉट नं: ऑफिस 1, माळा नं: -, इमारतीचे नाव: वर्धमान चेंबर्स, ब्लॉक नं: -, रोड नं: कावसजी पटेल स्ट्रीट फोर्ट मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: AAACL0598D	कुलमुखत्यार देणार वय :-50 स्वाक्षरी:-		
3	नाव:- - शैलेश संघवी पत्ता:प्लॉट नं: ऑफिस 1, माळा नं: -, इमारतीचे नाव: वर्धमान चेंबर्स, ब्लॉक नं: -, रोड नं: कावसजी पटेल स्ट्रीट फोर्ट मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-50 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ: 11 / 08 / 2022 12 : 12 : 44 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मंदार साळवी - - वय:46 पत्ता:धीरज चेंबर्स फोर्ट मुंबई पिन कोड:400001	 स्वाक्षरी <i>Mandar</i>	
2	नाव:गणपत बोबले - - वय:47 पत्ता:धीरज चेंबर्स फोर्ट मुंबई पिन कोड:400001	 स्वाक्षरी <i>Ganpat</i>	

शिकका क्र.4 ची वेळ: 11 / 08 / 2022 12 : 13 : 46 PM

शिकका क्र.5 ची वेळ: 11 / 08 / 2022 12 : 14 : 29 PM नोंदणी पुस्तक 4 मध्ये

सह दुय्यम निबंधक, मुंबई-4

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANGHVI PREMISES PVT LTD	eChallan	02700452022081150025	MH006294902202223E	500.00	SD	0003149736202223	11/08/2022
2		DHC		1108202200116	560	RF	1108202200116D	11/08/2022
3	SANGHVI PREMISES PVT LTD	eChallan		MH006294902202223E	1000	RF	0003149736202223	11/08/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

13157 /2022

1. Verify Scanned Document for correctness through thumbprint (4 pages on a side) printout after scanning प्रमाणित करणेत येते की या दस्तामध्ये एकूण.....पाने
2. Get print immediately after registration. For feedback, please write to us at feedback.isa@maharashtra.gov.in मुद्रांक क्रमांक-१, बबई-४/१३१५७/२०२२ नोंदला.
दिनांक 11 1 AUG 2022



सह दुय्यम निबंधक वर्ग-२ मुंबई शहर क्र. ४

346
Form -----
88

in replying please quote No.
and date of this letter.



MUNICIPAL CORPORATION OF GREATER MUMBAI

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. P-15354/2023/(1B/161)/G/South/LOWER PAREL/IOD/1/New Dated-
31 May 2023

MEMORANDUM

Municipal Office,
Mumbai

To,

S3 Smart Spaces Pvt. Ltd.

7th Floor Dhiraj Chambers 9 Hazarimal Somanj Marg Near CSMT Station Fort Mumbai 400 001

With reference to your Notice 337 (New) , letter No. 00 dated. 20/2/2023 and the plans, Sections Specifications and description and further particulars and details of your buildings at PROPOSED REDEVELOPMENT OF PLOT BEARING C.S. NO. 1B/161 OF LOWER PAREL DIVISION SITUATED AT SUNMILL ROAD 'GS WARD MUMBAI CTS/CS/FP No. 1B/161 furnished to me under your letter, dated 20/2/2023. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

A: CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK.

- 1 That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
- 2 That the builder / developer / owner shall not prepare a "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be unloaded by them and submit the same to the Zonal Executive Engineer of S.W.M. Department and the same shall not be got approved before demolition of existing building or commencing any construction activity.
- 3 That all the conditions and directions specified in the order of Hon'ble Supreme Court dated 15.03.2018 in Dumping Ground Case will not be complied with before starting demolition of structures and / or starting any construction work.
- 4 a) That adequate safeguards are not employed in the consultation with SWM Dept. of MCGM for preventing dispersal of particles through air and the construction debris generated shall not be deposited in specific sites inspected and approved by MCGM. b) That the precautionary measures to avoid nuisance due to dust, such as providing G.I. Sheets at plot boundaries up to reasonable height shall not be taken.

No. P-15354/2023/(1B/161)/G/South/LOWER PAREL/IOD/1/New Dated-
31 May 2023

- 5 That the debris shall not be managed in accordance with the provisions of Construction and Demolition Waste Management Rules 2016 and requisite Bank Guarantee as demanded by MCGM for faithful compliance of Waste / Debris Management Plan shall not be furnished before starting demolition of existing structures or construction work.
- 6 That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No. 38(27).
- 7 That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side, before starting the work.
- 8 That the structural engineer will not be appointed. Supervision memo as per Appendix-XI [Regulation 5(3)(ix)] will not be submitted by him.
- 9 That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load along with bearing capacity of the soil strata will not be submitted before C.C.
- 10 That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.
- 11 That the following Regd. Undertaking shall not be submitted that: (a) Registered Undertaking that the structural stability certificate for the Mechanical Car Parking system from Parking Vendor will be submitted. (b) Registered Undertaking that the owner shall not have any objection if the neighboring plot owner come for development with deficiency in open spaces. (c) Registered undertaking agreeing to use the parking area only for parking purpose & to not to misuse the same shall not be submitted. (d) Registered Undertaking to the effect that the Mechanized parking system will be equipped with electric sensor devices and also proper precautions & safety measures will be taken to avoid any mishap & the damages occurred due to flooding in pit if any & maintenance of Mechanized parking system will be done regularly. (e) That the Registered Undertaking for agreeing to pay the difference in premium paid and calculated as per revised land rates. (f) That the Registered Undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. (g) That the Registered Undertaking for minimum Nuisance during construction activity. (h) That the Regd. U/T to comply with the conditions mentioned in NOC from M.B.R. & R. Board. (i) That the Registered Undertaking to make the toilets impervious with adequate waterproofing treatment shall not be submitted. (j) That the Registered Undertaking to not to misuse the formed Part Terrace / Pocket Terrace shall not be submitted. (K) That the Registered Undertaking to handover the setback shall not be submitted. (L) Handing over excess parking to BMC in case full F.S.I. is not consumed free of cost.
- 12 That the N.O.C. from Collector of Mumbai for excavation shall not be submitted before C.C.
- 13 Following Indemnity Bonds shall not be submitted: (a) That the Indemnity Bond indemnifying M.C.G.M against any litigations arising out of hardships caused to users in case of failure of mechanical parking / nuisance due to mechanical system to the building under reference. (b) That the Indemnity Bond, indemnifying the Corporation for damages, risks, accidents, to the occupiers will not be submitted before C.C./starting the work. (c) That the Indemnity Bond indemnifying M.C.G.M. against disputes, litigations, claims, arising out of ownership of plot shall not be submitted.
- 14 That the remarks from MEP Consultant for greater height of basement shall not be submitted.

No. P-15354/2023/(1B/161)/G/South/LOWER PAREL/IOD/1/New Dated-
31 May 2023

- 15 That the revised MHADA NOC in the name of M/s. S3 Smart Spaces Pvt Ltd and for plinth CC shall not be submitted.
- 16 That the condition no.26 of MHADA NOC No. R/NOC/F-2826/5971/MBRRB-22 dt. 04.08.2022 shall not be complied with.
- 17 That the NOC / Remarks from Tree Authority shall not be submitted.
- 18 That the NOC from Dy.Ch.Eng (S.P) P & D for proposed sewer line shall not be submitted.
- 19 That the necessary Remarks of SWD from Dy.Ch.Eng (S.W.D) shall not be submitted.
- 20 That the Remarks from H.E. Shall not be submitted.
- 21 That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
- 22 That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
- 23 That the premium/deposits as follows will not be paid – a) Condonation of deficient open spaces b) Condonation of Deficient AVS c) Development charges d) Development Cess e) PCO Charges f) Labour Welfare g) Debris Deposit h) IOD Deposit i) Extra Water & Sewerage Charges j) Fungible FSI
- 24 That the work will not be carried out strictly as per approved plan and In conformity with the D.C.Regulations in force.
- 25 That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act,1923 will not be taken out and a copy of the same will not be submitted before asking C.C. and renewed during the construction of work and owner / developer should submit revalidated Janata Insurance Policy from time to time.
- 26 That the third party insurance shall not be submitted.
- 27 That No Dues Certificate from A.E.W.W. 'G/S' Ward shall not be submitted before issue of C.C.
- 28 That the fresh Tax Clearance Certificate from A.A. & C 'G/S' Ward shall not be submitted.
- 29 That the board shall not be displayed showing details of the proposed work, name of Owner, Developer, Architect, R.C.C consultant
- 30 That the plot boundary shall not be got demarcated from C.S.L.R. and demarcation certificate shall not be submitted to this office.
- 31 That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary drilling, micropiling etc. Instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.
- 32 That the work shall not be carried out between 6.00 A.M. to 10.00 P.M. and the provision of notification issued by Ministry of Environment & Forest department dated 14.02.2000 & Rules framed for noise pollution (Regulation & Control) Rules 2000 shall be duly observed.
- 33 No main beam in a R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. codes.
- 34 All the cantilevers (Projections) shall not be designed for five times the load as per IS Code 1993-2002

No. P-15354/2023/(1B/161)/G/South/LOWER PAREL/IOD/1/New Dated-
31 May 2023

including the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.

- 35 In R.C.C. framed structures, the external walls shall not be less than 230 mm if in brick masonry or 150 mm. autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/PD/11945/I of 2.2.2006.
- 36 That the requisition of clause No. 49 of DCPR 2034 shall not be complied with and records of quality of work, verification of report shall not be kept on site till completion of work.
- 37 That the registered Private Pest Control Agency for providing anti larval treatment at the construction site shall be appointed.
- 38 That the services of Safety Officer to take care of all safeties during construction on construction site and around shall not be hired.
- 39 That the remarks regarding formation level from Road Department shall not be submitted.
- 40 That the specification & design of Rain-Water Harvesting scheme as per the State Govt.'s directives u/No.TPB-4307/396/CR-124/2007/UD-11 dated 6th June 2007 shall not be submitted.
- 41 That the Revised / Corrected DP 2034 remarks shall not be submitted.

C: CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C

- 1 That the plinth dimensions / stilt height shall not be got checked by this office staff.
- 2 That the premium/deposits as follows will not be paid : a) Development Charge, b) Development Cess
- 3 That the Remarks / NOC from Ex.Eng (M & E) / MEP Consultant for Artificial Light & Ventilation of the WC's of NR at ground floor shall not be submitted.
- 4 That the Material testing report shall not be submitted.
- 5 That the yearly progress report of the work will not be submitted.
- 6 That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.
- 7 That every year before onset of the monsoon / revalidation of C.C., structural stability certificate of the work executed on site shall not be submitted by the appointed Registered Structural Engineer / Consultant, appointed by owner / occupier / society.
- 8 That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall not be submitted before granting further C.C. beyond plinth.
- 9 That the NOC from MHADA for obtaining Further C.C. beyond Plinth shall not be submitted.
- 10 That the certification of occupancies kept in abeyance from MHADA shall not be submitted.
- 11 That the consent from tenant Urvashi Jain for being proposed as R instead of NR shall not be submitted.
- 12 That the NOC from MHADA for tenant Urvashi Jain proposed as R instead of NR shall not be submitted

No. P-15354/2023/(1B/161)/G/South/LOWER PAREL/IOD/1/New Dated-
31 May 2023

- 13 That the condition no.22 of MHADA NOC No. R/NOC/F-2826/5971/MBRRB-22 dt. 04.08.2022 shall not be complied with.
- 14 That the C.C. shall not be got endorsed as per the approved / amended plan.
- 15 That the work shall not be carried out as per the approved plan.
- 16 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
- 17 That the setback shall not be handed over before asking for C.C. beyond 75% of permissible FSI.
- 18 That the Design from Structural Consultant with clear height of 2.75 Mtrs i.e. from Finished Floor Surface to the finished ceiling / Soffit of slab shall not be submitted

D: GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C

- 1 That the Final NOC from MHADA for OC shall not be submitted.
- 2 That the condition no.5 of MHADA NOC No. R/NOC/F-2826/5971/MBRRB-22 dt. 04.08.2022 shall not be complied with.
- 3 That the Final NOC from CFO for OC shall not be submitted.
- 4 That the setback shall not be transferred in the name of MCGM & separate property card for the same shall not be submitted before asking for Full O.C
- 5 That the No Dues / Tax Clearance Certificate from A.A. & C 'G/S' Ward Shall not be submitted.
- 6 That the No Dues from A.E.W.W. 'G/S' Ward shall not be submitted.
- 7 That the NOC from Lift Inspector, PWD Maharashtra shall not be submitted.
- 8 That the Drainage Completion Certificate from S.P. (P & D) / Consultant shall not be submitted.
- 9 That the SWD Completion Certificate from E.E. (SWD) / Consultant shall not be submitted.
- 10 That the H.E. NOC shall not be submitted.
- 11 That the tree NOC shall not be submitted.
- 12 That the premium/deposits as follows will not be paid : a) Development Cess & all the payments as intimated by various departments of MCGM.
- 13 That the some of the drains shall not be laid in C.I. Pipes.
- 14 That the dry and wet garbage shall not be separated and wet garbage generated in the building shall not be treated separately on the same plot by residents / occupants of the building in the jurisdiction of MCGM and the necessary conditions in the sale agreement to that effect shall not be incorporated by the developer / owner.
- 15 That the dust-bin will not be provided as per C.E.'s circular No.CE/9297/II of 26-6-1978.
- 16 That 10'-0" wide paved pathway upto staircase will not be provided.
- 17 That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built upon and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
- 18 That the name plate/Board showing Plot No., name of the building etc. will not be displayed at a

No. P-15354/2023/(1B/161)/G/South/LOWER PAREL/IOD/1/New Dated-
31 May 2023

prominent place.

- 19 That the carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 20 That the parking spaces shall not be provided as per DCPR 2034, Regn 44.
- 21 That the special attendant shall not be deployed to maneuver the movement of car entry / exit.
- 22 That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
- 23 That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall not be provided.
- 24 That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber.
- 25 That the structural stability certificate of Mechanical Parking System from Vendor shall not be submitted.
- 26 That the Final Structural Stability Certificate shall not be submitted.
- 27 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
- 28 That the following documents shall not be compiled, preserved and handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting occupation certificate by M.C.G.M. 1) Ownership documents; 2) Copies of I.O.D., C.C., subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans. 3) Copies of soil investigation reports. 4) R.C.C. details and canvass mounted structural drawings. 5) Structural Stability Certificate from Licensed Structural Engineer. 6) Structural Audit Reports. 7) All details of repairs carried out in the buildings. 8) Supervision certificate issued by the Licensed Site Supervisor. 9) Building Completion Certificate issued by Licensed Surveyor/ Architect. 10) NOC and completion certificate issued by the C.F.O. 11) Fire safety audit carried out as per the requirement of C.F.O. submitting the B.C.C. whichever is earlier.
- 29 That the certified copy of rehab agreement incorporating the following conditions shall not be submitted to this office 1. That the prospective society / end user shall not preserve and maintain the documents / plans received from Owner / Developer / Architect and subsequently carry out necessary repairs / structural audit/ fire audit at regular interval and also present periodical structural audit reports and repair history, similarly to check and to carry out fire safety audit time to time as per requirement of C.F.O. through the authorized agency of M.C.G.M.
- 30 The registered undertaking and indemnity bond shall not be submitted stating that the conditions mentioned at Sr.No.28 will be incorporated in the rehab agreement and the same will be informed to the prospective society/ end user.
- 31 That Notice of Completion of work u/sec. 353A of M.M.C. Act for work completed on site.
- 32 That certificate under section 270-A of M.M.C Act will not be obtained from H.E.'s Department regarding adequacy of water supply.

No. P-15354/2023/(1B/161)/G/South/LOWER PAREL/IOD/1/New Dated-
31 May 2023

- () That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.
- () That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 30 May day of 2024 but not so as to contrivance any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

Executive Engineer, Building Proposals,
Zone, Wards.

SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-
"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-
 - a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street
 - b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.)-of such building.
 - c) Not less than 92 ft. ([TownHall]) above Town Hall Datum.
4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.
5. Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.
6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

No. P-15354/2023/(1B/161)/G/South/LOWER PAREL/IOD/1/New Dated-
31 May 2023

8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.

No. P-15354/2023/(1B/161)/G/South/LOWER PAREL/IOD/1/New Dated-
31 May 2023

No. EB/CE/ /BS /A/

NOTES

- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to

No. P-15354/2023/(1B/161)/G/South/LOWER PAREL/IOD/1/New Dated-
31 May 2023

avoid the excavation of the road and footpath.

- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceeds further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (f) of the Rent Act and in the event f your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be with drawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
 - i. Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
 - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - iii. Plans showing the phased programme of constructions has to be duly approved by this office before

No. P-15354/2023/(1B/161)/G/South/LOWER PAREL/IOD/1/New Dated-
31 May 2023

starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by ByeOlaw No. 5 (b)
b Lintels or Arches should be provided over Door and Windows opening
c The drains should be laid as require under Section 234-1(a)
d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.

No. P-15354/2023/(1B/161)/G/South/LOWER PAREL/IOD/1/New Dated
31 May 2023

**Executive Engineer, Building Proposals
Zones wards.**

P-15354/2023/(1B/161)/G/South/LOWER PAREL/IOD/1/New

Copy To :- 1. UDAY SHANKAR WARTY
4//, LAVANYA ART, OFF AGASHE PATH, DADAR(W) 30/A, BHAGYA APARTMENT OFFICIAL
PATH. DADAR(W)

2. Asst. Commissioner G/South.
3. A. E. W. W. G/South,
4. Dy. A & C. City
5. Chief Officer, M. B. R. & R. Board G/South .
6. Designated Officer, Asstt. Engg. (B. & F.) G/South ,
7. The Collector of Mumbai





बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

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

लेखा क्रमांक GS0204450100000	मालमत्ता करवर्ष/देयक कोलावधी 2023-2024 null ते 31/03/2024	देयक क्रमांक 202320BIL21844231	देयक दिनांक 08/03/2024
पक्षकाराचे नाव व पत्ता : S3 Smart Spaces Private Limited 7th floor, Dhiraaj Chambers, 9., Hazarimal Soman Marg., Near CSMT Station, Fort., Mumbai-400001		प्रेषक - Asstt. Assessor & Collector, G South Ward, Municipal Office Building, Dhanmill Naka, N. M. Joshi Marg, Prabhadevi, Mumbai - 400 013. ईमेल - aacgs.ac@mcgm.gov.in दूरध्वनी क्र. 022 2422 6907	
मालमत्ता क्रमांक, सी.टी.एस क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, मालमत्तेचे वर्णन, इमारतीचे नाव, करदात्याची नावे. 1B/161, LOWERPAREL, 109-111 113-115 117-119121-123 & 125-127, Shri S.B. Jadhav Marg., Plot of Land, C.S. No. 1B/161 Maganlal Harilal			

प्रथम करनिर्धारण दिनांक:	30/11/2023	जलजोडणी क्रमांक :	
--------------------------	------------	-------------------	--

एकूण भांडवली मूल्य: (संरक्षणात्मक आधारावर परिगणन)	118122615/-
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एकूण भांडवली मूल्य (संरक्षणात्मक आधारावर परिगणन) (अक्षरी):	₹ Eleven Crore Eighty One Lakh Twenty Two Thousand Six Hundred Fifteen Only
--	---

दि. 31/03/2010 या तारखेपर्यंतची धकबाकी	₹ 0	दि. 01/04/2010 ते 31/03/2023 या तारखेपर्यंतची धकबाकी	₹ 0
कराचे नाव	01/04/2023 ते 30/09/2023 (202310)	01/10/2023 ते 31/03/2024 (202320)	
	Bill Amount in (₹)	Bill Amount in (₹)	
सर्वसाधारण कर	0	198485	
जल कर	0	455721	
जल लाभ कर	0	125045	
मलनिःसारण कर	0	293757	
मलनिःसारण लाभ कर	0	77409	
म.न.पा. शिक्षण उपकर	0	75424	
राज्य शिक्षण उपकर	0	58751	
रोजगार हमी उपकर	0	0	
वृक्ष उपकर	0	3970	
पथ कर	0	91303	
एकूण देयक रक्कम	0	1379865	
कलम 152 अ नुसार दंडाची रक्कम	0	0	
आगाऊ अधिदानाचे समायोजन	0	0	
भरावयाची निव्वळ रक्कम	0	1379865	
प्रतिदानाची निव्वळ रक्कम	0	0	
# (संरक्षणात्मक आधारावर परिगणन) अक्षरी रुपये (Bill Amount)	₹	₹ Thirteen Lakh Seventy Nine Thousand Eight Hundred Sixty Five Only	
न्यायालयीन निर्णयानुसार देय रक्कम			
अंतिम देय दिनांक			08/06/2024

To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first)
IFSC - SBIN0003300, Beneficiary A/C No:- MCGMPTGS0204450100000, 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 रद्दबादल ठरविण्यात आले आहेत. सदर देयक हे संरक्षणात्मक आधारावर जारी करण्यात आलेले असून मूल्यांकनाविषयी सुधारित धोरण जाहीर झाल्यानंतर त्यानुसार पूर्वलक्षी प्रभावाने मालमत्तांचे मूल्यांकन / फेरमूल्यांकन व त्यानुसार करवसुली करण्याचा महानगरपालिकेचा अधिकार राखून ठेवण्यात येत आहे.
या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे.

महेश पाटील
करनिर्धारक व संकलक



Transaction Details	
Receipt No.:	2024ACR04719992
Transaction Date:	16/05/2024 16:05:584 PM
Payment Gateway Transaction No:	YICI2329574881
Bank Reference No:	null
Transaction Reference:	2024050010050025739
Amount:	1397865
Status:	null

Click Back button below to return to home page.

Disclaimer : If the receipt cannot be seen or the status shows null, Please click back and use the option 'Print Receipt'. If the receipt is not available after you have made your payment and the amount is deducted, kindly reach out to us for resolution. If receipt is not issued in case of payment through **Citi Bank Payment Gateway** kindly mail the transaction details to pgsupport@billdesk.com for resolution. If payment is done through mobile app, you are requested to kindly download the receipt from MCGM Property Tax Citizen Portal <https://ptaxportal.mcg.gov.in/CitizenPortal/>

Back

Abhay D. Parab
Advocate

S3 Epitome

Chamber :

8, Hamam House, Ambalal Doshi Marg,

Fort, Mumbai : 400023

T : +91 83699 57705

E : abhayprb1290@gmail.com

To,

MahaRERA

4th Floor, Housefin Bhavan, Plot No. C-21,
E-Block, Near Kamgar Bhavan, Behind RBI Building,
Bandra Kurla Complex, Bandra (East),
Mumbai - 400 051.

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece and parcel of land admeasuring 2,074 square yards or thereabouts equivalent to 1,733.45 square meters or thereabouts, bearing Cadastral Survey No. 1B/161 of Lower Parel Division, situated at Sunmill Road, Lower Parel (West), Mumbai - 400 013 (hereinafter referred to as the "**said Property**").

1. I have investigated the title of the said Property on the request of **S3 SMART SPACES PRIVATE LIMITED ("S3 Smart Spaces")**, and perused photocopies the following documents:

(a) **Description of the property:** All that piece and parcel of land admeasuring 2,074 square yards or thereabouts equivalent to 1,733.45 square meters or thereabouts, bearing Cadastral Survey No. 1B/161 of Lower Parel Division, situated at Sunmill Road, Lower Parel (West), Mumbai - 400 013.

(b) **The documents of the Said Property:**

(i) Deed of Conveyance dated 28th March, 2007 registered with the Sub-Registrar of Assurances at Mumbai-1 under serial no.BBE1-04395-2007 on 27th April, 2007 (**First Conveyance**) and Power of Attorney dated 22nd March, 2007 which is registered with the Sub-Registrar of Assurances at



Abhay D. Parab
Advocate

Mumbai-1 under serial no.BBE1-560-2007 (**POA to First Conveyance**).

- (ii) Agreement for Sale dated 15th December, 2021 registered with the Sub-Registrar of Assurances at Mumbai-4 under serialno.BBE4-17320-2021 (**Agreement for Sale**),Power of Attorney dated 15th December, 2021 which is registered with the Sub-Registrar of Assurances at Mumbai-4 under serial no.BBE4-17325-2021 (**POA to Agreement for Sale**) and Power of Attorney dated 15th December, 2021 which is registered with the Sub-Registrar of Assurances at Mumbai-4 under serial no. BBE4-17326-2021 (**POA for Conveyance**).
- (iii) Deed of Conveyance dated 11th August, 2022 registered with the Sub-Registrar of Assurances at Mumbai-4 under serial no.BBE1-13156-2022 on same date (**Second Conveyance**) and Power of Attorney dated 11th August, 2022registered with the Sub-Registrar of Assurances at Mumbai-4 under serial no.BBE4-13157-2022 (**POA to Second Conveyance**).
- (iv) Old Property Register Card issued on 27th June, 2007 in name of Sanghvi Premises Private Limited.
- (v) New Property Register Card issued on 20th January, 2023 in name of S3 Smart Spaces Private Limited.



Abhay D. Parab
Advocate

- (vi) Search Reports for 43 years from 1980 till date taken from the Sub-Registrar office at Thane.
2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said Property, I am of the opinion that S3 Smart Spaces is the owner of the said Property, and on the plans for construction of buildings being sanctioned and other approvals being granted from time to time, S3 Smart Spaces will be entitled to develop the said Property, and construct buildings thereon.

OWNER OF THE SAID PROPERTY:

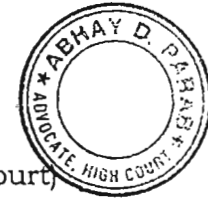
S3 Smart Spaces Private Limited.

3. The report reflecting flow of the title of the Property is enclosed herewith as an annexure.

Dated this 24th day of January, 2023

Abhay D. Parab

(Advocate High Court)



Email ID: abhayprb@yahoo.com

Encl: Annexure.

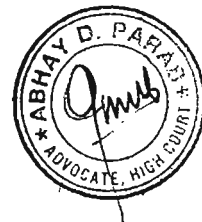
Abhay D. Parab
Advocate

ANNEXURE

FLOW OF THE TITLE OF THE SAIDPROPERTY

1. TITLE FLOW

- (a) Sanghvi Premises Private Limited, a company incorporated under the provisions of Companies Act, 1956 and deemed to have been registered under the provisions of Companies Act, 2013 (“SPPL”), was inter alia the owner and seized and possessed of and well and sufficiently entitled to all that piece and parcel of land admeasuring 2,074 square yards or thereabouts equivalent to 1,733.45 square meters or thereabouts, bearing Cadastral Survey No. 1B/161 of Lower Parel Division, situated at Sunmill Road, Lower Parel (West), Mumbai – 400 013 (hereinafter referred to as the “**said Property**”). SPPL purchased and acquired, inter alia the said Property by a Deed of Conveyance dated 28th March, 2007 registered with the Sub-Registrar of Assurances at Mumbai-1 under serial no.BBE1-04395-2007 on 27th April, 2007;
- (a) By an Agreement for Sale dated 15th December, 2021, executed between SPPL of the one part and S3 Smart Spaces of the other part, and registered with the Sub-Registrar of Assurances at Mumbai-4 under serial no.BBE4-17320-2021, SPPL inter alia agreed to sell, grant, convey, transfer and assign and assure the said Property to S3 Smart Spaces for the consideration and on the terms and conditions therein contained.



Abhay D. Parab

- (b) Pursuant to the said Agreement for Sale dated 15th December, 2021, by a Deed of Conveyance dated 11th August, 2022 executed between SPPL of the one part and S3 Smart Spaces of the other part, and registered with the Sub-Registrar of Assurances at Mumbai-4 under serial no.BBE1-13156-2022(**said Conveyance**), SPPL sold, granted, conveyed, transferred and assigned and assured the said Property to S3 Smart Spaces.
- (c) Pursuant to the said Conveyance dated 11th August, 2022, SPPL has also executed a Power of Attorney of like date and registered with Sub-Registrar of Assurances at Mumbai-4 under serial no.BBE1-13157-2022, in favour of S3 Smart Spaces.
2. In issuing this Report on Title, I have assumed the following, and the same has been confirmed by S3 Smart Spaces:
- (i) that the information provided by S3 Smart Spaces is accurate, not misleading and does not contain any misstatement;
- (ii) that there are no other encumbrances and/or litigations.

Dated this 24th day of January, 2023


(Advocate High Court)
Email ID: abhayprb@yahoo.com



CHANDRAKANT MORE

SEARCH REPORT

Dated 07 OCT. 2024

{ 2 Year } 2023-2024

S3 SMART SPACES PVT LTD



CHALLAN
MTR Form Number-6



GRN	MH009285275202425P	BARCODE	71 1000 502024 100500217 5357106031733		Date	05/10/2024-09:04:07	Form ID		
Department	Inspector General Of Registration			Payer Details					
Search Fee	Type of Payment			Other Items		TAX ID / TAN (If Any)			
				PAN No.(If Applicable)					
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR			Full Name		S3 SMART SPACES PVT LTD			
Location	MUMBAI								
Year	2024-2025 One Time			Flat/Block No.		DHEERAJ CHAMBER 7TH FLOOR			
Account Head Details		Amount In Rs.		Premises/Building					
0030072201 SEARCH FEE		50.00		Road/Street		9 HAZARIMAL SOMANI MARG			
				Area/Locality		CSTM STATION MUMBAI			
				Town/City/District					
				PIN		4 0 0 0 0 1			
				Remarks (If Any)					
				YEAR 2023 T1 2024 2 YEARS DIVISION LOWER PAREL CS NO 1B/161					
				Amount In		Fifty Rupees Only			
Total	50.00		Words						
Payment Details		SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN		Ref. No.		10000502024100500217		5357106031733	
Cheque/DD No.		Bank Date		RBI Date		05/10/2024-09:04:18		Not Verified with RBI	
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY					
Name of Branch		Scroll No. , Date		Not Verified with Scroll					

Department ID :

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

Mobile No. : 9833109183

सदर चलन 'टाइप ऑफ पेमेंट' मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवण्याच्या दस्त्यासाठी लागू नाही.

CHANDRAKANT MORE

TITLE INVESTIGATOR

Date : 07.10.2024

SEARCH REPORT

To,

M/s S3 Smart Spaces Private Limited
7th floor, Dhiraj Chambers,
Hazarimal Somani Marg,
Near C.S.M.T Station
Fort Mumbai.40001.

Re: Investigation of title of the property bearing
C.S. No. 1B/161, admeasuring 1733.45
Sq.Mtrs., G-Ward No. G-1053(1), Street Nos.
109, 11, 112, 113, 115, 117, 119,121, 123 &
127, of Lower Parel Division.

Dear Sir,

As per your instructions I have conducted search through Online of the Index-II of above mentioned property in the Sub Registrar of Assurances, having their office at Mumbai for the last 02 years (i.e. from 2023 to 2024) respectively and my search report is as under:

I have found the following documents registered during the search period of 02 years from the year 2023 to 2024 at the office of Sub Registrar of Assurances at Mumbai respect of the said property



**SUB REGISTRAR OFFICE AT MUMBAI (SRO) 02 YEARS:
COMPUTER RECORD CHECKED**

Mumbai City – 1

2023 : Entry

<u>BBE-1</u> 5551/23	<u>AFFIDAVIT</u> <u>Rs.1/-</u> S3 Smart Spaces Pvt Ltd by Director Shailesh Sanghvi through Power of attorney Ganpat Baban Bomble To -----	10.08.2023 10.08.2023
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Schedule: Other Information: CTS No.1B/161 of Lower Parel Division,

2024 : Online record check

Mumbai City – 2

2023 : Nil

2024 : Online record check

Mumbai City – 3

2023 : Nil – Mix condition record

2024 : Online record check

Mumbai City – 4

2023 : Nil

2024 : Online record check

Mumbai City – 5

2023 : Nil – Mix condition record

2024 : Online record check



Note: I have conducted the above search report through online only, therefore this search report is only on the basis of available documents through online at the time of search.at subregister office at Mumbai City 1 to 5

Thanking you,



CHANDRAKANT MORE
(Search Clerk)

CHANDRAKANT MORE

SEARCH REPORT

Dated 03 Feb. 2023

{ 40 Year } 1983-2023

S3 SMART SPACES PVT LTD

CHANDRAKANT MORE

TITLE INVESTIGATOR

SEARCH REPORT

Date : 03.02.2023

To

M/s. S3 Smart Spaces Private Limited
7th Floor, Dhiraj Chambers,
Hazarimal Somani Marg,
Near C.S.M.T. Station,
Fort, Mumbai - 400 001.

Re: Investigation of title of the property bearing C.S. No. 1B/161, admeasuring 1733.45 Sq.Mtrs., G-Ward No. G-1053(1), Street Nos. 109, 11, 112, 113, 115, 117, 119,121, 123 & 127, of Lower Parel Division.

Dear Sir,

As per your instructions I have conducted search through Online as well as manually of Index-II of above mentioned property at the Sub Registrar of Assurances, having their office at Mumbai for the last 40 years from 1983 to 2023 and my search report is as under:

I have found the following entries during the search period of 40 years i.e. from 1983 to 2023 at the office of Sub Registrar of Assurances at Mumbai in respect of the said property.



SUB REGISTRAR OFFICE AT MUMBAI 40 YEARS:

1983
 To : Torn Condition
 1987
 1988 : Torn Condition
 1989 : Torn Condition
 1990
 To : Nil
 1993
 1994 : Nil (S.P.T.)
 1995
 To : Nil
 2000
 2001
 To : Nil
 2007
 2008
 To : Nil
 2020
 2021 : Index-II is not maintained
 2022 : Index-II is Not Maintained.
 2023 : Index-II is Not maintained

COMPUTER RECORD CHECKED.

2002
 To : Nil – Mix Condition Record
 2003
 2004 : Entry



<u>BBE-2</u> 185/04	<u>LEASE DEED</u> <u>Rs.0/-</u> RAJENDRA MAGANLAL SHAH To JAYESH BABUBHAI BHATT	09.01.2004 09.01.2004
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Schedule: C.S. No. 1B/161, Room No.52, First Floor, HARI BAUG, of Lower Parel Division.

<u>BBE-2</u> 227/04	<u>LEASE DEED</u> <u>Rs.0/-</u> RAJENDRA MAGANLAL SHAH To RAJESH HARILAL KOTHARI	12.01.04 12.01.04
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Schedule: C.S. No. 1B/161, Room No.83, Second Floor, HARI BAUG, of Lower Parel Division.

<u>BBE-2</u> 1621/04	<u>LEASE DEED</u> <u>Rs.0/-</u> RAJENDRA MAGANLAL SHAH To SHANTUBEN SHANTILAL JAIN	09.03.04 09.03.04
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Schedule: C.S. No.1B/161, Room No.65, First Floor, HARI BAUG, of Lower Parel Division.

2005 : Nil – Mix Condition Record

2006 : Entry



<u>BBE-1</u> 10052/06	<p style="text-align: center;"><u>AGREEMENT OF</u> <u>TRANSFER OF TENANCY</u> <u>Rs.0/-</u></p> <p style="text-align: center;">RAVINDRA VISHNU PAWAR RAJENDRA MAGANLAL SHAH</p> <p style="text-align: center;">To</p> <p style="text-align: center;">NAGESHWARRAO LAXMIPATI HAKKALDEVI</p>	27.09.06 07.10.06
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Schedule: C.S. No.1B/161, Room No.24/B, HARIBAUG, of Lower Parel Division.

2007 : Entry

<u>BBE-1</u> 2806/07	<p style="text-align: center;"><u>AGREEMENT FOR SALE</u> <u>Rs.54700000/-</u></p> <p style="text-align: center;">RAJENDRA MAGANLAL SHAH HUF THROUGH KARTA REKHA RAJENDRA SHAH SUDEEP RAJENDRA SHAH AND OTHERS</p> <p style="text-align: center;">To</p> <p style="text-align: center;">SANGHVI PREMISES PVT. LTD. THROUGH DIRECTORS RAMESH S. SANGHVI & SHAILESH S. SANGHVI</p>	21.03.07 22.03.07
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Schedule: Land and Structure,. C.S. No.161 (Part), Area 1699.94 Sq.Mtr. and CS No. 1B/161, Area 1733.45 Sq.Mtr., Total Area 3433.39 Sq.Mtr., of Lower Parel Division.

<u>BBE-1</u> 4395/07	<p style="text-align: center;"><u>CONVEYANCE DEED</u> <u>Rs.0/-</u></p> <p style="text-align: center;">RAJENDRA MAGANLAL SHAH HUF THROUGH KARTA REKHA RAJENDRA SHAH SUDEEP RAJENDRA SHAH AND OTHERS</p> <p style="text-align: center;">To</p>	28.03.07 27.04.07
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M/S. SANGHVI PREMISES PVT. LTD. THROUGH DIRECTORS RAMESH S. SANGHVI & SHAILESH S. SANGHVI		
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Schedule: Land and Structure bearing C.S. No.161 (Part), Area 1699.94 Sq.Mtr. and CS No. 1B/161, Area 1733.45 Sq.Mtr., Total Area 3433.39 Sq.Mtr., , of Lower Parel Division.

2008

To : Nil

2020

2021 : Entry

<u>BBE-1</u> 378/21	<u>AGREEMENT OF TRANSFER OF TENANCY</u> <u>Rs.3500000/-</u> RAMESHKUMAR SAREMAL JAIN M/S. SANGHVI PREMISES PVT. LTD. THROUGH DIRECTOR SHAILESH S. SANGHVI THROUGH POWER GANPAT BOMBLE TO VINODRAI JASWANTRAI BHAT AMITKUMAR VINODRAI BHAT	12.01.21 13.01.21
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Schedule: Room No.35-B, First Floor, HARIBAUG CHAWL, C.S. No. 161 (P), 1B/161, of Lower Parel Division.

<u>BBE-1</u> 9923/21	<u>AGREEMENT OF TRANSFER OF TENANCY</u> <u>Rs.5100000/-</u> KARAN PRAVIN JADHAV M/S. SANGHVI PREMISES PVT. LTD. THROUGH DIRECTORS SHAILESH S. SANGHVI THROUGH POWER GANPAT BOMBLE TO CHANDRAKANT BHAU HARYAN ALKA CHANDRAKANT HARYAN	09.12.21 09.12.21
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Schedule: Room No.14-A, Ground Floor, HARIBAUG CHAWL, of Lower Parel Division.

BBE-4 17320/21	<u>AGREEMENT TO SALE</u> <u>Rs.67084000/-</u>	15.12.21 15.12.21
	M/S. SANGHVI PREMISES PVT. LTD. THROUGH DIRECTOR SHAILESH S. SANGHVI	
	TO	
	S3 SMART SPACES PVT. LTD. THROUGH DIRECTOR NEERAJ SRIVASTAV	

Schedule:C.S. No. 1B/161, Land and Structure, Area 2074 Sq. Yards and 1733.45 Sq.Mtr., of Lower Parel Division.

BBE-4 17325/21	<u>POWER OF ATTORNEY</u> <u>Rs. /-</u>	15.12.21 15.12.21
	M/S. SANGHVI PREMISES PVT. LTD. THROUGH DIRECTOR SHAILESH S. SANGHVI	
	TO	
	(1) S3 SMART SPACES PVT. LTD. THROUGH DIRECTOR MR. NEERAJ SRIVASTAV AND	
	(2) MR. SHAILESH S. SANGHVI	

Schedule: Doc. No. BBE-4/17320/2021 DT. 15.12.2021
C.S. No. 1B/161, Land and Structure, Area 2074 Sq. Yards and 1733.45 Sq.Mtr., of Lower Parel Division.

BBE-4 17326/21	POWER OF ATTORNEY Rs. /- M/S. SANGHVI PREMISES PVT. LTD. THROUGH DIRECTOR SHAILESH S. SANGHVI TO (1) S3 SMART SPACES PVT. LTD. THROUGH DIRECTOR MR. NEERAJ SRIVASTAV AND (2) MR. SHAILESH S. SANGHVI	15.12.21 15.12.21
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Schedule: Doc. No. BBE-4/17320/2021 DT. 15.12.2021
C.S. No. 1B/161, Land and Structure, Area 2074 Sq.
Yards and 1733.45 Sq.Mtr., of Lower Parel Division.

Mumbai City – 1

2022 : Nil – Mix condition record
2023 : Index-II is not maintained

Mumbai City – 2

2022 : Nil – Mix Condition Record
2023 : Index-II is not maintained

Mumbai City – 3

2022 : Nil – Mix condition record
2023 : Index-II is not maintained

Mumbai City – 4

2022 : Entry



<u>BBE-4</u> 4210/22	<u>AGREEMENT OF TRANSFER</u> <u>AND</u> <u>ASSIGNMENT OF</u> <u>TENANCYDEED</u> <u>Rs.0/-</u> URMILA DHANSUKH SOLANKI JUGAL DHANSUKH SOLANKI To M/S. SANGHVI PREMISES PVT. LTD. THROUGH DIRECTOR SHAILESH S. SANGHVI THROUGH POWER GANPAT BOMBLE	21.12.2021 17.03.2022
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Schedule: Shop No.13, Ground Floor, INDUBAUG NO.2, CS No. 161 (P), 1B/161, Area 16.79 Sq.Mtr., of Lower Parel Division.

<u>BBE-4</u> 13156/22	<u>DEED OF CONVEYANCE</u> <u>Rs.0/-</u> M/S. SANGHVI PREMISES PVT. LTD. THROUGH DIRECTOR SHAILESH S. SANGHVI TO S3 SMART SPACES PVT. LTD. THROUGH DIRECTOR NEERAJ SRIVASTAV	11.08.22 11.08.22
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Schedule: Doc. No. BBE-4/17320/2021 DT. 15/12/2021, CS No. 1B/161, Area 1733.45 Sq.Mtr., of Lower Parel Division.

<u>BBE-4</u> 13157/22	<u>POWER OF ATTORNEY</u> <u>Rs.0/-</u> M/S. SANGHVI PREMISES PVT. LTD. THROUGH DIRECTOR SHAILESH S. SANGHVI TO	11.08.22 11.08.22
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	<p>(1) S3 SMART SPACES PVT. LTD. THROUGH DIRECTOR MR. NEERAJ SRIVASTAV AND</p> <p>(2) MR. SHAILESH S. SANGHVI AND</p> <p>(3) ALL OTHER NOMINEES AND/OR AUTHORIZED DIRECTORS AND/OR AUTHORIZED PERSONS OF S3 SMART SPACES PVT. LTD.</p>	
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Schedule: Doc. No. BBE-4/13156/2022 DT. 11.08.2022,
CS No. 1B/161, Area 1733.45 Sq.Mtr., of Lower Parel
Division.

2023 : Index-II is not maintained

Mumbai City – 5

2022 : Nil – Mix condition record

2023 : Index-II is not maintained

Note: I have conducted the above search through Online Portal as well as manually. The Search Report is subject to availability of the records at the Sub-Registrar Office, at Mumbai and computerized intimation records are not available for search. The computerized Index-II print outs and manual Index-II are not properly maintained and Index-II for some of the years are in torn condition. I have taken manual search as per INDEX-II record available at Mumbai City 1 to 5

Thanking you,

Yours faithfully


CHANDRAKANT MORE
 (Search Clerk)

MEMORANDUM OF ASSOCIATION
AND
ARTICLES OF ASSOCIATION
OF
S3 SMART SPACES PRIVATE LIMITED



सत्यमेव जयते

**GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS**

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 and rule 8 the Companies (Incorporation) Rules, 2014]

I hereby certify that S3 SMART SPACES PRIVATE LIMITED is incorporated on this Twelfth day of September Two thousand sixteen under the Companies Act, 2013 and that the company is limited by shares.

The CIN of the company is U70109MH2016PTC285779.

Given under my hand at Manesar this Twelfth day of September Two thousand sixteen .



MANGAL RAM MEENA
Deputy Registrar of Companies

Central Registration Centre
For and on behalf of the Jurisdictional Registrar of Companies

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

S3 SMART SPACES PRIVATE LIMITED

203, FLOOR-2, PLOT-2, SANJANA MANSION,, DADOJI KONDDEO ROAD,
NEAR JIJAMATA UDYAN, BYCULLA, MUMBAI, Mumbai City, Maharashtra,
India, 400027



COMPANY LIMITED BY SHARES
MEMORANDUM OF ASSOCIATION
OF

S3 SMART SPACES PRIVATE LIMITED.

I. The Name of the Company is **S3 SMART SPACES 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. (A) **THE OBJECTS TO BE PURSUED BY THE COMPANY ON ITS INCORPORATION ARE:**

1. To carry on the business of builders, general construction, contractors, engineers, estate agents, decorators and surveyors.
2. To purchase any land, plot(s) of land or immovable property or any right or interest therein either singly or jointly or in Partnership with any person(s) or Body corporate or partnership firm and to develop and construct thereon residential, commercial and industrial complex or complex(es) either singly or jointly or in partnership as aforesaid, comprising offices for sale or self-use or for earning rental income thereon by letting out individual units comprised in such building(s).
3. To purchase any movable or immovable property including industrial, commercial, residential, or farm lands, plots, buildings, houses, apartments, flats, chawls, estate hereditaments or areas within or outside the limits of Municipal Corporation or other local bodies, anywhere within the territories of India, to divide the same into suitable plots, and to rent or sell the plots for building/constructing residential houses, bungalows, business premises, and colonies and rent or sell the same and realize cost in lumpsum or easy installments or by hire purchase system and otherwise.
4. To purchase for resale and to trade in land and house and other immovable property of any tenure and any interest therein, and to create, sell and deal in freehold and leasehold ground rents, and to deal in trade by way of sale, or otherwise with land and house property and any other immovable property whether real or personal.
5. To construct, execute, carryout, equip, maintain, operate, improve, work, develop, administer, manage, control and superintend within or outside the country anywhere in the world all kinds of works, public or otherwise, buildings, houses and other constructions or conveniences of all kinds, which expression in this memorandum includes roads, railways, and tramways, docks, harbours, piers, wharves, canals, serial runways and hangers, airports, reservoirs, embankments, reclamation, improvements, sewage, sanitary, water, gas, electronic light, power supply works, and hotels, restaurants, loading houses, milk and snack bars, laundries, libraries, swimming pools, nights clubs hair dressing and beauty salons, chemist shops, cold storages, warehouses, cinema houses, markets, theatres, studios, exhibition halls, amusement centers, wine and beer shops department stores, hospitals, clinics nursing homes, maternity and family planning units, pathological

 Manita Baidari

laboratories, optician shops, massage houses, concert and dancing halls, discotheques, schools, colleges and training institutions, circuses, sports clubs, skating halls, boating and padding pools, radio and television stations, garage and services stations, repair shops, petrol pumps, gymnasiums, safe, deposit vaults, warehouse, godowns, car parks, hangers and race course, public and other buildings and all other works and conveniences of public or private utility, to apply for purchase or otherwise acquire any contracts, decrease, concessions, for or in relation to the construction, execution, carrying out, equipment, improvement, administration, or control of all such works and conveniences as aforesaid and to undertake, execute, carry out, dispose of or otherwise turn to account the same.

(B) MATTERS WHICH ARE NECESSARY FOR FURTHERANCE OF THE OBJECTS SPECIFIED IN CLAUSE III(A) ARE:

1. To buy all kinds of plant, equipment, machinery, apparatus, tools, utensils, commodities, substances, articles and things necessary or useful for carrying on the objects of the Company.
2. To carry on all or any of the business of manufacturers of, dealers and workers in, steel 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 kinds.
3. To carry on business of manufacturing, repairing, reconditioning, fabricating, servicing, buying, selling, trading or otherwise dealing in machinery, machinery parts, machinery spares, whether mechanically operated or electric operated or manually operated or operated by motor steam, oil, petrol and to render complete civil, mechanical, electrical, engineering and technical and non-technical and general consultative services including feasibility studies, investigations, appraisals, estimates, reports, research, designs, calculations, drawings, specifications, contract documents, materials and equipment evaluation and procurement; expediting and fabrication inspection, inspection and testing, construction, supervision, cost control operating procedure, and job management in all or any of the related fields of consulting engineering and General Consultation.
4. To hire contractors or sub-contractors, agencies, persons on contract basis or otherwise to carry out the objects of the Company and to appoint Architects, RCC Consultants and other consultants for specialized jobs.
5. To enter into an agreement with any company or persons for obtaining by grant of license or on such other terms of all types, formulae and such other rights and benefits, technical information, know-how and expert guidance and equipment and machinery and things mentioned herein above and to arrange facilities for training of technical personnel by them.
6. To acquire by concession, grant, purchase, lease, transfer, gift, conveyance, license or otherwise either absolutely or conditionally and either alone or jointly with others, land, buildings, easement, machinery, plants, utensils, works, conveniences and such other movable and immovable properties of any description

 Manita Sengupta

and any patents, patent rights, trademarks, designs, formulas, concessions, privileges, brevet d'invention, licenses, protections and concessions conferring any exclusive or non-exclusive or limited rights to any inventions, information, any secrets which may seem capable of being used for any of the objects of the Company and to construct, maintain and alter any building or work, necessary or convenient for the business of the Company and to pay for such land, buildings whether residential, commercial or industrial, tenements, apartments, works, property or rights or any such other property and rights purchased or acquired by or for the Company by shares, debentures, debenture stock, bonds or such other securities of the Company or otherwise and manage, develop or otherwise dispose of, pull down, replace in such manner and for such consideration as may be deemed proper or expedient to attain the main objects of the Company or otherwise.

7. Subject to the provisions of the Companies Act, 2013 or Limited Liability Partnership Act, 2008 to enter into partnership or amalgamate with any other Company/ Firm having objects altogether or in part similar to those of this Company to enter into arrangements for sharing profits, union of interest, reciprocal concessions or cooperate with any person or such company/ firm to hold the share or stock or in securities of and subsidies or otherwise assist any such company and to sell, hold, re-issue with or without guarantee or otherwise deal with such shares or securities.
8. To sell, mortgage, exchange, grant leases, licenses, easements and other rights in respect of, to improve, manage, develop and turn to account or deal with in any manner the whole of the property, assets, investments, undertaking, rights and effects of the company or any part thereof for such consideration as may be thought fit, including shares, debentures or securities of any other company whether partly paid up or fully paid up.
9. To let out on hire all or any of the property of the company whether movable or immovable including all and every description and to sub-let all or any contracts from time to time and upon such terms and conditions as may deem fit.
10. To enter into any arrangement with any Government or Authorities Municipal, local or otherwise or any person or company in India, that may seem conducive to the objects of the company or any of them and to obtain from any such Government, Authority persons or company any rights, privileges, charters, contracts, licenses and concessions including in particular rights in respect of waterways, roads and highways, which the Company may carry out, exercise and comply therewith.
11. To apply for and obtain any order of Central/State or such other Authority for enabling the Company to carry on any of its objects into effect or for effecting any modifications of the Company's constitution or any other such purpose, which may seem expedient and to make representations against any proceedings or applications which may seem calculated directly or indirectly to prejudice the company's interests.


 Mantra Sachhi

12. To apply for secure, acquire by grant, legislative enactment, assignment, transfer, purchase or otherwise and exercise, carry out and enjoy any charter, licenses, 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 and in aid contribute towards carrying the same into effect.
13. To promote and float, and work as Promoters of Co-operative Housing Societies, Industrial Housing Societies, Industrial Estates and any other societies or any type of organisations; and to construct or build for such societies, buildings, houses, industrial estates or any other type of construction works.
14. To enter into partnership or into any arrangement for sharing profits, union of interests, co-operation, joint-venture, limiting competition, reciprocal concessions or otherwise with any person, or company carrying on or engaged in, or about to carry on or engaged in any business or transaction which this Company is authorised to carry on.
15. To purchase or otherwise acquire and undertake the whole or any part of the business, property, rights and liabilities of any company, firms or person carrying on or proposing to carry on any business which this Company is authorised to carry on or is possessed of rights or property suitable for the objects of this Company or, which can be carried on in conjunction therewith.
16. To do all or any of the above things as principals, agents, contractors, trustees or otherwise and by or through trustees, agents or otherwise and either alone or in conjunction with others and to do all such other things as are incidental or as may be conducive to the attainment of the objects or any of them.
17. To promote, form and register, aid in the promotion, formation and registration of any company or companies, subsidiary or otherwise for the purpose of acquiring all or any of the properties, rights and liabilities of this Company and to transfer to any such company any property of this company and to be interested in or take or otherwise acquire, hold, sell or otherwise dispose of shares, stock, debentures and such other securities of all types in or of any such company, subsidiary or otherwise for all or any of the objects mentioned in this Memorandum of Association and to assist any such company and to undertake the management and secretarial or such other work, duties and business on such terms as may be arranged.
18. To open accounts with any bank or financial institution and to draw make, accept, endorse, discount, execute and issue promissory notes, bills of exchange, hundies, bills of lading, warrants, debentures and such other negotiable or transferable instruments of all types and to buy the same.
19. Subject to the provisions of the Companies Act, 2013 including the rules and regulations made therein and the directions issued by Reserve Bank of India to borrow, raise or secure the payment of money or to receive money as loan, at interest for any of the objects of the company and at such time or times as may be

 Manu Saha


expedient, by promissory notes, bills of exchange, hundies, bills of lading, warrants or such other negotiable instruments of all types or by taking credit in or opening current accounts or over-draft accounts with any person, firm, bank or company and whether with or without any security or by such other means, as may deem expedient and in particular by the issue of debentures or debenture stock, perpetual or otherwise and in security for any such money so borrowed, raised or received and of any such debentures or debenture stock so issued, to mortgage, pledge or charge the whole or any part of the property and assets of the Company both present and future, including its uncalled capital, by special assignment or otherwise or to transfer or convey the same absolutely or in trust and to give the lenders power of sale and other powers as may seem expedient and to purchase, redeem or pay off such securities provided that the Company shall not carry on the business of banking within the meaning of the Banking Regulation Act, 1949, to secure repayment of any such money borrowed, raised or owing by mortgage, charge or lien upon all or any of the property or assets of the company including such uncalled capital and guarantee the performance by the company or any person of any obligation or undertaking as the case may be as per the applicable provisions.

20. To invest or advance or otherwise deal with money not immediately required by the Company or give credit to such persons, firms or companies and on such terms with or without security as may seem expedient and in particular to customers of and such others having dealings with the Company and to give guarantees or securities for the performance or discharge of any obligations, liabilities, duties or the payments of moneys by any such persons, firms, companies as may appear proper or reasonable provided that the Company shall not carry on the business of banking, within the meaning of Banking Regulation Act, 1949. To vest any real or personal property, rights or interest acquired by or belonging to the company in any person or company on behalf of or for the benefit of the company, are with or without any declared trust in favour of the company.
21. To lend money to such parties and on such terms and securities as may seem expedient and in particular to customers of and person having dealings with the Company and guarantee the performance for contracts by members of persons having dealings with the Company.
22. To apply for tender, purchase, negotiate, enter into or otherwise acquire any contracts, sub-contracts, licences, and concessions, for or in relation to the objects or business herein mentioned or any of them and to undertake, execute, carry out, dispose of or otherwise turn to account the same.
23. To improve alter, manage, develop, exchange, mortgage, enfranchise and dispose of, any part of the land, properties, assets and rights and the resources and undertakings of the Company, in such manner and on such terms as the Company may determine.
24. To remunerate (by cash or otherwise or by other assets or by allotment or fully or partly paid shares credited as fully paid or paid up in other manner) any persons,

 Manoj Sankar

firms or companies, for services rendered or to be rendered in or about the formation or promotion of the Company or the conduct of its business, subject to the provisions of the Companies Act, 2013.

25. To refer any dispute, claim or demand by or against the Company to arbitrators and to secure and perform the award.
26. To create or establish any depreciation fund, reserve fund, development fund, sinking fund, provident fund, super-annuation fund, insurance fund or any other such special fund, whether for depreciations, repairing, improving, extending or maintaining any of the properties and assets of the Company or for redemption of debentures or redeemable preference shares, worker's welfare or for any other such purpose conducive to the interest of the Company.
27. To provide for the welfare of employees or ex-employees (including Directors and other officers) of the Company and the wives, widows and families or the dependents or connections of such persons, by building or contributing to the building of houses, or dwellings or chawls or by grants of money, pensions, allowances, bonus or other such payments from time to time, subscribing or contributing to provident fund and other associations, institutions, funds or trusts, and/or by providing or subscribing or contributing towards places of instruction and recreation, hospitals and dispensaries, medical and such other attendances and assistance as the Company shall determine.
28. To nominate/ appoint Directors or Managers of any subsidiary Company or of any other company in which this company is or may be interested.
29. To identify officers, directors, agents and servants of the Company against proceedings, costs, damages, claims and demands in respect of anything done or ordered to be done by them for and in the interest of the Company or any loss, damage or misfortune whatever which shall happen in the execution of the duties of their office or in relation thereto.
30. To place, to reserve or to distribute as bonus shares among the members or otherwise to apply, as the Directors may from time to time think fit, any moneys received by way of premium on shares or debentures issued at a premium by the Company and any moneys received in respect of on forfeited shares and moneys arising from the sale by the Company of forfeited shares.
31. To buy-back shares and securities issued by the Company out of the funds generated from internal accruals or from other sources to the extent and as may be permitted under the applicable laws and rules
32. To give donations and to advanced and lent to any person(s), institution(s), organization(s) on such terms and conditions and with or without interest or concessional rate of interest as may seem expedient for the fulfilment of the objects contained in the above clause.
33. To undertake and execute any trusts, the undertaking of which may seem


Manita Sankar

desirable, either gratuitously or otherwise, for the attainment of the main objects of the Company.

34. To be interested in, promote joining and undertake the formation and establishment of such institutions association, chamber of commerce, or other bodies, business, pools, combines, syndicates, industrial trading or manufacturing with the objects of the Company as may be considered to be conducive to the profit and interest of the Company and to acquire, promote and/or subsidise any industry or undertaking.
35. To procure the incorporation, registration or such other recognition of the Company in the Country, State or place outside India and to establish and maintain local registers and branch places of the main business in any part of the world.
36. To adopt such means of making known the business of the Company as may seem expedient and in particular by advertising over the Internet or any other electronic media and also in print media in the press by circulars, by purchase and exhibition of works of art or interest, by publication of books and periodicals and by granting prizes, rewards or organising exhibitions.
37. To donate or gift or receive gift in cash or in kind including for any national, charitable, benevolent, public purposes for promotion and growth of national economy and for discharging social and moral responsibilities of the Company to the society or to any institution, club, society, research, association, University, College or in favour of any government or any public institution(s) or organization(s) or person(s) and to accept gifts, bequests, devises and donations from members and others and to make gifts to members and others of money, assets and properties of any kind.
38. To act as financial and/or management consultants and provide advice, consultancy in various fields including administrative, commercial, financial, legal, economic, labour, industrial public relation, scientific, technical, direct and/or indirect taxation and other levies, statistical, accountancy, quality control data processing and/or any other activity including provision of scholarships, prizes, grants, research aid or exhibitions and to undertake, promote, sponsor or assist directly or otherwise any rural/ urban development programs to promote social and economic development and welfare of people in any rural or urban area or for any social responsibility in the interest of national welfare and do & fund activities under the head of Corporate Social Responsibility (CSR).
39. To act as commission agents/ service agents, buying and selling agents, brokers, adatis & to act as manufacturers/ service providers/ coordinators/ mediators/ representatives.
40. The company would obtain approval of the concerned authorities to carry on the objects of the company and the matters which are necessary for furtherance of the objects of the Company as given in this memorandum of association wherever required.




 Manita Sankhi

41. To distribute among the members in specie any property of the Company in the event of winding of the company subject to the provisions of the Companies Act.

IV. The liability of the members is limited and this liability is limited to the amount unpaid, if any, on the shares held by them.

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

VI. We, the several persons whose names and addresses are subscribed, are desirous of being formed into a company in pursuance of this memorandum of association, and we respectively agree to take the number of shares in the capital of the company set against our respective names:

Names, addresses, descriptions and occupations of subscribers	No. of shares taken by each subscriber	Signature of subscriber	Signature, names, addresses, descriptions and occupations of witnesses
<p>Mr. Shailesh Sankarchand Sanghvi</p> <p>Flat No. 2202, Sumer Tower No. 5, Love Lane, Mazgaon, Mumbai 400010, Maharashtra</p> <p>Occupation - Business</p>	5,000	 	<p>I witness to subscriber who have subscribed and signed in my presence further I have verified their identity details for their identification and satisfied myself for their identification particulars as filled in</p>
<p>Mrs. Mamta Shailesh Sanghvi</p> <p>Flat No. 2202, Sumer Tower No. 5, Love Lane, Mazgaon, Mumbai 400010, Maharashtra</p> <p>Occupation - Business</p>	5,000	 <p>Mamta Sanghvi</p>	<p><u>Witness</u></p> <p><u>Bombale</u></p> <p>(Ganpat Bombale Sr. Executive, Kaise Sanghvi Premises Pr. Res. Add. A/06 Rajanigandha Sanghvi Garden 50 Manpada Road Dombivli (E) Th</p>
<p>Total shares taken</p>	10,000		

Date: 26/08/2016
Place: MUMBAI

COMPANY LIMITED BY SHARES
ARTICLES OF ASSOCIATION
OF
S3 SMART SPACES PRIVATE LIMITED.

PRELIMINARY

1. Subject as hereinafter provided the Regulations contained in Table 'F' in the Schedule I to the Companies Act, 2013 shall apply to this Company except in so far as otherwise expressly incorporated herein below.

INTERPRETATION

2. (1) In these Regulations—
- (a) "the Act" means the Companies Act, 2013, and any statutory modification thereof.
 - (b) "Capital" means the share capital for the time being raised or authorized to be raised, for the purpose of the Company.
 - (c) "the Company" means **S3 SMART SPACES PRIVATE LIMITED**
 - (d) "the directors" means the directors of the company and includes persons occupying the position of the Directors by whatever names called.
 - (e) "the Office" means the Registered Office of the Company.
 - (f) "the seal" means the common seal of the company.

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

PRIVATE COMPANY

3. The Company is a Private Company within the meaning of Section 2(68) of the Companies Act, 2013 and accordingly—
- (a) The right to transfer shares in the Company is restricted in the manner and to the extent hereinafter appearing
 - (b) The number of members of the Company (exclusive of persons who are in the employment of the Company, and persons who having been formerly in the employment of the Company, were members of the Company while in the employment and have continued to be members after the employment ceased) shall not exceed **two hundred**; provided that for the purpose of this definition where two or more persons jointly hold one or more shares in the Company, they shall, be treated as a single member
 - (c) Invitation to the public to subscribe for any shares or debentures of the Company is hereby prohibited

SHARE CAPITAL, SHARE CERTIFICATE AND VARIATION OF RIGHTS


4. (a) The Authorised Share Capital of the Company shall be such amounts and be divided into such shares as may, from time to time, be provided in Clause V of the Memorandum of Association with power to increase or reduce the capital in accordance

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with the Company's regulations and legislative provisions for the time being in force in that behalf with the powers to divide the share capital, whether original increased or decreased into several classes and attach thereto respectively such ordinary, preferential or special rights and conditions in such a manner as may for the time being be provided by the Regulations of the Company and allowed by law.

(b) The minimum paid up Capital of the Company shall be Rs.100,000/- (Rupees One Lac).

5. The business of the Company may be commenced soon after the incorporation of the Company as and when the Directors shall think fit notwithstanding that part of the shares have been allotted.
6. Subject to the provisions of the Act and these Articles, the shares in the capital of the company shall be under the discretionary control of the Directors who may issue, allot or otherwise dispose of the same or any of them to such persons, in such proportion and on such terms and conditions and either at a premium or at par and at such time as they may from time to time think fit.
7. The Directors may allot and issue shares in the Capital of the Company as partly or fully paid up in consideration of any property sold or goods transferred or machinery supplied or for services rendered to the Company in the conduct of its business.
8. The Company in general meeting may decide to issue fully paid up bonus share to the member if so recommended by the Board of Directors.
9. (i) Every person whose name is entered as a member in the register of members shall be entitled to receive within two months after incorporation, in case of subscribers to the memorandum or after allotment or within one month after the application for the registration of transfer or transmission or within such other period as the conditions of issue shall be provided,—
 - (a) one certificate for all his shares without payment of any charges; or
 - (b) several certificates, each for one or more of his shares, upon payment of twenty rupees for each certificate after the first.(ii) Every certificate shall be under the seal and shall specify the shares to which it relates and the amount paid-up thereon.
(iii) In respect of any share or shares held jointly by several persons, the company shall not be bound to issue more than one certificate, and delivery of a certificate for a share to one of several joint holders shall be sufficient delivery to all such holders.
(iv) The company shall be entitled to register any shares in the name of any minor person if fully paid up and allot the dividend thereto of the collected by such person as it deems fit to the guardian of such minor share holder.
10. (i) If any share certificate be worn out, defaced, mutilated or torn or if there be no further space on the back for endorsement of transfer, then upon production and surrender thereof to the company, a new certificate may be issued in lieu thereof, and if any certificate is lost or destroyed then upon proof thereof to the satisfaction of the company and on execution of such Indemnity as the company deem adequate, a new certificate in lieu thereof shall be given. Every certificate under this Article shall be issued on payment of twenty rupees for each certificate.
(ii) The provisions of Articles (9) and (10) shall mutatis mutandis apply to debentures of the company.

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11. (i) If at any time the share capital is divided into different classes of shares, the rights attached to any class (unless otherwise provided by the terms of issue of the shares of that class) may, subject to the provisions of section 48, and whether or not the company is being wound up, be varied with the consent in writing of the holders of three-fourths of the issued shares of that class, or with the sanction of a special resolution passed at a separate meeting of the holders of the shares of that class.
- (ii) To every such separate meeting, the provisions of these regulations relating to general meetings shall mutatis mutandis apply, but so that the necessary quorum shall be at least two persons holding at least one-third of the issued shares of the class in question.
12. The rights conferred upon the holders of the shares of any class issued with preferred or other rights shall not, unless otherwise expressly provided by the terms of issue of the shares of that class, be deemed to be varied by the creation or issue of further shares ranking pari passu therewith.
13. Subject to the provisions of section 55, any preference shares may, with the sanction of an ordinary resolution, be issued on the terms that they are to be redeemed on such terms and in such manner as the company before the issue of the shares may, by special resolution, determine.

LIEN

14. Subject to the provisions of Companies Act, 2013 the Company shall have a first and paramount lien upon all the shares (not being a fully paid up share) for all monies (presently payable) registered in the name of such member (whether solely or jointly with others) and upon the proceeds of sale thereof for his debts, liabilities and engagements (whether presently payable or not) solely or jointly with any other person, to or with the Company, whether the period for the payment, fulfillment or discharge thereof shall have actually lien or not and such lien shall extend to all dividends, from time to time, declared in respect of shares, subject to section 123 of the Companies Act 2013. The Board of Directors may at any time declare any shares to be wholly or in part exempt from the provisions of this clause.

CALLS ON SHARES

15. The Directors are empowered to make call on members of any amount payable at a time fixed by them. However, the Company may accept from any member, the whole or a part of the amount remaining unpaid on any shares held by him, even if no part of that amount has been called up.
16. A call shall be deemed to have been made at the time when the resolution of the Board authorizing the call was passed and may be required to be paid by installments.

TRANSFER OF SHARES

17. Any member desiring to sell any of his shares must notify the Board of Directors of the number of shares, the fair value and the name of the proposed transferee and the Board must offer to the other shareholders the shares offered at the fair value and if the offer is accepted, the shares shall be transferred to the acceptor and if the shares or any of them, are not so accepted within one month from the date of notice to the Board the members proposing transfers shall, at any time within two months

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afterwards, be at liberty, subject to Articles 19 and 20 hereof, to sell and transfer the shares to any persons at the same or at higher price.

In case of any dispute, regarding the fair value of the share it shall be decided and fixed by the Company's Auditor whose decision shall be final.

18. No transfer of shares shall be made or registered without the previous sanction of the Directors, except when the transfer is made by any member of the Company to another member or to a member's wife or child or children or his heirs. The Directors may decline to sanction the transfer subject to Section 58 and 59 of the Companies Act, 2013.
19. Any member desiring to transfer, sell or dispose off his shareholding must first offer such share to the existing member at the fair value.
20. Every member who desire to transfer, sell or dispose off his shares shall give notice in writing to the board of his intention. That notice shall constitute the Board as his agent for the sale of the said shares in one or more lots at the discretion of the Board to members of the company at a price to be agreed upon by the vendor and the Board or in default of agreement at a price which the Auditor of the Company for the time being or any Arbitrator mutually appointed by both, the retiring and purchasing member and approved by the Board of Directors shall certify in writing under his hand to be in his opinion the fair sale value thereof
21. The Board shall forthwith give notice to all the members of the Company of the number and price of share to be sold and invite each of them to state in writing within 21 days from the date of the notice whether he is willing to purchase any, and if so, what maximum number, of the said shares.
22. At the expiration of the said 21 days the board shall allocate the said share to or amongst the members who shall have expressed their or his willingness to purchase as aforesaid and (if more than one) so far as may be pro- rata according to the number of shares already held by them respectively provided that no member shall be obliged to take more than the said maximum number of share so notified by him as aforesaid. Upon such allocation being made, the vendor shall be bound, on payment of said price, to transfer the share to purchasers and if he makes default in so doing the Board may receive and give a good discharge for the money on behalf of the Vendor and enter the name of the purchaser in the Register of Members as Holder by transfer of the share purchased by him.
23. In the event of the whole or part of the said shares not being sold, the vender may at any time within three calendar months after the expiration of the said 21 days transfer/sell the shares not so sold to any person and at any price.
24. The Directors may refuse to register any transfer of shares (1) where the Company has a lien on the shares or (2) where the shares are not fully paid up shares (3) where in their opinion, such transfer is undesirable in the interest of the Company subject to Section 58 and 59 of the Companies Act, 2013.
25. The instrument of transfer must be accompanied by the certificates of shares.

TRANSMISSION OF SHARES

26. (i) On the death of a member, the survivor or survivors where the member was a joint holder, and his nominee or nominees or legal representatives where he was a sole holder, shall be the only persons recognised by the company as having any title to his interest in the shares.



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- (ii) Nothing in clause (i) shall release the estate of a deceased joint holder from any liability in respect of any share which had been jointly held by him with other persons.
27. (i) Any person becoming entitled to a share in consequence of the death or insolvency of a member may, upon such evidence being produced as may from time to time properly be required by the Board and subject as hereinafter provided, elect, either—
- (a) to be registered himself as holder of the share; or
 - (b) to make such transfer of the share as the deceased or insolvent member could have made.
- (ii) The Board shall, in either case, have the same right to decline or suspend registration as it would have had, if the deceased or insolvent member had transferred the share before his death or insolvency.
28. (i) If the person so becoming entitled shall elect to be registered as holder of the share himself, he shall deliver or send to the company a notice in writing signed by him stating that he so elects.
- (ii) If the person aforesaid shall elect to transfer the share, he shall testify his election by executing a transfer of the share.
- (iii) All the limitations, restrictions and provisions of these regulations relating to the right to transfer and the registration of transfers of shares shall be applicable to any such notice or transfer as aforesaid as if the death or insolvency of the member had not occurred and the notice or transfer were a transfer signed by that member.
29. A person becoming entitled to a share by reason of the death or insolvency of the holder shall be entitled to the same dividends and other advantages to which he would be entitled if he were the registered holder of the share, except that he shall not, before being registered as a member in respect of the share, be entitled in respect of it to exercise any right conferred by membership in relation to meetings of the company: Provided that the Board may, at any time, give notice requiring any such person to elect either to be registered himself or to transfer the share, and if the notice is not complied with within sixty days, the Board may thereafter withhold payment of all dividends, bonuses or other monies payable in respect of the share, until the requirements of the notice have been complied with.
- In case any difference arises between the proposing transferor and the purchaser as to the fair value of shares. The Auditors of the company or the board of Directors as the case may be shall on the application of either party certify in writing the same which in their opinion is the fair value and such sum shall be deemed to be the fair value as in so certifying the Auditors or the Board of Directors shall be considered as experts and not as Arbitrators and accordingly, the Indian Arbitration Act, 1949 shall not apply.

ALTERATION OF CAPITAL


30. The company in general meeting may, from time to time, by ordinary resolution increase the share capital by such sum, to be divided into shares of such amount, as may be specified in the resolution.
31. Subject to the provisions of section 61, the company may, by ordinary resolution,—
- (a) consolidate and divide all or any of its share capital into shares of larger amount than its existing shares;
 - (b) convert all or any of its fully paid-up shares into stock, and reconvert that stock into fully paid-up shares of any denomination;

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- (c) sub-divide its existing shares or any of them into shares of smaller amount than is fixed by the memorandum;
- (d) cancel any shares which, at the date of the passing of the resolution, have not been taken or agreed to be taken by any person and diminish the amount of its share capital by the amount of share so cancelled.
32. The company may, by special resolution, reduce in any manner and with, and subject to, any incident authorised and consent required by law,—
- (a) its share capital;
- (b) any capital redemption reserve account; or
- (c) any share premium account.
33. The company may by special resolution, reduce in any manner and with, and subject to, any incident authorized and consent required by law, -
- (a) Extinguishing or reducing the liability of any of its shares in respect of share capital not paid up.
- (b) Cancelling either with or without extinguishing or reducing liability off, either of its shares, any paid up share capital which is lost or is unrepresented by available assets or
- (c) Paying off either with or without extinguishing or reducing liability off, either of its shares, any paid up share capital which is in excess that it may be called upon again or otherwise and paid up capital may be cancelled as aforesaid without reducing the normal amount of the share by the like amount to the intent that the unpaid and callable capital shall be increased by the like amount.

CAPITALISATION OF PROFITS

34. (i) The company in general meeting may, upon the recommendation of the Board, resolve—
- (a) that it is desirable to capitalize any part of the amount for the time being standing to the credit of any of the company's reserve accounts, or to the credit of the profit and loss account, or otherwise available for distribution; and
- (b) that such sum be accordingly set free for distribution in the manner specified in clause (ii) amongst the members who would have been entitled thereto, if distributed by way of dividend and in the same proportions.
- (ii) The sum aforesaid shall not be paid in cash but shall be applied, subject to the provision contained in clause (iii), either in or towards—
- (A) paying up any amounts for the time being unpaid on any shares held by such members respectively;
- (B) paying up in full, unissued shares of the company to be allotted and distributed, credited as fully paid-up, to and amongst such members in the proportions aforesaid;
- (C) partly in the way specified in sub-clause (A) and partly in that specified in sub-clause (B);
- (D) A securities premium account and a capital redemption reserve account may, for the purposes of this regulation, be applied in the paying up of unissued shares to be issued to members of the company as fully paid bonus shares;

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- (E) The Board shall give effect to the resolution passed by the company in pursuance of this regulation.
- (i) Whenever such a resolution as aforesaid shall have been passed, the Board shall—
- (a) make all appropriations and applications of the undivided profits resolved to be capitalised thereby, and all allotments and issues of fully paid shares if any; and
- (b) generally do all acts and things required to give effect thereto.
- (ii) The Board shall have power—
- (a) to make such provisions, by the issue of fractional certificates or by payment in cash or otherwise as it thinks fit, for the case of shares becoming distributable in fractions; and
- (b) to authorise any person to enter, on behalf of all the members entitled there to, into an agreement with the company providing for the allotment to them respectively, credited as fully paid-up, of any further shares to which they may be entitled upon such capitalisation, or as the case may require, for the payment by the company on their behalf, by the application thereto of their respective proportions of profits resolved to be capitalised, of the amount or any part of the amounts remaining unpaid on their existing shares;
- (iii) Any agreement made under such authority shall be effective and binding on such members.

BUY-BACK OF SHARES

35. Notwithstanding anything contained in these articles but subject to the provisions of sections 68 to 70 and any other applicable provision of the Act or any other law for the time being in force, the company may purchase its own shares or other specified securities.

GENERAL MEETINGS

36. All general meetings other than annual general meeting shall be called extraordinary general meeting.
- (i) The Board may, whenever it thinks fit, call an extraordinary general meeting.
- (ii) If at any time directors capable of acting who are sufficient in number to form a quorum are not within India, any director or any two members of the company may call an extraordinary general meeting in the same manner, as nearly as possible, as that in which such a meeting may be called by the Board.

DEBENTURES

37. Subject to Section 71 of the Companies Act, 2013, the Company may issue debentures with an option to convert the same into shares.

PROCEEDINGS AT GENERAL MEETINGS

38. (i) 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.
- (ii) Save as otherwise provided herein, the quorum for the general meetings shall be as provided in section 103.
39. The chairperson, if any, of the Board shall preside as Chairperson at every general meeting of the company.

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40. If there is no such Chairperson, or if he is not present within fifteen minutes after the time appointed for holding the meeting, or is unwilling to act as chairperson of the meeting, the directors present shall elect one of their members to be Chairperson of the meeting.
41. If at any meeting no director is willing to act as Chairperson or if no director is present within fifteen minutes after the time appointed for holding the meeting, the members present shall choose one of their members to be Chairperson of the meeting.
42. (i) The Chairperson may, with the consent of any meeting at which a quorum is present, and shall, if so directed by the meeting, adjourn the meeting from time to time and from place to place.
- (ii) No business shall be transacted at any adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place.
- (iii) When a meeting is adjourned for thirty days or more, notice of the adjourned meeting shall be given as in the case of an original meeting.
- (iv) Save as aforesaid, and as provided in section 103 of the Act, it shall not be necessary to give any notice of an adjournment or of the business to be transacted at an adjourned meeting.

VOTING RIGHTS AND PROXY

43. 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 in proportion to his share in the paid-up equity share capital of the company.
44. A member may exercise his vote at a meeting by electronic means in accordance with section 108 and shall vote only once.
45. (i) In the case of joint holders, the vote of the senior who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holders.
- (ii) For this purpose, seniority shall be determined by the order in which the names stand in the register of members.
46. No member shall be entitled to vote at any general meeting unless all calls or other sums presently payable by him in respect of shares in the company have been paid.
47. (i) No objection shall be raised to the qualification of any voter except at the meeting or adjourned meeting at which the vote objected to is given or tendered, and every vote not disallowed at such meeting shall be valid for all purposes.
- (ii) Any such objection made in due time shall be referred to the Chairperson of the meeting, whose decision shall be final and conclusive.
48. The instrument appointing a proxy and the power-of-attorney or other authority, if any, under which it is signed or a notarized copy of that power or authority, shall be deposited at the registered office of the company not less than 48 hours before the time for holding the meeting or adjourned meeting at which the person named in the instrument proposes to vote, or, in the case of a poll, not less than 24 hours before the time appointed for the taking of the poll; and in default the instrument of proxy shall not be treated as valid.

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BOARD OF DIRECTORS

49. The number of Directors shall not be less than two and not more than fifteen.
50. The following shall be the First directors of the Company
- 1] Mr. Shailesh Sankalchand Sanghvi
 - 2] Mrs. Mamta Shailesh Sanghvi
- All the above directors of the Company are not liable to retire by rotation, unless resolved otherwise.
51. The Directors may from time to time, appoint one or more of their body to the office of the Managing Director for one or more of the divisions of the business carried on by the Company and to enter into agreement with him in such terms and conditions as they may deem fit.
52. Subject to Provision under section 197 and Schedule V of the Companies Act, 2013-
- (i) The remuneration of the directors shall, in so far as it consists of a monthly payment, be deemed to accrue from day-to-day.
 - (ii) In addition to the remuneration payable to them in pursuance of the Act, the directors may be paid all travelling, hotel and other expenses properly incurred by them-
 - (a) In attending and returning from meetings of the Board of Directors or any committee thereof or general meetings of the company; or
 - (b) In connection with the business of the company.
 - (c) In connection with any extra services rendered by them outside their ordinary duties as Director, subject to the provisions of Section 188 of the Companies Act 2013.
53. (i) Subject to the provisions of section 149, the Board shall have power at any time, and from time to time, to appoint a person as an additional director, provided the number of the directors and additional directors together shall not at any time exceed the maximum strength fixed for the Board by the articles.
- (ii) Such person shall hold office only up to the date of the next annual general meeting of the company but shall be eligible for appointment by the company as a director at that meeting subject to the provisions of the Act.
54. The Board of Directors will have power to fill in any casual vacancy in the office of Director.
55. A Director of the Company shall not be required to hold any qualification shares.
56. The Board of Directors may appoint a person as an alternate Director for a Director during his absence for a period of not less than three months from India. The alternate Director shall vacate the office if and when the Director in whose place he has been appointed returns to India.
57. The Board of Directors shall have power at any time and from time to time to appoint any one or more persons as Special or Technical or Patron Director or Directors for such time and on such terms as they may determine. Such Directors shall not be required to hold any qualification shares and need not be member of the Company.
58. The Managing Director may be paid such remuneration as may, from time to time, be determined by the Board and such remuneration as may be fixed by way of salary or commission or participation in profits or partly in one way or partly in another and the same has to be ratified by the shareholders in the General Meeting as per the provisions of Section 196 and Schedule V of the Companies Act 2013.

 Mamta Sanghvi

59. The quorum necessary for the transaction, of the business of the Board meeting subject to Section 174 of the Companies Act 2013, shall be one third of the total strength or at least two whichever is higher. The participation of the directors by video conferencing or by other audio visual means shall also be count for the purpose of the quorum.
60. Subject to section 175 of the Companies Act 2013, a resolution in writing signed by the Director's except a resolution which the Act specifically required it to be passed at a Board meeting shall be effective for all purposes as a resolution passed at a meeting of Directors duly called, held and constituted.

PROCEEDINGS OF THE BOARD

61. (i) The Board of Directors may meet for the conduct of business, adjourn and otherwise regulate its meetings, as it thinks fit.
- (ii) A director may, and the manager or secretary on the requisition of a director shall, at any time, summon a meeting of the Board.
62. (i) Save as otherwise expressly provided in the Act, questions arising at any meeting of the Board shall be decided by a majority of votes.
- (ii) In case of an equality of votes, the Chairperson of the Board, if any, shall have a second or casting vote.
63. (i) The Board may elect a Chairperson of its meetings and determine the period for which he is to hold office.
- (ii) If no such Chairperson is elected, or if at any meeting the Chairperson is not present within five minutes after the time appointed for holding the meeting, the directors present may choose one of their numbers to be Chairperson of the meeting.
64. All acts done in any meeting of the Board or by any person acting as a director, shall, notwithstanding that it may be afterwards discovered that there was some defect in the appointment of any one or more of such directors or of any person acting as aforesaid, or that they or any of them were disqualified, be as valid as if every such director or such person had been duly appointed and was qualified to be a director.
65. Save as otherwise expressly provided in the Act, a resolution in writing, signed by all the members of the Board or of a committee thereof, for the time being entitled to receive notice of a meeting of the Board or committee, shall be valid and effective as if it had been passed at a meeting of the Board or committee, duly convened and held.
66. The business of the Company shall be managed by the Board of Directors who may pay all such expenses preliminary and incidental to the promotion, formation, establishment and registration of the Company as they think fit and may exercise all such power of the Company and do on behalf of the Company all such acts as may be exercised or done by the Company in general meeting and are not barred by statute or by these Articles and are required to be exercised or done by the Company in General Meeting, subject nevertheless to any regulations of the Articles, to the provisions of the statute and to such regulations not being inconsistent with aforesaid regulations or provisions as may be prescribed by the Company in general meeting but no regulation made by the Company general meeting shall invalidate any prior act of the Directors which would have been valid if such regulations had not been made.
67. The Board of Directors may from time to time, pay to the members such interim dividends as appear to be justified from the profits of the Company Subject to the provisions of Section 123 of Companies Act, 2013.

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THE SEAL

68. (i) The Board shall provide for the safe custody of the Company's Common Seal.
- (ii) 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 one director who shall sign every instruments to which the seal of the company is so affixed in their presence.

BORROWING POWERS

69. Subject to section 73-76 and 179 of the Companies Act 2013, and Regulations made thereunder and Directions issued by the RBI the directors may, from time to time, raise or borrow any sums of money for and on behalf of the Company from the member companies or banks or they may themselves advance money to the company on such interest or no interest as may be approved by the Directors, without security or on security.
70. The 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 they deem fit and in particular by the issue of bonds or debentures or by pledge, mortgage, charge or any other security on all or any properties of the Company (both present and future) including its uncalled capital for the time being.
71. Any debenture, bonds, or other securities may be issued at premium or otherwise and with special privileges as to redemption, surrender, drawing and allotment of shares of the Company and otherwise.

OPERATION OF BANK ACCOUNTS

72. The Directors shall have the power to open bank accounts, to sign cheques on behalf of the Company and to operate all banking accounts of the Company and to receive payments, make endorsements, draw and accept negotiable Instruments, hundies and bills or may authorise any other person or persons to exercise such powers.

DIVIDENDS AND RESERVE

73. The company in general meeting may declare dividends, but no dividend shall exceed the amount recommended by the Board.
74. Subject to the provisions of section 123, 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.
75. (i) The Board may, before recommending any dividend, set aside out of the profits of the company such sums as it thinks fit as a reserve or reserves which shall, at the discretion of the Board, be applicable for any purpose to which the profits of the company may be properly applied, including provision for meeting contingencies or for equalizing dividends; and pending such application, may, at the like discretion, either be employed in the business of the company or be invested in such investments (other than shares of the company) as the Board may, from time to time, thinks fit.
- (ii) The Board may also carry forward any profits which it may consider necessary not to divide, without setting them aside as a reserve.
76. (i) Any dividend, interest or other monies payable in cash in respect of shares maybe paid by cheque or warrant sent through the post directed to the registered address of the holder or, in the case of joint holders, to the registered address of that one of the

 Manita Senari

joint holders who is first named on the register of members, or to such person and to such address as the holder or joint holders may in writing direct.

(ii) Every such cheque or warrant shall be made payable to the order of the person to whom it is sent.

77. Any one of two or more joint holders of a share may give effective receipts for any dividends, bonuses or other monies payable in respect of such share.

78. No dividend shall bear interest against the company.

ACCOUNTS

79. (i) The Board shall from time to time determine whether and to what extent and at what times and places and under what conditions or regulations, the accounts and books of the company, or any of them, shall be open to the inspection of members not being directors.

(ii) No member (not being a director) shall have any right of inspecting any account or book or document of the company except as conferred by law or authorized by the Board or by the company in general meeting.

80. The Directors shall in all respect comply with the provisions of Section 128, 129, 133, 134, 137, 207 of the companies Act, 2013, profit and Loss Account, Balance Sheet and Auditors Report and every other document required by law to be annexed or attached as the case may be, to the Balance Sheet, to be sent to every member and debenture holder of the Company and every trustee for the holders of the debentures issued by the Company at least twenty one days before the date of Annual general meeting of the Company at which they are to be laid, subject to the provisions of section 136 of the Act.

AUDIT

81. (a) The first Auditor of the Company shall be appointed by the Board of Directors within thirty days from the date of registration of the Company and the Auditors so appointed shall hold office until the conclusion of the first Annual General Meeting.

(b) The remuneration of the Auditor shall be fixed by the Company in the Annual General Meeting or in such manner as the Company in the Annual General Meeting may determine. In case of an Auditor appointed by the Board his remuneration shall be fixed by the Board.


(c) The Board of Director may fill any casual vacancy in the office of the auditor and where any such vacancy continues, the remaining auditor, if any may act, but where such vacancy is caused by the resignation of the auditors and vacancy shall be filled up by the Company in General Meeting.

WINDING UP

82. Winding up when necessary will be done in accordance with the requirements of the Companies Act, 2013 or statutory modification thereto.

INDEMNITY

83. Every officer 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 favor or in which he is acquitted or in which relief is granted to him by the court or the Tribunal.



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SECRETY

84. Subject to the provisions of law of land and the act, every manager, auditor trustee, member of a committee, officer servant, agent accountant or other persons employed in the business of the company shall, if so required by the Board of Directors before entering upon his duties, sign, declaration, pledging himself to observe strict secrecy respecting all transactions of the Company with its customers and the state of account with individuals and in matters relating thereto and shall by such declaration pledge himself, not to reveal any of the matters which may come to his knowledge in the discharge of his duties except when required to do so by the directors or by any court of law and except so far as may be necessary in order to comply with any of the provisions in these presents.

Wherever in the said Act it has been provided that the Company shall have any right, privilege or authority or that the Company could carry out any transaction only if the Company is so authorised by its Articles, then and in that case, this regulation hereby authorise and empowers the Company to have such right, privilege or authority, and to carry such transactions as has been permitted by the Act, without there being any specific regulation in that behalf.

We, the several persons, whose names, address and occupations are hereinafter subscribed below, are desirous of being formed into a Company in pursuance of this Articles of Association.

Sl. No.	Names, Addresses, descriptions and occupations of subscribers	Signature of Subscriber	Signature, Names, Addresses, Descriptions and Occupations of witnesses
1.	<p>Mr. Shadlesh Sankalchand Sanghvi Flat No. 2202, Summer Tower No.5, Love Lane, Margaoon, Mumbai - 400010 Maharashtra Occupation - Business</p>		<p>I witness to subscribers who have subscribed and signed in my presence. further I have verified their identity details for their identification and satisfied myself for their identification particulars and filled in.</p>
2.	<p>Mrs. Mamta Shadlesh Sanghvi Flat No. 2202, Summer Tower No.5, Love Lane, Margaoon, Mumbai - 400010 Maharashtra Occupation - Business</p>		<p><u>Witness</u> (Ganpat Bomble) Bomble Sr Executive - Liaison Sanghvi Premises Pvt Ltd Resi Add. A/1006, Rajanigamti Sanghvi Garden, Sagar, Nandambur Rd Dombivli Thane</p>

Date: 26/08/2016
 Place: MUMBAI

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1

Deccan Merchants Co-op. Bank Ltd.

Authorised Signatory

THE DECCAN MERCHANT CO-OP BANK LTD.
BYCULLA BR. 154/164-A, VIDYA SARANI
DR. AMBENKAR ROAD, BYCULLA (EAST)
MUMBAI - 400 027

D-5/STP(V)/CR.1893/02/18/718-14/18
Form No. INC - 10

भारत 89888



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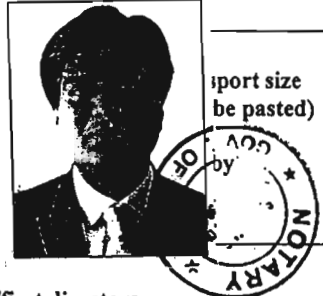
SPECIAL ADEHSIVE MAHARASHTRA
AUG 26 2016

12:29

R. 0000100/- PB6515

INDIA STAMP DUTY MAHARASHTRA

Form for verification of signature of subscribers [Pursuant to rule 16 (1) (q) of Companies (Incorporation) Rules, 2014]



1. Names, father's name and Address of subscribers/first directors:

Name: Mr. Shailesh Sankalchand Sanghvi

Father's Name Shri S. C. Jain

Address Flat No. 2202, Summer Tower No. 5,
Love Lane, Margaon, Mumbai - 400 010

2. Specimen signatures:

Attestation

(Signature of witness) *Bramble*
(Champak B-Bramble)

Note:

1. in point no. 1 above, strike off whichever is not applicable.
2. Person who is attesting should indicate his/her name, address and ID number.

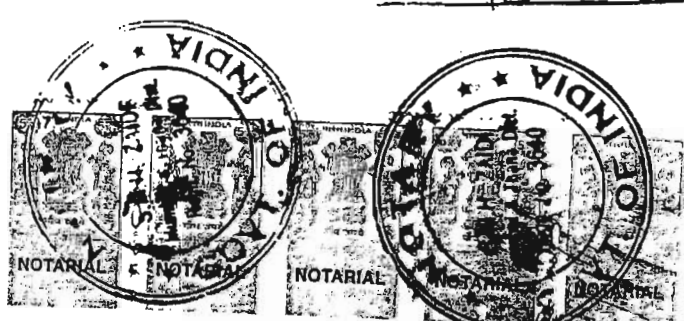
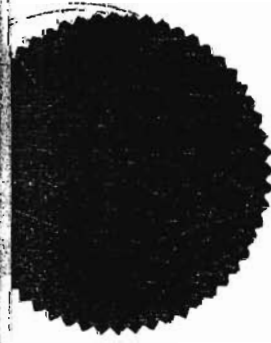


BEFORE ME

S.M. Zaidi
S. M. H. ZAIDI
NOTARY
Government of India
Mumbai & Thane Dist.

27 AUG 2016

REGISTER SERIAL NO. 4721
PAGE NO. 42 DATE 27 AUG 2016



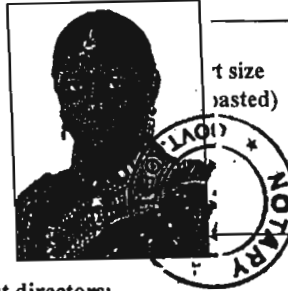
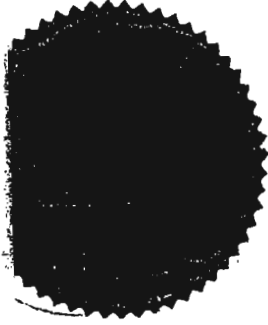
Deccan Merchants Co-op. Bank Ltd.
Authorized Signatory

THE DECCAN MERCHANT CO-OP BANK LTD.
BYCULLA BR. 154/164-A, BHIMA SADAN
DR. AMBEDKAR ROAD, BYCULLA (EAST)
MUMBAI - 400 027

D-5/STP(V)/C.R.1093/02/10/710-14/10
Form No. INC - 10

भारत 89887 SPECIAL ADHESIVE
115753 AUG 26 2016
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R.0000100/- PB6515
INDIA STAMP DUTY MAHARASHTRA

Form for verification of signature of subscribers [Pursuant to rule 16 (1) (q) of Companies (Incorporation) Rules, 2014]



1. Names, father's name and Address of subscribers/first directors:

Name: Mrs. Mamta Shadlesh Sanghvi
Father's Name Mr. Ghewarchand Gulchand Mehta
Address Flat No. 2202, Summer Tower No.5,
Love Lane, Margaon, Mumbai - 400010.

2. Specimen signatures:

Mamta Sanghvi

Attestation

(Signature of witness) *Bombale*
(*Campat B Bombale*)

Note:

1. in point no. 1 above, strike off whichever is not applicable.
2. Person who is attesting should indicate his/her name, address and ID number.



BEFORE ME

S.M. H. Zaidi
S. M. H. ZAIDI
NOTARY
Government of India
Mumbai & Thane Dist.

27 AUG 2016

6999
SERIAL NO. 27 AUG 2016
PAGE NO. 42 DATE



