

336/13245

पावती

Original/Duplicate

Friday, November 24, 2017

नोंदणी क्र.: 39म

3:33 PM

Regn.: 39M

पावती क्र.: 14512 दिनांक: 24/11/2017

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन6-13245-2017

दस्तऐवजाचा प्रकार: लीजडीड

सादर करणाऱ्याचे नाव: भूमी मॉल प्रीमायसेस को-ऑप. सोसा. लि तर्फे चेरमन अमित गौड - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 6880.00

पृष्ठांची संख्या: 344

एकूण: रु. 36880.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
3:36 PM ह्या वेळेस मिळेल.

सह दुसरा पत्रिका क्र. 6  
(वर्ग - २)

बाजार मूल्य: रु. 0/-

मोबदला रु. 1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007526995201718R दिनांक: 24/11/2017

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु 6880/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment / Fee Adjustment (yashada training) code added for keeping  
tack of adjusted fees

लिपीक  
सह दुसरा पत्रिका क्र. 6  
मुद्रांक शुल्क भरलेला निळा  
पक्षकाराची सही

COLOUR XEROX

24/11/2017

दस्त क्रमांक : 13245/2017

नोदणी :

Regn:63m

## गावाचे नाव : 1) बेलापूर

(1) विलेखाचा प्रकार	लीजडीड
(2) मोबदला	1
(3) वाजारभाव(भाडेपट्टयाच्या वायनितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: भूखंड क्र.09, सेक्टर - 15, सी.बी.डी. बेलापूर, नवी मुंबई, ता. व जि. ठाणे, क्षेत्र 3074.40 चौ. मी. (( SECTOR NUMBER : 15 ; ))
(5) क्षेत्रफळ	1) 3074.40 चौ.फूट
(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:-भूमी मॉल प्रीमायसेस को-ऑप. सोसा. लि तर्फे चेयरमन अमित गौड -- वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लाट-9, सेक्टर -15, सीबीडी बेलापूर, नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400614 पॅन नं:-AACAB0445K 2): नाव:-भूमी मॉल प्रीमायसेस को-ऑप. सोसा. लि तर्फे सेक्रेटरी सोमा सब्बरवाल -- वय:-56; पत्ता:-प्लाट-9, -, सेक्टर -15, सीबीडी बेलापूर, नवी मुंबई , -, -, बेलापूर गॉडें- ईईई, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400614 पॅन नं:-AACAB0445K 3): नाव:-मान्यता देणार - मैक्स रियलटीस प्रा. लि. तर्फे डायरेक्टर हरिलाल वेलजी शाह -- वय:-56; पत्ता:- प्लॉट नं: शॉप-6, माळा नं: -, इमारतीचे नाव: भूमि हाइट्स, प्लाट-6-7, सेक्टर -8, खारघर, नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410210 पॅन नं:-AAECM4100G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सिडको लि. तर्फे इस्टेट ऑफिसर-1 डी. एस. चौरें -- वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सीबीडी बेलापूर, नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400614 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	21/11/2017
(10) दस्त नोंदणी केल्याचा दिनांक	24/11/2017
(11) अनुक्रमांक, खंड व पृष्ठ	13245/2017
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शंग	

सह दुय्यम निबंधक, ठाणे-६,  
(वर्ग २)

मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणगाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

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



Sarita v1.5.0

COLOUR XEROX

भारतीय गैर न्यायिक  
भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES



सत्यमेव जयते

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

MAHARASHTRA

2016

16 OCT 2017

AD 071242



जिल्हा कार्यालय कार्यालय

ठामे

27 SEP 2017

मुद्रांक प्रमुख सिपीक / सिपीक

27.9.2017

जॉडपत्र-2  
मुद्रांक विक्री नोंदवही अनु क्रमांक 34546 दिनांक  
परताराचा प्रकार/अनुधेय कमांक Deed  
दस्ता नोंदणी करणार आहेत का? होय/नाही - नोंदणी होणार असल्यास  
दुय्यम निबंधक कार्यालयाचे नांव मोठ्या रकम Rs.  
मिळकतीचे वर्णन

मुद्रांक विजय घेणाऱ्याचे नाव Bhoomi Mall Premises  
दुसऱ्या पक्षकाशचे नाव Max Realities Co-op. Soc. Ltd  
हस्तो असल्यास त्यांचे नाव व पत्ता Bahul  
मुद्रांक मुद्रांक रकम Rs. 500/-  
Ry

LEASE DEED

BETWEEN

M/S. CIDCO LTD.,

"THE LESSOR"

AND

BHOOMI MALL PREMISES CO-OPERATIVE  
SOCIETY LIMITED

"THE LESSEE"

AND

M/S. MAX REALTIES PVT. LTD.,

"THE CONFIRMING PARTY"

(Plot No.09, Sector-15, CBD Belapur, Navi Mumbai,  
Taluka & District- Thane)

MAX REALTIES PVT. LTD.

M/S. BHOOMI MALL PREMISES CO-OPERATIVE SOCIETY LIMITED



*[Signature]*

Estate Officer - I  
CIDCO LTD.

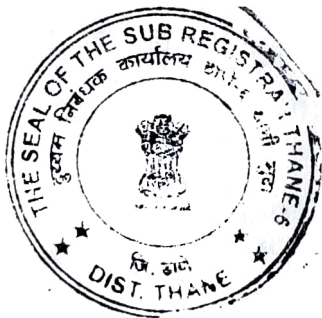
*[Signature]*  
Hasidul v Shah

DIRECTOR

*[Signature]*  
President

*[Signature]*  
Cashier

ट. नं.	६
१३२३५	२०१७
६	३६४



e-Stamp [ Simple Receipt ] Offline Payment Receipt

Branch Name : CBD BELAPUR(4138)  
Challan Number : MBST2311 750369 GRAS GRN  
PaymentDate : 23/ 1/20.7 14:36:39 PM Bank Tran ID  
District : 1201-THANE Office Name  
SUB REG

Registration Fees

Amount

Total Amount : 30000.00

Duty Payer Name : BHOOMI MALL PREMISES CO OP SOCIETY LTD Duty Payer ID

Duty Payer Mob No : +91-9821181147

Article Code : 36- lease for term exceeding one year

Movability : Immovable Consideration Amount

Prop Descr : PLOT NO.09, SECTOR-15, CBD BELAPUR, NAV. MUMBA , A. S. 400614

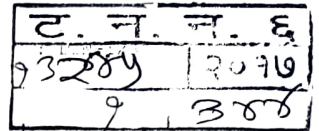
Property Area : 3074.40 Sq.Meter

Other Party Name : CIDCO LTD

Other Party ID



Print Receipt



*Handwritten signature*  
Bhatti



\* Lease Deed \*

Harudal.v.Shah

M/S BHOOMI MALL PREMISES CO-OPERATIVE SOCIETY LIMITED

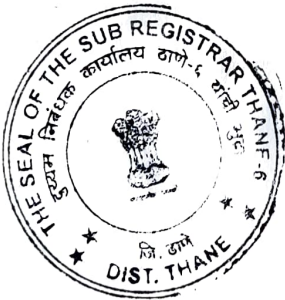
President

Secretary

Cashier

COLOUR XEROX

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१३२३५	२०१७
२	३४४



मुद्रांक विक्रेता: संविन्दि विष्णू किगाडे प. क्र. 13/2000 नवीन प. क्र. 1201043

**विक्रीचे ठिकाण: सुनिता सर्किसेस**

दुकान क्र. २३, प्रभात रोड अनेकरा, प्लॉट नं. १, रोड नं. १३, सी बी डी बेलापुर, वी. पी. रोड - ४००६१९, रांजण, महाराष्ट्र ४००४९२४

दिनांक: 18-01-2019

अनुक्रमांक: ३५५५६ पासून ३५५५७ पर्यंत

श्री / श्रीमती / सौ: Dhormi Mall Corp. Co-op Soc. Ltd.

हयाना खातील प्रमाणे मुद्रांक पेपर विकले.

रु. ५००/- X 1 = 500

रु. १००/- X 1 = 100

अदारी रुपये एकूण 600

मात्र

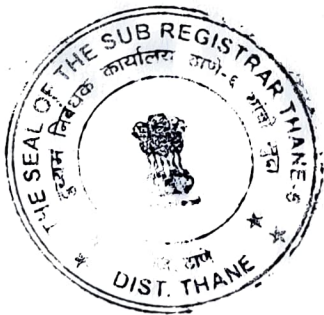
मुद्रांक विक्रेत्याची सही

ट. न. न. ६
93277   2019
3   357



COLOUR COPY

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८	३४४





**LEASE DEED**

**THIS LEASE DEED** made and entered into at Belapur, Navi Mumbai, Tal.Thane Dist: Thane on this 21 day of Nov. 2017.

**BETWEEN**

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**, a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at "Nirmal", 2nd Floor, Nariman Point, Mumbai-400 021 (hereinafter referred as "**THE LESSOR**") which expression shall where context so admits be deemed to include its successors and assigns) of the ONE PART.

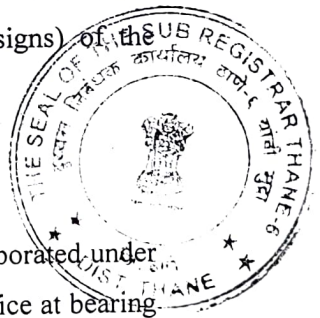
93200  
6 2008

**AND**

**BHOOMI MALL PREMISES CO-OPERATIVE SOCIETY LIMITED**, a Co-operative Society registered under the Maharashtra Co-operative Societies Act, 1960 under the certificate of registration No.NBOM/ CIDCO/ GEN.(C)/1664/JTR/2010-11 dated 27/01/2011 granted by Jt. Registrar of co-operative societies, CIDCO, Navi Mumbai having its office at Plot No.9, Sector-15, CBD Belapur, Navi Mumbai (hereinafter referred to as the "**THE LESSEE**") which expression shall, where the context so admits be deemed to include its successor or successors or permitted assign or assigns) of the SECOND PART.

**AND**

**M/S. MAX REALTIES PVT. LTD.**, a Company incorporated under the Indian Companies Act, 1956 having its registered office at bearing Shop No.6, Bhoomi Heights, Plot No.6 & 7, Sector-8, Kharghar, Navi Mumbai-410210, (hereinafter referred as "**THE CONFIRMING PARTY**") which expression shall, where context so admits, be deemed to include its successor or successors) of the THIRD PART.



COLOUR PROX

*[Signature]*

Estate Officer - I  
CIDCO Ltd. CIDCO Bhavan,  
Navi Mumbai - 400 614.

**MAX REALTIES PVT. LTD.**

*Haridat v. Shah*  
**DIRECTOR**

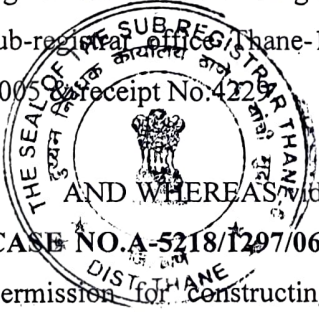
**M/S. BHOOMI MALL PREMISES CO-OPERATIVE SOCIETY LIMITED**  
*[Signature]*  
President

WHEREAS by Agreement to Lease made on 1<sup>st</sup> October 1999, made between the Lessor of the One Part and M/s. Moraj Realty Pvt. Ltd., of the Other Part (hereinafter referred to as the "SAID AGREEMENT") the Lessor agreed to grant to M/s. Moraj Realty Pvt. Ltd., (thereinafter referred to as the "Licensee") upon the performance and observance by the original Licensee of the obligations and conditions contained in the said Agreement, a lease of the piece or parcel of the Plot No.09, admeasuring 3074.40 sq.mtrs., in Sector-15, at CBD Belapur, Navi Mumbai-400614, Tal. Thane & Dist.Thane i.e. the said land and premises hereinafter described.

AND WHEREAS M/s. Moraj Realty Pvt. Ltd., have transferred the said plot in the name of M/s. Meena Realty Pvt. Ltd.

Handwritten registration details in a box:  
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93204 | 20910  
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AND WHEREAS by Tripartite Agreement dated 24<sup>th</sup> August 2005 made between the Lessor of the One Part and M/s. Meena Realty Pvt. Ltd., (original licensees) and M/S. MAX REALTIES PVT. LTD. of the other part (therein after referred to as the New Licensee & hereinafter referred to as Confirming Party) the Lessor agreed to grant to the Confirming party upon the performance and observance by the Confirming party of the obligation and conditions contained in the said Agreement, a lease of the piece of the land and premises hereinafter described. The said Tripartite Agreement dated 24<sup>th</sup> August 2005 registered with the assurance of sub-registrar office Thane-11 under document No.TNN-11/ 04158/ 2005 & receipt No.4229



AND WHEREAS the letter bearing No. NMMC / TPD / BP / CASE NO.A-5218/1297/06 dated 28<sup>th</sup> April 2006 the development permission for constructing commercial building on Plot No.09, Sector-15, CBD Belapur, Navi Mumbai, Tal. & Dist.Thane, has been granted by the Town Planner, Navi Mumbai Municipal Corporation.

Estate Officer - I  
CIDCO Ltd CIDCO Bhavan,  
Navi Mumbai - 400 614.

MAX REALTIES PVT. LTD.

Haridat V Shah

DIRECTOR

President

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AND WHEREAS the Confirming Party has erected a commercial building comprising of 124 shops and 04 hall on the said plot in accordance with the terms of the said agreement and the confirming party has observed all stipulation and conditions contained in the said agreement.

AND WHEREAS the Town Planner, Navi Mumbai Municipal Corporation vide letter No.J.K./NARVI/B.P./P.K.B.-5698/4727/2007 dated 19<sup>th</sup> December 2009 has granted the occupancy certificate for the on Plot No09, Sector-15, CBD Belapur, Navi Mumbai to the Confirming Party.

**NOW THIS LEASE WITNESSETH AS FOLLOWS :**

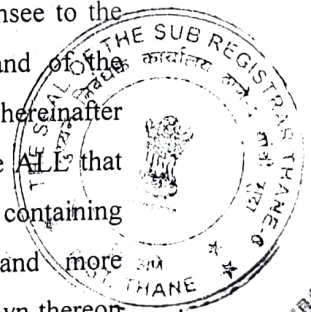
**INTERPRETATION**

1. In there presents, the term 'Managing Director' shall mean the Managing Director including the Additional or Deputy Managing Director of the Lessor and any officer authorized by him by a General or Special Order.

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**DESCRIPTION OF LAND**

2. In consideration of the premises & of the sum of **Rs.4,18,11,840/- (Rupees Four Crores Eighteen Lakh Eleven Thousand Eight Hundred Forty Only)** paid by the licensee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreement on the part of the Lessee hereinafter contained, the Lessor doth hereby demise unto the Lessee **ALL** that piece of land described in the Schedule hereunder written containing by measurement **3074.40 sq. mtrs.,** or thereabout and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line together with the buildings and erections now or at any time hereafter standing and being thereon



COLOUR BORD

Estate Officer - I  
CIDCO Ltd. CIDCO Bhavan,  
Navi Mumbai - 409 614.

**MAX REALTIES PVT. LTD.**

*Haridat V. Shah*  
**DIRECTOR**

M/S. BHOONJI HALL PREMISES CO-OPERATIVE SOCIETY LIMITED

President

*[Signature]*  
Secretary

*[Signature]*  
Cashier

AND TOGETHER WITH all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the land and premises herein before expressed to be hereby demised (hereinafter referred as "the demised premises") unto the Lessees for the term of **Sixty** years computed from the date of **1<sup>st</sup> October 1999** subject nevertheless to the provisions of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) and the rules there under PAYING THEREFORE yearly during the said term unto the Lessor at the Registrar Office of the Lessor or as otherwise required the yearly rent of RS.100/- (RS. ONE HUNDRED ONLY) from 1<sup>st</sup> January to 31<sup>st</sup> December or any part thereof, The said rent to be paid in advance without any deduction whatsoever on the 10<sup>th</sup> day of January in each and every year.

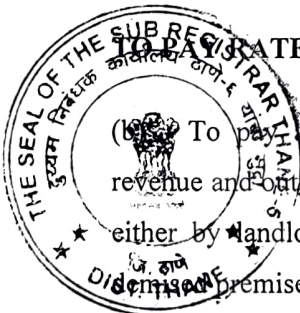
### COVENANTS BY THE LESSEES

3. The Lessees with intent to bind all persons into whomsoever hands the demised premises may come doth hereby covenant with the Lessor as follows:

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90	1388


### TO PAY RENT


(a) During the said term hereby created to pay unto the Lessor the said rent at the time, on the days and in the manner hereinbefore appointed for payment thereof clear of all deductions.




### TO PAY RATES AND TAXES

(b) To pay all existing and future taxes, rates, assessments, land revenue and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised premises and anything for the time being thereon.

  
Estate Officer - I  
CIDCO Ltd. CIDCO Bhavan,  
Navi Mumbai - 400 614.

**MAX REALTIES PVT. LTD.**  
  
Haxilal V. Shah  
DIRECTOR

  
President

**NOT TO EXCAVATE**

(c) Not to make any excavation upon any part of the said land hereby demised not to remove any stone, gravel, clay or earth therefrom except for the purpose of forming of foundations of buildings or for the purpose of executing of any works pursuant to the terms of this lease.

**NOT TO ERECT BEYOND THE BUILDING LINE**

(d) Not to erect any building, erection or structure except a compound wall and steps and garages and necessary adjuncts thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan.

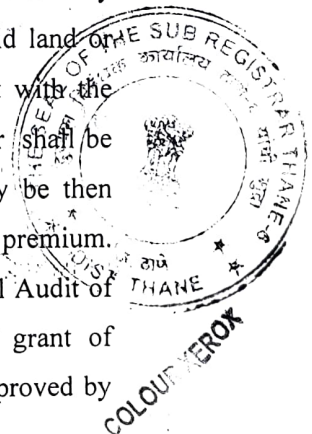
**NOT TO AFFIX OR DISPLAY SIGN-BOARDS, ADVERTISEMENTS, etc.**

(e) Not at any time during the continuance of the said term to affix or display on or from the demised premises any sign-board, sky-sings, neon-sign or advertisement with or without illumination or otherwise unless the consent in writing of the Managing Director has been previously obtained thereto.

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**NOT TO BUILD EXCEPT WITH THE PREVIOUS PERMISSION OF THE LESSOR**

(f) Not at any time during the period of this demise to erect any building, erection or structure on any portion of the said land or add to any existing building, erection or structure, except with the previous written permission of the Lessor which the Lessor shall be at liberty to grant on such terms and conditions as may be then stipulated including the condition for payment of additional premium. The Lessee shall be under Obligation to carry out structural Audit of the buildings, after lapse of 5 years from the date of grant of Occupancy Certificate, from competent Firm/ Company approved by



*[Signature]*  
 Estate Officer - I  
 CIDCO Ltd. CIDCO Bhevan,  
 Navi Mumbai - 400 614.

**MAX REALTIES PVT. LTD.**

*Hasilal V. Shah*  
**DIRECTOR**

M/S. BHOOMI MALL PREMISES CO-OPERATIVE SOCIETY LTD.  
*[Signature]*  
 President Secretary Cas

the Lessor/ Concerned Municipal Corporation and submit a copy of the report of such structural audit to the Lessor. Further such structural audit shall be carried out subsequently at an interval of every 3 years and copy of the report of such structural audit shall be submitted to the Lessor.

**ALTERATIONS**

(g) That no alteration or addition shall at any time be made to the facade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous written permission of the Managing Director.

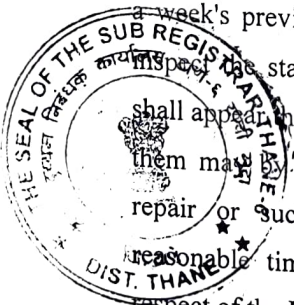
**TO REPAIR**

(h) Throughout the said term at the Lessee's expenses well and substantially to repair, pave, cleanse and keep in good and substantial repair and condition (including all usual and necessary internal and external painting, colour and white washing) to the satisfaction of the Managing Director, the said building and the premises and drains, compound walls and fences there unto belonging and all fixtures and all additions thereto.

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**TO ENTER AND INSPECT**

(i) To permit the Managing Director & the Officers, Surveyors, workmen or other employed by the Lessor from time to time and at all reasonable times of the day during the term hereby granted after a week's previous notice to enter into or upon the demised and to inspect the state of repairs thereof and if upon such inspection it shall appear that any repair or any works are necessary, they or any of them may by notice to the Lessees call upon him to execute the repair or such works and upon his failure to do so within a reasonable time the Lessor may execute them at the expense in all respect of the Lessees.



*[Signature]*  
 Estate Officer - I  
 CIDCO Ltd. CIDCO Bhavan,  
 Navi Mumbai - 400 614.

**MAX REALTIES PVT. LTD.**  
*Harish V. Shah*  
**DIRECTOR**

M/S. BHCGMI MALL PREMISES CO-OPERATIVE SOCIETY  
*[Signature]*  
**President**

**NUISANCE**

(j) Not to do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises in the vicinity.

**USER**

(k) To use the demised premises for the purpose of commercial use only and for no other purpose.

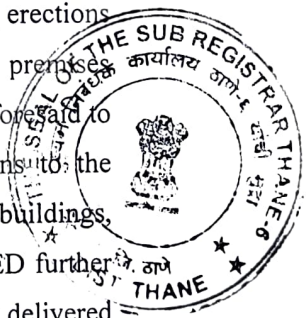
**INDEMNITY**

(l) To indemnify and keep indemnified the Lessor against any claim for damages or loss suffered by any person in consequence of anything done under the authority therein contained or in exercise of the rights and liberties hereby granted.

**DELIVERY OF POSSESSION AFTER EXPIRATION**

(m) At the expiration or sooner determination of the said term quietly to deliver up to the Lessor the demised premises and all erection and buildings then standing or being thereon PROVIDED always that the Lessees shall be at liberty if the Lessees shall have paid the rent and all municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to himself/themselves all buildings, erections and structures and materials forming part of the demised premises but so nevertheless than the Lessees shall deliver up, as aforesaid to the Lessor leveled and put in good order and conditions to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed PROVIDED further that after the possession of the demised premises has been delivered to or obtained by the Lessor, such buildings, erections or structures, shall stand forfeited to the Lessor.

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*[Signature]*  
CIDCO Ltd. CIDCO Bhavan,  
Navi Mumbai - 400 614.

**MAX REALTIES PVT. LTD.**  
*Haribhai V. Shah*  
**DIRECTOR**

M/S. DHOOMI MALL PREMISES CO-OPERATIVE SOCIETY LIMITED  
*[Signature]* President  
*[Signature]* Secretary  
Cashier

**NOT TO ASSIGN**

(n) Not to sell, assign, mortgage, underlet or otherwise transfer wholly or partly the demised land or its interest therein or part wholly or partly with the possession of the demised premises or permit any person to use wholly or partly the demised land (hereinafter referred to as "transfer of the demised land") PROVIDED THAT nothing contained herein shall apply if the Lessee shall perform to the satisfaction of the Corporation the following conditions:

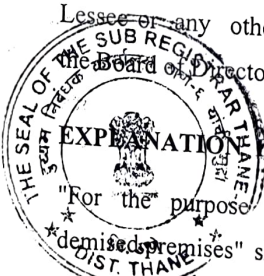
(A) BEFORE TRANSFERRING THE DEMISED PREMISES, the members of the lessee society shall pay to Corporation the transfer charges at the rate as may be determined by the Corporation from time to time, subject to a minimum of Rs.5,000/-

(B) In the instrument by which the members of the Lessee Society shall transfer the demised premises, the Lessee shall impose upon the person to whom the demised premises is so transferred to perform and observe to the Corporation all the conditions and covenants of the lease granted to him, the Lessee.

**EXPLANATION I :**

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Nothing contained herein shall apply to mortgage of the demised land or any part thereof, to the Central Government a State Government, a Nationalised Bank, the Life Insurance Corporation of India, the Maharashtra State Finance Corporation, the Housing Development Finance Corporation Ltd., or an employer of the Lessee or any other Financial Institution as may be approved by the Board of Directors of the Corporation from time to time.



**EXPLANATION II :**

"For the" purpose of this covenant the term "transfer of the demised premises" shall, where the land with or without a building erected thereon or to be erected thereon is leased to or demised unto or agreed to be leased to or demised unto a Company registered under

Estate Officer - I  
CIDCO Ltd. CIDCO Bhavan,  
Navi Mumbai - 400 614.

**MAX REALTIES PVT. LTD.**

*Hasidul V. Shah*

**DIRECTOR**

M/S. SHRIHALLI PREMISES CO-OPERATIVE SOC.  
*[Signature]*  
PRESIDENT

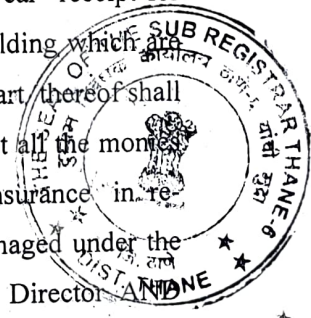


the Companies Act, 1965 (I of 1965) or a Co-operative Housing Society registered under the Maharashtra Co-operative Societies Act, 1960 (Mah. Act No.XXIV of 1961) or any law for time being in force for the registration of a corporate body for the purpose of providing accommodation to its shareholder or members including the transfer of a share or shares by its shareholder or member or any Agreement or act or omission whatsoever of such shareholder or member which has the effect of transferring or enabling the enjoyment of such land or building or a part thereof. In case of such transfer, the Lessee being a Company or as the case may be a society shall pay the transfer charges as is allocable to the land or building or part thereof so transferred or agreed to be transferred by a shareholder or member and such allocation shall be with reference to the proportion which the Floor Space Index (as defined in the General Development Control Regulation constituting the development plan for the New Bombay for the time being in force) of the land or building permitted by the Corporation shall bear to such Floor Space Index of the land or building or part thereof so transferred or agreed to be transferred.

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**INSURANCE**

(o) To keep the buildings erected or which may hereafter be erected on the demised premises excluding foundations and plinth, insured against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinth) in a nationalized Insurance Company and on demand to produce to the Managing Director a policy of such Insurance and the current year receipt for the premium AND ALSO as often as any of the building which are or shall be erected on the demised premises, or any part thereof shall be destroyed or damaged by fire, to forthwith lay out all the monies which shall be received by virtue of any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the Managing Director whenever during the said term the said building or any part thereof respectively shall be destroyed or damaged whether by fire, tempest,



*[Signature]*  
 Estate Officer - I  
 CIDCO Ltd. CIDCO Bhavan,  
 New Court Rd. 400 614.

**MAX REALTIES PVT. LTD.**  
*Harilal V. Shah*  
**DIRECTOR**

M.S. GHOSMI PREMISES CO-OPERATIVE SOCIETY LIMITED  
*[Signature]*  
 Secretary  
*[Signature]*  
 Cashier

hurricane or otherwise, the Lessee shall reinstate and repair the same to the satisfaction of the Managing Director and shall nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by the fire, tempest, hurricane or otherwise has happened.

**CHANGE IN STATUS OF THE LESSEES**

(p) No change in the legal status of the Lessees shall be recognized by the Lessor nor is the Lessees entitled to appoint any agent by a Power of Attorney or otherwise except its officer or servant.

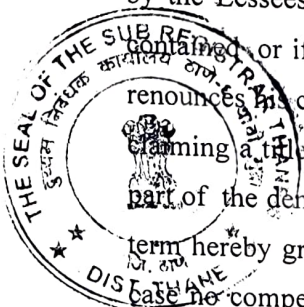
**RECOVERY OF RENT OF LAND REVENUE**

4. Where any sum payable to the Lessor by the Lessees under this lease is not paid, the Lessor shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the Schedule to the Maharashtra Regional & Town Planning Act 1966 (Mah.XXXVII of 1966). Whether any sum is so payable by the Lessees shall be determined by the Lessor and every such determination by the Lessor shall not be disputed by the Lessee and shall be final and binding upon it.

2.4	determination
93288	shall be
92328	final and binding upon it.

**RE-ENTRY**

5. If the said rent hereby reserved shall be in arrears for the space of thirty days whether the same shall has been legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessees or by its share holders or a members hereinbefore or if the Lessees be adjudicated insolvent or bankrupt or renounces his character as such by setting a title in the third person or claiming a title absolute in himself the Lessor may re-enter upon any part of the demised premises in the name of whole and thereupon the term hereby granted shall absolutely cease and determine and in that case no compensation shall be payable to the Lessees on account of the building or improvements built or carried out on the demised premises, or claimed by the Lessees on account of the building or improvements built or carried out on the demised premises, or



*[Signature]*  
**MAX REALTIES PVT. LTD.**  
 Estate Officer - I  
 CIDCO Ltd. CIDCO Bhavan,  
 Navi Mumbai - 400 614.  
**Harilal V. Shah**  
**DIRECTOR**

*[Signature]*  
**MRS. BHAGYANATH P. SHARDA**  
**President**

claimed by the Lessees on account of the building or improvements built or made. PROVIDED ALWAYS that except for non-payment of rent as aforesaid, the power of re-entry hereinbefore contained shall not be exercised unless and until the Managing Director of the Lessor shall have given to the Lessees or left on some part of the demised premises a notice in writing of his intention to enter and of the specific breach or breaches of covenant in respect of which the re-entry is intended to be made and default shall have been made by the Lessees in remedying such breach or breaches within three months after the giving or leaving of such notice.

**SUMMARY EVICTION OF PERSONS UNAUTHORISEDLY OCCUPYING THE DEMISED LAND IN DETERMINATION OF THE LEASE**

6. If on the determination of the lease, any person is found to be occupying the demised premises, it shall be lawful for the Managing Director of the Lessor to secure summary eviction of such person in accordance with paragraphs 1, 2, and 3 of the schedule to the Maharashtra Regional & Town Planning Act, 1966 (Mah.No.XXXVII of 1966)

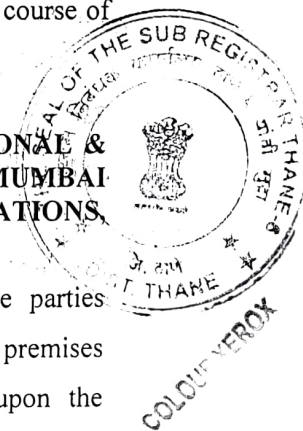
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**NOTICE AND DEMAND**

7. Any demand for payment or notice requiring to be made upon or given to the Lessees shall be sufficiently made or given if sent by the Lessor through the post by registered letter addressed to the Lessees at the demised premises and any demand or notice sent by post shall be deemed to have been delivered in the usual course of post.

**COMPLIANCE WITH THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT 1966 & THE NAVI MUMBAI DISPOSAL OF LANDS (AMENDMENT) REGULATIONS, 2008.**

7A. It is hereby agreed and declared by and between the parties hereto that the Lessor has eased and demised the demised premises unto the Lessees and the Lessees has taken such lease upon the



*[Signature]*  
 Estate Officer - I  
 CIDCO Ltd. CIDCO Bhavan,  
 Navi Mumbai - 400 614.

**MAX REALTIES PVT. LTD.**

*[Signature]*  
**Hasidat V Shah**  
 DIRECTOR

*[Signature]*  
 President  
*[Signature]*  
 Secretary  
*[Signature]*  
 Cashier

conditions, covenants and stipulations contained herein to be observed and performed by the Lessees and subject to Section 118 and other applicable provisions of the Maharashtra Regional and Town Planning Act 1966, (Mah. XXXVII of 1966) and the rules and regulations made there under including the Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008 for the time being in force and as amended from time to time.

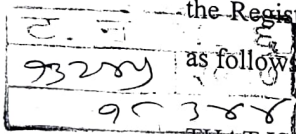
8. The Confirming Party hereby records its consent to the grant of the lease herein by the Lessor in favour of the Lessee.

#### MARGINAL NOTE

9. The Marginal notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof.

#### SCHEDULE

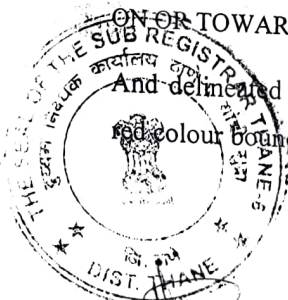
All that piece or parcel of land bearing Plot No.09, by admeasuring 3074.40 sq. mtrs., or thereabout in Sector-15 of the layout of land situated at CBD Belapur, Navi Mumbai, Tal. & Dist. - Thane within the Registration District Thane and Sub-District Thane and bounded as follows :



THAT IS TO SAY :

ON OR TOWARDS THE NORTH BY : PLOT NO.8  
 ON OR TOWARDS THE SOUTH BY : PLOT NO.10  
 ON OR TOWARDS THE EAST BY : 30 MTRS. WIDE ROAD  
 ON OR TOWARDS THE WEST BY : 15 MTRS. WIDE ROAD

And delineated on the plan annexed hereto and shown thereon by a red colour boundary line.



Estate Officer - I  
 CIDCO Ltd. CIDCO Bhavan,  
 Navi Mumbai - 400 614.

MAX REALTIES PVT. LTD. W/S. BHOOH MALI, PREMIER ROAD, BELAPUR, NAVI MUMBAI

Harilal V. Shah


DIRECTOR

President

IN WITNESS WHEREOF the Lessor and the Lessees have hereunto set and subscribed their hands and seal the day and year first above written.

SIGNED SEALED AND DELIVERED FOR AND ON BEHALF OF

**THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, LESSOR BY THE HAND OF**  
**SHRI. Chavre D.S.**

  
 Estate Officer - I  
 CIDCO Ltd. CIDCO Bhavan,  
 Navi Mumbai - 400 614.

In the presence of:

1. Smt A. R. Bansode ABansode
2. Miss. P. P. Thakur Pur

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SIGNED SEALED AND DELIVERED FOR  
**M/S. BHOOMI MALL PREMISES CO-OP. SOCIETY LIMITED**

Lessee by the hand of

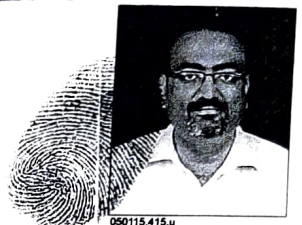
**MR. Amir CAUR (Chairman)**

**MRS Soma Subberwal (Secretary)**

**MR. \_\_\_\_\_ (Treasurer)**

In the presence of:

1. Smt A. R. Bansode ABansode
2. Mrs. P. P. Thakur Pur



**MR. BHOOMI MALL PREMISES CO-OPERATIVE SOCIETY LIMITED**  
 President Secretary Cashier



SIGNED SEALED AND DELIVERED FOR

And/or behalf of Confirming Party,

**M/S. MAX REALITIES PVT. LTD.**

Through its Director

**Mr. HARILAL.V. SHAH**

In the presence of:

1. Smt A. R. Bansode ABansode
2. Mrs. P. P. Thakur Pur

**MAX REALITIES PVT. LTD.**

**Harilal.V. Shah**  
**DIRECTOR**



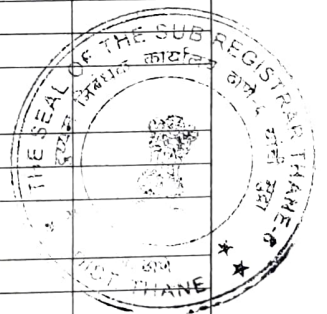
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**BHOOMI MALL PREMISES CO.OP. HSG. SOC. LTD.**  
**Reg.No.NBOM/ CIDCO/ GEN.(C)/1664/ITR/2010-11 dated 27/01/2011**  
**Plot No.9, Sector-18, CBD Belapur, Navi Mumbai**  
**LIST OF PRESENT MEMBERS**

GROUND FLOOR					
Sr. No	Shop No	Particular	Carpet Area (Sq.Ft.)	1st transfer	2nd transfer
1	1	Mst. Jibran Masood Sayed & Mrs. Chanand Massod Syed	37.050		
2	2	Mst. Jibran Masood Sayed & Mrs. Chanand Massod Syed	37.050		
3	3	Mr. Sanjay Govind Mandave	37.050		
4	4	Mr. Vijay Govind Mandave	37.050		
5	5	Anupama Jugal Saraf	37.050		
6	6	Jayesh kalyanji gala 2) Pradeep Kalyanji Gala 3) Tinas Manish gala	37.050		
7	7	Deepak Thakarshi Gala, Tinas Manish Gala , Urmil Ramniklal Gala & Atul Sundarji Dedhia	37.050		
8	8	Kulbhushan Aggarwal & Alok Aggarwal	37.050		
9	9	Mr. Manish Chandulal Shah	37.050		
10	10	Gajra Developers Ltd	37.050		
11	11	Mrs.Lakhvir Saini	18.500		
12	12	Mr. Keshavji . V. Bera, Mr. Khimji N. Bera, Savji. R. Gothi & Narshi. R. Chambaria	36.66		
13	13	Mr. Keshavji . V. Bera, Mr. Khimji . N. Bera, Savji. R. Gothi & Narshi. R. Chambaria	36.66		
14	14	Mr. Keshavji . V. Bera, Mr. Khimji . N. Bera, Savji. R. Gothi & Narshi. R. Chambaria	152.230		
15	15	Mr. Keshavji . V. Bera, Mr. Khimji . N. Bera, Savji. R. Gothi & Narshi. R. Chambaria	37.048		
16	16	High Point realtors P. Ltd	32.987		
17	17	Gajra Developers Ltd	37.05		
18	18	Dhanesh Commercial Pvt. Ltd	37.05		
19	19	Mr. Jethalal .T. Vora	37.05		
20	20	Mr. Dinesh Nensi Ramdhia (H.U.F)	37.05		
21	21	Nitin Dinesh Rambhia (H.U.F)	37.05		
22	22	Manoj Kumar & Company	37.05		
23	23	Max realties pvt ltd.,	37.05		
24	24	Mrs.Uma Upendra Warkhedi & Upendra V. Warkhedi	37.05		
25	25	Mr. Bharat Kunerji Kenia	37.05		
26	26	Praful Hirji Kenia & Ramji Devji Kenia	37.05		
27	27	Ram V Bhatija	24.966		
28	28	Mr. Sobhit Chandra Gupta HUF, Mrs. Sanjana Gupta, Gulab Chandra Gupta HUF & Siddhant Gupta	65.660		
		Shri Nathu Ragho Patil & Sau. Bhagabai Nathu Patil	89.390		

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**MAX REALTIES PVT. LTD.**

Estate Officer - I  
CIDCO Ltd. CIDCO Bhavan,  
Navi Mumbai - 400 614.

*Haridol V. Shah*  
**DIRECTOR**

President

Secretary

Cashier

BHOOMI MALL PREMISES CO-OPERATIVE SOCIETY LIMITED

FIRST FLOOR				
Sr. No	Shop No	Particular	Carpet Area (Sq.mts)	
29	101	Mr. Janak Shiv	28.840	
30	102	Mr. Janak Shiv	28.840	
31	103	Moraji Meghji Bhanushali	28.840	
32	104	Mr.Sopan Nivruti Karande	28.840	
33	105	Diamond Freight Service	28.840	
34	106	Mr. Kishore N. Madnani	28.840	
35	107	Darshan Singh Randhawa & Surinder Kaur Randhawa	28.840	
36	108	Mr. Nachane Mehul Satish & Nachane Satish Prabhakar	28.840	
37	109	Gurunath Pandrinath Phadke & Mangesh P. Phadke	28.840	
38	110	Gurunath Pandrinath Phadke & Mangesh P. Phadke	28.840	
39	111	Mr.Vasudev Sukhwani & Vijaya sukhwani	10.175	
40	112	Mr.Vijay Raj Anand & Mrs Hardip Anand	27.885	
41	113	Mr.Vijay Raj Anand & Mrs Hardip Anand	27.885	
42	113-A	Mr.Rajeev Saini	27.885	
43	114	Mr.Velji J. Shah(HUF)	108.155	
44	115	Mr.Amit Gaur & Mr. Hari prakash Sharma	28.835	
45	116	Miss Jigyasa Kshetrapal & Mr.R.K. Kshetrapal	25.675	
46	117	Mr. Arun Sudam Patil	28.840	
47	118	Mr. Moses Samuel Gaikwad	28.840	
48	119	Mr. Ram Kishan Singhal	28.840	
49	120	Dr.Anup Panda & Dr. Arun kumar Panda & Dr. Aarti Chaudhary	28.840	
50	121	Surjit S. Dhoot & Daljit S. Dhoot	28.840	
51	122	Mrs. Sharanjit Kaur Chahal	28.840	
52	123	Vijaya Ushakant Rambhia & Sameer Rambhia	28.840	
53	124	Kishore L Dedhia	28.840	
54	125	Haresh Morarji Bhanushali	28.840	
55	126	Mr. Sanjay Kumar Singh	9.67	
56	127	Mr.Nidhin D. Panickar & Dhanraj N. Panickar	68.360	
57	128	1)Heman shantilal Nandu 2) Kantilal Khetshi Rambhia 3)Jayesh murji Ghhedha 4)Kishore Mansukhlal vora	92.080	

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MAX REALTIES PVT. LTD.

Estate Officer - I  
CIDCO Ltd. CIDCO Bhavan,  
Navi Mumbai - 400 614.

Harilal V. Shah

DIRECTOR

M/S. BHOGMI MALL PREMISES CO-OPERATIVE SOCIETY

President



## SECOND FLOOR

Sr. No	Shop No	Particular	Carpet Area (Sq.mts.)		
58	201	Mrs. Nisha Shiv	20.620		
59	202	Dr.Sudarshan G.Ranpise & Urmila S. Ranpise	20.620		
60	203	Mr. Devkar Somnath Manglya	20.620		
61	204	Mr. Devkar Somnath Manglya	20.620		
62	205	Mr. Surendranath Bhargava & Hansa Bhargava	20.620		
63	206	Mrs. Jyoti Singh & Captain Surender Singh	20.620		
64	207	Mr. Kapil N. Kurani	20.620		
65	208	Mrs. Sarita Solanki	20.620		
66	209	Kuldip Singh Virk	20.620		
67	210	Reena Rana	20.620		
68	211	Mr. Alok Kumar & Shalini kumar	10.175		
69	212	Mrs. Rajkumari Prakash Indalkar	27.885		
70	213	Mr. Jagdish Gandhar Aradwad	27.885		
71	213-A	Mr. Amrendra Rahalkar & Rajeev Gangwar	27.885		
72	213-B	Mrs. Sapna G. Sati & Miss Parvati Sati	27.885		
73	214	High Point Realtors Pvt. Ltd.	74.341		
74	215	Jagan Nath Dogra & Neeta Devi Dogra	20.620		
75	216	Mr. Prakash Walinjar	18.363		
76	217	Mrs. P. Rama Devi & Mrs. Chavali Anuradha	20.620		
77	218	Mrs. Laxmi Chhapola	20.620		
78	219	Poonam kumari	20.620		
79	220	Mr. Shridhar ganpat Gherade	20.620		
80	221	Mr.Babu George	20.620		
81	222	Mr. Praveen kumar kalra & Mrs. Shaila Kalra	20.620		
82	223	Mr. Dhamji N Rambhia & Sanjay J. Vora	20.620		
83	224	Mr. Mohammed Adil Shaikh & Shabnam Yusuf Panjura	20.620		
84	225	Mr. Janak Raj Shiv	20.620		
85	226	Mrs. Sadhna Santosh Unde	5.031		
86	227	Mr. Hashmukhlal Damji & co.	36.668		
87	227-A	Jayesh kalyanji gala 2) Pradeep Kalyanji Gala 3) Tinas Manish gala	24.273		
89	227-B	1) Harsha Deepak Gala 2) Tinas Manish Gala 3) Urmil Ramniklal Gala 4) Bhavya Atul Dedhia	24.273		
90	227-C	Heman shantilal Nandu 2) Kantilal Khetshi Rambhia 3) Jayesh murji Chheda 4) Kishore Mansukhlal vora	24.273		
91	227-D	Ninan Ediulla Joy & Ravindra Kumar Singh	24.273		
	228	High Point Realtors Pvt. Ltd.	57.955		

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MAX REALTIES PVT. LTD.

Estate Officer - I  
CIDCO Ltd. CIDCO Bhavan,  
Navi Mumbai - 400 614.

Haridol V. Shah

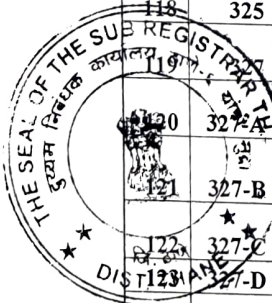
DIRECTOR President

Secretary

Cashier

**THIRD FLOOR**

Sr. No	Shop No	Particular	Carpet Area (Sq.Ft.)
92	301	Mrs. Shalan Dattatraya Gangad	9.188
93	302	Kashmir Singh	13.690
94	303	Chaman singh Suri	13.69
95	304	Fateh singh Jauhal	13.69
96	305	Mr. Vasant G. Dedhia & Kusum V. Dedhia	13.69
97	306	Ashish Jain & Mr. Nemichand Jain	13.69
98	307	Taranjit Singh sethi	13.69
99	308	Shri Nathu Ragho Patil & Sau. Bhagabai Nathu Patil	13.69
100	309	Mr. Shankarlal Talesara	13.69
101	310	Mr. Kailash Pagaria	13.69
102	312	Nirmala Padmanabhan	17.740
103	313	Mrs. Rajinder Kuar Sethi	17.740
104	313-A	Mr. Alok kumar	17.740
105	313-B	Mrs. Begum Bi & Mrs. Abdul Salam Khan	17.740
106	313-C	Mrs. Saira Anwar Shaikh	20.700
107	314	Jabeen Masood Sayed & Mr. Chand Masood Sayed	29.868
108	315	Mrs. Ranjana Mahesh Khairnar	13.69
109	316	Mr. Harvindar Singh uppal	12.188
110	317	Mrs. Kaisar Baig & Kausar Baig & Asadullah Khan & Yusuf Khan	13.69
111	318	Mrs. Subia Bano Imtiyaz Ahmed	13.69
112	319	Mrs. Nisha Shiv	13.69
113	320	Mr. Mehul Ramabhadran Thampi	13.69
114	321	Mr. P. Vijayan Nair & Mrs. Maranali Vijayan Nair	13.69
115	322	Mr. Rajdip Narayan & Mina Narayan	13.69
116	323	Mr. Din Dayal Pathak & Meena Pathak	13.69
117	324	Suchit Ajit kumar	13.69
118	325	Charanpreet Singh Sethi	13.69
119	326	Mr. Praveen Nanda & Neelima Nanda	36.858
120	327-A	Shree Dawood Hussain Parkar & Mrs. Noorjihan	24.273
121	327-B	Mr. Durpal Singh Solalanki & Rajkiran Solanki	24.273
122	327-C	Mr. Vijay Suresh rana & Mrs Chandraprabha rana	24.273
123	327-D	Mr. Tarsem pal Singh	24.273
124	328	1)Mahendra Ratanshi Visaria 2) Rajesh Dhirajlal Parekh 3) Hasmukh Rayshi Visaria 4) Kasturben Nanji visaria	58.145



Established Officer - I  
CIDCO Ltd. CIDCO Bhavan,  
New Mumbai - 400 614.

**MAX REALTIES PVT. LTD.**

Harilal V. Shah

**DIRECTOR**

M/S. BHOOINI MALI PREMISES CO-OPERATIVE SOCIETY

President

FOURTH FLOOR				
Sr. No	Shop No	Particular	Carpet Area (Sq.Ft.)	carpet in sq mts
125		Jagdish Mohanlal Mistry		884.918

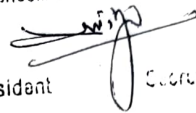


**MAX REALTIES PVT. LTD.**

*Hanuman V. Shah*

**DIRECTOR**

BHOOMI MALL PREMISES CO-OPERATIVE SOCIETY LIMITED



President



Secretary



Cashier

100, 101, 102, 103 Bhavan,  
Navi Mumbai - 400 614.

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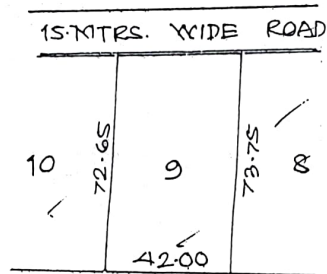


SKETCH OF PLOT NO. 9 SUB SECTOR - - SECTOR NO. 15  
 AT : C.B.D. NODE NEW BOMBAY

PLAN PREPARED AS PER SR. PLANNER(S)'S NOTE NO. CIDCO/PLNB(S)/288

DATED : 13/04/1994

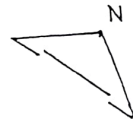
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30 MTRS. WIDE ROAD

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SCALE : 1

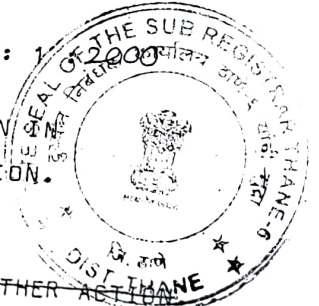
PLOT DEMARCATED ON 6/04/1994 AS PER DIMENSION GIVEN

DRAWING NO. - DATED - OF PLANNING SECTION.

COPY TO : MARKETING MANAGER FOR FURTHER ACTION

: SENIOR PROJECT CO-ORDINATOR (BUDP) FOR FURTHER ACTION

: EE ( ) FOR SUPPLY PLOT & ROAD LEVEL ETC.



LAY CONFIRMED  
 UNDER SR. PLANNER(S)'S  
 No. CIDCO/PLNB(S)/288  
 DATED 13/04/94

PLAN PREPARED BY : -- *M. S. 14/6/94*  
 (Y.A. SHIRODKAR)  
 SURVEYOR

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 A.S.D. (I) 14/6/94  
 CIDCO, New Bombay

SURVEYOR

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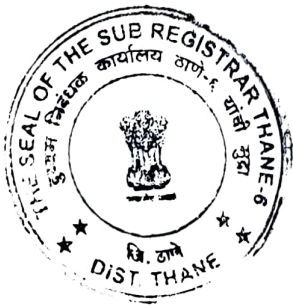
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 Estate Officer - I  
 CIDCO Ltd. CIDCO Bhavan,  
 Navi Mumbai - 400 614.

MAX REALTIES PVT. LTD.

*[Signature]*  
 Harilal V. Shah  
 DIRECTOR

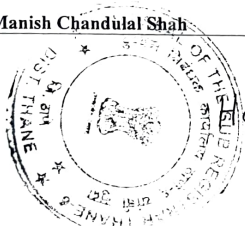
W/S. BHOGHIMALL PREMISES CO-OPERATIVE SOCIETY LIMITED  
*[Signature]*  
 President  
*[Signature]*  
 Cashier

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93200  
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**BHOOMI MALL PREMISES CO.OP. HOUSING SOCIETY LTD.**  
**PLOT-9, SECTOR-15, CBD BELAPUR, NAVI MUMBAI**  
**LIST OF PRESENT MEMBERS**

SR. NO	NAME	SHOP NO.	AREA IN CARPET SQ.MTR.	AGREEMENT VALUE	MARKET VALUE	DOC. NO.	REG. DATE	REG. FEES	STAMP DUTY
1.	Mst. Jibran Masood Sayed & Mrs. Chanand Massod Syed	1	37.050	28,81,500/-	21,20,000/-	TNN-6/03687/2007	29/06/2007	28,820/-	1,44,100/-
2.	Mst. Jibran Masood Sayed & Mrs. Chanand Massod Syed	2	37.050	28,81,500/-	21,20,000/-	TNN-6/03686/2007	29/06/2007	28,820/-	1,44,100/-
3.	Mr. Sanjay Govind Mandave	3	37.050	35,75,000/-	25,00,000/-	TNN-6/02312/2008	23/05/2008	30,000/-	1,78,750/-
4.	Mr. Vijay Govind Mandave	4	37.050	35,75,000/-	25,00,000/-	TNN-6/02311/2008	23/05/2008	30,000/-	1,78,750/-
5.	Anupama Jugal Saraf	5	37.050	37,53,500/-	36,00,000/-	TNN-6/00375/2011	19/01/2011	30,000/-	1,87,700/-
6.	Jayesh kalyanji gala 2) Pradeep Kalyanji Gala 3) Tinas Manish gala	6	37.050	49,35,500/-	24,00,000/-	TNN-6/00086/2012	09/01/2012	30,000/-	2,46,900/-
7.	Deepak Thakarshi Gala, Tinas Manish Gala , Urmil Ramniklal Gala & Atul Sundarji Dedhia	7	37.050	49,35,500/-	24,00,000/-	TNN-6/00415/2012	01/02/2012	30,000/-	2,46,900/-
8.	Kulbhushan Aggarwal & Alok Aggarwal	8	37.050	49,35,500/-	27,56,000/-	TNN-6/00570/2011	31/01/2011	30,000/-	2,46,900/-
9.	Mr. Manish Chandulal Shah	9	37.050	27,56,500/-	27,40,000/-	TNN-11/04842/2010	07/12/2010	30,000/-	1,87,675/-



Manish V. Shah

27.56.500/-  
27.40.000/-  
2019  
2020

M/S. BHOOMI MALL PREMISES CO-OPERATIVE SOCIETY LIMITED

President

Secretary

Cashier

COLOUR XEROX



## BHOOMI MALL PREMISES CO.OP. HOUSING SOCIETY LTD.

PLOT-9, SECTOR-15, CBD BELAPUR, NAVI MUMBAI

### LIST OF PRESENT MEMBERS

S.R. NO	NAME	SHOP NO.	AREA IN CARPET SQ.MTR.	AGREEMENT VALUE	MARKET VALUE	DOC. NO.	REG. DATE	REG. FEES	STAMP DUTY
10.	Gajra Developers Ltd	10	37.050	49,35,500/-	16,00,000/-	TNN-6/03966/2011	29/08/2011	30,000/-	2,47,000/-
11.	Mrs.Lakhvir Saini	11	18.500	24,65,000/-	12,08,400/-	TNN-6/03037/2011	29/06/2011	24,670/-	1,23,300/-
12.	Mr. Keshavji . V. Bera, Mr. Khimji N. Bera, Savji. R. Gothi & Narshi. R. Chambaria	12	36.66	48,83,000/-	16,19,500/-	TNN-6/03340/2011	21/07/2011	30,000/-	2,44,300/-
13.	Mr. Keshavji . V. Bera, Mr. Khimji . N. Bera, Savji. R. Gothi & Narshi. R. Chambaria	13	36.66	48,83,000/-	16,19,500/-	TNN-6/03341/2011	21/07/2011	30,000/-	2,44,300/-
14.	Mr. Keshavji . V. Bera, Mr. Khimji . N. Bera, Savji. R. Gothi & Narshi. R. Chambaria	14	152.230	2,02,74,000/-	67,24,000/-	TNN-6/03342/2011	21/07/2011	30,000/-	10,13,900/-
15.	Mr. Keshavji . V. Bera, Mr. Khimji . N. Bera, Savji. R. Gothi & Narshi. R. Chambaria	15	37.048	49,35,000/-	16,40,000/-	TNN-6/03343/2011	21/07/2011	30,000/-	2,46,850/-
16.	High Point realtors P. Ltd	16	32.987	50,59,000/-	14,55,500/-	TNN-6/00751/2012	27/02/2012	30,000/-	2,53,000/-
17.	Gajra Developers Ltd	17	37.05	49,35,500/-	16,00,000/-	TNN-6/03965/2011	29/08/2011	30,000/-	2,47,000/-
18.	Dhanesh Commercial Pvt. Ltd	18	37.05	49,35,500/-	22,40,000/-	TNN-6/1463/2011	23/03/2011	30,000/-	2,46,775/-

M/S. BHOOMI MALL PREMISES CO-OPERATIVE SOCIETY LIMITED

Hasilal V. Shah

President

Secretary

Cashier



Harilal V. Shah

President

Secretary

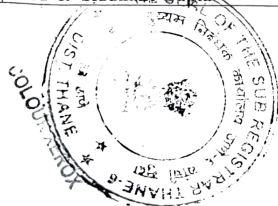
Cashier

## BHOOMI MALL PREMISES CO.OP. HOUSING SOCIETY LTD.

PLOT-9, SECTOR-15, CBD BELAPUR, NAVI MUMBAI

### LIST OF PRESENT MEMBERS

S.R. NO	NAME	SHOP NO.	AREA IN CARPET SQ.MTR.	AGREEMENT VALUE	MARKET VALUE	DOC. NO.	REG. DATE	REG. FEES	STAMP DUTY
19	Mr. Jethalal .T. Vora	19	37.05	37,53,500/-	35,95,448/-	TNN-6/00067/2011	05/01/2011	30,000/-	1,87,700/-
20	Mr. Dinesh Nensi Ramdhia (H.U.F) Nitin Dinesh Rambhia (H.U.F)	20	37.05	37,54,000/-	34,00,000/-	TNN-6/00063/2011	05/01/2011	30,000/-	1,87,700/-
21.	Manoj Kumar & Company	21	37.05	49,35,500/-	24,00,000/-	TNN-6/00084/2012	09/01/2012	30,000/-	2,46,900/-
22.	Max realties pvt ltd.,	22	37.05						
23.	Mrs.Uma Upendra Warkhedi & Upendra V. Warkhedi	23	37.05	35,75,000/-	46,40,000/-	TNN-6/1660/2008	04/04/2008	30,000/-	2,32,000/-
24.	Mr. Bharat Kunerji Kenia	24	37.05	49,35,500/-	40,40,000/-	TNN-6/00081/2012	09/01/2012	30,000/-	2,46,900/-
25.	Praful Hirji Kenia & Ramji Devji Kenia	25	37.05	49,35,500/-	40,40,000/-	TNN-6/00091/2012	09/01/2012	30,000/-	2,46,900/-
26.	Ram V Bhatija	26	24.966	25,29,500/-	15,39,000/-	TNN-11/03602/2010	01/09/2010	25,300/-	1,26,500/-
27	Mr. Sobhit Chandra Gupta HUF, Mrs. Sanjana Gupta, Gulab Chandra Gupta HUF & Siddhant Gupta	27	65.660	30,53,190/-	27,71,500/-	TNN-6/05478/2006	10/11/2006	30,000/-	1,52,700/-



Harilal V. Shah



M/S. BHOOMI MALL PREMISES CO-OPERATIVE SOCIETY LIMITED

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## **BHOOMI MALL PREMISES CO.OP. HOUSING SOCIETY LTD.**

Reg.No.NOBOM/CIDCO/GEN(C)/1664/JTR/2010-11

PLOT-9, SECTOR-15, CBD BELAPUR, NAVI MUMBAI

### LIST OF PRESENT MEMBERS

SR. NO	NAME	SHOP NO.	AREA IN CARPET SQ.MTR.	AGREEMENT VALUE	MARKET VALUE	DOC. NO.	REG. DATE	REG. FEES	STAMP DUTY
28	Shri Nathu Ragho Patil & Sau. Bhagabai Nathu Patil	28	89.390	41,57,000/-	26,00,000/-	TNN-6/05329/2006	06/11/2006	30,000/-	2,07,850/-
29	Mr. Janak Shiv	101	28.840	32,01,500/-	12,00,000/-	TNN-6/02277/2011	06/05/2011	30,000/-	1,60,200/-
30.	Mr. Janak Shiv	102	28.840	32,01,500/-	12,00,000/-	TNN-6/02276/2011	06/05/2011	30,000/-	1,60,200/-
31	Moraji Meghji Bhanushali	103	28.840	36,86,000/-	10,00,000/-	TNN-6/01257/2012	28/03/2012	30,000/-	1,84,500/-
32	Mr.Sopan Nivruti Karande	104	28.840	27,82,500/-	25,00,000/-	TNN-6/02989/2008	02/07/2008	27,830/-	1,39,150/-
33	Diamond Freight Service	105	28.840	22,43,000/-	13,64,000/-	TNN-11/2385/2007	13/04/2007	22,450/-	1,12,150/-
34	Mr. Kishore N. Madnani	106	28.840	38,30,000/-	17,00,000/-	TNN-6/423/2012	22/01/2015	30,000/-	2,29,800/-
35	Darshan Singh Randhawa & Surinder Kaur Randhawa	107	28.840	32,01,500/-	18,00,000/-	TNN-6/00374/2011	19/01/2011	30,000/-	1,60,200/-
36	Mr. Nachane Mehul Satish & Nachane Satish Prabhakar	108	28.840	24,35,000/-	16,43,000/-	TNN-6/01291/2010	23/03/2010	24,350/-	1,21,900/-

Harilal V. Shah

M/S. BHOOMI MALL PREMISES CO-OPERATIVE SOCIETY LIMITED

President

Secretary

Cashier

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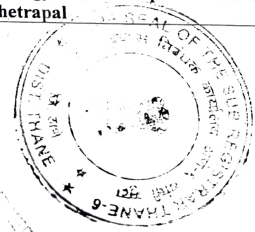
*[Signature]*  
President

*[Signature]*  
Secretary

Cashier

**BHOOMI MALL PREMISES CO.OP. HOUSING SOCIETY LTD.**  
**PLOT-9, SECTOR-15, CBD BELAPUR, NAVI MUMBAI**  
**LIST OF PRESENT MEMBERS**

SR. NO	NAME	SHOP NO.	AREA IN CARPET SQ.MTR.	AGREEMENT VALUE	MARKET VALUE	DOC. NO.	REG. DATE	REG. FEES	STAMP DUTY
37	Gurunath Pandrinath Phadke & Mangesh P. Phadke	109	28.840	22,43,000/-	16,12,000/-	TNN-6/06187/2007	06/12/2007	22,430/-	1,12,150/-
38	Gurunath Pandrinath Phadke & Mangesh P. Phadke	110	28.840	22,43,000/-	16,12,000/-	TNN-6/04243/2007	02/08/2007	22,420/-	1,12,130/-
39.	Mr.Vasudev Sukhwani & Vijaya sukhwani	111	10.175	11,29,500/-	5,06,000/-	TNN-6/00571/2011	31/01/2011	11,300/-	56,500/-
40	Mr.Vijay Raj Anand & Mrs Hardip Anand	112	27.885	21,68,500/-	13,20,000/-	TNN-6/04667/2007	30/08/2007	21,690/-	1,08,450/-
41	Mr.Vijay Raj Anand & Mrs Hardip Anand	113	27.885	21,68,500/-	13,20,000/-	TNN-6/4666/2007	30/08/2007	21,690/-	1,08,425/-
42	Mr.Rajeev Saini	113-A	27.885	30,96,000/-	15,84,000/-	TNN-6/03036/2011	29/06/2011	30,000/-	1,54,900/-
43	Mr.Velji J. Shah(HUF)	114	108.155	1,38,22,500/-	30,000/-	TNN-6/00749/2012	27/02/2012	30,000/-	6,91,500/-
44	Mr.Amit Gaur & Mr. Hari prakash Sharma	115	28.835	22,42,500/-	21,52,500/-	TNN-6/01107/2008	27/02/2008	22,430/-	1,12,150/-
45	Miss Jigyasa Kshetrapal & Mr.R.K. Kshetrapal	116	25.675	21,67,500/-	17,52,500/-	TNN-6/05429/2010	18/11/2010	21,675/-	1,08,650/-



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Harilal V. Shah

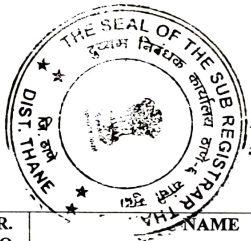
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M/S. BHOOMI MALL PREMISES CO-OPERATIVE SOCIETY LIMITED

*[Signature]*  
President

*[Signature]*  
Secretary

Cashier



## BHOOMI MALL PREMISES CO.OP. HOUSING SOCIETY LTD.

PLOT-9, SECTOR-15, CBD BELAPUR, NAVI MUMBAI

### LIST OF PRESENT MEMBERS

Sr. No	NAME	SHOP NO.	AREA IN CARPET SQ.MTR.	AGREEMENT VALUE	MARKET VALUE	DOC. NO.	REG. DATE	REG. FEES	STAMP DUTY
46	Mr. Arun Sudam Patil	117	28.840	27,83,000/-	17,98,000/-	TNN-6/03793/2008	27/08/2008	27,830/-	1,39,150/-
47	Mr. Moses Samuel Gaikwad	118	28.840	27,82,500/-	19,84,000/-	TNN-6/03882/2008	01/09/2008	27,830/-	1,39,130/-
48.	Mr. Ram Kishan Singhal	119	28.840	32,01,500/-	13,17,500/-	TNN-11/0363/2011	07/02/2011	30,000/-	1,60,200/-
49	Dr. Anup Panda & Dr. Arun kumar Panda & Dr. Aarti Chaudhary	120	28.840	27,83,000/-	20,42,500/-	TNN-6/02308/2008	23/05/2008	27,820/-	1,39,245/-
50	Surjit S. Dhoot & Daljit S. Dhoot	121	28.840	24,34,672/-	19,00,000/-	TNN-6/03082/2010	29/06/2010	24,350/-	1,21,800/-
51	Mrs. Sharanjit Kaur Chahal	122	28.840	27,82,500/-	19,50,000/-	TNN-6/05033/2009	17/12/2009	27,830/-	1,39,150/-
52	Vijaya Ushakant Rambhia & Sameer Rambhia	123	28.840	24,35,000/-	23,15,739/-	TNN-6/00166/2011	10/01/2011	24,350/-	1,21,850/-
53	Kishore L Dedhia	124	28.840	24,35,000/-	23,15,739/-	TNN-6/00065/2011	05/01/2011	24,350/-	1,21,850/-
54	Haresh Morarji Bhanushali	125	28.840	36,86,000/-	10,00,000/-	TNN-6/01256/2012	28/03/2012	30,000/-	1,84,500/-

M/S. BHOOMI MALL PREMISES CO-OPERATIVE SOCIETY LIMITED

Harilal V. Shah

*[Signature]*  
President

*[Signature]*  
Secretary

Cashier

# BHOOMI MALL PREMISES CO.OP. HOUSING SOCIETY LTD.

PLOT-9, SECTOR-15, CBD BELAPUR, NAVI MUMBAI

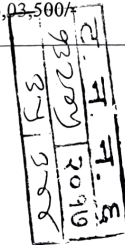
## LIST OF PRESENT MEMBERS

SR. NO	NAME	SHOP NO.	AREA IN CARPET SQ.MTR.	AGREEMENT VALUE	MARKET VALUE	DOC. NO.	REG. DATE	REG. FEES	STAMP DUTY
55	Mr. Sanjay Kumar Singh	126	9.67	7,76,500/-	5,53,500/-	TNN-11/06008/2007	01/11/2007	7,700/-	38,400/-
56	Mr.Nidhin D. Panickar & Dhanraj N. Panickar	127	68.360	57,71,000/-	36,53,750/-	TNN-6/04476/2010	17/09/2010	30,000/-	2,88,600/-
57	Heman shantilal Nandu 2) Kantilal Khetshi Rambhia 3)Jayesh murji Chheda 4)Kishore Mansukhlal vora	128	92.080	1,02,20,500/-	49,62,500/-	TNN-6/00088/2012	09/01/2012	30,000/-	5,11,050/-
58	Mrs. Nisha Shiv	201	20.620	18,33,000/-	9,00,000/-	TNN-6/02537/2011	27/05/2011	18,330/-	91,700/-
59	Dr.Sudarshan G.Ranpise & Urmila S. Ranpise	202	20.620	13,92,500/-	11,13,500/-	TNN-11/04992/2010	15/12/2010	14,000/-	70,000/-
60	Mr. Devkar Somnath Manglya	203	20.620	16,03,500/-	11,36,000/-	TNN-6/4049/2007	23/07/2007	16,040/-	80,175/-
61	Mr. Devkar Somnath Manglya	204	20.620	16,03,500/-	11,36,000/-	TNN-6/4048/2007	23/07/2007	16,030/-	80,175/-
62	Mr. Surendranath Bhargava & Hansa Bhargava	205	20.620	20,88,888 /-	9,90,125/-	TNN-6/00210/2010	15/01/2010	20,890/-	1,25,400/-
63	Mrs. Jyoti Singh & Captain Surender Singh	206	20.620	16,03,500/-	15,00,000/-	TNN-6/04725/2007	03/09/2007	16,040/-	80,200/-



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M/S BHOOMI MALL PREMISES CO-OPERATIVE SOCIETY LIMITED

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President

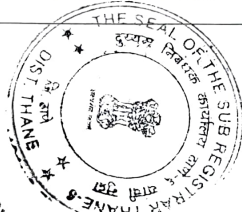
*[Signature]*  
Secretary

Cashier



**BHOOMI MALL PREMISES CO.OP. HOUSING SOCIETY LTD.**  
**PLOT-9, SECTOR-15, CBD BELAPUR, NAVI MUMBAI**  
**LIST OF PRESENT MEMBERS**

SR. NO	NAME	SHOP NO.	AREA IN CARPET SQ.MTR.	AGREEMENT VALUE	MARKET VALUE	DOC. NO.	REG. DATE	REG. FEES	STAMP DUTY
73	High Point Realtors Pvt. Ltd.	214	74.341	66,02,000/-	26,40,000/-	TNN-6/05220/2011	16/11/2011	30,000/-	3,30,200/-
74	Jagan Nath Dogra & Neeta Devi Dogra	215	20.620,	21,10,000/-	13,91,250/-	TNN-6/511/2012	07/02/2012	21,100/-	1,05,500/-
75	Mr. Prakash Walinjkar	216	18.363	15,50,000/-	7,80,125/-	TNN-6/00843/2010	26/02/2010	15,510/-	93,200/-
76	Mrs. P. Rama Devi & Mrs. Chavali Anuradha	217	20.620	16,03,500/-	10,87,500/-	TNN-11/05419/2007	26/09/2007	16,050/-	80,175/-
77	Mrs. Laxmi Chhapola	218	20.620	18,31,500/-	10,50,000/-	TNN-6/04046/2011	05/09/2011	18,320/-	91,600/-
78	Poonam kumari	219	20.620	13,82,500/-	13,70,600/-	TNN-6/01038/2010	11/03/2010	13,830/-	69,800/-
79	Mr. Shridhar ganpat Gherade	220	20.620	16,03,500/-	10,02,500/-	TNN-6/5771/2007	06/11/2007	16,040/-	80,175/-
80	Mr. Babu George	221	20.620	19,90,000/-	16,25,000/-	TNN-6/1157/2009	09/04/2009	19,900/-	99,500/-
81	Mr. Praveen kumar kalra & Mrs. Shaila Kalra	222	20.620	19,90,000/-	10,95,000/-	TNN-6/927/2009	23/03/2009	19,600/-	99,500/-



Hasilal V. Shah

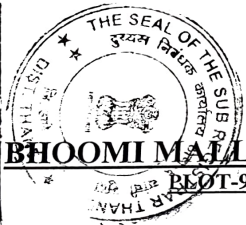
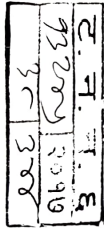
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BHOOMI MALL PREMISES CO-OPERATIVE SOCIETY LIMITED

President

Secretary

Cashier



## BHOOMI MALL PREMISES CO.OP. HOUSING SOCIETY LTD.

PLOT-9, SECTOR-15, CBD BELAPUR, NAVI MUMBAI

### LIST OF PRESENT MEMBERS

SR. NO	NAME	SHOP NO.	AREA IN CARPET SQ.MTR.	AGREEMENT VALUE	MARKET VALUE	DOC. NO.	REG. DATE	REG. FEES	STAMP DUTY
82	Mr. Dhamji N Rambhia & Sanjay J. Vora	223	20.620	13,93,000/-	13,00,000/-	TNN-6/0066/2011	05/01/2011	14,000/-	70,000/-
83	Mr. Mohammed Adil Shaikh & Shabnam Yusuf Panjura	224	20.620	16,03,500/-	16,00,000/-	TNN-6/04204/2007	31/07/2007	16,040/-	80,200/-
84	Mr. Janak Raj Shiv	225	20.620	18,33,000/-	9,00,000/-	TNN-6/02538/2011	27/05/2011	18,330/-	91,700/-
85	Mrs. Sadhna Santosh Unde	226	5.031	3,91,500/-	2,58,500/-	TNN-6/01098/2007	20/02/2007	3,920/-	19,600/-
86	Mr. Hashmukhlal Damji & co.	227	36.668	32,56,500/-	24,13,152/-	TNN-6/00082/2012	09/01/2012	30,000/-	1,62,850/-
87	Jayesh kalyanji gala 2) Pradeep Kalyanji Gala 3) Tinas Manish gala	227-A	24.273	21,56,000/-	14,50,000/-	TNN-6/0085/2012	09/01/2012	21,600/-	1,07,800/-
88	1) Harsha Deepak Gala 2) Tinas Manish Gala 3) Urmil Ramniklal Gala 4) Bhavya Atul Dedhia	227-B	24.273	21,55,500/-	14,50,000/-	TNN-6/00416/2012	01/02/2012	21,560/-	1,07,800/-
89	Heman shantilal Nandu 2) Kantilal Khetshi Rambhia 3) Jayesh murji Chheda 4) Kishore Mansukhlal vora	227-C	24.273	21,56,000/-	14,50,000/-	TNN-6/00089/2012	09/01/2012	21,560/-	1,07,800/-
90	Ninan Ediulla Joy & Ravindra Kumar Singh	227-D	24.273	28,33,600/-	14,50,000/-	TNN-6/2583/2013	30/05/2013	29,840/-	1,79,100/-
	Mr. Dhamji N Rambhia & Sanjay J. Vora	228	57.955	51,47,000/-	20,29,500/-	TNN-6/05219/2011	16/11/2011	30,000/-	2,57,400/-

M/S. BHOOMI MALL PREMISES CO-OPERATIVE SOCIETY LIMITED

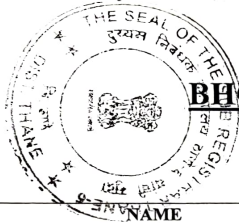
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CO-OPERATIVE SOCIETY LIMITED



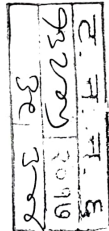


## BHOOMI MALL PREMISES CO.OP. HOUSING SOCIETY LTD.

PLOT-9, SECTOR-15, CBD BELAPUR, NAVI MUMBAI

### LIST OF PRESENT MEMBERS

SR. NO	NAME	SHOP NO.	AREA IN CARPET SQ.MTR.	AGREEMENT VALUE	MARKET VALUE	DOC. NO.	REG. DATE	REG. FEES	STAMP DUTY
91	Mrs. Shalan Dattatraya Gangad	301	9.188	7,15,000/-	8,40,750/-	TNN-6/00688/2007	31/01/2007	8,410/-	42,050/-
92	Kashmir Singh	302	13.690	12,16,000/-	15,30,500/-	TNN-6/00165/2011	10/01/2011	15,370/-	76,600/-
93	Chaman singh Suri	303	13.69	9,25,000/-	9,31,500/-	TNN-6/05242/2010	01/11/2010	9,320/-	46,800/-
94	Fateh singh Jauhal	304	13.69	9,25,000/-	7,91,750/-	TNN-11/04185/2010	20/10/2010	9,290/-	46,500/-
95	Mr. Vasant G. Dedhia & Kusum V. Dedhia	305	13.69	13,21,000/-	8,42,500/-	TNN-6/00878/2008	13/02/2008	13,210/-	66,100/-
96	Ashish Jain & Mr. Nemichand Jain	306	13.69	9,25,000/-	8,39,898/-	TNN-11/04993/2010	15/12/2010	9,290/-	46,500/-
97	Taranjit Singh sethi	307	13.69	12,20,000/-	8,40,750/-	TNN-6/00265/2011	13/01/2011	12,200/-	60,900/-



Haasilal V. Shah

M/S. BHOOMI MALL PREMISES CO-OPERATIVE SOCIETY LIMITED

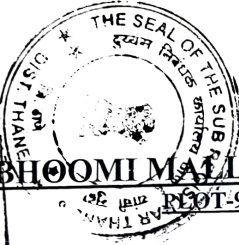
Pr. Secy

Secretary

Cashier

COLLECTOR

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## BHOOMI MALL PREMISES CO.OP. HOUSING SOCIETY LTD.

Plot-9, Sector-15, CBD Belapur, Navi Mumbai

### LIST OF PRESENT MEMBERS

Sr. No	NAME	SHOP NO.	AREA IN CARPET SQ.MTR.	AGREEMENT VALUE	MARKET VALUE	DOC. NO.	REG. DATE	REG. FEES	STAMP DUTY
99	Shri Nathu Ragho Patil & Sau. Bhagabai Nathu Patil	308	13.69	6,37,000/-	4,37,000/-	TNN-05328/2006	06/11/2006	6,370/-	31,850/-
100	Mr. Shankarlal Talesara	309	13.69	13,21,000/-	5,81,500/-	TNN-6/01691/2009	28/05/2009	13,210/-	66,050/-
101	Mr. Kailash Pagaria	310	13.69	13,21,000/-	5,81,500/-	TNN-6/01692/2009	28/05/2009	13,210/-	66,050/-
102	Nirmala Padmanabhan	312	17.740	18,14,000/-	11,64,001/-	TNN-6/01623/2012	23/04/2012	18,140/-	90,700/-
103	Mrs. Rajinder Kuar Sethi	313	17.740	15,79,000/-	10,67,500/-	TNN-6/264/2011	13/01/2011	15,790/-	78,950/-
104	Mr. Alok kumar	313-A	17.740	17,12,000/-	21,75,250/-	TNN-6/00073/2009	07/01/2009	21,760/-	1,08,800/-
105	Mrs. Begum Bi & Mrs. Abdul Salam Khan	313-B	17.740	13,79,500/-	10,87,625/-	TNN-6/2591/2007	24/04/2007	13,800/-	68,975/-
106	Mrs. Saira Anwar Shaikh	313-C	20.700	13,41,500/-	18,26,000/-	TNN-6/3015/2007	21/05/2007	18,260/-	91,300/-
107	Jabeen Masood Sayed & Mr. Chand Masood Sayed	314	29.868	23,23,000/-	19,99,500/-	TNN-6/03688/2007	29/06/2007	23,230/-	1,16,150/-

M/S. BHOOMI MALL PREMISES CO-OPERATIVE SOCIETY LIMITED

Hasilal V. Shah

*(Signature)*  
President

*(Signature)*  
Secretary

Cashier

Cashier





Cashier

Secretary

President



सत्यमेव जयते

# -: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एन.बी.ओ.एफ/ सिडको/ <sup>जनरल [सी.]</sup> ~~प्र.प्र.सी (ओ.एफ.)~~ / १६६४ / जे टी आर / सन २०१० -२०११

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

बेलापूर, भूमी मॉल प्रिमायसेत सहकारी

गृहनिर्माण संस्था मर्यादित मूळद फ. ०ए, सेक्टर-१५,

बेलापूर, नवी मुंबई.

हि संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण ~~गृहनिर्माण~~ <sup>संवेलाधारण</sup> संस्था असून उपवर्गीकरण

~~भाडेकरू सहभागीदारी~~ <sup>व्यापारी</sup> गृहनिर्माण संस्था अस्तित्वात न.



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दिनांक : २७/०१/२०११

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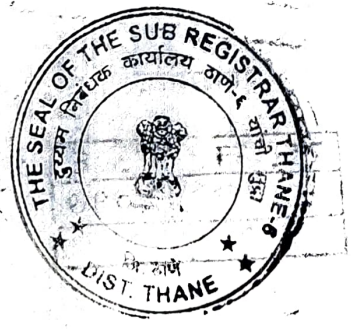
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# B. BHOOMI MALL PREMISES CO-OPERATIVE SOCIETY LIMITED

(REGISTRATION NO. NBOM / CIDCO / GEN. (C) / 1664 / JTR / 2010-11 / DT. 27/01/2011)  
PLOT NO. 9, SECTOR - 15, CBD BELAPUR, NAVI MUMBAI.

No. \_\_\_\_\_

Date : \_\_\_\_\_

**Resolved:** That the Plot No. 09 (along with building constructed thereon situated in sector-15, CBD Belapur, Navi Mumbai, Tal. & Dist. Thane, admeasuring total 3074.40 Sq. Mtrs, is to be leased, conveyance & transferred from the licensees/ Developers i.e M/s Max Realities pvt ltd. (through its Director Mr. Harilal Velji Shah) having its Shop No. 06, Bhoomi Heights, Plot No. 5 & 6, Sector-08, Kharghar, Navi Mumbai-410210 to and in favour of Society comprising of total 125 members (Certified list of members enclosed herewith)

**It is further resolved that**

1. Mr. Amit Gaur (Chairman) & Mrs.Soma Subberwal (Secretary) & Mr. Ninan Ediulla Joy (Treasurer) are hereby authorized and appoint to sign, execute and deliver the lease deed, consent letter, affidavits & all other necessary document for and on behalf of the Society.
2. They are also authorized to present the said document at the office of Sub- Registrar for the purpose of its admission and execution.
3. All the act and deed done by them for the above said purpose shall be duly approved & ratify by the office bearer and member of the society.

Date: 04-04-2017

Place: CBD Belapur

Ms. BHOOMI MALL PREMISES CO-OPERATIVE SOCIETY LIMITED

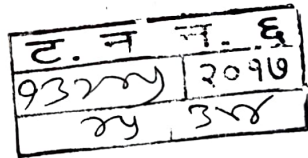
*Soma Subberwal*  
Secretary

Specimen Signature of Office bearer

Mr. Amit Gaur (Chairman) *Amit Gaur*

Mrs.Soma Subberwal (Secretary) *Soma Subberwal*

Mr. Ninan Ediulla Joy (Treasurer)



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# MAX REALTIES PVT. LTD.

Now known as **MAX REALTIES LLP**

Unit No.001, Balaji Business Park, Plot No.3 & 5, CTS. No.785, Marol, Andheri West, Mumbai-400059

\*\*\*\*\*  
**EXTRACT OF THE RESOLUTION PASSED IN MEETING HELD ON 05/11/2017**  
**RESOLVED :**

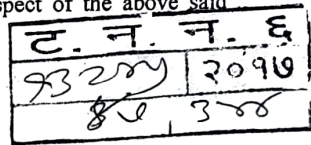
**That the Plot No.9 (along with building constructed thereon) situated in Sector-15, CBD Belapur, Navi Mumbai, Tal. & Dist.Thane, admeasuring about 3074.40 Sq. Mtrs., by the company to be conveyed, transferred & assigned to "BHOOMI MALL PREMISES CO-OP. SOC. LTD." a co-operative society registered under the Maharashtra Co-operative Societies Act, 1960 under the No.NBOM/CIDCO/GEN.(C)/1664/ JTR/ 2010-2011 dated 27/01/2011.**

**IT IS FURTHER RESOLVED THAT:**

- 1) **Mr. Harilal Velji Shah (Director/Designated Partner of M/S. MAX REALTIES PVT.LTD. now known as MAX REALTIES LLP) is hereby authorized and appointed to sign, execute and deliver the Lease Deed & all other necessary documents with CIDCO LTD. for and on behalf of the company.**
- 2) **He is also authorized to present the said document at the office of Sub-Registrar for the purpose of its admission and execution.**
- 3) **All the act and deed done by MR. Harilal Velji Shah in respect of the above said purpose shall be duly ratify & approve by the company.**

Date : 13/11/2017

Place : Navi Mumbai



Yours Truly,

**FOR MAX REALTIES Pvt. Ltd.,**

**(Now known as Max Realities LLP or MAX REALTIES LLP**

1. Nathalal R. Chamria

*N. Patel*

2. Harilal Velji Shah

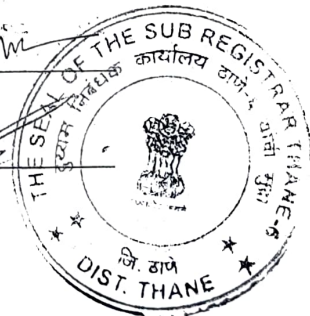
*Harilal V. Shah*

3. Vasant Devji Patel

*V. Patel*

4. Ramesh Lalji Gajra

Directors/Partners

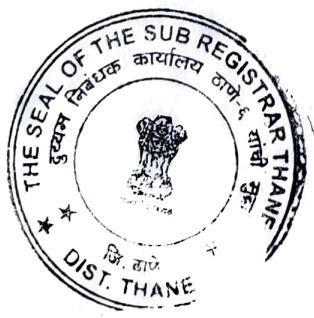


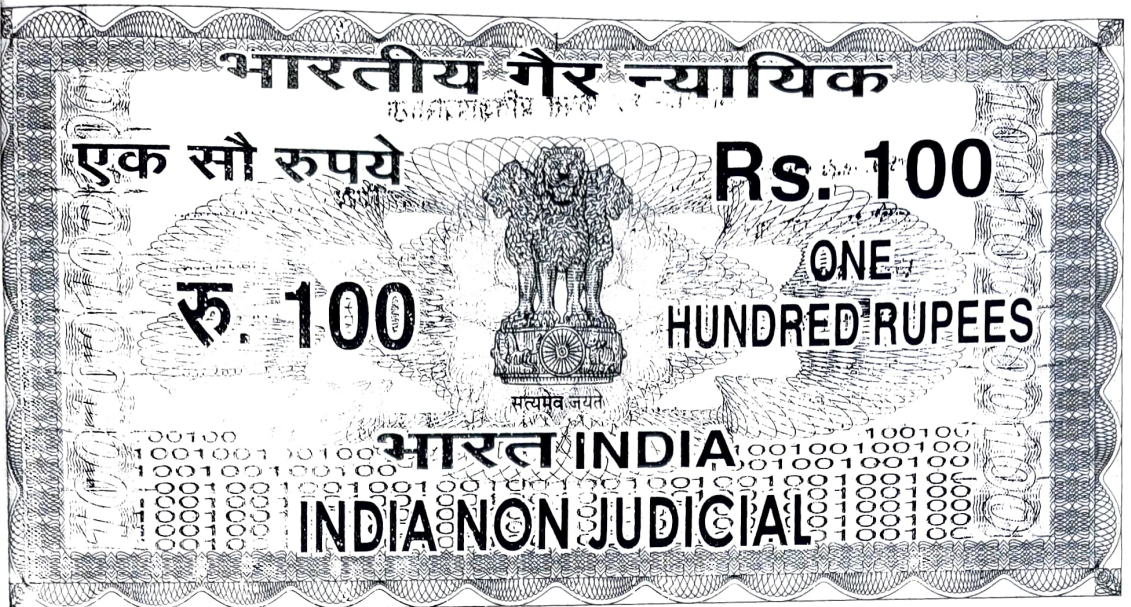
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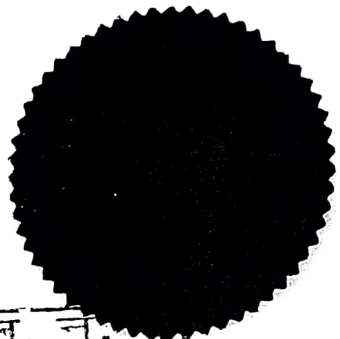
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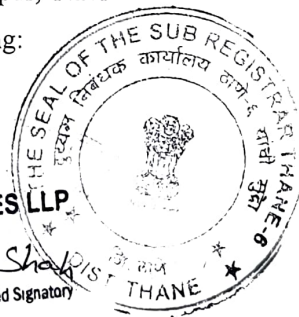
जिल्हा कोषागार कार्यालय,  
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मुद्राक प्रमुख लिपीक / लिपीक



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DECLARATION 88 378

WE MAX REALITIES LLP, registered pursuant to Section 58 (1) of the LLP Act, 2008 (through the hands of its Partner Mr. Harilal Velji Shah) having its office at Plot No. 9, Sector 15, C.B.D., Belapur, Navi Mumbai 400 614 do hereby solemnly affirm and state the following:



For MAX REALITIES LLP  
Harilal V. Shah  
Designated Partner / Authored Signatory

जाडपत्र- १/ फक्त प्रतिज्ञापत्रासाठी 13 NOV 2017

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मुद्रांक विक्री नोंदवही अनु. क्र. .... दिनांक- .....

मुद्रांक विकत घेणा-याचे नाव Mase Realities LLP

रहिवासी पत्ता: De-15, c30

मुद्रांक विकत घेणा-याची / हस्ते सही Nayon

मुद्रांक विक्रीसाठी सही व विक्रीचे ठिकाण:  
शुभे स्टॉम्प वेंडर, दुकान क्र.३१, प्रभात रौंटर,  
सेक्टर-१-ओ, सी.डी.डी. बेरामपूर, नवी मुंबई-४००६१४. (ओ.डी.डी. सही)  
पत्ता क्र. ११०१०३

ज्या व्यक्तीने या मुद्रांक विक्रीचे ठिकाण ठरविले त्या व्यक्तीने या मुद्रांक विक्रीचे ठिकाण ठरविले आहे. या व्यक्तीने या मुद्रांक विक्रीचे ठिकाण ठरविले आहे.

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- 1) We state that we were formally registered under the Company Act, 1956 under the name and style of "MAX REALITIES PVT. LTD."
- 2) We state that MAX REALITIES PVT. LTD. (hereinafter referred to as "the Original Licensee/ Developer") have been leased all that piece and parcel of land bearing Plot No. 9, Sector 15, C.B.D., Belapur, Navi Mumbai 400 614 (hereinafter referred to as "the said Plot") by the CIDCO Ltd. for a lease premium and upon the terms and conditions contained therein.
- 3) We state that the said Original Licensee/ Developer have completed the construction upon the said Plot and have accordingly obtained the Occupancy Certificate from the NMMC.
- 4) We state that said Original Licensee/ Developer have sold the units to the various purchasers vide different registered Agreement for Sale.
- 5) We state that the purchasers of the units in the building constructed upon the said Plot have formed the Co-operative Society by the name "Bhoomi Mall Premises Co-operative Society Ltd." (hereinafter referred to as "the said Society") registered under The Maharashtra Co-operative Societies Act, 1960 bearing No. NBOM/CIDCO/GEN.(C)/1664/JTR/2010-11, dated 27<sup>th</sup> January 2011.
- 6) We state that in the meantime i.e. before execution of the Lease Conveyance Deed the said Original Licensee/ Developer i.e. "Max Realities Pvt. Ltd." have converted into a LLP under the name and style of "MAX REALITIES LLP".

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For MAX REALITIES LLP

*Harilal. V. Shah*

Designated Partner/Authorised Signatory

- 7) We are making this "DECLARATION" to prove the aforesaid facts and to annexed it with the Lease/ Conveyance Deed which have been executed by the CIDCO Ltd. and further to submit the same in the record of CIDCO Ltd.
- 8) That, whatever stated hereinabove is true and correct to the best of our knowledge and information and nothing is concealed herein.

SOLEMNLY AFFIRMED AT MUMBAI ON THIS 9<sup>th</sup> DAY OF NOVEMBER 2017

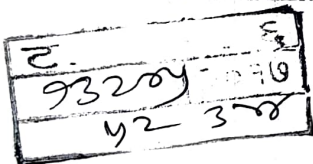
For MAX REALTIES LLP

*Harilal.v.Shah*  
Designated Partner/Authorised Signatory

MAX REALITIES LLP

Through its Partner

MR. HARILAL VELJI SHAH



Explained & identified by me,

*Shah*

Before me

ATTESTED BY ME

*Bandal*

**HEMA S. BANDAL**  
B.S.L., L.L.B., M.L.S.  
ADVOCATE HIGH COURT &  
NOTARY GOVT. OF INDIA  
Flat No. A-302, San Siddhi Tower Co-op.  
Hsg. Soc. Ltd., Plot No. 115, 116 & 117,  
Sector-27, Nerul (E)-400706.  
Havi Mumbai Maharashtra.



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