REGISTERED SALE DEED

BETWEEN

M/s FIDELITY STEELS PRIVATE LIMITED
(Transferor/Seller)

AND

M/s STEMKOR INTERNATIONAL PRIVATE LIMITED
(Transferee/Purchaser)

FLAT NO.201,2ND FLOOR,
PINNACLE 'D' PRIDE
PLOT NO.67, T.P.S.IV, ALMEIDA PARK, BANDRA
WEST, MUMBAI 400050

पावती

Original/Duplicate

Saturday,July 30 ,2016

नोंदणी क्रं. :39म

5:34 PM

Regn.:39M

पावती क्रं.: 8119 दिनांक: 30/07/2016

गावाचे नाव: बांद्रा

दस्तऐवजाचा अनुक्रमांक: वदर4-6853-2016

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: मेसर्स स्टेमकॉर इंटरनॅशनल प्रायव्हेट लिमिटेड तर्फे ऑथोराईज्ड सिग्नेटरी श्री.सचिन महेश नथवाणी - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1100.00
पृष्ठांची संख्या: 55	
एकूण:	रु. 31100.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 5:53 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, अंधेरी-2

सह. दुय्यम निबंधक अंधेरी-२
मुंबई उपनगर जिल्हा

DELIVERED

बाजार मुल्य: रु.40621500 /-

मोबदला रु.43000000/-

भरलेले मुद्रांक शुल्क : रु. 2150000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003126776201617E दिनांक: 30/07/2016

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1100/-

Rathwani

DELIVERED ON..01/08/2016

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन. २०१६

1.दस्ताचा प्रकार :- सेल डिड अनुच्छेद क्रमांक २५.२

2.सादरकर्त्याचे नाव :- मेसर्स स्टेमकॉर इंटरनॅशनल प्रायव्हेट लिमिटेड

3.तालुका :- मुंबई / ✓अंधेरी / बोरीवली / कुर्ला

4.गावाचे नाव :- बांद्रा - एफ

5.नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- ९७७

6. मूल्य दरविभाग (झोन) :- २५ उपविभाग १५५

7.मिळकतीचा प्रकार :- खुली जमीन निवासी ✓ कार्यालय दुकान औद्योगि

प्रति चौ मी.दर :- — २,६९,७०० P — — —

8.दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 1350 कारपेट / बिल्ट अप चौ.मीटर / फूट

9. कारपार्किंग :- — गच्ची :- 150.56 मोटमाळा :- —

10.मजला क्रमांक :- २ उदवाहन सुविधा आहे / ~~नाही~~

11.बांधकाम वर्ष :- — घसारा:- —

12.बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्ध पक्के / कच्चे

13.बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र.:- — ज्याखाली दिलेले [illegible]

14.भाडेकरु व्याप्त मिळकत असल्यास :-1.त्याच्या ताब्यातील क्षेत्र(जुने क्षेत्र) :- —

2.नवीन इमारतीत दिलेले क्षेत्र :- —

3.भाड्याची रक्कम :- —

15.लिव्ह अॅन्ड लायसन्सचा दस्त :-1.प्रतिमाह भाडे रक्कम :- —

निवासी/अनिवासी 2.अनामत रक्कम / आगावू भाडे :- —

3.कालावधी :- —

16.निर्धारीत केलेले बाजारमूल्य :- रु. ४,०६,२९,४००/-

17.दस्तामध्ये दर्शविलेली मोबदला :- रु. ४,30,00,000/-

६८५३ | १ | ५५

२०१६

18.देय मुद्रांक शुल्क:- २९,५०,०००/- भरलेले मुद्रांक शुल्क:- २९,५०,०००/-

19.देय नोंदणी फी:- 30,000/-

लिपीक

सह दुय्यम निबंधक

HEAD OF THE JOINT SUB REGISTRAR ANDHERI NO. 2
सह दुय्यम निबंधक अंधेरी क्र. २
MUMBAI DIST. (BANDRA)

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2
MUMBAI SUBURBAN DIST. (BANDRA)

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Index-2(सूची - २)

30/07/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 2
दस्त क्रमांक : 6853/2016
नोदंणी :
Regn:63m

गावाचे नाव : **1) बांद्रा**

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	43000000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	40621500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :, इतर माहिती: रेसिडेन्शियल प्रिमायसेस फ्लॅट नं.201 क्षेत्रफळ 1350 चौ फूट कार्पेट एरिया दुसरा मजला,बिल्डिंग पिनॅकल डि प्राईड अपार्टमेंट्स कन्डोमिनिअम सीटीएस नं.977 प्लॉट नं.67 टिपीएस 4 अल्मेडीया पार्क बांद्रा पश्चिम मुंबई 400050 मौजे बांद्रा एफ तालुका अंधेरी जिल्हा मुंबई उपनगर . तळ + 7 मजल्यांची इमारत सोबत उद्वाहन सुविधा.((C.T.S. Number : 977 ; Plot Number : 67 ;))
(5) क्षेत्रफळ	1) 150.56 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स फिडिलिटी स्टील्स प्रायव्हेट लिमिटेड तर्फे ऑथोराईज्ड सिग्नेटरी श्री.नितीन गुप्ता - - वय:-27; पत्ता:--, 2, ऑफिस - 44ए धिरज हेरिटेज, -, एस.व्ही.रोड , सांताक्रूझ पश्चिम मुंबई, सांताक्रूजा सेंट्रल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400054 पॅन नं:-AAACF9380M
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स स्टेमकॉर इंटरनॅशनल प्रायव्हेट लिमिटेड तर्फे ऑथोराईज्ड सिग्नेटरी श्री.सचिन महेश नथवाणी - - वय:-30; पत्ता:--, -, ऑफिस - 333 धिरज हेरिटेज , -, एस.व्ही.रोड सांताक्रुज पश्चिम मुंबई , सांताक्रूजा सेंट्रल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400054 पॅन नं:-AARCS3543C
(9) दस्तऐवज करुन दिल्याचा दिनांक	30/07/2016
(10)दस्त नोंदणी केल्याचा दिनांक	30/07/2016
(11)अनुक्रमांक,खंड व पृष्ठ	6853/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2150000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

10रु. Rs.10 Rs.10 TEN RUPEES

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 2 MUMBAI SUBURBAN DIST. (BANDRA)

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 अंधेरी-२,
मुंबई उपनगर जिल्हा.

Summary-2(दस्त गोषवारा भाग - २)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 201607302401 30 July 2016,05:31:16 PM

मूल्यांकनाचे वर्ष	2016
जिल्हा	मुंबई(उपनगर)
मूल्य विभाग	25-बांद्रा - एफ (अंधेरी)
उप मुल्य विभाग	25/155 भुभाग: उत्तरेस पी.डी. हिंदूजा मार्ग, पूर्वेस व्ही.पी.रोड, दक्षिणेस गुरूनानक रोड व पश्चिमेस मॅन्यूअल गोन्सालवीस मार्ग व आंबेडकर मार्ग.
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#977

वार्षिक मूल्य दर तक्त्यानूसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दूकाने	औद्योगीक	मोजमापनाचे एकक
175100	269800	322000	446700	269800	चौरस मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र-	150.56चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.269800/-
उद्ववाहन सुविधा-	आहे	मजला -	Ground floor To 4th floor		

मजला निहाय घट/वाढ = 100% apply to rate= Rs.269800/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर =(((वार्षिक मुल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार नविन दर)+ खुल्या जमिनीचा दर)

= (((269800-175100) * (100 / 100))+175100)

=

Rs.269800/-

A) मुख्य मिळकतीचे मुल्य = वरील प्रमाणे मुल्य दर * मिळकतीचे क्षेत्र

= 269800 * 150.56

= Rs.40621088/-

एकत्रित अंतिम मुल्य = मुख्य मिळकतीचे मुल्य +तळघराचे मुल्य + मेझॅनाईन मजला क्षेत्र मुल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + इमारती भोवतीच्या खुल्या जागेचे मुल्य

= A + B + C + D + E + F + G + H

= 40621088 + 0 + 0 + 0 + 0 + 0 + 0 + 0

=Rs.40621088/-

Home Print

OFFICE OF THE JOINT SUB REGISTRAR ANDHERI No. 2 (BANDRA)

९८५३ | २ | ५५

२०१६

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2
MUMBAI SUBURBAN DIST. (BANDRA)

६८५३ / ४४

२०२६

CHALLAN
MTR Form Number-6

GRN	MH003126776201617E	BARCODE		Date 30/07/2016-13:29:38	Form ID 25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty	TAX ID (If Any)	
	Registration Fee	PAN No. (If Appliacable)	AARCS3543C
Office Name	BDR4__JT SUB REGISTRAR ANDHERI 2	Full Name	STEMKOR INTERNATIONAL PRIVATE LIMITED
Location	MUMBAI		
Year	2016-2017 One Time	Flat/Block No.	FLAT NO 201 SECOND FLOOR PINNACLE
Account Head Details	Amount In Rs.	Premises/Building	D PRIDE APARTMENT CONDOMIN
0030045501 Stamp Duty	2150000.00	Road/Street	CTS NO 917 TPS IV ALMEDA PARK BANDRA
0030063301 Registration Fee	30000.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 5 0
		Remarks (If Any)	PAN2=AAACE9380M~SecondPartyName=FID ELITY STEELS PVT LTD~
		Amount In Words	Twenty One Lakh Eighty Thousand Rupees Only
Total	2180000.00		

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	REF No.	03006172016073000287	70670018
Cheque/DD No		Date		30/07/2016-13:36:20	
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9821938756

FIDELITY STEELS PVT. LTD. MUMBAI

STEMKOR INTERNATIONAL PRIVATE LIMITED MUMBAI

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2
MUMBAI SUBURBAN DIST. (BANDRA)

६५३२	६५५	
२०१६		

CHALLAN

MTR Form Number-6

DEFACED FOR RS:2180000.00

USER IGR187(BDR4) IGR187(BDR4)

GRN	MH003126775201617E	**BARCODE**	**DATE** 30/07/2016 (iS)-323-6853	**Date** 30/07/2016-13:28:06 (iS)-323-6853	**Form ID** 25.2
Department	Inspector General Of Registration			**Payer Details**	
Type of Payment				**TAX ID (If Any)**	
PAN No. (If Appliacable)	AARCS3543C				
Office Name	BDR4__JT SUB REGISTRAR ANDHERI 2			**Full Name**	STEMKOR INTERNATIONAL PRIVATE LIMITED
Location	MUMBAI				
Year	2016-2017 One Time			**Flat/Block No.**	FLAT NO 201 SECOND FLOOR PINNACLE
Account Head Details		**Amount In Rs.**		**Premises/Building**	D PRIDE APARTMENT CONDOMIN
0030045501	Stamp Duty	2150000.00		**Road/Street**	CTS NO 977 TPS IV ALMEIDA PARK BANDRA
0030063301	Registration Fee	30000.00		**Area/Locality**	MUMBAI
				Town/City/District	
				PIN	4 0 0 0 5 0
				Remarks (If Any)	PAN2=AAACF9380M~SecondPartyName=FIDELITY STEELS PVT LTD~
				Amount In Words	Twenty One Lakh Eighty Thousand Rupees Only
Total		2180000.00			

Payment Details	PUNJAB NATIONAL BANK		**FOR USE IN RECEIVING BANK**		
Cheque-DD Details			Bank CIN	REF No.	03006172016073000287 70670018
Cheque/DD No			Date		30/07/2016-13:36:20
Name of Bank			Bank-Branch		PUNJAB NATIONAL BANK
Name of Branch			Scroll No. , Date		Not Verified with Scroll

Sr.No.	Deface Number	AMOUNT
1	00018342302016 17	30000.00
2	00018342302016 17	2150000.00

(Amt.in words) Twenty One Lakh Eighty Thousand Rupees Only

Mobile No. : 9821938756

THE OFFICE OF THE JOINT SUB REGISTRAR ANDHERI NO. 2 MUMBAI SUBURBAN DIST. (BANDRA)

ECS 2. 6 44

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 MUMBAI SUBURBAN DIST. (BANDRA)

EL43.	544	
POST		

SALE DEED

THIS SALE DEED is made and entered into at MUMBAI this 30th day of July 2016.

BETWEEN

M/s. FIDELITY STEELS PRIVATE LIMITED, CIN No. U27100MH2005PTC158095 a Company Registered under the provisions of Companies Act, 1956 and having its registered office at 44A Dheeraj Heritage, Second Floor, S V Road, Santacruz West, Mumbai 400054, hereinafter referred to as the **"VENDORS/SELLERS"** and herein after for brevity sake referred to as the **"TRANSFERORS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, legal representatives, successors and assigns) of the **FIRST PART;**

AND

M/s. STEMKOR INTERNATIONAL PRIVATE LIMITED, CIN No. U74999MH2012PTC229423 a Company Registered under the provisions of Companies Act, 1956 and having its registered office at 333, Dheeraj Heritage, S.V. Road, Santacruz West Mumbai 400054 hereinafter referred to **"VENDEE/PURCHASER"** and herein after for brevity sake referred to as the **"TRANSFEREE"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, legal representatives, administrators, successors and assigns) of the **SECOND PART.**

M/s. FIDELITY STEELS PRIVATE LIMITED

Authorized Signatory

M/S. STEMKOR INTERNATIONAL PRIVATELIMITED

Authorized Signatory

Whereas, the TRANSFERORS had purchased and acquired the SAID FLAT along with all rights, title and interest vide an Agreement for Sale executed on 3rd February 2006 and thereafter registered on 4th February 2006 entered by and between M/S. Puja Constructions referred to as the "PROMOTER/DEVELOPER" therein and the "TRANSFERORS" mentioned hereinabove and M/s. Fidelity Steels Private Limited referred to as the "FLAT PURCHASERS" therein and the said M/S. Puja Constructions agreed to sell to the Purchasers therein and TRANSFERORS herein agreed to purchase from M/S. Puja Constructions the SAID FLAT being FLAT NO. 201 admeasuring 1350 SQ. FT. carpet Area on the Second floor of the Building Known as "PINNACLE D' PRIDE", Situated at C.T.S No. 977, Plot No 67, TPS IV, Almeida Park, Bandra West, Mumbai 400 050 at the price and on the terms and conditions mentions therein on the land more particularly described in **SCHEDULE** written hereunder.

AND WHEREAS the Said Original Agreement for Sale with M/S. Puja Constructions was executed on 3rd February 2006 and was lodged for registration in the office of the Sub-Registrar of Assurances at Andheri-02 under Registration Sr. No. **BDR-4/829/2006** and was registered on **4th February 2006**.

AND WHEREAS THE TRANSFERORS herein paid the entire consideration of the SAID FLAT to the said M/S. Puja Constructions as per the agreement recited therein and the said M/S. Puja Constructions admitted and confirmed of the receipt of the said consideration amount and also confirmed that no amount is due and payable by TRANSFERORS herein in respect of purchase of the SAID FLAT and TRANSFERORS herein have taken actual possession of the SAID FLAT and until this day are in lawful occupation and possession of the SAID FLAT.

M/s. FIDELITY STEELS PRIVATE LIMITED

Authorized Signatory

M/S. STEMKOR INTERNATIONAL PRIVATELIMITED

Authorized Signatory

WHEREAS by virtue of the aforesaid Agreement for Sale, the TRANSFERORS herein are the legal, lawful and absolute owners of the FLAT NO. 201 admeasuring 1350 SQ. FT. carpet area on the second floor of building known as "PINNACLE D' PRIDE" Apartments Condominium, Situated at C.T.S No. 977 , Plot No 67, TPS IV, Almeida Park, Bandra West, Mumbai 400 050 and more particularly described in the SCHEDULE hereunder written AND hereafter referred to as the "SAID FLAT".

AND WHEREAS THE TRANSFEREE has approached to the TRANSFERORS with an intention to purchase the SAID FLAT and examined the copies of the title deeds and were desirous of purchasing the rights, title, share and interest of the TRANSFERORS in respect of the SAID FLAT. After various meetings and negotiations between both the parties, the TRANSFERORS have agreed to sell, transfer and assign to the TRANSFEREE and the TRANSFEREE has acquired and purchased from the TRANSFERORS the SAID FLAT being Flat No. 201 admeasuring 1350 SQ. FT. carpet area , on the second floor of building known as "PINNACLE D' PRIDE" Apartments Condominium, Situated at C.T.S No. 977, Plot No 67, TPS IV, Almeida Park, Bandra West, Mumbai 400 050 together with all common benefits and facilities available thereto for a Total **Consideration of Rs. 4,30,00,000/= (Rupees Four Crores Thirty Lakhs only)** and the parties hereto are desirous of execution and registration of Sale Deed in respect thereof.

THAT TRANSFERORS hereby declare that they are legal and lawful members of the "PINNACLE D' PRIDE" Apartments Condominium, of the said premises in the building referred to herein above, and that the TRANSFERORS have full rights, title, share, interest and possession of the SAID FLAT in the said society's/condominium building.

M/s. FIDELITY STEELS PRIVATE LIMITED

Authorized Signatory

M/S. STEMKOR INTERNATIONAL PRIVATELIMITED

Authorized Signatory

THAT the TRANSFEREE Company is desirous of acquiring the said rights in the SAID FLAT with all deposits and contributions made by the TRANSFERORS with various local authorities for the benefit, enjoyment and occupation of the SAID FLAT.

AND WHEREAS TRANSFERORS have sold, assigned and transferred to the TRANSFEREE all the said rights, titles and interest of the SAID FLAT and have handed over peaceful and vacant possession of the SAID FLAT to the TRANSFEREE for the Agreed Consideration of **RS. 4,30,00,000/= (Rupees Four Crores Thirty Lakhs Only)** with all deposits and contributions made by the TRANSFERORS either through the builders or the Society and with various local authorities for the benefits, enjoyment and occupation of the SAID FLAT.

AND WHEREAS the TRANSFEREE Company has purchased the said rights of the SAID FLAT along with all deposits and benefits thereof at and for the total consideration as mentioned hereinabove and also agree to get the membership transferred in the name of the Transferee Company with permanent right of use and occupation of the SAID FLAT after registration of this Sale Deed.

NOW THIS AGREEMENT WITNESSETH AND HEREBY MUTUALLY AGREED, DECLARED, CONFIRMED, AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1) The TRANSFERORS have assigned and transferred all the rights of the SAID FLAT with all deposits and benefits thereof to the TRANSFEREE for the Agreed Consideration and the TRANSFEREE has paid to the TRANSFERORS the entire amount of Agreed Consideration less TDS @ 1% on the consideration amount of Rs. 4,30,00,000/= (Rupees Four Crore Thirthy Lakhs only) equivalent to **Rs. 4,25,70,000/- (Rupees Four Crores Twenty Five Lakhs Seventy Thousand Only)** by issuing cheque bearing No. "099471" in favour of "Fidelity Steels Private Limited" drawn on Syndicate Bank, Mumbai.

M/s. FIDELITY STEELS PRIVATE LIMITED

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The TRANSFERORS do hereby admit and acknowledge to have received the said sum of Rs. 4,25,70,000/- (Rupees Four Crores Twenty Five Lakhs Seventy Thousand Only) in the manner as mentioned hereinabove being full and final Payment out of Agreed Consideration and the TRANSFERORS doth acquit, release and discharge every part thereof to the TRANSFEREE forever.

2) The TRANSFERORS declares that all the amounts pertaining to the SAID FLAT have been paid and no dues of any nature whatsoever in respect thereof, are payable to the said builders or to the said condominium. The TRANSFEREE also agrees and undertakes to pay dues, if any, to the said condominium or any other authorities including the deficiency in payment of Municipal Taxes, Electricity Charges, Water Charges etc thereof for the period until possession of the SAID FLAT handed over to the TRANSFEREE.

3) Should the **TRANSFEREE** be required to suffer, incur or meet any expenses or losses or liabilities or inconveniences due to or on account of or by the reason of any declaration, representation, warranty, confirmation, any covenant or undertaking, , by the **TRANSFERORS** being found out to be false or untrue at anytime hereinafter, the **TRANSFERORS** hereby agree to indemnify and keep indemnified the **TRANSFEREE** against all such expenses and losses including the expenses and costs incurred by the **TRANSFEREE** for enforcing the said indemnity contained herein.

2643	93	44

4) The TRANSFERORS declares that they have obtained necessary permission from the said society or condominium, as required under the Rule 40 (a) of the Bye-Laws of the said society or condominium, to transfer all their rights, title and interest in respect of the SAID FLAT, including shares and deposits in favor of the TRANSFEREE, and the TRANSFEROR hereby has agreed and

M/s. FIDELITY STEELS PRIVATE LIMITED

Authorized Signatory

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undertakes to co-operate and assist with the TRANSFEREE perfectly and effectively transferring the SAID FLAT with all benefits thereof unto the TRANSFEREE.

5) The TRANSFERORS declares that they have full right, absolute power and authority to sell, assign and transfer to the TRANSFEREE all their rights, title and interest in respect of the SAID FLAT and that no other person or persons has/have any right, title, interest or claim or demand of any nature whatsoever into over upon the SAID FLAT or any part thereof either by way of Sale, Exchange, Mortgage, Gift, Trust, Lien Or Tenancy or otherwise over the SAID FLAT and the SAID FLAT is absolutely free from all attachments and encumbrances beyond reasonable doubts and the TRANSFEROR hereby agrees and undertakes to indemnify and keep indemnified the TRANSFEREE against all such Acts, Actions, Claims, Demands, Proceedings, Costs and expenses arising from any third person or persons relating to the SAID FLAT.

6) The TRANSFERORS have hereby agreed that they are in receipt of the said consideration amount from the TRANSFEREE and the TRANSFERORS have handed over peaceful vacant possession of the SAID FLAT to the TRANSFEREE along with all relevant documents including Bills, Receipts, Vouchers, and Correspondences etc. standing in their name with respect to the scheduled flat and have also handed over the Original Agreements for Sale which has been registered under Serial No. BDR-4/829/2006.

7) The TRANSFERORS hereby agrees and undertakes to execute all further Agreements, Conveyance, Affidavits, Undertakings and Forms etc. in favor of the said society/builder/condominium for perfectly and effectively transferring the SAID FLAT with all benefits thereof including all amount standing to the credits of the TRANSFERORS in the records

M/s. FIDELITY STEELS PRIVATE LIMITED

Authorized Signatory

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of the said society/condominium towards Deposits, Loan Stock Bonds, Sinking Funds, Dividend etc. unto the TRANSFEREE.

8) This agreement has been concluded between the parties hereto on the basis of the representation of the TRANSFERORS that their agreement with the Builders for purchase of the SAID FLAT and their membership with the said society/condominium are valid and subsisting and no notice of requisition or acquisition of the SAID FLAT or termination of membership have been received by them. The TRANSFEREE Company declares that they have inspected all the documents in respect of the SAID FLAT and have been fully satisfied thereof.

9) All expenses incidental to this agreement including Cost of Agreement, Stamp duty, Registration Fees & Charges, Legal Expenses etc. if any payable on this Sale Deed shall be borne and paid by the TRANSFEREE who shall also observe and perform all stipulations and rules laid down by the Co-operative Housing Society Limited or condominium in relation to the occupation and use of the SAID FLAT in the condominium and shall pay and contribute regularly and punctually towards the maintenance, taxes, expenses or other outgoings in respect of the SAID FLAT as and when due from the date of possession.

10) Both the parties hereby confirm that the Transferees will be deducting Income Tax at source @ 1% of the full consideration i.e. Rs. 4,30,000/= (Rupees Four Lakhs Thirty Thousand Only) as provided in section 194 A of the Income Tax Act, 1961 and deposit the same in the government treasury. The Transferees further undertake to issue T.D.S certificate in form 16B to the Transferors once the same is ready for download from the Income Tax Department website.

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M/s. FIDELITY STEELS PRIVATE LIMITED

Authorized Signatory

M/S. STEMKOR INTERNATIONAL PRIVATELIMITED

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11) The TRASNFERORS or their authorized representatives as per Resolution of their Board of directors shall present themselves at the office of the respective Sub-Registrar of Assurances and admit execution of this Sale Deed.

12) This Sale Deed executed is subject to the provisions of the Maharashtra Ownership Flat Act 1963.

13) The Transfer Fees payable to Society/Builders/condominium on this Agreement shall be borne and paid equally by the TRANSFERORS and the TRANSFEREE OR shall pay as per mutually agreed terms between them.

14) All disputes under this agreement are subject to the jurisdiction of court in Mumbai only.

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 MUMBAI SUBURBAN DIST. (BANDRA)

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M/s. FIDELITY STEELS PRIVATE LIMITED

FIDELITY STEELS PVT. LTD. MUMBAI

Authorized Signatory

M/S. STEMKOR INTERNATIONAL PRIVATELIMITED

Authorized Signatory

SCHEDULE OF PROPERTY

Residential Premises being Flat No. 201 admeasuring 1350 sq. ft. carpet area on the second floor of building known as "PINNACLE 'D' PRIDE" Apartments Condominium Situated at C.T.S No. 977, Plot No 67, TPS IV, Almeida Park, Bandra West, Mumbai-400 050 together with all common benefits and facilities on all that piece or parcel of land or ground lying being and situate at plot no 67 of T.P.S. IV of revenue village Bandra – F of Taluka Andheri within the limits of Brihanmumbai Municipal Corporation and in the Registration district and Sub-District of Andheri. The said building comprises of ground plus 7 upper floors and is with lift facility.

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M/s. FIDELITY STEELS PRIVATE LIMITED

Authorized Signatory

M/S. STEMKOR INTERNATIONAL PRIVATELIMITED

Authorized Signatory

IN WITNESS WHEREOF THE TRANSFERORS AND THE TRANSFEREE HERETO AND HEREUNTO SET AND SUBSCRIBED, THEIR RESPECTIVE HANDS TO THESE PRESENTS ON THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES:

SIGNED & DELIVERED by the within named
The VENDORS/SELLERS/TRANSFERORS
M/S. FIDELITY STEELS PRIVATE LIMITED
represented through its Authorized Signatory
Mr. Nitin Gupta; as per Resolution of Board of
Directors dated 25.07.2016

FOR FIDELITY STEELS PVT. LTD.

AUTHORISED SIGNATORY

In the presence of :-

1. Amit munota
2. Sushant M.

SIGNED & DELIVERED by the within named
The VENDEE/PURCHASER/TRANSFEREE
M/S. STEMKOR INTERNATIONAL PRIVATE LIMITED
represented through its Authorized Signatory
Mr. Sachin Nathwani; as per Resolution of
Board of Directors dated 25.07.2016

FOR STEMKOR INTERNATIONAL PRIVATE LIMITED

AUTHORISED SIGNATORY

In the presence of :-

1. MUDIT BOTHRA
2. Sushant M.

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 MUMBAI SUBURBAN DIST. (BANDRA)

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M/s. FIDELITY STEELS PRIVATE LIMITED

FIDELITY STEELS PVT. LTD. MUMBAI

Authorized Signatory

M/S. STEMKOR INTERNATIONAL PRIVATELIMITED

Authorized Signatory

STEMKOR INTERNATIONAL PRIVATE LIMITED MUMBAI

RECEIPT

RECEIVED of and from the within named Purchaser M/S. **STEMKOR INTERNATIONAL PRIVATE LIMITED,** a sum of Rs. 4,25,70,000/- (Rupees Four Crores Twenty Five Lakhs Seventy Thousand Only) Paid by Cheque No. "099471" drawn on Syndicate Bank in favour of "Fidelity Steels Private Limited" along with this receipt as the full and final consideration of the said Flat No. 201, 2nd Floor, "PINNACLE D' PRIDE" Apartments Condominium, Situated at C.T.S No. 977, Plot No 67, TPS IV, Almeida Park, Bandra West, Mumbai-400 050 , admeasuring 1350 sq feet carpet area.

I Say Received

For **Fidelity Steels Pvt. Ltd**.

Authorized Signatory

M/s. FIDELITY STEELS PRIVATE LIMITED

Authorized Signatory

M/S. STEMKOR INTERNATIONAL PRIVATE LIMITED

Authorized Signatory

POSSESSION LETTER

We, **M/s. FIDELITY STEELS PRIVATE LIMITED** having our registered office at 44A, Dheeraj Heritage, Second Floor, S V Road, Santa Cruz West, Mumbai 400050, Plot No. 67 TPS IV, Almeida Park, Bandra West, Mumbai 400050, the owners of Flat No. 201 admeasuring 1350 sq. ft. carpet area on the second floor of building known as **"PINNACLE D' PRIDE"** Apartments Condominium Situated at C.T.S No. 977, Plot No 67, TPS IV, Almeida Park, Bandra West, Mumbai-400 050, hereby hand over vacant possession of the said property to **M/s. Stemkor International Private Limited** having our registered office at 333, Dheeraj Heritage, S.V. Road, Santacruz West Mumbai 400 054.

On this 30th day of July, 2016.

Possession Given

M/s. FIDELITY STEELS PRIVATE LIMITED

Possession Taken

M/S. STEMKOR INTERNATIONAL PRIVATE LTD

M/s. FIDELITY STEELS PRIVATE LIMITED

Authorized Signatory

M/S. STEMKOR INTERNATIONAL PRIVATELIMITED

Authorized Signatory

मालमत्ता पत्रक

गाव/शहर -- एफ.वॉर्ड. तालुका/न.भू.मा.का. -- न.भू.अ.बांद्रा जिल्हा -- मुंबई उपनगर जिल्हा

भूमापन क्रमांक	क्षेत्र	आकारणीचा तपशील	शासनाकडून निर्माण झालेल्या जमिनीबाबत माहिती (सर्वसाधारण अगर विशेष)
E/९७७८	Sq. yds. (९७५) चो.मि. ८१५.२ ४०७.६ ४०७.६ प विभाजनाने न.भू.क्र. ९७७ब स्वतंत्र मिळकत झाली.	(C-I) C	[Rs. ५४.८५ N.P. १-८-४२ ते ३१-७-६४., १-८-६४ ते ३१-७-६७. १-८-६७ ते ३१-७-७०. [Rs.१०१.८० from १-८-७१.] [रु. २१९.६० १-८-७६ पासून.] रु.१०१.८० १.८.१९७१ पासून

अधिभार	----------
सध्या मुळ धारक	(Shaikh Mahomad Usman Meharbax. As per R. of R.)
1948	
भार	----------
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तारीख	व्यवहार	दाखल क्रमांक	धारण धारक (धा) मालक (म) विक्री भार (भा)	फेरफार
१२/१२/१९५२	Sale deed for Rs.१३४००/- १-२-४९. R. of R.	१५८. ४२७५.	[(H)] [१) Ratanshaw Mancharji Cavarana.] [२) Johamina Ratanshaw Cavarana.] [३) Jalbai Ratanshaw Cavarana.] [४) Minochur Ratanshaw Cavarana.] [५) Jamshed Ratanshaw Cavarana.]	फेरी- C.T.S.O.
१२/१२/१९५२	Transfer of mortgage Rs. २५०००/- २४-४-५२.	८२८. Jan-५२.	(H) Merwanji & Nariman Mody Bulsara.	फेरी- १२/१२/१९५२ C.T.S.O.
२२/०३/१९६८	Release deed for Rs. २००००/- १४-७-१९५६ from Nazarwanji & Nariman.	S.R. २५९.पु. ता.१ February १९५९.	(H) Ratanshaw Nazarwanji & ४ others.	फेरी- C.T.S.O.
२२/०४/१९६२	N.A.A. entered as per DDC.'s No. LNDA. ८५४८ dated १९-४-६२.			फेरी- १२/०४/१९६२ C.T.S.O.
१८/११/१९६८	रतनशा मनचरजी मफत ता. १४-१०-६३ प्रोबेट ता. ३१-५-६६ प्रो. नोंद.	———	(H) [१) श्रीमती. तेहमीना रतनशा कावाराणा.] [२) जाल रतनशा कावाराणा.] [३) मिनू रतनशा कावाराणा.] [४) जमी रतनशा रतनशा कावाराणा.] [एक्झिक्यूटर.]	फेरी- १८/११/१९६८ न.भू.अ.क्र. २भू.उ.भू.

CERTIFIED TRUE COPY
VARDHA K. CHARI
M. C. G. B. - LIC. NO. C-59

THE SEAL OF THE JOINT SUB REGISTRAR BANDRA (W) MUMBAI SUBURBAN DIST. (BANDRA)

(मालमत्ता पत्रक - १ -)

विभागाचे — एफ वॉर्ड तालुका/जि.भू.मा.क. -- म.भू.अ.बांद्रा जिल्हा -- मुंबई उपनगर जिल्हा

गाव नमुना क्रमांक	क्षेत्र चौ.मी.	भारनामाकार	शासनाला विक्रीस असलेल्या जमीन भाडपट्ट्याचा तपशील आणि त्याच्या कर तपासणीचे नियम क्रमांक

३/२७७अ

दिनांक	व्यवहार	शेत क्रमांक	शीर्षक धारक (धा) मधुकर (म) विक्री भार (भा)	संकीर्ण
०६/०६/१९६९	भा.म.क्रा २९५.६ च्या कलम ३ पाचे कार्यवाही नुसार म.रा.म.क्रा २९५८ च्या कलम ३ च्या तरतुदीनुसार व भा.म.क्रा नाणे संबंधी कायद्यानुसार भोग वाटपाचे रूपांतर केले.			फाडी - ०६/१२/१९६९ वि.विनियुक्त (१) दुनाया.
~~[illegible]~~ १०/८/७०	मे.सब.डी. ऑ.वि.एस.डी. यांचे कडील नं. DLN/LNDA/[illegible] दि. १-७-७० अन्वये बिनशेती सारा मुदत बाढ केली.			फाडी - ०६/१२/१९६९ म.भू.अ.क्र. २मुं.उ.मु.
१२/०७/१९७४	उपविभागीय अधि. मुंबई उप.आदेश क्र. DLN/LNDA/[illegible] अन्वये बिनशेती आकार १०९.८० मुदत १/८/७२ पासून.			फाडी - १२/०७/१९७४ म.भू.अ.क्र. २मुं.उ.मु.
१७/०२/१९८४	उपविभागीय अधि. मुंबई उप. आदेश क्र. DLN/LNDA-[illegible] अन्वये सुधारीत बिनशेती सारा र.रु.२१९.६० मुदत १-८-७९ पासून.			फाडी - १७/०२/१९८४ म.भू.अ.क्र. २मुं.उ.मु.
[illegible] २५/८६	अर्ज,प्रोबेट, व भा. म.भू.अ.क्र.२ यांचे आदेशाने मयत लोरमोन व नमशेद यांची नोंद कमी व वारस दाखल.	३.[illegible]	(म) श्री. मालकम नमशेद कावाराणा.	फाडी - [illegible]
२८/०७/२००२	श्री. नाल रतनशा कावराणा ने दि. २४/४ २००० रोजी मयत झालेले त्यांचे मृत्युपत्र या उच्च न्यायालयाच्या डिव्हिजन पिटीशन क्र. २४/२००२ २६/७/२००२ नुसार प्रोबेट आणि प्रतिज्ञापत्राच्या मृत धारकाचे नाव कमी केले व न्यायालय कामकाज [illegible]	पिटीशन क्रमांक २४/२००२/२६/७/२००२	----------	फाडी - २८/०७/२००२ म.भू.अ.बांद्रा
२८/०७/२००२	दुय्यम निबंधक मुंबई कडील नोंदणी कृत [illegible] र.रु.१,१५,००,००० [illegible] ५२,५०,०००/- [illegible] रतनशा कावराणा [illegible] दिल्याने अविभाजित [illegible] नाव कमी केले आणि [illegible] यांचे नावाची नोंद केली.	र.न.क्र. मे बदर [illegible]३३/२००० [illegible] २८/५/२००० [illegible] ने बदर [illegible] २००१/२८/४/२०००	- धारक - -मे. लोक अंड कन्स्ट्रक्शन प्रा. लि.-	फाडी - २८/०७/२००२ म.भू.अ.बांद्रा

SUB REGISTRAR ANDHERI NO. 2 MUMBAI SUBURBAN DIST. BANDRA

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VARDHA K. CHARI
M. C. G. B. - LIC. NO. C-59

२०१६

मालमत्ता पत्रक

एफ वॉर्ड — तालुका/न.भू.मा.का. -- न.भू.अ.वांद्रा — जिल्हा -- मुंबई उपनगर जिल्हा

गाव — क्षेत्र चौ.मै. — धारणाधिकार

(शासकीय दिलेल्या आकारणीचे धारण करणारे तपशील आणि त्यांच्या फेर नोंदणीची स्थिती)

९७७अ

	व्यवहार	क्षेत्र क्रमांक	शासन धारक (धा) मक्तेदार (मे) जिल्हा धारक (धा)	शासकीय
F.23/11/04 ४२२/२००४	पोटविभाजन मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे आदेश मंजूर अभिन्यास क्रमांक सी/कर्मा-१८२/पा.वि./एस.आर.अे-४४५/दिनांक १.११.२००४ व मंजूर अभिन्यास पत्र क्र.सी.एफ./७५२/बी.एस.एच./एल.ओ.एच.एस.दिनांक ३०.६.२००४ व इकडील पोटहिस्सा/मो.र.नं.४५/०४, दिनांक २९.११.२००४ व नगर भूमापन अधिकारी वांद्रे यांचे आदेश क्रमांक न.भू.अ.वांद्रा/फेर फार क्र.१०८३/न.भू.क्र.एफ-९७७/०४, दिनांक १३.१२.२००४ अन्वये न.भू.क्र.एफ/९७७, ८१५.२ चौ.मि. मधून पोटविभाजनाकडे वर्ग होणारे क्षेत्र ४०७.६ चौ.मि. वजा करून त्याची न.भू.क्र. एफ/९७७ब अशी नविन मिळकत पत्रिका उघडून त्यावर सत्ता प्रकार सी दाखल करून धारक सदरी श्री.मालकम जमशेद फरबराना यांचे नांव दाखल केले व न.भू.क्र. एफ/९७७ चा एफ/९७७अ असा रौन बदल करून दिनांक २.५.१९८६ ची नोंद कमी केल्याची नोंद घेतली.	—		फेरफार क्र. १०८३ प्रमाणे जमी- २८/०७/२००४ न.भू.अ.वांद्रा

नकलनारा - तारीख तपासणारा - न.भू.अ.वांद्रा

मुंबई उपनगर जिल्हा

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 MUMBAI SUBURBAN DIST. BANDRA

खरी प्रत

नगर भूमापन अधिकारी, वांद्रा.

नकल अर्ज क्र. १५२८ — नकलेचा प्रकार गि५
अर्ज दाखल दि. २२/१२/०७ — नोंदी १४
नक्कल तयार दि. २२/१२/०७ — नकल शुल्क २००-०
नक्कल दिल्याची दि. ३१/१/०५ — कागद शुल्क ६-०
तयार करणारा :- — पुर्णांक शुल्क २०६-०
तपासणारा :- — एकुण शुल्क

प्रमाण पत्र

प्रस्तुत पत्रिकेच्या प्रमाणित प्रतीचर दाखल
क्षेत्र ..... चौ.मी.
मजकूर चारशे सात पूर्णांक सहा दशांश चौ.मी.
वीटर हे मूळ जिल्हाधिकारी
प्रेत्राच्या प्रमाणित प्रतीवर [illegible]

६५३ 23 44 २०१६

CERTIFIED TRUE COPY
VARDHA K. CHARI
M. C. G. B. - LIC. NO. C-59

अधिक्षक भूमि अभिलेख
मुंबई उपनगर जिल्हा
मुंबई.

(भाग न.-३)

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 MUMBAI SUBURBAN DIST. (BANDRA)

६८५३	२४	५५
२०२६		

(1)

ANNEXURE "D"

EC-48

BMPP-2184-2002-15,000 Forms.

Form 346 / 88

*This I.O.D./G.C. is issued subject to the provisions of Urban Land (Ceiling and Regulation) Act 1976

in replying please quote No. and date of this letter.

Ex. Engineer Bldg. Preposal (W.S.)
H and K — Wards,
Municipal Office, R. K. Parkar Marg,
Bandra (West), Mumbai 400 050.

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

No. E.B./CE/1869/WS/AHBS/Ax of 200 - 200

25 AUG 2004

MEMORANDUM

Municipal Office,
Mumbai 200

Lake End Construction

With reference to your Notice, letter No. 337 dated 18/8/ 2004 and delivered on ..... 200 and the plans, Sections Specifications and Description and further particulars and details of your buildings at Proposed building to the existing building on plot 87(pt) CTS No. 977-A Village Bandra on 3rd Road at Bandra furnished to me under your letter, dated ..... 200..... 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 your, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE PLINTH C.C.

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 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(2).

3) That the low lying plot will not be filled upto a reduced level of atleast 92 R.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.

4) That the specifications for 5.00 mts. wide access road upto the plot / land will not be obtained from E.E.R.C.(W.S.) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. from E.E.R.C.(W.S.)/ E.E.S.W.D. of W.S. before submitted B.C.C.

5) That the Structural Engineer will not be appointed. Supervision memo as per appendix XI (regulation 5(3)(ix) will not be submitted by him.

EC43 | 24 | 44

(2)

( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the leave. 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 .....24th..... day of .....Aug..... 2005 but not so as to contravance 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.

20/8/05

For Executive Engineer, Building Proposals,
Zone, H/K/E Words.

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 Commissioneer for Greater Mumbai has empowred 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 centre 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. ( ) meters above Town Hall Datum."

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 irrescpective 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 on occupation is detected by the Assessor and Collector's Department.

(5) Your attention if 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 permises and to grant a permission before occupation and to leavy 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.

(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-agricaltural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.

(3)

No. EB/CE/ 1869/WS ~~/BS~~ /AH

25 AUG 2004

NOTES

(1) The work should not be started unless objections A are complied with 1 to 28

(2) A certified set of latest approved plans shall be displyed on site at the time of commencement the work and during the progress of the construction work.

(3) Temporary permission on payment of deposite should be obtained any shed to house and store for constructional purposes, 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 a certificate signed by Architect submitted along with the building completion certificate.

(4) Temporary sanitary accommodation on full flusing 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 deposite 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 debrics, etc. should not be deposited over footpaths or public street bythe 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 [illegible] 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 avoid the excavation of the road an footpath.

(12) All the terms and conditions of the approved layout/sub-division under No. of [illegible] should be adhered to and complied with.

(13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) 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 acces 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 asphalting lighting and drainage before submition 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 125 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 abjoining 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.

(11)

(20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further w arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13 (*h*, of the Rent Act and in the event of your proceeding with the work either without an inimation about commencin 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 by negotiations with the tenants, 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 eviciting or rehousing the existing tenants on hour stating their number and the area 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 construction has to be duly approved by this office before 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 before 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 hand storage work above the finished level of the terrace shall not be more than 1 metre.

(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 must 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 fiting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns 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 a lock and the warning pripes of the ribbet pretessed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfictions each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by 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 fix an 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 Bye-law No. 5 (b).

(b) Lintels or Arches should be provided over Door and Window 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 aditional is intended to be carried out on old foundations and structures, you will do so at you own risk.

COPY TO ARCHITECT/OWNER

For Executive Engineer, Building Proposa
Zones ...HAKIE..... Wards.

16 AUG 2004

Municipal Office, R. K. Parkar M
Bandra (Wes), Mumbai 400 05

No: CE/1869/WS/AK

21) That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.

22) That the Janata Insurance Policy or policy to cover the compensation claims as out of workman's compensation Act 1923 will not be taken out before start work and also will not be renewed during the construction work.

23) That the soil investigation will not be done and report thereof will not be submitted with structural design.

24) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.

25) That the phasewise programme for removal of the debris shall not be submitted and got approved.

26) That the building will not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect will be insisted.

27) That the owner/developer shall not display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot, permissible built up area, built up area approved, number of floors etc.

28) That the P.R.Cards in words and a separate P.R.Card shall not be submitted.

B. CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.

1. That the notice in the form of appendix XVII of D.C.R. shall not be submitted on completion of plinth.

2. That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.

3. That the debris shall not be transported to the respective Municipal dumping site and challan to that effect shall not be submitted to this office for record.

4. That the last paid assessment bill shall not be submitted.

C. GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

1) That the 10' wide paved pathway upto staircase will not be provided.

2) That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon; and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.

Ex. Engineer Bldg. Proposal (W.S.)
H and K — Wards.
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai-400 050.

25 AUG 2004

No: CE/1869/WS/AK

6) That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.

7) That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.

8) That the agreement with the existing tenant alongwith the list will not be sub[illegible]d before C.C.

9) That the consent letter from the existing tenants for the proposed additions/alterations in their tenement will not be submitted before C.C.

10) That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work will not be submitted before C.C./starting the work.

11) 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.

12) That the requirements of N.O.C. of (i) B.S.E.S. Ltd. [ii] S.G. [iii] P.C.O., [iv] A.A. & C. H/W, [v] E.E.[T&C] will not be obtained and the requisitions if any will not be complied with before occupation certificate / B.C.C.

13) That the basement will not comply with basement rules and regulations and registered undertaking for not misusing the basement will not be submitted before C.C.

14) That the qualified/registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C.

15) That the extra water and sewerage charges will not be paid to A.E.W.W.[H/W] Ward before C.C.

16) That the true copy of the sanctioned layout/sub-division/amalgamation approved under the terms and conditions thereof will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.

17) That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.

18) That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.

19) That Betterment charges or lucrative premium will not be paid in respect [illegible]rd Office and certificate /receipt will not be submitted before asking for C.C.

20) That the requisite premium as intimated will not be paid before applying for C.C.

12 AUG 2009

Municipal Office, R. K. Prabhakar Marg, Bandra (West), Mumbai 400 050

No: CE/1869/WS/AK

21) That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.

22) That the Janata Insurance Policy or policy to cover the compensation claims as out of workman's compensation Act 1923 will not be taken out before starting work and also will not be renewed during the construction work.

23) That the soil investigation will not be done and report thereof will not be submitted with structural design.

24) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.

25) That the phasewise programme for removal of the debris shall not be submitted and got approved.

26) That the building will not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect will be insisted.

27) That the owner/developer shall not display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot, permissible built up area, built up area approved, number of floors etc.

28) That the P.R.Cards in words and a separate P.R.Card shall not be submitted.

B. CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.

1. That the notice in the form of appendix XVII of D.C.R. shall not be submitted on completion of plinth.

2. That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.

3. That the debris shall not be transported to the respective Municipal dumping site and challan to that effect shall not be submitted to this office for record.

4. That the last paid assessment bill shall not be submitted.

C. GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

1) That the 10' wide paved pathway upto staircase will not be provided.

2) That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon; and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.

25 AUG 2004 No: CE/1869/WS/AK

Ex. Engineer Bldg. Proposal (W.S.)
H and K — Wards,
Municipal Office, R. K. Patkar Marg,
Bandra (W), Mumbai-400 050.

3) That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before O.C.C./B.C.C.

4) That the carriage entrance will not be provided before starting the work.

5) That the parking spaces will not be provided as per D.C.R. No.36.

6) That B.C.C. will not be obtained and IOD and debris deposit etc. will not be claimed for refund within a period of six years from the date of its payment.

7) That every part of the building constructed and more particularly overhead water tank will not be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.

8) That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.

9) That the letter box of appropriate size shall not be provided for all the tenements at the ground floor.

10) That the infrastructural works such as construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, room/space for telecom installations etc. required for providing telecom services shall not be provided.

11) That the regulation No.45 and 46 of D.C. Reg. 1991 shall not be complied with.

12) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.

13) That the site supervisor's completion certificate shall not be submitted

14) That the structural engineer's completion certificate shall not be submitted.

15) That the Lift Inspector's completion certificate shall not be submitted.

16) That the corrected/subdivided T.P. remarks shall not be submitted.

D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C. :-

1. That the certificate under Sec.270-A of the B.M.C. Act will not be obtained from H.E.'s department regarding adequacy of water supply.

8244

For Ex. Engineer Bldg. Proposal (W.S.)
H and K Wards

nc

ANNEXURE L

This I.O.D./C.C. is issued subject to the provision of Urban Land Ceiling and Regulation Act. 1976

BMPP-1649-2002-10,000 Forms. C-3

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/1869/BSII/WS/AH/~~AK~~ of

COMMENCEMENT CERTIFICATE

Ex. Engineer Bldg. Proposal (W.S.)
H and K Wards
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai-400 050

To, Lake End Construction 26 OCT 2004

Sir,

With reference to your application No. 8783 dated 18/8/04 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 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Residential bldg on plot CTS No. 977-A at premises at Street 3rd Road village Bandra plot No. 67(pt) TPS IV situated at Bandra (W) Ward H/West

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

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.

2. That no new building or part there of 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 subseequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :--

(a) The Development work in respect of which permission is granted under this Act is not carried out or the use thereof is not in accordance with the sanctioned plans.

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

(c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

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

The Municipal Commissioner has appointed Shri S. N. Abhang Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 25 OCT 2005

nencement certificate is for
t the work upto/For.....only
nt as per approved
- 25/8/2004

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai
26/10/04
Assistant Eng. Building Proposals
(Western Subs.) 'H' & 'K' West' 'K' East & 'P' Wards'
FOR
MUNICIPAL CORPORATION OF GREATER MUMBAI

6443 33 44

TIFIED TRUE COPY

ADHA B. ARI
B. - LIC. NO. C-59

SUB REGISTRAR
JOINT SUB REGISTRAR
MUMBAI SUBURBAN DIST. (BANDRA)

The Commencement Certificate is 23 NOV 2004
for carrying out the work up to top of Basement as per approved plan dt. 23/11/04

Valid up to 25.10.2005

28 FEB 2005

The Commencement Certificate is endorsement upto top of basement
for carrying out the work up to as per approved plan dt. 1/2/2005.

Valid up to 25.10.2005

29 MAR 2005.

CE/ 1869 /WS/AH of
Further C.C. is now extended up to full height i.e.
For 26.70 mts height + LMR & OHT as per approved plan dt. 1.2.2005.

Asst. Eng. B.P. (W.S.), AH

CERTIFIED TRUE COPY
VARDHA K. CHARI
M. C. G. E. - LIC. NO. C-59

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 MUMBAI SUBURBAN DISTRICT (MAHARASHTRA)

4243	38	44
Rs 8		

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

मिळकत क्रमांक	मालमत्ता करवर्ष	देयक क्रमांक	देयक दिनांक
HW0303520010002	2015-2016	201510BIL04725153 201520BIL04725154	12/09/2015

मिळकतीचा सर्व पत्ता: FLAT 201,, PLOT 67,, THE PINNACLE D'PRIDE APTS CONDOMINIUM, , 3RD ROAD, BANDRA (W), BEHIND. ANDHRA BANK. Mumbai. 400050.

प्रेषक - मुं. म. म. सं. / विभाग : ASSTT. ASSESSOR & COLLECTOR/H-WEST WARD, ASSESSMENT & COLLECTION DEPARTMENT. MUMBAI MAHANAGAR PALIKA BUILDING,1ST FLOOR. ST. MARTIN ROAD,BANDRA (WEST),MUMBAI 400 050.

मालमत्ता धारक,भाडेकरू क्रमांक, इमारतीचे नाव / विंग,सी.टी.एस. क./ प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, विभाग, मालमत्तेचे वर्णन, करदात्याची नावे :

RATTANSHAW MANCHERJI KAVARANA SMT TEHMINA RATTANSHAW K AVARANA JALBHAI RATTANSHAW KAV ARANA & MINOCHER RATANSH AW KAVRANA & JAMSHED RATANSHAW KAVARANA

मूळ करपात्र सुरुवात : 09/10/2006	मालमत्तेची क्रमांक :	एकूण भांडवली मूल्य ₹ 14171660

अक्षरी: One Crore Forty-One Lac Seventy-One Thousand Six Hundred Sixty Only

देयक बजावे करपात्रेची ३१/०३/२०१० या तारखेपर्यंतची थकबाकी ₹ 0 ०१/०४/२०१० या तारखे नंतरची थकबाकी ₹ 0

देयक भरावयाची 01/04/2015 ते 31/03/2016

(सर्व रक्कम रुपयांमध्ये)

तपशील	01/04/2015 ते 30/09/2015	01/10/2015 ते 31/03/2016
मालमत्ता कर	7795	7795
जल कर	0	0
[illegible]	4889	4889
[illegible]	0	0
[illegible]	3945	3945
[illegible]	2835	2835
[illegible]	2480	2480
[illegible]	0	0
[illegible]	142	142
[illegible]	3543	3543
[illegible]	0	0
[illegible]	0	0
एकूण देयक रक्कम	24729	24729
एकूण भरलेली रक्कम	7015	0
भरावयाची निव्वळ रक्कम	17714	24729
[illegible]	0	0
* [illegible] पर्यंत भरावयाची निव्वळ रक्कम	0	
* [illegible] पर्यंत भरावयाची निव्वळ रक्कम	0	
* [illegible] नंतर भरावयाची निव्वळ रक्कम	0	
अक्षरी रुपये	Seventeen Thousand Seven Hundred Fourteen Only	Twenty-Four Thousand [illegible] Only
अंतिम देय दिनांक	11/12/2015	31/12/2015

To make payment through NEFT
IFSC – SBINOCOLLEC, Beneficiary A/C No:- BMCPOHW0303520010002, Name-MCGM Property Tax.
Please note, payment done through NEFT will be collected against oldest bills first.

* अधिक माहितीसाठी मागे पहावे.

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 2 ... DIST. (BANDRA)

६५५२	३५	५५
२०१६		

RELIANCE

Disconnection Notice is delivered with this bill

Your Electricity Bill for : Jul-16

Account No.	: 150841903	Bill Date	: 21-07-2016
Name	: [illegible] PVT LTD		
Address	: [illegible] PRIDE PLOT NO 67 (PT) [illegible] BANDRA WEST [illegible] ALMEIDA PARK MUMBAI 400050		
Mobile No.	: Please call 1800 200 3030 to register		
Bill Distribution No.	: SOUTHUSZ1-BANDRA [illegible] 010-015/015/009		
Cycle No.	: [illegible]	Bill No.	: [illegible]
Type of Supply	: THREE PHASE	Category	: [illegible]

Your bill amount payable (round sum)

₹ : 23520.00

Due by* : 11-08-2016*

*Before only the amount billed and Previous balance if payable overdue.

Important message

- Please pay this bill by Cheque or Demand draft.
- As your meter could not be read this month,the Meter reading has been estimated.
- Tentative meter reading date for your Aug-16 bill is 18/08/2016.
- If you pay after due date Delayed Payment Charges of [illegible] will be included in your next month's bill.
- Consumers can install rooftop solar system as per MERC (Net metering for Rooftop Solar Systems) Regulations'2015. Visit www.merc.gov.in or our website www.relianceenergy.in for more details.

RELIANCE

बस हमें SMS कीजिए।

Snapshot of your bill

Your current month bill amount (₹)*	[illegible]
Net other charges (₹)	[illegible]
Net previous balance (₹)*	[illegible]
Total (₹)	[illegible]

Units consumed

Jul-16	[illegible]
Jul-15	[illegible]

Track your consumption

Bar Graph	Units (kWh)	Month/Yr
	1000	Jun-16
	1511	May-16
	1247	Apr-16
	1092	Mar-16
	1038	Feb-16
	1071	Jan-16
	1653	Dec-15
	2063	Nov-15
	1705	Oct-15
	1822	Sep-15
	1571	Aug-15

Contact Us

[illegible]

[illegible] Customer Care Centre [illegible] Redressal Cell (CGRC)

[illegible]

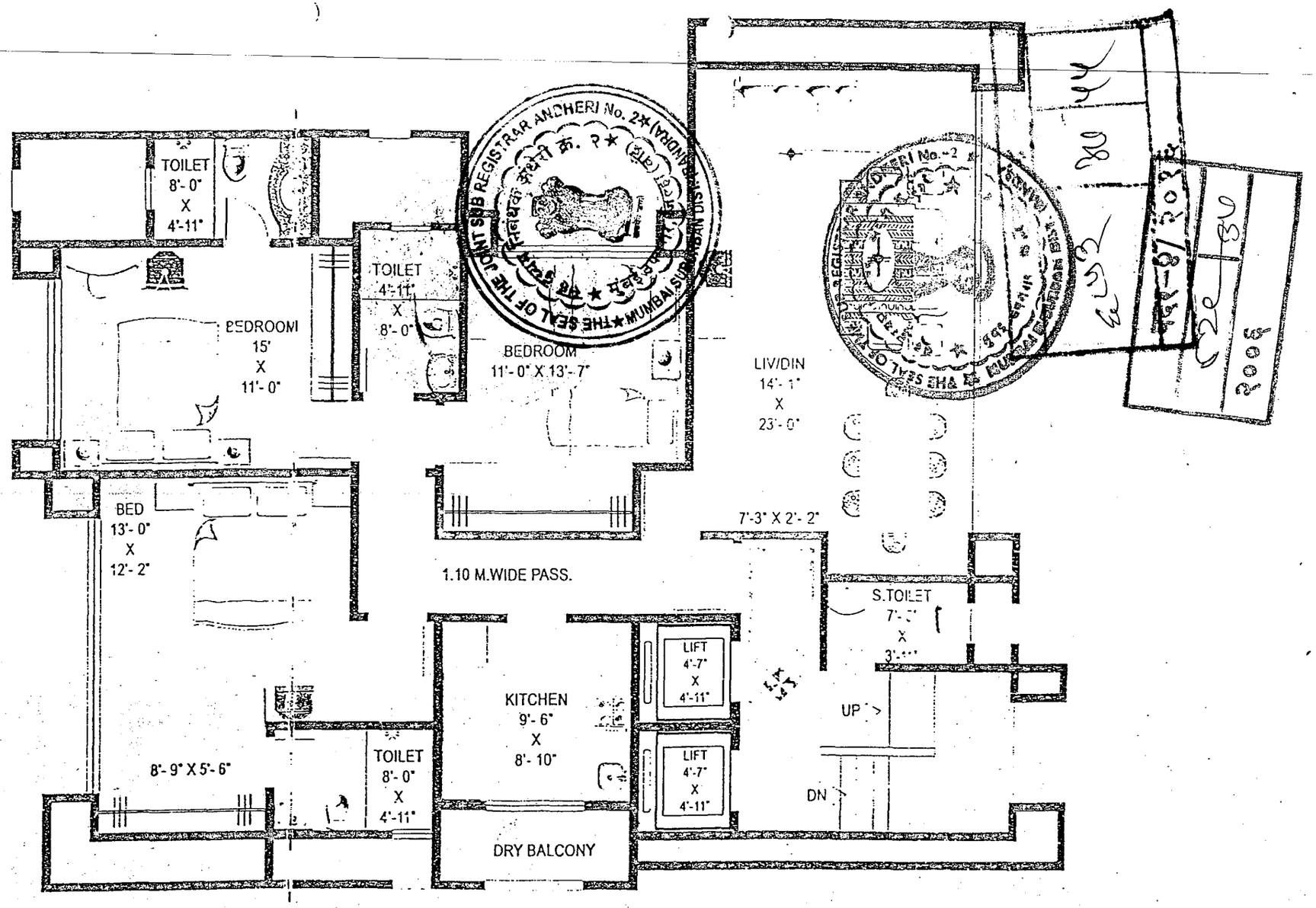
THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI MUMBAI SUBURBAN DIST (BANDRA) 2 [illegible]

Sampand Sarpotdar
Business Head (South Division)
(for Reliance Infrastructure Ltd.)

[illegible]

Payment Slip

[illegible]


TOILET
8'- 0"
X
4'-11"
TOILET
4'-11"
X
8'- 0"
BEDROOM
15'
X
11'- 0"
BEDROOM
11'- 0" X 13'- 7"
LIV/DIN
14'- 1"
X
23'- 0"
BED
13'- 0"
X
12'- 2"
7'-3" X 2'- 2"
1.10 M.WIDE PASS.
S.TOILET
7'-2"
X
3'-
LIFT
4'-7"
X
4'-11"
KITCHEN
9'- 6"
X
8'- 10"
UP
8'- 9" X 5'- 6"
TOILET
8'- 0"
X
4'-11"
LIFT
4'-7"
X
4'-11"
DN
DRY BALCONY

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2
मुंबई उपनगर जिल्हा (अंधेरी)

६८५३	३५	५५
२०१६		

829323
29/07/2016
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : अंधेरी 2 (अंधेरी)
दस्त क्रमांक : 829/2006
नोदंणी :
Regn:63m

गावाचे नाव : बांद्रा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.15000000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	रु. 12797600
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - बांद्रा - एफ (अंधेरी), उपविभागाचे नाव - 25/155 - भुभाग: उत्तरेस पी.डी. हिंदूजा मार्ग, पूर्वेस व्ही.पी.रोड, दक्षिणेस गुरूनानक रोड व पश्चिमेस मॅन्यूअल गोन्सालवीस मार्ग व आंबेडकर मार्ग. सदर मिळकत सि.टी.एस. नंबर - 977 मध्दे आहे. ---------- सदनिका नं 201, 2 रा मजला , " पिनॅकल".
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 150.56 चौ.मी. आहे.
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	नाव:-मे पुजा कन्स्ट्रक्शन चे संचालक वाशु भगनानी - ,
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	नाव:-फिडिलिटी स्टील प्रा लि चे संचालक सय्यद शब्बीर [illegible] - -
(9) दस्तऐवज करुन दिल्याचा दिनांक	03/02/2006
(10)दस्त नोंदणी केल्याचा दिनांक	04/02/2006
(11)अनुक्रमांक,खंड व पृष्ठ	829/2006
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	733750
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 MUMBAI SUBURBAN DIST (BANDRA)

सह दुय्यम निबंधक अंधेरी क्र. २

६८५३	४०	५५

PINNAACLE D'PRIDE APARTMENTS CONDOMINIUM

Plot 67, 3rd Road, Off Turner Road,
Bandra West, Mumbai – 400050.

TO WHOMSOEVER IT MAY CONCERN

We further certify that M/s Fidelity Steels Private Limited is member of the society and has occupied Flat No. 201 on 2nd Floor having admeasuring about 1350 sq. ft. carpet area in the Condominium.

Further we also confirm that, there are no outstanding dues/charges/taxes payable by the Member in respect of the said flat and he has paid all the dues/charges/taxes what so ever in respect of the same up to date and that we have no objection for sale of the said flat.

Yours truly,

For Pinnaacle D'Pride Apartments Condominium,

Secretary.

THE SEAL OF THE JOINT SUB REGISTRAR ... MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 2
MUMBAI SUBURBAN DIST. (BANDRA)

2243	2244	

Fidelity Steels Pvt. Ltd.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF FIDELITY STEELS PRIVATE LIMITED AT THEIR MEETING HELD ON 25th JULY 2016 AT 03.30 P.M. AT THE REGISTERED OFFICE OF THE COMPANY

"RESOLVED THAT Company be and is hereby authorized to SALE its immovable property more particularly described as FLAT NO. 201 admeasuring 1350 SQ. FT. CARPET AREA ON THE SECOND FLOOR OF BUILDING KNOWN AS "PINACLE D PRIDE", Situated at "Plot No 67, TPS IV, Almeida Park, Bandra West, Mumbai 400 050 within the registration Sub District of Bandra in the Mumbai within the limits of Mumbai Municipal Corporation."

"RESOLVED FURTHER THAT Mr. Nitin Gupta, Authorised Signatory of the Company be and is hereby authorized to sign and execute sale deed and all other documents and papers which deemed to be necessary related to sale of the property and effecting the said deal.

"RESOLVED FURTHER THAT Mr. Nitin Gupta, Authorised Signatory of the Company be and is hereby authorized to register on behalf of the Company all documents papers, agreement, sale deed, agreement for sale, power of attorney, conveyance deed etc. required to be get registered as per the law of the land, with the local prescribed authority specified by the law."

Certified True Copy

For Fidelity Steels Private Limited

Director

FIDELITY STEELS PVT. LTD. MUMBAI

THE JOINT SUB REGISTRAR OF THE SUBURBAN DIST. (BANDRA) NORTHERN NO. 2 MUMBAI

44/A Dheeraj Heritage, Second Floor, S.V. Road, Santa Cruz (West) Mumbai -400 054.
Tel No: 022-26615454

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 2 MUMBAI SUBURBAN DISTRICT (MAHARASHTRA)

६८५३		४४

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

FIDELITY STEELS PVT.LTD.

16/12/2005

Permanent Account Number

AAACF9380M

Signature

THE SEAL OF THE JOINT SUB REGISTRAR MICHERI NO. 2 NUMBER SUBURBAN DIST. (BANDRA)

६५३ ५५

भारत सरकार

Government of India

नोंदणीयाचा क्रमांक Enrollment No. 2085/29176/00295

To

आपला क्रमांक / Your No

3099 9237 9414

माझे , माझी ओळख

भारत सरकार

Government of India

Male

3099 9237 9414

माझे , माझी ओळख

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF STEMKOR INTERNATIONAL PRIVATE LIMITED AT THEIR MEETING HELD ON 25th July 2016 AT 3.30 P.M. AT THE REGISTERE OFFICE OF THE COMPANY.

"**RESOLVED THAT** Company be and is hereby authorized to purchase an immovable property more particularly described as FLAT NO. 201 admeasuring 1350 SQ. FT. CARPET AREA ON THE SECOND FLOOR OF BUILDING KNOWN AS "PINACLE D PRIDE", Situated at "Plot No 67, TPS IV, Almeida Park, Bandra West, Mumbai 400 050 within the registration Sub District of Bandra in the Mumbai within the limits of Mumbai Municipal Corporation owned by M/s Fidelity Steels Private Limited."

"**RESOLVED FURTHER THAT** Mr. Sachin Mahesh Nathwani, Authorised Signatory of the Company be and is hereby authorized on behalf of the company to sign, seal and execute all documents, papers, agreement, sale deed on behalf of the Company to execute above stated task."

"**RESOLVED FURTHER THAT** Mr. Sachin Mahesh Nathwani, Authorised Signatory of the Company be and is hereby authorized to register on behalf of the Company all documents relevant to purchase of said property, sale deed, agreement for sale, conveyance deed etc. required to be get registered as per the law of the land, with the local prescribed authority specified by the law."

"**RESOLVED FURTHER THAT** Board of Directors will ratify all the deed, acts, omission, and commission of Mr. Sachin Mahesh Nathwani with regard to execution of the above stated resolution for purchase of the said property."

Certified True Copy
For Stemkor International Private Limited.

Director

STEMKOR INTERNATIONAL PRIVATE LIMITED

Suite 2303,23RD Floor, Wing A, Rustomjee Athena, Thane 400601 India

Office 332, Dheeraj Heritage, S.V.Road, Santacruz West, Mumbai 400054 India

Suite 701,7Th Floor, Villagio Toscana C, MaujeKondhwaKhurd, Pune 411001

Tel: +9122 64511114
Fax : +9122 26614463
Email: info@stemkor.in
Web: www.stemkor.in

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2

६५३	२५	५५
२०२६		

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

E-Aadhaar Letter

नोंदणी क्रमांक:/Enrolment No.: 0000/00208/87642

Sachin Mahesh Nathwani (सचिन महेश नाथवनी)

C/O,, 201, B Wing, Avani Towers, Dada Saheb Gaikwad Road, Near Juna Mulund, Mulund West, Mumbai, Mumbai, Maharashtra - 400080

Date: 09/11/2015

तुमचा आधार क्रमांक/ Your Aadhaar No.:

4023 8041 7896

आधार-सामान्य माणसाचा अधिकार

www.uidai.gov.in

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टीकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Signature Not Verified

Digitally signed by UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Date: 2015.11.09 11:25:48 IST

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI

- आधार संपूर्ण देशात वैध आहे.
- तुम्हाला आपण एकदाच नोंदणीची आवश्यकता आहे.
- कृपया आपल्या मोबाइल नंबर व ई-मेल पत्ता नोंदवा. यामुळे आपल्या विविध सुविधा प्राप्त करण्यासाठी मदत मिळेल.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार

GOVERNMENT OF INDIA

सचिन महेश नाथवनी

Sachin Mahesh Nathwani

जन्म तारीख/ DOB: 20/08/1986

पुरुष / MALE

4023 8041 7896

आधार-सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

C/O, 201, बी विंग, आवनि टॉवर्स, दादा साहेब गैइकवाड रस्ता, जुना मुलुंड जवळ, मुलुंड वेस्ट, मुंबई, मुंबई, महाराष्ट्र - 400080

Address:

C/O, 201, B Wing, Avani Towers, Dada Saheb Gaikwad Road, Near Juna Mulund, Mulund West, Mumbai, Mumbai, Maharashtra - 400080

4023 8041 7896

आधार-Aam Admi ka Adhikar

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

STEMKOR INTERNATIONAL PRIVATE LIMITED

10/04/2012

Permanent Account Number

AARCS3543C

13072016

6453 85 44

NOTE

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No :MH02 20030000988 DOI : 22-01-2003
Valid Till : 21-01-2023 (NT)

DLD 03-04-2012

FORM 7
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
LMV	20-06-2007
MCWG	22-01-2003

DOB : 04-03-1984 BG :

Name :SUSHANT MADAN
S/D/W of:SUDHIR
Add :C / 208 , HIGHWAY ROSE SOC., DIXIT ROAD
VILE PARLE (E),
MUMBAI
PIN :400057
Signature & ID of Issuing Authority: MH02 2012355

Signature/Thumb Impression of Holder

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 2 MUMBAI SUBURBAN DIST. (BANDRA)

बदर-४		
६५३	५१	५५
२०१६		

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 (BANDRA) MUMBAI SUBURBAN DIST.

भारत निर्वाचन आयोग
ओळखपत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD
AMD1576081

मतदाराचे नांव	: सिमा सिताराम परवडे
Elector's Name	: Seema Seetaram Parvade
वडिलांचे नांव	: सिताराम परवडे
Father's Name	: Seetaram Parvade
लिंग / Sex	: स्त्री / FEMALE
जन्म तारीख/Date of Birth	: XX/XX/1969

AMD1576081

2/228,समर्थ वार्डा,विभिन क्रास रोड न.2 विले पार्ले (पूर्व) मुंबई
मुंबई
तालुका, अंधेरी
जिल्हा,मुंबई उपनगर (महाराष्ट्र)-400057

Address: 2/228, Samartha Ward Opt. Cross Road N. 2 Vile Parle (East) Mumbai
Mumbai
TEHSIL Andheri
DISTT. Mumbai Suburban (M.H.)-400057

Date: 27/07/2009
167-विलेपार्ले विधानसभा मतदारसंघ करिता
मतदार नोंदणी अधिकारी
यांच्या सहीचा शिक्का
Facsimile Signature of the
Electoral Registration Officer
for 167-Vile Parle Constituency

In case of change in address, please fill in the Form 8 (Inserted Form for including your name in the roll in case changed address) and to obtain the card with same number

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 MUMBAI SUBURBAN DIST. (BANDRA)
सह दुय्यम निबंधक अंधेरी क्र. २
मुंबई उपनगर जिल्हा (वांद्रे)

६५३	५३	५५

शनिवार,30 जुलै 2016 5:34 म.नं.

दस्त गोषवारा भाग-1

वदर4
दस्त क्रमांक: 6853/2016

दस्त क्रमांक: वदर4 /6853/2016

बाजार मुल्य: रु. 4,06,21,500/- मोबदला: रु. 4,30,00,000/-

भरलेले मुद्रांक शुल्क: रु.21,50,000/-

दु. नि. सह. दु. नि. वदर4 यांचे कार्यालयात
अ. क्रं. 6853 वर दि.30-07-2016
रोजी 5:32 म.नं. वा. हजर केला.

पावती:8119 पावती दिनांक: 30/07/2016

सादरकरणाराचे नाव: मेसर्स स्टेमकॉर इंटरनॅशनल प्रायव्हेट लिमिटेड तर्फे ऑथोराईज्ड सिग्नेटरी श्री.सचिन महेश नथवाणी - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1100.00
पृष्टांची संख्या: 55	
एकुण:	31100.00

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक अंधेरी-२, मुंबई उपनगर जिल्हा.

सह. दुय्यम निबंधक अंधेरी-२, मुंबई उपनगर जिल्हा.

THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI No. 2 MUMBAI SUBURBAN DIST. (BANDRA)

दस्ताचा प्रकार: सेल डीड

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 30 / 07 / 2016 05 : 32 : 00 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 30 / 07 / 2016 05 : 33 : 07 PM ची वेळ: (फी)

बदर-४		
६८५३	५४	५५
२०१६		

प्रतिज्ञापत्र

वदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल [illegible] आहे दस्तातील संपूर्ण मजकूर निष्पादक [illegible] मालकदार व सोबत [illegible] कागदपत्रांची सत्यता [illegible] आहे [illegible], वैधता [illegible] दस्त निष्पादक व [illegible] मालकदार राहतील.

लिहून देणारे

लिहून [illegible]

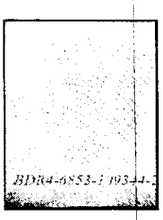
Summary-2(दस्त गोषवारा भाग - २)

30/07/2016 5 36:33 PM

दस्त गोषवारा भाग-2

बदर4
दस्त क्रमांक:6853/2016

दस्त क्रमांक :बदर4/6853/2016
दस्ताचा प्रकार :-सेल डीड

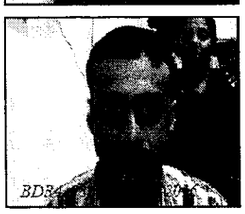
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स फिडिलिटी स्टील्स प्रायव्हेट लिमिटेड तर्फे ऑथोराईज्ड सिग्नेटरी श्री.नितीन गुप्ता - - पत्ता:-, 2, ऑफिस - 44ए धिरज हेरिटेज, -, एस.व्ही.रोड , सांताक्रूझ पश्चिम मुंबई, सांताक्राजा सेंट्रल, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AAACF9380M	लिहून देणार वय :-27 स्वाक्षरी:-		
2	नाव:मेसर्स स्टेमकॉर इंटरनॅशनल प्रायव्हेट लिमिटेड तर्फे ऑथोराईज्ड सिग्नेटरी श्री.सचिन महेश नथवाणी - - पत्ता:-, -, ऑफिस - 333 धिरज हेरिटेज , -, एस.व्ही.रोड सांताक्रुज पश्चिम मुंबई , सांताक्राजा सेंट्रल, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AARCS3543C	लिहून घेणार वय :-30 स्वाक्षरी:-		

बदर-४

६८५३	५५	५५
२०१६		

वरील दस्तऐवज करुन देणार तथाकथीत सेल डीड चा दस्त ऐकून कबुल दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:30 / 07 / 2016 05 : 34 : 10 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्त सिद्ध करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सीमा सीताराम परवडे वय:27 पत्ता:२२८ समर्थ नगर सहनिवास ,विलेपार्ले पुर्व मुंबई पिन कोड:400057 स्वाक्षरी		
2	नाव:सुशांत सुधीर मदन वय:32 पत्ता:202 अथनीकर बिल्डिंग 8 पार्क रोड विलेपार्ले पूर्व मुबंई पिन कोड:400057 स्वाक्षरी		

शिक्का क्र.4 ची वेळ:30 / 07 / 2016 05 : 34 : 45 PM

शिक्का क्र.5 ची वेळ:30 / 07 / 2016 05 : 35 : 01 PM नोंदणी पुस्तक 1 मध्ये सर नोंदला

प्रमाणित करण्यात येते की, या दस्तामध्ये एकूण ५५ पाने आहेत.
पुस्तक क्र. १/बदर-४/क्रमांक ६८५३ २०१६
दस्त नोंदला दिनांक : 30/07/2016

सह. दुय्यम निबंधक अंधेरी-२,
मुंबई उपनगर जिल्हा.

सह. दुय्यम निबंधक, अंधेरी क्र.-२,
मुंबई उपनगर जिल्हा.

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH003126776201617E	0001834230201617

6853 /2016