पावती

Original/Duplicate

Tuesday,April 28 ,2015

नोंदणी क्रं. :39म

10:44 AM

Regn.:39M

पावती क्रं.: 4112 दिनांक: 28/04/2015

गावाचे नाव: बांद्रा

दस्तऐवजाचा अनुक्रमांक: वदर9-3613-2015

दस्तऐवजाचा प्रकार : डीड ऑफ अपार्टमेंट

सादर करणाऱ्याचे नाव: रेडयम क्रियेशन लि चे संचालक अनिल जे सेठ

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 540.00
पृष्ठांची संख्या: 27	
एकूण:	रु. 30540.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे 10:56 AM ह्या वेळेस मिळेल.

सह.दु.नि.अंधेरी 3

बाजार मुल्य: रु.19087000 /- मोबदला: रु.31500000/-

भरलेले मुद्रांक शुल्क : रु. 1575000/-

सह दुय्यम निबंधक, अंधेरी-३, मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000478897201516S दिनांक: 24/04/2015
बँकेचे नाव व पत्ता: IDBI
2) देयकाचा प्रकार: By Cash रक्कम: रु 540/-

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 28/4/2015

Data of ESBTR for GRN MH000478897201516S

Bank - IDBI BANK

Bank/Branch	: IBKL - 6910332/MUMBAI- BANDRA WEST		
Pmt Txn id	: 62085327	Stationary No	: 14028666160167
Pmt DtTime	: 24/04/2015 14:31:00	Print DtTime	: 24/04/2015 16:50:20
ChallanIdNo	: 69103332015042450953	Scroll GRN	: MH000478897201516S
District	: 7101 / MUMBAI	Office Name	: IGR188(BDR9)_ANDHERI NO 3 SUB REGISTRAR

DEFACED FOR RS:1605000.00

USER IGR188(BDR9)

StDuty Schm	: 0030015001-75/ Stamp Duty (Online Portal)	AMOUNT 30000.00	DATE 28/04/2015 (IS)-378-3613	IGR188(BDR9)
StDuty Amt	: Rs 1575000.00/- (Rs Fifteen Lakh Seventy Five Thousand Rupees Only)	1575000.00	28/04/2015 (IS)-378-3613	
RgnFee2Schm	: 0030030301-70 / Registration Fee			
RgnFee Amt	: Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)			

Deface Number
Sr.No. 0000356712201516
1 0000356712201516
Amt in words: Sixteen Lakh Five Thousand Rupees Only

Only for verification-not to be printed and used

Article	: C25		
Prop Mvblty	: Immovable	Consideration	: 3,15,00,000.00/-
Prop Descr	: FLAT NO 1 GROUNDFLOOR FRIENDSHIPAPARTMENTS PLOTNO 27 UNION , PARK ROAD NO 3PALI HILL KHAR		
	: Maharashtra		
	: 400052		
Duty Payer	: PAN-AAGCR2130M RADIUM CREATION LIMITED		
Other Party	: PAN-AWFPK8132L MRS RASHIDA KHAN		

Bank Scroll No	: 100
Bank Scroll Date	: 25/04/2015
RBI Credit Date	: 25/04/2015
Mobile Number	: 919821220912

THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

बंदर - ९			
पुस्तक क्र. १	3893	9	43
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THE SEAL OF THE SUB-REGISTRAR ANDHERI NO.1
MUMBAI SUBURBAN DIST.

खंड-९		
पुस्तक क्र. १	3E93	2 / 93
२०१५		

श्री

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मूल्यांकन अहवाल सन 2015

1.दस्ताचा प्रकार :- डीड ऑफ अपार्टमेंट अनुच्छेद क्रमांक २५ सी

2.सादरकर्त्याचे नाव :- रेडियस क्रियेशन लि. चे संचालक अनिल जे सेठ

3.तालुका :- ~~मुंबई~~ / (अंधेरी) / ~~बोरीवली~~ / ~~कुर्ला~~

4.गावाचे नाव :- — वांद्रा — —

5.नगरभुमापन क्रमांक/~~सर्वे क्र./अंतिम भुखंड क्रमांक~~ :- डी - ११३९/४

6. मूल्य दरविभाग (झोन) :- २३ उपविभाग १४१.

7.मिळकतीचा प्रकार :- खुली जमीन निवासी ~~कार्यालय~~ ~~दुकान~~ ~~औद्योगिक~~

प्रति चौ मी.दर :- २,०३,८००/- ३,३९,५०० — — —

8.दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ५६.२२ ~~कारपेट~~ / बिल्ट अप चौ.मीटर / ~~फूट~~

9. कारपार्किंग :- — गच्ची :- — पोटमाळा :-

10.मजला क्रमांक :- ७७ उदवाहन सुविधा आहे / ~~नाही~~

11.बांधकाम वर्ष :- — घसारा:- —

12.बांधकामाचा प्रकार :- (आरआरसी) / ~~इतर पक्के~~ / ~~अर्धे पक्के~~ / ~~कच्चे~~

13.बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र.:- दिलेली घट / वाढ

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

2.नवीन इमारतीत दिलेले क्षेत्र :-

3.भाड्याची रक्कम :-

15.लिव्ह ॲन्ड लायसन्सचा दस्त :-1.प्रतिमाह भाडे रक्कम

निवासी/अनिवासी 2.अनामत रक्कम / अनामत भाडे

3.कालावधी :-

16.निर्धारीत केलेले बाजारमूल्य :- i.e. रु. १,९०,८७,०००/- रु. १,९०,८६,६९०/-

17.दस्तामध्ये दर्शविलेली मोबदला :- रु. ३,१५,००,०००/-

18.देय मुद्रांक शुल्क:- रु. १५,७५,०००/- भरलेले मुद्रांक शुल्क:- रु. १५,७५,०००/-

19.देय नोंदणी फी:- रु. ३०,०००/-

बंदर - १
पुस्तक क्र. १ | ३८९३ | ३ | १३
२०१५

लिपीक

सह. दुय्यम निबंधक अंधेरी क्र. ३

सदनिका - रु. ३,३९,५००/- × ५६.२२ = १,९०,८७०००/- = १,९०,८६,६९०/-

पुस्तक सं. १ | ३६९३ | २ | ५३

अनुक्रमांक-१

२०२५

THE SEAL OF THE SUB-REGISTRAR ANOHERI NO. 3 DIST. PANDRA

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बँक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14028666160167

Bank/Branch: IBKL - 6910332/MUMBAI- BANDRA WEST
Pmt Txn id : 62085327
Pmt DtTime : 24-APR-2015@14:31:00
ChallanIdNo: 69103332015042450953
District : 7101-MUMBAI

Stationery No: 14028666160167
Print DtTime : 24-Apr-2015@16:50:20
GRAS GRN : MH000478897201516S
Office Name : IGR188-BDR9_ANDHERI NO

StDuty Schm: 0030045501-75/STAMP DUTY
StDuty Amt : R 15,75,000/- (Rs One Five, Seven Five, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : C25-Deed of Apartment
Prop Mvblty: Immovable
Consideration: R 3,15,00,000/-
Prop Descr : FLAT NO 1 GROUND,FLOOR FRIENDSHIP,APARTMENTS PLOT,NO 27 UNION,PARK ROAD NO 3,PALI HILL KHAR,WEST MUMBAI,Maharashtra,400052

Duty Payer: PAN-AAGCR2130M,RADIUM CREATION LIMITED
Other Party: PAN-AWFPK8132L,MRS RASHIDA KHAN

Bank official1 Name & Signature

Bank official2 Name & Signature

--- --- Space for customer/office use - - - Please write below this line --- ---

R. Khan

RADIUM CREATION LIMITED NAVI MUMBAI

THE SUB-REGISTRAR ANDHERI NO.1 MUMBAI SUBURBAN DIST. BAN

बुक-१

पुस्तक क्र. १	३६७३	५	५३

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e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST., BANDRA.

बुदर-१

पुस्तक क्र. १	BE93	6	43

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DEED OF APARTMENT

THIS DEED OF APARTMENT is made and entered into at Mumbai on this 24TH day of April, 2015 ~~by and~~ between MRS. RASHIDA KHAN, Adult, Muslim, Indian Inhabitant residing at Flat No. 1, Ground Floor, Friendship Apartments, Plot No. 27, Union Park, Pali Hill, Khar (West), Mumbai 400 052, hereinafter referred to as "THE VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her heirs, executors, legal representatives and administrators) of the One Part:

RADIUM CREATION LIMITED NAVI MUMBAI

AND

M/S. RADIUM CREATION LTD., a Company duly incorporated and registered under the provisions of Companies Act, 1956 and having its registered office at C-32, TTC Industrial Area, MIDC, Pawane, Navi Mumbai 400 705, Maharashtra State, hereinafter referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successor or successors and permitted assigns) of the Second Part:

WHEREAS:-

1. One Mr. Sureshchandra Sansarchand Gohal was the owner of the piece or parcel of land or ground situate, lying and being Plot No. 27, Union Park, Khar (West) Mumbai 400 052 containing by admeasurement 592.22 Sq. Yards equivalent to 495.095 Sq. Meters or thereabouts and bearing Survey Nos. 15/2, 326A, 322, 289A and C.T.S. No. D-1139/4 together with the two storeyed building standing thereon which is more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said Property");

2. By an Agreement For Sale dated 29th July, 1974 entered into by and between Mr. Sureshchandra Sansarchand Gohal as the Vendor therein and M/s. Rizvi Construction Corporation as the Purchasers therein, the former agreed to sell to the latter and the latter agreed to purchase and acquire from the former

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RADIUM CREATION LIMITED NAVI MUMBAI

the said Property at or for the price and on the terms and conditions contained therein and by virtue of the aforesaid Agreement Mr. Sureshchandra Sansarchand Gohal had reserved the right inter alia to transfer the existing tenancies, etc. of the existing tenants;

3. M/s. Rizvi Construction Corporation constructed an additional floors to the existing structure of the Owner Mr. Sureshchandra Sansarchand Gohal and sold certain Flats to different Purchasers and M/s. Rizvi Construction Corporation directed the Owner Mr. Sureshchandra Sansarchand Gohal to execute Conveyance in favour of MRS. NEELA MADHAVARAO GHORPADE;

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	2014		

4. Under an Articles of Agreement/Agreement For Sale dated 6th November, 1982 entered into by and between Mr. Sureshchandra Sansarchand Gohal, therein referred to as "the Vendor" of the One Part and MRS. NEELA MADHAVARAO GHORPADE, therein referred to as the Purchaser the Other Part, the former agreed to sell to the latter and the latter agreed to purchase and acquire from the former the Residential Apartment being Flat No. 1 on the Ground Floor of the building known as Friendship Apartments, Plot No. 27, Union Park, Pali Hill, Khar (West), Mumbai 400 052 admeasuring 605 Sq. Feets Built Up area in the Registration District of Mumbai City and Sub District of Mumbai Suburban (hereinafter referred to as "the said

Second Schedule hereunder written at and for the lumpsum price and consideration and upon the terms and conditions therein contained;

5. The building named "Friendship Apartments" and aforesaid land on which it stands and the land appurtenant thereto, has been submitted to the provisions of the Maharashtra Apartment Ownership Act, 1970 (MAO Act), pursuant to a Declaration dated 5th September, 1986, which Declaration was duly registered with Sub Registrar of Assurances at Mumbai City under Serial No. BOM/3056/86 dated 5th September, 1986 a Condominium named "Friendship Apartments Condominium" has thereby been formed;

6. By a Indenture of Conveyance dated 20th September, 1986, which Indenture of Conveyance was duly registered with Sub Registrar of Assurances at Mumbai City under Serial No. BOM/3309 of 1986 dated 26th September, 1986, entered into by and between Mr. Sureshchandra Sansarchand Gohal, therein referred to as "the Vendor" of the One Part, M/s. Rizvi Construction Corporation, therein referred to as "the Confirming Party" of the Second Part and MRS. NEELA MADHAVARAO GHORPADE, therein referred to as the Purchaser of the Third Part, the party of the First Part with the confirmation of the Party of the Second Part sold to the Party of the Third Part and the Party of the Third Part with the confirmation of the Party of the Second Part purchased and acquired

from the Party of the First Part, the said Flat at and for the consideration and on the terms and conditions contained in the aforesaid Indenture of Conveyance dated 20th September, 1986;

7. A Modification to Declaration dated 16th December, 2002, which Modification to Declaration was duly registered with Sub Registrar of Assurances, Andheri 1, Taluka Andheri, Bandra (East), Mumbai 400 051 under Serial No. BDR1-6709-2002 dated __.12.2002, executed by Mr. Nissar Khan and 7 Others, whereby all the Executants have modified/altered the contents of the Original Declaration dated 5th September, 1986 duly registered with Sub Registrar of Assurances at Mumbai City under Serial No. BOM/3056/86 dated 5th September, 1986 and have incorporated the undivided interest in the common areas and facility appurtenant to each Apartment since the additional construction has taken place since the date of the Declaration dated 5th September 1986 and 12 Flats have been added to the building by raising 4 upper floors above the two existing floors;

8. By a Deed of Apartment dated 3rd April, 1991, which Deed of Apartment was duly registered with Sub Registrar of Assurances, Taluka Andheri, at Bandra (East), Mumbai 400 051 under Serial No. P-2158/91 dated 03.04.1991, entered into by and between MRS. NEELA MADHAVRAO GHORPADE as the Apartment Owner/Vendor therein and MR NISAR KHAN AND

MRS. RASHIDA KHAN as the Transferees/Purchasers therein, the former sold, conveyed, transferred and assigned to the latter and the latter purchased and acquired from the former, the said Flat together with the undivided interest in the common areas and facility appurtenant to the Apartment as defined and mentioned in the Declaration dated 5th September, 1986 and Modification to Declaration dated 16th December, 2002 made by the original owner viz Mr. Sureshchandra Sansarchand Gohal at and for the consideration and on the terms and conditions contained in the aforesaid Deed of Apartment dated 3rd April, 1991;

9. MR. NISAR KHAN, who was the Apartment Owner in respect of Flat No. 1 holding Undivided Half Share in the said Flat expired on or about 21.08.2011 leaving a Will dated 28th June, 2004 whereby he has devised the Undivided Half Share in the said Flat unto and in favour of his wife MRS. RASHIDA KHAN;

10. MRS. RASHIDA KHAN is already the owner of the Undivided Half Share in the said Flat;

11. By virtue of the aforesaid Will dated 28th June, 2004 MRS RASHIDA KHAN, being the beneficiary/Legatee in respect of the Undivided Half Share of her husband MR. NISAR KHAN in the aforesaid Will, filed the Petition before the Hon'ble High Court of Judicature at Bombay, Testamentary and Intestate Jurisdiction,

being Petition No. 1171 of 2012, whereupon the Hon'ble High Court of Judicature at Bombay, Testamentary and Intestate Jurisdiction, after following due procedure of law has granted the Probate dated 20th July, 2013 whereupon MRS. RASHIDA KHAN has become the owner of the remaining Undivided Half Share belonging to her husband and with the result she now is the SOLE OWNER of the said Flat;

12. Now, the Vendor is the absolute and sole owner of the said Flat, free from all encumbrances of whatsoever nature, charges and/or claims and free from litigation, attachment and/or prohibitory order and/or receivership of Flat No. 1 on the Ground Floor of the building Friendship Apartments, Plot No. 27, Union Park, Pali Hill, Khar (West), Mumbai 400 052 admeasuring 605 Sq. Feets Built Up area in the Registration District of Mumbai City and Sub District of Mumbai Suburban;

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13. Pursuant to negotiations between the Vendor and the Purchasers, the Vendor has agreed to sell, convey, transfer and assign to the Purchasers and the Purchasers have agreed to purchase and acquire from the Vendor, on what is known as on ownership basis (in accordance with the provisions of the MAO Act) the aforesaid Flat No. 1 on the Ground Floor of the building Friendship Apartments, Plot No. 27, Union Park, Pali Hill, Khar (West), Mumbai 400 052 admeasuring 605 Sq. Feets Built Up area in the

CREATION LIMITED NAVI MUMBAI

Registration District of Mumbai City and Sub District of Mumbai Suburban at or for the lumpsum consideration of Rs. 3,15,00,000/= (Rupees Three Crores Fifteen Lakhs Only); and

14. The Purchasers have verified the documents relating to the title to the said Flat and have satisfied themselves about the title to the said Flat and have accepted the same as clear, marketable and free from all encumbrances and have at or prior to the execution of these presents paid to the Vendor in full the aforesaid lumpsum consideration of Rs. 3,15,00,000/= (Rupees Three Crores Fifteen Lakhs Only) and in the circumstances the Purchasers have requested the Vendor to execute in favour of the Purchasers this Deed of Apartment in respect of the aforesaid Flat No. 1 on the Ground Floor of the building Friendship Apartments, Plot No. 27, Union Park, Pali Hill, Khar (West), Mumbai 400 052 admeasuring 605 Sq. Feets Built Up area in the Registration District of Mumbai City and Sub District of Mumbai Suburban and which the Vendor has agreed to do so in accordance with the said Declaration dated 5th September, 1986 and Modification to Declaration dated 16th December, 2002, free from all encumbrances, but subject to the reservations, restrictions, limitations and covenants mentioned in the aforesaid Declaration dated 5th September, 1986 and Modification to Declaration dated 16th December,

NOW THIS INDENTURE WITNESSETH THAT in the premises and in consideration of the full lumpsum consideration of Rs. 3,15,00,000/= (Rupees Three Crores Fifteen Lakhs Only) paid by the Purchasers to the Vendor at or prior to the execution of these presents as aforesaid (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and discharge the Purchasers forever), the Vendor doth hereby sell, grant, convey, assign and transfer unto the Purchasers absolutely all the Flat No. 1 on the Ground Floor of the building Friendship Apartments, Plot No. 27, Union Park, Pali Hill, Khar (West), Mumbai 400 052 admeasuring 605 Sq. Feets Built Up area in the Registration District of Mumbai City and Sub District of Mumbai Suburban shown bounded red on the Plan "A" hereto annexed together with all the rights appurtenant thereto (all standing on the said piece or parcel of land or ground bearing CTS No. E-1139/4 of Village Bandra, Taluka Andheri admeasuring 495.095 Sq. Meters or thereabouts situated at Plot No. 27, Union Park, Pali Hill, Khar (West), Mumbai 400 052, in the Registration District of Mumbai City and Sub District of Mumbai Suburban within Greater Mumbai assessed by Municipal Corporation of Greater Mumbai under H West Ward more particularly described in The First Schedule hereunder written and the said Flat is more particularly described in The Second Schedule hereunder written and shown on the plan

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पुस्तक क्र. १ | ३६७३ | १५/५३
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hereto annexed and delineated thereon in red colour TOGETHER WITH the 6.667 % undivided interest in the Common Areas and Facilities appurtenant to the said Flat and to the extent of the percentage of voting rights in the Common Areas and Facilities and in the Limited areas and Facilities and in the said land as mentioned in the aforesaid Declaration dated 5th September, 1986 and Modification to Declaration dated 16th December, 2002 (the Flat as described in the Second Schedule hereunder written and the respective percentage of the aforesaid Flat being hereinafter collectively referred to as "the said Premises") belonging to or in any wise appertaining hitherto or usually held or occupied or reputed to belong or be appurtenant thereto AND ALL THE ESTATE, right, title, interest, property, claim, and demand whatsoever at law and in equity of the Vendor into, out of or upon the said Premises hereby sold, granted, conveyed, assigned and transferred TO HAVE AND TO HOLD all and singular the said Premises hereby sold, granted, conveyed, assigned and transferred or expressed so to be with their appurtenances UNTO and to the use and exclusive ownership of the Purchasers forever in accordance with and subject to the provisions, terms and conditions and reservations contained in the aforesaid Declaration dated 5th September, 1986 and Modification to Declaration dated 16th December, 2002 AND ALSO subject to the obligation of the Purchasers for payment of all rates, taxes, assessments, dues,

THE SEAL OF THE SUB-REGISTRAR MUMBAI SUBURBAN DIST.

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RADIUM CREATION LIMITED NAVI MUMBAI

duties and all other outgoings in respect of the said Premises now or hereafter to become payable to the Government of Maharashtra or to the Municipal Corporation of Greater Mumbai or to any other local or public bodies or authorities and to the Condominium of Apartment in respect hereof including the proportionate maintainance charges payable to the Condominium for common light, salaries of sweepers, watchman, common electricity bills, repairs of the common area, maintainance of the building, etc. for the period commencing from the date hereof AND ALSO subject to the payment of all assessments and charges payable to "Friendship Apartments Condominium" in respect thereof AND THE Vendor doth hereby covenant with the Purchasers that notwithstanding any acts, deeds, matters or things whatsoever by the Vendor or any person or persons lawfully or equitably claiming by, from, under or in trust for it made, done, committed or omitted or executed or knowingly or willingly suffered to the contrary, the Vendors now have good right, full power and absolute authority to sell, grant, convey, assign and transfer the said Premises hereby sold, granted, conveyed, assigned and transferred or intended or expressed so to be unto and to the use of the Purchasers forever in manner aforesaid AND THAT the Purchasers shall be entitled from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said Premises with their appurtenances and receive the

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पुस्तक क्र. १ | 3693 | 96 | 39
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RADIUM CREATION LIMITED NAVI MUMBAI

income and profits thereof for their own use and benefits without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming by, from under or in trust for it AND THAT free and clear and freely, clearly and absolutely acquitted, exonerated, released and for ever discharged or otherwise by the Vendor well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever had made, executed, occasioned or suffered by the Vendor or by any person or persons lawfully or equitably claiming or to claim by, from, under, or in trust for her AND FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest in law or in equity in the said Premises or any part thereof by from under or in trust for the Vendors or any person/s claiming through her shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed, all further and other lawful and reasonable acts, deeds, matters and things and assurances in law whatsoever for the better, further and more perfectly and absolutely granting, conveying, assigning and transferring the said Premises hereby granted unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required by the Purchasers AND THE PURCHASERS doth hereby

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पुस्तक क्र. १ 3693 | 96 | 93

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MEDIUM CREATION LIMITED NAVI MUMBAI

declare and covenant that the ownership of the said Premises by the Purchasers is and shall be subject to the limitations, restrictions, reservations and covenants contained in the hereinabove recited Declaration dated 5th September, 1986 and Modification to Declaration dated 16th December, 2002 and that the said Premises shall at all times be subject to the provisions of the Maharashtra Apartment Ownership Act, 1970 (Maharashtra Act XV of 1971) and all the amendments thereto and the Rules made thereunder from time to time AND the Purchasers doth hereby declare and covenant that the Purchasers shall always from time to time strictly comply with the covenants, conditions and restrictions set forth in the said hereinabove recited Declaration dated 5th September, 1986 and Modification to Declaration dated 16th December, 2002 and with the Bye-Laws, Rules and Regulations forming part thereof and attached thereto and all amendments or modifications thereof for the time being in force as also in compliance with the administrative rules and regulations adopted from time to time by the Association of Apartment Owners (Friendship Apartment Condominium) pursuant to such bye-laws and also subject to all the covenants, conditions and restrictions contained in these presents.

बंधर-९
पुस्तक क्र. १ 3623 92 43

AND THIS INDENTURE FURTHER WITNESSETH THAT the stamp duty as per the provisions of the Bombay Stamp Act, 1958 and registration fees as per the provisions of Registration Act, 1908 and incidental

RADIUM CREATION LIMITED NAVI MUMBAI

expenses on these presents and other documents incidental to this Deed of Apartment has been borne and paid by the Purchasers alone.

AND THIS INDENTURE FURTHER WITNESSETH THAT since the Vendor MRS. RASHIDA KHAN is the Resident of India and having her residence in India, the Purchasers have deducted Income Tax at source @ 1 % of the sale consideration (Rs.3,15,00,000/=) paid to her i.e. Rs. 3,15,000/= (Rupees Three Lakhs Fifteen Thousand Only) (TDS) under the provisions [Section 194-1A(1)] of Income Tax Act, 1961, which Income Tax they shall deposit into the Government Treasury within 7 days from the date of this Deed of Apartment and shall issue a TDS Certificate to her.

AND LASTLY THIS INDENTURE WITNESSETH THAT this Deed of Apartment is made under the provisions of the Maharashtra Apartment Ownership Act, 1970 (MAO Act) (Maharashtra Act XV of 1971) and rules made there under from time to time.

IN WITNESS WHEREOF the parties hereto have hereunto (and on the duplicate hereof) set their respective hands the day and the year first hereinabove written.

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पुस्तक क्र. १ 3693 20/03
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RADIUM CREATION LIMITED NAVI MUMBAI

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land or ground situate, lying and being Plot No. 27, Union Park, Khar (West) Mumbai 400 052 containing by admeasurement 592.22 Sq. Yards equivalent to 495.095 Sq. Meters or thereabouts and bearing Survey Nos. 15/2, 326A, 322, 289A and C.T.S. No. D-1139/4 together with the six storyed building standing thereon, and bounded as follows:-

On or towards East	:	Plot No. 28;
On or towards West	:	3rd Road of Union Park;
On or towards North	:	Cross Road joining Dr Ambedkar Road and Carter Road; and
On or towards the South	:	Park Lane Society.

THE SECOND SCHEDULE ABOVE REFERRED TO

Flat No. 1 on the Ground Floor of the building Friendship Apartments, Plot No. 27, Union Park, Pali Hill, Khar (West), Mumbai 400 052 admeasuring 605 Sq. Feets Built Up area in the Registration District of Mumbai City and Sub District of Mumbai Suburban (as referred to and designated as such in the Declaration).

RADIUM CREATION LIMITED NAVI MUMBAI

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The other details of the Flat and the building are as under:-

Type of Building	:	Residential.
Type of Construction	:	R.C.C.
Year of Construction	:	1976.
Number of Floors	:	Ground + Six.
Number of Lifts	:	One.
Amenities	:	NIL.
C.T.S. No.	:	D-1139/4.
Village	:	Bandra.
Taluka	:	Andheri.
Municipal Ward	:	H West Ward.
Area of the Flat	:	605 Sq. Feets Built Up.
Percentage of voting rights	:	6.667 %

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO 3 MUMBAI SUBURBAN DIST., BANDRA.

RADIUM CREATION LIMITED NAVI MUMBAI

बुक्स-१

पुस्तक क्र. १	3693	22	53

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SIGNED AND DELIVERED)
By the within named VENDOR)
MRS. RASHIDA KHAN)
In the presence of)
1. V.V. ROHRA)
2. T. P. HARIHARAN)
I.T.P.A. NO. AWFPK 8132 L)

SIGNED, SEALED AND)
DELIVERED)
By the within named)
PURCHASERS)
M/S. RADIUM CREATION LTD.)
Through its Director)
Mr. Anil Jagdishraj Seth
Pursuant to the Board
Resolution Dated 27.02.2015
In the presence of
1. V.V. ROHRA)
2. S.K. THAKUR)
I.T. P.A. NO. AAGCR 2130 M)

For RADIUM CREATION LIMITED
DIRECTOR

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 2 MUMBAI SUBURBAN DIST. BANDRA

RADIUM CREATION LIMITED NAVI MUMBAI

बदर-९			
पुस्तक क्र. १	3893	23	43
२०१५			

RECEIPT

RECEIVED OF AND FROM the within named M/S. RADIUM CREATION LTD. the sum of Rs. 3,15,00,000/= (Rupees Three Crores Fifteen Lakhs Only) as and by way of Full and Final Consideration for sale of Ownership Flat No. 1 on the Ground Floor of the building Friendship Apartments, Plot No. 27, Union Park, Pali Hill, Khar (West), Mumbai 400 052 admeasuring 605 Sq. Feets Built Up area in the Registration District of Mumbai City and Sub District of Mumbai Suburban and all the beneficial right, title and interest in respect thereof in the said Flat paid by them as agreed hereinabove to me by Cheques/RTGS as detailed below:-

Cheques / RTGS	Date	Bank & Branch	Amount
285026	01.03.2015	State Bank of India Malad (W) Branch	Rs. 11,00,000
RTGS/UTR NO. SBINR 52015031711869589			
RTGS	17.03.2015	State Bank of India Malad (W) Branch	Rs. 1,02,85,000
0004329 25.4.15	17.03.2015	State Bank of India Malad (W) Branch (TDS)	Rs. 1,15,000
950173	21.04.2015	State Bank of India Malad (W) Branch	Rs. 1,98,00,000
0004329 25.4.15	21.04.2015	State Bank of India Malad (W) Branch (TDS)	Rs. 2,00,000

THE SEAL OF THE SUB-REGISTRAR ANDHERI MUMBAI SUBURBAN DISTRICT

बेदर-१
पुस्तक क्र. १ 3693 28/53
२०१५

Total Rs. 3,15,00,000/=

(Rupees Three Crores Fifteen Lakhs Only)

I say received,

R. Khan

(RASHIDA KHAN)

VENDOR

Witnessess:-

1. Name & Address:- V. V. ROHRA
18, PINCY PLAZA
5TH ROAD,
KHAR (W) MUMBAI - 52.

2. Name & Address:- JUSHAR P. NARWANI
G.1 Pinkesh,
St J. Rafiq Rd
Bandra (W), Mumbai-50

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST.

बदर-९			
पुस्तक क्र. १	३६७३	२५	५३
२०१५			

==========

Dated this ____ day of April, 2015

==========

BETWEEN

MRS. RASHIDA KHAN

VENDOR

AND

RADIUM CREATION LTD.

PURCHASERS

THE SEAL OF THE SUB-REGISTRAR OF THE DISTRICT MUMBAI SUBURBAN DIST., BANDRA.

बदर-९

पुस्तक क्र. १ | 3873 | 24 | 53

२०१५

==========

VIJAY V. ROHRA

Advocate & Notary Public

18, Ground Floor, Pinky Plaza,

5th Road, Khar (W), Mumbai 400052.

==========

Tel. No.:26056624/26000609.

END

दांडा (मुं. उपनगर)

INDEX No. II

डीड ऑफ अपार्टमेंट रु. ९२५,०००/-	अपार्टमेंट अपार्टमेंट क्र. ७ बजाजवा "फ्रेंडशिप अपार्टमेंटस" फ्लॅट नं. २७ सि. स.नं. १२३९/४ भा.नं. १५/६/१२६ मे. २२२ २८९ मे. होम. ६०५ चौ. फूट				(१) श्रीमती निला ओम. घोसपेड (२) श्री निसार रहमान (२) श्रीमती राशिदा रहमान		३४/२९ २०/७/१२ २५/७/१२	पी-२१५८ / ८७	२७२-२७९ / ७९८.	

THE SEAL OF THE SUB-REGISTRAR AMBARNATH DIST. THANE

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THE SEAL OF THE SUB-REGISTRAR ANDHERI TOWN
MUMBAI SUBURBAN DIST., BANDRA

बदर-९			
पुस्तक क्र. १	७६७३	२८	५३
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(G.C.P.) J 2669 (5000—1-2011)
G.R., J.D. No. 4398, dated 3-7-16]

[Spl.—P.T.R. 10 e.

(8)

(Will No. 478 of 2012)
Xerox Copy

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
Testamentary and Intestate Jurisdiction
Petition No. 1171 of 2012

PROBATE

Act XXXIX of 1925, Section 307.

(1) Subject to the provisions of sub-section (2), an executor or administrator has power to dispose of the property of the deceased, vested in him under section 211, either wholly or in part, in such manner as he may think fit.

(2) If the deceased was a Hindu, Mohamadan, Buddhist, Sikh or Jain or an exempted person, the general power conferred by sub-section (1) shall be subject to the following restrictions and conditions, namely :—

(i) The power of an executor to dispose of immovable property so vested in him is subject to any restriction which may be imposed in this behalf by the Will appointing him, unless probate has been granted to him and the Court which granted the probate permits him by an order in writing, notwithstanding the restriction, to dispose of any immovable property specified in the order in a manner permitted by the order.

(ii) An Administrator may not, without the previous permission of the Court by which the letters of administration were granted,—

(a) Mortage, Charge or transfer by sale, gift, exchange or otherwise any immovable property for the time being vested in him under section 211, or

(b) lease any such property for a term exceeding five years.

(iii) A disposal of property by an executor or administrator in contravention of clause (i) or clause (ii), as the case may be, is voidable at the instance of any person interested in the [illegible].

[illegible] annexed to the grant is a [illegible] the schedule of assets of [illegible] as disclosed by the [illegible] in his petion.

BE IT KNOWN that this day being the Twentieth day of July, Two Thousand Thirteen, the xerox copy of Last Will and Testament (a Copy whereof is hereunto annexed) of Nisar Ali Mohammed Khan alias Nisar Khan, Sunni Muslim, Indian Inhabitant of Mumbai, a Businessman, who died at Mumbai, on or about the Twenty First day of August, Two Thousand Eleven, is proved and registered before this Court and that Administration of the Property and Credits of the said deceased and in any way concerning his Will is granted to Javed Gaya, being the sole Executor named under the last Will of the deceased aboyenamed, to have effect throughout India, he having undertaken to administer the same and to make a full and true Inventory of said Property and Credits and exhibit the same in this Court within Six months from the date of this grant, or within such further time as the Court may from time to time appoint and also to render to this Court a true account of the said Property and Credits within one year from the same date, or within such further time as the Court may from time to time appoint, limited until the right Will is found.

बंदर - ९		
क्र. १	8893	20/93

WITNESS SHRI MOHIT SHANTILAL SHAH, Chief Justice at Bombay aforesaid this 20th day of July, 2013.

By the Court,

(D. V. Sawant)
Registrar (O.S.)
Prothonotary & Senior Master

SEALER
The 20th day of July, 2013

Under [illegible]

* Rs. 7,17,08,986/-
after deducting funeral expenses.
Probate Court Fee Rs.75,000/-

Mona S. Malavde &
Vidya Chaudhari
Advocates for the Petitioner

TRUE COPY
ATTESTED BY ME

N. J. D'MONTE
ADVOCATE & NOTARY
51-A, Chapel Road,
Bandra, Mumbai - 50.
[illegible]20068642 / 26424884

27 JUL 2013
- 3 APR 2015

TRUE COPY (XEROX)
ATTESTED BY ME

VIJAY V. ROHRA
NOTARY PUBLIC
GREATER MUMBAI-(MAH)
GOVT. OF INDIA
(INDIA)

NOTARY
VIJAY V. ROHRA
GR. MUMBAI
REGD NO. 2296/2002
GOVT. OF INDIA

NOTARY
N. J. D'MONTE
(GREATER BOMBAY)
Regd. No. 359
GOVT. OF MAHARASHTRA
NOTARIAL

VIJAY V. ROHRA
ADVOCATE & NOTARY PUBLIC
18, PINKY PLAZA [illegible] FLOOR,
CORNER OF [illegible] ROAD,
KHAR (WEST) [illegible]

NOTARY
N. J. D'MONTE
(GREATER BOMBAY)
Regd. No. 359
GOVT. OF MAHARASHTRA

LAST WILL AND TESTAMENT OF MR. NISAR KHAN.

"I, Mr. Nisar Khan of Mumbai, Mohammedan Indian Inhabitant, residing at Friendship Apartments, Flat No.1, Road No. 3, Union Park, Pali Hill, Khar (West), Mumbai – 400052, governed by the Special Marriages Act, 1954 hereby declare that I have not made any will or testamentary writing hereto before and declare this to be my last will and testament."

"I hereby revoke any previous Will and/or testamentary writing that I may have made and declare this to be my last will and testament."

"I appoint Mr. Javed Gaya (Advocate) having his office at 1005, Embassy Centre, Nariman Point, Mumbai-4000021 to be the executor of my will."

"I direct my executor to spend a sum of Rs.10,000/- for funeral expenses and other obsequial ceremonies. He shall not be liable to render any accounts to any one in respect of the amounts so spent by him."

"I direct my executor to collect my assets and pay debts if any due and owing by my estate to anyone."

"I also direct my executor to obtain Probate if necessary and pay duty and incur all necessary costs, charges and expenses in relation to the collection of my assets as well as for obtaining Probate and for any other necessary purposes."

"Save and except my shares in the property "Landmark" at Junction of St. John's Road and Pali Road, PaliNaka, Bandra (West), Mumbai-400050 which my wife Mrs. Rashida Khan and daughter Miss. Zoha Khan shall be joint tenants/owners and shall be entitled to receive rent in equal proportions, my undivided share in the rest of the said immovable properties shall belong to my wife Mrs. Rashida Khan solely and absolutely. All the above said immovable properties are more appropriately described in "Annexure 1". In the event my wife predeceases me the said immovable properties shall belong to my daughter Miss. Zoha Khan solely and absolutely

"I direct that all the various savings accounts, insurances and my investments in mutual funds along with other property and assets if any shall be bequeathed to the nominees as referred to in the said accounts, insurances and mutual funds. In the event my wife predeceases me the said assets shall belong to my daughter Miss. Zoha Khan solely and absolutely.

"I direct that rest and residue of my assets whatever the same may be and wherever the same may be found shall be distributed equally between my wife Mrs. Rashida Khan and my daughter Miss. Zoha Khan.

THE SEAL OF THE SUB-REGISTRAR MUMBAI SUBURBAN DIST., BANDRA

VIJAY V. ROHRA
GR. MUMBAI
REGD.NO. 2296/2002

दस्त - २
पुस्तक क्र. १ 3693 30 93
२०१५

NOTARY
N. J. D'MONTE
GREATER BOMBAY
Regd. No. 359
GOVT. OF MAHARASHTRA

"IN WITNESS WHEREOF I, Mr. Nisar Khan have set and subscribed my hand at Mumbai this 28th day of June 2004."

Nisar Khan

"SIGNED AND DECLARED BY
Mr. Nisar Khan the Testator
abovenamed as and for his last Will
and Testament in the presence of

(Witness No. 1)

Mr. Salim Mehboob Shaikh
21 Sherman Building,
22 Napeansea Road,
Mumbai – 400006.

(Witness No. 2)

Mr. Iyer Gurumurthy Venkataraman
202, Marathon Galaxy 2,
L.B.S. Marg, Mulund (west),
Mumbai – 400080.

TRUE COPY

Registrar, Original Suits,
Prothonotary and Senior Master

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 4
MUMBAI SUBURBAN DIST., BANDRA

NOTARY
VIJAY V. ROHRA
GR. MUMBAI
REGD NO. 2296/2002
GOVT. OF INDIA

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पुस्तक क्र. १ | 3693 | 39/50
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FILED
Date: 6/9/12

NOTARY
N. J. D'MONTE
GREATER BOMBAY
Regd. No. 359
GOVT. OF MAHARASHTRA

ANNEXURE 1

LIST OF IMMOVABLE PROPERTIES

1. Shares as stated herein below in "Landmark" Building, Junction of St. John's Road and Pali Road, PaliNaka, Bandra (West), Mumbai-400050.

Floor	Area	Percentage Share (%)
Ground floor	314 sq.ft. out of 2239.6 sq.ft.	14.02
Upper Ground Floor	98 sq.ft. out of 2254.0 sq.ft.	4.35
First Floor	600 sq.ft. out of 2422 sq.ft.	24.77
Upper First Floor	428 sq.ft. out of 1799.5 sq.ft.	23.78
Second Floor	345 sq.ft. out of 4018.3 sq.ft.	8.59
Upper Second Floor	269 sq.ft. out of 1917 sq.ft.	14.03
Total Area	2054 sq.ft. out of 14650 sq.ft.	14.02

2. 50% interest in Flat registered under "The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963" in Friendship Apartments, Flat No.1, Road No. 3, Union Park, Pali Hill, Khar (West), Mumbai – 400052 ("residential property").

3. One fourth share in the following immovable properties in Rajasthan along with four brothers
   viz:
   - Plot of land with Haveli at Khokharon Mohalla, Devipura Road, Ward No. 8, Sikar, Rajasthan.
   - Vacant plot of land at Devipura Road, Ward No.8, Sikar, Rajasthan.
   - Land at Nawalgarh, District Sikar, Rajasthan purchased and standing in the name of my mother Mrs. Sakina Ali Mohammad Khan.

NOTARY
VIJAY V. ROHRA
GR. MUMBAI
REGD NO. 2296/2002
GOVT. OF INDIA

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1
MUMBAI SUBURBAN DIST., BANDRA

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पुस्तक क्र. १ | 3693 | 32/33
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NOTARY
N. J. D'MONTE
GREATER BOMBAY
Regd. No. 359
GOVT. OF MAHARASHTRA

SCHEDULE OF ASSETS

Valuation of immoveable and moveable properties of the deceased

IN THE STATE OF MAHARASHTRA

Sr. No.	Property description and date of the description/ Documents if any which was secured	Valuation of the property (Value of share in the property)
1.	Ground Floor of the "Landmark" Building at Junction of St. John's Road and Pali Road, Pali Naka , Bandra (West) , Mumbai- 400 052. (Area: 314 Sq. ft.) Rent received	Rs. 1,02,32,905/- Rs. 5,79,313/-
2.	Upper Floor of the "Landmark" Building at Junction of St. John's Road and Pali Road, Pali Naka , Bandra (West) , Mumbai- 400 052. (Area: 98 Sq. ft.) Rent received	Rs. 25,50,739/- Rs. 2,79,313/-
3.	First Floor of the "Landmark" Building at Junction of St. John's Road and Pali Road, Pali Naka , Bandra (West) , Mumbai- 400 052. (Area: 600 Sq. ft.) Rent received	Rs. 1,62,14,583/- Rs. 279,313/-
4.	Upper First Floor of the "Landmark" Building at Junction of St. John's Road and Pali Road, Pali Naka , Bandra (West) , Mumbai- 400 052. (Area: 428 Sq. ft.) Rent received	Rs. 1,11,30,881/- Rs. 6,[illegible]513/-
5.	Second Floor of the "Landmark" Building at Junction of St. John's Road and Pali Road, Pali Naka , Bandra (West) , Mumbai- 400 052. (Area: 345 Sq. ft.) Rent received	Rs.89,7[illegible]/- Rs. 5,79,313/-

NOTARY
VIJAY V. ROHRA
GR. MUMBAI
REGD. NO. 2296/2002
GOVT. OF INDIA

SUB-REGISTRAR AND REGISTRAR
BANDRA

पुस्तक क्र. १ | 3E93 | 33 | 93
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6.	Upper Second Floor of the "Landmark" Building at junction of St. John's Road and Pali Road, Pali Naka , Bandra (West) , Mumbai- 400 052. (Area: 269 Sq. ft.) Rent received	Rs.69,93,838/- Rs. 4,79,313/-
7.	50% in flat registered under the "Maharashtra Ownership Flats (Regulation) of the Promotion of the construction, Sale, Management and) Act, 1963" in Friendship Appts. 27, Union Park Rd. No. 3, Pali Hill, Khar, Mumbai- 400 052 (residential property.) And for remaining 50% in Flat Friendship Appts. 27, Union Park Rd. No. 3, Pali Hill, Khar, Mumbai- 400 052 (residential property.) the Co-owner is the Rashida Nisar Khan	Rs.73,37,580/- Doesn't fetch any rent.
	IN THE STATE OF RAJASTHAN:	
	1. One fifth share in the following immovable properties in Rajasthan along with four brothers :	
	1/5 Share in Plot of land with Haveli at Khokharon Mohalla, Devipura Road, Ward No.8, Sikar (balance belongs to other owners being his-(deceased) brothers: 1) Shafi Ali Mohammed Khan, 2) Hanif Ali Mohammed Khan, 3) Ahmed Ali Mohammed Khan 4) late Mr. Iqbal Ali Mohammed Khan) (Self occupied and no rent is fetched)	Rs.40,00,000/- (Forty lacs only) -approx.

NOTARY N. J. D'MONTE GREATER BOMBAY Regd. No. 359 MAHARASHTRA

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प्रमाण 2,693 38/43
क्र.

THE SUB-REGISTRAR ANDHERI NO. 2 MUMBAI SUBURBAN DIST. BANDRA

VIJAY V. ROHRA GR. MUMBAI REGD NO. 2296/2002 OF INDIA

9.	1/5 Share in Land at Nawalgarh, District- Sikar (balance belongs to other owners being his-(deceased) brothers : 1) Shafi Ali Mohammed Khan, 2) Hanif Ali Mohammed Khan, 3) Ahmed Ali Mohammed Khan 4). late Mr. Iqbal Ali Mohammed Khan) (Self occupied and no rent is fetched)	Rs.7,00,000/- (Seven lacs only) -approx.
	Total	Rs.7,17,11,486/-

(D.V. SAWANT) 20/7/2017

REGISTRAR (O.S.)/

PROTHONOTARY AND SENIOR MASTER

NOTARY
N. J. D'MONTE
GREATER BOMBAY
Regd. No. 353
GOVT. OF MAHARASHTRA

NOTARY
VIJAY V. ROHRA
GR. MUMBAI
REGD NO. 2296/2002

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 2
मुंबई उपनगर जिल्हा
MUMBAI SUBURBAN DIST., BANDRA.

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पुस्तक क्र. १	9693	34	59
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THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1
MUMBAI SUBURBAN DIST., BANDRA.

NOTARY
VIJAY V. ROHRA
GR. MUMBAI
REGD NO. 2296/2002
GOVT. OF INDIA

बदर-१			
पुस्तक क्र. १	3693	3E	03
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भारतीय कोर्ट फी

भारत INDIA

पाँच हजार रुपये

FIVE THOUSAND RUPEES

5000 रु. Rs. 5000

सत्यमेव जयते

INDIA COURT FEE

महाराष्ट्र MAHARASHTRA 103933

IN THE HIGH COU RT OF JUDICATURE AT BOMBAY

TESTAMENTARY AND INTESTATE JURISDICTION

PETITION NO. 1171 OF 2012

NOTARY VIJAY V. ROHRA GR. MUMBAI REGD NO. 2296/2002 GOVT. OF INDIA

Nisar Ali Mohammed Khan

.....Deceased

Javed Gaya

...Petitioner

THE SEAL OF THE SUB-REGISTRAR ANDHERI H.O.& MUMBAI SUBURBAN DIST., BANDRA

Ms. Mona Malvade &
Ms. Vidya Chaudhari
Advocates for Petitioner

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पुस्तक नं. १	693	36	53
२०१५			

NOTARY
N. J. D'MONTE
GREATER BOMBAY
Regd. No. 359
GOVT. OF MAHARASHTRA

H.C.I

अवाल २३
उच्च न्यायालय, मुंबई
दिनांक 15 JUN 2012
श्री/श्रीमती .....
द्वारा निमुद्रित न्यायालय शुल्क मुद्रांक
रु. ..... का विक्रय.
मुद्रांक विक्रेता

Javed Gay
100S, Emba
Centre, M.
Mum. 400

महा

NOTARY
VIJAY V. MOHRA
GR. MUMBAI
REGD NO. 2296/2002
GOVT OF INDIA

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1
MUMBAI SUBURBAN DIST., BANDRA.

बदर-९			
पुस्तक क्र. १	3693	36	43
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भारतीय कोर्ट फी

भारत INDIA

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

5000 रु. Rs. 5000

INDIA COURT FEE

महाराष्ट्र MAHARASHTRA 103934

IN THE HIGH COU RT OF JUDICATURE AT BOMBAY

TESTAMENTARY AND INTESTATE JURISDICTION

PETITION NO. 1171 OF 2012

Nisar Ali Mohammed Khan .....Deceased

Javed Gaya .....Petitioner

Ms. Mona Malvade &
Ms. Vidya Chaudhari
Advocates for Petitioner

NOTARY VIJAY V. ROHRA GR. MUMBAI REGD NO. 2296/2002 GOVT. OF INDIA

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 4 MUMBAI SUBURBAN DIST. BANDRA

बदर-९			
पुस्तक क्र. १	७६७७	३९	५७
२०१५			

NOTARY
N. J. D'MONTE
GREATER BOMBAY
Regd. No. 359
GOVT. OF MAHARASHTRA

H.C.I

क्रमांक 22
उच्च न्यायालय, मुंबई
दिनांक :
श्री/श्रीमती .....
यांचा निमुद्रित नोंदणीकृत मुद्रांक
रु. ..... रु. ..... या किंमतीचा.

5 JUN 2012

Javed Ga
1005, Emba
centre, N. P
Mum. 400

VIJAY V. ROHRA
GR. MUMBAI
REGD NO. 2296/2002
OF INDIA

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 2
MUMBAI SUBURBAN DIST., BANDRA.

बदर-१			
पुस्तक क्र. १	3693	20	53
२०१५			

Radium Creation Limited

C-32, TTC Industrial Area,
MIDC Pawane, Navi Mumbai - 400705.
Tel.: +91 022-41551200 (99 Lines)
Fax.: +91 022-41551299
E-mail : anil@radiumcreation.in
shiv@radiumcreation.in
CIN - U74900MH2012PLC238831

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF RADIUM CREATION LIMITED HELD AT C-32 MIDC, TTC PAWANE INDUSTRIAL ESTATE, MIDC, NAVI MUMBAI -400075 ON 27th DAY OF FEBRUARY, 2015.

"**RESOLVED THAT,** Mr. Anil J. Seth, Director of the Company, be hereby authorized to negotiate, settle the terms and conditions for purchase of property situated at Flat no. 1, Ground Floor, Friendship Apartment, Union Park, Khar (West), Mumbai - 400052, and execute the requisite documents/ agreements as may be found necessary, to complete all legal formalities on behalf of the company as consequential thereto and register the agreement with sub registrar of assurances by admitting execution.

RESOLVED FURTHER THAT, Mr. Anil J. Seth, Director of the company be hereby authorized to forward a copy of this resolution certified as true copy on behalf of the Company and its Board of Directors to concerned authorities with immediate effect for the above."

CERTIFIED TRUE COPY

FOR RADIUM CREATION LIMITED

MR. ANIL J. SETH

DIRECTOR

RADIUM CREATION LIMITED NAVI MUMBAI

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST.

बदर-१

पुस्तक क्र. १ | ३६७३ | ७१५३

२०१५

THE SEAL OF THE SUB-REGISTRAR OF HERITAGE
MUMBAI SUBURBAN DIST., BANDRA

बदर-९			
पुस्तक क्र. १	3693	22	53
२०१५			

Irla Village Agricultural Owners Association

बदर - १
६८०६ | २९
२००२

EXTRACT FROM THE PROPERTY REGISTER CARD

City Survey [illegible] Tal. [illegible] Dist. Bombay Suburban Dist.

City Survey Number	Area Sq.Mts.	Tenure	Particulars of Assessment for rent paid to Government and when due for revision.
[illegible]	५२५-०	C	Land Rs 35 A. 30-7-57 Rs. 136-0 from 1.8.27
[illegible] the far	[illegible]		
Encumbrances			
Marks			

Transaction	Vol.No.	New Holder (H) Lessee (L) or Encumbrances (E)
[illegible]		

[illegible]

जिल्हा निरीक्षक, भूमि अभिलेख

[illegible] रेकर्डर

[illegible] ५२५-०

जिल्हा निरीक्षक, भूमि अभिलेख

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST.

बदर - १
पुस्तक क्र. १ | ७६७३ | ४३ | ५७
२०१५

SS 88- SS

बदर-१
२००२

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1
MUMBAI SUBURBAN DISTRICT

THE SEAL OF THE SUB REGISTRAR ANDHERI NO. 1

बदर-१
पुस्तक क्र. १ | ३६७३ | ११ | ५३

1

ANNEXURE 'C'

MUNICIPAL CORPORATION OF GREATER MUMBAI
NO. CE/9388/BSII/AH of

10 JAN 2001

To,

M/s.Parelkar Ovalekar Parpia,
Architect,
139, Seksaria Chambers,
Nagindas Master Road,
Fort,
Mumbai-400 023.

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

Sub.: Proposed additions and alterations to the existing building on plot no.27, Union Park, C.T.S.No.D/1139/4, Lane 3, Pali Hill, Khar(W)

Sir,

Ref : Your letter dated 28.12.2000

There is no objection to your carrying out the work as per amended plans submitted by you vide your letter under reference subject to the following conditions:-

1. All the objections of this office I.O.D. under even no. dated 20/01/94 shall be applicable and should be complied with.
2. The changes proposed shall be shown on the canvas mounted plans to be submitted at the time of B.C.C.
3. That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
4. That the revised bye law 4(c) shall be complied with.
5. That every part of the bldg.constructed and more particularly overhead water tank will be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
6. That the owner/developer shall not hand over the possession to the prospective buyers before obtaining occupation permission.
7. That the infrastructural works such as construction of handholes/panholes, ducts for underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
8. That the C.C. shal be got re-endorsed.
8. That the D.C.R.no.45 and 46 shall be complied.

One set of plans in token of approval is enclosed herewith.

Yours faithfully,

Sd/-

Executive Engineer, Building Proposals
(Western Suburbs) H & K/East Wards

R/6.1.2ki/appovale

10 JAN 2001

No.CE/9388/BSII/AH of

Copy to : 1.Owner C/o.Architect
2.W.O.H/West Ward.
3.A.E.W.W.H/West.
Forwarded for information please.

10/1/2001

E.E.B.P.(W.S.)H & K/East

THE SUB REGISTRAR ANDHERI No. I
SUBURBAN DIST. BANDRA

THE SUB REGISTRAR ANDHERI No. II
SUBURBAN DIST. BANDRA

पुस्तक क्र. १ 3693 ४५/५७

२०२५

ANNEXURE 'E'

MUNICIPAL CORPORATION OF GREATER MUMBAI
NO.CE/9388/DSII/AH of 17 MAY 2002

FULL OCCUPANCY CERTIFICATE

बदर - १/
६६८ | ३३ |
२९२

17 MAY 2002

To,
M/s. Sektra Polymers Pvt.Ltd.,
Plot No.27, Union Parle,
C.T.S.No.D/1139/4, Lane-3,
Pali Hill, Khar (West),
Mumbai.

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

Sir,

The full development work of building on plot bearing C.T.S.No.D/1139/4, Plot No.27, situated at Union Park, Lane - 3, Pali Hill, Khar (West) at Village Bandra completed under the supervision of Shri.Mandar K. Ovalekar Licensed Architect/ License No.CA/87/10448 may be occupied on the following conditions :-

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

A set of certified completion plan is attached here-

Yours faithfully,

Executive Engineer,(Bldg.Proposals)
Western Subs.H & K/East Wards.

F:\WS\JKS\OCC\9388AH 252002

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO.1 MUMBAI SUBURBAN DIST., BANDRA.

THE SEAL OF THE SUB REGISTRAR ANDHERI No 1 MUMBAI SUBURBAN DIST. (BANDRA)

बदर-१
पुस्तक क्र. १ | 3693 | ४६ | ५३
२०१५

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANIL J SETH

JAGDISHRAJ CHARANDAS SETH

30/10/1956

Permanent Account Number

AOBPS8150E

Signature

21042009

Purchaser

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RADIUM CREATION LIMITED

15/12/2012

Permanent Account Number

AAGCR2130M

Purchaser

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3
MUMBAI SUBURBAN DIST.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RASHIDA KHAN

IBRAHIM DAR

12/08/1946

Permanent Account Number

AWEPK8132L

Signature

Seller

बदर-१			
पुस्तक क्र. १	3693	86	43
२०१५			

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ZOHA NISAR KHAN

NISAR ALI KHAN

18/05/1981

Parmanent Account Number
ANOPK6616K

Signature

Witness

THE SEAL OF THE SUB-REGISTRAR OF ASSURANCES
MUMBAI SUBURBAN DIST., BANDRA

बदर-१			
पुस्तक क्र. १	३६७३	२८	५३
२०१५			

Girnar

ELECTION COMMISSION OF INDIA
भारत निवडणूक आयोग
IDENTITY CARD
ओळखपत्र

MT/08/038/141624

Elector's Name मतदाराचे नाव	Rohra Vijay रोहरा विजय
Father's/Mother's/Husband's Name वडील/आई/पतीचे नाव	Vishindas विशीनदास
Sex M	लिंग पुरुष
Age as on 1.1.95 1.1.95 रोजी वय	34

Address Girnar Housingh Society,
Chapal Lane , Santacruz (W).
Bombay

पत्ता गिरनार हाऊसिंग सोसायटी,
चँपल लेन , सांताक्रुझ (प).
मुंबई

Electoral Registration Officer
मतदार नोंदणी अधिकारी
For 38-VileParle Assembly Constituency
38-विले पार्ले विधानसभा मतदारसंघा करिता

Place / स्थळ : VileParle / विले पार्ले

Date / दिनांक : 10.11.1995

This Card may be used as an identity card under different Government schemes.
हे पत्र शासनाच्या विविध योजनांसाठी ओळखपत्र म्हणून उपयोगात आणता येईल

0048/0400

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 2
MUMBAI SUBURBAN DIST. THANE

बदर-१

पुस्तक क्र. १	७६७७	२९	५७
२०१५			

witness

Specimen Signature/Thumb impression of the Holder of the licence.

Name to be written across the photograph

H. Patil Bhosilal

FORM 6
[See Rule 16(1)]

Driving Licence

MH-02-2005

Driving Licence No. B38969

Date of issue 8/8/2005

Name of the Licence Holder

Tushar Narwani

Son/wife/daughter of

Prakash

2

Temporary address/ Official address (if any)

Bhogilal M.T. School

Permanent Address

Bldg No: 2 Flat 234
S.S. Nagar
Opp. Kolisvada Mum:37

Date of birth 16/5/85

Educational qualifications

Blood group with RH factor (Optional)

3

The holder of this licence is licensed to drive throughout India the vehicles of the following description :—

Mcycle with gear (B) & LMV (NT) only

The licence to drive a motor vehicle other than transport vehicle is valid

From 8/8/2005 to 7/8/2025

Signature of the Licensing Authority

प्रादेशिक परिवहन अधिकारी

Regional Transport Officer

REGISTRAR ANDHERI NO. 1 THE SEAL OF THE SUB REGISTRAR MUMBAI SUBURBAN DIST. BANDRA

बदर-१

पुस्तक क्र. १	B693	40	93

२०१५

Summary1 (GoshwaraBhag-1)

मंगळवार,28 एप्रिल 2015 10:44 म.पू.

दस्त गोषवारा भाग-1

वदर9
दस्त क्रमांक: 3613/2015

दस्त क्रमांक: वदर9 /3613/2015

बाजार मुल्य: रु. 1,90,87,000/- मोबदला: रु. 3,15,00,000/-

भरलेले मुद्रांक शुल्क: रु.15,75,000/-

दु. नि. सह. दु. नि. वदर9 यांचे कार्यालयात

अ. क्रं. 3613 बर दि.28-04-2015

रोजी 10:42 म.पू. वा. हजर केला.

पावती:4112 पावती दिनांक: 28/04/2015

सादरकरणाराचे नाव: रेडयम क्रियेशन लि चे संचालक अनिल जे सेठ

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 540.00
पृष्ठांची संख्या: 27	
एकुण:	30540.00

दस्त हजर करणाऱ्याची सही:

कमी पडलेल्या 28 पानांची
दस्त हाताळणी फी. 420/- रु.
इ.पा. क्र. 7998 /2014
अन्वये वसूल.

सह.दु.नि.अंधेरी 3
सह. दुय्यम निबंधक अंधेरी क्र. ३.

सह. दुय्यम निबंधक अंधेरी क्र. ३.

सह.दु.नि.अंधेरी 3
सह. दुय्यम निबंधक अंधेरी क्र. ३.

दस्ताचा प्रकार: डीड ऑफ अपार्टमेंट

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 28 / 04 / 2015 10 : 35 : 51 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 28 / 04 / 2015 10 : 36 : 47 AM ची वेळ: (फी)

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 सह. दुय्यम निबंधक अंधेरी क्र. ३ मुंबई उपनगर जिल्हा मुंबई MUMBAI SUBURBAN DIST. BANDRA

वदर-९
पुस्तक क्र. १ | 3693 | 49 | 43
२०१५

iSarita v1.5.0

Summary-2(दस्त गोषवारा भाग - २)

28/04/2015 11 11:40 AM

दस्त गोषवारा भाग-2

बदर9
दस्त क्रमांक:3613/2015

दस्त क्रमांक :बदर9/3613/2015
दस्ताचा प्रकार :-डीड ऑफ अपार्टमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रेडयम क्रियेशन लि चे संचालक अनिल जे सेठ पत्ता:-, ११वा मजला , सत्या को ऑप हौ सोसा लि , बांद्रा पश्चिम मुंबई ४०००५० , १५वा रस्ता , Bandra West, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AAGCR2130M	लिहून घेणार वय :-58 स्वाक्षरी:-		
2	नाव:रशिदा - खान पत्ता:प्लॉट नं: सदनिका नं १ , माळा नं: तळ मजला, इमारतीचे नाव: फ्रेंडशिप अपार्टमेनटस , ब्लॉक नं: खार पश्चिम मुंबई ४०००५२ , रोड नं: युनियन पार्क रोड नं ३ पाली हिल, महाराष्ट्र, मुंबई. पॅन नंबर:AWFPK8132L	लिहून देणार वय :-68 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत डीड ऑफ अपार्टमेंट चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:28 / 04 / 2015 10 : 38 : 42 AM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विजय व्ही रोहरा वय:54 पत्ता:१८ पिंकी प्लाझा ५वा रस्ता खार पश्चिम मुंबई ४०००५२ पिन कोड:400052 स्वाक्षरी		
2	नाव:तुषार प्रकाश नर्वानि वय:30 पत्ता:२ २३४ एस एस नगर सायन कोळीवाडा मुंबई ४०००३७ पिन कोड:400052 स्वाक्षरी		

शिक्का क्र.4 ची वेळ:28 / 04 / 2015 10 : 39 : 22 AM

शिक्का क्र.5 ची वेळ:28 / 04 / 2015 10 : 39 : 33 AM

सह.दु.नि अंधेरी 3
सह. दुय्यम निबंधक अंधेरी क्र. ३.

ERayment Details

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO.3 MUMBAI SUBURBAN DIST. MUMBAI

बदर-९
पुस्तक क्र. १ | ३६९३ | ४२ | ४३
२०१५

iSarita v1.5.0

Summary-2(दस्त गोषवारा भाग - २)

sr.	Epayment Number	Defacement Number
1	MH000478897201516S	0000356712201516

3613 /2015

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

बदर-९			
पुस्तक क्र. १	3E93	43	43
२०१५			

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 2 MUMBAI SUBURBAN DISTRICT BANDRA

प्रमाणित करणेत येते की, या 43
दस्तामध्ये एकूण...../पाने आहेत.
पुस्तक क्र. १/बदर-९/क्र. 3E93 /२०१५
वर नोंदला दिनांक : 28 APR 2015

सह. पुय्यम निबंधक, अंधेरी क्र. २,
मुंबई उपनगर जिल्हा.

iSarita v1.5.0

28 April, 2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 3

दस्त क्रमांक : 3613/2015

नोंदणी 63
Regn. 63m

गावाचे नाव : बांद्रा

(1) विलेखाचा प्रकार	डीड ऑफ अपार्टमेंट
(2) मोबदला	रु.31,500,000/-
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	रु.19,087,000/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	D-1139/4,27 पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: सदनिका नं 1, माळा नं: तळ मजला, इमारतीचे नाव: फ्रेंडशिप अपार्टमेनटस, ब्लॉक नं: खार पश्चिम मुंबई 400052, रोड नं: युनियन पार्क रोड नं 3 पाली हिल
(5) क्षेत्रफळ	56.22 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:- रश्मिदा - श्रान ;वय: 68; पत्ता :-प्लॉट नं: सदनिका नं १ , माळा नं: तळ मजला, इमारतीचे नाव: फ्रेंडशिप अपार्टमेनटस , ब्लॉक नं: खार पश्चि ४०००५२ , रोड नं: युनियन पार्क रोड नं ३ पाली हिल, महाराष्ट्र, मुंबई. पिन कोड:- 400052 पॅन नंबर: AWFPK8132L
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- रेडयम क्रियेशन लि.चे संचालक अनिल जे सेठ ; वय:58; पत्ता:-, १ ला मजला , सत्या को ऑप ही सोसा लि , बांद्रा पश्चिम मुंबई ४०००५०, १५वा रस्ता , Bandra Wes MAHARASHTRA, MUMBAI, Non-Government.; पिन कोड:- 400050; पॅन नं:- AAGCR2130M;
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/04/2015
(10) दस्त नोंदणी केल्याचा दिनांक	28/04/2015
(11) अनुक्रमांक,खंड व पृष्ठ	3613/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.1,575,000/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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