

Index-2(सूची - २)



12/10/2017

सूची क्र.2

दुसऱ्या निबंधक : सह दु.नि.बमई 6

दस्ता क्रमांक : 5605/2017

नोटशी :

Regn 63m

गावाचे नाव : 1)

उमेळा 2) उमेळा 3) उमेळा 4) उमेळा 5) उमेळा 6) उमेळा 7) उमेळा 8) उमेळा 9) उमेळा 10) उमेळा 11) उमेळा 12) उमेळा 13) उमेळा 14) उमेळा 15) उमेळा 16) उमेळा 17) उमेळा 18) 3

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| (1)चिपेखाचा प्रकार | खरेदीखत |
| (2)मोबदला | 38280000 |
| (3) वाढारमाव(भाडेपट्ट्याच्या बायलिनपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे) | 38280000 |
| (4) नु-मापन,पोटहिम्मा व घरक्रमांक(असल्याम) | <p>1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: गाव मोजे उमेळा, ता.बमई, जि.पालघर येथील म न. 23व, क्षेत्र 0-11-0 हे आर प्रती, म्हणजेच क्षेत्र 1100 चौ मी, आकार रु 3.44 पैस हे जमिन मिळकत. ((Survey Number : 23/व ;))</p> <p>2) पालिकेचे नाव: ठाणे इतर वर्णन : ((Survey Number : 23/व ;))</p> <p>3) पालिकेचे नाव: ठाणे इतर वर्णन : ((Survey Number : 23/व ;))</p> <p>4) पालिकेचे नाव: ठाणे इतर वर्णन : ((Survey Number : 23/व ;))</p> <p>5) पालिकेचे नाव: ठाणे इतर वर्णन : ((Survey Number : 23/व ;))</p> <p>6) पालिकेचे नाव: ठाणे इतर वर्णन : ((Survey Number : 23/व ;))</p> <p>7) पालिकेचे नाव: ठाणे इतर वर्णन : ((Survey Number : 23/व ;))</p> <p>8) पालिकेचे नाव: ठाणे इतर वर्णन : ((Survey Number : 23/व/3 ;))</p> <p>9) पालिकेचे नाव: ठाणे इतर वर्णन : ((Survey Number : 23/व/3 ;))</p> <p>10) पालिकेचे नाव: ठाणे इतर वर्णन : ((Survey Number : 23/व/3 ;))</p> <p>11) पालिकेचे नाव: ठाणे इतर वर्णन : ((Survey Number : 23/व/3 ;))</p> <p>12) पालिकेचे नाव: ठाणे इतर वर्णन : ((Survey Number : 23/व/3 ;))</p> <p>13) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: --((Survey Number : 23/व/3 ;))</p> <p>14) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: गाव मोजे उमेळा, ता.बमई, जि.पालघर येथील म न. 23व, जि.नं. 3, क्षेत्र 0-08-8 हे आर प्रती, पो.ख. 0-00-8 हे आर प्रती म्हणजेच क्षेत्र 960 चौ मी, आकार रु 0-64 पैस हे जमिन मिळकत. ((Survey Number : 23/व/3 ;))</p> <p>15) पालिकेचे नाव: ठाणे इतर वर्णन : ((Survey Number : 23/व/2 ;))</p> <p>16) पालिकेचे नाव: ठाणे इतर वर्णन : ((Survey Number : 23/व/2 ;))</p> <p>17) पालिकेचे नाव: ठाणे इतर वर्णन : ((Survey Number : 23/व/2 ;))</p> <p>18) पालिकेचे नाव: ठाणे इतर वर्णन : ((Survey Number : 23/व/2 ;))</p> <p>19) पालिकेचे नाव: ठाणे इतर वर्णन : ((Survey Number : 23/व/2 ;))</p> <p>20) पालिकेचे नाव: ठाणे इतर वर्णन : ((Survey Number : 23/व/2 ;))</p> <p>21) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: गाव मोजे उमेळा, ता.बमई, जि.पालघर येथील म न. 23व, जि.नं. 2, क्षेत्र 0-09-8 हे आर प्रती, पो.ख. 0-00-8 हे आर प्रती म्हणजेच क्षेत्र 1060 चौ मी, आकार रु 0-69 पैस हे जमिन मिळकत. ((Survey Number : 23/व/2 ;))</p> <p>22) पालिकेचे नाव: ठाणे इतर वर्णन : ((Survey Number : 23/व/1 ;))</p> <p>23) पालिकेचे नाव: ठाणे इतर वर्णन : ((Survey Number : 23/व/1 ;))</p> <p>24) पालिकेचे नाव: ठाणे इतर वर्णन : ((Survey Number : 23/व/1 ;))</p> <p>25) पालिकेचे नाव: ठाणे इतर वर्णन : ((Survey Number : 23/व/1 ;))</p> <p>26) पालिकेचे नाव: ठाणे इतर वर्णन : ((Survey Number : 23/व/1 ;))</p> <p>27) पालिकेचे नाव: ठाणे इतर वर्णन : ((Survey Number : 23/व/1 ;))</p> <p>28) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: गाव मोजे उमेळा, ता.बमई, जि.पालघर येथील म न. 23व, जि.नं. 1, क्षेत्र 0-15-2 हे आर प्रती, म्हणजेच क्षेत्र 1520 चौ मी, आकार रु 1-12 पैस हे जमिन मिळकत. ((Survey Number : 23/व/1 ;))</p> |
| (5) क्षेत्रफल | <p>1) 2.2000 आर.चौ.मीटर 2) 0.5500 आर.चौ.मीटर 3) 0.5500 आर.चौ.मीटर 4) 0.5500 आर.चौ.मीटर 5) 0.5500 आर.चौ.मीटर 6) 4.4000 आर.चौ.मीटर 7) 2.2000 आर.चौ.मीटर 8) 0.4800 आर.चौ.मीटर 9) 0.4800 आर.चौ.मीटर 10) 0.4800 हेक्टर . आर 11) 0.4800 आर.चौ.मीटर 12) 3.8400 आर.चौ.मीटर 13) 1.9200 आर.चौ.मीटर 14) 1.9200 हेक्टर . आर 15) 0.5300 आर.चौ.मीटर 16) 0.5300 हेक्टर . आर 17) 0.5300 आर.चौ.मीटर 18) 0.5300 आर.चौ.मीटर 19) 4.2400 हेक्टर . आर 20) 2.1200 आर.चौ.मीटर 21) 2.1200 आर.चौ.मीटर 22) 0.7600 हेक्टर . आर 23) 0.7600 हेक्टर . आर 24) 0.7600 आर.चौ.मीटर 25) 0.7600 आर.चौ.मीटर 26) 6.0800 आर.चौ.मीटर 27) 3.0400 आर.चौ.मीटर 28) 3.0400 आर.चौ.मीटर</p> |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तावेज करत देणा-या/लिहून देणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | <p>1): नाव:-मुनिल बंकरुलाल गरोडीया बय:-62; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 102, राणी महल,देना बँक बचळ, स्पेशल रोड, माईन्डर प, ता.बमई, जि.पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-ABWPG0325R</p> <p>2): नाव:-हॉली प्रविण अयबाल बय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 703, मारासार , पुत्रा टॉवर, ब्लॅकशेड पार्क , फाटक रोड, माईन्डर प, ता. व जि. ठाणे, महाराष्ट्र, THANE. पिन कोड:-401101 पॅन नं:-AKYPG3028N</p> <p>3): नाव:-दिप संतोष गरोडीया बय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 703, मारासार , पुत्रा टॉवर, ब्लॅकशेड पार्क , फाटक रोड, माईन्डर प, ता. व जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AHZPG8283F</p> <p>4): नाव:-पुरुषोत्तम बंकरुलाल गरोडीया बय:-58; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 102, राणी महल,देना बँक बचळ, स्पेशल रोड, माईन्डर प, ता.बमई, जि.पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-</p> <p>5): नाव:-अनिल बंकरुलाल गरोडीया बय:-62; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: बँकटव बंगलो,मिना नगर, फेज-VII-A, माईन्डर प, ता व जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-</p> <p>6): नाव:-संजु संतोष गरोडीया बय:-56; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 703, मारासार , पुत्रा टॉवर, ब्लॅकशेड पार्क , फाटक रोड, माईन्डर प, ता. व जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-</p> <p>7): नाव:-राणी संतोष गरोडीया बय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 703, मारासार , पुत्रा टॉवर, ब्लॅकशेड पार्क , फाटक रोड, माईन्डर प, ता. व जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-</p> <p>8): नाव:-हॉली संतोष गरोडीया ऊर्फ हॉली प्रविण अयबाल बय:-कु.मु. संजु संतोष गरोडीया -- बय:-56; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 703, मारासार , पुत्रा टॉवर, ब्लॅकशेड पार्क , फाटक रोड, माईन्डर प, ता. व जि. ठाणे, महाराष्ट्र, THANE. पिन कोड:-401101 पॅन नं:-</p> |
| (8)दस्तावेज करत देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | <p>1): नाव:-.मे. रवी लार्डक स्पेंसेस तर्फे भागिदार प्रविण शांताराम वर्तक -- बय:-53; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: दुकान नं. 6, हरजस सोसायटी, बोरीवली प, मुंबई 92, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-</p> <p>2): नाव:-.मे. रवी लार्डक स्पेंसेस तर्फे भागिदार सुबनेश ए. मगदानी -- बय:-54; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: दुकान नं. 6, हरजस सोसायटी, बोरीवली प, मुंबई 92, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-</p> <p>3): नाव:-.मे. रवी लार्डक स्पेंसेस तर्फे भागिदार रवी स्टुक्चरर्स प्रा लि तर्फे डायरेक्टर जॉर्डन एस. परेरा तर्फे कु मु म्हणुन मनिष यशवंत तिर्जेतकर -- बय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: दुकान नं. 6, हरजस सोसायटी, बोरीवली प, मुंबई 92, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-</p> <p>4): नाव:-.मे. रवी लार्डक स्पेंसेस तर्फे भागिदार रवी स्टुक्चरर्स प्रा लि तर्फे डायरेक्टर जॉर्डन एस. परेरा तर्फे कु मु म्हणुन मनिष यशवंत तिर्जेतकर 37 -- बय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: दुकान नं. 6, हरजस सोसायटी, बोरीवली प, मुंबई 92, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-</p> <p>5): नाव:-.मे. रवी लार्डक स्पेंसेस तर्फे भागिदार रवी स्टुक्चरर्स प्रा लि तर्फे डायरेक्टर रवि एम. परेरा तर्फे कु मु म्हणुन मनिष यशवंत तिर्जेतकर -- बय:-31; पत्ता:-</p> |

Index-2(सूची - २)

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| | प्लॉट नं.: -, माळ्या नं.: -, इमारतीचे ताक.: -, खर्चाक नं.: -, रोड नं.: दुकान नं.: 6, हरजस सोमापटी, बागीचणी प, मुंबई 92, मद्रागट्ट, मुम्बई. पिन कोड:-400092 पंत नं.: - |
| (9) दम्तपैवज कन्त दिव्याचा दिनांक | 12/10/2017 |
| (10)दम्त मोदणी कल्याचा दिनांक | 12/10/2017 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 5605/2017 |
| (12)वाजान्नावाप्रमाणे मुद्रांक शुल्क | 2296800 |
| (13)वाजान्नावाप्रमाणे मोदणी शुल्क | 30000 |
| (14)शेरा | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

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



सह दुय्यम निबंधक वसई-६
वर्ग - २

२ - ५२
२-५२२ ५२२२२ ५२२२ ५२

535/5605

पावती

Original/Duplicate

Thursday, October 12, 2017

नोंदणी क्र.: 39म

2:27 PM

Regn.: 39M

पावती क्र.: 6433 दिनांक: 12/10/2017

गावाचे नाव: उमेळा

दस्तऐवजाचा अनुक्रमांक: वसई-6-5605-2017

दस्तऐवजाचा प्रकार : खरेदीखत

सादर करणाऱ्याचे नाव: मे. रुबी लार्डफ स्पेसेस तर्फे भागिदार रुबी स्ट्रक्चर्स प्रा लि तर्फे
डायरेक्टर ज्युड एस. परेरा तर्फे कु मु म्हणुन मनिष यशवंत तिलोटकर - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 2020.00

डाटा एन्ट्री रु. 20.00

पृष्ठांची संख्या: 101

एकूण: रु. 32040.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:37 PM ह्या वेळेस मिळेल.

JSR Vasai-6

सह दुय्यम निबंधक वसई-६
वर्ग - १

बाजार मूल्य: रु. 38280000/-

मोबदला रु. 38280000/-

भरलेले मुद्रांक शुल्क :

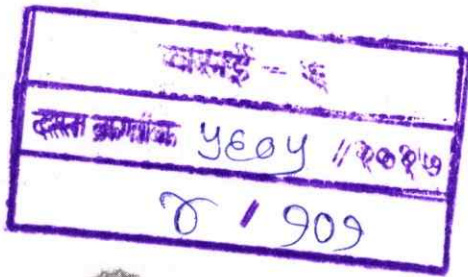
रु. 2296800/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005758046201718E दिनांक: 12/10/2017

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु. 2040/-



CHALLAN
MTR Form Number-6

| | | | | | | | | |
|-----------------------------|-------------------------------------|---------------|--|---------------------------|--|----------------------------------|------------|------|
| GRN | MH005758046201718E | BARCODE | | | Date | 27/09/2017-10:30:31 | Form ID | 25.1 |
| Department | Inspector General Of Registration | | | | Payer Details | | | |
| Type of Payment | Stamp Duty Registration Fee | | | | TAX ID (If Any) | | | |
| Office Name | VSI6_VASAI NO 6 JOINT SUB REGISTRAR | | | | PAN No.(If Applicable) | AAUFR9624B | | |
| Location | PALGHAR | | | | Full Name | RUBY LIFE SPACES | | |
| Year | 2017-2018 One Time | | | | Flat/Block No. | S NO 23A H NO 1 2 3 AND S NO 23B | | |
| Account Head Details | | Amount In Rs. | | Premises/Building | | | | |
| 0030046401 Stamp Duty | | 2296800.00 | | Road/Street | UMELE | | | |
| 0030063301 Registration Fee | | 30000.00 | | Area/Locality | NAIGAON | | | |
| | | | | Town/City/District | | | | |
| | | | | PIN | 4 0 1 2 0 7 | | | |
| | | | | Remarks (If Any) | SecondPartyName=SUNIL B GARODIA~ | | | |
| | | | | Amount In | Twenty Three Lakh Twenty Six Thousand Eight Hundre | | | |
| | | | | Words | d Rupees Only | | | |
| Total | | 23,26,800.00 | | | | | | |
| Payment Details | | | | FOR USE IN RECEIVING BANK | | | | |
| IDBI BANK | | | | | | | | |
| Cheque-DD Details | | | | Bank CIN | Ref. No. | 69103332017092710846 | 137223479 | |
| Cheque/DD No. | | | | Bank Date | RBI Date | 27/09/2017-10:31:15 | 28/09/2017 | |
| Name of Bank | | | | Bank-Branch | | IDBI BANK | | |
| Name of Branch | | | | Scroll No. , Date | | 100 , 28/09/2017 | | |

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

Validity unknown

Digitally signed by
VIRTUAL TREASURER
MUMBAI 01
Date: 2017.10.12
14:23:28 IST
Reason: Secure
Do Not Remove
Location: India

Challan Defaced

| Sr. No. | Defacement No. | Defacement Date | Userld | Defacement Amount |
|-------------------------|----------------|---------------------|--------|-------------------|
| 1 | (IS)-535-5605 | 12/10/2017-14:23:19 | IGR546 | 30000.00 |
| 2 | (IS)-535-5605 | 12/10/2017-14:23:19 | IGR546 | 2296800.00 |
| Total Defacement Amount | | | | 23,26,800.00 |



Print Date 12-10-2017 02:23:27

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| वसई - ६ |
| ५६०५/२०८७ |
| ५ / १०९ |



DEED OF CONVEYANCE

THIS INDENTURE made and entered into at Bhayandar on this 12th day of October, 2017 BETWEEN : 1) **SHRI SUNIL BANKATLAL GARODIA**, Age 62 years, having Aadhar Card No.595133562203, Pan No.ABWPG0325R, residing at 102, Rani Mahal, Near Dena Bank, Station Road, Bhayandar (West), Taluka and District Thane, Pin - 401 101, 2) **SHRI ANIL BANKATLAL GARODIA**, Age 62 years, having Aadhar Card No.414034276321, Pan No.ABLPG8033B, residing at Chandraban Bungalow, Geeta Nagar, Phase - VII/A, Near Over Bridge, Bhayandar (East), Taluka and District

Sunil Garodia

Anil Garodia

Mangru S. Garodia

Garodia

Garodia

Garodia

Garodia

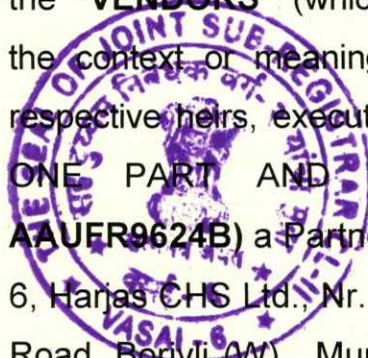
Garodia

Garodia

| |
|------------------------|
| वसई - ६ |
| दस्त क्रमांक ५६०५/२०१७ |
| ६/१०९ |

- 2 -

Thane, Pin - 401 105, 3) **SHRI PURUSHOTTAM BANKATLAL GARODIA**, Age 58 years, having Aadhar Card No.803679033163, Pan No.ABWPG0326N, residing at 101, Rani Mahal, Station Road, Bhayandar (West), Taluka and District Thane, Pin - 401 105 and 4) **SMT. MANJU SANTOSH GARODIA**, Age 56 years, having Aadhar Card No. 287113014596, Pan No. BVPPG0118N, residing at Flat 703, Salasar Pooja Tower, Venkatesh Park, Phatak Road, Bhayandar (West), Taluka and District Thane, Pin - 401 101, 5) **SMT. DOLLY PRAVIN AGGARWAL alias MS. DOLLY SANTOSH GARODIA**, Age 33 years, having Aadhar Card No. _____, Pan No. AKYPG3028N, residing at Flat 703, Salasar Pooja Tower, Venkatesh Park, Phatak Road, Bhayandar (West), Taluka and District Thane, Pin - 401 101, 6) **SHRI DEEP SANTOSH GARODIA**, Age 31 years, having Aadhar Card No. 835106327936, Pan No. AHZPG8283F, residing at Flat 703, Salasar Pooja Tower, Venkatesh Park, Phatak Road, Bhayandar (West), Taluka and District Thane, Pin - 401 101, 7) **SMT. RANI AGARWAL Alias RANI SANTOSH GARODIA**, Age 37 years, having Aadhar Card No. 542720107174, Pan No. AKXPG8788J, residing at Flat 703, Salasar Pooja Tower, Venkatesh Park, Phatak Road, Bhayandar (West), Taluka and District Thane, Pin - 401 105, the Vendor No.4 forself and Power of Attorney Holder of Vendor No. 5, hereinafter jointly and collectively referred to as the "VENDORS" (which expression unless it be repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators and assigns) of the ONE PART AND **M/s. RUBY LIFESPACES, (PAN AAUFR9624B)** a Partnership firm having its office at Shop No. 6, Harjas CHS Ltd., Nr. Immaculate Girls High School, Off L M Road, Borivli (W), Mumbai - 400 092, through its partners



1. *Sumit Garodia*

2. *Anurag Kumar*

3. *Manju S Garodia*

6. *Garodia*

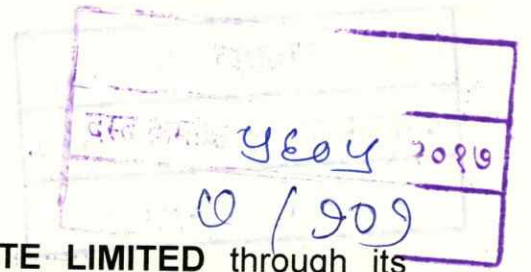
7. *Garodia*

1. *Sumit Garodia*

2. *Anurag Kumar*

3. *Manju S Garodia*

4. *Garodia*



(1) **RUBY STRUCTURES PRIVATE LIMITED** through its Directors **SHRI JUDE S. PEREIRA** and **SHRI JORDAN S. PEREIRA**, vide resolution dated 30/11/2016 (2) **SHRI BHUVANESH A. MAGDANI** and (3) **SHRI PRAVIN SHANTARAM VARTAK** hereinafter referred to as the **"PURCHASER"** (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the firm and its partner or partners from time to time and their respective heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS :

1. Mr. Rustom Jehangir Vakil, Mr. Hoshangaji Burjorji Vaniya and Mr. Darbashan Edalji Kothawala (for short hereinafter referred to as the **"Original Owners"**) had owned the following Agriculture land situate, lying and being at Village Umele, Taluka Vasai, District Palghar, in the Registration District and Sub-District Vasai and now within the limits of City of Vasai Virar Municipal Corporation.

| Sr. No. | Survey No. | Hissa No. | Area in H-R-P | Area in Sq. Meters | Assessment Rs. Ps. |
|---------|------------|---------------------|------------------|--------------------|--------------------|
| 1. | 23A | 1 | 0-15-2 | 1520 | 1.12 |
| 2. | 23A | 2 Pot kharaba | 0-09-8 0-00-8 | 1060 | 0.69 |
| 3. | 23A | 3 Pot kharaba | 0-08-8 0-00-8 | 960 | 0.64 |
| 4. | 23B | | 0-11-0 | 1100 | 0.12 |
| Total | | | 0-46-4 | 4640 | |

(the land mentioned hereinafore are more particularly described in the schedule hereunder written, hereinafter jointly and

Sumit Gasodis

2 *Arundhan* *3* *Sumit*



6 *Arundhan*

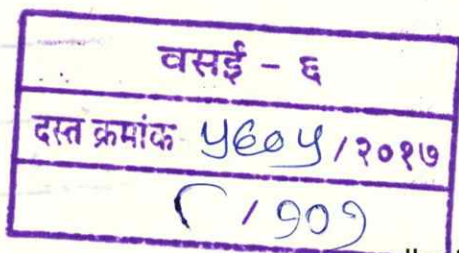
7 *Arundhan*

1 *Sumit*

2 *Arundhan*

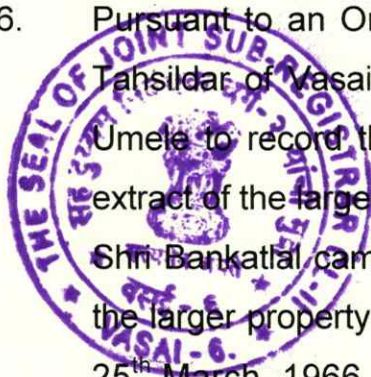
3 *Sumit*

4 *Sumit*



collectively referred to as the **"Said Property"** for the sake of brevity and convenience).

2. The original owners had formed a trust in the name and style of 'N.P.Vakil Trust' and thereupon, the larger property vested in the said trust known as 'N.P.Vakil Trust'.
3. Shri Bankatlal Hazirmal Garodia (for short hereinafter referred to as the **"Shri Bankatlal"**) was personally cultivating the larger property as an agricultural tenant of the original owners.
4. During the subsistence of tenancy rights of Shri Bankatlal, in respect of the larger property, the original owners had executed a Lease Deed, dated 19th July, 1963 in favour of Shri Bankatlal and thereby, the original owners had granted lease of the larger property to Shri Bankatlal for a period of five years.
5. By a Mutation Entry No. 784, dated 12th August, 1967, the name of Shri Bankatlal came to be recorded in the 7/12 extract of the larger property as the lessee of the original owners.
6. Pursuant to an Order, dated 28th December, 1965, the Tahsildar of Vasai had directed to the Talathi of Village Umele to record the name of Shri Bankatlal in the 7/12 extract of the larger property and accordingly, the name of Shri Bankatlal came to be recorded in the 7/12 extract of the larger property vide a Mutation Entry No.761, dated 25th March, 1966.



1. *Sanil Garodia*

3. *Bhensodas Manju S Garodia*

2. *Amrutha Senani*

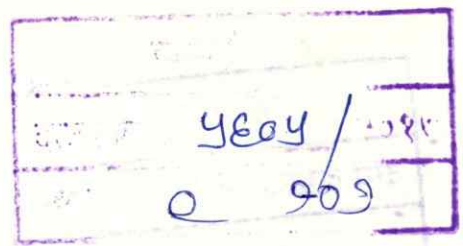
6. *Garodia*

7. *Garodia*

1. *Shri*

3. *Amaykani*

4. *Garodia*



7. The trustees of N.P.Vakil Trust had executed an Indenture of Settlement registered under Sr. No. 5013, dated 10th May, 1988 to record the names of Kairsi Ershan Lalkaka, Cyrus Ershan Lalkaka, Navroj Burjorji Vakil, Kawas Nariman Lalkaka and Nevil Ershan Vakil as the trustees thereof and accordingly, the name of the trustees of the said trust came to be recorded in the 7/12 extract of the larger property vide a Mutation Entry No.1396, dated 19th April, 1999.
8. In the year 1988, Shri Bankatlal had filed a Tenancy Case No. 70(b) /655 of 1988 before the Addl. Tahsildar & Agricultural Land Tribunal, Vasai under Section 70(b) of the Bombay Tenancy and Agricultural Land Act, 1948 to get him declared as a tenant of N.P. Vakil Trust in respect of the larger property.
9. By an Order, dated 12th October, 1990 passed in Tenancy Case No.70(b)/655/1988, the Tahsildar & Agricultural Land Tribunal, Vasai had declared Shri Bankatlal as an agriculture tenant of N.P. Vakil Trust in respect of the larger property and accordingly, the name of Shri Bankatlal came to be recorded in Other Rights Column of 7/12 extract of the larger property vide a Mutation Entry No.1309, dated 22nd October, 1990.
10. N.P.Vakil Trust had disputed the claim of Shri Bankatlal in respect of the larger property and as such, N. P. Vakil Trust had filed a Special Civil Suit No. 552 of 1988 in the Court of Civil Judge (S.D.) Thane against Shri Bankatlal for seeking an order of declaration and injunction in respect of the larger property.



Sanil Ganodia
Munim
Bansari

Bandu Mangru S. Ganodia

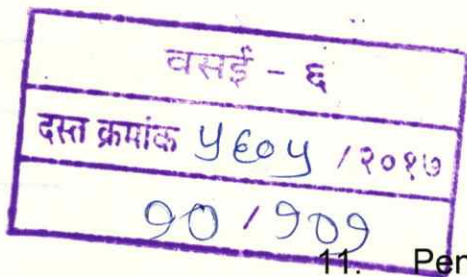
Ganodia

P. Ganodia

Shree

Ameyam

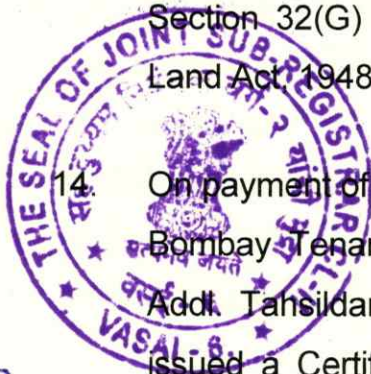
B



11. Pending the hearing and final disposal of Special Civil Suit No.552 of 1988, N.P. Vakil Trust had also filed a Tenancy Appeal No.21 of 1991 before the Sub-Divisional Officer, Bhiwandi for challenging an Order, dated 12th October, 1990 passed by the Tahsildar & Agricultural Land Tribunal, Vasai in Tenancy Case No. 70(b)/655/1988 in respect of the larger property.

12. Pending the hearing and final disposal of Special Civil Suit No.552 of 1988 filed in the Court of Civil Judge (S.D.) Thane and Tenancy Appeal No.21 of 1991 filed before the Sub-Divisional Officer, Bhiwandi, Shri Bankatlal had filed a Tenancy Case No. 32(G)/4/1998 before the Addl. Tahsildar & Agricultural Land Tribunal, Vasai to get fixed the purchase price of the larger property under Section 32(G) of the Bombay Tenancy and Agricultural Land Act, 1948.

13. Pending the hearing and final disposal of Special Civil Suit No.552 of 1988 and Tenancy Appeal No.TNC/21 of 1991, the trustees of N.P.Vakil Trust had settled the dispute with Shri Bankatlal in respect of the larger property and accordingly, N.P. Vakil had given up its claim in respect of the larger property against the purchase price fixed by the Addl. Tahsildar & Agricultural Land Tribunal, Vasai under Section 32(G) of the Bombay Tenancy and Agricultural Land Act, 1948.



14. On payment of purchase price under Section 32 (G) of the Bombay Tenancy and Agricultural Land Act, 1948, the Addl. Tahsildar & Agricultural Land Tribunal, Vasai had issued a Certificate No. P/1774/2000 under Section 32

1. *Sanil Goradia*

2. *Arundhan Sammen*

3. *Harodis*

4. *Mangru S. Chavdia*

6. *Harodis*

7. *Harodis*

1. *Shri...*

2. *Shri...*

3. *Maytan...*

4.

[Signature]

| | |
|------|------|
| 4804 | 9020 |
| 99 | 909 |

(M) of the Bombay Tenancy and Agricultural Land Act, 1948 in the name of Shri Bankatlal in respect of the larger property .

15. In the premises aforesaid, Shri Bankatlal became the owner of the larger property and accordingly, the name of Shri Bankatlal came to be recorded in the 7/12 extract of the larger property vide a Mutation Entry No.1415, dated 21st November, 2000 as the absolute owner thereof.
16. Shri Bankatlal had four sons namely Shri Santosh, Shri Sunil, Shri Anil, Shri Purushottam, three daughters namely Smt. Nirmala Narendra Agarwal, Smt. Urmila Suresh Jain and Smt. Meena Sunil Agarwal. Smt. Chandrakanta was the wife of Shri Bankatlal.
17. Shri Bankatlal was holding the larger property as Karta and Manager of joint Hindu Undivided Family consisting of Shri Bankatlal himself, Shri Santosh, Shri Sunil, Shri Anil, Shri Purushottam, Smt. Nirmala Narendra Agarwal, Smt. Urmila Suresh Jain, Smt. Meena Sunil Agarwal and Smt. Chandrakanta
18. Shri. Santosh Bankatlal Garodia died intestate on 9th January, 2001 leaving behind his widow by name Smt. Manju Santosh Garodia, being the Vendor No. 4, a son by name Master Deep Santosh Garodia, being the Vendor No. 6, two daughters namely Ms.Rani Santosh Garodia and Ms. Dolly Santosh Garodia, being the Vendor Nos.5 and 7 respectively as his heirs and legal representatives.



Sunil Garodia
Anurupa
Summen

Manju S. Garodia
3 4 5 6 7

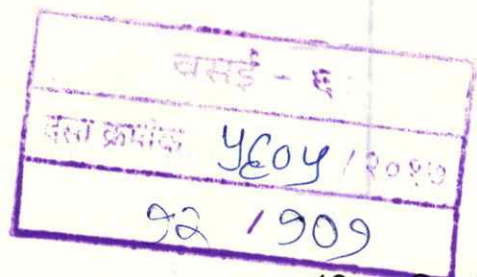
Garodia

Ravoli

Deep

Manjula

Q



19. On 25th February, 2002, the members of HUF had entered into an oral family arrangement and pursuant to an oral family arrangement a Memorandum of Confirmation, dated 19th March, 2002 came to be executed amongst Shri Bankatlal, Smt. Manju Santosh Garodia, Master Deep Santosh Garodia, Ms. Rani Santosh Garodia, Ms. Dolly Santosh Garodia, Shri Sunil, Shri Anil, Shri Purushottam, Smt. Nirmala Narendra Agarwal, Smt. Urmila Suresh Jain, Smt. Meena Sunil Agarwal and Smt. Chandrakanta to record the family arrangement arrived at amongst them and accordingly, it was specifically agreed amongst them that the property of HUF including the larger property shall be divided into five parts amongst the Vendors herein.

20. By virtue of an oral Family Arrangement, dated 25th February, 2002 read with Memorandum of Confirmation, dated 19th March, 2002, the Vendor No. 1 became entitled to hold 1/5th share in the larger property, the Vendor No. 2 became entitled to hold 1/5th share in the larger property, the Vendor No. 3 became entitled to hold 2/5th share in the larger property and Vendor Nos. 4 to 7 jointly became entitled to hold 1/5th share in the larger property.

21. Pursuant to an oral Family Arrangement, dated 25th February, 2002 read with Memorandum of Confirmation, dated 19th March, 2002, Shri Bankatlal, Smt. Manju Santosh Garodia, Master Deep Santosh Garodia, Ms. Rani Santosh Garodia, Ms. Dolly Santosh Garodia, Shri Sunil, Shri Anil, Shri Purushottam, Smt. Nirmala Narendra Agarwal, Smt. Urmila Suresh Jain, Smt. Meena Sunil Agarwal and Smt. Chandrakanta had executed a



1. *Bankatlal*

2. *Manju S. Garodia*

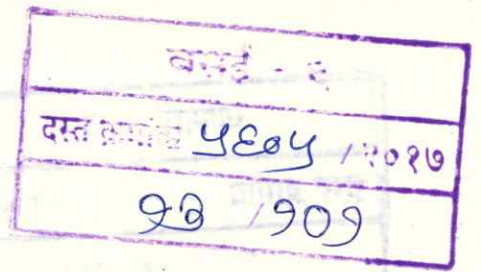
3. *Master Deep S. Garodia*

4. *Rani S. Garodia*

5. *Dolly S. Garodia*

6. *Sunil*

7. *Anil*



Partnership Deed, dated 1st April, 2002 in the name and style of M/s. Shree Krishna Construction Co., to deal with several properties inter-alia the larger property .

22. Shri Bankatlal died on 14th June, 2003 leaving behind his last Will and Testament, dated 7th March, 2003 registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No.Vasai-I/1258/2003 thereby bequeathing the larger property to his wife by name Smt. Chandrakanta, son by name Shri Purushottam and daughter-in-law by name Smt. Manju Santosh Garodia.

23. After the demise of Shri Bankatlal, the legatee of the last Will and Testament, dated 7th March, 2003 had got their names recorded in the 7/12 extract of the larger property vide a Mutation Entry No.1509, dated 13th December, 2004.

24. Being aggrieved by the last Will and Testament, dated 7th March, 2003 of late Shri Bankatlal, Shri Sunil Bankatlal Garodia and Shri Anil Bankatlal Garodia had filed a Regular Civil Suit No.74 of 2005 in the Court of Civil Judge (S.D.) Vasai against Smt. Chandrakanta, Shri Purushottam B. Garodia, Smt. Urmila Suresh Jain, Smt. Meena Sunil Agarwal, Smt. Manju Santosh Garodia, Shri Deep Santosh Garodia, Dolly Santosh Garodia, Rani Santosh Garodia, Nirmala Narendra Agarwal and M/s. Vartak Brothers Construction for seeking an order of declaration and injunction.



25. During the pendency of Regular Civil Suit No.74 of 2005, in the Court of Civil Judge (J.D.) Vasai, Smt.

Sunil Garodia

Manju S. Garodia

Garodia

Garodia

Garodia

Garodia

Garodia

Garodia



Nirmala Narendra Agarwal, being the Defendant No. 3 in the said suit died intestate leaving behind her widower by name Shri Narendra Srinivas Agarwal, two sons namely Shri Nilesh Narendra Agarwal, Shri Hira Narendra Agarwal and a daughter by name Smt. Nisha Yogesh Lohia as her heirs and legal representatives and accordingly, the names of the legal heirs of late Smt. Nirmala Narendra Agarwal were brought on record of Regular Civil Suit No.74 of 2005.

26. Shri Purushottam Bankatlal Garodia had filed a Misc. Application No. 2 of 2005 in the Court of Civil Judge (S.D.) Vasai for obtaining Probate of last Will and Testament of Shri Bankatlal.

27. The heirs of late Shri Bankatlal had lodged objection in Misc. Application No. 2 of 2005 for grant of Probate on the basis of last Will and Testament of late Shri Bankatlal as a result, the Misc. Application No.2 of 2005 came to be converted as Regular Civil Suit No.77 of 2007.

28. Smt. Chandrakanta Bankatlal Garodia died on 1st October, 2007 leaving behind her last Will and Testament, dated 23rd May, 2005 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-7/4396/2006, thereby bequeathing her share in the larger property to her son by name Shri Purushottam Bankatlal Garodia, being the Vendor No.3.

29. The Vendor Nos. 1 and 2 had also filed Regular Civil Suit No.212 of 2012 in the Court of Civil Judge (S.D.) Thane



Shri J. Garodia

*Chandru
Semen*

Garodia Munu S. Garodia

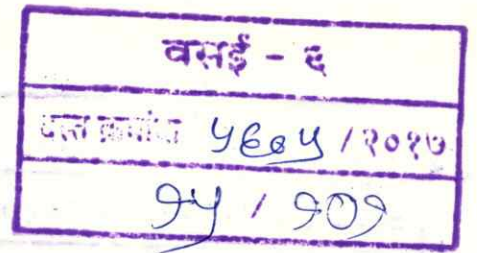
Garodia

Garodia

Shree

Amaydani

B



against the Vendor Nos.3 to 7 and others for seeking declaration and injunction in respect of several properties inter-alia the larger property.

30. In order to put an end to the litigations pending in various courts, the heirs of late Shri Bankatlal and Smt. Chandrakanta had settled their dispute and accordingly, a Consent Term, dated 26th October, 2016 came to be filed in Regular Civil Suit No. 74 of 2005 which was pending in the Court of Civil Judge (J.D.) Vasai and in terms of Consent Pursis filed in Regular Civil Suit No. 74 of 2005, the Ld. Civil Judge (J.D.) Vasai was pleased to decree the suit.
31. By virtue of Consent Decree, dated 26th October, 2016, passed by the Ld. Civil Judge (J.D.) Vasai, the Vendor Nos. 1 and 2 became entitled to hold 1/5th share each in the larger property, the Vendor No. 3 became entitled to hold 2/5th share in the larger property and the Vendor Nos. 4 to 7 jointly became entitled to hold 1/5th share in the larger property.
32. Smt. Urmila Suresh Jain, Smt. Meena Sunil Agarwal and the heirs of late Smt. Nirmala Narendra Agarwal namely Shri Narendra Srinivas Agarwal, Shri Nilesh Narendra Agarwal, Shri Hira Narendra Agarwal and Smt. Nisha Yogesh Lohia had given up their right, title, interest and share in the larger property by signing the Consent Term, dated 26th October, 2016 filed in Regular Civil Suit No. 74 of 2005.



33. By virtue of Consent Decree, dated 26th October, 2016 passed by the Ld. Civil Judge (J.D.) Vasai in Regular Civil

Sunil Gaudin

Curator
Sunil

Bandha Mangal S. Chaudhary

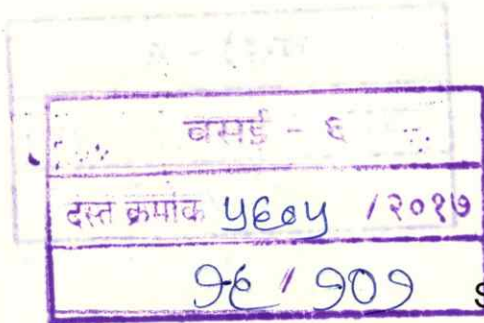
Curator

Bandha

Speen

Amoylan

Amoylan



Suit No.74 of 2005, the Regular Civil Suit No.625 of 2012 filed by Shri Purushottam Garodia in the Court of Civil Judge (J.D.) Thane against the Vendors and others as well as Regular Civil Suit No.212 of 2012 filed by the Vendor Nos.1 and 2 against the Vendor Nos.3 to 7 and others stood disposed off as withdrawn.

34. The Vendors hereby represent that the Consent Decree, dated 26th October, 2016 passed in Regular Civil Suit No.74 of 2005 has attained its finality.
35. In the premises aforesaid, the Vendors are absolutely seized and possessed off and/or otherwise well and sufficiently entitled to the larger property as the owners thereof.
36. The Vendors hereby represent that title to the larger property is clear, marketable and free from all encumbrances.
37. The Purchaser herein shall be entitled to carry out the T.I.L.R & S.I.L.R Survey of the said property to ascertain the area of the same and on basis of T.I.L.R. & S.I.L.R. Survey the Purchaser shall be exclusively entitled to take the benefit of the area of the said property at their own cost and expenses and under such circumstances the Vendor shall not be entitled to claim any benefit of the same.
38. In view of amendment of provisions of Section 43 of the Bombay Tenancy and Agricultural Land Act, 1948, it is not necessary to obtain the sale permission under Section 43



1. *Sanil Garodia*

2. *Anurag Samra*

3. *Manju S. Garodia*

6. *Garodia* 7. *Garodia*

1. *Specimen* 2. *Me*

3. *Anurag*

4. *Manju*

| |
|------------------------|
| वसई - ६ |
| दस्तावेज नं. ५६०५/२०१७ |
| १०० / १०१ |

of the Bombay Tenancy and Agricultural Land Act, 1948 for effecting the sale and transfer of the larger property.

39. The said land has been converted into N.A. by the Office of Tahasildar and Executive Magistrate Vasai (Revenue Department) vide its Order bearing No. REV/D-1/T-1/Jaminbab 1/KV-1286/SR-184/2017.
40. The Vendors out of their legal necessity have jointly agreed with the Purchaser for absolute sale of N.A. land bearing Survey No.23/A, Hissa No.1, admeasuring 0-15-2 H-R-P equivalent to 1520 Sq. meters, Survey No.23/A, Hissa No. 2, admeasuring 0-09-8, Pot Kharaba 0-00-8 H-R-P equivalent to 1060 sq. meters, Survey No.23/A, Hissa No.3, admeasuring 0-08-8, Pot Kharaba 0-00-8 H-R-P, equivalent to 960 sq. meters and Survey No.23/B, admeasuring 0-11-0 H-R-P equivalent to 1100 sq. meters, totally admeasuring 0-46-4 H-R-P equivalent to 4640 Sq. meters, situate, lying and being at Village Umele, Taluka Vasai, District Palghar, in the Registration District and Sub-District Vasai and now within the limits of City of Vasai Virar Municipal Corporation, more particularly described in the Schedule hereunder written (hereinafter referred to as the "**Said Property**" for the sake of brevity and convenience) for the consideration hereinafter appearing.



NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid agreement and in consideration of a sum of **Rs.3,82,80,000/- (Rupees Three Crores Eighty Two Lakhs Eighty Thousand only)** being the full consideration money payable by the Purchaser to the Vendors

1. *[Signature]*

2. *[Signature]*

3. *[Signature]*

4. *[Signature]*

5. *[Signature]*

6. *[Signature]*

7. *[Signature]*

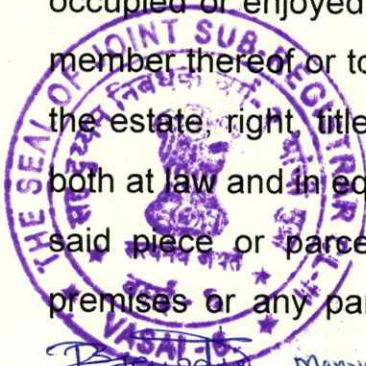
8. *[Signature]*

9. *[Signature]*

10. *[Signature]*

| |
|--------------------------|
| वसई - ६ |
| दस्त क्रमांक ५६०५ / २०१७ |
| ९८/१०९ |

(the payment and receipt whereof the Vendors doth hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the Purchaser) THEY the Vendors doth hereby grant, convey, transfer and assure unto the Purchaser for ever the absolute sale of the said property viz. N.A. land bearing Survey No.23/A, Hissa No.1, admeasuring 0-15-2 H-R-P equivalent to 1520 Sq. meters, Survey No.23/A, Hissa No. 2, admeasuring 0-09-8, Pot Kharaba 0-00-8 H-R-P equivalent to 1060 sq. meters, Survey No.23/A, Hissa No.3, admeasuring 0-08-8, Pot Kharaba 0-00-8 H-R-P, equivalent to 960 sq. meters and Survey No.23/B, admeasuring 0-11-0 H-R-P equivalent to 1100 sq. meters, totally admeasuring 0-46-4 H-R-P equivalent to 4640 Sq. meters, situate, lying and being at Village Umele, Taluka Vasai, District Palghar, in the Registration District and Sub-District Vasai and now within the limits of City of Vasai Virar Municipal Corporation, more particularly described in the Schedule hereunder written TOGETHER WITH ALL AND SINGULAR its share in the house, outhouses, courtyards, areas, compounds, gullies, water, water-courses, plants, lights, liberties, privileges, easements, profits, advantage, rights, members and appurtenances whatsoever to the said piece or parcel of lands or ground hereditaments and property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof now at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof or to belong or be appurtenant thereto and all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into out of or upon the said piece or parcel of land or ground hereditaments and premises or any part thereof, more particularly described in



1. *Sundharodina*

2. *Amulur Suresh*

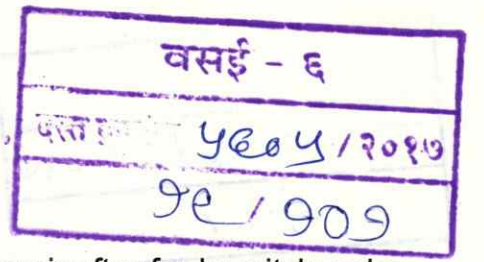
3. *Amaylani*

4. *Mangra S. Garodia*

5. *Garodia*

6. *Garodia*

7. *Garodia*



the Schedule hereunder written (all hereinafter for brevity's sake collectively referred to as the SAID PROPERTY) TO HAVE AND TO HOLD as a tenant in common all and singular the said property hereby granted, conveyed, transferred and assured or expressed so to be with him and all of his rights, members and appurtenances UNTO and to the use and benefit of the Purchaser for ever absolutely, SUBJECT NEVERTHELESS to the payment or all rates, rents, taxes, assessments, dues, duties, imposition, cess, betterment charges and land revenue whether agricultural or non agricultural or otherwise no chargeable upon the same or which may hereafter become payable to the Government of India, the Government of State of Maharashtra or the Municipal Corporation Body or authority or any other public body or local authority in respect thereof AND THE VENDORS DOTH AND EACH of THEM DO HEREBY covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming, by from, through, under or in trust for the Vendors at any time, heretofore made, done, committed, omitted or knowingly or willingly suffered to the contrary THEY the Vendors now have their good right, full power and absolute authority to grant, convey, transfer and assure their undivided right, title, interest and share hereby granted, conveyed, transferred and assured or expressed so to be unto and to the use and benefit of the Purchaser for ever in the manner aforesaid AND that it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly hold, enter upon, have, occupy, possess and enjoy the said property along with the Vendors hereby granted, conveyed, transferred and assured and receive the rents and profits thereof and of every part thereof



Junil Gao

Amal

Manju S. Gao

Gao

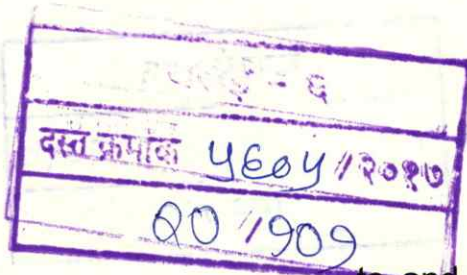
Manju

Amal

Amal

Manju

Manju



to and for their own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or from or by any person or persons lawfully or equitably claiming or to claim by, from, through under or in trust for the Vendors AND THAT free and clear and freely, clearly and absolutely, acquitted, exonerated, released and forever discharges by the Vendors or by any other person or persons lawfully or equitably claiming or to claim, by, from, under or in trust for the Vendors AND FURTHER THAT the Vendors, all persons having any estate, right, title and interest at law or in equity in the said property hereby granted conveyed, transferred and assured or any part thereof by from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and sole cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyance and assurances in law whatsoever for better, further, more perfectly and absolutely granting, conveying, transferring and assuring the said property or any part thereof hereby granted, conveyed, transferred and assured unto and to the use and benefit of the Purchaser forever in the manner aforesaid or as shall or may be reasonably required by the Purchaser, his successors-in-title or his Counsel in Law.

THIS INDENTURE further witnesses that the Purchaser shall provide to the Vendors herein the motorable approach internal road of the said land to the land bearing Survey No. 23A, Hissa No. 4 (Part) for the purpose of way and access of Radha Krishna Temple. The Purchaser and/or the society of the said complex shall not raise any objection of whatsoever nature for the same in future.



1 *[Signature]*

2 *[Signature]*

3 *[Signature]*

4 Manju S. Garodia

5 *[Signature]*

7 *[Signature]*

8 *[Signature]*

2 *[Signature]*

3 *[Signature]*

4 *[Signature]*

| |
|----------------------------|
| वसई - ६ |
| दस्तावेज क्रमांक ५६०५/२०१७ |
| २५/१०/१९ |

IN WITNESS WHEREOF the Vendors and the Purchaser have hereunto set and subscribed their respective hands the day, month and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO :

ALL THOSE pieces and parcels of N.A. land bearing Survey No.23/A, Hissa No.1, admeasuring 0-15-2 H-R-P equivalent to 1520 Sq. meters, Survey No.23/A, Hissa No. 2, admeasuring 0-09-8, Pot Kharaba 0-00-8 H-R-P equivalent to 1060 sq. meters, Survey No.23/A, Hissa No.3, admeasuring 0-08-8, Pot Kharaba 0-00-8 H-R-P, equivalent to 960 sq. meters and Survey No.23/B, admeasuring 0-11-0 H-R-P equivalent to 1100 sq. meters, totally admeasuring 0-46-4 H-R-P equivalent to 4640 Sq. meters, situate, lying and being at Village Umele, Taluka Vasai, District Palghar, in the Registration District and Sub-District Vasai and now within the limits of City of Vasai Virar Municipal Corporation and bounded by,



| | |
|--------------------------|---|
| On or towards the East : | Naigaon station, Umele Village Road |
| On or towards the West: | Survey No. 17 |
| On or towards the South: | Survey No.12/2 & Survey No.12, Hissa No. 13C |
| On or towards the North: | Survey No. 22 & Survey No. 23 A, Hissa No. 4 |

Sunil Garodia

Manju S. Garodia

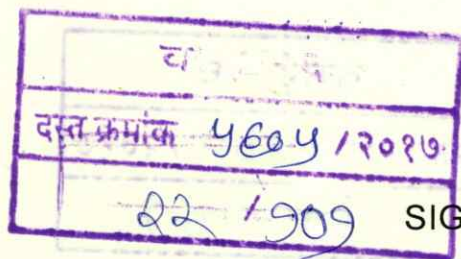
Garodia

Specimen

2

3

4



SIGNED, SEALED AND DELIVERED
by the within named "VENDORS"

1) SHRI SUNIL BANKATLAL GARODIA

2) SHRI ANIL BANKATLAL GARODIA

3) SHRI PURUSHOTTAM BANKATLAL
GARODIA

4) SMT. MANJU SANTOSH GARODIA

5) MS. DOLLY SANTOSH GARODIA

Alias MRS. DOLLY PRAVIN AGARWAL,
the Vendor No. 4 forself and Power of
Attorney Holder of Vendor No. 5



6) SHRI DEEP SANTOSH GARODIA,





7) SMT. RANI SANTOSH GARODIA,

in the presence of _____)

1. _____)

2. _____)

SIGNED, SEALED AND DELIVERED)

by the within named "PURCHASER")

M/s. RUBY LIFESPACES)

through its partners)

(1) RUBY STRUCTURES PRIVATE)

LIMITED through its Directors)

Vide resolution dated 30/11/2016)



SHRI JUDE S. PEREIRA

SHRI JORDAN S. PEREIRA



| |
|------------------------|
| वसई - ६ |
| दस्त क्रमांक ५८०५/२०१७ |
| २४ / १०९ |

- 20 -

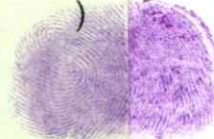
(Signature)



(2) SHRI BHUVANESH A. MAGDANI

(3) SHRI PRAVIN SHANTARAM VARTAK,

(Signature)



in the presence of _____)

1. *(Signature)* _____)

2. *(Signature)* _____)




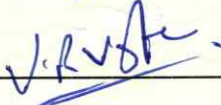
| |
|---------------------------|
| वसई - ६ |
| दस्ता क्रमांक ५६०५ / २०१७ |
| २३/१०/१७ |



7) SMT. RANI SANTOSH GARODIA,

in the presence of _____)

1.  _____)

2.  _____)

SIGNED, SEALED AND DELIVERED)

by the within named "PURCHASER")

M/s. RUBY LIFESPACES)

through its partners)

(1) RUBY STRUCTURES PRIVATE)

LIMITED through its Directors)

Vide resolution dated 30/11/2016)

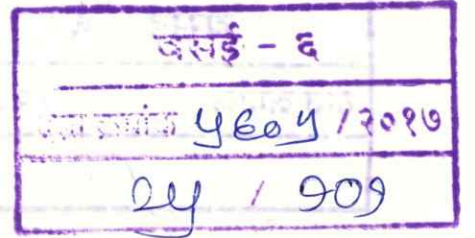


SHRI JUDE S. PEREIRA



SHRI JORDAN S. PEREIRA





RECEIPT

RECEIVED OF AND FROM the within named Purchaser a sum of **Rs.3,82,80,000/- (Rupees Three Crore Eighty Two Lakhs Eighty Thousand only)** i.e. to say ;

| Vendors Name | Amount (Rs.) | Cheque No. | Dated | Bank & Branch |
|------------------------------|----------------------|------------|----------|--|
| SUNIL BANKATLAL GARODIA | 14,85,000/- | 100004 | 18/07/17 | Bassein Catholic Co-op Bank Ltd., Papdy branch |
| | 15,000/- | TDS | 18/07/17 | |
| | 19,80,000/- | RTGS | 25/09/17 | |
| | 20,000/- | TDS | 25/09/17 | |
| | 41,14,440/- | 100049 | 26/09/17 | |
| | 41,560/- | TDS | 26/09/17 | |
| TOTAL | 76,56,000/- | | | |
| ANIL BANKATLAL GARODIA | 9,90,000/- | 100160 | 03/12/16 | Bassein Catholic Co-op Bank Ltd., Papdy branch |
| | 10,000/- | TDS | 26/09/17 | |
| | 14,85,000/- | 100005 | 18/07/17 | |
| | 15,000/- | TDS | 18/07/17 | |
| | 19,80,000/- | RTGS | 25/09/17 | |
| | 20,000/- | TDS | 25/09/17 | |
| | 31,24,440/- | 100048 | 26/09/17 | |
| | 31,560/- | TDS | 26/09/17 | |
| TOTAL | 76,56,000/- | | | |
| PURUSHOTAM BANKATLAL GARODIA | 9,90,000/- | 100001 | 01/05/17 | Bassein Catholic Co-op Bank Ltd., Papdy branch |
| | 10,000/- | TDS | 01/05/17 | |
| | 29,70,000/- | 100003 | 18/07/17 | |
| | 30,000/- | TDS | 18/07/17 | |
| | 39,60,000/- | RTGS | 25/09/17 | |
| | 40,000/- | TDS | 25/09/17 | |
| | 36,19,440/- | 100042 | 26/09/17 | |
| | 36,560/- | TDS | 26/09/17 | |
| | 36,19,440/- | 100041 | 26/09/17 | |
| | 36,560/- | TDS | 26/09/17 | |
| TOTAL | 1,53,12,000/- | | | |
| MANJU SANTOSH GARODIA | 3,71,250/- | 100006 | 18/07/17 | Bassein Catholic Co-op Bank Ltd., Papdy branch |
| | 3,750/- | TDS | 18/07/17 | |
| | 9,90,000/- | RTGS | 25/09/17 | |
| | 10,000/- | TDS | 25/09/17 | |
| | 5,33,610/- | 100046 | 26/09/17 | |
| | 5,390/- | TDS | 26/09/17 | |
| TOTAL | 19,14,000/- | | | |



Handwritten signature of Sunil Garodia

Handwritten signature of Purushotam Garodia

Handwritten signature of Manju S. Garodia

Handwritten signature of Santosh Garodia

Handwritten signature of Garodia

Large handwritten signature at the bottom

| | | | | |
|-----------------------------|----------------------|--------|----------|---|
| | | | | |
| DOLLY PRAVIN AGGARWAL | 3,71,250/- | 100009 | 18/07/17 | Bassein Catholic Co- op Bank Ltd., Papdy branch |
| | 3,750/- | TDS | 18/07/17 | |
| | 9,90,000/- | 100051 | 26/09/17 | |
| | 10,000/- | TDS | 26/09/17 | |
| | 5,33,610/- | 100045 | 26/09/17 | |
| | 5,390/- | TDS | 26/09/17 | |
| TOTAL | 19,14,000/- | | | |
| | | | | |
| DEEP SANTOSH GARODIA | 3,71,250/- | 100007 | 18/07/17 | Bassein Catholic Co- op Bank Ltd., Papdy branch |
| | 3,750/- | TDS | 18/07/17 | |
| | 9,90,000/- | 100050 | 26/09/17 | |
| | 10,000/- | TDS | 26/09/17 | |
| | 5,33,610/- | 100043 | 26/09/17 | |
| | 5,390/- | TDS | 26/09/17 | |
| TOTAL | 19,14,000/- | | | |
| | | | | |
| RANI SANTOSH GARODIA | 3,71,250/- | 100008 | 18/07/17 | Bassein Catholic Co- op Bank Ltd., Papdy branch |
| | 3,750/- | TDS | 18/07/17 | |
| | 9,90,000/- | RTGS | 25/09/17 | |
| | 10,000/- | TDS | 25/09/17 | |
| | 5,33,610/- | 100044 | 26/09/17 | |
| | 5,390/- | TDS | 26/09/17 | |
| TOTAL | 19,14,000/- | | | |
| GRAND TOTAL | 3,82,80,000/- | | | |

being the full and final payment of total consideration price to be paid by them to us on execution of these presents.

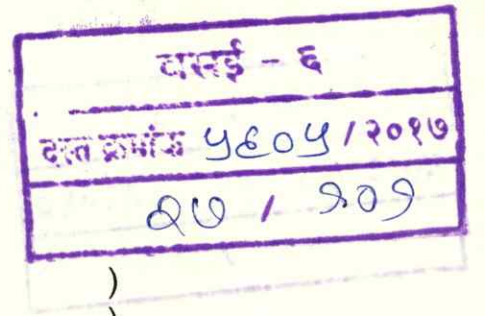
Rs.3,82,80,000/-
WE SAY RECEIVED

1) SHRI SUNIL BANKATLAL GARODIA



2) SHRI ANIL BANKATLAL GARODIA

Sunit Parodia



3) SHRI PURUSHOTTAM BANKATLAL
GARODIA

P. Garodia

4) SMT. MANJU SANTOSH GARODIA

Manju S. Garodia

5) MS. DOLLY SANTOSH GARODIA
Alias MRS. DOLLY PRAVIN AGARWAL,
the Vendor No. 4 forself and Power of
Attorney Holder of Vendor No. 5

Manju S. Garodia

6) SHRI DEEP SANTOSH GARODIA,

Deep Santosh



7) SMT. RANI SANTOSH GARODIA,
(VENDORS)

Rani Santosh

WITNESS :-

1. *V. B. N. Arko*

2. *[Signature]*

| |
|----------------------------|
| प्लॉट - ६ |
| दस्तावेज क्रमांक ५६०५/२०१७ |
| २८/१०९ |



वसई - ६

दस्तावेज ५६०५/२०१७

२९/१००९

गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव :- उमेळा

तालुका :- वसई

जिल्हा :- पालघर

दिनांक:- 07/09/2017 पर्यंत अदयावत

प्रलंबित फेरफार क्र.: 3113

| | | | |
|---|---|--|--------------|
| गट क्रमांक व भुधारणा पद्धती उपविभाग 23/अ/1 भोगवटादार वर्ग -1 | | भोगवटदाराचे नांव | |
| शेतीचे स्थानिक नांव | | क्षेत्र आकारआणे पै पो.ख. फे.फा | खाते क्रमांक |
| क्षेत्र हे.आर.चौ.मी एकक जिरायत 0.15.20 बागायत - तरी - वरकस - इतर - ----- एकुण 0.15.20 क्षेत्र ----- पोटखराब (लागवडीस अयोग्य) वर्ग (अ) - वर्ग (ब) - ----- एकुण पो 0.00.00 ख ----- आकारणी 1.12 ----- जुडी किवा- विशेष आकारणी | [चंद्रकांता बंकटलाल गरोडीया 0.15.20 1.12 [पुरुषोत्तम बंकटलाल गरोडीया -----सामाईक क्षेत्र----- सुनिल बंकटलाल गरोडीया 0.03.04 0.22 अनिल बंकटलाल गरोडीया 0.03.04 0.22 पुरुषोत्तम बंकटलाल गरोडीया 0.06.08 0.44 मंजू संतोष गरोडीया 0.00.76 0.06 दिप संतोष गरोडीया 0.00.76 0.06 राणी संतोष गरोडीया 0.00.76 0.06 डॉली प्रविण अग्रवाल 0.00.76 0.06 |] (3106)] (3106) | |



७१२

पानाई - ६

दात क्रमांक ५६०५/२०१७

३०

(295),(563),(761),(784),(823),(1309),(1396),(1415),(1509),
(3045),(3062)

सीमा आणि भुमापन चिन्हे

गाव नमुना बारा

दिनांक:- 07/09/2017 पर्यंत अदयावत

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

गाव: उमेळा

तालुका: वसई

जिल्हा: पालघर

| | | पिकाखालील क्षेत्राचा तपशील | | | | | | | | निर्भळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन | | जल सिंचनाचे साधन | शेरा |
|---------|-------|----------------------------|---------------|--------------------------------------|--------------|---------------|--------------------------|--------------|---------------|--|---------|------------------------|------|
| | | मिश्र पिकाखालील क्षेत्र | | | | | निर्भळ पिकाखालील क्षेत्र | | | | | | |
| | | मिश्रणाचा संकेत क्रमांक | | घटक पिके व प्रत्येकाखालील क्षेत्र | | | | | | | | | |
| वर्ष | हंगाम | जल सिंचित | अजल सिंचित | पिकांचे नाव | जल सिंचित | अजल सिंचित | पिकांचे नाव | जल सिंचित | अजल सिंचित | स्वरूप | क्षेत्र | | |
| 2013-14 | खरीप | | | | | | भात | | 0.1520 | चाळ | 0.0000 | | |
| 2014-15 | खरीप | | | | | | भात | | 0.1520 | चाळ | 0.0000 | | |
| 2015-16 | खरीप | | | | | | भात | | 0.1520 | चाळ | 0.0000 | | |

६५०५
तलाठी सजा वडवली
ता. वसई, जि. पालघर



गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे)
नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव :- उमेळा

तालुका :- वसई

जिल्हा :- पालघर

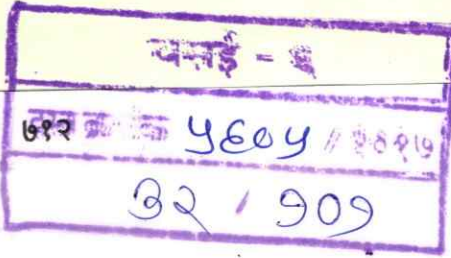
दिनांक:- 07/09/2017 पर्यंत अदयावत

प्रलंबित फेरफार क्र. : 3113

| गट क्रमांक व भुधारणा पद्धती | | भोगवटदाराचे नांव | | |
|-----------------------------|-------------|--|------------------------------|--|
| उपविभाग | | | | |
| 23/अ/2 | भोगवटादार | | | |
| वर्ग -1 | | | | |
| शेतीचे स्थानिक नांव | | क्षेत्र आकारआणे पै पो.ख. फे.फा | | खाते क्रमांक |
| क्षेत्र | हे.आर.चौ.मी | [मंजू संतोष गरोडीया | 0.09.800.69 0.0080](3106) | [1076], 1096, 1097, 1098, 1099, 1100, 1101, 1102 |
| एकक | | | | |
| जिरायत | 0.09.80 | सुनिल बंकटलाल गरोडीया | 0.02.120.15 (3106) | कुळाचे नाव |
| बागायत | - | अनिल बंकटलाल गरोडीया | 0.02.120.15 (3106) | इतर अधिकार |
| तरी | - | पुरुषोत्तम बंकटलाल गरोडीया | 0.03.440.23 0.00.80 (3106) | तुकडा |
| वरकस | - | | | तुकडा (563) |
| इतर | - | मंजू संतोष गरोडीया | 0.00.530.04 (3106) | इतर |
| एकुण | 0.09.80 | दिप संतोष गरोडीया | 0.00.530.04 (3106) | [कु. का. क. 43 प्रमाणे नि.स. प्रकार](3062) |
| क्षेत्र | | राणी संतोष गरोडीया | 0.00.530.04 (3106) | |
| | | डॉली प्रविण अग्रवाल | 0.00.530.04 (3106) | |
| पोटखराब (लागवडीस अयोग्य) | | | | |
| वर्ग (अ) | 0.00.80 | | | |
| वर्ग (ब) | - | | | |
| एकुण पो | 0.00.80 | | | |
| ख | | | | |
| आकारणी | 0.69 | | | |
| जुडी किवा- विशेष | | | | |
| आकारणी | | | | |
| | | (295),(563),(784),(823),(961),(1309),(1396),(1415),(1509), (3045),(3062) | | सीमा आणि भुमापन चिन्हे |

गाव नमुना बारा

दिनांक:- 07/09/2017 पर्यंत अदयावत



अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९)

गाव: उमेळा

तालुका: वसई

जिल्हा: पालघर

| | | पिकाखालील क्षेत्राचा तपशील | | | | | | | | | निर्भळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन | | जल सिंचनाचे साधन | शेरा |
|---------|-----------------|----------------------------|---------------|--------------------------------------|--------------|---------------|----------------|--------------------------|---------------|--------|--|--------------|------------------------|------|
| | | मिश्र पिकाखालील क्षेत्र | | | | | | निर्भळ पिकाखालील क्षेत्र | | | | | | |
| | | मिश्रणाचा संकेत क्रमांक | | घटक पिके व प्रत्येकाखालील क्षेत्र | | | | | | | पिकांचे नाव | जल सिंचित | | |
| वर्ष | हंगाम | जल सिंचित | अजल सिंचित | पिकांचे नाव | जल सिंचित | अजल सिंचित | पिकांचे नाव | जल सिंचित | अजल सिंचित | स्वरूप | | | क्षेत्र | |
| 2013-14 | खरीप | | | | | | भात | | 0.0980 | | | | | |
| | संपूर्ण वर्ष | | | | | | | | | खराबा | 0.0080 | | | |
| 2014-15 | खरीप | | | | | | भात | | 0.0980 | | | | | |
| | संपूर्ण वर्ष | | | | | | | | | खराबा | 0.0080 | | | |
| 2015-16 | खरीप | | | | | | भात | | 0.0980 | | | | | |
| | संपूर्ण वर्ष | | | | | | | | | खराबा | 0.0080 | | | |

तलाठी सजा वडवली
ता. वसई, जि. पालघर



गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे)
नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव :- उमेळा

तालुका :- वसई

जिल्हा :- पालघर

दिनांक:- 07/09/2017 पर्यंत अदयावत

प्रलंबित फेरफार क्र.: 3113

| | | | |
|-----------------------------|--|------------------|--|
| गट क्रमांक व भुधारणा पद्धती | | भोगवटदाराचे नांव | |
| उपविभाग | | | |
| 23/अ/3 | | भोगवटादार | |
| वर्ग -1 | | | |

| शेतीचे स्थानिक नांव | | क्षेत्र आकारआणे पै पो.ख. फे.फा | | खाते क्रमांक | |
|---------------------|-------------|--------------------------------|-------------|------------------|------------------------------|
| क्षेत्र | हे.आर.चौ.मी | [चंद्रकांता बंकटलाल गरोडीया | 0.08.800.64 | 0.0080](3106) | [1075], 1096, 1097, 1098, |
| एकक | | [पुरुषोत्तम बंकटलाल | | (3106) | 1099, 1100, 1101, 1102 |
| जिरायत | - | गरोडीया | | | कुळाचे नाव |
| | | -----सामाईक क्षेत्र----- | | | इतर अधिकार |
| बागायत | 0.08.80 | | | | तुकडा |
| | | सुनिल बंकटलाल गरोडीया | 0.01.920.15 | (3106) | तुकडा (563) |
| तरी | - | | | | इतर |
| वरकस | - | अनिल बंकटलाल गरोडीया | 0.01.920.15 | (3106) | [कु. का. क. 43 प्रमाणे नि.स. |
| इतर | - | | | | प्रकार](3062) |
| ----- | ----- | पुरुषोत्तम बंकटलाल गरोडीया | 0.03.040.22 | 0.00.80(3106) | |
| एकुण | 0.08.80 | मंजु संतोष गरोडीया | 0.00.480.03 | (3106) | |
| क्षेत्र | | दिप संतोष गरोडीया | 0.00.480.03 | (3106) | |
| ----- | ----- | | | | |
| पोटखराब (लागवडीस | | राणी संतोष गरोडीया | 0.00.480.03 | (3106) | |
| अयोग्य) | | | | | |
| वर्ग (अ) | 0.00.80 | डॉली प्रविण अग्रवाल | 0.00.480.03 | (3106) | |
| वर्ग (ब) | - | | | | |
| एकुण पो | 0.00.80 | | | | |
| ख | | | | | |
| ----- | ----- | | | | |
| आकारणी | 0.64 | | | | |
| ----- | ----- | | | | |
| जुडी किवा- | | | | | |
| विशेष | | | | | |
| आकारणी | | | | | |

THE SEAL OF JOINT SUB-REGISTRAR OFFICE

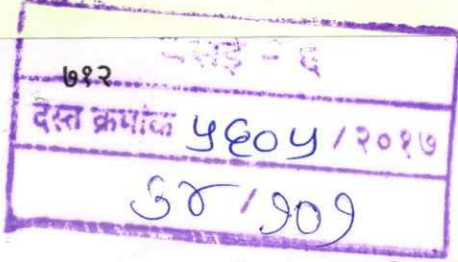
सहसंयोजक कार्यालय

वसाई - ६

VASAI - 6.

| | | |
|--|---|------------------------|
| | (295),(563),(761),(784),(823),(1309),(1396),(1415),(1509), (3045),(3062) | सीमा आणि भुमापन चिन्हे |
|--|---|------------------------|

गाव नमुना बारा



दिनांक:- 07/09/2017 पर्यंत अदयावत

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

गाव: उमेळा

तालुका: वसई

जिल्हा: पालघर

| | | पिकाखालील क्षेत्राचा तपशील | | | | | | | | | निर्भळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन | | जल सिंचनाचे साधन | शेरा |
|---------|--------------|----------------------------|------------|-----------------------------------|-----------|------------|-------------|--------------------------|------------|--------|---|--|------------------|------|
| | | मिश्र पिकाखालील क्षेत्र | | | | | | निर्भळ पिकाखालील क्षेत्र | | | | | | |
| | | मिश्रणाचा संकेत क्रमांक | | घटक पिके व प्रत्येकाखालील क्षेत्र | | | | | | | | | | |
| वर्ष | हंगाम | जल सिंचित | अजल सिंचित | पिकांचे नाव | जल सिंचित | अजल सिंचित | पिकांचे नाव | जल सिंचित | अजल सिंचित | स्वरूप | क्षेत्र | | | |
| 2013-14 | खरीप | | | आबा | | | नारळ | | 0.0880 | | | | | |
| | संपूर्ण वर्ष | | | | | | | | | खराबा | 0.0080 | | | |
| 2014-15 | खरीप | | | आबा | | | नारळ | | 0.0880 | | | | | |
| | संपूर्ण वर्ष | | | | | | | | | खराबा | 0.0080 | | | |
| 2015-16 | खरीप | | | आबा | | | नारळ | | 0.0880 | | | | | |
| | संपूर्ण वर्ष | | | | | | | | | खराबा | 0.0080 | | | |

२५/९
सहायक जमीन वडवली
ता. वसई, जि. पालघर



दस्त क्रमांक ५६०५/२०१७

७५ / १०९

गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव :- उमेळा

तालुका :- वसई

जिल्हा :- पालघर

दिनांक :- 07/09/2017 पर्यंत अदयावत

प्रलंबित फेरफार क्र. : 3113

| गट क्रमांक व भुधारणा पद्धती उपविभाग 23/ब भोगवटादार वर्ग -1 | भोगवटदाराचे नांव | | |
|---|---|--|--|
| शेतीचे स्थानिक नांव | क्षेत्र आकारआणे पै पो.ख. फे.फा | खाते क्रमांक | |
| क्षेत्र हे.आर.चौ.मी एकक बिन शेती 0.11.00 बिन शेती 3.44 आकारणी जिरायत - बागायत - तरी - वरकस - इतर - एकुण - क्षेत्र पोटखराब (लागवडीस अयोग्य) वर्ग (अ) - वर्ग (ब) - एकुण पो 0.00.00 ख जुडी किवा- | चंद्रकांता बंकटलाल गरोडीया 0.11.00 3.44 पुरुषोत्तम बंकटलाल गरोडीया -----सामाईक क्षेत्र----- सुनिल बंकटलाल गरोडीया 0.02.20 0.68 अनिल बंकटलाल गरोडीया 0.02.20 0.68 पुरुषोत्तम बंकटलाल गरोडीया 0.04.40 1.36 मंजू संतोष गरोडीया 0.00.55 0.18 दिप संतोष गरोडीया 0.00.55 0.18 राणी संतोष गरोडीया 0.00.55 0.18 डॉली प्रविण अग्रवाल 0.00.55 0.18 | [(3106)] (3106) [1075], 1096, 1097, 1098, 1099, 1100, 1101, 1102 कुळाचे नाव इतर अधिकार कूळ कायदा कलम [कु.का.कलम 43 प्रमाणे नियंत्रित सत्ता प्रकार] (3062) (3106) (3106) (3106) (3106) (3106) (3106) (3106) | |



| | | | |
|--------|---|-----|------------------------|
| विशेष | वस्त क्रमांक 4804 | 909 | |
| आकारणी | (295),(563),(761),(784),(1309),(1396),(1415),(1509),(3045), (3062) | | सीमा आणि भुमापन चिन्हे |

गाव नमुना बारा

दिनांक:- 07/09/2017 पर्यंत अदयावत

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

गाव: उमेळा

तालुका: वसई

जिल्हा: पालघर

| | | पिकाखालील क्षेत्राचा तपशील | | | | | | | | | निर्भळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन | | जल सिंचनाचे साधन | शेरा |
|---------|-----------------|----------------------------|---------------|--------------------------------------|--------------|---------------|--------------------------|--------------|---------------|--------|--|--|------------------------|------|
| | | मिश्र पिकाखालील क्षेत्र | | | | | निर्भळ पिकाखालील क्षेत्र | | | | | | | |
| | | मिश्रणाचा संकेत क्रमांक | | घटक पिके व प्रत्येकाखालील क्षेत्र | | | | | | | | | | |
| वर्ष | हंगाम | जल सिंचित | अजल सिंचित | पिकांचे नाव | जल सिंचित | अजल सिंचित | पिकांचे नाव | जल सिंचित | अजल सिंचित | स्वरूप | क्षेत्र | | | |
| 2013-14 | संपूर्ण वर्ष | | | | | | | | | घरपड | 0.1100 | | | |
| 2014-15 | संपूर्ण वर्ष | | | | | | | | | घरपड | 0.1100 | | | |
| 2015-16 | संपूर्ण वर्ष | | | | | | | | | घरपड | 0.1100 | | | |

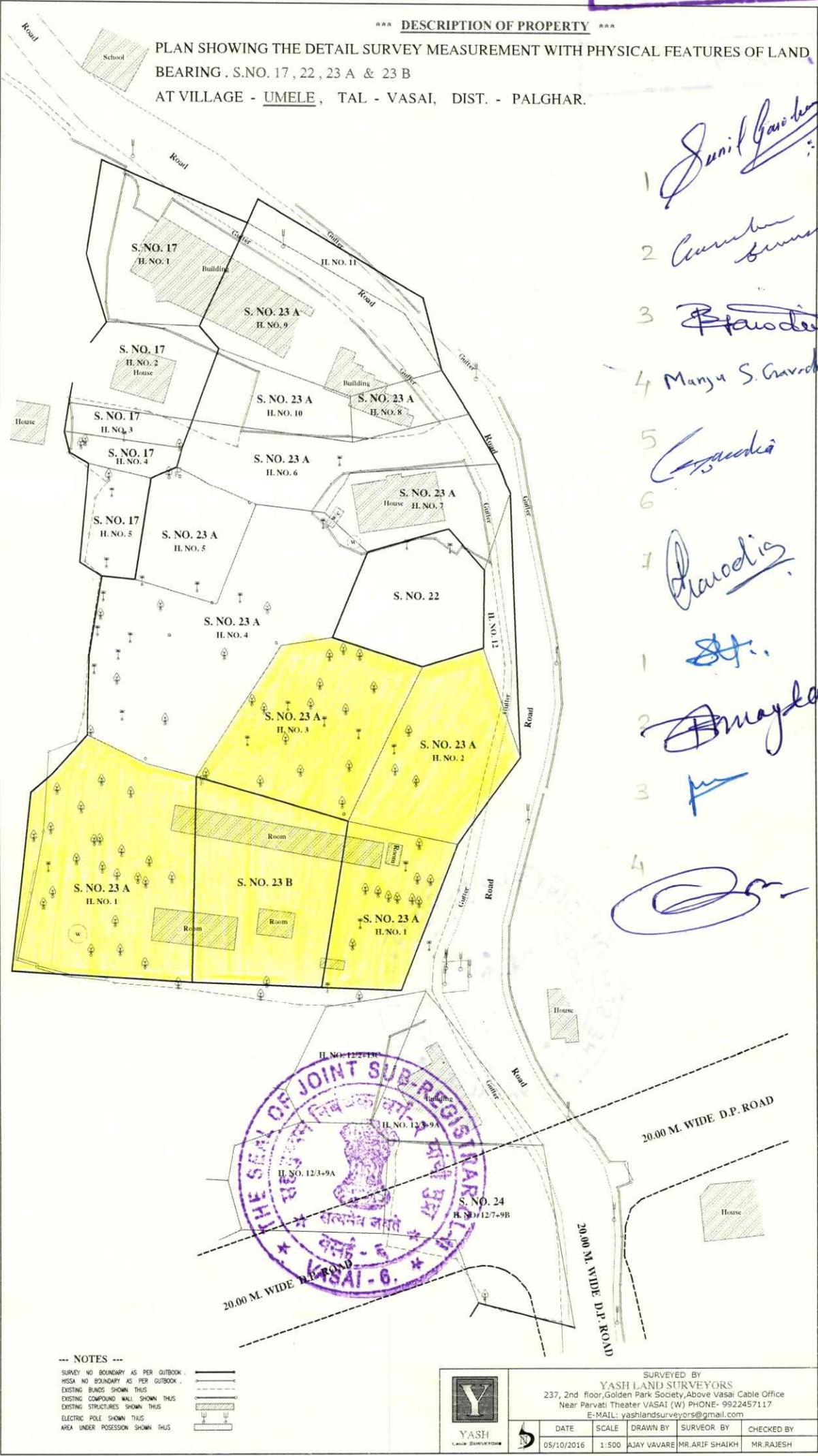
Hand
तलाठी सजा वडवली
ता. वसई, जि. पालघर



वसई - ६

दस्त क्रमांक ५६०५/२०१७

७७ १७७



4604
97 909

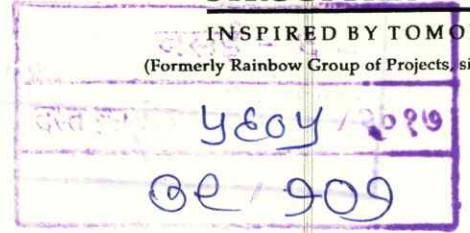
909 909



सत्यमेव जयते

वसई - ६

VASAI - 6.



Board Resolution

True aspect of the meeting of the board of Directors of Ruby Structures Pvt. Limited, held on 18/11/2016 at Rainbow House, 49 Naya Nagar, Mira Road (E), Mumbai – 401 107

Resolved that the company has indented to be partner in the firm named M/s Ruby Lifespaces, in partnership with 1) Mr. Bhuvnesh A. Magdani, 2) Mr. Pravin S. Vartak, who will be conducting construction business. Mr. Jude S. Pereira and Mr. Jordan S. Pereira is hereby appointed to sign, execute and register Agreements, Documents, statutory papers, permission paper of any local or private body on behalf of the company

Thanking you

For Ruby Structures Pvt Ltd.

For RUBY STRUCTURES PVT. LTD.


Directors








1) Mr. Jude Pereira 2) Mr. Jordan Pereira 3) Mrs. Sangeeta Pereira 4) Mrs. Kamana Pereira



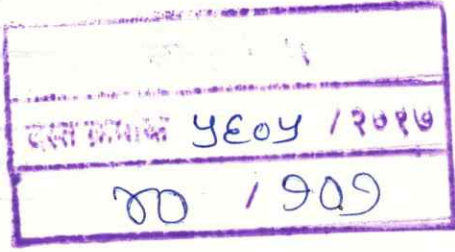

सत्यप्रत
श्री. लॉरेल डायमंड डायस
नगरसेवक, वॉर्ड क्र. १११
वसाई विस्तार शहर महानगरपालिका

Mira Road: Rainbow House, 49, Naya Nagar, Opp. Asmita Supermarket, Mira Road (East).

Tel.: 022-28112334 / 2566 • E-mail: rubystructures@gmail.com | rainbowgroup.co@rediff.com



Vasai: Court Avenue, Near Vasai Civil Court, Off Nasserwanji Cawasji Road, Vasai (West), Dist. Thane 401 201



Board Resolution

True aspect of the meeting of the board of Directors of Ruby Structures Pvt. Limited, held on 30/11/2016 at Rainbow House, 49 Naya Nagar, Mira Road (E), Mumbai – 400 207

Resolved that M/s Ruby Lifespaces, a partnership firm in which our company Ruby Structures Pvt. Limited as join as one of the partner is intend to purchase a property bearing Survey No. 23/A, Hissa No. 1, 2, 3, Survey No. 23/B of Village Umele, at such cost to be mentioned in the purchase agreement. Mr. Jude S. Pereira and Mr. Jordan S. Pereira is hereby appointed to sign, execute and register Agreements & other Documents on behalf of the company

Thanking you

For Ruby Structures Pvt Ltd.,

For RUBY STRUCTURES PVT. LTD.


Directors







1) Mr. Jude Pereira 2) Mr Jordan Pereira 3) Mrs. Sangeeta Pereira 4) Mrs. Kamana Pereira



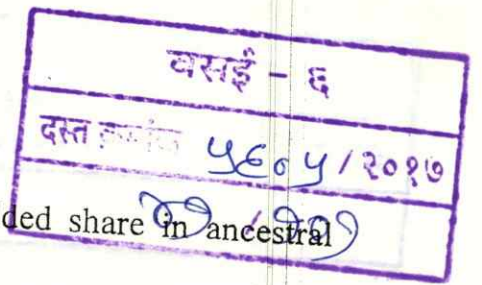
Mira Road: Rainbow House, 49, Naya Nagar, Opp. Asmita Supermarket, Mira Road (East).

Tel.: 022-28112334 / 2566 • E-mail: rubystructures@gmail.com | rainbowgroup.co@rediff.com



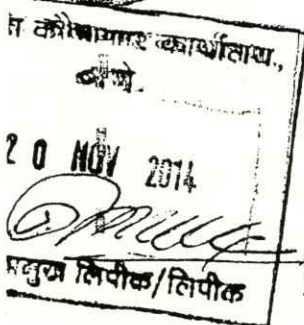
Vasai: Court Avenue, Near Vasai Civil Court, Off Nasserwanji Cawasji Road, Vasai (West), Dist. Thane 401 201

WHEREAS I am having joint undivided share in ancestral



महाराष्ट्र MAHARASHTRA

R 52731



GENERAL POWER OF ATTORNEY

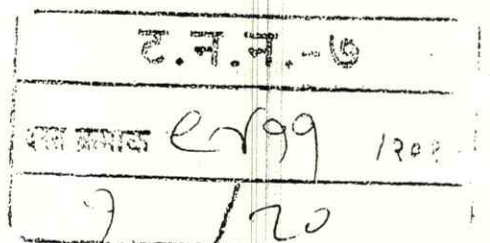


I, SMT. DOLLY P. AGRAWAL D/O SANTOSH GARODIA,
aged 31 years, Indian Inhabitant, residing at Flat No.706, Salasar
Pooja Co-Op. Hsg. Soc. Ltd., Venkatesh Park, Fatak Road,
Bhayander (W), Taluka & District Thane, hereinafter referred to as
the EXECUTANTS, SEND GREETINGS: SEND GREETINGS ;

सत्यप्रत

श्री. लॉरेल डायगो डायस
नगरसेवक, वॉर्ड क्र. १११
वसई विरार शहर महानगरपालिका

Manju S. Garodia



337/9411

पावती

Original/Duplicate

Wednesday, December

दिनांक: १२/१२/२०१७

नॉटणी कं ३९म

१२/१२/०९

जोडपत्र-२/Annexure

| | |
|--|---------------------|
| दस्तावा प्रकार / अनुसूद्ध क्रमांक Nature of Document / Article No. | ५१९८ |
| दस्त नोंदणी करणार आहे का? Whether is to be Registered | |
| नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव If Registrable Name of S.R.O. | |
| विषयवर्तीचे वर्गीकरण Property Description Brief | |
| मोलमती रक्कम Consideration Amount | |
| मुद्रांक विक्री घेणाऱ्याचे नाव Stamp Purchaser's Name | डॉ. वि. वि. अग्रवाल |
| दुसऱ्या पक्षाकाराचे नाव Name of the Other Party | |
| हस्तांतर आसल्यास त्याचे नाव व पत्ता If through other Person than Name & Address | दि. १२/१२/०९ |
| मुद्रांक शुल्क रक्कम Stamp Duty Amount | |
| मुद्रांक विक्री नोंद घेण- अनुक्रमांक/दिनांक Serial No. Date | १४२८४ १६ DEC २०१७ |
| मुद्रांक विक्री घेणाऱ्याची सही Stamp Purchaser's Sign Date | |
| मुद्रांक विक्री घेणाऱ्याची सही पत्रावर असावी-१९७९-८०, क्र. १२४४ रुपा अथवा ८/२००९ पाईय १२४४ रुपा, अथवा १२/१२/०९ ता. दि. १२/१२/०९ | |
| ज्या कारणासाठी त्याची मुद्रांक रक्कम देण्यात आली त्याचे कारण सादर करा मुद्रांक शुल्क देण्यासाठी देण्यात आलेली रक्कम सादर करा | |

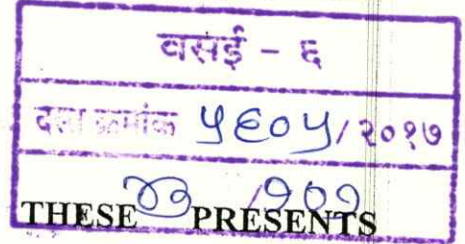


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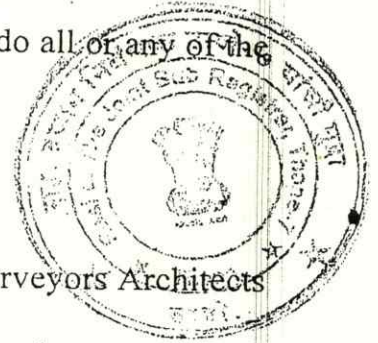
WHEREAS I am having joint undivided share in ancestral properties of my father late Santosh Bankatlal Garodia, (hereinafter referred to as "the said Properties")



NOW KNOW YE AND

THESE PRESENTS

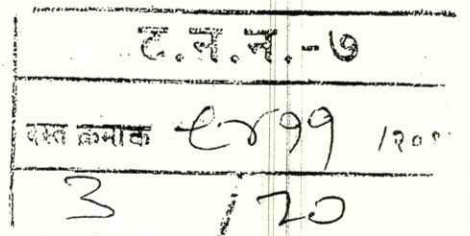
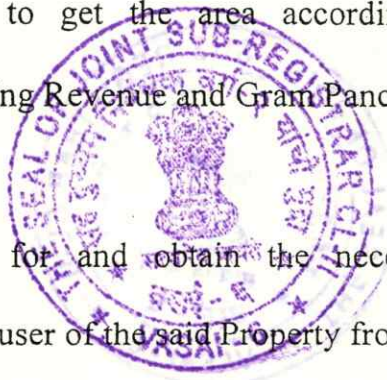
WITNESSETH THAT, I the executant, herein do hereby NOMINATE, CONSTITUTE AND APPOINT my Mother **SMT. MANJU SANTOSH GARODIA**, aged 58 years, Indian Inhabitant, residing at Flat No.706, Salasar Pooja Co-Op. Hsg. Soc. Ltd., Venkatesh Park, Fatak Road, Bhayander (W), Taluka & District Thane, (hereinafter referred to as "the said Attorney") to be true and lawful Attorney for and on my behalf to do all or any of the following acts, deeds, matters and things.



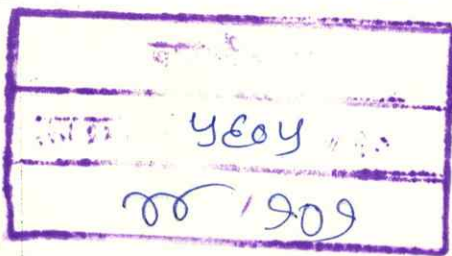
1. To get the said property surveyed by any surveyors Architects or DILR Authorities and upon such Survey being done to execute Deeds of Rectification, Supplemental Agreement or any other writing or writings confirming the variation of the area if any, of the said property and to do all necessary, act, things, deeds and matters including submitting such documents as may be necessary for registration and to get the area accordingly altered with all authorities including Revenue and Gram Panchayat.



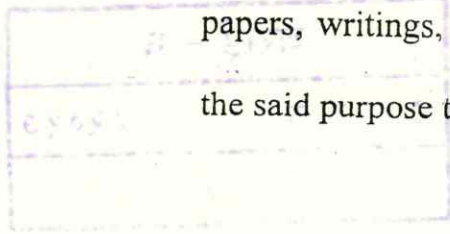
2. To apply for and obtain the necessary permission for conversion of the user of the said Property from Agricultural to non-



श्री. लक्ष्मीबाई डायस
न्यासेक, वॉट.क. 999
वसई वि.श. शहर महानगरपालिका
Manju S. Garodia

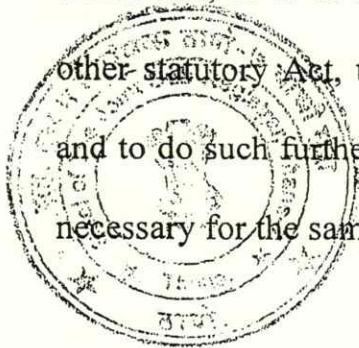


agricultural use or purpose, and to sign, execute and deliver all the papers, writings, deeds, documents, guarantees undertaking etc. for the said purpose to the authorities concerned.



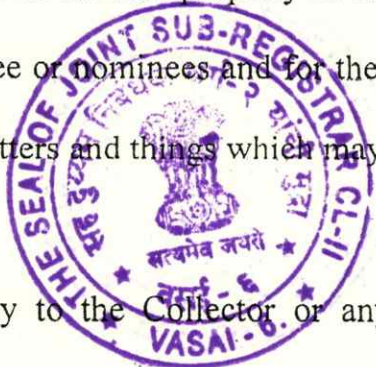
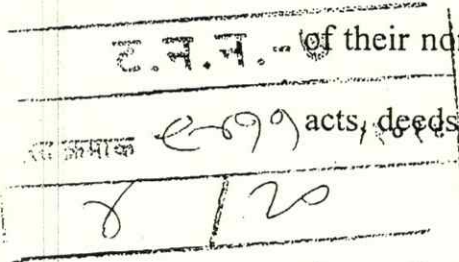
3. To submit and make and or to follow up any application made to the Competent Authority and any other concerned authority under the Urban Land (Ceiling & Regulation) Act, 1976.

4. To apply if necessary to the Collector or any other statutory authority either under provisions of Bombay Tenancy & Agricultural Lands Act, 1948 or Maharashtra Land Revenue Code or under any other statutory Act, to obtain N.A. permission of the said property and to do such further acts, deeds, matters and things which may be necessary for the same.



5. To apply if necessary to the collector or any other statutory authority either under Section 43 or any other relevant provisions of Bombay Tenancy & Agricultural Lands Act, 1948 or Maharashtra Land Revenue Code or under any other statutory Act to obtain sanction of sale of the said property in favour of the said Purchasers

of their nominee or nominees and for the purpose to do such further acts, deeds, matters and things which may be necessary for the same.



6. To apply to the Collector or any other statutory authority either under the provisions of Bombay Tenancy & Agricultural Lands Act, 1948 or Maharashtra Land Revenue Code or under any

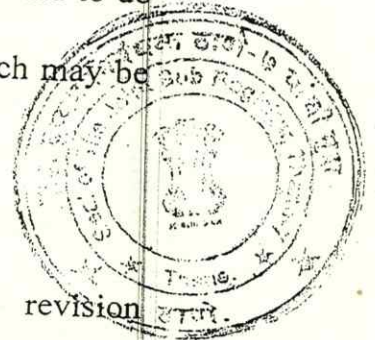
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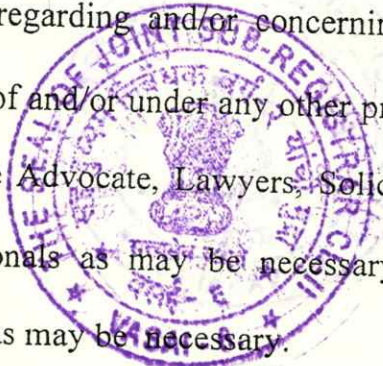
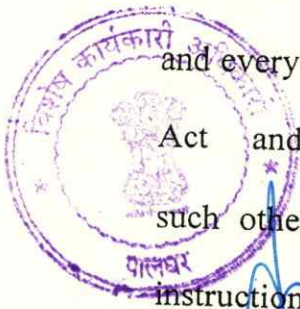
other statutory Act, to obtain N.A. assessment order of the said property and for that purpose to do such further acts, deeds, matters and things which may be necessary for the same if such N.A. assessment is found to be more regarding or concerning the said property.

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| तलाक़ांक | ५६०५/२०१७ |
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7. To make necessary application to transfer the said property in my name in the property card register as well as in all other revenue records if already not there in my name and for that purpose to sign and submit all necessary applications, forms, letters before the concerned Government and Semi Government Authorities and to do all such acts, deeds, matters and things for the same, which may be necessary.



8. To file all necessary appeals, applications, revision applications and or Writ Petition and or such other legal proceeding either in the High Court or before any other Courts and/or Land Revenue Authorities against any of the orders passed by any of the authorities under the provisions of Maharashtra Land Revenue Code and or Bombay Tenancy & Agricultural Lands Act and/or Essential Commodities Act, and/or under Urban Land (Ceiling & Regulation) Act, 1976, Town Planning Authorities or any other judicial or quasi judicial authorities regarding and/or concerning the said property and every part thereof and/or under any other provisions of statutory Act and to engage Advocate, Lawyers, Solicitors Architects and such other professionals as may be necessary and to give such instructions to them as may be necessary.



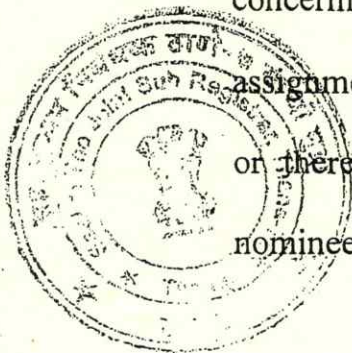
सत्यप्रत
श्री. लॉरेल डायगो डायस
नगरसेवक, वॉर्ड नं. १११२
बसंत विनायक महापात्रे

Manju S. Garrodias

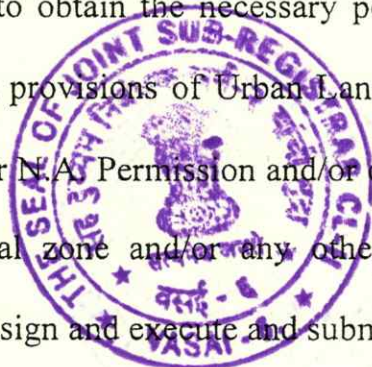
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| वसंत कलाक ६७९९ १२०१४ |
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| तक्रान ५६०५/१०४० |
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9. To make, execute, swear, declare, register and advertise all necessary documents, declarations, affidavits, applications, petitions, complaints, written statements and writings and for the purpose set out herein and to appear and represent us before all or every Court or Courts, Magistrates, Government Authorities, Municipal Town Planning Excise, Akbari, Revenue, Railway Police, Tax Finance, Electricity, Registration and other concerned or competent authorities or officer or officers whatsoever and to make applications, petitions, representations or appeals and to swear, defend and plead to all matters before them touching and concerning the said property and or assign and transfer by way of assignment of the said lands and the buildings and/or units thereon or therein in favour of the purchasers and/or their nominee or nominees.



10. To apply for and obtain the Death Certificate and/or Birth Certificate and/or Ration Card of any of my family members including the deceased members of my families who were interested in the said property and/or to apply for all other necessary certificates to obtain the necessary permission and/or order under the relevant provisions of Urban Land (Ceiling & Regulation) Act, 1976, and/or N.A. Permission and/or conversion of the said property in residential zone and/or any other zone and for the aforesaid purposes to sign and execute and submit all necessary letters, papers,



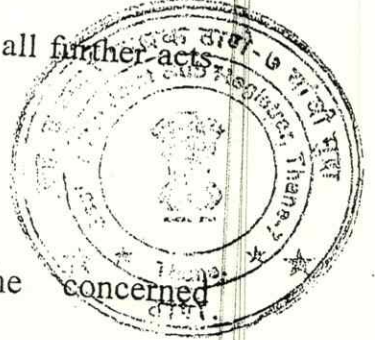
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writings, applications, of any of the Government, Semi Government concerned Departments and to do all further acts, deeds, matters and things which may be necessary.

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| दिनांक | 20/10/19 |

11. To file and submit all necessary forms under Section 6-I or any other relevant provisions of the Urban Land (Ceiling & Regulation) Act, 1976 if not already filed by us and to follow such application and to obtain necessary orders from the Competent Authority under any of the provisions of the said Act, for the purposes aforesaid to sign and execute and submit all necessary letters, papers, writings, applications to any of the Government, Semi Government concerned Departments and to do all further acts, deeds, matters and things which may be necessary.



12. To make necessary applications to the concerned Legal/Government/Semi Government Land Revenue Department in order to obtain the proper right of access and/or right of way on or to the said property and to handover the possession of any portion of the said property to any of the aforesaid relevant Departments by a proper registered document and/or Agreement and/or writings and for that purpose to sign and execute all necessary documents etc. and to do all such further acts, for the final registration of such documents in the relevant office of the Sub-Registrar of Assurances and to do all such further acts, deeds, matters and things which may be necessary for the aforesaid purpose.



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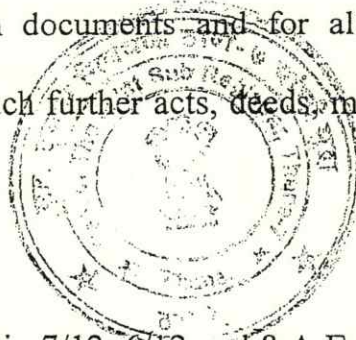
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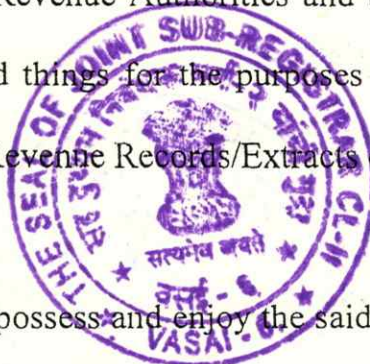
दस्ता क्रमांक ५६०५/२०१७

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13. To negotiate with adjoining Owners of the said property for the purpose of obtaining proper access and/or right of way on the said property and for the said purpose to enter into such Agreement and/or writings and/or understanding with the adjoining Owners incorporating therein such terms and conditions as my said Attorneys may think fit and proper and to sign and execute such Agreements/ Writings/Documents and to pay the necessary consideration and take the effectual receipt for the same and if necessary to register such documents and for all or any of the aforesaid purposes to do such further acts, deeds, matters and things as may be necessary.



14. To enter my name in 7/12, 6/12 and 8 A Extracts and in the Property Register Card and in all other relevant Land Revenue Records of the said property if my names are already not there in any of the above Extracts and/or records, and for the purposes aforesaid to sign, submit and execute all necessary applications, papers, writings to the relevant office of the Land Revenue records and to follow up such applications and to obtain the final orders passed by the relevant Land Revenue Authorities and to do such further acts, deeds, matters and things for the purposes of finally inserting my name in the Land Revenue Records/Extracts of the said property.



15. To occupy possess and enjoy the said property, safeguard the same from encroachments, for that purpose and appoint security

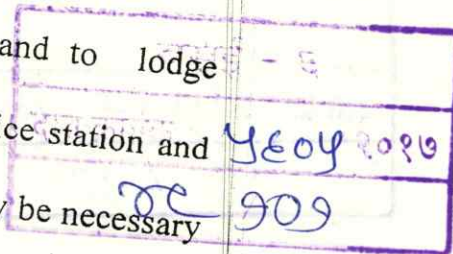
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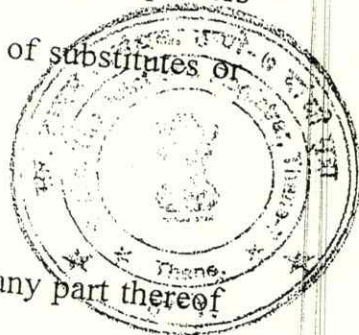
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guards, to put wire fence, build compound wall and to lodge complaints with any Authorities including local police station and do all such other acts, deeds, matters and things as may be necessary for protection of the said property.




16. To appoint one or more additional Attorneys or to substitute or substitutes in place of my Attorneys with the same powers as are herein contained or limited powers by executing all or any number of Powers of Attorneys hereunder mentioned in favour of such substitute or substitutes and at will and pleasure to remove and to appoint other or other in their place with the same or limited powers and to make all such powers of such Attorneys or of substitutes or substitute appointed by my Attorneys.

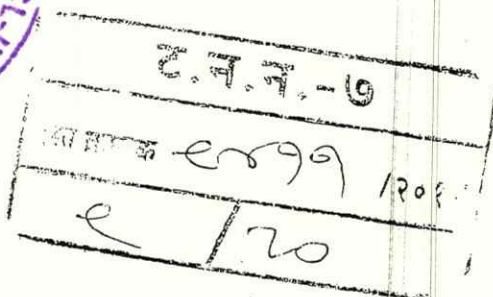


17. In case of acquisition of the said property or any part thereof to represent me in acquisition proceedings and to receive the compensation and also to propose the said proceedings if my Attorneys are of the opinion that the said proceedings are against my interest.

18. To surrender or handover the possession of the portion of the said property as may be reserved for any purpose including for garden, plan, ground, Schools, D.P. Road, internal roads, etc. to the authorities concerned while sanctioning the layout and to carry out all the terms and conditions of such layout Sub-Division sanction plans, papers, writings, etc. including conveyance in favour of such




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authorities only in respect the aforesaid portions required to be handed over to such authorities and as may be required for or necessary in respect of the portion of to be so surrendered or handed over and complete all formalities necessary for or required for the said purposes including for registration of the Deeds, documents, conveyances, writings, etc. which may be executed or required to be executed only in respect of such portions required to be handed over or surrendered to such authorities as aforesaid.

19. To represent before and to and correspondence with Gram Panchayat, Municipal Council, all Revenue Authorities under Maharashtra and Land Revenue Codes, the Government of Maharashtra, Collector, Competent Authority and any other officer, authority or Two Planning Authorities, Municipal Corporation, Municipal Council., Maharashtra Electricity Board, etc. or any other officer, authority or authorities.

20. To pay all taxes, acts, charges, expenses and all other outgoings in respect of the said property out of their own moneys and on their own account.



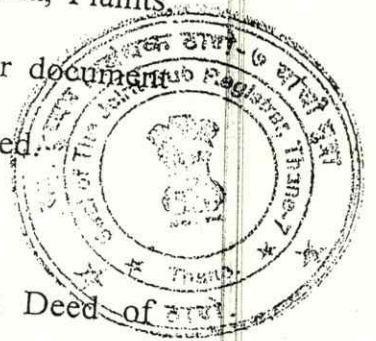
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| 49/909 |

21. To represent me in any suit or proceedings relating to the said property and for that purpose to accept service of any writ of summons or other legal proceedings or notice and to commence any suit, action or other proceedings in respect of the said property and to prosecute or discontinue or compromise the same on such terms and conditions as my Attorney shall deem fit and proper and also to prefer appeal/appeals against any order passed therein and also to appoint or engage, Advocate, Solicitors and Legal Adviser and to remove her or them and to appoint in their place other Advocates, Solicitors or Legal Adviser and to pay them such fees and remunerations as my Attorneys shall deem fit and for that purpose to sign, execute, deliver and file all necessary Vakalatnama, Plaints, Written Statements, Affidavits, Appeals and such other documents and papers and writings as may be necessary and/or advised.



22. To sign seal and deliver and/or to execute a Deed of Conveyance in respect of the said property in favour of anybody of their own choice including themselves and/or their nominee or nominees as the case may be, and/or to do other deeds and assurances as may be required for the completion of the said sale, my said Attorneys are further authorised and appointed by us to give valid discharge receipt for the payment of the said property on my behalf.



23. I hereby authorise and empower my said attorney to lodge the said Deed of Conveyance and any other assurance executed by

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दस्त क्रमांक ४६०५ / १०१७

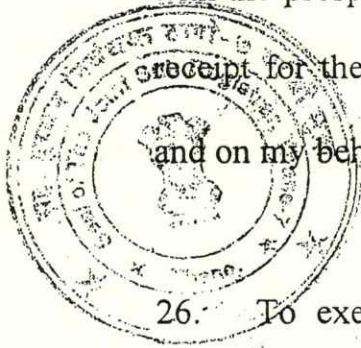
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them before the Sub-Registrar of Assurances at Bhayander/Thane

and or at any other place and to appear and to admit the execution of the said conveyance before the Sub-Registrar of Assurance at Bhayander/Thane as may be necessary in that regard.

24. To negotiate for the sale of the said property in which she may deem think fit and proper and also to execute the Agreement for Sale with respect to the said property on my behalf.

25. To receive money to be paid under the Executed Agreement with the prospective Purchaser of the said property and to pass the receipt for the amount so received from time to time in my name and on my behalf for the said property.



26. To execute other supplemental Agreement with the said Purchaser in my name and on my behalf including the execution of the General Power of Attorney for the said property authorizing the nominee or nominees of the said Purchaser to perform the acts, deeds and matters or things as the said Attorney may deem fit and proper.



27. All costs, charges and expenses of and incidental to any act, deeds, matters or things done or caused to be done by my said Attorneys in or about, by virtue of the powers and authorities herein contained shall be borne and paid and provided for by my said

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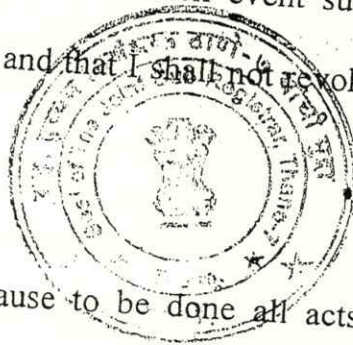
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| दस्तावेज क्रमांक ५६०५/२०१७ |
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Attorneys and/or the Purchasers and we shall not be responsible for the same or for any acts, deeds, matters and things done or committed or omitted to be done by my said Attorneys.

28. To substitute and appoint from time to time one or more attorneys or attorney under my said attorney with the same or limited powers and to remove and discharge such substitute at the pleasure of the said attorneys and to appoint another or others as the said attorneys may deem fit and proper. The attorneys herein shall appoint such substitute with irrevocable powers conferring such powers as they may think fit and proper and in such event such power of attorneys shall not be revocable and that I shall not revoke the same.



29. AND GENERALLY to do and cause to be done all acts, deeds, matters and things as my said Attorneys shall think fit and proper for the purpose of sell of the said property as amply and effectually as I myself could have done if personally present.

30. AND I FOR MYSELF agree and undertake to allow, ratify and confirm all and whatever my said Attorneys shall lawfully do or cause to be done in the premises aforesaid by virtue of these presents.



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| ५०८ / १०९ |

- 13 -

IN WITNESS WHEREOF WE hereby set and subscribed my hands
and seals to these presents this 16th day of December, 2014.

SIGNED, SEALED AND DELIVERED *

BY THE WITHINNAMED *

"EXECUTANT" *

SMT. DOLLY P. AGRAWAL D/O

SANTOSH GARODIA

In the presence of :-

1.

[Signature]

2.

[Signature]



SIGNED, SEALED AND DELIVERED *

BY THE WITHINNAMED *

"ATTORNEY" *

SMT. MANJU SANTOSH GARODIA

Manju S. Garodia

In the presence of :-

1.

[Signature]

2.

[Signature]



सत्यप्रत

श्री. लॉरेल डायमो डायस
मगरसेवक, वॉर्ड क्र. १११
वसई विंगर शहर महानगरपालिका

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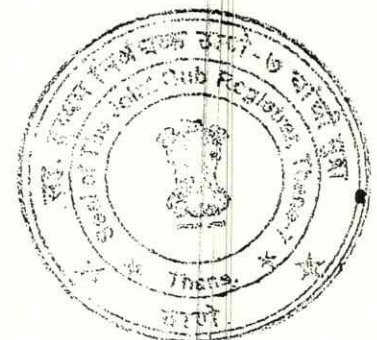
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परवाना क्रमांक ३/९१
श्री. वामन बालसु भोईर मुद्रांक विक्रेता, भाईदर (प.)
दुकान नं. ८/२९, भाईदर शॉपिंग सेंटर, पोलिस स्टेशन समोर, भाईदर (प.)
पा. क्र. 1927 दिनांक 16-12-14

| अ. क्र. | मुद्रांक विकत घेणाऱ्या पक्षकाराचे नांव व पत्ता | विक्री केलेले मुद्रांक | | | | | | | विक्री केलेल्या मुद्रांकांची एकूण रक्कम |
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| 14284 | शॅली पी. अमवाल दरते - विप्लव शिंदे | - | - | - | - | 1 | - | - | 500/- |
| | | | | | | | | | 500/- |

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मुद्रांक विक्रेता भाईदर (प.)



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क्रमांक ५६०५/१२९९

५६

आयकर विभाग

INCOME TAX DEPARTMENT

DOLLY PRAVIN AGARWAL

SANTOSH BANKATLAL GARDIA

01/01/1983

Permanent Account Number

AKYPG3028N

Dolly

Signature



भारत सरकार
GOVT. OF INDIA



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भारत सरकार
GOVERNMENT OF INDIA

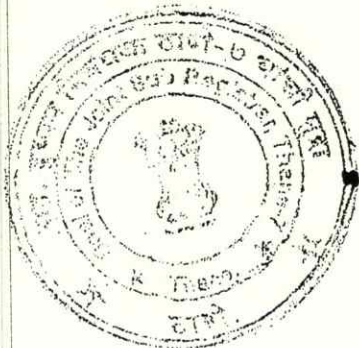
मंजु संतोष गारोडिया
Manju Santosh Garodia

जन्म वर्ष / Year of Birth : 1957
महिला / Female



2871 1301 4596

आधार - आम आदमी का अधिकार



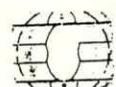
THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENSE

DL No. MH48 20130013235
Valid Till : 23-02-2022 (NT)

DOI : 14-05-2013



FORM 7
RULE 16 (2)



AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA
COV
MCWG

DOB : 24-02-1972



Name : HILARY DABRE
S/D/W of JACKY DABRE
Add : AT-BHUIGAON, JOSODI GAON, TAL-VASAI,
PC-VASAI, DIST-THANE 401201

PIN : 401201
Signature & ID of
Issuing Authority: MH48 201311C



Signature/Thumb
Impression of Holder

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RANI GARODIA
SANTOSH BANKATLAL GARODIA

31/10/1978

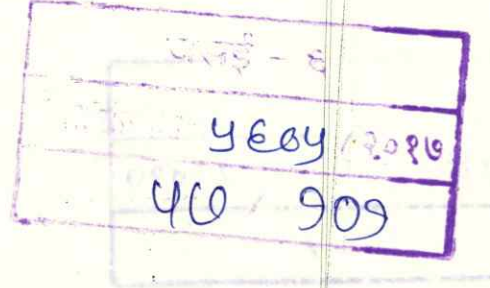
Permanent Account Number

AKXPG8788J

R. Garodia



Summary1 (GoshwaraBhag-1)



337/9411

बुधवार, 17 डिसेंबर 2014 6:50
म.नं.

दस्त गोषवारा भाग-1

टनन7 76/20
दस्त क्रमांक: 9411/2014

दस्त क्रमांक: टनन7 /9411/2014

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. टनन7 यांचे कार्यालयात

अ. क्रं. 9411 वर दि.17-12-2014

रोजी 6:40 म.नं. वा. हजर केला.

पावती:11724

पावती दिनांक:
17/12/2014

सादरकरणाचे नाव: मंजू संतोष गारोडिया - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

Mangy S. Garodia

दस्त हजर करणाऱ्याची सही:

एकुण: 500.00

Joint Sub Registrar Thane 7



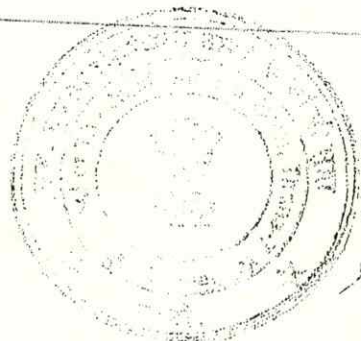
Joint Sub Registrar Thane 7

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिकका क्रं. 1 17 / 12 / 2014 06 : 40 : 56 PM ची वेळ: (सादरीकरण)

शिकका क्रं. 2 17 / 12 / 2014 06 : 41 : 09 PM ची वेळ: (फी)



सत्यप्रत

श्री. लॉरेल डायगो डायस
नगरसेवक, वॉर्ड क्र. १००

बसंत विमान शहर महानगर

| |
|------------------------------|
| वसई - ६ |
| दस्तावेज क्रमांक ५६०५ / २०१७ |
| ५८ / १०९ |



Summary-2(दस्त गोषवारा भाग - २)

| |
|------------------------|
| वसई - ६ |
| दस्त क्रमांक ५६०५/२०१७ |
| ५६/१०९ |



17/12/2014 6 55:19 PM

दस्त गोषवारा भाग-2

टनन 7 9.2/20

दस्त क्रमांक: 9411/2014

दस्त क्रमांक : टनन 7/9411/2014

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: मंजू संतोष गारोडिया - -
पत्ता: प्लॉट नं: फ्लॅट नं. ७०६, , माळा नं: सातवा अटॉर्नी होल्डर
मजला, इमारतीचे नाव: सालासार पूजा - वय :- 58
सी.एच.एस. लि. , ब्लॉक नं: वेंकटेश पार्क , रोड स्वाक्षरी:-
नं: फाटक रोड, भाईंदर प. जि. ठाणे., महाराष्ट्र,
ठाणे.
पॅन नंबर: Manju S. Garodia



2 नाव: डॉली पी. अग्रवाल डॉटर ऑफ संतोष
गारोडिया - - कुलमुखत्यार
पत्ता: प्लॉट नं: फ्लॅट नं. ७०६, , माळा नं: सातवा वय :- 31
मजला, इमारतीचे नाव: सालासार पूजा देणार
सी.एच.एस. लि. , ब्लॉक नं: वेंकटेश पार्क , रोड स्वाक्षरी:-
नं: फाटक रोड, भाईंदर प. जि. ठाणे., महाराष्ट्र,
ठाणे.
पॅन नंबर: Dolly



वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ: 17 / 12 / 2014 06:44:41 PM

ओळख:-

खालील इसम असे निवेदीत करतात की, वरील दस्तऐवज करून देणाऱ्या व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

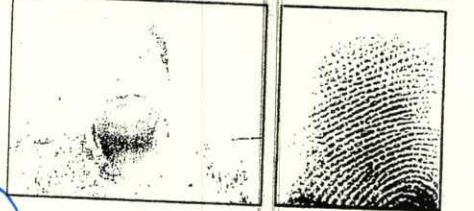
1 नाव: हिलरी डाबरे - -
वय: 42
पत्ता: भाईंदर प. जि. ठाणे.
पिन कोड: 401101

स्वाक्षरी



2 नाव: राणी गारोडिया - -
वय: 35
पत्ता: भाईंदर प. जि. ठाणे.
पिन कोड: 401101

स्वाक्षरी



सत्यप्रत

श्री. नरेश डाबरे डाबरे
नगरसेवक, वॉर्ड क्र. १११



Summary 2(दस्त गोषवारा भाग - २)

| |
|--------------------------|
| दस्त क्रमांक ५६०५ / २०१७ |
| ०० १७०९ |

शिवका क्र.४ ची वेळ: 17 / 12 / 2014 06 : 46 : 06 PM

शिवका क्र.५ ची वेळ: 17 / 12 / 2014 06 : 46 : 11 PM नोंदणी पुस्तक ४ मध्ये

Joint Sub Registrar Thane 7

9411 /2014

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2. Get print and mini-CD of scanned document along with original document, immediately after registration.

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| |
|----------------------------|
| ट.न.न.-७ |
| दस्त क्रमांक - ५६०५ / २०१७ |
| २० / २० |



या दस्तऐवजा मध्ये एकूण २० पाने आहेत
पुस्तक क्रमांक २
५६०५ क्रमांकावर नोंदला



हा दस्तऐवज निबंधक ठाणे क्र. ७
मारीख १७ जाने १७ सन २०१४

-घोषणापत्र-

| |
|---------------------------|
| वसई - ६ |
| दस्ता क्रमांक ५६०५ / २०१७ |
| ६९ / १०९ |

मी मंजु संतोष गरोडीया घोषित करतो की, दुय्यम निबंधक वसई यांचे कार्यालयात खरेदीखत या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. डॉली संतोष गरोडीया उर्फ डॉली प्रविण अग्रवाल यांनी दिनांक 17/12/2014 रोजी दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सदर दस्त नोंदणीस सादर करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यार लिहून देणार यांनी रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणारी व्यक्ती मयत झालेली नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदर दस्ताऐवाजावर उपरोक्त सक्षम भागीदाराची सही आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक - 12/10/2017

Manju S. Garodia

मंजु संतोष गरोडीया
कुलमुखत्यारपत्र धारकाची नावे

वरील सदर मजकूर मी वाचून समजावून घेतलेला आहे व त्याची पडताळणी केलेली आहे. तसेच दस्ताऐवाजामध्ये सक्षम भागीदाराची सही आहे व सोबत जोडलेला कुलमुखत्यारनामा तसेच त्यावरील निष्पादीत करणाऱ्याची सही बरोबर आहे.



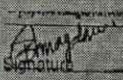
[Signature]
[Signature]


वसत क्रमांक 4804/1982
02/1989

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BHUVNESH A MAGDANI
ANANTRAI GOKULDAS MAGDANI
26/09/1963
Permanent Account Number
AAPPM4802R


Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


JORDAN STEPHEN PEREIRA
STEPHEN PEREIRA
10/02/1970
Permanent Account Number
AAIPP8119K



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JUDE STEPHEN PEREIRA
STEPHEN PEREIRA
14/01/1967
Permanent Account Number
AAEPP0218K



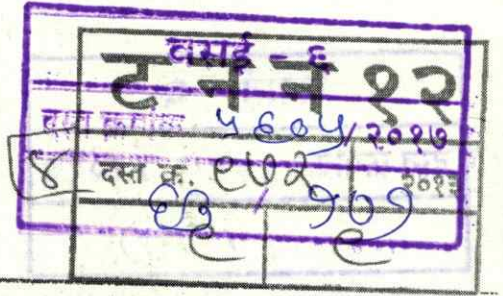
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRAVIN S VARTAK
BHANTARAM VAMAN VARTAK
20/09/1965
Permanent Account Number
AAOPV4952C







दस्त गोपवारा भाग-२

स्वाक्षरी

छायाचित्र

अंगठयाचा ठसा

लि. देणार

मे. रेनको प्रॉपर्टीज चें होमो. वय- (४२)

सी. जॉर्जिन रिट फोन परेरा व

मे. थिन कोर्ट डेव्हलपर्स चें प्राजिदाह व

इतर-२० नंबर (फिरमाड) चें प्राजिदाह क

लि. घेणार मे. रुबी स्ट्रुक्चर सफाई नं. १०९ व

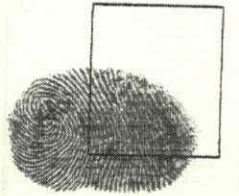
सायरेक्टर, मे. रेनको हाउस, गिरा रोड छान

वय- (३३)

सी. मन्जिष प्रशासन

सिंहलोरकर, रा. रेनको हाउस,

मिरा रोड (पूर्व)



वरिल दस्तऐवज करुन देणधार तथाकथीत करारनामा चा दस्तऐवज करुन दिल्याचे कबुल करतात.

ओळख :-

स्वाक्षरी

छायाचित्र

अंगठयाचा ठसा

खालील इसम असे निवेदित करवात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

१. अशोक भगवान चर्पेन वय- (२६)

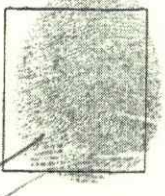
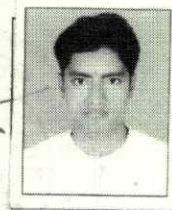
५/१०५ सुंदर साई व्हान विजय पार्क

मिरा रोड एफ छान

२. रानेश्वर पुन गुप्ता वय- (२९)

५/१०६ सुंदर साई व्हान विजय पार्क

मिरा रोड एफ छान



प्रमाणित करण्यात येते की,

दस्त क्र..... ८६०४/२०१३ मध्ये

..... मागे आहेत.

सदर दस्त पुस्तक क्र..... ८६०४ वर नोंदला

सह दुय्यम निबंधक वर्ग-२
सह दुय्यम निबंधक ठाणे क्र. १२

सह दुय्यम निबंधक ठाणे क्र. १२
दि. २६/०३/२०१३

| |
|--------------------------|
| वसई - ६ |
| दस्त क्रमांक ५६०५ / २०१७ |
| ०८/१०९ |

दस्त गोषवास भाग- १

| | |
|---------------|------|
| टनन १२ | |
| दस्त क्र. ९७२ | २०१३ |
| ८ | ९ |

दस्तऐवज क्रमांक टनन-१२/९७२/ २०१३

बाजारमुल्य :- १/-

मोबदला :- १/-

भरलेले मुद्रांक शुल्क :- १००/-

सह दु.नि. टनन-१२ यांचे कार्यालयात

डि.डि. क्र. ५४५९९७९ दिनांक २६/०३/२०१३

अ.क्र. ९७२ वर दिनांक २६/०३/२०१३

खालीलप्रमाणे फी घेतली

रोजी ५ ते ६ वा. हजर केला

नोंदणी फी रु. १००/-

दस्त हाताळणी फी रु. १८०/-

(पृष्ठांची संख्या ९ पाने)

एकुण रु

२८०/-

दस्त हजर करणा-याची सही:




सह दुय्यम निबंधक वर्ग-२
सह दुय्यम निबंधक ठाणे क्र. १२

सह दुय्यम निबंधक वर्ग-२
सह दुय्यम निबंधक ठाणे क्र. १२




सत्यप्रत

श्री. लॅरेल डायगो डायस
नगरसेवक, वॉर्ड क्र. १११
वसई विरार शहर महानगरपालिका

| | |
|---|--|
| स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER | |
| AAIPP8119K | |
|  | नाम /NAME |
| | JORDON STEPHEN PEREIRA |
| पिता का नाम /FATHER'S NAME | |
| STEPHEN PEREIRA | |
| जन्म तिथि /DATE OF BIRTH | |
| 10-02-1970 | |
| हस्ताक्षर /SIGNATURE |  |
|  | आयकर निदेशक (पदाति) |

| |
|---------------------------|
| वसई - ६ |
| दस्ता क्रमांक Y604 / २०१७ |
| ७५/१०९ |

| | | |
|-------------------------------------|---|--|
| आयकर विभाग INCOME TAX DEPARTMENT |  | भारत सरकार GOVT. OF INDIA |
| MANISH YASHWANT TIRLOTKAR | | |
| Y R TIRLOTKAR | | |
| 05/09/1979 | | |
| Permanent Account Number | | |
| AEXPT7184H | | |
| Signature | |  |

| | | |
|-------------------------------------|---|--|
| आयकर विभाग INCOME TAX DEPARTMENT |  | भारत सरकार GOVT. OF INDIA |
| ASHOK BHAGWAN KHARCHAN | | |
| BHAGWAN RANGNATH KHARCHAN | | |
| 06/07/1986 | | |
| Permanent Account Number | | |
| AOKPK8894A | | |
| Signature | |  |



| | |
|----------|----------------|
| ट न न १२ | |
| ४ | दस्ता क्र. ८७२ |
| ७ | २०१३ |
| ७ | ९ |

| | | |
|-------------------------------------|---|--|
| आयकर विभाग INCOME TAX DEPARTMENT |  | भारत सरकार GOVT. OF INDIA |
| GYANESHWAR HARKESH GUPTA | | |
| HARKESH VISHWNATH GUPTA | | |
| 09/10/1983 | | |
| Permanent Account Number | | |
| AIPPG0262M | | |
| Signature | |  |



| |
|--------------------------|
| पसई - ६ |
| दस्त क्रमांक ५६०५ / २०१३ |
| ६६ / १०९ |

declarations, bonds, deeds, assurances, documents, papers, writings and things or other instruments are required to be registered, in accordance with the provisions of law, for admitting execution of such documents.

- c) For the purpose aforesaid, to pay the necessary fees to the Sub-Registrar of Assurance and to take the effectual receipts for the same.
- d) For the purposes aforesaid to write and execute all necessary letters, forms, applications and vouchers in the office of the Sub-Registrar of Assurances, as stated above.
- e) This power of attorney is issued only for execution of documents before the Sub-Registrar that has already been signed and executed by me.

AND I HEREBY AGREE to rectify and confirm whatever my said Attorney shall lawfully do or cause to be done by virtue of these presents;

The present Power of Attorney shall remain in force only during the subsistence of employment of my said Attorney MR. MANISH YASHWANT TIRLOTKAR shall immediately and automatically come to an end as soon as my said attorney MR. MANISH YASHWANT TIRLOTKAR is no more in service of the above company for any reason whatsoever.

IN WITNESS WHEREOF I have set and subscribed my hand on this 20th day of December 2012'



SIGNED AND DELIVERED by the
JORDAN STEPHEN PEREIRA



ACCEPTED BY ME
MANISH YASHWANT TIRLOTKAR



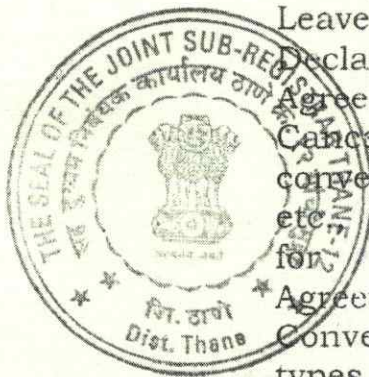
| | |
|--------|---------------|
| टनन १२ | |
| ४ | दस्त क्र. ९०५ |
| ६ | २०१३ |
| ६ | ६ |



सत्यप्रत
श्री. लोरेल डायगो डायस
नगरसेवक, वॉर्ड क्र. १११
वसई विस्तार शहर महानगरपालिका

| |
|-------------|
| पत्रांक - ३ |
| ५६०५ / २०१७ |
| ६० १०९ |

- a) To Lodge various agreements, indentures, declaration, bonds, deeds, assurances, documents, papers, writings and things or other instruments such as Agreement for Sale/Purchase, Documents pertaining to TDR rights, Transfer Deed, Development Agreement, Tenancy Agreement, Lease Deed, Deed of Exchange, Deed of Assignments, Deed of Hypothecation, Construction Agreement, Leave and License Agreement, Undertaking, Declaration, Conveyance, Development Agreement, Rectification Deed, Deed of Cancellation, Mortgage Deed, Deed of Re-conveyance of Mortgage Property, Release Deed etc., entered into delivered acknowledged and performed by me for registration in the concerned office of Sub-Registrar of Assurances at Mumbai and Thane or other places in India within whose jurisdiction any of the aforesaid agreements, indentures, declaration, bonds, deeds, assurances, documents, papers, writing and things or other instruments are required to be registered in accordance with the provisions of Law.
- b) To admit the execution of various agreements, indentures, declaration, bonds, deeds, assurances, documents, papers, writings and things or other instruments such as Agreement for Sale/Purchase, Documents pertaining to TDR rights, Transfer Deed, Development Agreement, Tenancy Agreement, Lease Deed, Deed of Exchange, Deed of Assignments, Deed of Hypothecation, Construction Agreement, Leave and License Agreement, Undertaking, Declaration, Conveyance, Development Agreement, Rectification Deed, Deed of Cancellation, Mortgage Deed, Deed of Re-conveyance of Mortgage Property, Release Deed etc., such executed document viz. Agreement for Sale/Purchase, Leave and License Agreement, Undertaking, Declaration, Conveyance, Development Agreement and all types of the documents in respect of number of Immovable properties in Mumbai and Thane or other places in India within whose jurisdiction any of the aforesaid agreements, indentures,



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| ट न न १२ | |
| दस्ता क्र. ए०२ | २०१३ |
| ५ | ९ |

वसई - ६

दस्त क्रमांक ५६०५ / २०१७

3

६५ / १९०७

Conveyance, Development Agreement, Rectification Deed, Deed of Cancellation, Mortgage Deed, Deed of Re-conveyance of Mortgage Property, Release Deed etc., such executed document viz. Agreement for Sale/Purchase, Leave and License Agreement, Undertaking, Declaration, Conveyance, Development Agreement and all types of the documents in respect of number of Immovable properties in Mumbai/Thane and number of other places of the said premises, I am desirous of appointing MR. MANISH YASHWANT TIRLOTKAR to be my true and lawful Attorney.

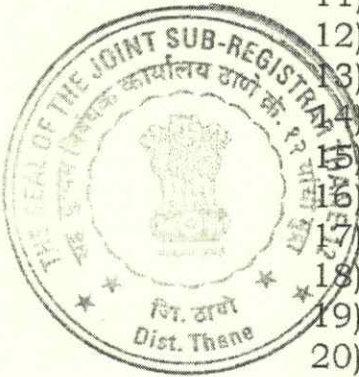
NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT I, **JORDAN STEPHEN PEREIRA**, Individual in my personal capacity and as a Proprietor of Rainbow Properties and Partner of Various Firms viz :

- 1) M/s. Green Court Developers
- 2) M/s. Green Court Associates
- 3) M/s. Ruby Realtors
- 4) M/s. Ruby Enterprises
- 5) M/s. Ruby Developers
- 6) M/s. Rainbow Realtors
- 7) M/s. Map Associates
- 8) M/s. Mahalaxmi Construction Co.,
- 9) M/s. Crystal Builders & Developers
- 10) M/s. Poonam Realtors
- 11) M/s. Orbit Enterprises
- 12) M/s. A.A.Corp
- 13) M/s. Rainbow Infra
- 14) M/s. Orbit Properties
- 15) M/s. Salasar Estate Developers (LLP)
- 16) M/s. Unique Realtors (AOP)
- 17) M/s. Crystal Realtors
- 18) M/s. Ruby Associates
- 19) M/s. Sai Shraddha Enterprises
- 20) M/s. C.P. Associates
- 21) M/s. Green Gold Developers

and Director of

- 1) M/s. Ruby Structures Private Limited
- 2) M/s. Sauguru Realspaces Private Limited

having my registered office at Rainbow House, Ground Floor, Queen's Seema Building, 49, Naya Nagar, Mira Road (East), Thane, do hereby nominate constitute and appoint **MR. MANISH YASHWANT TIRLOTKAR** (hereinafter referred to as "the said Attorneys") and who is working in my office to do either jointly and/or singly the following acts and matters:-



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| टन न १२ | |
| ४ | दस्त क्र. ९७२ |
| ४ | २०१३ |
| ४ | ९ |



सत्यप्रत

श्री. लॉरेल डायगो डायट
नगरसेवक, बोर्ड क्र. ११८
नगर विहार शहर महानगरप

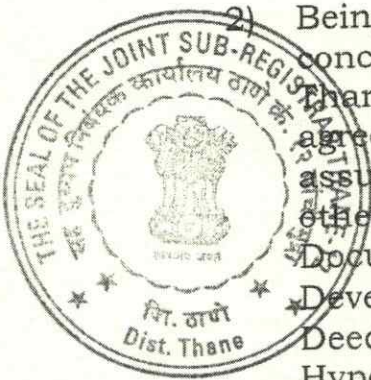
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| पत्रांक - ३ |
| दिनांक ५६०५/२०१७ |
| ९९/१०९ |

- 13) M/s. Rainbow Infra
 14) M/s. Crbit Properties
 15) M/s. Salasar Estate Developers (LLP)
 16) M/s. Unique Realtors (AOP)
 17) M/s. Crystal Realtors
 18) M/s. Ruby Associates
 19) M/s. Sai Shraddha Enterprises
 20) M/s. C P Associates
 21) M/s Green Field Developers
 and Director of
 1) M/s. Ruby Structures Private Limited
 2) M/s. Sadguru Realspaces Private Limited

having my office at Rainbow House, Ground Floor, Queen's Seema Building, 49, Naya Nagar, Mira Road (East), Thane 401 107, dealing in Purchase and Sale of Properties SEND GREETINGS;

WHEREAS:

- 1) During the course of Companies business, I in my personal capacity and as a Proprietor, Partner, Director of the above companies, required to execute various agreements, indentures, declaration, bonds, deeds, assurances, documents, papers, writings and things or other instruments such as Agreement for Sale/Purchase, Documents pertaining to TDR rights, Transfer Deed, Development Agreement, Tenancy Agreement, Lease Deed, Deed of Exchange, Deed of Assignments, Deed of Hypothecation, Construction Agreement, Leave and License Agreement, Undertaking, Declaration, Conveyance, Development Agreement, Rectification Deed, Deed of Cancellation, Mortgage Deed, Deed of Reconveyance of Mortgage Property, Release Deed etc., which require registration in accordance with the provision of Law.



- 2) Being personally unable to attend the office of the concerned Sub-Registrar of Assurances at Mumbai & Thane other places in India for the registration of various agreements, indentures, declaration, bonds, deeds, assurances, documents, papers, writings and things or other instruments such as Agreement for Sale/Purchase, Documents pertaining to TDR rights, Transfer Deed, Development Agreement, Tenancy Agreement, Lease Deed, Deed of Exchange, Deed of Assignments, Deed of Hypothecation, Construction Agreement, Leave and License Agreement, Undertaking, Declaration,



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| टनन १२ | |
| ४ दस्त क्र. ९८२ | २०१३ |
| -३ | ९ |

बसई - ६
दस्त क्रमांक ५६०५ / २०१०
०० / १०९

Customer's Copy
THE KAPOL CO-OP. BANK LTD.
FRANKING DEPOSIT SLIP

Branch : 318228
Pay to : Acct. Stamp Duty Date : 19/12/12
Franking Value Rs. 100/-
Service Charges Rs. 10/-
TOTAL Rs. 110/-
Name & Address of the Stamp duty paying party
Jordan S. Pereira
Tel./ Mobile No.
Desc. of the Document
DD/Cheque No.
Drawn on Bank :
(For Bank's Use Only)
Tran ID A254 Rs.
Franking Sr. No. PL-546 Rs.
Officer



ट न न १२
दस्त क्र १०९ २०१३
२ मे



सत्यमेव जयते
श्री. लॉरेल डायनो डायस
नगरसेवक, बॉर्ड क्र. १११
बसई विरार शहर महानगरपालिका

| |
|-------------------------|
| वसई - ८ |
| दस्ता क्रमांक ५६०५/२०१७ |
| ७९/१०९ |

| | |
|---|--------------------------------------|
| दस्त नोंदणीचा तपशील (Registration Details) If Registrable Name S.R.O. | P.O.A. (Registration) Thane-12 |
| वशाचा युनिक नंबर (Franking Unique No.) | 06008 |
| मिळकतीचे थोडक्यात वर्णन (Property Description in Brief) | - nil |
| सोबतला रक्कम (Consideration Amount) | - |
| मुद्राक खरेदीदाराचे नाव व वास्तव्य-1 नाव (Stamp Purchaser's Name) | Jordan S. Pereira |
| दस्तातील वसऱ्याचे नाव (Name of the person) | Manish V. Tiglatkar |
| हस्ते असल्यास (If through) | Parith Consulting |
| मुद्राक शुल्काची रक्कम (Stamp Duty) | Rs. 100/- |
| अक्षरी (In words) | |
| प्राधिकृत अधिकाऱ्याचे स्वाक्षरी (Authorised Person's full signature) | |

For THE KAEEL CO-OP. BANK LTD.

Authorised Signatory

उमट मुद्राक प्रकीर्ण अन्ना खासलेट लेण खाली तपसले न
एसएमएस/वैकेच्या प्राधिकृत अधिकाऱ्यासी दुरुधनीवरून संपव
साधून, मेळ बरोबर आढळून आला.

सहस्रयुग्म निबंधक



TO ALL THE WHOM THESE PRESENT SHALL COME:
I, **JORDAN STEPHEN PEREIRA**, Individual in my personal capacity, and as a Proprietor of M/s. Rainbow Properties and Partner of Various Firms viz :

- 1) M/s. Green Court Developers
- 2) M/s. Green Court Associates
- 3) M/s. Ruby Realtors
- 4) M/s. Ruby Enterprises
- 5) M/s. Ruby Developers
- 6) M/s. Rainbow Realtors
- 7) M/s. Map Associates
- 8) M/s. Mahalaxmi Construction Co.
- 9) M/s. Crystal Builders & Developers
- 10) M/s. Poonam Realtors
- 11) M/s. Orbit Enterprises
- 12) M/s. A.A.Corp



| | |
|----------------|------|
| टनन १२ | |
| दस्ता क्र. ८७२ | २०१३ |
| १ | ८ |

For THE KAEEL CO-OP. BANK LTD.
Opp. Shivsena Office, 1st Floor,
Bhayanderve, Thane-401 105.
P.O. STPM/C.R. 106/11/2009/2012
Authorised Signatory

भारत 06008
172481
R.000001001-PE5497
INDIA STAMP DUTY MAHARASHTRA
SPECIAL ADHESIVE
DEC 19 2012

वसई - ६

दस्त क्रमांक ५६०५ / २०१७

७२ / १०९

(वि. नि. नमुना क्र. १) (Fin. R. Form No. १)

मो. नि. नमूना क्र. १

सर्वसा. ११३ मई.

Gen 113 me.

मूळ प्रत

ORIGINAL COPY

[NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती

RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place.....

१०/१२

दिनांक/Date.....

२६/३/१३

Received from.....

मे. वेंकट रेन्को प्रॉपर्टीज च. प्रो. जाडव

रु./Rs.....

मोदीजी जी १००

(रुपये/Ruppes)

on account of.....

२००

याकरिता मिळाले.

रोखपाल वा लेखापाल

Cashier or Accountant.

(हस्ताक्षर/Signature)
सह दुय्यम निबंधक कार्यालय
ठाण क्र. १२



सत्यप्रत

श्री. लॉरेल डायगो डायस
नगरसेवक, वॉर्ड क्र. १११
वसई विरार शहर महानगरपालिका

| |
|--------------------------|
| वसई - ६ |
| दस्त क्रमांक ५६०५ / २०१७ |
| ०७ / १०९ |



वसई - ६

दस्त क्रमांक 4604/2013

09/07/2013 4:20:35 PM

108/1909




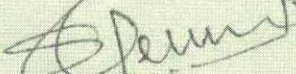


दस्त क्रमांक : वसई/8315/2013

दस्ताचा प्रकार :- स्पेशल पावर ऑफ अटॉर्नी

दस्त गोपबारा भाग-2

वसई 1





दस्त क्रमांक:8315/2013

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|---|---|---|
| 1 | नाव: श्री मनीष यशवंत तीलोटकर -- पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वसई, .. पिन नंबर: | पावर ऑफ अटॉर्नी होल्डर वय :- 35 स्वाक्षरी:-  |  |  |
| 2 | नाव: श्री ज्युड स्टीफन परेरा -- पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रेम्बो हाउस, नाय नगर, मीरा रोड, ठाणे, महाराष्ट्र, ठाणे. पिन नंबर: | कुलमुखत्यार देणार वय :- 45 स्वाक्षरी:-  |  |  |

वरील दस्तऐवज करून देणार तयाकथीत स्पेशल पावर ऑफ अटॉर्नी चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिका क्र.3 ची वेळ: 09 / 07 / 2013 04 : 19 : 00 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तींचा ओळखतात व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|---|---|
| 1 | नाव: अल्पेश तलाटी -- वय: 30 पत्ता: वसई पिन कोड: 401201 |  |  |
| 2 | नाव: सफी महेतर -- वय: 62 पत्ता: पापडी, वसई पिन कोड: 401202 |  |  |

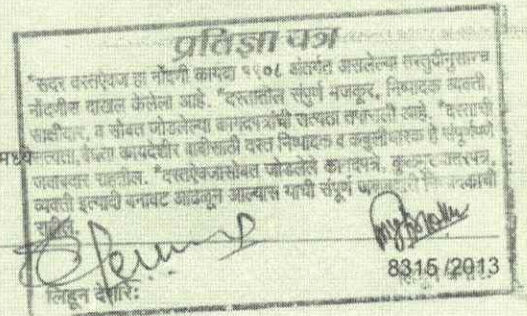
शिका क्र.4 ची वेळ: 09 / 07 / 2013 04 : 19 : 45 PM

शिका क्र.5 ची वेळ: 09 / 07 / 2013 04 : 19 : 53 PM

Sub Registrar Vasai

सहा. मुख्य अधिकारी

iSarita v1.0



सत्यप्रत
श्री. लॉरेल डायगो डायस
नगरसेवक, वॉर्ड क्र. १११
वसई विरता शहर महानगरपालिका



मंगळवार, 09 जुलै 2013 4:18 म.नं.

दस्त गोपवारा भाग-1

वसई-६

वसई-६ ५६०५/२०१३

वसई-६ ५६०५/२०१३

दस्त क्रमांक: वसई 1/8315/2013

बाजार मूल्य: रु. 01/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. वसई 1 यांचे कार्यालयात

पावती: 8694

पावती दिनांक: 09/07/2013

अ. क्र. 8315 वर दि. 09-07-2013

सादरकरणाचे नाव: श्री मनीष यशवंत तीर्तकर - -

रोजी 4:17 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

दस्त हजर करणाऱ्याची सही:

एकूण: 500.00

Sub Registrar Vasai 1

सह. दुय्यम निबंधक वसई - १

वर्ग - २
दस्ताचा प्रकार: स्पेशल पाँवर ऑफ अटर्नी

मुद्रांक शुल्क: a जेव्हा तो प्रतिलिखित देण्यात आलेला असून @ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्र. 1 09/07/2013 04:17:43 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 09/07/2013 04:18:01 PM ची वेळ: (फी)

वसई - १

दस्त क्रमांक - ८३१५ / २०१३

१६ / २०



iSarita v1.0

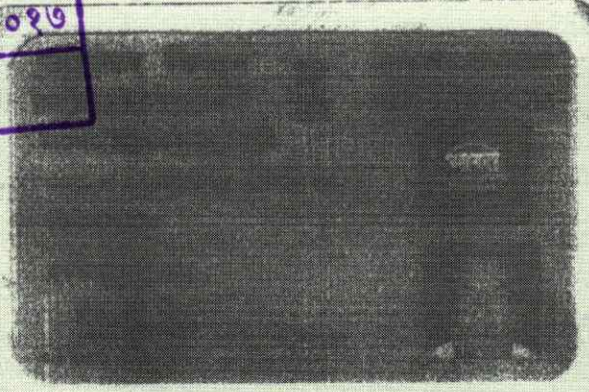
समाहित करण्यात येते की
या दस्तामध्ये एकूण पाने २० आहेत.

पुस्तक क्रमांक - ८३१५

असांकावर नोंदला.

दुय्यम निबंधक, वसई-१
सह. ७ सन २०१३

वसई - ६
 दस्त क्रमांक ५६०५/२०१७
 ७६/१०७



वसई - १
 दस्त क्रमांक-८३९५/२०१३
 ९८/२०

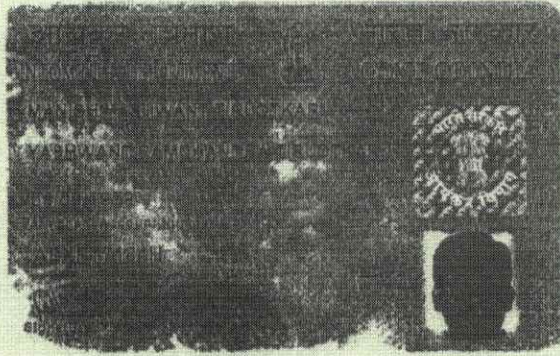


भारत निर्वाचन आयोग
 ओळखपत्र
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 UPU20193961

नाम: [Blank]
 पिता/पति: [Blank]
 पत्नी: [Blank]
 पालक: [Blank]
 पालक: [Blank]



सत्यप्रत
 श्री. लॉरेल डायगो डायस
 नगरसेवक, वॉर्ड क्र. १११
 वसई विस्तार शहर निकाश समिती



दात प्रमाणित ५६०५/२०१७
६०६/९०९
वर्ष २०१३
क्रमांक- ६३९५/२०१३
१०/२०

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAEPP0218K

नाम /NAME
JUDE STEPHEN PEREIRA

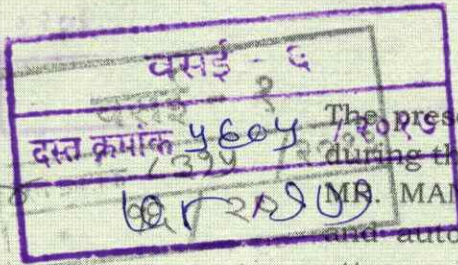
पिता का नाम /FATHER'S NAME
STEPHEN PEREIRA

जन्म तिथि /DATE OF BIRTH
14-10-1967

हस्ताक्षर /SIGNATURE

आयकर निदेशक (प्रणाली)
DIRECTOR OF INCOME TAX (SYSTEMS)





The present Power of Attorney shall remain in force only during the subsistence of employment of my said Attorney MR. MANISH YASHWANT TIRLOTGAR shall immediately and automatically come to an end as soon as my said attorney MR. MANISH YASHWANT TIRLOTGAR is no more in service of the above company for any reason whatsoever.

IN WITNESS WHEREOF I have set and subscribed my hand on this __ day of July, 2013

SIGNED AND DELIVERED by the
JUDE STEPHEN PEREIRA



ACCEPTANCE

I, Mr. Manish Yashwant Tirlokar, do hereby accept this Power of Attorney.



Mr. Manish Yashwant Tirlokar



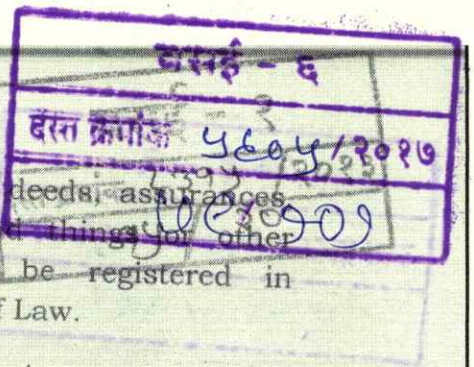
सत्यप्रत
श्री. लीला डायगो डायस
नगरसेवक, वॉर्ड क्र. १११
वसई विरार शहर महानगरपालिका

indentures, declaration, bonds, deeds, assurances, documents, papers, writing and things or other instruments are required to be registered in accordance with the provisions of Law.

- b) To admit the execution of various agreements, indentures, declaration, bonds, deeds, assurances, documents, papers, writings and things or other instruments such as Agreement for Sale/Purchase, Transfer Deed, Development Agreement, Documents pertaining to documents pertaining to TDR rights, Tenancy Agreement, Lease Deed, Deed of Exchange, Deed of Assignments, Deed of Hypothecation, Construction Agreement, Leave and License Agreement, Undertaking, Declaration, Conveyance, Development Agreement, Rectification Deed, Deed of Cancellation, Mortgage Deed, Deed of Re-conveyance of Mortgage Property, Release Deed etc., such executed document viz. Agreement for Sale/Purchase, Leave and License Agreement, Undertaking, Declaration, Conveyance, Development Agreement and all types of the documents in respect of number of Immovable properties in Mumbai and Thane or other places in India within whose jurisdiction any of the aforesaid agreements, indentures, declarations, bonds, deeds, assurances, documents, papers, writings and things or other instruments are required to be registered, in accordance with the provisions of law, for admitting execution of such documents.
- c) For the purpose aforesaid, to pay the necessary fees to the Sub-Registrar of Assurance and to take the effectual receipts for the same.
- d) For the purposes aforesaid to write and execute all necessary letters, forms, applications and vouchers in the office of the Sub-Registrar of Assurances, as stated above.

AND I HEREBY AGREE to rectify and confirm whatever my said Attorney shall lawfully do or cause to be done by virtue of these presents

[Signature]



वसई - ६

दस्त क्रमांक ५६०५

NOW OR NOW YE AND THESE PRESENTS WITNESSETH
THAT I, **JUDE STEPHEN PEREIRA**, in my personal
capacity and as a Partner of Various Firms viz :

१० १९९९

वसई - १

८३९५

१४ २०

- 1) M/s. Green Court Developers
 - 2) M/s. Green Court Associates
 - 3) M/s. Ruby Realtors
 - 4) M/s. Ruby Enterprises
 - 5) M/s. Ruby Developers
 - 6) M/s. Rainbow Realtors
 - 7) M/s. Rainbow Infra
 - 8) M/s. Ruby Associates
 - 9) M/s. Sai Leela Builders & Developers
 - 10) M/s. Vijay Heights
 - 11) M/s. Green Field Developers
- and Director of
- 1) M/s. Ruby Structures Private Limited

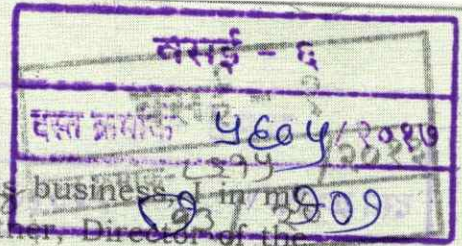
having my registered office at Rainbow House, Ground Floor, Queen's Seema Building, 49, Naya Nagar, Mira Road (East), Thane, do hereby nominate constitute and appoint **MR. MANISH YASHWANT TIRLOTGAR** (hereinafter referred to as "the said Attorneys") and who is working in my office to do either jointly and/or singly the following acts and matters:-

- a) To Lodge various agreements, indentures, declaration, bonds, deeds, assurances, documents, papers, writings and things or other instruments such as Agreement for Sale/Purchase, Transfer Deed, Development Agreement, Tenancy Agreement, Documents pertaining to TDR rights, Lease Deed, Deed of Exchange, Deed of Assignments, Deed of Hypothecation, Construction Agreement, Leave and License Agreement, Undertaking, Declaration, Conveyance, Development Agreement, Rectification Deed, Deed of Cancellation, Mortgage Deed, Deed of Release, Deed of Mortgage Property, Release Deed etc. created and delivered acknowledged and performed by me for registration in the concerned office of Sub-Registrar of Assurances at Mumbai and Thane and other places in India within whose jurisdiction any of the aforesaid agreements,



सत्यप्रत

श्री. लॉरेल डायगो डायस
नगरसेवक, बोर्ड क्र. ११९
वसई विरार शहर महानगरपालिका



- 1) During the course of Companies business, in my personal capacity and as a Partner, Director of the above companies, required to execute various agreements, indentures, declaration, bonds, deeds, assurances documents, papers, writings and things or other instruments such as Agreement for Sale/Purchase, Transfer Deed, documents pertaining to TDR rights, Development Agreement, Tenancy Agreement, Lease Deed, Deed of Exchange, Deed of Assignments, Deed of Hypothecation, Construction Agreement, Leave and License Agreement, Undertaking, Declaration, Conveyance, Development Agreement, Rectification Deed, Deed of Cancellation, Mortgage Deed, Deed of Re-conveyance of Mortgage Property, Release Deed etc., which require registration in accordance with the provision of Law.
- 2) Being personally unable to attend the office of the concerned Sub-Registrar of Assurances at Mumbai & Thane other places in India for the registration of various agreements, indentures, declaration, bonds, deeds, assurances, documents, papers, writings and things or other instruments such as Agreement for Sale/Purchase, Transfer Deed, Development Agreement, Documents pertaining to TDR rights, Tenancy Agreement, Lease Deed, Deed of Exchange, Deed of Assignments, Deed of Hypothecation, Construction Agreement, Leave and License Agreement, Undertaking, Declaration, Conveyance, Development Agreement, Rectification Deed, Deed of Cancellation, Mortgage Deed, Deed of Re-conveyance of Mortgage Property, Release Deed etc., such executed document viz. Agreement for Sale/Purchase, Leave and License Agreement, Undertaking, Declaration, Conveyance, Development Agreement and all types of the documents in respect of number of Immoveable properties in Mumbai/Thane and number of other places of the said premises, I am desirous of appointing MR. MANISH YASHWANT TIRLOTKAR to be my true and lawful attorney.

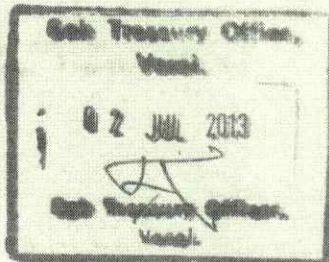


बसई - ६
दस्ता क्रमांक ५६०५ / २०१७
एक सौ रुपये



महाराष्ट्र MAHARASHTRA

HD 811061



02/7/13

आपका दस्ता क्रमांक ५६०५ / २०१७
अ.र. नं. 6722
श्री. Jude S. Pereira.
स. वा. दावे
चांग विमल स. जल का मुद्रांक विकला
सौ. जयश्री श्रीमती का. का. का.
ला. नं. १०/१३
मुद्रांक विक्रेता

05 JUL 2013

- 9) M/s. Sai Leela Builders & Developers
10) M/s. Vijay Heights
11) M/s. Green Field Developers
and Director of
1) M/s. Ruby Structures Private Limited

बसई - १
दस्ता क्रमांक- ८३९५ / २०१३
११ / २०

having my office at Rainbow House, Ground Floor,
Queen's Seema Building, 49, Naya Nagar, Mira Road
(East), Thane 401 107, dealing in Purchase and Sale of
Properties SEND GREETINGS;

Mishra

WHEREAS:



सत्यप्रत
श्री. लॉरेल डायगो डायस
नगरसेवक, वॉर्ड क्र. १११
बसई विरार शहर महानगरपालिका

वसई - ६

दस्ता: ५६०५/२०१७

७/१०१



महाराष्ट्र MAHARASHTRA



02/7/13

HD 811060

आमंत्रित करताना, दस्तऐवज मालकीनेलगत मॅटार
"आमंत्रित" करताना, परत, कोट २३२५६४०, २३२२६६०

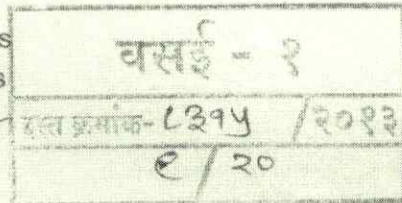
अ.र. नं. 6721.
श्री. Jude S. Pereira.
रा. Vasai इस्त
यांचे निष्पत्ती करताना, या मुद्रांक विकला
श्री. जयजी भाईराव कोळस
रा. नं. २३२४२
मुद्रांक विकला

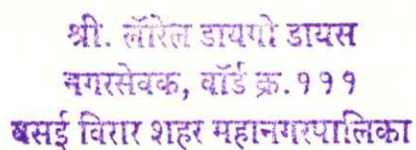
15 JUL 2013

TO ALL THE WHOM THESE PRESENT SHALL COME:

I, **JUDE STEPHEN PEREIRA**, Individual in my personal capacity and as a partner of Various Firms viz :

- 1) M/s. Green Court Developers
- 2) M/s. Green Court Associates
- 3) M/s. Ruby Realtors
- 4) M/s. Ruby Enterprises
- 5) M/s. Ruby Developers
- 6) M/s. Rainbow Realtors
- 7) M/s. Rainbow Infra
- 8) M/s. Ruby Associates





वसई - १
 दिनांक ५६०५/२०१७
 ५/२०१७



महाराष्ट्र MAHARASHTRA

HD 811394



Sub Treasury Office,
 Vasai.
 02 JUL 2013
 Sub Treasury Officer,
 Vasai.

02/7/13

आनंद होराकर, टायपिंग व लेमीनेशन सेंटर
 "आनंद" कचरी रोड, वसई, फोन २३२५६४०, २३२२६६०
 अ.र.नं. ७०८३.
 श्री. Jude. Pereira.
 रा. Vasai हस्ते
 चांस रिपट कर. १०८ चा मुद्रांक विकला
 श्री. जयश्री श्रीप्रकाश कोकल
 ला. नं. २४/३६ मुद्रांक विक्रेता

9 JUL 2013

वसई - १
 दिनांक- ८३९५ / २०१३
 ५ / २०

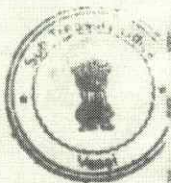
Power of Att

Lee Pais





महाराष्ट्र MAHARASHTRA



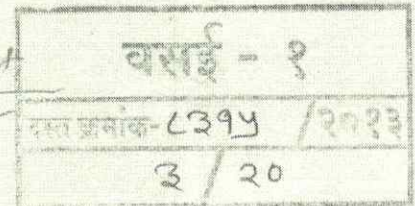
0217113

आमद कर, वसई व लोकावशान राट
"गैर न्यायिक" कर्तरी रोड, वसई पोस्ट ४०१२५६, २०२२५६
अ.र. नं. 7082
श्री. Jude Pereira
म. Vasai
वसई लिमिटेड रु. 100/- मुद्रांक विकला
श्री. पार्थो श्रीवास्तव काकल
ता. १७/७/१३
मुद्रांक विक्रेता

09 JUL 2013

Power of Att

Less Paid



सच्यप्रत

श्री. लॉरेल डायगो डायस
नगरसेवक, वॉर्ड क्र. १११
वसई विरार शहर महानगरपालिका

CASH - MEMO
Mrs JAYSHREE S. KOKAL
 ANAND XEROX, KACHERI ROAD, VASAI DIST THANE
 Pin 401 201, LICENCE NO. 14/96 Ph.: (0250) 322660, 2325640
 No. **162** Date **9/7/13**

M/s. Jude Pereira

| Description of stamp Papers | No. | Amount |
|-----------------------------|-----|--------|
| 10 Rs | | |
| 20 Rs | | |
| 50 Rs | | |
| 100 Rs | 3 | 300 |
| 500 Rs | | |
| 1000 Rs | | |
| 5000 Rs | | |
| 10000 Rs | | |
| TOTAL | | |

Stamp
 4604/2090
 No. 1909

CASH - MEMO
Mrs JAYSHREE S. KOKAL
 ANAND XEROX, KACHERI ROAD, VASAI DIST THANE
 Pin 401 201, LICENCE NO. 14/96 Ph.: (0250) 322660, 2325640
 No. **135** Date **5/7/13**

M/s. Jude Pereira

| Description of stamp Papers | No. | Amount |
|-----------------------------|-----|--------|
| 10 Rs | | |
| 20 Rs | | |
| 50 Rs | | |
| 100 Rs | 2 | 200 |
| 500 Rs | | |
| 1000 Rs | | |
| 5000 Rs | | |
| 10000 Rs | | |
| TOTAL | 2 | 200 |

Amount in Words

Two hundred

Thank you
 Stamp Purchaser



| |
|--------------------------|
| वसई - ६ |
| दस्त क्रमांक ५६०५ / २०१७ |
| ११ / १०९ |



Tuesday, July 09, 2013
4:18 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8694 दिनांक: 09/07/2013

गावाचे नाव: मालोडे

दस्तऐवजाचा अनुक्रमांक: वसई-8315-2013

दस्तऐवजाचा प्रकार: स्पेशल पावर ऑफ अटर्नी

सादर करणाऱ्याचे नाव: श्री मनीष यशवंत तीलोटकर --

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

एकूण:

रु. 500.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 4:38 PM सह. दुय्यम निबंधक, वसई-१

Sub Registrar Vasai-1

बाजार मूल्य: रु. 1/-

मोबदला: रु. 1/-

भरलेले मुद्रांक शुल्क: रु. 500/-

- 1) देयकाचा प्रकार: By Cash रक्कम: रु. 100/-
- 2) देयकाचा प्रकार: By Cash रक्कम: रु. 400/-

[Signature]

मुळ दस्त हा स्कॅन्ड प्रिंट व
मिनी सिडी सह परत दिला.

[Signature]
सह. दुय्यम निबंधक, वसई-१
वर्ग - २



सत्यप्रत

श्री. लॉरेल डायगो डायस
नगरसेवक, वॉर्ड क्र. १११
वसई विरार शहर महानगरपालिका

वसई - ६

वेस्ट कमांक 4804/2080

भारत सरकार 909

आयकर विभाग

INCOME TAX DEPARTMENT

MANJU SANTOSH GARODIA

DWARKADAS SARAF

15/08/1957

Permanent Account Number

BVPPG0118N

Manju S. Garodia
Signature

GOVT. OF INDIA



Manju S. Garodia

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

DEEP SANTOSH GARODIA

SANTOSH BANKATLAL GARODIA

08/10/1984

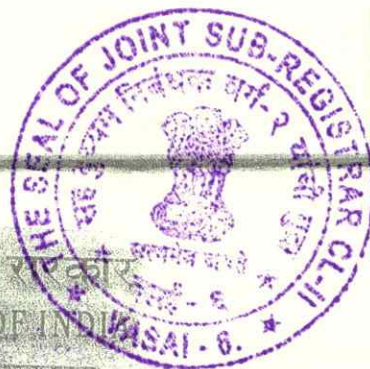
Permanent Account Number

AHZPG8283F

Garodia
Signature



Garodia



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

RANI GARODIA

SANTOSH BANKATLAL GARODIA

31/10/1978

Permanent Account Number

AKXPG8788J

Rani Garodia
Signature



Rani Garodia


वसई - ६
दस्त क्रमांक ५६०५ / २०१०
२० / १९०९

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABWPG0325R

नाम / NAME
SUNIL BANKATLAL GARODIA

पिता का नाम / FATHER'S NAME
BANKATLAL GARODIA

जन्म तिथि / DATE OF BIRTH
01-10-1954

हस्ताक्षर / SIGNATURE


आयकर आयुक्त-१, पुणे
Commissioner of Income-tax I, Pune

Sunil Garodia

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

ANIL BANKATLAL GARODIA

BANKATLAL GARODIA

30/10/1954
Permanent Account Number
ABLPG8033B


Signature

Anil Bankatlal Garodia


Anil Bankatlal Garodia

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABWPG0326N

नाम / NAME
PURUSHOTTAM BANKATLAL GARODIA

पिता का नाम / FATHER'S NAME
BANKATLAL GARODIA

जन्म तिथि / DATE OF BIRTH
17-11-1958

हस्ताक्षर / SIGNATURE


आयकर आयुक्त-१, पुणे
Commissioner of Income-tax I, Pune



Purushottam Bankatlal Garodia

आयकर विभाग
INCOME TAX DEPARTMENT
DOLLY PRAVIN AGARWAL
SANTOSH BANKATLAL GARDIA

01/01/1983
Permanent Account Number
AKYPG3028N

Signature

भारत सरकार
GOVT. OF INDIA

25012011

वसई - ६

५६०५ / २०१७

९९ / १०९

Manju S. Gardia

आयकर विभाग
INCOME TAX DEPARTMENT
RUBY LIFESPACES

01/11/2016

Permanent Account Number
AAUFR9624B

भारत सरकार
GOVT. OF INDIA

24122016

Stamp



राष्ट्रिय सुरक्षा विभाग

MINISTRY OF DEFENCE



GOVERNMENT OF INDIA

भारत सरकार

GOVERNMENT OF INDIA

VASHAV RAMESH VARTAK

RAMESH MAHADEV VARTAK

361118977

Personal Accession Number

AOPPV542PK

Signature

01051501

वर्ग - ६

दस्तावेज क्रमांक ५६०५ / २०१७

०२ / १०९



भारत सरकार

GOVERNMENT OF INDIA



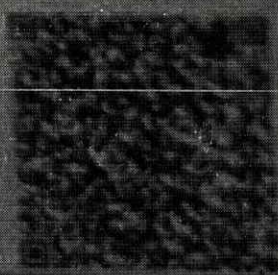
विवेक शशीकांत शाह

Vivek Shashikant Shah

जन्म तारीख / DOB : 20/07/1987

पुल्लिंगी / MALE

4266 2900 7548



अधार - सामान्य माणसाचा अधिकार

सत्यमेव जयते

सत्यमेव जयते

VASHAN JAYESH VARTAK

JAYESH MADHDEV VARTAK

1987

ADP/12/1

| |
|----------------------------|
| वसई - ६ |
| दस्तावेज क्रमांक ५६०५/२०१७ |
| ९२-५०० |

वसई - ६

दस्तावेज क्रमांक ५६०५ / २०१७

९२-५००



भारत सरकार
GOVERNMENT OF INDIA



विवेक शशीकान्त शाह

Vivek Shashikant Shah

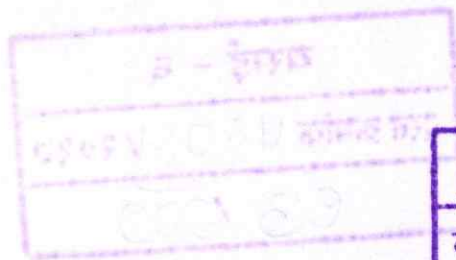
जन्म तारीख / DOB : 20/07/1987

पुल्लिंग / MALE



4266 2900 7548

अधार - सामान्य साधना अधिकार



| |
|------------------------|
| वसई - ६ |
| दस्त क्रमांक ५६०५/२०१७ |
| ९०१/१०९ |



आयकर विभाग
INCOME TAX DEPARTMENT
DOLLY PRAVIN AGARWAL
SANTOSH BANKATLAL GARDIA

01/01/1983
Permanent Account Number
AKYPG3028N

Dolly
Signature

भारत सरकार
GOVT. OF INDIA

वसई - ६

९९ / १

वसई - ६

वसई क्रमांक ५६०५ / २०१७

९५ / १०९

Manju S. Garodia

आयकर विभाग
INCOME TAX DEPARTMENT
RUBY LIFESPACES

01/11/2016

Permanent Account Number
AAUFR9624B

भारत सरकार
GOVT. OF INDIA



24122016

Spencer



| |
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| अ - ईफाड |
| ६९०९१/२०२० |
| २६/१०९ |

| |
|-----------------------|
| वसई - ६ |
| वसई क्रमांक ५६०५/२०२० |
| २६/१०९ |



Summary1 (GoshwaraBhag-1)

535/5605

गुरुवार, 12 ऑक्टोबर 2017 2:28 म.नं.

दस्त गोषवारा भाग-1

वसई6

दस्त क्रमांक: 5605/2017

दस्त क्रमांक: वसई6 /5605/2017

वाजार मूल्य: रु. 3,82,80,000/- मोबदला: रु. 3,82,80,000/-

भरलेले मुद्रांक शुल्क: रु.22,96,800/-

दु. नि. सह. दु. नि. वसई6 यांचे कार्यालयात

अ. क्र. 5605 वर दि.12-10-2017

रोजी 2:16 म.नं. वा. हजर केला.

पावती:6433

पावती दिनांक: 12/10/2017

सादरकरणाऱ्याचे नाव: मे. रुबी लाईफ स्पेसेस तर्फे भागिदार रुबी स्ट्रक्चर्स प्रा लि तर्फे डायरेक्टर ज्युड एस. परेरा तर्फे कु मु म्हणुन मनिष यशवंत तिलोटकर - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 2020.00

डाटा एन्ट्री रु. 20.00

पृष्ठांची संख्या: 101

एकूण: 32040.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वसई-6
JSR Vasai-6



सह दुय्यम निबंधक वसई-6
JSR Vasai-6

दस्ताचा प्रकार: खरेदीखत

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

शिक्रा क्र. 1 12 / 10 / 2017 02 : 16 : 51 PM ची वेळ: (सादरकरणाऱ्या)

शिक्रा क्र. 2 12 / 10 / 2017 02 : 17 : 56 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

*सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. *वस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार, व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. *दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कायलीधारक हे संपूर्ण जबाबदार राहतील. *वस्तऐवजासोबत जोडलेले कागदपत्र, कुठल्याही व्यक्ती इत्यादी बनावट आढळून आल्यास याची संपूर्ण जबाबदारी निष्पादकाक राहिल.

लिहून देणारे:

Sanil Gasode

लिहून घेणारे:

Summary-2(दस्त गोषवारा भाग - २)



12/10/2017 3 28:00 PM

दस्त गोषवारा भाग-2

वसई6

दस्त क्रमांक:5605/2017

दस्त क्रमांक :वसई6/5605/2017

दस्ताचा प्रकार :-खरेदीखत

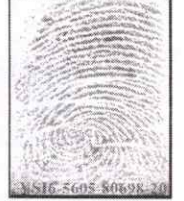
| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|---------------------------------------|-----------|---------------|
| 1 | नाव:मे. रुबी लाईफ स्पेसेम तर्फे भागिदार प्रविण शांताराम वर्तक - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दुकान नं. 6, हरजस सोसायटी, बोरीवली प, मुंबई 92, महाराष्ट्र, मुम्बई. पॅन नंबर: | लिहून घेणार वय :-53 स्वाक्षरी:- | | |
| 2 | नाव:दिप संतोष गरोडीया पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 703, सारासार, पुजा टॉवर, व्यंकटेश पार्क, फाटक रोड, भाईन्दर प, ता. व जि. ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर: | लिहून घेणार वय :-31 स्वाक्षरी:- | | |
| 3 | नाव:मे. रुबी लाईफ स्पेसेम तर्फे भागिदार भुवनेश ए. मगदानी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दुकान नं. 6, हरजस सोसायटी, बोरीवली प, मुंबई 92, महाराष्ट्र, मुम्बई. पॅन नंबर: | लिहून घेणार वय :-54 स्वाक्षरी:- | | |
| 4 | नाव:मे. रुबी लाईफ स्पेसेम तर्फे भागिदार रुबी स्ट्रक्चरर्स प्रा लि तर्फे डायरेक्टर जॉर्डन एस. परेरा तर्फे कु मु म्हणुन मनिप यशवंत तिलोटकर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दुकान नं. 6, हरजस सोसायटी, बोरीवली प, मुंबई 92, महाराष्ट्र, मुम्बई. पॅन नंबर: | लिहून घेणार वय :-37 स्वाक्षरी:- | | |
| 5 | नाव:मंजु संतोष गरोडीया पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 703, सारासार, पुजा टॉवर, व्यंकटेश पार्क, फाटक रोड, भाईन्दर प, ता. व जि. ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर: | लिहून घेणार वय :-56 स्वाक्षरी:- | | |
| 6 | नाव:सुनिल बंकटलाल गरोडीया पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 102, राणी महल, देना बँक जवळ, स्टेशन रोड, भाईन्दर प, ता.वसई, जि.पालघर, महाराष्ट्र, THANE. पॅन नंबर: | लिहून घेणार वय :-62 स्वाक्षरी:- | | |
| 7 | नाव:अनिल बंकटलाल गरोडीया पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: चंद्रवन बंगलो, गिता नगर, फेज-VII-A, | लिहून घेणार वय :-62 स्वाक्षरी:- | | |



Summary-2(दस्त गोषवारा भाग - २)

भाईन्दर पू, ता व जि. ठाणे, महाराष्ट्र, ठाणे.
पैन नंबर:

Amul Kumar



- 8 नाव: पुरुषोत्तम बंकटलाल गरोडीया
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक
नं: -, रोड नं: 102, राणी महल, देना बँक जवळ, स्टेशन
रोड, भाईन्दर प, ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे.
पैन नंबर:

लिहून देणार
वय :- 58
स्वाक्षरी:-

P. Garodia



| |
|---------------------------|
| वसई - ५ |
| दस्ता क्रमांक 4604 / 2009 |
| २२ १९०९ |



Summary-2(दस्त गोषवारा भाग - २)

| |
|--------------------------|
| वसई - ६ |
| दस्त क्रमांक 4609 / 2017 |
| 900 / 909 |

9 नाव:राणी संतोष गरोडीया
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 703, सारामार, पुजा टॉवर, व्यंकटेश पार्क, फाटक रोड, भाईन्दर प, ता. व जि. ठाणे, महाराष्ट्र, ठाणे.
पैन नंबर:

लिहून देणार

वय :-37

स्वाक्षरी:-

Ravodi



10 नाव:मे. रुबी लाईफ स्पेसेस तर्फे भागिदार रुबी स्ट्रक्चर्स प्रा लि तर्फे डायरेक्टर ज्युड एम. परेरा तर्फे कु मु म्हणुन मनिष यशवंत तिलोटकर --
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दुकान नं. 6, हरजस सोसायटी, बोरीवली प, मुंबई 92, महाराष्ट्र, मुम्बई.
पैन नंबर:

लिहून घेणार

वय :-37

स्वाक्षरी:-

Manju



11 नाव:डॉली संतोष गरोडीया ऊर्फ डॉली प्रविण अग्रवाल तर्फे कु.मु. मंजु संतोष गरोडीया --
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 703, सारामार, पुजा टॉवर, व्यंकटेश पार्क, फाटक रोड, भाईन्दर प, ता. व जि. ठाणे, महाराष्ट्र, THANE.
पैन नंबर:

लिहून देणार

वय :-56

स्वाक्षरी:-

Manju S. Garodia



वरील दस्तऐवज करून देणार तथाकथीत खरेदीखत चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:12 / 10 / 2017 03 : 12 : 25 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:श्री विवेक शाह
वय:28
पत्ता:वसई
पिन कोड:401201



स्वाक्षरी

छायाचित्र

अंगठ्याचा ठसा



2 नाव:श्री वैभव वर्तक --
वय:37
पत्ता:उमेळा वसई
पिन कोड:401201

स्वाक्षरी



शिक्का क्र.4 ची वेळ:12 / 10 / 2017 03 : 13 : 01 PM

शिक्का क्र.5 ची वेळ:12 / 10 / 2017 03 : 14 : 33 PM नोंदणी पुस्तक 1 मध्ये

Summary-2(दस्त गोषवारा भाग - २)

सह. दुय्यम निबंधक वसई-६

वर्ग - २

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5605 /2017

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| वसई - ६ |
| दस्ता क्रमांक ५६०५ / २०१७ |
| ९०९ / ९०९ |

प्रमाणित करण्यात येते की
या दस्तामध्ये एकूण पाने ९०९ आहेत.

सह. दुय्यम निबंधक, वसई-६

पुस्तक क्रमांक ९०९
५६०५ क्रमांकावर नोंदला

सह. दुय्यम निबंधक, वसई-६
तारीख १२. मार्च. १०. सन २०१७

