

वे. का. मु. - ५,००,०००-२००२-बेजेल वे ३* (ईजे) २४२
शा. नि., म. वि., क. १६८४, दि. १०-१०-१४;
नो. म. पुणे. क. अभिलेख/नोंदणी/६३ मई/२०१९, दि. १८-१-७३ व भूलेख
क. का. ७/प्रपत्रे छपाई/१६ दि. २१-१-१६]

सूची क्र. दोन INDEX No. II

नोंदणी ६३ म. इ.
Regn. 63 m. e.

विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार देतो ते नमूद करावे) Nature of deed, consideration and market value (in case of lease, state whether lessor or lessee pays assessment)	भू-मापन, पोटहिस्सा व घर क्रमांक (असल्यास) Survey, Sub-Division and House No. (if any)	क्षेत्रफळ Area	आकारणी किंवा जुडी देण्यात येत असेल तेव्हा Assessment or Judi when given	दस्तावेज करून देणाऱ्या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता Name of the executing party or in case of a Decree or Order of Civil Court, of Defendant and Detailed address	दस्तावेज करून घेणाऱ्या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता Name of the claiming party or in case of a Decree or Order of Civil Court, of Plaintiff and Detailed address	दिनांक Date of		अनुक्रमांक, खंड व पृष्ठ Serial No., Volume and Page	बाजारभावाप्रमाणे मुद्रांक शुल्क Stamp Duty paid on Market Value	बाजारभावाप्रमाणे नोंदणी फी Registration Fee paid on Market Value	शेरा Remarks.
						करून दिल्याचा Execution	नोंदणीचा Registration				
स्वरेदी स्वतः	जमिन व बांधकाम	हे./H. आ./A. रु./Rs. पै./P.		श्री. नाबुदा मोहमद अमीन रोणे	मेसर्स सुरेश इस्टेट प्रायव्हेट लिमिटेड तर्फे डायरेक्टर	२५/५ २५	३९/७ २२	९८९३ २५	रु. ७६५००००/-	रु. ५०००/-	
रु. ७६५००००/-	क. स. नं. - २९२३			श्री. असीद मुल्ला	श्रीमती. जेसी थॉमस						
	शेज - ८२८३ - ७८ चौ. मि.			श्री. मोहमद अब्बास	रा. उ. माळा सुरेश						
				मोहमद इस्माइल स्वतः	मदन चौपाटी सीफेस मंडळ						
				श्री. मोहमद सईद मुन्शी							
				प्र. मोहमद मसुद भाईजी							
				मं. गते प हे रोणे चॅरिटीज							
				चे ट्रस्टी							

मी नक्कल कोरी
मी वाचली.
मी तपासली. कोरी



सत्य प्रत
सह जिल्हा निबंधक
वर्ग-२ (अभिलेख),
मुंबई जिल्हा.

अर्ज क्रमांक २७२५
नाव... श्री. नाबुदा मोहमद अमीन रोणे
यथा त्याचे ता... २५/५/२०१९
अर्जांनुसार नक्कल दिली.
दिनांक... २५/५/२०१९
सह जिल्हा निबंधक वर्ग-२ (अभिलेख),
मुंबई जिल्हा.



Rogay Charities

to Swasth
26-5-95
Rs. 7,65,00,000/-

पावती नं.

664000.1

26/5/95

नौदणी 19 न.
Regn. 39 in.

दातएवजाचा/अर्जाचा अनुक्रमांक

दिनांक 26/5/95 तन 19

श्रीव श्री

दातएवजाचा प्रकार-

सादर करणार्याचे नाव-

धर्मासंग्रामाचे की मिळवली:-

- नौदणी की
- नस्ख की (कोटिपत्र)
- पुष्पकनाथी नस्ख, 50
- टपालखर्च

नकला किंवा इतर (कलम 14 ते 17)

गोप्य किंवा निरीक्षण

दर-कलम 25 रुपये

कलम 18 नमुने

प्रमाणित नकला (कलम 19) व कोटिपत्रे

इतर की (गोपनीय सानावरील)

664000.00

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श्रीव श्री

दातएवजा
नकल

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दातएवजा धर्मासंग्रामाचे नाव दिवलेल्या पावतीचा

नाम नौदणीकृत ठाकने पाठवावा.

हवाली करवा.

नौदणीकृत ठाकने पाठवली जाईल.
या कायलियात देण्यात येईल.

दुष्प्रमाण निवृत्त
332

सादरकार्ता

इतर फीची अनुसूची

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१. जाला मोदणी जी अनुच्छेद तातडा विना अकरा अन्यये.
२. एजपात फी.
३. फाईत करण्याची फी.
अनुच्छेद अकरा अन्यये.
अनुच्छेद बीस अन्यये.
४. मुळत्यात्नामा अनुप्रमाणन.
५. गृहभेट फी.
६. सुरक्षित तारा फी.
७. मोहोरबंद पाकिटांचा विशेष.
८. मोहोरबंद पाकिटे उपकरणे.
९. मोहोरबंद पाकिटे परत मागे घेणे.
१०. अरत.
११. परिचारिका किंवा जी परिचारकी सेवा.
१२. न्युन आकारित फीची बसुली.
१३. नद संग्रहाच्या वस्तूच्या विक्रीचे उत्पन्न.
१४. वित्तेख ६ च्या नकला पाउविण्याचा टपाल खर्च.
१५. प्रवाह खर्च.
१६. भत्ता.

दातऐवज परत केला.

दुय्यम निष्पत्ती

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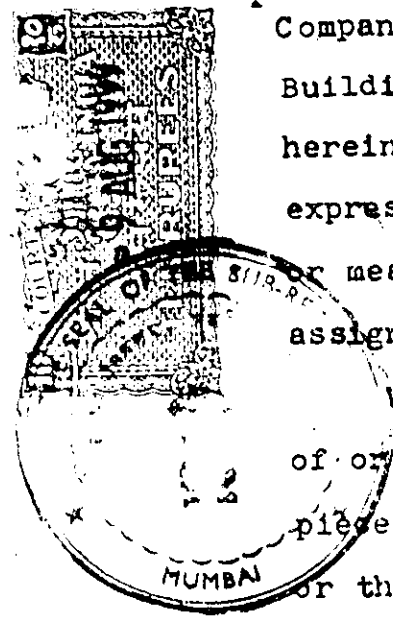
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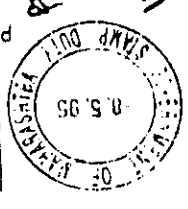
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THIS INDENTURE made at Bombay this 25th day of May 1995 between (1) NAKHIDA MOHAMED AMIN ROGAY (2) AZIZ MULLA (3) MOHAMED ABHAH MOHAMED ISMAIL KHATKHATAY (4) MOHAMED SAEED MUNSHI and (5) MOHAMMED MASOOD BHAIJI all of Bombay Indian Inhabitants the Trustees of Rogay Charities a Public Charitable Trust registered under the Bombay Public Trusts Act, 1950 having its office at 123, Bapu Khote Street, Bombay - 400 003 hereinafter called the VENDORS (which expression shall unless repugnant to the context or meaning thereof mean and include the said present Trustees and the Trustees from time to time of the said Trust and their survivors or survivor and the heirs, executors, administrators and the last survivor) of the One Part and MESSERS. SURESH ESTATES PRIVATE LIMITED a Company incorporated under the Companies Act 1956 having its office at 59, Sonawala Building, 2nd Floor, Bombay Samachar Marg, Bombay-400 023 hereinafter referred to as the PURCHASERS (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the Other Part;

W H E R E A S the Vendors are seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land admeasuring 13230.43 sq.mtrs. or thereabouts situate at the corner of Maharashi Karve Road (Queens Road) and Thakurdwar Road, Bombay, bearing C.S.No.2193 off Bhuleshwar Division which is more



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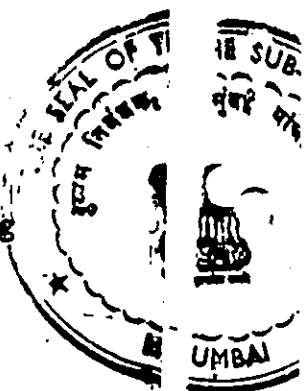
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particularly described in the First Schedule hereunder written together with the buildings and structures standing thereon and shown surrounded by red colour boundary line on the plan annexed hereto (hereinafter referred to as the Larger Property);

AND WHEREAS the Vendors by Public Notice published in newspapers invited tenders for sale of an area admeasuring 8983.78 sq.mtrs. or thereabouts together with the buildings and structures standing thereon forming part of the Larger Property more particularly described in the Second Schedule hereunder written which area of 8983.78 sq.mtrs. or thereabouts is more particularly shown demarcated by yellow coloured boundary line on the said Plan annexed hereto and which is hereinafter referred to as the said Property subject to the sanction of the Charity Commissioner, Maharashtra State, Bombay and on "As is where is basis" and other terms and conditions contained in the terms and conditions prepared by the Vendors.

AND WHEREAS pursuant to the said public Notice only one valid tender was received from one M/s. Kalpataru Homes Private Limited for purchase of the said property for the sum of Rs. 2,50,00,000/- who deposited with the Vendors a sum of Rs. 25,00,000/- by Pay Order as the amount of earnest money as per the Vendors' said terms and conditions;



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AND WHEREAS the Trustees made an application to

the Charity Commissioner under Section 36 of the Bombay Public Trusts Act for sanction for sale of the said Property in favour of the said M/s. Kalpataru Homes Private Limited.

AND WHEREAS one M/s. Nahar Finance and the Purchasers abovenamed also appeared before the Charity Commissioner to purchase the said property when the Purchasers gave an offer to purchase the said Property of Rs. 3,00,00,000/- and also offered a Bank Pay Order of Rs. 50,00,000/- as earnest money.

AND WHEREAS the Charity Commissioner by his Order dated 18th August 1994 gave sanction for sale of the said Property in favour of the said M/s. Nahar Finance at or for the price of Rs. 3,11,00,000/- (Rupees Three Crores Eleven Lakhs only);

AND WHEREAS the Purchasers had filed a Writ Petition being Writ Petition No. 2166 of 1994 in the High Court at Bombay inter-alia challenging the said Order of the Charity Commissioner wherein the Government Pleader appeared for the state of Maharashtra and Charity Commissioner as Respondent Nos. 1 and 2 therein and the said M/s. Nahar Finance and the said M/s. Kalpataru Homes Pvt. Ltd. being Respondent Nos. 3 and 5 also appeared and the Trustees also appeared before Their Lordships the Hon'ble Mr. Justice Pendse and the Hon'ble Mr. Justice Jhunjhunwala at the stage of a admission of the said Petition on 26th September 1994 wherein it was agreed by the Petitioner being the Purchasers abovenamed, the said M/s. Nahar Finance, the said Kalpataru Homes Pvt. Ltd. and the Vendors that their Lordships may invite fresh bids in



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the said Petition in the open Court and for the purpose the Petition was kept on Their Lordships Board on 28th September 1994.

AND WHEREAS on 28th September 1994 the bids were given to the Hon'ble Court by the said M/s.Kalpataru Homes Pvt.Ltd. and the Purchasers, wherein the Purchasers finally gave the higher bid of Rs.7,65,00,000/- and the said M/s.Kalpataru Homes Pvt.Ltd. did not bid any further.

AND WHEREAS pursuant to the directions given by Their Lordships the Purchasers deposited with the Vendors a Cashier's Order dated 4th October 1994 bearing No.026448 of Hongkong and Shanghai Banking Corporation Ltd. of Rs.1,92,00,000/- being rounded up figure of 25% amount of the said highest bid of the Purchasers.

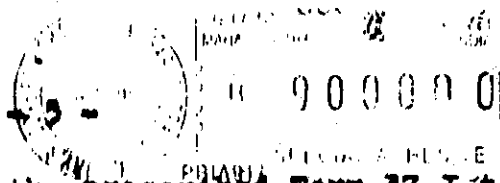
AND WHEREAS by their Order dated 7th October 1994 Their Lordships set aside the aforesaid Order of the Charity Commissioner and gave sanction for sale of the said property in favour of the Purchasers for the said sum of Rs.7,65,00,000/- on the terms and conditions of the aforesaid terms and conditions prepared by the Vendors subject to certain variations therein as hereinafter mentioned;

AND WHEREAS pursuant to the said Order dated 7th October 1994 and pursuant to the said sum of Rs.1,92,00,000/- (Rupees One Crore Ninety Two Lakhs only) deposited by the Purchaser with the Vendors as aforesaid, by an Agreement for Sale dated 11th day of October, 1994 made between the parties hereto the Vendors have agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Vendors the said property at or for the price and on the terms and conditions therein contained;

AND WHEREAS in respect of the aforesaid Agreement for Sale dated 11th October 1994 the parties hereto



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made an application in the prescribed Form 37-I to the Appropriate Authority as required under the provisions of Chapter XXC of the Income Tax Act, 1961 for the proposed sale of the said property by the Vendors to the Purchaser as provided in the said Agreement for Sale dated 11th October, 1994;

AND WHEREAS the Appropriate Authority appointed under the provisions of Chapter XXC of the Income Tax Act, 1961 has by its No Objection Certificate bearing No. AA/BOM/CERTS/16347/94-95 dated 29th December 1994 granted the necessary permission to the Vendors for the sale of the said Property to the Purchasers for the apparent consideration mentioned in the said Agreement for Sale, a xerox copy of which Certificate is hereto annexed and marked with letter 'A';

AND WHEREAS the Purchasers have paid to the Vendors the entire consideration amount specified in the said Agreement for Sale dated 11th October 1994 and have requested the Vendors to execute these presents in its favour which the Vendors have agreed to do in the manner hereinafter appearing;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement for Sale Dated 11th day of October 1994 and in consideration of a sum of Rs.1,92,00,000/- (Rupees One Crore Ninety Two Lakhs only) paid by the Purchasers to the Vendors as earnest money or deposit on the 4th October 1994 and a further sum of Rs.5,73,00,000/- (Rupees Five Crores, Seventy Three Lakhs only) being the balance purchase price paid by the Purchaser to the Vendors on or before the execution of these presents aggregating in all to a sum of Rs.7,65,00,000/- (Rupees Seven Crores Sixty Five Lacs only)

being the entire consideration payable by the Purchasers to the Vendors under the said Agreement for Sale (the payment and receipt whereof the Vendors do and each of them doth hereby admit and acknowledge and of and from the same hereby release and discharge the Purchasers forever) THEY the Vendors do hereby grant, convey and assure UNTO the Purchasers forever all that piece or parcel of land hereditaments and premises situate at junction of Thakurdwar now known as Dr. Babasaheb Jayker Marg and Maharashtra Karve Road admeasuring 8983.78 sq.mtrs. or thereabouts bearing Cadastral Survey No.2193 of Bhuleshwar Division in the Registration District and sub-district of Bombay City and more particularly described in the Second Schedule hereunder written and delineated on the Plan annexed hereto and therein bounded by yellow coloured boundary line being part of the land more particularly described in the First Schedule hereunder written TOGETHER WITH all and singular the courts, yards, compounds, areas, sewers, ditches, fences, trees, drains, ways, paths, passages, gullies, wells, water courses, plants, rights, lights, liberties, profits, privileges, easements, advantages, members and appurtenances whatsoever to the said piece or parcel of land or ground or any part thereof now or at any time heretofore belonging or in any wise appertaining to or with the same now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto AND all the estate, rights, title, interest, dues, inheritance, . . . property, possession, benefit, claim, and demand whatsoever both at law and in equity of the Vendors into out of or upon the said property or any part thereof TO HAVE AND TO HOLD



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all and singular the said Property hereby granted,

conveyed, assured or intended or expressed so to be with its and every of its rights, members and appurtenances and assets UNTO AND TO THE USE AND BENEFIT of the Purchasers absolutely forever SUBJECT HOWEVER To the payment of all rates, taxes, ceases, assessments, charges, dues and duties which may hereafter become due and payable in respect thereof to the Government or to any other public body or local authority AND THE Vendors do and each of them doth as to their own acts and deeds hereby covenant with the Purchasers that notwithstanding any act, deed matter or thing whatsoever by the Vendors made done executed committed or knowingly or willingly suffered to the contrary THEY the Vendors now have in themselves good right, full power and absolute authority to grant convey and assure the said piece or parcel of land or hereditaments and premises more particularly described in the Second Schedule hereunder written and hereby granted, conveyed and assured in expressed so to be unto and to the use of the Purchasers in manner aforesaid AND THAT it shall be lawful for the Purchasers from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have occupy, possess, and enjoy the said property hereditaments and premises granted and conveyed and received the rents, issues and profits thereof and every part thereof to and for their own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming or to claim by from under or in trust for the Vendors and that free and clear and freely and clearly and made absolutely acquitted exonerated released forever



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discharged or otherwise by the Vendors well and sufficiently saved, defended, kept harmless of from and against all former and other estates, titles, charges and incumbrances whatsoever either already or to be hereafter made executed occasioned or suffered by the Vendors or by any other or persons lawfully claiming or to claim, by, from or in trust for them AND FURTHER THAT they the Vendors and all persons having or lawfully or equitably claiming by estate, right, title or interest at law or in equity in the said Property hereditaments and premises hereby granted or any part thereof, by under or in trust for them or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters things, conveyances and assurances at law whatsoever for the better further and more perfectly and absolutely granting and assuring the said property hereditaments and premises and every part thereof hereby granted unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required by the Purchasers their successors and assigns or its counsels in law.

PROVIDED that notwithstanding anything contained hereinabove, it is expressly stipulated by the Vendors and accepted by the Purchasers that the sale is further subject to:

- (1) Proposed 12.20 M. Vide D.P. Road is passing through the said property as shown on the attached Plan and the rest of the said property is reserved for Recreating ground, Municipal Primary School and Secondary School and the Property is situated in a residential zone and the same may be affected by setback.



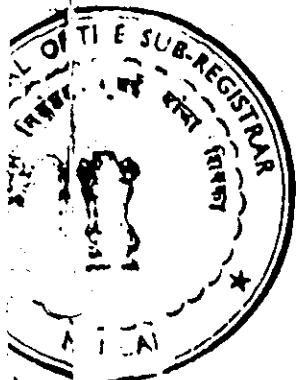


(ii) The various lessees/tenants/occupants authorised and un-authorised in the said property and in the buildings and structures standing thereon and the sale shall be subject to the possession, use and occupation of the said lessees/tenants/occupants and their rights, title and interest if any, in the premises in their use and occupation.

(iii) The Purchasers shall not be entitled to any reduction in the sale price on the ground of deficiency, if any, in the area of the said Property;

(iv) The Vendors do not possess any title deeds in respect of the said Property but shall furnish to the Purchasers a certified true copy of the Entry in the Register of the Charity Commissioner showing the aforesaid Property as the Trust Property as also a Certified true copy of the City Survey Register.

(v) The Purchasers shall be deemed to have ascertained the actual F.S.I. already consumed on the buildings and structures etc. standing on the remaining property of the Vendors and the Purchasers shall not be entitled to any compensation by reason of the Purchasers getting lesser F.S.I. on the said Property than what they would have to by reason of the F.S.I. already consumed in the buildings and structures etc. standing on the remaining property of the Vendors. In the event of the F.S.I. consumed on the buildings and structures etc. standing on the remaining property of the Vendors being found less than the



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F.S.I. available in respect of the area of the land of the remaining property of the Vendors then in that event also the Purchasers shall not be entitled to consume any F.S.I. available of the remaining property of the Vendors for construction of the said property. In the event of there being any increase in the F.S.I. permitted to be constructed in future the same shall be available to the Vendors and the Purchasers respectively in respect of the areas of the remaining property of the Vendors and the said property. Subject to the necessary permission if required, and approval of building plan, the Purchasers shall utilise the portion of the land shown in green hatched lines on the Plan annexed hereto and marked 'A' for a hospital and/or for an educational institution.

- (vi) The Property is taken and accepted in the same condition in which it is at present and no requisition shall be made on or any dispute raised as to:
- (a) title of the Vendors
 - (b) Any easement
 - (c) drainage
 - (d) sewage
 - (e) area
 - (f) tenure
 - (g) reservations

In fact the said Property is conveyed and transferred to the Purchasers on 'as is where is and whatever is' basis. The Purchasers shall carry out all their own cost all requisitions of the Bombay Municipal Corporation or any other concerned authority or authorities.

- (vii) The Purchasers at their own costs shall, if necessary obtain sub-division of the said Property and the remaining property of the Vendors and the Vendors



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shall ~~at the cost of~~ the Purchasers give necessary co-operation and assistance in that behalf. In the event of the Municipal Corporation of Greater Bombay requiring any additional or extra open space to be kept open for grant of sub-division of the said Property from the remaining Property of the Vendors the same shall be kept or provided for by the Purchasers in the portion of the said Property and the Purchasers shall not be entitled to claim any reduction in the purchase price and similarly the Purchasers shall at their own costs and account be liable to fulfill all the terms and conditions and covenants for granting sub-division of the said Property from the remaining property of the Vendors.

(viii) There will be no obligation on the Vendors to defend/persue/prosecute the pending litigation by and between the Vendors and the tenants/occupants in the said Property and other litigation/proceeding that may hereafter be instituted in respect thereof and the Vendors will not be responsible whatever be the outcome thereof. The Purchasers will be at liberty to apply for being joined or substituted in place of the Vendors in the pending litigation and the Vendors will have no objection thereto.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written:

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land hereditaments and premises situate at Thakurdwar now known as Dr. Babasaheb

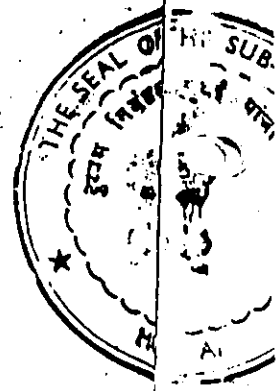
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Jayker Marg, in the Registration District and Sub-District of Bombay City and Suburban admeasuring 13,230.43 sq.mtrs. and bearing Cadastral Survey No.2193 of Bhuleshwar Division and assessed by Asst. Assessor & Collector 'C' Ward under No.C-4070-1A and bearing Street No.285 Thakurdwar now known as Dr.Babasaheb Jayker Marg and shown surrounded by red coloured boundary line on the Plan annexed hereto and bounded as follows:

On or towards the NORTH by Dr.Babasaheb Jayker Marg and partly by property bearing C.S.No.2188 of Bhuleshwar Division, on or towards the WEST by Maharshi Karve Marg, on or towards the SOUTH by a Road and beyond that S.K.Patil Udyan and On or towards the EAST by property bearing C.S.No.2145, 2146, 2147, 2192, 2191, 2190, 2189.

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land hereditaments and premises situate at Thakurdwar now known as Dr.Babasaheb Jayker Marg, in the Registration District and Sub-District of Bombay City and Suburban admeasuring 8983.55 sq.mtrs. and bearing Cadastral Survey No.2193 of Bhuleshwar Division and assessed by Asst. Assessor & Collector 'C' Ward under No.C-4070-1A and bearing Street No.285 Thakurdwar now known as Dr.Babasaheb Jayker Marg being a part of the property more particularly described in the First Schedule hereinabove written and shown surrounded by yellow coloured boundary line on the Plan annexed hereto and bounded as follows:



General Stamp Office
Bombay

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On or towards the NORTH by Dr. Babasaheb Jayker
Marg and partly by property bearing C.B.No.2188
of Bhuleshwar Division, On or towards the WEST
partly by Maharshi Karve Marg and partly with
the property more particularly described in the
First Schedule hereinabove written, On or towards
the SOUTH by a Road and beyond that S.K.Patil
Udyan and On or towards the EAST by property bearing
C.S.No, 2145, 2146, 2147, 2192, 2191, 2190, 2189.



SIGNED AND DELIVERED by the
withinnamed Vendors

(1) NAKHUDA MOHAMED AMIN ROGAY

(2) AZIZ MULLA

(3) MOHAMED ABBAS MOHAMED ISMAIL
KHATKHATAY

(4) MOHAMED SAEED MUNSHI

(5) MOHAMMED MASOOD BHAIJI

as the Trustees of Rogay

Charities in the presence of

Mr. M. D. P. R. R.
Solicitor Advocate

SIGNED AND DELIVERED by the

withinnamed Purchasers

MESSRS. SURESH ESTATES PRIVATE

LIMITED in the presence of:

P. B. Ramesh
Advocate

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Yas SUMAN ESTATES PRIVATE LIMITED

Gracy Thomas
DIRECTOR

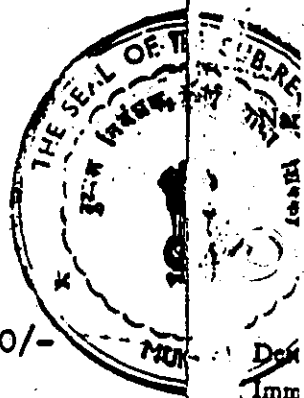
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Receipt Clause

RECEIVED of and from the)
 within named Purchasers the day and year)
 first hereinabove mentioned a sum of)
 Rs.5,73,00,000/- (Rupees Five Crores)
 Seventy Three Lakhs only) which together)
 with the sum of Rs.1,92,00,000/- (Rupees)
 One Crore Ninety Two Lakhs only) paid)
 by the Purchasers to us and as and by way)
 of earnest money on 4th October 1994 in)
 all aggregating to Rs.7,65,00,000/- (Rupees)
 Seven Crores Sixty Five Lakhs only) being)
 the entire consideration amount paid by)
 the Purchasers to us and within mentioned...) Rs.7,65,00,000/-

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WITNESSES:

M. P. Acharya

We Say Received.

1. *Eushamul Amin Roghay*
2. *A. A. M. M.*
3. *M. K. M. M.*
4. *G. S. M. M.*
5. *M. P. Acharya*



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(VENDORS)
 The Trustees of
 ROGAY CHARITIES.

No. A. A. / (Certs) /16347/94-95

Office of the
Appropriate Authority
(I. T. Dept) A Wing,
3rd Floor, Mittal Court,
Nariman Point, Bombay-400 021

Dated the 29/10/94

Proceedings No.

... Appropriate Authority/Bom./ Cert. /16347/94-95

Name(s) of Transferor(s)

1) NAKHODA MOHAMED AMIN ROUAY 2) AZIZ MULLA
3) MOHAMED ABBAS MOHAMED ISMAIL KHATKHATAY
4) MOHAMED SAEED MUNSHI & PUBLIC CHARITABLE
TRUST HAVING & 5) MUHAMMAD MASOOD BHAIJI AS
THE TRUSTEES OF ROUAY CHARITIES ITS REGISTERED
OFFICE AT 123 BAPU KHOTE STREET, BOMBAY 3.

Name(s) of Transferee(s)

M/S BURESH ESTATES PVT LTD
57 DOMWALA BUILDING, 2ND FLR, BOMBAY
SAMACHAR MARG, BOMBAY 23.

Description & Location of
Immovable property

BLIND UNIT, 20 SQ. MTRS OR THEREABOUTS OF THE
LAND WITH BUILDINGS AND STRUCTURES STANDING
THEREON BEARING C.S. NO 2193 OF BHULESHWAR
DIVISION III OF LARGER PLOT ADMEASURING
13230.43 SQ. MTRS

Apparent consideration

7,65,00,000/-

Date of Agreement

11/10/94

Date of Certificate

CERTIFICATE UNDER SECTION 269 UD (3) OF THE I.T. ACT 1961

Whereas a Statement in Form 37-1 in respect of the transfer of the immovable property described above and duly signed by/on behalf of the Transferor(s) and by/on behalf of the Transferee(s) was furnished to the Appropriate Authority on 12/10/94

And whereas the Apparent consideration set forth in the said Form 37-1 and in the agreement dated 11/10/94 for the transfer of the said property is Rs 7,65,00,000/-

And whereas the Appropriate Authority has not made an order u/s. 269 UD (1) for the purchase by the Central Government of the said property.

Now, therefore the Appropriate Authority hereby certifies that it has no objection to the transfer of the said property more fully described in the Schedule appearing below by the said transferor to the transferee for an apparent consideration of Rs. 7,65,00,000/-

This no objection certificate is issued without prejudice to any income tax proceedings pending or contemplated under any other provisions of the Income Tax Act, 1961.

(U. V. SHAHDAUFURI)
Chief Engineer

(S. N. L. AGARWALA)
Commissioner of
Income-Tax

(S. N. L. AGARWALA)
Commissioner of
Income-Tax

MEMBERS, APPROPRIATE AUTHORITY, BOMBAY.

SCHEDULE



Authorized to issue on behalf of Appropriate Authority, Bombay.



Deputy Commissioner of Income-tax,
Appropriate Authority, Bombay.
PRADHEEP SHARMA.
By, Commissioner of Income-tax,
Appropriate Authority Bombay.

Copy to :

1. Transferor(s)
 2. Transferee(s)
 3. Guard-file.
 4. The DI (Inv.) Survey Unit-I, Bombay under CIB Code No. 201.
 5. The Sub-Registrar of Assurances, Old Custom House, Bombay.
- S.P.P. 10.000/4-94

चावली जं. - 038960 अन्तर्ग

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दि. 9/0/10/55

जगाधारी

दुपचा निबंधक, मुंबई

① श्री नारगुदा मोहम्मद अमीन रोडो वय ६४ वर्ष मुखवस्तु
रा. रोडोहाकस, ८, नागदेवी स्ट्रीट, मुंबई-३.

② श्री अजीज गुल्ला रा. १९ वर्ष अवसाध रा. ३०९
अशोकवन, १०२ पोरा आनालाडा रोड, वरली, मुंबई-२५

③ श्री मोहम्मद सल्लाह मोहम्मद इस्माईल खटरेवे
वय ४६ वर्ष जे. ११ रा. वी. ९ सोब्रिस मोरी राड
माहीम मुंबई-२६.

④ श्री मोहम्मद सईद गुल्ला वय ६३ वर्ष निवृत्त रा. ६७/६९
रोडो नॉटेज ग्राऊंड फ्लोर ब्लॉक वी कीर भावरकु
माहीम मुंबई-२६.

⑤ श्री मोहम्मद मसूद भार्जी वय ५७ वर्ष अवसाध
रा. १०९ मोहम्मद अली रोड तिसरा मजला मुंबई-३

संपन्न वय वयाद

कवाळीला खरेदीरितागा वळवेव

कवाळीला वळवेव कवाळीला, रोडो हाऊस, ८, नागदेवी स्ट्रीट, मुंबई-२०० ००३

१) Muhammad Amin Raghay

२) A. H. M. M. M.

३) M. H. M. M.

४) M. H. M. M.

५) M. H. M. M.

सन १९८१ के ... महिषासि
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दिनांक २१-३-०१
बरोबर भरणेपासि पावता नाहे भाई.
दिनांक २९-६-०१

भाष्यः - अत्रिणा कालमा २६९ यु. पल. (१) अन्यये सागजाभ्य।

मुख्य अधिकारी मुंबई.

१६३७
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1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

स्वतंत्रता संग्राम का प्रारंभ

दिनांक 27-5-22

पुण्यम विष्णुसुतः ।



9/9/54.
 प्रमाणित किया है
 मोहरा.
 39/0/55
 जारी है
 मुख्य निबंधक, मुंबई



खरी प्रवे
 मुख्य निबंधक, मुंबई

बी. के. कुलकर्णी

मोहरा जारी है ता. 3/11/55

अनुसार नमूना दिखी.

दिनांक 90/1/55

मुख्य निबंधक, मुंबई