



Friday, March 09, 2012

4:48:10 PM

Original

नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 1931

दिनांक 09/03/2012

गावाचे नाव चकाला

दस्ताऐवजाचा अनुक्रमांक

वदर 4 - 01922 - 2012

दस्ता ऐवजाचा प्रकार

अभिहस्तांतरणपत्र

सादर करणाराचे नाव: मे. गोनन डकलॉ ऑण्ड कंपनी लि. चे. व्हाईस प्रेसीडेंट दिनेश चंद्र शर्मा -
AAACG1846P

नोंदणी फी

:- 30000.00

नक्कल (अ. 11(1)), मृष्टांकनाची नक्कल (आ. 11(2)),

:- 700.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (35)

एकूण रु.

30700.00

आपणास हा दस्त अंदाजे 5:02PM ह्या वेळेस मिळेल

DELIVERED

दुय्यम निबंधक
अधेरी 2 (अधेरी)बाजार मूल्य: 53430000 रु. मोबदला: 625000000रु. **दुय्यम निबंधक अधेरी**
भरलेले मुद्रांक शुल्क: 3125000 रु. **दुय्यम निबंधक अधेरी**

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: भारतीय स्टेट बँक, अधेरी शाखा मुंबई;

डीडी/धनाकर्ष क्रमांक: 884183; रक्कम: 30000 रु.; दिनांक: 06/03/2012

मुंबई(उपनगर)

जिल्हा

प्रमुख मूल्य विभाग

- 35-चकाला (अंधेरी)

उपमुख्य विभाग

- 35/178-रस्ता: मथुरादास वासनजी मार्ग.

मुल्यांकन नोंद केली

मिळकतीचा क्रमांक

सि.टी.एस. नंबर -- 131

नागरी क्षेत्राचे नांव

मुंबई(उपनगर)

मिळकतीचे वर्ग

बांधीव

बाजार मूल्य दर तक्त्यानुसार

पत्ति नों मीटर मन्गट

खुली जमीन निवासी सदविका

51,000 85,000

कार्यालय

दुकाने

194,900

औद्योगिक

94,400

मिळकतीचे क्षेत्र

417.66

चौरस मीटर

1-आर सी सी

मिळकतीचा वापर

कार्यालये

बांधकामाचे वर्गीकरण

आहे

मिळकतीचे वय

0 TO 2

(Rule 5)

उद्वाहन सविधा

5 (Rule 14)

मजला

(Rule 5 or 8)

घसा-यानुसार मिळकतीचा

= घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * घसारा टक्केवारी

प्रति चौ. मीटर मूल्यदर

= 117,900.00 * 100.00 / 100

= 117,900.00

(Rule 19 or 20)

A) मुख्य मिळकतीचे मूल्य

= घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र

= 117,900.00

* 417.66

= 51,704,219.70.

* मजला निहाय घट/वाढ

* 105.00 / 100

(Rule 17(1))

E) बंदिस्त वाहन तळाचे क्षेत्र

= 58.55 चौरस मीट

बंदिस्त वाहन तळाचे मूल्य

= 58.55 * (25.00 / 100) * 117,900.00

= 1,725,761.25

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य +

बंदिस्त वाहन तळाचे मूल्य + सगटण्या गटवीचे मूल्य + वरील गटवीचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य

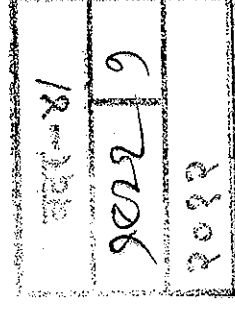
= A + B + C + D + E + F + G + H

= 51,704,219.70 + 0.00 + 0.00 + 0.00

+ 1,725,761.25 + 0.00 + 0.00

M.V = 53,429,981.00

High Value - 6,25,00,000/-



SHCIL-MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151
E-mail :

Mode of Receipt

Receipt Id RECIN-MHMHSHCIL0106949101077943K
Receipt Date 09-MAR-2012

Account Id mhshcil01

Account Name SHCIL-MAHARASHTRA

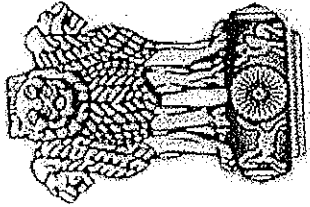
Received From	MS Gannon Dunkerley and Co Ltd	Pay To		
Instrument Type	PAYORDER	Instrument Date	06-MAR-2012	
Instrument Number	884184	Instrument Amount	3125000 (Thirty One Lakh Twenty Five Thousand only)	
Drawn Bank Details				
Bank Name	state bank of india	Branch Name	andheri	
Out of Pocket Expenses				0.0 ()



18/
9222-12
2012

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सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by : **SHCIL**
Stock Holding Corporation of India Ltd.
Location : SHCIL, DARTRA
Signature : **[Signature]**
Details can be verified at www.shcilstamp.com

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-MH07276916969761K

09-Mar-2012, 12:17 PM

SHCIL(FI)/mhshcil017BKC/ MH-MSU

SUBIN-MHMHSHCIL0107835487033915K

MS Gannon Dunkerley and Co Ltd

Article 25(b)(d) Conveyance

Office Premises A/502, A Wing Business Square Village Chakala
Andheri E

6,25,00,000

(Six Crore Twenty Five Lakh only)

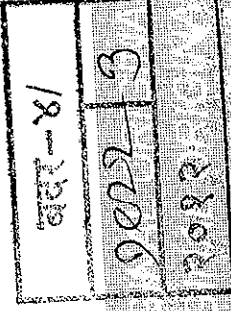
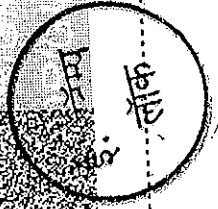
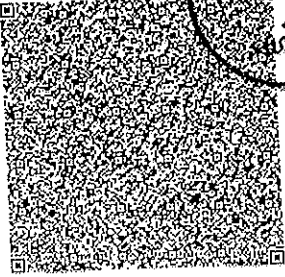
MS Chitravati Securities Pvt Ltd

MS Gannon Dunkerley and Co Ltd

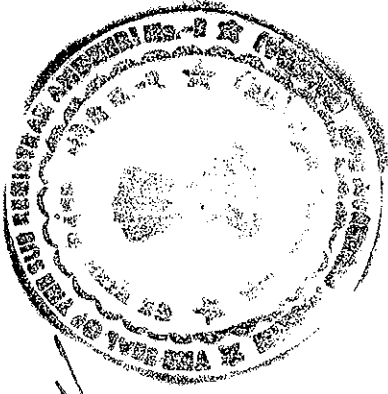
MS Gannon Dunkerley and Co Ltd

31,25,000

(Thirty One Lakh Twenty Five Thousand only)



Please write or type below this line



[Signature]

Statutory Alert:

1. The authenticity of this Stamp, Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilstamp.com".

SALE DEED

THIS DEED is made and entered into at Mumbai this 09TH day of Feb

MARCH in the Christian Year Two Thousand and Twelve.

BETWEEN

9022-81	9022-4	2022
		2022

CHITRAVATI SECURITIES PRIVATE LIMITED, a Company Registered under the Companies Act, 1956, having its Registered Office at 112, Embassy Centre, 207, Nariman Point, Mumbai:400021, having its PAN No. **AACCC0121H** represents by its Director **Mr. Deepak Mahadev Vasandani** hereinafter referred to as the "**VENDOR**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**:

AND

M/s. GANNON DUNKERLEY & CO., LTD., a Company duly incorporated under the Provisions of the Companies Act, 1913, having its Registered Office at New Excelsior Building, 3rd Floor, A. K. Nayak Marg, Fort, Mumbai:400001, having its PAN No. **AAACG1846P** represent by its Vice President - Taxation **Mr. Dinesh Chandra Sharma** hereinafter referred to as the "**PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **OTHER PART**:

Deepak Mahadev Vasandani

Dinesh Chandra Sharma

WHEREAS:

(a) One BPM Industries Limited (formerly known as Bharat Pulverising Mills Limited), hereinafter called "the said BPM" was the Owner of the Property all that piece or parcels of land or ground admeasuring 48,773 square yards or thereabouts equivalent to 40,779.40 square meters or thereabouts situate in the Village of Chakala, Andheri (East) in the Registration District and Sub-District of Mumbai Suburban and bearing CTS Nos. 131-A, 131, 131/1 to 16, 434 and 435 (hereinafter called "**the said Larger Property**");

(b) In pursuance to the application of the said BPM, Mumbai Municipal Corporation of Greater Mumbai, hereinafter called "BMC" has sanctioned a layout in respect of the said Larger Property;

sanctioned a	1
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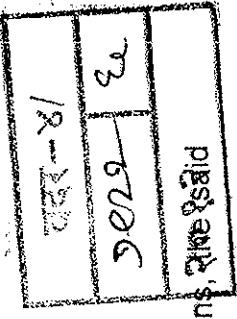
(c) In pursuance of an another application of the said BPM, BMC approved plans for construction of a building on a portion land being all that piece or parcels of land or grounds admeasuring 6,200 square meters or thereabouts situate in the Village of Chakala in the Registration District and Sub-District in Mumbai Suburban and bearing CTS Nos. 131-A, (Part) and forming part of the said Larger Property (hereinafter referred to as "**the said Plot**") and shown in red coloured boundary line on the plan annexed hereto as Annexure 'A' hereinafter called "**the said First Plan**" and which said portion of the said Larger Property under IOD No.CE/6674/WS/AK dated 09.06.1998 as amended on 20.09.1998 and further amended on 22.12.1999 and 20.01.2000 for utilizing BMC Floor Space Index (FSI) not exceeding **10577.21 sq. mtrs.**, hereinafter called "**the said Approved Plans**" and Commencement Certificate;

[Signature]

[Signature]

(d) In pursuance of the said IOD, a Commencement Certificate was duly granted by BMC on 02.09.1999 and full Commencement Certificate was granted on 19.04.2000;

(e) After carrying out construction upto the plinth level, by an Indenture of Lease dated 24.12.1999, ("the said Indenture of Lease") and registered with the Sub-Registrar of Mumbai under serial No.BBS-8680 of 1999 made between the said BPM, therein called "**the Lessor**" and M/s. BBN Enterprises having office at Sethna Building, 216, Princess Street, Mumbai-400002, being the Developers, therein called "**the Lessees**" the said BPM granted a lease of the said Plot together with incomplete structure standing thereon with a right to carry out further construction as per the said Approved Plans by using BMC FSI not exceeding **10577.21 sq. mtrs.**, for a period of 1999 years commencing from 24.12.1999 at the annual rent of Rs.1/- (if demanded) and on the terms and conditions therein contained together with non-exclusive right of way over internal road abutting to the west side of the said Plot;



(f) In pursuance to and in accordance with the approved plans, the said Developers have constructed a building consisting of stilt and five upper floors and named the building as "**BUSINESS SQUARE**" being the building constructed on the said property, more particularly, described in the **Second Scheduled** hereunder written; the **Third Schedule** hereunder written sets out the Common Areas and Facilities and the **Fourth Schedule** hereunder written sets out particulars of outgoings and expenses payable by the Owner / Occupier of the said Office Premises being Office Premises No. A-502.

(g) The said BBN Enterprises, the Developers, by an Agreement for Sale dated the 7th day of June 2006 registered at Joint Sub-Registrar, Andheri-3, under No.BDR9-05350-2006, have agreed to sell all and singular all that office

[Signature]

[Signature]

premises being office premises No.A-502, admeasuring 3745 square feet (carpet)and equivalent to 5243 square feet (saleable area) together with the Stilt Car Parkings bearing Nos. 53 and 54 and three open parkings, admeasuring 58.55 sq. mtrs., in the 'A' Wing of the said building "BUSINESS SQUARE" being the building constructed on the property bearing C.T.S. No. 134 A (Part) situated in Village Chakala, Andheri (East), (admeasuring 6200 sq. mtrs.)—more particularly described in the schedule hereunder written being the office premises shown by red-colored boundary line on the Plan, hereinafter described

as **"the said Office Premises"**;

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(h)(i) Subject to the aforestated the "VENDOR" have agreed to transfer the said office premises together with the said 2(Two) still parking no.53 and 54 and 3(Three) open car parking to the "PURCHASER" on as is where is basis and the "PURCHASER" has agreed to purchase from "VENDOR" the said Office premises on as is where is basis at or for a total i.e. aggregate consideration amount of Rs. 6,25,00,000/=(Rupees Six Crore Twenty Five Lakh only) is paid by the PURCHASER to the VENDOR in the following mode and manner:

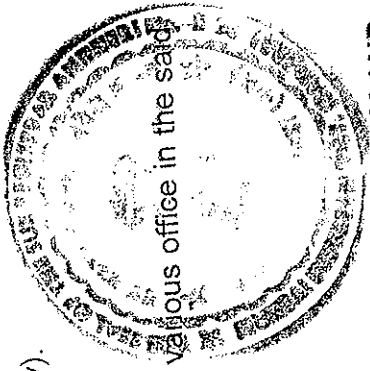
(h)(ii) Rs. 25,00,000/- (Rupees Twenty Five Lakh only)paid by the PURCHASER to the Vendor on 17 the day of January,2012, upon finalization of negotiation towards the agreed consideration amount.

(h)(iii) Rs. 1,75,00,000/=(Rupees One Crore Seventy Five lakh Only) paid by Purchaser to the Vendor as part payment on 27th day of Feb,2012 towards part payment of the consideration amount.

(h)(iv) Rs. 4,25,00,000/=(Rupees Four Crores Twenty Five Laks Only) being the full and final balance consideration paid by the Purchaser to the Vendor upon execution of these presents after adjusting the payments made to the Vendor by the purchaser in full after adjusting the sum of Rs. 25,00,000/=(Rupees Twenty Five lakh Only) as per item (ii) and Rs.1,75,00,000/=(Rupees One Core Seventy Five Lakh only) after adjusting the same as per items(iii) above

[Signature]

and Rs. 4,25,00,000/= (Rupees Four Core Twenty Five Lakh only) as per items no. (iv) above which all together makes up the total consideration amount of Rs. 6,25,00,000/= (Rupees Six Core Twenty Five Lakhs only).



(i) The Society or the Condominium of all the owner of various office in the said building "BUSINESS SQUARE" is not yet formed.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND

BETWEEN THE PARTIES HERETO AS FOLLOWS :

2007-08/	
2007-08/	
2007-08/	

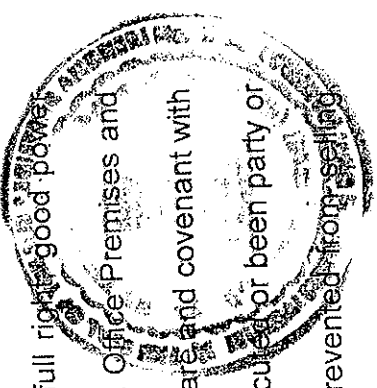
1. The parties hereto do hereby agree and confirm that the VENDOR agreed to sell and transfer and the PURCHASER agreed to purchase and acquire from and Vendor the said office Premises, more particularly, described in the schedule hereunder written and accordingly the VENDOR do hereby sell transfer and assign and the entire interest of the VENDOR in all the shares, right, title and interest of the VENDOR in and in respect of the said Office Premises and the said Car Parking together with permanent and absolute right of use, occupation, possession and enjoyment of the said office Premises and the car parking together with all other right, benefits and advantage pertaining to or appurtenant to the said office Premises and the said Car parking together with all other right benefits and advantages under the said recited Agreements dated 7th June, 2006 at or for the total Consideration of Rs. 6,25,00,000/= (Rupees Six Core twenty Five Lakh Only) as details in items no (i)(ii)(iii) & (iv) hereto) Liabilities encumbrance , use , inheritance, possession , lien and charges of whatsoever nature paid by the PURCHASER to the VENDOR on or before execution hereof in full and final payment of the above expressed consideration amount.(The payment and receipt whereof the VENDORS do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof do

[Signature]

[Signature]

hereby release and discharge the PURCHASERS absolutely and forever) and upon payment whereof now nothing remains due and payable by the PURCHASER to the VENDOR.

2. The VENDOR do and each of them doth hereby covenant with the PURCHASER and each of them that the VENDOR have full right, good power and absolute authority to sell, convey and transfer the said Office Premises and the said Car Parkings to the PURCHASER and further declare and covenant with the PURCHASER that the VENDOR have not done or executed or been party or privy to any act, deed, matter or thing whereby / it is prevented from selling, conveying, granting and transferring the said Office Premises and / or the said Car Parkings to the PURCHASER.



पत्र-४/	
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3. The VENDOR doth hereby agree with the PURCHASER and declare that:

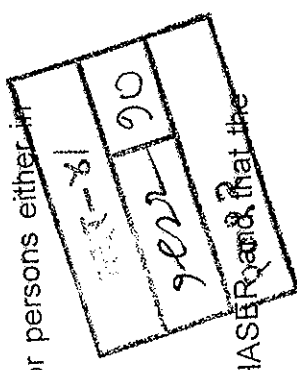
- (a) VENDOR have paid full consideration in respect of the said Office Premises and the said Car Parkings and there is no charge or lien or encumbrance of any nature whatsoever on the said Office Premises and / or the said Car Parkings;
- (b) VENDOR have paid all Municipal taxes, maintenance charges, electric charges and other charges including all dues periodically in respect of the said Office Premises and the said Car Parkings upto date ;
- (c) There is no attachment on the said Office Premises and Car Parkings or prohibitory order or injunction in any suit or proceeding prohibiting the VENDOR from transferring the said Office Premises and / or the said Car Parkings ;
- (d) VENDOR or any one on their behalf have not at any time entered into any Agreement for Sale of the said Office Premises and / or the said Car Parkings with any other person or persons and have not created any rights in favour of any other person or persons in respect of the said Office Premises and / or the said Car Parkings ;

Wdhu

[Signature]

(e) There is no claim of any nature whatsoever by any person or persons or by Government, Municipal Corporation or any other authority in or upon or against the said Office Premises and / or the said Car Parkings ;

4. The VENDOR and each of them further declare that there is no pendency of any loan upon and / or against the said Office Premises and / or the said Car Parkings either from any individual or from any Financial Institution or from any person or persons either for the purchase of the said Office Premises and the said Car Parkings or for any other reason whatsoever and no amount is due to be paid by the VENDOR to any such Institution or person or persons either in one lump sum or by any installment or installments.



5. The VENDORS do hereby covenant with the PURCHASER and that the VENDOR have good right, full power and absolute authority to grant, sell, release, transfer and assure the said Office Premises and the said Car Parkings and all benefits as above described thereto which are hereby granted, sold, released, transferred and assured or intended so to be unto and to the use of the PURCHASER and that upon the PURCHASER being put in possession of the said Office Premises together with the said Car Parkings and together with all the benefits and interest, it shall be lawful for the PURCHASER and from time to time and at all times hereafter to peaceably and quietly hold, enter upon, have, occupy and possess the said Office Premises and the said Car Parkings with its appurtenances free from all encumbrances and to enjoy the issues, rents and profits thereof and every part thereof to and for its (the PURCHASERs) own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever of from or by the VENDOR or by any person or persons lawfully or equitably claiming or to claim by from under or in trust for it the VENDOR or any of them.

Velu

Attorney

6. The VENDOR and each of its Directors have handed over to the PURCHASER quiet, vacant and peaceful possession of the said Office Premises and the said Car Parkings and each and every part thereof upon the execution hereof.

7. The VENDOR and its Directors and each of them have handed over to the PURCHASER all documents relating to the said Office Premises including the said recited Agreement dated 7th June, 2006, and Electricity Bills and all other documents and papers pertaining to the said Office Premises and the said Car Parkings.

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8. VENDOR and each of them shall remove at their own costs any encumbrances, charges, claim in or upon or against the said Office Premises.

9. The VENDOR and its Directors each of them shall do and sign and execute all necessary acts, applications, forms, deeds or writings for more perfectly transferring and vesting the said Office Premises and the said Car Parkings in respect thereof to and in the name and in favour of the PURCHASER as may be required by the PURCHASER and / or as may be required by law.



10. On or before the execution of these presents with the authority of the Vendor, the Purchaser caused to be issued Public Notice inviting objections/claims, if any, from the public in respect of the said Office Premises on 26th January, 2012 and in Mumbai Samachar Free press Journal and Navshakti respectively by the Purchasers' Advocate & Solicitors Mahesh Jani & Co.

11. The Purchaser herein state and confirm that their said Advocate & Solicitor has not received any claims/objections pursuant to the publication of

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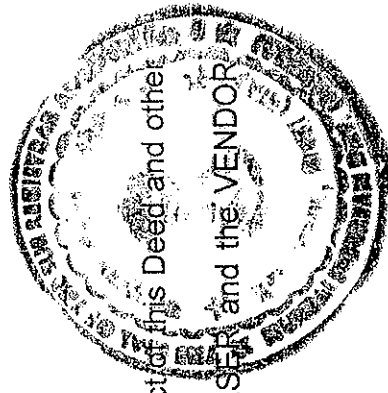
said public notice and the Purchaser are satisfied with the title of the said Premises.

12. It is hereby agreed between the parties hereto that the Purchaser shall, on execution of these presents shall reimburse the property tax and maintenance for the month of March, 2012 in respect of the said Office Premises to the Vendor.

13. The Purchaser has perused all the title deeds and documents pertaining to the said Office Premises and land and building in which the said Office Premises is situated and is satisfied with the same.

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2012-12	
3983	

14. All dues, liabilities and charges in respect of the said Office Premises including Municipal taxes, maintenance charges, electric charges and other outgoings incurred or due in respect of the said Office Premises and the Car Parkings upto date of this Agreement shall be borne and paid by the VENDOR alone and the PURCHASER shall be liable to pay all Municipal Taxes, maintenance and other outgoings in respect of the said Office Premises and the Car Parkings due hereafter.



15. The Stamp duty and registration charges in respect of this Deed and other writings shall be borne and paid only by the PURCHASER and the VENDOR shall not be liable for the same.

16. The VENDOR shall sign and execute all further documents and papers which may be called upon to do by the PURCHASER.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and Common Seals the day, month and the Year first hereinabove written.

[Signature]

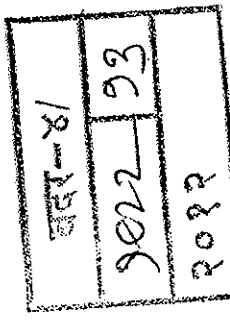
[Signature]

THE FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE SAID LARGER PROPERTY)

ALL THAT piece or parcels of land or ground admeasuring 48,773 square yards or thereabouts equivalent to 40,779.40 square meters or thereabouts situate in the Village of Chakala in the Registration District and Sub-District of Mumbai Suburban and bearing CTS Nos. 131-A, 131, 131/1 to 16, 434 and 435.

THE SECOND SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE SAID PLOT)

ALL THAT piece or parcels of land or grounds admeasuring 6,200 square meters or thereabouts situate in the Village of Chakala in the Registration District and Sub-District in Mumbai Suburban and bearing CTS Nos. 131-A, (Part) and forming part of the land described in the First Schedule above referred to and shown in red coloured boundary line on the plan annexed hereto as Annexure 'A'.



THE THIRD SCHEDULE ABOVE REFERRED TO
(COMMON AREAS AND FACILITIES)

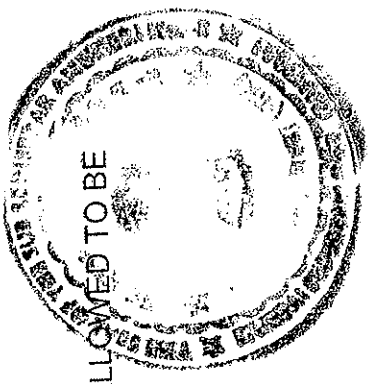
1. Common Passages and Areas.
2. Staircase and Lift Well.
3. Septic Tanks.
4. Overhead and suction water storage tanks.



[Signature]

[Signature]

5. Electric Meter Room.
6. Pump Room.



LIMITED AREAS AND FACILITIES, WHICH ARE NOT ALLOWED TO BE
USED:

1. Terrace attached to a particular Flat, if any.
2. Parking Space under Stilt / open car parking, save and except allotted hereunder.

पत्र-४/	
२०२२-२४	
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THE FOURTH SCHEDULE ABOVE REFERRED TO

(PARTICULARS OF OUTGOINGS AND EXPENSES PAYABLE BY THE
PURCHASERS)

1. The expenses to maintaining, repairing, redecorating etc., of the buildings and in particular the roof, gutters and rain water pipes of the buildings, water pipes and electric wiring in, under or upon the buildings or enjoyed or used by the Purchasers in common with the other occupiers of other shop, flats and offices and the main entrance passage, landing and staircases of the buildings as enjoyed by the Purchaser used by them in common as aforesaid and the boundary compound walls of the buildings, compounds, terraces etc.
2. The costs of cleaning and lighting the passages, landing, terraces, staircases and other parts of the buildings so enjoyed or non-enjoyed or used by the Purchasers aforesaid.
3. Maintenance of Garden and recreation place, internal roads.

[Signature]

[Signature]

4. The costs of decorating the exterior of the building.
5. The costs of the salaries of clerks, bill collectors, sweepers, lift attendants, watchmen, security guards, water connections etc.
6. The costs of working and maintenance / replacement of water pumps, lifts, lights, sewerages, pumping station and other services.
7. Municipal and other taxes.
8. Insurance of the buildings.
9. Legal expenses and other professional charges and incidental costs to be incurred.
10. Cost of motive power-machine, i.e., oil operated / electric pump, motor and its maintenance / replacement etc.



2022-23	2022-23
2022	2022

THE FIFTH SCHEDULE ABOVE REFERRED TO

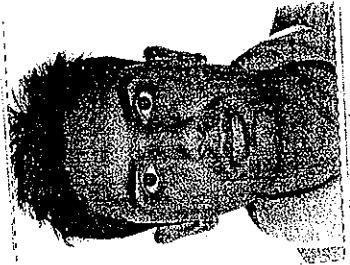
(OFFICE PREMISES NO.A-502)

ALL that Office Premises situated on the A-502, 'A' Wing of the said building "BUSINESS SQUARE" in Village Chakala, Andheri (East), total admeasuring 3745 sq. ft., carpet Area bearing Cadastral Survey No.131A(Part) and shown on the Plan hereto annexed by 'Red' colour boundary lines in the Office Premises situated in the said Building "BUSINESS SQUARE".

Valu

Shubham

COMMON SEAL OF M/s. CHITRAVATI SECURITIES PRIVATE LIMITED (the "VENDOR") is hereunto AFFIXED pursuant to the unanimous Resolution of its Board of Directors in a Board Meeting held on 22nd day of February, 2012; affixed and SIGNED by ONE OF THE DIRECTORS :



CHITRAVATI SECURITIES PVT. LTD.

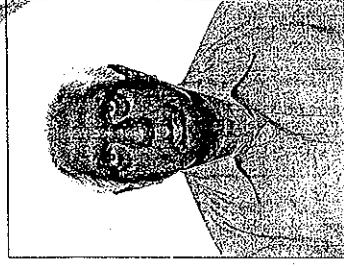
Deepak Mahadev Vasandani

DIRECTOR

In the presence of :

1. *Deepak Mahadev Vasandani*
(KETAN S. MENTHA)
2. *Tarun Hundalani*
(TARUN HUNDALANI)

COMMON SEAL OF M/s. GANNON DUNKERLEY & CO., LTD., (the "PURCHASER") is hereunto AFFIXED pursuant to the unanimous Resolution of its Board of Directors in a Board Meeting held on 24TH day of February, 2012. affixed and SIGNED by ITS VICE PRESIDENT - TAXATION



For GANNON DUNKERLEY & CO. LTD.

MR. DINESH CHANDRA SHARMA

D. C. Sharma

D. C. SHARMA
Vice President (Taxation)

In the presence of :

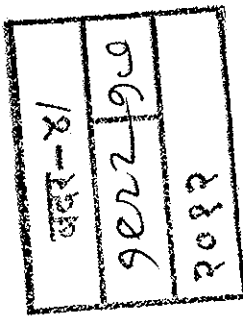
1. *Harish Chandra Agarwal*
(HARI CHANDRA AGARWAL)
2. *H.S. Tiwari*
(H.S. TIWARI)

24-2-12	2012
<i>Harish Chandra Agarwal</i>	

RECEIVED the day and year first hereinabove written, a sum of Rs. 4,25,00,000/- by cheque No. 618161 dated 09/03/2012 drawn on State Bank Of India, Commercial Branch of Rs.2,25,00,000/-, & cheque no. 633832 dated 09/03/2012 State Bank of India, MIDC Andheri Branch of Rs. 2,00,00,000/- which together with the sum of Rs.1,75,00,000/- paid by the PURCHASER towards the part payment viz Cheque No. 175221 Dated 27/02/2012 State Bank of India MIDC Andheri and the sum of Rs.25,00,000/- paid by PURCHASER to the VENDOR on 17/1/2012 by cheque No.174779 dated 17/1/0212 drawn on State Bank of India MIDC Andheri makes, in aggregate, a sum of Rs.6,25,00,000/- being the full consideration amount within expressed to by them paid to us in this transaction.

Rs.6,25,00,000/-

WE SAY RECEIVED,



FOR CHITRAVATI SECURITIES PVT. LTD.

DIRECTOR

(VENDOR)

ROLED CARD

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1. The first part of the paper is devoted to the study of the asymptotic behavior of the solutions of the system (1) as $t \rightarrow \infty$. It is shown that the solutions of the system (1) are bounded and tend to zero as $t \rightarrow \infty$ if the matrix A is stable. The second part of the paper is devoted to the study of the asymptotic behavior of the solutions of the system (1) as $t \rightarrow \infty$ if the matrix A is not stable. It is shown that the solutions of the system (1) are unbounded and tend to infinity as $t \rightarrow \infty$ if the matrix A is not stable.

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१०५/१३९/८५



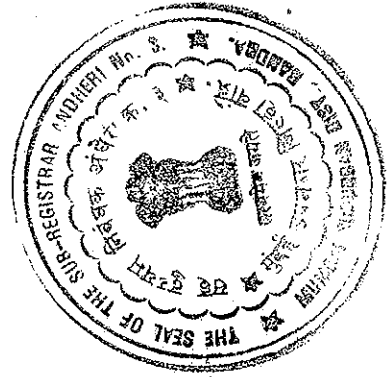
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 १०५/१३९/८५
 १०५/१३९/८५

मा. अधीक्षक मुंबई आभिलेख मुंबई
 उपजगर बिल्डिंग मुंबई मा. अधीक्षक मुंबई
 क्रमांक/१३९/८५
 एम. आर. १३९/८५ दिनांक १०/१०/८५
 के. मा. अधीक्षक मुंबई आभिलेख मुंबई
 दाखल क्रमांक/१३९/८५
 मा. अधीक्षक मुंबई आभिलेख मुंबई
 दाखल क्रमांक/१३९/८५

मा. अधीक्षक मुंबई आभिलेख मुंबई
 उपजगर बिल्डिंग मुंबई मा. अधीक्षक मुंबई
 क्रमांक/१३९/८५
 एम. आर. १३९/८५ दिनांक १०/१०/८५
 के. मा. अधीक्षक मुंबई आभिलेख मुंबई
 दाखल क्रमांक/१३९/८५
 मा. अधीक्षक मुंबई आभिलेख मुंबई
 दाखल क्रमांक/१३९/८५

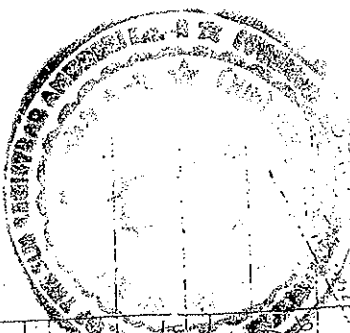
बंदर-४/
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बंदर-४/
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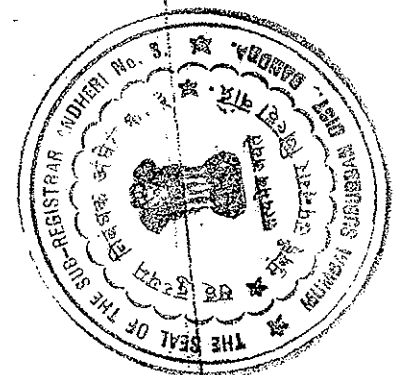
PLAIN CARD पुरतनी कार्ड - 1.

जाने उपस्थितता के लिये उपस्थितता प्रती
प्रदेश (पूरी) जाले वकील प्रमाणिक ल.अ.
सेवा/पुनः ६/९५ मुंबई गैलॉक
१५/३/६६/१८३६-३ अतिरिक्त में मां
अधिपति के आगे आधित्व में मुंबई उप-
नगर सिटी में मुंबई गैलॉक प्र.अ. ६.
वही. ४४/लो.अ. ४४/पुनः आर.
१६४५/६५ दिनांक ६.११/१०/९५ अन्वये
पारीत केली है आदेश आदेश रद्द
होउन केन
६.११/१०/९५ की
मिलवत रजिस्ट्रार दायन आसने
केन ३३६५-६ बी.मी. तभी नकल
वाक्यानि वाक्यानि होपार. सेन ३३३३५-६
बी.मी. दायन केली

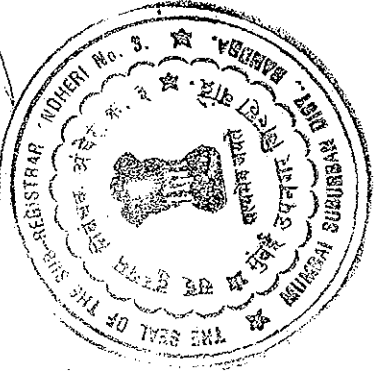


बदर-४/
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R. D. No. 66.



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2.

Dr. J. C. Smith
April 1908

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SEP 1966

No. CE/66/74/0211

ATE
(This I.D.D./G.C. is issued subject
to the provisions of Urban E20
(Ceiling and Regulation) Act, 197

Erweitert nach 11/13

38-1-98 for Development dated 38-1-98 Maharashtra Regional

Sir,

Sir, 1
With reference to your application No. 422/224/435
Permission and grant of Commencement Certificate under Section 44 & 69 of the Municipalities Act 1966, to carry out development and building permit under Section 346 of the
Planning Act 1966, to carry out development and building permit under Section 346 of the
Planning Act 1966, to carry out development and building permit under Section 346 of the

and Town Planning
Mumbai Municipal Corporation Act 1888 to create
To the development work of
premises at Street
Sub-plot
No. Building Permit is granted on the following conditions:
1. The Building Permit is granted on the condition that the shal-

No. _____ Building Permit is granted on the following conditions:
at premises at Street No. _____ situated at _____
643-9107

The Commencement Certificate bearing the endorsement of the Secretary of the Board of Health, shall be occupied or used on the following conditions:

1. The land vacated in consequence of the endorsement of the Secretary of the Board of Health, shall be occupied or allowed to be occupied or used on the following conditions:

2. That no new building or part thereof shall be occupied or allowed to be occupied until occupancy permission has been granted.

3. ~~The Commencement-Certification~~ to develop land which does not vest in you, commencing from the date of its issue.

4. This permission does not entitle you to develop land which does not require a permit from the date of the permit. You must submit a separate application for fresh water every year but such extended period shall be in no way construed to be an extension of the permit.

4. This permission does not expire every year but such extension of time shall not be more than one year.

5. This Commencement Certificate is renewable every year but any subsequent extension of time shall not be more than one year.

6. It is further that such lapse shall not bar any subsequent application for such Commencement Certificate.

7. The provisions of the Planning Act, 1966, shall apply to the land covered by this Commencement Certificate.

case exceed three years provided further that such approval shall be subject to the condition that the permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966, shall be liable to be revoked by the Municipal Commissioner for Greater Mumbai if the applicant fails to carry out the proposed plans.

6. This Certificate is issued to you on the condition that you shall not be permitted to carry out or the use thereof is not in accordance with the sanctioned plans.

(b) Any of the conditions subject to which the same is granted or any of the restrictions carried out or the use thereof is not contravened or not complied with.

(b) Any of the conditions subject to which the said work was carried out by the Municipal Commissioner for Greater Mumbai is contravened by the applicant.

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

work in contravention of Section 10 of the Immigration Act, 1966.

7. The conditions of this certificate shall be binding not only upon the person deriving title through or under the certificate, but also upon the successors and assigns, administrators and successors of the planning executors, assignees, administrators and successors of the estate of the decedent, and the successors of the planning executors, assignees, administrators and successors of the estate of the decedent.

—The Municipal Commissioner has appointed
Prasanna Executive Engineer to exe-
 cute the work of the said Act.

..... Section 45 of the said Act.

This CC is valid upto28 JUN.....2000.....

Commencement: certificate is for: Wong H. S. &
For and on behalf of Local Authority
Secretary Min

Commencement: certificate is for
plinth for wing no. 5 &
and the work upto ~~1957~~ only.

11. (8.87) for wing 1 F5.

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

(Western Subs.) FOR GREATER MUMBAI

1000
4350
8-28-81

31 JAN 2000

Valid up to ... 8/6/2000

CE/ 6674 BSII/WS/AK of

Further C. C. is now extended to 5th Floor 18.00 mtr AGL for upto TOP Height for wing F only.

for/upto.....height.

A.E.B.P. [WS] K/East/West

Valid up to 8.6.2000

CE/ 6674 BSII/WS/AK of

Further C. C. is now extended to 5th Floor 18.00 mtr AGL for upto TOP Height for wing F only.

for/upto.....height.

Assett. Engr. B.P. (WS) K/East/West

Valid up to 8.6.2000

CE/ 6674 BSII/WS/AK of

Further C. C. is now extended to 5th Floor 18.00 mtr AGL for upto TOP Height for wing F only.

for/upto.....height.

Assett. Engr. B.P. (WS) K/East/West

Valid up to 8.6.2000

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Valid up to 8.6.2000

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Further C. C. is now extended to 5th Floor 18.00 mtr AGL for upto TOP Height for wing F only.

CHITRAVATI SECURITIES PRIVATE LIMITED

Regd. Off: 112, Embassy Centre, 207, Nariman Point, Mumbai - 400021.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE EXTRA - ORDINARY GENERAL MEETING OF THE MEMBERS OF CHITRAVATI SECURITIES PRIVATE LIMITED HELD ON FRIDAY THE 13th DAY OF JANUARY, 2011 AT THE REGISTERED OFFICE OF THE COMPANY AT 112, EMBASSY CENTRE, 207, NARIMAN POINT, MUMBAI - 400021.

TO SELL THE UNDERTAKING OR PROPERTY OF THE COMPANY

"RESOLVED THAT pursuant to provisions of section 293 (1) (a) and all other applicable provisions, if any, of the Companies Act, 1956, consent of the Company be and is hereby accorded to the Board of Directors of the Company to sell, lease or otherwise dispose of the whole, or substantially the whole, of the undertaking or property of the Company as mentioned below:-



A/502, Business Square,
151, Andheri Kurla Road,
Opp. Apple Heritage, Chakala,
Andheri (East),
Mumbai - 400093.

RESOLVED FURTHER THAT the Board of Directors be and are hereby severally authorized to finalize, settle and execute such documents, deeds / writings / papers / agreements as may be required and to do all such acts, deeds, matters and things as may be deem necessary for the purpose of giving effect to this resolution.

RESOLVED FURTHER THAT Mr. Tarun Hundalani and Mr. Deepak Vasandani, Directors of the Company be and hereby severally authorize to appear and sign before the Registrar or Sub-Registrar for registration of the above said property.

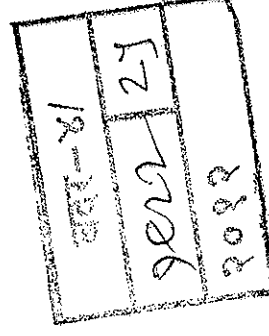
RESOLVED FURTHER THAT Mr. Deepak Vasandani or Mr. Tarun Hundalani, Directors of the Company be and are hereby severally authorised to sign and execute the necessary documents as may be required from time to time in this connection and that the Common Seal of the Company be affixed wherever necessary in the presence of either Mr. Deepak Vasandani or Mr. Tarun Hundalani, Directors of the Board Company who shall sign the same in token thereof and an Authorized signatory authorized by the Board of Directors for this purpose, who shall countersign the same in token thereof."

RESOLVED FURTHER THAT a certified true copy of the above resolution shall be furnished to such authority as may be required from time to time."

:: CERTIFIED TRUE COPY ::
For Chitravati Securities Private Limited

Tarun Hundalani

Director



	
PERMANENT ACCOUNT NUMBER AACCC0121H	
CITRAVATI SECURITIES PVT LTD	
DATE OF INCORPORATION 02-11-1998	DATE OF INCORPORATION 02-11-1998
SECRETARY (Income Tax) Commissioner of Income Tax (Corporate Operations)	



18-2512	2082	2082
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Phone : 91-22-2205 1232
Fax :
PAN : AAACG1846F



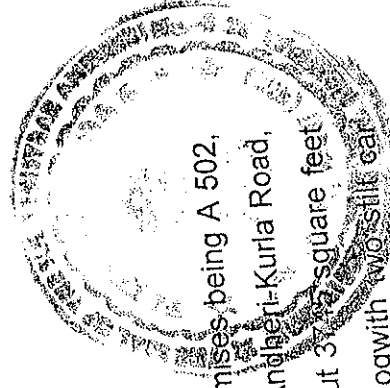
E-mail : gdho1@mtnl.net.in
Website : www.gannondunkerley.com

GANNON DUNKERLEY & CO. LTD.

REGISTERED OFFICE : NEW EXCELSIOR BUILDING (3RD FLOOR), A. K. NAYAK MARG,
FORT, MUMBAI - 400 001.

Certified true copy of the resolution passed by the Board of Directors of

"Gannon Dunkerley & Co., Ltd." on 24th February 2012:

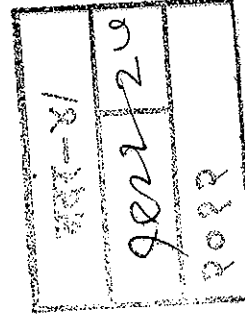
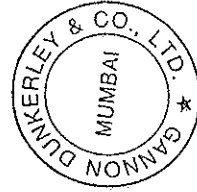


Purchase of Office Premises at Andheri, Mumbai:

"RESOLVED THAT the Company may purchase the Office Premises being A 502, on the 5th Floor, situated at "Business Square", Chakala, 151, Andheri-Kurla Road, Chakala, Andheri (East), Mumbai - 400 093, admeasuring about 37.5 square feet carpet area equivalent to 5243 square feet (saleable area) alongwith two still car parking spaces Nos. 53 and 54 in the open parking slot for a consideration of Rs. 6,25,00,000/- (Rupees Six crores twenty five lacs only)."

✓
"RESOLVED FURTHER THAT Shri D.C. Sharma, Vice President (Taxation) be and is hereby authorised by and on behalf of the Company to sign, execute Sale Deed and any necessary papers, documents and letters and to appear before the Sub Registrar of Assurance, Mumbai for registration of the above Sale Deed and to do and perform all or any of the acts, matters, deeds and things, which may be necessary in respect of purchase of the above property."

Certified True Copy,
For GANNON DUNKERLEY & CO., LTD.



(R.P. Agawwal)
Vice President (Finance)
& Company Secretary



OFFICES : AHMEDABAD • CHENNAI • COIMBATORE • HYDERABAD • KOLKATA • MUMBAI • NEW DELHI



स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AAACGG1846P

आपका नाम / NAME
GANNON DUNKERLEY AND COMPANY LIMITED

पंजीकरण/संस्थापना की तिथि / DATE OF INCORPORATION/INFORMATION
11-03-1924

Alleg

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



इस कार्ड से जो / सित्त प्राप्त पर कृपया ध्यान रखते रहते
प्रतिक्रिया की प्रतिक्रिया / सतत रूप से
आयकर निदेशक (पदाति)
ए. आर. ए. सेक्टर, मुंबई
ई-२, प्रसन्नता प्रसन्नता
नई दिल्ली - 110 055

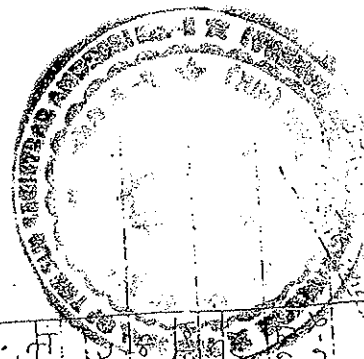
In case this card is lost/found, kindly inform/return to
the issuing authority :

Director of Income Tax (Systems)
ARA Centre, Ground Floor
E-2, Jhandewalan Extn.
New Delhi - 110 055

आयकर-४/1
9022/22
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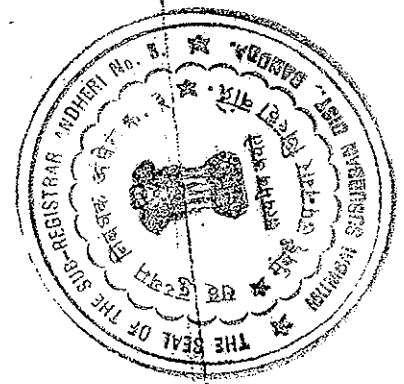
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22.01.2022	विशेष धूमपादन अधिकारी (सहायक)	क. ४३	क. ४३ उपमात्र अर्द्ध मुल २ मास
		न. ३३	न. ३३ अर्द्ध मुल २ मास अप. २
		मान पावनी	मो. ३३ नि. वं. श. क. १. १३-४
		१६७७	अवकाश मु. १३३ अ. पै. ३३
		३६५-००	३३ अर्द्ध मु. १३३ अ. पै. ३३
		३३३३३३	३३३३३३ अ. ३३३३३३
			३३३३३३ अ. ३३३३३३

॥ श्रीगणेशाय नमः ॥

वर्ग-९/	३४	२००६
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124

BBN ENTERPRISES

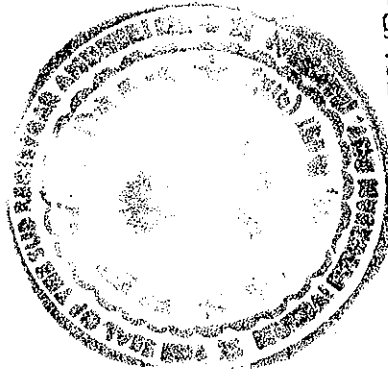
SETHNA BUILDING. 216. PRINCESS STREET. MUMBAI- 400 002.

PHONE NO. 2201 3356, 2201 7692 FAX 2200 1685

Date : 07-03-2012.

To,

M/s. Chitravati Securities Pvt. Ltd.,
A-502, Business Square,
Andheri Kurla Road, Andheri (East),
Mumbai – 400 093.



Dear Sir,

We hereby confirm that we have received full and final payment of Rs. 27,87,978/- (Rs. Twenty seven lakhs eighty seven thousand nine hundred seventy eight only) against our Bill No.594 for B.M.C. Property Tax and Maintenance charges for your office No. B-502, situated at Business square, Andheri, Mumbai 400 093.

Please note that the above bill was raise taking into consideration the rates and charges of the last year, if there is any changes in the property tax and/or maintenance charges then the difference amount will become payable by the new owner of the above property.

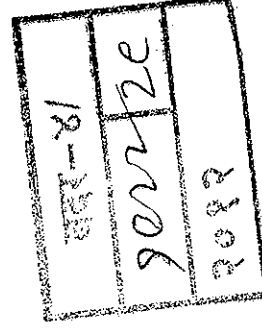
We have no objection in you transferring the above premises to M/s. Gannon Dunkerly & Co. Ltd., subject to the above.

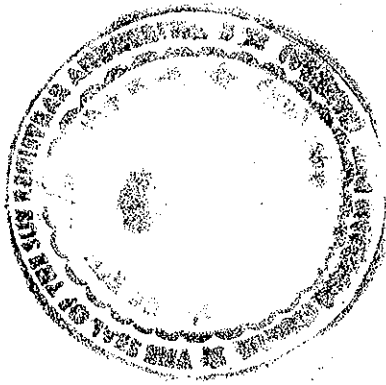
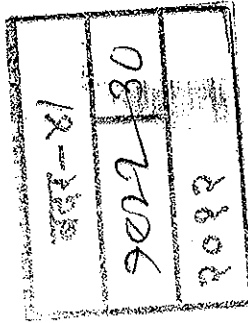
Thanking you,

Yours faithfully,
for BBN Enterprises,

Shravati N Sheth

Partner.



[illegible]

Key: VEDFAS Sl. No: 727261 101 000166884183

Tel No. 02200-282134

REF ID: A60278

Issuing Branch: SBI - BOMBAY, ANDHERI (W)

॥ श्रीगणेशाय नमः ॥

PAISE ZERO ONLY

THREES	ZERO	ZERO	ZERO	THREES
TENS	ZERO	ZERO	TENS	TENS
UNITS	ZERO	ZERO	UNITS	UNITS

RUPEES

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BANKERS CHEQUE

भारतीय रिजर्व बैंक
Reserve Bank of India

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

Gr. No: 727281

Key: VEDFAS

[illegible]

OR ORDER

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AMOUNT BELOW 3000(1/3/5)

FOR STATE BANK OF INDIA

~~NITA NAGVEKAR~~

SRS - C - 92

ATTN: Branch Manager

ON 8/02/1981

(संलग्नक सं. १०० / ११११११११)

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09/03/2012

दुय्यम निबंधक:

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अंधेरी 2 (अंधेरी)

32/33

दस्त क्रमांक : 1922/2012

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: म. गोपल डकती अण्ड कंपनी लि चे काइस प्रेसीडेंट

2 लि पेश चंद्र शर्मा - AAACG1846P - -

पत्ता: घर/फ्लॅट नं: 3रा मजला, न्यू एक्सलसियर इमारत, वय

ए के नायक मार्ग, फोर्ट मु-01

गल्ली/रस्ता:

ईमारतीचे नाव:

2 नाव: धित्रावती सिव्युरिटीज प्रा लि चे संचालक दीपक

महादेव वसंदानी - AACCC0121H - -

पत्ता: घर/फ्लॅट नं: 112, एम्बेसी सेंटर, 207, नरिमन

पॉईंट मु-21

गल्ली/रस्ता:

ईमारतीचे नाव:

ईमारत नं:

पेट/वसाह

लिहून देणार

वय

सही



22

मार्ग क्र. [नं० १-१९२२-२०१२] चा गोपवारा

1 of 1



दस्तावेज क्र. 1922/2012

Friday, March 09, 2012

4:50:22 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : चकाला

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र

व बाजारभाव (भाडेपट्ट्याच्या

बाबतीत पट्टाकार आकारणी देतो

की पट्टेदार ते नमूद करावे) मोबदला रु. 62,500,000.00

बा.भा. रु. 53,43C,000.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक
(असल्यास)

(1) सिटीएस क्र.: 131/ए वर्गन: ऑफिस प्रिमायसेस नं ए-502, ए विंग, 5वा मजला, बिझनेस
स्व्हेअर, अंधेरी पू मु-93.-- सोबत दोन स्टिट कारपाकिंग नं 53 व 54 आणि तीन ओपन
कारपाकिंग, क्षेत्र 58.55 चौ मी.-- सिटीएस नं 131ए/पार्ट, मौजे चकाला
(1)417.66 चौ मी बांधीव

(3)क्षेत्रफळ

(4) आकारणी किंवा जुळी देण्यात
असेल तेव्हा

(5) दस्तऐवज करून देण्या-या
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, प्रतिवादीचे
नाव व संपूर्ण पत्ता

(6) दस्तऐवज करून घेण्या-या
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, वादीचे नाव
व संपूर्ण पत्ता

(7) दिनांक
(8) करून दिल्याचा
नोंदणीचा

(9) अनुक्रमांक, खंड व पृष्ठ

रु 3125000.00

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क

रु 30000.00

(11) बाजारभावाप्रमाणे नोंदणी

(12) शेर

(1)

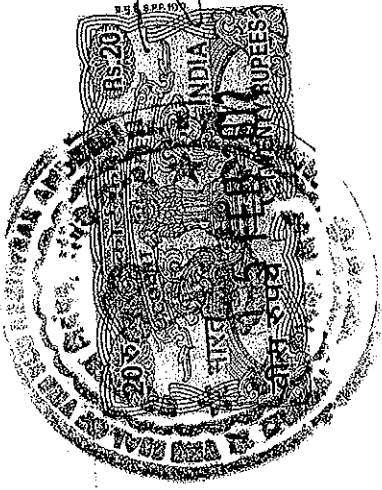
(1) चित्रावती सिक्युरिटीज प्रा. लि.चे संचालक दीपक महादेव वसंदानी - AACCC0121H - -;
घर/प्लॉट नं. 112, गणेशी स्टेट, 207, नरिमान पॉइंट मु-21; गल्ली/रस्ता: -; ईमारतीचे नाव: -;
ईमारत नं.: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पैन नम्बर: -.

(1) मे. गौनर डेव्हली अण्ड कंपनी लि.चे व्हाईस प्रेसीडेंट दिनेश चंद्र शर्मा - AAACG1846P -
-; घर/प्लॉट नं: 3रा मजला, न्यू एक्सलसियर इमारत, ए के नायक मार्ग, फोर्ट मु-01;
गल्ली/रस्ता: -; ईमारतीचे नाव: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -.

09/03/2012

09/03/2012

1922 /2012



मह. दुधम निबंधक अंधेरी-२
मुंबई उपनगर जिल्हा