

SALE CERTIFICATE

Office No. CE-4011 & 3 Car Parking
Bharat Diamond Bourse Complex
Plot No. C-28 at G-Block Bandra Complex,
Taluka Andheri, Mumbai - 400051

Transferors:
Omkan Asset Reconstruction Pvt Ltd

Transferee:
Saiel Exports (India)

378/7401

पावती

Original/Duplicate

Tuesday, May 09, 2023

नोदणी क्र.: 39M

9:35 AM

Regn.: 39M

2023.07.35 01 AM

पावती क्र.: 8134 दिनांक: 09/05/2023

गावाचे नाव: कोलेकल्याण

दस्तऐवजाचा अनुक्रमांक: वदर-9-7401-2023

दस्तऐवजाचा प्रकार: सर्टिफिकेट ऑफ मेल

मादर करणाऱ्याचे नाव: मेजरल एक्सपोर्ट्स (इंडिया) चे भागीदार राहुल चंदुलाल शाह - -

नोदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

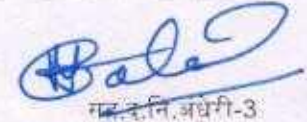
पृष्ठांची संख्या: 25

एकूण:

रु. 30500.00

आपणाम मूळ दस्त, अंमलेल प्रिंट, सूची-२ अंदाजे

9:53 AM ह्या वेळेस मिलेल.



सह. दु. नि. अधीनी-3

वाजार मूल्य: रु. 222422206.05/-

मोवदला रु. 308900000/-

भरलेले मुद्राक शुल्क: रु. 18534000/-

एम. एन. गायकवाड
सह. दु. नि. अधीनी-3
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु. 500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0505202300540 दिनांक: 09/05/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016186144202223S दिनांक: 09/05/2023

बँकेचे नाव व पत्ता: Panjab National Bank

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 10 MAY 2023



वदर-९			
पुस्तक क्र. १	७००९	९	२५
२०२३			

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)																								
Valuation ID		2023050929			09 May 2023, 07:55:01 AM																			
मूल्यांकनाचे वर्ष		2023																						
जिल्हा		मुंबई उपनगर																						
मूल्य विभाग		31-कोलॅकल्याण (अंधेरी)																						
उप मूल्य विभाग		भूभाग - उत्तरेस सि एस टी रोड, पूर्वेस व पश्चिमेस डी पी रोड व दक्षिणेस बांद्रा कुर्ला कॉम्प्लेक्सची हद्द																						
सर्व्हे नंबर / न भू क्रमांक		सि टी एस नंबर#4207																						
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. <table border="1"> <tr> <td>खुली जमीन</td> <td>निवासी सदनिका</td> <td>कार्यालय</td> <td>दुकाने</td> <td>औद्योगिक</td> <td>मोजमापनाचे एकक</td> </tr> <tr> <td>167510</td> <td>323240</td> <td>385110</td> <td>455400</td> <td>346290</td> <td>चौरस मीटर</td> </tr> </table>							खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	167510	323240	385110	455400	346290	चौरस मीटर						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक																			
167510	323240	385110	455400	346290	चौरस मीटर																			
बांधीव क्षेत्राची माहिती <table border="1"> <tr> <td>बांधकाम क्षेत्र/Built Up:-</td> <td>567.1 चौरस मीटर</td> <td>मिळकतीचा वापर:-</td> <td>कार्यालये/व्यावसायिक</td> <td>मिळकतीचा प्रकार:-</td> <td>बांधीव</td> </tr> <tr> <td>बांधकामाचे वर्गीकरण:-</td> <td>1-आर सी सी</td> <td>मिळकतीचे वय:-</td> <td>0 TO 2 वर्षे</td> <td>बांधकामाचा दर:-</td> <td>Rs. 30250/-</td> </tr> <tr> <td>उद्घाटन सुविधा:-</td> <td>अव्हे</td> <td>मजला :-</td> <td>1st floor To 4th floor</td> <td></td> <td></td> </tr> </table> रस्ता सन्मुख - समिश्र वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - No Sale Type - First Sale Sale/Renale of built up Property constructed after circular dt.02/01/2018							बांधकाम क्षेत्र/Built Up:-	567.1 चौरस मीटर	मिळकतीचा वापर:-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार:-	बांधीव	बांधकामाचे वर्गीकरण:-	1-आर सी सी	मिळकतीचे वय:-	0 TO 2 वर्षे	बांधकामाचा दर:-	Rs. 30250/-	उद्घाटन सुविधा:-	अव्हे	मजला :-	1st floor To 4th floor		
बांधकाम क्षेत्र/Built Up:-	567.1 चौरस मीटर	मिळकतीचा वापर:-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार:-	बांधीव																			
बांधकामाचे वर्गीकरण:-	1-आर सी सी	मिळकतीचे वय:-	0 TO 2 वर्षे	बांधकामाचा दर:-	Rs. 30250/-																			
उद्घाटन सुविधा:-	अव्हे	मजला :-	1st floor To 4th floor																					
मजला निहाय घट वाढ = 100% apply to rate = Rs. 385110/- रस्ता सन्मुखनुसार मूल्यदर = 100% apply to rate = Rs. 385110/-																								
घसाऱ्यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = ((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) + घसाऱ्यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((385110-167510) * (100 / 100)) + 167510) = Rs. 385110/- A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 385110 * 567.1 = Rs. 218395881/- E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य = 41.82 चौरस मीटर = 41.82 * (385110 * 25/100) = Rs. 4026325.05/-																								
Applicable Rules = 10.9 ब 4.16																								
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तलघराचे मूल्य + मेडनार्डन मजला क्षेत्र मूल्य + लफजच्या गल्लीचे मूल्य + वरील गल्लीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोंवतीच्या खुल्या जागेचे मूल्य + बंदिस्त शालकनी + मेकॅनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 218395881 + 0 + 0 + 0 + 4026325.05 + 0 + 0 + 0 + 0 + 0 = Rs. 222422206.05/-																								

Home Print



बंदर-९		
पुस्तक क्र	७४०९	९/२५
२०२३		



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0505202300540	Receipt Date	09/05/2023
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Received from Sejal Exports India, Mobile number 9322295406, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 7401 dated 09/05/2023 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	sbiepay	Payment Date	05/05/2023
Bank CIN	10004152023050500511	REF No.	202312535831447
Deface No	0505202300540D	Deface Date	09/05/2023

This is computer generated receipt, hence no signature is required.



बदर-९		
पुस्तक क्र. १	६००१	२/२५
२०२३		

Data of ESBTR for GRN MH016186144202223S

Bank - PUNJAB NATIONAL BANK

Bank/Branch : OPERA HOUSE
Pmt Txn Id : 020323M612632
Pmt DtTime : 02/03/2023 12:21:21
ChallanIdNo : 03006172023022750403
District : 7101 / MUMBAI
Office Name : IGR186 / BDR1_JT.SUB REGISTRAR ANDHERI NO 1
Stationary No : 18325279354560
Print DtTime : 02/03/2023 14:50:22
GRAS GRN : MH016186144202223S
GRN Date : 02/03/2023 13:32:41

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 1,85,34,000.00/- (Rs One Crore Eighty Five Lakh Thirty Four Thousand Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification and to be printed and used

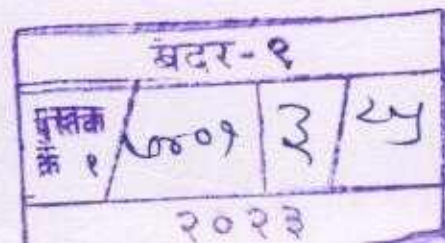
Article : 16
Prop Mvblty : Immovable
Prop Descr : CE4011, C TOWER,EAST WING, 4TH,FLOOR,3 CAR,PARKINGS, BHARAT , DIAMOND BOURSE
G-BLOCK, BKC,MUMBAI,Maharashtra
400051
Duty Payer : PAN-AAAFS7201B SEJAL EXPORTS
Other Party : PAN-AAATO7371A OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
Consideration : 30,89,00,000.00/-

Bank Scroll No : 1
Bank Scroll Date : 03/03/2023
RBI Credit Date : 03/03/2023
Mobile Number : 9322295406



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-378-7401	0000925026202324	09/05/2023-09:34:59	IGR188	30000.00
2	(IS)-378-7401	0000925026202324	09/05/2023-09:34:59	IGR188	18534000.00
Total Defacement Amount					1,85,64,000.00



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0505202300540	Date 05/05/2023
Received from Sejal Exports India, Mobile number 9322295406, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name sbiepay	Date 05/05/2023
Bank CIN 10004152023050500511	REF No. 202312535831447
This is computer generated receipt, hence no signature is required.	



बदर-९		
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२०२३		

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

Bank/Branch: PNB/Opera house(104210)
Pmt Txn id : 020323M612632
Pmt DtTime : 02-03-2023@12:21:21
ChallanIdNo: 03006172023022750403
District : 7101/MUMBAI

Stationery No: 18325279354560
Print DtTime: 02-03-2023@14:50:21
GRAS GRN : MH0161H61442022235
Office Name : IGR186/BDR1 JT SUB REGIST

StDuty Schm: 0030045501-75/Sale of Other NonJudicial Stamps Sds
StDuty Amt : R 1,85,34,000/- (Rs One, Eight Five, Three Four, Zero Zero Zero only)
RgnFee Schm: 0030063301-70/Ordinary Collections IGR
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : 16/Certificate of Sale
Prop Mvblty: Immovable
Prop Descr : CE4011, C TOWER, EAST WING, 4TH FLOOR, 3 CAR PARKINGS, BHARATDIAMOND
BOURSEG-BLOCK, BKC, MUMBAI, Maharashtra

Duty Payer: (PAN-AAAFS7201B) SEJAL EXPORTS
Other Party: (PAN-AAATO7371A) OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

Bank official1 Name & Signature

Bank official2 Name & Signature

--- --- Space for customer/office use --- Please write below to

nglatel

A. S. S.

बंदर-९			
क्र. १	०२०१	५	५
२०२३			



Appendix V

Under Rule 9(6)

SALE CERTIFICATE

(FOR IMMOVABLE PROPERTY)

WHEREAS

The undersigned being the Authorized Officer of Omkara Assets Reconstruction Private Limited (OARPL), a Company incorporated under the provisions of the Companies Act, 1956, and duly registered with Reserve Bank of India (RBI) as an Asset Reconstruction Company under Section 3 of the Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 (54 of 2002) ("The SARFAESI Act, 2002"); having CIN No U67100TZ2014PTC020363 and its registered office at 9, M.P Nagar, 1st Street, Kongu Nagar Extn, Tirupur - 641607 and Corporate office at C/515, Kanakia Zillion, Junction of LBS Road and CST Road BKC Annexe Near Equinox, Kurla (West), Mumbai - 400070, acting in its capacity as a Trustee of Omkara PS 05/2017-18 Trust, Omkara PS 15/2018-19 Trust, Omkara PS 27/2019-20 Trust, Omkara PS 20/2020-21 Trust, Omkara PS 30/2020-21 and Omkara PS 02/2023-24 Trust and in exercise of the powers conferred under section 13 read with rule 9 of Security Interest (Enforcement) Rules, 2002 sold on behalf of Omkara Assets Reconstruction Private Limited (OARPL) and other consortium members being Secured Creditor, by way of Public E-Auction dated 31.01.2023 in favor of M/s Sejal Exports (India) (a Partnership Firm) having office at DC-7221, Bharat Diamond Bourse, "G" Block, Bandra Kurla Complex, Bandra (E), Mumbai 400051. ("the Purchaser"), the immovable property shown in the schedule below which was originally mortgaged in favor of erstwhile Andhra Bank, erstwhile Dena Bank, Bank of Baroda, Bank of India, Indian Bank, IDBI Bank, Union Bank of India & State Bank of India by M/s. Sanghavi Exports International Pvt. Ltd. towards the financial facility provided by the Secured Creditors. Thereafter erstwhile Andhra Bank, erstwhile Dena Bank, Bank of Baroda, Bank of India, Indian Bank & IDBI Bank has assigned entire outstanding debts along with underlying securities to Omkara Assets Reconstruction Private Limited under the provisions of the SARFAESI Act vide Assignment Agreement dated 03.01.2018, 14.12.2018, 31.03.2020, 31.12.2020, 31.03.2021 & 29.04.2023 respectively.

The undersigned acknowledges the receipt of total sale consideration of Rs.30,89,00,000 /- (Rupees Thirty Crore Eighty Nine Lakhs Only), the sale price in full and has handed over the Possession of the scheduled property as on 04.05.2023.

The Sale of the schedule property was made free from all encumbrances known to the secured creditors listed below on deposit of the money demanded by the undersigned.

कदम - ९			
पुस्तक क्र ?	७००९	६	२५
२०२३			

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Registered Office: No.9, M.P. Nagar, First Street, Kongu Nagar Extn, Tirupur - 641607.

Corporate Office: C/515, Kanakia Zillion, Junction of LBS Road & CST Road, BKC Annexe, Kurla (W), Mumbai - 400070. Tel.: 022-26544000

Email: mumbai@omkaraarc.com / www.omkaraarc.com / CIN: U67100TZ2014PTC020363

**OMKARA**

ASSETS RECONSTRUCTION PRIVATE LIMITED

SCHEDULE**DESCRIPTION OF THE IMMOVEABLE PROPERTY**

Office No. CE4011 admeasuring 4271.00 square feet carpet area equivalent to 6102.00 square feet saleable/built up area in C Tower, East Wing, 4th Floor and 3 numbers of car parking space in the compound of the building of the "Bharat Diamond Bourse Complex" constructed on all that piece and parcel of Land bearing Plot No. C-28 at G-Block Bandra Kurla Complex, situated and lying at CTS No. 4207, village Kolkalyan, Taluka Andheri, Mumbai - 400051.

For Omkara Assets Reconstruction Private Limited

(Acting in its capacity as a Trustee of Omkara PS 05/2017-18 Trust, Omkara PS 15/2018-19 Trust, Omkara PS 27/2019-20 Trust, Omkara PS 20/2020-21 Trust, Omkara PS 30/2020-21 Trust and Omkara PS 02/2023-24)

Authorised Officer
Date: 04.05.2023
Place: Mumbai



FOR SEJAL EXPORTS (INDIA)

[Signature]

PARTNER



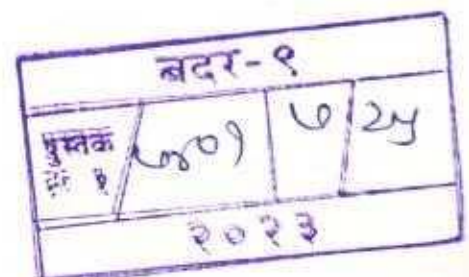
Witness: -

1) N.C. GANDHI F.C.A.
301, Aman Chamber, Opera House,
Mumbai 400004

[Signature]

2) RAJU PANINDRE
301, Aman Chamber, Opera House,
Mumbai 400004.

[Signature]



**OMKARA**

ASSETS RECONSTRUCTION PRIVATE LIMITED

WITHOUT PREJUDICE

Omkara/Mum/R0895/2022-23

1st February 2023

To,
Sejal Exports (India)
(Kind Attn: Mr. Rahul Chandulal Shah)
DC-7221, Bharat Diamond Bourse,
Bandra Kurla Complex, Bandra (E),
Mumbai 400051



Sub: Sale Confirmation : E-Auction dated 31st January 2023 at 3:00 pm for Sale of Movable/ Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) and 8(6) of the Security Interest (Enforcement) Rules, 2002 of Sanghavi Exports International Private Limited (in liquidation)

Dear Sir,

In connection with above, we are pleased to inform you that your bid in respect of the auction of the following property of Rs. 30,89,00,000/- (Rupees Thirty Crores and Eighty Nine Lakhs only) is found highest and successful against benchmark Reserve price as under:

All that premises bearing No. CE4011 admeasuring 4271.00 square feet carpet area equivalent to 6102.00 square feet saleable/built up area in C Tower, East Wing, 4th Floor and 3 number of car parking space in the compound of the building of the "Bharat Diamond Bourse Complex" constructed on all that piece and parcel of Land bearing Plot No. C-28 at G-Block Bandra Kurla Complex, situated and lying at CTS No. 4207, village Kolkalyan, Taluka Andheri, Mumbai - 400051

In this respect we acknowledge having received the following amounts:

Date	UTR No.	Amount (Rs.)	Remarks
27-01-2023	BKIDR52023012700722570	2,20,90,000/-	EMD
01-02-2023	BKIDR52023020100594848	5,51,35,000/-	25% of the Bid amount after EMD adjustment
	Total	7,72,25,000/-	

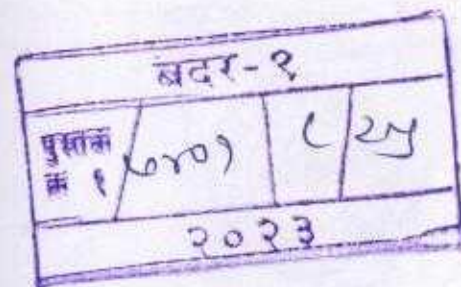
As per the terms of the bid document you are advised to remit balance i.e., Rs. 23,16,75,000/- (Rupees Twenty Three Crores Sixteen Lakhs and Seventy Five Thousand Only) i.e 75% of the bid amount (after adjusting amount paid) within 15 days from the date of this confirmation i.e., on or before 15th February 2023.

Thanking you,

Yours sincerely,

For Omkara Assets Reconstruction Pvt Ltd

Neelam Patel
Neelam Patel
Chief Manager & Authorised Officer



Registered Office: No. 9, M.P. Nagar, First Street, Kongu Nagar Extn. Tirupur - 641607.

Corporate Office: C/515, Kanakia Zillion, Junction of LBS Road & CST Road, BKC Annexe, Kurla (W), Mumbai - 400070. Tel.: 022-26544000

Email: mumbai@omkaraarc.com / www.omkaraarc.com / CIN: U67100TZ2014PTC020363

**OMKARA**

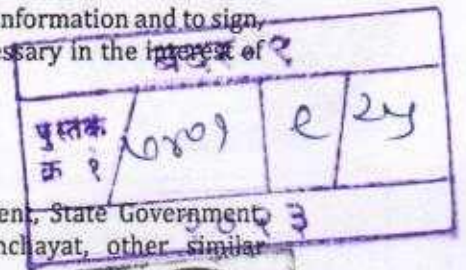
ASSETS RECONSTRUCTION PRIVATE LIMITED

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED HELD ON WEDNESDAY, 29TH JUNE, 2022 AT 05.00 P.M. AT C 515 KANAKIA ZILLION, JUNCTION OF L.B.S. ROAD AND C.S.T. ROAD, B.K.C. ANNEXE, KURLA (WEST), MUMBAI - 400 070

Authorisation to Case Officers

II. "RESOLVED THAT, in supersession of the Resolution passed vide Minutes No. 17 (II) dated 24th July, 2021, the approval of the Board of Directors be and is hereby accorded that Mr. Manish Motilal Lalwani, Mr. Ajeet N. Taparia, Mr. Piyush Hajela, Ms. Kanika Maheshwari, Mr. Bodhraj Kishore, Mr. Chintan Shah, Mr. R. P. Arora, Mr. Harish Bagal, Mr. Sandeep Gupta, Mr. Shitanshu Gupta, Mr. Rajesh Juman, Mr. Shubhdeep Banerjee, Mr. Ashwin Newalkar, Ms. Pratiksha Patel, Mr. Ankur Rastogi, Mr. Sarthak Jindal, Ms. Yasmeen Khan, Mr. Jaivardhan Kundapur, Ms. Avisa Fakki, Mr. Piyush Jain, Mr. Shubham Sarda, Ms. Jenny Kirit Bhavsar, Mr. Abhishek Shelar, Mr. Shreyans Chandaliya, Ms. Neelam Patel, Mr. Kailash Choudhary, Ms. Jasmine Gohil, Mr. Neeraj Makhijani, Ms. Mitisha Garg, Mr. Aniket Joshi, Mr. Ashish Nangia, Mr. Kalpesh Ojha, Mr. Darshan Solanki, Ms. Soniya Gurudinasinghani, Mr. Satish Bijarniya, and Mr. Nitin Gautam Ingle are severally authorised to do the following on behalf of the Company:

- (a) To be appointed as Authorised Officers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and do all such acts, things, deeds etc. for the purpose of exercising the powers under the aforesaid Act & rules made thereunder;
- (b) To institute, defend civil / criminal suits, prosecute, conduct, refer to arbitration, legal or other proceedings, observe and perform the awards, claims and disputes for and on behalf of the Company or its officers or in which the Company be concerned or interested and to appear and represent the Company in any civil / criminal suits before the appropriate Courts;
- (c) To sign, seal, execute and deliver all necessary applications, plaints, written statement, applications, appeals, petitions, submissions, evidence on oath, affidavits and to affirm declare and sign the same before any Court, Forum, Tribunal or before any quasi-judicial authorities including any documents, papers in connection with such applications, appeals, petitions, submissions, pleading, notices, defence, reply made for and on behalf of the Company;
- (d) To appear, represent before any governmental authorities whether central or state or public, municipal or local authorities, law enforcement agencies or officers of such entities, agencies, or any other tax authorities, to furnish any information and to sign, execute and file any documents, statement that may be necessary in the interest of the Company;
- (e) To, if need be, appear before -
 - Any government authority including Central Government, State Government, District, Municipal, Town, Village, Tehsil, Gram Panchayat, other similar authorities / bodies and their officials





OMKARA

ASSETS RECONSTRUCTION PRIVATE LIMITED

- Any department(s) or agency(ies) of the Government like the Ministry of Finance, Ministry of Corporate Affairs and similar departments, authorities, agencies, other officials
 - Courts - Supreme Court, High Court, District Court, Criminal Court, Civil Court and other subordinate judicial/quasi-judicial authorities and their officials
 - Tribunals and Appellate Tribunals - Debt Recovery Tribunals, Debt Recovery Appellate Tribunal, National Company Law Tribunal, National Company Law Appellate Tribunal for concerned regions and their officials
 - Various registering authorities - office of the Registrar, Sub-registrar, Deputy-registrar, Assistant Registrar and their officials for registering various agreements and documents including Sale Certificate, deeds and instruments, etc in respect thereto;
- (f) To sign, witness, attest, confirm any of the documents of the Company, statements, affidavits, submissions, pleading or similar averments made by the Company at the above offices and authorities; and
- (g) To affirm under oath or confirm and generally do all acts, deeds and things as may be necessary in connection with and relating to the business of the Company for and on behalf of the Company to all intents and purposes as may deem fit to the management in order to safeguard the interests of the Company.

RESOLVED FURTHER THAT Mr. Manish Motilal Lalwani, Managing Director & CEO and Mr. Ajeet N. Taparia, President & COO, be and are hereby severally authorised to delegate the above-mentioned acts, deeds and things to any other person as they may deem fit by way of an Authority Letter.

RESOLVED FURTHER THAT a certified copy of the aforesaid resolution be submitted and furnished to the regulatory authorities as and when required."

I certify the above to be a true copy of the Resolution passed by the Board of Directors of the Company at the Board Meeting held on 29th June, 2022.

Date: 13th July, 2022



Sujata Mukherjee
Sujata Mukherjee
Company Secretary



खेदर-९		
पुस्तक	१००९	१०/२५
क्र १		
२०२३		



Corporate Office: C/515, Kanakia Zillion, Junction of LBS Road & CST Road,
BKC Annexe, Kurla (W), Mumbai 400070

[Appendix - IV-A] [See proviso to rule 8 (6) and 6 (2)]
PUBLIC NOTICE FOR E-AUCTION FOR SALE OF GOVERNMENT LAND

DATE OF E-AUCTION: 31.01.2023

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and Guarantor(s) that the below described movable and immovable properties mortgaged/charged to the Secured Creditor, the Physical Symbolic Possession of which has been taken by the Authorized officer of Bank of India Omkara Asset Reconstruction Pvt. Ltd ("CARPL"), a Company incorporated under the Companies Act, 1956 and registered with Reserve Bank of India as an Asset Reconstruction Company and having its registered office at, M.P Nagar, 1st Street, Kogur Nagar Estd, Trupur 61607 and Corporate office at C/515, Kanakas Zilken, Junction of LBS Road & CST Road, BKC Annex, Kurla (West), Mumbai 400070, erstwhile Andhra Bank, erstwhile Dena Bank, Bank of Baroda, and Bank of India vide Deeds of Assignment dated 3rd January 2018, 14th December 2018, 31st March 2020, and 31st December 2020 assigned the debt of Sanghvi Exports International Private Limited ("SEIPL") to CARPL acting in its capacity as Trustee of Omkara PS 05/2017-18 Trust, Omkara PS 15/2018-19 Trust, Omkara PS 27/2019-20 Trust, and Omkara PS 20/2020-21 Trust respectively.

The Reserve Price and the earnest money deposit of respective property has been mentioned below in respective column. The description of Borrowers and mortgagors with description of the movable and immovable property and known encumbrances (if any) are as under: -

1. The auction will be conducted "ONLINE" through OARPL's approved service provider M/s. C-1 India Pvt Ltd., Gurgaon. e-Auction tender document containing online e-auction bid form, Declaration, General Terms & conditions of online auction sales are available on website www.bankleadauctions.com (Support mail id: support@bankleadauctions.com; support mobile No. 91-7291881124/25765).

2. The interested bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt Ltd.", Tel: Helpline: 91-7291881124/25765, Helpline E-mail id: support@bankleadauctions.com , Mr. Harish Goshwala, Mobile : 85945 979350 E-mail: harishg@rctindia.com



बंदर-१			
पुस्तक क्र	२००१	११	२५
२०२३			

For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php>

TERMS & CONDITIONS:

1. The auction will be conducted 'ONLINE' through GARPL's approved service provider M/s. C-1 India Pvt Ltd., Gurgaon. E-Auction tender document containing online e-auction bid form, Declaration, General Terms & conditions of online auction sales are available in website <https://www.banksauctions.com> (Support mail to support@banksauctions.com support mobile No. +91-7291981124/25/26).
2. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@banksauctions.com, Mr. Hareesh Gowda, Mobile : 95945 97555 E mail hareesh.gowda@c1india.com.
3. For any property related query or inspection of property schedule, the interested person may contact the concerned Authorized Officer: Neelam Patel (Mob. No. 9819963344) (Email ID: neelam.patel@omkaraarc.com) & Akshay Shah (Mob. No. 9933505891) (Email ID: akshay.shah@omkaraarc.com) or at address as mentioned above in office hours during the working days.
4. The movable and immovable property will be sold in LOT WISE.
5. Priority will be given to the Bidder who will Bid for the Lot 3 & Lot 4 together.
6. Sale of movable properties under Lot 5 will also be subject to SEZ Rules & Regulations.
7. The immovable property under Lot 2 has been merged with CE-4012, CE-4013 (part), common passage area (part), etc. The successful bidder shall be solely responsible for demarcation of the said property.
8. The property under Lot 1 to 9 is under PHYSICAL possession of GARPL, whereas the property under Lot 10 is under SYMBOLIC possession of GARPL.
9. To the best of knowledge and information of the Authorized Officer, there is no known encumbrance on any property, except as stated in the table above.

For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php>

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) and 6(2) OF STATUTORY INTEREST (ENFORCEMENT) RULES, 2002
This notice is also a mandatory Notice of Fifteen (15) days to the Borrower/Guarantors of the above loan account under Rule 8(6) & 6(2) of Security Interest (Enforcement) Rules, 2002 and provisions of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of sale through Public Auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with further interest, cost & expenses till the date of payment. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rules, 2002.

Date: 09.01.2023
Place : Mumbai

Sd/- Authorized Officer,
Omkara Assets Reconstruction Pvt Ltd,
(Acting in its capacity as a Trustee of Omkara PS 05/2017-18 Trust, Omkara PS 15/2018-19 Trust,
Omkara PS 27/2019-20 Trust, and Omkara PS 20/2020-21 Trust)



बंदर-९			
पुस्तक क्र १	७४०९	९२	२५
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1(P-2)/BKC-27(CC)/GIC-20/NTT-1/2/1910-12/08

6 SEP 2009

OCCUPANCY CERTIFICATE



Architect Reza Kabul,
Flat-78, 2nd Floor,
Bandra Road, Bandra (W.),
Mumbai-400 050

बंदर-९		
पुस्तक	१३	२५
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Occupancy Certificate for Tower no.7 [consisting of Basement + Ground + 9 upper floors] & Tower no.-7B [consisting of Basement + Ground + 5 upper floors] of Commercial Building constructed on plot no. C-28 of 'G' Block of Bandra-Kurla Complex for 'Bharat Diamond Bourse' (BDB).

- (1) MMRDA's CC for amended drawings dt. 23/10/2001.
- (2) MMRDA's NOC for Occupation for Tower T-2 & T-3 dt. 03/10/2007.
- (3) MMRDA's NOC for Occupation for Tower T-1 dt. 15/01/2008.
- (4) MMRDA's NOC for Occupation for Tower T-4 dt. 13/02/2008.
- (5) MMRDA's NOC for Occupation for Tower T-5 dt. 1/04/2008.
- (6) MMRDA's NOC for Occupation for Tower T-6 dt. 6/05/2008.

The total built up area of Tower nos: 1 to 7 & 7B built on the plot under reference measuring 168973.43 sq.m is within the total permissible built up area as per the consent to Lease which is of 1,61,883.24 sq.m. for the Commercial Buildings of 'Bharat Diamond Bourse' on plot no.C-28 in 'G' Block of Bandra-Kurla Complex being completed.

Tower no.	NOC for OC is issued on	Built-Up Area As per NOC to OC (sq.m)	Built-Up Area as per the amended as-built drawings (sq.m)	Total Built-Up Area (sq.m)	Remarks
Tower no. 1 (Basement + Gr + 9 Floors)	15/01/2008	9,325.54	8,372.89	8,372.89	This built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 2 (Basement + Gr + 9 Floors)	3/10/2007	18,730.71	16,616.56	16,616.56	This built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 3 (Basement + Gr + 9 Floors)	3/10/2007	25,146.00	23,038.85	23,038.85	This built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 4 (Basement + Gr + 9 Floors)	13/02/2008	29,764.85	27,662.33	27,662.33	This built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 5 (Basement + Gr + 9 Floors)	1/04/2008	23,165.44	No change	23,165.44	NOC for OC is already issued
Tower no. 6 (Basement + Gr + 9 Floors)	6/05/2008	22,462.37	No change	22,462.37	NOC for OC is already issued
Tower no. 7 (Basement + Gr + 9 Floors)	—	—	24,841.80	24,841.80	This built up area is to be read with the "as built" drawings enclosed along this letter.
Tower no. 7B (Basement + Gr + 5 Floors)	—	—	15,516.54	15,516.54	This built up area is to be read with the "as built" drawings enclosed along this letter.
Total BUA	—	—	—	1,61,876.86	
Permissible BUA	—	—	—	1,61,883.24	

The Tower nos.1,2,3,4,5,6,7,7B which are constructed and complete on the plot under reference under the supervision of (I) Architect, Reza Kabul (II) Shri. J. Ghose Structural Engineer, M/s. Mahindra Raj Consultants Pvt. Ltd. are hereby permitted to be occupied subject to the condition that this Occupancy Certificate is valid after the following conditions are complied with:

Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051.

बंदर-९/	
२०२३	१९

- (1) As promised in the Undertaking given by applicant (BDB) dt.26/08/2009 that the applicant (BDB) shall pay the premium for the area covered by staircase, lift & lift lobbies taken free of FSI to MMRDA not later than the period of 60 days from the date of Issuance of the Occupancy Certificate.
- (2) As promised in the Undertaking given by applicant (BDB) dt.26/08/2009 that the applicant (BDB) shall pay the penalty for additional work to MMRDA not later than the period of period of 60 days from the receipt of demand note from MMRDA.
- (3) As promised in the Undertaking given by applicant (BDB) dt.26/08/2009 that the applicant (BDB) shall pay the additional premium for grant of extension of period for completion of building to MMRDA not later than the period of 60 days from the receipt of demand note from MMRDA.
- (4) That the applicant (BDB) shall submit the certificates under section 270-A of BMC Act issued by Hydraulic Engineer, MCGM.
- (5) That any change in the constructed premises any time in future would require prior approval of MMRDA.
- (6) This permission is issued without prejudice to action, if any, under MR&TP Act.

Yours faithfully,

Metropolitan Commissioner
MMRDA

Enclosures :-

- (i) Amended as-built drawing nos. ARK/BDB/MT7/01 to 25 (25 drawings) for Tower No. 7.
(ii) Amended as-built drawing nos. ARK/BDB/MT7B/01 to 24 (24 drawings) for Tower No. 7B.
(iii) Amended as-built drawing nos. ARK/BDB/MT1/01 to 17 (17 drawings) for Tower No. 1.
(iv) Amended as-built drawing nos. ARK/BDB/MT2/01 to 21 (21 drawings) for Tower No. 2.
(v) Amended as-built drawing nos. ARK/BDB/MT3/01 to 21 (21 drawings) for Tower No. 3.
(vi) Amended as-built drawing nos. ARK/BDB/MT4/01 to 21 (21 drawings) for Tower No. 4.

Copy to :-

- 1) The Project Director, _____
Bharat Diamond Bourse,
Ground Floor, Construction Site Tower no. H,
'G' Block, Bandra Kurla Complex, 'Bandra(E)', Mumbai.
- ✓ 2) The Executive Engineer, _____
Building Proposals-Western Suburbs, MCGM
MCGM Office, H&K Ward,
R.K.Patkar Marg, Bandra (West), Mumbai - 400 050.
(Total 120 drawings enclosed herewith).

॥१॥ प्रपूज्य अभिरामता (इ.प्र.)
॥१॥ उपनगरे - १ यांजे, श्रद्धास्थ

Date: 18 SEP 2009

11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843. 844. 845. 846. 847

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कोलेकेशन

तालुका/न.पू.गा.का. - न.पू.अ.बांद्रा

जिल्हा -- मुंबई उपनगर जिल्हा

क्र. नं. १

पत्रांक

क्षेत्र
चौ.मी.

धारणाधिकार

शासनाद्वारे दिलेल्या आकाराचा किंवा भाड्याचा
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Sq yds

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चौ.पि.

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पत्रिका उघडलेले क्षेत्र कमी
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Agri



व्यवहार

खंड क्रमांक

नविन धारक (पा)
पट्टेदार (प) किंवा भार (भ)

संक्षेप

भा.स. च्या १९५६ च्या वजन मापण कयद्यालगत
भा.स. च्या १९५८ अमलबजावणी कायद्यानुसार व भा.स. च्या
नवे संबंधी कायद्यानुसार क्षेत्र आकाराचे रुपांतर केले.

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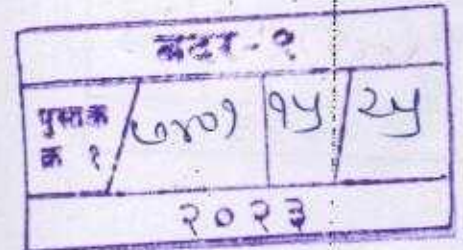
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मुंबई महानगर प्रदेश विकास प्राधिकरण.

सही -
१९६९-०९-२५ ००:००:००
जि.नि.नि.
पू.अ.क्र.३

सही -
१९९०-१२-२९ ००:००:००
न.पू.अ.
बांद्रा

अर्ज, असि. लॅन्ड
ऑफिसर बी.एम.आर.
सी.ए. यांचे कॅंडील
कडे पावती दि. २/२/८८
व मा.न.पू.अ.क्र. ३
मुंबई यांचे
कादरेतचपे ९७७८.९
चौ.मी. क्षेत्र
मॅटेरीफोन निगमच्या
कडून वारी करून
४२०७/१ असी नवीन
मिळकत पत्रिका उघडली.

सही -
१९९१-०५-०२ ००:००:००
जि.नि.पू.अ.
तथा न.पू.अ.



जिल्हा
भाड्याचा
नियत वेळ)

कन

२९९६
बंदी

२९९० प्रमाणे

२००३
बंदी

आयकर विभाग
INCOME TAX DEPARTMENT
SEJAL EXPORTS (INDIA)



भारत सरकार
GOVT. OF INDIA



29/10/1983

Permanent Account Number

AAAFS7201B

02012014



| | | | |
|-----------------|------|----|----|
| बंदर-९ | | | |
| पुस्तक
क्र १ | ७००१ | १० | २५ |
| २०२३ | | | |

भारत सरकार
Government of India

Issue Date: 04/04/2012



Rahul Chandul Shah
DOB: 03/06/1982
Male



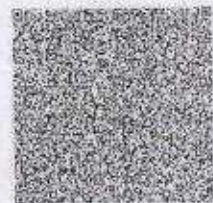
5583 3645 6330

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Print Date: 14/06/2012

Address: C/O: Chandul Shah, A-41
ATLAS APARTMENT, JAMNADAS
MEHTA MARG, OPP CHIEF JUSTICE
HOUSE, MALABAR HILL, Mumbai,
Mumbai City, Maharashtra, 400006



5583 3645 6330

1947 help@uidai.gov.in www.uidai.gov.in



बंदर-९

| | | | |
|------------------|------|----|----|
| पुस्तक
क्र. ९ | ०००१ | १८ | २५ |
| २०२३ | | | |

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAHUL CHANDUL SHAH
CHANDUL MAYACHAND SHAH

03/06/1982
Permanent Account Number
AQBPS9706N







| | |
|---------------------|-------|
| बंदर-९ | |
| पुस्तक
क्र. १४०९ | १८/२५ |
| २०२३ | |

आयकर विभाग

INCOME TAX DEPARTMENT

PATEL NEELAM SUDHIR

SUDHIR KANTILAL PATEL

01/08/1990

Permanent Account Number

COVPP5846Q

nsPatel

Signature



भारत सरकार

GOVT. OF INDIA



15052014



| | | | |
|--------------|----|----|--|
| पुस्तक क्र १ | | | |
| ७४०१ | २० | २५ | |
| २०२३ | | | |



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/17659/33822

To,
नीलम सुधीर पटेल
Neelam Sudhir Patel
502 Om Matruchhaya Co.Op.Hsg.Soc
Ashok Chakravarti Road
Above Sai Classes Ashok Nagar
Kandivali East
Kandivali East Mumbai(Sub Urban)
Maharashtra 400101
9819963344

Ref: 18 / 02G / 35619 / 35910 / P



UE648557338IN



आपला आधार क्रमांक / Your Aadhaar No. :

5016 7906 7581

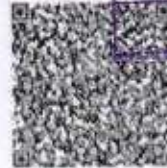
आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



नीलम सुधीर पटेल
Neelam Sudhir Patel
जन्म वर्ष / Year of Birth : 1990
स्त्री / Female



5016 7906 7581

| | | |
|--------------|-------|-------|
| बंदर-९ | | |
| पुस्तक क्र १ | 10009 | 29/24 |
| २०२३ | | |

आधार — सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

राजेन्द्र कृष्णा पानीदे
Rajendra Krishna Panindre
जन्म वर्ष/YoB: 1972
पुरुष Male

2542 6086 4114

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
बी / 9, नाइक चाळ,
नालासोपरा विरार रोड, रॉक
गार्डन समोर मोरेगाव, वसई,
नालासोपरा ईस्ट, ठाणे
महाराष्ट्र, 401209

Address:
B / 9, Naik Chawl, Nalasopara
Virar Road, Opp. Rock garden
Moregaon, Vasai, Nallasopara
E, Thane
Maharashtra, 401209

Aadhaar - Aam Aadmi ka Adhikar



| | | | |
|-----------------|------|----|----|
| बदर-९ | | | |
| पुस्तक
क्र १ | ७००९ | २२ | २५ |
| २०२३ | | | |



भारत सरकार
Unique Identification Authority of India
Government of India

नौदविण्याचा क्रमांक / Enrollment No 1067/11006/01858

To,
मनिष हर्षद शाह
Manish Harshad Shah
301 Kunal Building,
Ram Mandir Ext Road
Near Pransy Nagar Vazira Naka
Mumbai
Borivali West Mumbai Mumbai
Maharashtra 400092
9892056255

Ref: 47 / 23G / 93034 / 93765 / P



SH059733519FT



आपला आधार क्रमांक / Your Aadhaar No. :

2942 5422 9355

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

Government of India



मनिष हर्षद शाह
Manish Harshad Shah
जन्म वर्ष / Year of Birth : 1973
पुरुष / Male



2942 5422 9355

आधार - सामान्य माणसाचा अधिकार



बदर-९

पुस्तक
क्र १

२००९

२३/२५

२०२३

378/7401

मंगळवार, 09 मे 2023 9:35 म.पू.

दस्त गोपवारा भाग-1

बदर 9

दस्त क्रमांक: 7401/2023

दस्त क्रमांक: बदर 9 / 7401/2023

बाजार मूल्य: रु. 22,24,22,206/-

मोबदला: रु. 30,89,00,000/-

असलेले मुद्रांक शुल्क: रु. 1,85,34,000/-

दु. नि. सह. दु. नि. बदर 9 यांचे कार्यालयात

अ. क्र. 7401 वर दि. 09-05-2023

रोजी 9:32 म.पू. वा. वृत्तर केला.

पावनी: 8134

पावनी दिनांक: 09/05/2023

सादरकरणाचे नाव: मेजल एक्सपोर्ट्स (इंडिया) चे भागीदार राहुल चंदलाल शाह - -

नोदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठाची संख्या: 25

दस्त हजर करणाऱ्याची मही:

एकुण: 30500.00

R.C.S.

सह. दु. नि. अधरी-3

सह दुय्यम निबंधक अधरी क्र. ३.

R.C.S.

सह. दु. नि. अधरी-3

सह दुय्यम निबंधक अधरी क्र. ३.

दस्ताचा प्रकार: सर्टिफिकेट ऑफ मेल

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये तमुद न विलेच्या कोणत्याही नागरी क्षेत्रात

वेळी क. 1 09 / 05 / 2023 09 : 32 : 17 AM ची वेळ: (सादरीकरण)

वेळी क. 2 09 / 05 / 2023 09 : 33 : 52 AM ची वेळ: (फी)

प्रतिज्ञापत्र

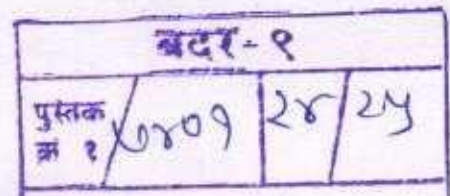
* सदर दस्तऐवज हा मॉडेली कायदा १९०८ अंतर्गत कोणत्याही कोणत्याही नोंदणीस दाखल केलेला आहे. * दस्तऐवज संपूर्ण मान्य, निराशंक व वैधता, साक्षीदार व सोबत कोडोनेस कायदांशी संतुष्ट व संतुष्ट आहे. * दस्ताची दस्त्या, वैधता * राज्यदेशीय कोडोनेस दस्त्या निवडक व कानुनीयारत हे संपूर्ण जबाबदार राहिल.

R.C.S.

लिहून देणारे :

R.C.S.

लिहून घेणारे :



5/9/2023

Summary-2



09/05/2023 9 36:36 AM

दस्त घोषवारा भाग-2

बदर9

दस्त क्रमांक:7401/2023

दस्त क्रमांक:बदर9/7401/2023

दस्ताचा प्रकार:-सर्टिफिकेट ऑफ सेल

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | ध्याचित्र | अंगठ्याचा ठसा |
|----------|--|--------------------------------------|-----------|---------------|
| 1 | नाम:बोकारा अॅसेट्स रिकल्ट्रकशन प्रायव्हेट लिमिटेड (ओगआरपीएल) तर्फे
ओथोराईज ऑफिसर नीलम सुधीर पटेल --
पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: सी 515, कनकेशा
शिलियन, अक्शन ऑफ एनबीएस रोड आणि सीएसटी रोड वीकेसी वॅनेक्सी
इन्ड्रीनॉक्स जवळ, कुर्ला पश्चिम मुंबई, रोड नं:-, महाराष्ट्र, MUMBAI.
पिन नंबर:AAATO7371A | विहून देशार
वय:-33
स्वाक्षरी:- | | |
| 2 | नाम:सेजल एक्सपोर्ट्स (इंडिया) चे भागीदार राहुल चंदुलाल शाह --
पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: डी.सी-7221,भरत
डायमंड बोर्स, बांद्रा कुर्ला कॉम्प्लेक्स, बांद्रा पूर्व मुंबई, रोड नं:-, महाराष्ट्र,
MUMBAI.
पिन नंबर:AAAFS7201B | विहून घेणार
वय:-41
स्वाक्षरी:- | | |

वरील दस्तऐवज करून देणार तपासणीत सर्टिफिकेट ऑफ सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिका क्र.3 ची वेळ:09 / 05 / 2023 09 : 34 : 56 AM

ओळख:-

खालील इशम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता | ध्याचित्र | अंगठ्याचा ठसा |
|----------|---|-----------|---------------|
| 1 | नाम:राजू पाणिदे --
वय:52
पत्ता:३०१, अमन चेंबर, अंधेरी हाऊस, मुंबई
पिन कोड:400004 | स्वाक्षरी | |
| 2 | नाम:मनिष शाह --
वय:50
पत्ता:३०१, अमन चेंबर, अंधेरी हाऊस, मुंबई
पिन कोड:400004 | स्वाक्षरी | |

शिका क्र.4 ची वेळ:09 / 05 / 2023 09 : 35 : 32 AM

दुय्यम निबंधक अंधेरी क्र. ३.
Payment Details.

| Sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|---------------|----------------------|------------------------|--------------------|-------------|---------|------------------|-------------|
| 1 | SEJAL EXPORTS | eSBTR/Simple Receipt | 03006172023022750403 | MH016186144202223S | 18534000.00 | SD | 0000925026202324 | 09/05/2023 |
| 2 | | DHC | | 0505202300540 | 500 | RF | 0505202300540D | 09/05/2023 |
| 3 | SEJAL EXPORTS | eSBTR/SimpleReceipt | | MH016186144202223S | 30000 | RF | 0000925026202324 | 09/05/2023 |

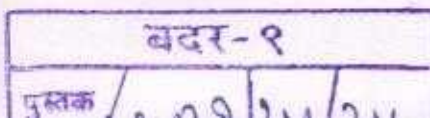
SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

प्रमाणित करणोन येते की या
दस्तामध्ये एकूण २५ पाने आहेत

Verify Scanned Document for correctness through thumbnail (4 pages on a side) before signing.
Get print immediately after registration.

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

7401 /2023



मह दुय्यम निबंधक अंधेरी क्र ३
मंडळ उपनगर जिल्हा

बदर-९/७४०१ ७४०१/२०२३



10/05/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 3

इस्त क्रमांक : 7401/2023

नोदणी :

Regn.63m

गावाचे नाव : कोलकल्याण

| | |
|---|--|
| (1) विलेखाचा प्रकार | सर्टिफिकेट ऑफ सेल |
| (2) मोबदला | 308900000 |
| (3) बाजारभाव/भावेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने तमुद करावे) | 222422206.05 |
| (4) भू-भाषण, पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव: मुंबई मनपा इतर वर्गाने: सदनिका नं: ऑफिस नं. सीई4011, माळा नं: 4था मजला, सी टॉवर, ईस्ट बिंग, इमारतीचे नाव: भारत डायमंड बोर्स कॉम्प्लेक्स, ब्लॉक नं: बांद्रा कुर्ला कॉम्प्लेक्स, रोड : बांद्रा पूर्व मुंबई 400051, इतर माहिती: सोबत 3 कार पार्किंग स्पेस((C.T.S. Number : 4207 :)) |
| (5) क्षेत्रफळ | 1) 567.10 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करत देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- ओंकारा असेट्स रिकनस्ट्रक्शन प्रायव्हेट लिमिटेड (ओएआरपीएल) वर्फे ऑथोराईज ऑफिसर नीलम सुधीर पटेल - - वय:-33; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: सी 515, कनकिया झिलियन, जंक्शन ऑफ एलबीएस रोड आणि सीएसटी रोड बीकेसी अनेकसी इंडीनॉक्स जवळ, कुर्ला पश्चिम मुंबई, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं:-AAATO7371A |
| (8) दस्तऐवज करत देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- सेजल एक्सपोर्ट्स (इंडिया) चे भागीदार राहुल चंदुलाल शाह - - वय:-41; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: सी.सी-7221, भारत डायमंड बोर्स, बांद्रा कुर्ला कॉम्प्लेक्स, बांद्रा पूर्व मुंबई, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AAAFS7201B |
| (9) दस्तऐवज करत दिल्याचा दिनांक | 04/05/2023 |
| (10) दस्त नोंदणी करण्याचा दिनांक | 09/05/2023 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 7401/2023 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 18534000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेर | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे मुहसुबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 09/05/2023) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



सह. दुय्यम निबंधक, अंधेरी क्र. ३,
मुंबई महानगरपालिका

Payment Details

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|---------------|----------------------|------------------------|--------------------|-------------|---------|------------------|-------------|
| 1 | SEJAL EXPORTS | eSBTR/Simple Receipt | 03006172023022750403 | MH016186144202223S | 18534000.00 | SD | 0000925026202324 | 09/05/2023 |
| 2 | | DHC | | 0505202300540 | 500 | RF | 0505202300540D | 09/05/2023 |
| 3 | SEJAL EXPORTS | eSBTR/SimpleReceipt | | MH016186144202223S | 30000 | RF | 0000925026202324 | 09/05/2023 |

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

SALE CERTIFICATE

NARAYAN GANDHI & CO.

CHARTERED ACCOUNTANTS

301A-AMAN CHAMBERS,
MAMA PARMANAND MARG,

OPERA HOUSE,
MUMBAI-400 004.

admin@ncgca.in

TEL : 23693262