

85100180208
EASTERN Count
Sale deed

Deed of Sale 15/2/2018

G1 Eastern Count



पावती

Original/Duplicate

Thursday, February 15, 2018

नोंदणी क्र.: 39म

12:16 PM

Regn.: 39M

पावती क्र.: 2074 दिनांक: 15/02/2018

गावाचे नाव: चेंबूर

दस्तऐवजाचा अनुक्रमांक: करल2-1827-2018

दस्तऐवजाचा प्रकार: सेल डीड

सादर करणाऱ्याचे नाव: मे. हॉटेल साऊथसन प्रायव्हेट लिमिटेड तर्फे डायरेक्टर के. कन्नन नायकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

एकूण:

रु. 31100.00

सह दु.निबंधक कुर्ला 2

बाजार मुल्य: रु.66711303 /-

मोबदला रु.67100000/-

भरलेले मुद्रांक शुल्क : रु. 3355000/-

सह दुय्यम निबंधक कुर्ला-२

मुंबई उपनगर जिल्हा

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010399973201718E दिनांक: 15/02/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1100/-

20 FEB 2018

ORIGINAL REGISTERED
DOCUMENT DELIVERD ON

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20180215936		15 February 2018, 11:45:27 AM		
करल2			करल-2		
मूल्यांकनाचे वर्ष	2017	१८२७ १ ५५			
जिल्हा	मुंबई(उपनगर)	२०१८			
मूल्य विभाग	९८-चेंबूर - कुर्ला				
उप मूल्य विभाग	९८/४४८रस्ता: व्ही.एन.पूरव मार्ग- सुमननगर ते शिवाजी महाराज चौक				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#389				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
120600	190400	221700	352100	190400	चौरस मीटर
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	243.36चौरस मीटर	मिळकतीचा वापर-	तळमजल्यावरील दुकाने	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	3 to 5वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.352100/-
उदववाहन सुविधा-	नाही	मजला -			
रस्ता सन्मुख -	नाही				
संमिश्र					
वापराच्या इमारतीमधील तळमजल्यावरील दुकाने - No					
रस्ता सन्मुखनुसार मूल्यदर = 80% apply to rate = Rs.281680/-					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार नविन दर)+ खुल्या जमिनीचा दर)					
= (((281680-120600) * (95 / 100))+120600)					
= Rs.273626/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 273626 * 243.36					
= Rs.66589623.36/-					
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य					
= A + B + C + D + E + F + G + H					
= 66589623.36 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
=Rs.66589623.36/-					



Home

Print

सौ. एम. के. देवरे
सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

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CHALLAN
MTR Form Number-6

करल-२

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GRN	MH010399973201718E	BARCODE			Date	08/02/2018-12:31:24		Form ID	25.1	
Department Inspector General Of Registration					Payer Details					
Stamp Duty					TAX ID (If Any)					
Type of Payment Registration Fee					PAN No.(If Applicable)		AAACH5268A			
Office Name KRL2_JT SUB REGISTRAR KURLA NO 2					Full Name		MS HOTEL SOUTHSON PVT LTD			
Location MUMBAI										
Year 2017-2018 One Time					Flat/Block No.		Unit No G 01 Ground Floor B Wing			
Account Head Details				Amount In Rs.		Premises/Building				
0030045501 Stamp Duty				3355000.00		Road/Street		Eastern Court, Sindhi Immigrants Chs Ltd		
0030063301 Registration Fee				30000.00		Area/Locality		Plot No 12 Chembur Mumbai		
						Town/City/District				
						PIN		4 0 0 0 7 1		
						Remarks (If Any)				
						PAN2=AAAFS3232Q~SecondPartyName=MS SANJONA				
						BUILDERS~CA=67100000				
Total				33,85,000.00		Amount In Words		Thirty Three Lakh Eighty Five Thousand Rupees Only		
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		02300042018020854166 526701444	
Cheque/DD No.					Bank Date		RBI Date		08/02/2018-12:32:46 Not Verified with RBI	
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

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

the both the properties.

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DEED OF SALE

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THIS DEED OF SALE made at Mumbai ^{15th} day of February

2018, BETWEEN **M/S. SANJONA BUILDERS (PAN: AAAFS3232Q)**, a Partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its registered office at 401, 4th Floor, Plot No. 11-A, Sanjona Complex, Hemu Kalani Marg, Sindhi Society, Chembur, Mumbai-400 071 through their Partner **MR. SUNIL VIDYASAGAR GUPTA**, Aged about 64 Years, hereinafter called the "VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners or partner for the time being and from time to time of the said firm, the Survivors or Survivor of them all and the heirs, executors and administrators of the last of such survivor) of the First Part.

AND

M/S HOTEL SOUTHSOON PVT. LTD. (PAN: AAACH5268A) a company incorporated under Indian Companies Act, 1956, having its registered office at A-4, Bharathi Street Swarnapuri, Salem - 636 004., hereinafter called the "PURCHASER/S" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors, executors and assigns) of the SECOND PART;

Whereas M/s. Sanjona Builders is shareholder/member of Sindhi Immigrants Co-operative Housing Society Ltd. and as such shareholder/ member seized and possessed of Plot No. 11- A, admeasuring about 678.6 square meters bearing CTS Nos. 390B, 390-B/1, 2 & 3 situated at 'M' Ward of Municipal Corporation of Greater Mumbai, Hemu Kalani Marg, Village-Chembur, Taluka-Kurla, Chembur, Mumbai-400 071 said property has been developed by the said M/s. Sanjona Builders by constructing thereon a commercial building comprising of Basement, Ground and Six Upper Floors as per the plans approved by the Municipal Corporation of Greater Mumbai.

And Whereas the property of M/s. Sanjona Builders had unconsumed balance potential of TDR of approximate 457.87 square meters which could be utilized on the Property of the M/s. Arpan Developers herein by amalgamation of the both the properties.

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And Whereas M/s. Arpan Developers herein is a partnership firm of Mr. Alok Atul Sarkar, Mrs. Pushpadevi Bankatlal Karwa and Mr. Sureshkumar Bankatlal Karwa.

And Whereas said Mr. Alok Sarkar, Mr. Suresh Karwa and Mrs. Pushpadevi Karwa are shareholders/members of Sindhi Immigrants Co-operative Housing Society Ltd. and as such shareholders/ members seized and possessed of Plot No. 12 admeasuring 1082.8 square meters bearing CTS Nos. 389 and 389/1 situated at "M-2-B" Ward of Mumbai Municipal Corporation, Village Chembur, Mumbai. The said members herein proposed to develop Plot No. 12 belonging to them by demolishing the existing structures and constructing thereon a building with potential FSI/ TDR available to said property under the Development Control Rules & Regulations.

And Whereas Vide Agreement dated 13th May 2011 executed between M/s. Arpan Developers herein called as 'The Party of the first Part' & M/s Sanjona Builders therein called as 'The Party of the Second Part' have agreed to allot an area of 457.73 square metres to be constructed on Plot No.12 on the Ground and first floor along with 4 numbers of open parking spaces in the Building to be constructed on Plot No.12 known as 'Eastern Court' Sindhi Immigrants Co-operative Housing Society Ltd., bearing C.T.S. No. 389, & 389/1, Village-Chembur, Taluka-Kurla, Chembur, Mumbai-400 071 on the terms and conditions mentioned therein. The said Agreement is duly registered with the office of Sub-Registrar Kurla-3 under the Sr. No. BDR-13-03956-2011 dated 13/05/2011.

And Whereas the Property Card of both the plots is standing in the name of Sindhi Immigrants Co-operative Housing Society Limited. Accordingly, M/s. Sanjona Builders and the M/s. Arpan Developers herein made necessary application through their Architect M/S. B. H. Wadhwa & Co. to the said Sindhi Immigrants Co-operative Housing Society Ltd. vide their Letter dated 17/03/2009 for amalgamating both the plots i.e. 11A & 12 and Sindhi Immigrants Co-operative Housing Society Ltd. vide their letter dated 29/09/2009 given their NOC for amalgamation of both the plots i.e. 11A & 12. A copy of Letter from the Society and the extract copy of Resolution of Managing Committee meeting held on 17/09/2009 and the Society accorded their consent by signing on the plans which were submitted to Municipal Corporation for Greater Mumbai to construct a commercial building on the Plot No.12 by utilising the available FSI/TDR

potential and balance unconsumed TDR available on Plot No.11A which was in the name of M/s. Sanjona Builders.

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And whereas, the above said amalgamation is approved and sanctioned by the authorities of Municipal Corporation of Greater Mumbai under No. CE/5745/ BPES/AM (W) dated 22/01/10 that the said plot Nos.11A & 12 have been amalgamated. The said amalgamation is for the sake of convenience to utilize the unconsumed balance potential of TDR of approximate 457.73 square meters of Plot No.11A on the Plot No.12 as per the prevailing DC rules and regulation framed by Municipal Corporation of Greater Mumbai.

AND WHEREAS after completion of said commercial Building and on complying all the procedure, the Municipal Corporation of Greater Mumbai has obtained Occupation certificate for said Building under its Ref. No. CE/5745/BPES/AM dated 06th December, 2013.



AND WHEREAS The Vendor is the absolute Owner and is seized and possessed of or otherwise well and sufficiently entitled to the said premises being an area of 457.73 square metres on the Ground and First floor along with 4 numbers of open parking spaces in the Building to be constructed on Plot No.12 known as 'Eastern Court' Sindhi Immigrants Co-operative Housing Society Ltd., bearing C.T.S. No. 389, & 389/1, Village-Chembur, Taluka-Kurla, Chembur, Mumbai-400 071 as mentioned in The Second Schedule hereunder written.

AND WHEREAS THE VENDOR HEREIN has agreed to sell, transfer and assign to the Purchaser/s and the Purchaser/s has/have agreed to purchase and acquire from the Vendor, the said Commercial premises being **Unit No. G-01**, admeasuring **202.80 square meters carpet area** on the Ground floor in "B" Wing in the Building known as 'Eastern Court' situated at Plot No.12, bearing C.T.S. No. 389, & 389/1, Sindhi Immigrants Co-operative Housing Society Ltd., Village-Chembur, Taluka-Kurla, Chembur, Mumbai-400 071., (hereinafter referred to as the said premises) as mentioned in the Third Schedule with all its right, title and interest in respect of the said premises.

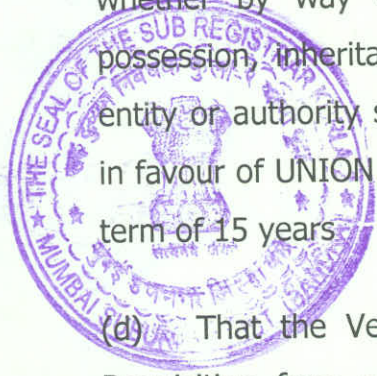
AND WHEREAS the VENDOR herein is in absolute possession of the said Premises and THEY have represented to the Purchaser as follows:-

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(a) That they have not entered into any Agreement or Arrangement to sell, assign and/or transfer the said property or part thereof to any third person or persons and the said Premises is free from all encumbrances;

(b) That the Vendor as Partnership Firm is absolute Owner of the said Premises and no other person or persons are entitled to have any right, title, claim, interest of whatsoever in respect of the said premises;

(c) The VENDOR has not created any right, title, interest, mortgage, charge or encumbrance whatsoever in respect of the said Premises whether by way of sale, exchange, mortgage, gift, trust, tenancy, possession, inheritance, lien or any other way in favour of any person, entity or authority save and except the existence of Lease rights created in favour of UNION BANK OF INDIA commencing from 16-05-2017 for the term of 15 years



(d) That the Vendor has not received any Notice of Acquisition or Requisition from any concerned authorities nor the said Premises are mortgaged hypothecated nor is any third party right created in respect of the said Premises only except Existing Lease Deed in favour of UNION BANK OF INDIA for the term of 15 years commencing from 16-05-2017.

(e) That the title of the said Premises is clear and marketable and the same are free from all encumbrances and that the said Premises is neither the subject matter of any litigations of whatsoever nature nor the same is the subject matter of Attachment before or after Judgment.

(f) No Suit or proceedings are pending with respect to the said Premises and The Vendor is not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra Land Revenue Code, ULC Act or under any other statute from disposing of the said premises or any part thereof in the manner stated in this Deed;

(g) With the request of the Vendor by letter dated 8th June, 2017, the Municipal Corporation of Greater Mumbai has changed the user of said Premises from the Office use to The Bank use under its Ref. No. CHE/ES/2378/M/W/342 vide letter dated 4th July, 2017.

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AND WHEREAS the Vendor has decided to dispose off the said Premises to the Purchaser on the terms and conditions mutually agreed by and between the parties herein.

AND WHEREAS the Purchaser has on the basis of the aforesaid representation agreed to purchase the said Premises for the consideration and on the terms and conditions mutually agreed between the parties hereto which are set out hereinafter.

AND WHEREAS the Purchaser on negotiations with the Vendor, agreed to purchase the said Premises for the lump sum consideration of Rs.6,71,00,000/- (Rupees Six Crore Seventy One Lakhs Only) and payment shall be made in the manner stated herein.

AND WHEREAS the VENDOR has agreed with the PURCHASER for the transfer of the said Premises together with its all rights to the allotment of Ownership Basis Occupation of said Premises and the VENDOR and the PURCHASER shall execute necessary instrument for issue and transfer of the said Premises of the said Building to the name of the PURCHASER.

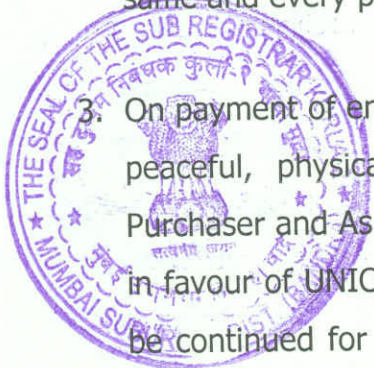
NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

The recitals including the representations made by the Vendor to the Purchaser shall form the integral part of these presents and the same shall operate as the terms and conditions of these presents.

1. In pursuance of the said Deed as hereinabove stated for the transfer of the said Commercial premises being **Unit No. G-01**, admeasuring **202.80 square meters carpet area** on the Ground floor in "B" Wing in the Building known as 'Eastern Court' situated at Plot No.12, bearing C.T.S. No. 389, & 389/1, Sindhi Immigrants Co-operative Housing Society Ltd., Village-Chembur, Taluka-Kurla, Chembur, Mumbai-400 071, the PURCHASER has agreed to pay to the VENDOR, the lump sum consideration of Rs.6,71,00,000/- (Rupees Six Crore Seventy One Lakhs Only) as follows:
2. On or before execution of this Deed the PURCHASER has paid the sum of Rs.6,71,00,000/- (Rupees Six Crore Seventy One Lakhs Only) as being entire

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consideration or full and final settlement inclusive of Rs.6,71,000/- (Rupees Six Lakhs Seventy One Thousand Only) by way of TAX DEDUCTION AT SOURCE (T.D.S) as per Section 194IA of Income Tax Act, 1961 in respect of said Premises and also inclusive of Security Deposit of Rs.31,43,520/- (Rupees Thirty One Lakhs Forty Three Thousand Five Hundred Twenty Only) of the Existing Lease with six months Lease Rent from September, 2017 to February, 2018, amounting to Rs.31,43,520/- (Rupees Thirty One Lakhs Forty Three Thousand Five Hundred Twenty Only) (the payment and receipt whereof the VENDOR doth hereby admit and acknowledge of and from the same and every part thereof acquit release and discharge the PURCHASER)



3. On payment of entire consideration, the Vendor shall hand over quiet, vacant, peaceful, physical and vacant possession of the said Premises to the Purchaser and As there is in existence of Lease Deed for the term of 15 years in favour of UNION BANK OF INDIA commencing from 16-05-2017 and it will be continued for the remainder of the duration of the lease and the Lessee shall be continued to occupy the said Premises on the same terms and conditions as set out in Lease Deed for remainder of the term granted and execute Deed of Novation with the Purchaser and The security deposit received by the Vendor from the Lessee has been adjusted as Part sale Consideration of said Premises by the Purchaser.
4. The Vendor has sold, transferred and assigned unto the Purchaser and the Purchaser/s shall purchase and acquire from the Vendor the beneficial right of the Vendor to exclusively use, occupy and enjoy the said premises with all the right, title and interest of the Vendor in the said premises free from all encumbrances.
5. The Developers shall apply to the Sindhi Immigrants Co-operative Housing Society Limited with a request to enroll the purchasers of respective unit holders as nominal members of the Society and execute the necessary documents as required by the Society. The fees/charges for the purpose as demanded by the said Society shall be paid by the Purchasers.
6. The Vendor doth hereby covenants with the Purchaser as under: -
 - (a) That the Vendor is the absolute Owner & holder of the said premises and is in the exclusive possession of the said premises and that

[Handwritten signature]

[Handwritten signature]

no person/s has or have any right, title, interest, benefit, claim or demand of any nature whatsoever into or upon the said premises by way of any sale, mortgage, exchange, lease, lien, leave and license, gift, trust, inheritance or otherwise howsoever and that the Vendor has good right, full power and absolute authority to sell and transfer the said premises and incidental thereto together with the right exclusively occupy and use the said premises unto the Purchaser.

(b) That the Vendor has not created any mortgage, charge, lien or encumbrances of any nature whatsoever on or in respect of the said premises nor has the Vendor entered into any Agreement for Sale, sale deed and Transfer of the said premises nor the said premises is subject matter of any dispute or litigation nor the said premises or any part thereof attached in execution of any decree nor the Vendor has created any adverse rights in favour of any one in respect of the said premises.

(c) The Vendor is not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, and Estate Duty Act or under Maharashtra Land Revenue Code, ULC Act or under any other statute from disposing of the said premises or any part thereof in the manner stated in this DEED;

(d) That the Vendor has duly observed and performed the Rules and Regulations and upto the date of the execution of these presents and has paid all out-goings. If any amount towards any of the outgoings aforesaid in respect of the said premises is at any time in future found due and payable and/or is demanded by Plot Owner, Mumbai Municipal Corporation for any period in the past upto the date of completion of the sale, it shall be the liability of the Vendor to pay the same to the authority in question or to reimburse the Purchaser forthwith if he/she/they has/have paid the same in the mean time.

(e) That the Vendor has not done anything, act, deed, matter or omitted to do anything whereby the Vendor has been prevented from selling, transferring, assigning and assuring the said premises and as incidental thereto the right to exclusively occupy and use the said premises hereby agreed to be sold, transferred, assigned and assured unto the Purchaser.




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(f) That the Vendor shall whenever required to do so but at the costs of the Purchaser from time to time and always hereinafter will execute and sign and/or cause to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers as may be necessary for more effectively transferring the said premises and as incidental thereto together with the right of the exclusively occupation and use of the said premises unto the Purchaser forever.

(g) That the Vendor shall on completion of sale hand over all documents of title including all certified copies of original papers, agreements which is in their possession in respect of or relating to the said premises.



(h) That the Vendor shall make all payments of Municipal taxes, Electricity and Water charges, all other outgoings due and payable in respect of the said premises till the date of completion of sale and the same shall be borne and paid by the Purchaser from the date of handing over possession.

(i) The Vendor undertakes to make payments in respect of any claims relating to the said premises from any person or persons or any authorities pertaining to any period prior to the transfer of the said premises and the Vendor hereby indemnifies the Purchaser against such claims by settling such claims from his own funds and taking all the legal responsibilities upon himself.

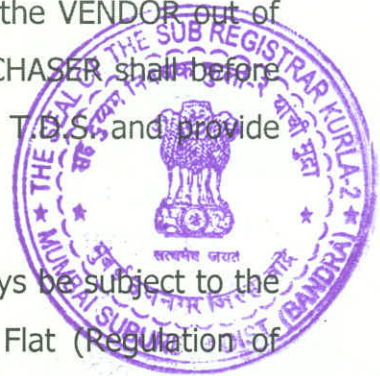
(j) The Vendor shall also accompany the Purchaser at the office of the Sub-Registrar of Assurances for registration of this Deed of Sale whenever called upon to do so.

7. It is mutually agreed by and between parties hereto till the date of execution of this Deed all the dues like Property Tax, Maintenance, Electricity Bills, Telephone Bills, Income Tax, Sales Tax, Vat, Excise, GST, Service Tax or any other charges if any etc. in respect of said Premises will be paid by the Party of First Part, the Vendor herein thereafter the Party of the Second Part herein, the Purchaser herein will be liable and responsible to pay the same. The Purchaser shall from the date of execution of this Deed pay regularly to the Municipal and other taxes, Water and Electricity

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charges, maintenance and other outgoings payable in respect of the said premises.

8. All costs incidental to this Deed and conveyance of other writings to be made in pursuance hereof including GST (if applicable), VAT, Service charges, stamp duty and registration charges shall be borne and paid by the Purchaser alone.
9. The PURCHASER shall pay the applicable TAX DEDUCTION AT SOURCE (T.D.S) as per the Provision of Section 194IA of Income tax Act, 1961, the said amount paid shall be treated as amount paid to the VENDOR out of the consideration amount as agreed above. The PURCHASER shall before the completion of this sale transaction pay the above T.D.S. and provide the Tax Paid Challan to the VENDOR.
10. This Deed shall, to the extent they are statutory, always be subject to the provisions contained in the Maharashtra Ownership Flat (Regulation of promotion of construction, sale, management and transfer) Act, 1963 (Maharashtra Act No. XV of 1997) and rules made there under and any other provisions of law applicable thereto.
11. All disputes and difference of any nature at any time arising between the parties hereto as to the interpretation or construction of or concerning anything in or arising out of this Deed or as to any act or omission in pursuance hereto or in any way touching these presents as to the rights duties and liabilities hereunder of the parties hereto or the subject matter hereof shall be referred to arbitration under the provisions of the Arbitration and Conciliation Act, 1996 or the law relating to arbitration for the time being in force. Such arbitration shall take place in Mumbai.
12. The Courts in Mumbai shall have jurisdiction in respect of any disputes under this DEED.
13. Each party will pay the fees of its Solicitors/Advocates.
14. Both the Parties have read and understood the terms and conditions of this Deed and are executing this Deed under their proper presence of mind.



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कस्ता-२		
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FIRST SCHEDULE

All that piece and parcel of land bearing Plot No. 11-A, bearing C.T.S. No.390 B, 390-B/1-3, admeasuring 678.6 square metres amalgamated with Plot No. 12, bearing CTS No. 389 and 389/1 admeasuring 1082.8 square metres, the area of both the plots after amalgamation is admeasuring 1761.4 square metres, Sindhi Immigrants Co-operative Housing Society Ltd., Chembur, Mumbai-400 071 and the exact location of the premises for sale situated and lying thereabouts of 'M' ward and being at Village-Chembur, Taluka- Kurla in the Registration District and Sub-District of Mumbai Suburban and delineated on the plan hereto annexed and thereon showing surrounded by in Red colour and bounded as follows : i.e. to say.

On or towards East: by Plot belonging to Wasan Ford;

On or towards North: by Other Plot of the Sindhi Society;

On or towards West: by Neelkamal Hotel (facing S.T. Road);

On or towards South: by Hemu Kalani Marg.

SECOND SCHEDULE







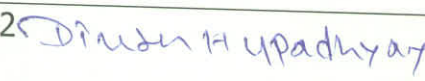







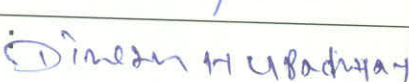

Bearing an area of 457.73 square metres i.e. an area admeasuring 206.45 square metres on the Ground floor & an area admeasuring 251.28 square metres on the First floor along with 4 numbers of open parking spaces in the 'Eastern Court' Building situated on amalgamated Plot Nos.11-A & 12, Sindhi Immigrants Co-operative Housing Society Ltd., bearing C.T.S. No. 390 B, 390-B/1-3, 389, & 389/1, Village-Chembur, Taluka-Kurla, Chembur, Mumbai-400 071.

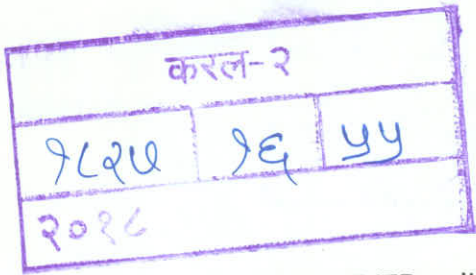
THIRD SCHEDULE

Bearing Commercial Premises bearing Unit No. G-01 admeasuring 202.80 square metres carpet area on the Ground floor in "B" Wing in the Building known as 'Eastern Court' situated at amalgamated Plot Nos.11-A & 12, Sindhi Immigrants Co-operative Housing Society Ltd., bearing C.T.S. No. 390 B, 390-B/1-3, 389, & 389/1, Village-Chembur, Taluka-Kurla, Chembur, Mumbai-400 071. and said Building is situated inside the road.

IN WITNESS WHEREOF the Vendor and the Purchaser have set their hands on the day and year first hereinabove written.

करल-२		
१६२०	१५	५५
२०१८		

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED 'VENDOR',	SIGNATURE	THUMB	PHOTO
M/S. SANJONA BUILDERS Through their Partner MR. SUNIL VIDYASAGAR GUPTA	FOR SANJONA BUILDERS  PARTNER	 	
Witness 1 			
Witness 2 			
SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED 'PURCHASER',	SIGNATURE	THUMB	PHOTO
M/S HOTEL SOUTHSON PVT. LTD. Through its Director MR. K. KANNAN NAIKER	For HOTEL SOUTHSON PVT. LTD.  Director	 	
Witness 1 : 			
Witness 2 : 			



RECEIPT

RECEIVED with thanks from the within named Purchaser, **M/S HOTEL SOUTHSON PVT. LTD.**, a sum of Rs.6,71,00,000/- (Rupees Six Crore Seventy One Lakhs Only) as agreed lump sum price consideration inclusive of Rs.6,71,000/- (Rupees Six Lakhs Seventy One Thousand Only) by way of TAX DEDUCTION AT SOURCE (T.D.S) as per Section 194IA of Income Tax Act, 1961 in respect of the sale of right, title and interest in the said Commercial premises being **Unit No. G-01** admeasuring **202.80 square metres carpet area** on the Ground Floor in "B" Wing in the Building known as 'Eastern Court' situated at amalgamated Plot Nos.11-A & 12, Sindhi Immigrants Co-operative Housing Society Ltd., bearing C.T.S. No. 390 B, 390-B/1-3, 389, & 389/1, Village-Chembur, Taluka-Kurla, Chembur, Mumbai-400 071. The Details are as follows:-

SR NO.	DATE	Cheque / UTR No.	BANK	AMOUNT
1	23.06.2017	966945	State Bank of India	21,00,000/-
2	29.06.2017	966946	State Bank of India	50,00,000/-
3	30.06.2017	966948	State Bank of India	29,00,000/-
4	10.07.2017	SBINR52017071000034640	State Bank of India	50,00,000/-
5	14.07.2017	SBIN317195324260	State Bank of India	49,00,000/-
6	01.08.2017	SBINR52017080100027643	State Bank of India	50,00,000/-
7	02.08.2017	SBINR52017080200022110	State Bank of India	50,00,000/-
8	23.08.2017	SBINR52017082300031758	State Bank of India	50,00,000/-
9	04.09.2017	SBINR52017090400061209	State Bank of India	50,00,000/-
10	25.09.2017	SBINR52017092500057167	State Bank of India	51,00,000/-
11	16.10.2017	SBINR52017101600056848	State Bank of India	50,00,000/-
12	20.11.2017	ANDBR52017112000794071	Andhra Bank	50,00,000/-
13	14.02.2018	ANDBN18218132866	Andhra Bank	51,41,960/-
14	Adjusted Towards Lease Security Deposit			31,43,520/-
15	Adjusted towards Six months Lease Rent from September, 2017 to February, 2018			31,43,520/-
16	TDS as per Section 194IA of Income Tax Act, 1961			6,71,000/-
Total				6,71,00,000/-

I Say Received,
FOR SANJONA BUILDERS

PARTNER

MR. SUNIL VIDYASAGAR GUPTA
Partner of M/S. SANJONA BUILDERS
(Vendor)

Witness:

1.

Anupriya Singh

2.

Disha Upadhyay

करल-२		
१८२०	१०	५५
२०१८		

29th January 2018

LETTER OF AUTHORITY

We, the below named, being partners of M/s Sanjona Builders, a Partnership firm having its registered office at 401, Sanjona Complex, Hemu Kalani Marg, Chembur, Mumbai – 400071, hereby authorize Mr. Sunil Vidyasagar Gupta (one of the below named partners) to sign and execute the Sale Deed to be executed between M/s Sanjona Builders and M/s Hotel Southson Pvt. Ltd. in respect of the office premises in the building known as 'Eastern Court' situated at V.N. Purav Marg, Chembur, Mumbai – 400071, and register the same with the sub-registrar of Assurances.



Sunil Vidyasagar Gupta



Sanjay Govind Agarwal



Apurva Sunil Gupta



करल-२		
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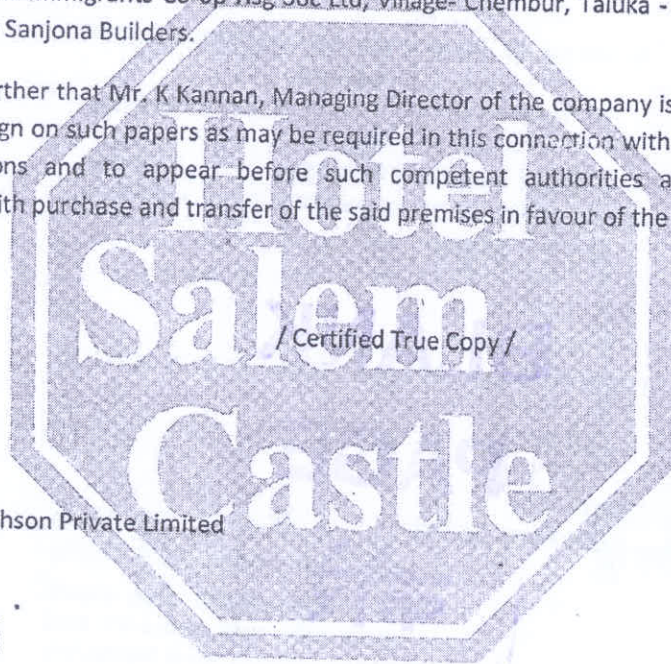
Hotel Southson Pvt. Ltd.,

करल-२		
१८२७	१८	५५
२०१८		

Certified True Copy of the resolution passed at the meeting of Board of Directors of Hotel Southson Private Limited held on 23rd May 2017 11:00 AM at Hotel Southson Private Limited, A/4 Bharathi Street Swarnapuri Salem - 636004.

"Resolved to purchase a Commercial Premises, Office No - G01 admeasuring 202.80 Sq Mts Carpet Area on the Ground Floor in the Building Eastern Court situated at Plot No - 12 bearing C.T.S. No 389 & 389/1 Sindhi Immigrants Co-op Hsg Soc Ltd, Village- Chembur, Taluka - Kurla Mumbai - 400071 developed by Sanjona Builders.

"Resolved Further that Mr. K Kannan, Managing Director of the company is hereby authorized to do all acts and sign on such papers as may be required in this connection with Purchase and such other documentations and to appear before such competent authorities as may be required for completing with purchase and transfer of the said premises in favour of the company."



For Hotel Southson Private Limited

K. Chitrapavai
(K.Chitrapavai)
Director

करल-२		
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Original
नोंदणी ३९ म.
Regn 39 M

पावती

पावती क्र. : 3964

दिनांक 13/05/2011

गावाचे नाव चेंवूर

दस्तऐवजाचा अनुक्रमांक वदर13 - 03956 - 2011

दस्ता ऐवजाचा प्रकार

करारनामा किंवा त्याचे अभिलेख किंवा करार संप्रसारण

DELIVERED

सादर करणाराचे नाव: मेसर्स सजोना विल्डर्स तर्फे भागीदार श्री. सुनिल विद्यासागर भट्टा
A'AAFS3232Q


नोंदणी फी

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (32)

एकूण रु.



आपणास हा दस्त अंदाजे 3:59PM हा वेळेस मिळेल


दुय्यम निबंधक

बाजार मूल्य: 6866000 रु. मोबदला: 9154600 रु.
भरलेले मुद्रांक शुल्क: 457750 रु.

सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: कोटक महिंद्रा बँक लि. गु. २२
डीडी/धनाकर्ष क्रमांक: 008470, रक्कम: 30000 रु., दिनांक: 05/05/2011



दस्तक्रमांक व वर्ष: 3956/2011

Friday, May 13, 2011

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सूची क्र. दोन INDEX NO. II

नॉदणी 63 म

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करल-२

गावाचे नाव : चेंबूर

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- (1) विलेखाचा प्रकार मीमादल्याचे स्वरूप करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख व बाजारभाव (भांडपट्ट्याच्या बाबतीत पेटाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मीमादला रु. 9,154,600.00
बा.भा. रु. 6,866,000.00

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

- (3) क्षेत्रफळ

- (4) आकारणी किंवा जुडी 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 देण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

- (7) दिनांक करून दिल्याचा 13/05/2011
(8) नोंदणीचा 13/05/2011
(9) अनुक्रमांक, खंड व पृष्ठ 3956 /2011
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 457750.00
(11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
(12) शेरा

- (1) वर्णना मोजे चेंबूर सिटीएस नं 390वी, 390/बी/1/2/3 - प्लॉट नं 11-ए, सिधी इमिग्रेंट्स को ऑप हाऊ सोसा लि, सिधी सोसा, चेंबूर मुं 71 - क्षेत्र 457.73 चौ मी संजोना विल्डर्सला अर्पण डेव्हलपर्स प्लॉट नं 12 वर बांधून देणार - अंटीजे क्र 6866000 व मांवादला रु 9154600 यावर मु शु 457750 रु दि. 6/5/11

(1)

(1)

- (1) मेसर्स अर्पण डेव्हलपर्स तर्फे भागीदार श्री. अलोक सरकार - -; घर/प्लॉट नं: 207/208, अनुराग बिझनेस सेंटर, चेंबूर घाटला रोड, चेंबूर मुं 71; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;

- (2) मेसर्स अर्पण डेव्हलपर्स तर्फे भागीदार श्री. सुरेश बी. कारवा - -; घर/प्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;

- (3) मेसर्स अर्पण डेव्हलपर्स तर्फे भागीदार पुष्पादेवी बी. कारवा - -; घर/प्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;

- (1) मेसर्स संजोना विल्डर्स तर्फे भागीदार श्री. सुनिल विद्यासागर गुप्ता AAASF3232Q - -; घर/प्लॉट नं: प्लॉट नं 11-अ, संजोना कॉम्प्लेक्स, एच के मार्ग, सिधी सोसा, चेंबूर मुं 71; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;



खरी प्रत

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

BRIHANMUMBAI MAHANAGARPALIKA

CHE/ES/2378/M/W/342

करल-२		
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To
Shri. B. H. Wadhwa, Architect,
A-1, Wadhwa Building,
CTS No. 1210 of 10th Road,
Behind Jain Temple,
Chembur, Mumbai - 400 071.

Sub.: Proposed change of Activity from Office to Bank in premises No. G-1 on Ground floor
in existing Commercial Building Wing B on plot no 11-A & 12 bearing CTS No 389, 389/1,
390-B & 390-B/1-13 of Village Chembur


Ref: Your application dated 08/06/2017

Gentleman,

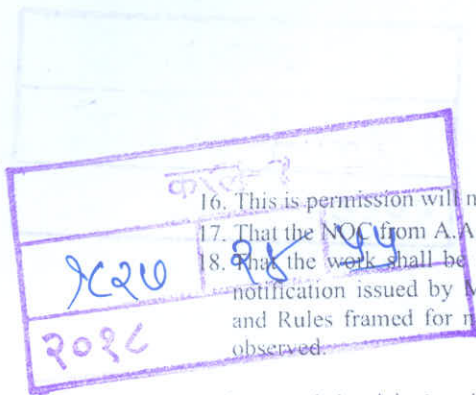
There is no objection to carry out the change of activity as shown in the plan subject to
the compliance of the following conditions:

1. The proposed Alteration & Additions shall be carried out as shown in the plans approved under even number, without making any changes to the structural members walls or without damaging the structural members of the building.
2. The proposed work shall not involve any modification or alteration to structural members of the building or shall not require any structural changes.
3. The work shall be executed under the supervision of appointed Architect only & all the materials for the proposed work shall be used of good & standard quality.
4. The proposal shall not have involvement of any utilization of additional Floor Space Index (FSI).
5. The requirement of parking spaces of the building / premises shall not change due to proposed work.
6. The external walls or any load bearing walls shall not be removed or any changes to the same shall not be done during / carrying out the proposed work.
7. The validity of approval is one (1) year from the date of issue of approval.
8. The approval to the proposed work is granted on the basis of documents submitted for the proposal. The approval shall stand revoked / cancelled in case the documents, information provided are found false or fabricated. The action will be initiated for the same & for work carried out, as deemed fit by law.
9. The work shall be strictly executed under your supervision & you will be responsible for execution of the work as per the plans approved by MCGM, as submitted by you.
10. That the registered Structural Engineer shall be appointed for the proposed work.
11. That the structural design, calculation & detailed structural drawings of proposed work from a registered structural engineer shall be submitted before starting of work. Certificate of structural stability from the structural consultants shall be submitted.
12. That the proposed work shall be carried out strictly under the supervision of structural engineer.
13. That the work shall be carried out entirely at your risk and costs and Indemnity bond indemnifying MCGM from any damages, human loss, accident, Ownership, any disputes, Court cases, etc. shall be submitted.
14. That the CFO NOC shall be submitted before completion of work.
15. That the structural members shall not be disturbed while carrying the work of proposed additional alteration.

TRUE COPY


B. H. Wadhwa
Architect & Engineer

Co-Operative Housing Society Ltd.



16. This is permission will not absolve you take permission required from any other authority.
17. That the NOC from A.A. & C. shall be submitted.
18. That the work shall be carried out between 6.00 am to 10.00 pm, and the provision of notification issued by Ministry of Environment and Forest department dated 14.2.2000 and Rules framed for noise pollution (Regulation & Control) Rules 2000 shall be duly observed.

One set of plan duly signed and stamped is hereby returned in token of the Municipal approval.

Yours faithfully,

Kishore Gobindram
Shahdarpuri

Executive Engineer
(Building Proposal) E.S.-I

SUJIT
JAGANNATH
AMRITHAR

S.E.B.P.(M-I)

Ramesh
Nagbhush
an Kulkarni

A.E.B.P.(M)



TRUE COPY

B. H. Wadhwa
B. H. Wadhwa
Architect & Engineer

MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE

करले-२		
१६६	२५	५५
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No : FBUS/21712-V/22
Date : 03/06/2017

Sub: N.O.C. of fire safety measures for the Addition/Alteration, interior works and Change of user in existing commercial building on ground floor office wing B at plot no. 12, & 11A, S.I.C.H. Ltd land plot bearing CTS no. 390B, 390B/1-3, 389, 389/1 & 2 of village Chembur, V.N. Purav marg, Chembur, Mumbai.

Ref: i) Letter from B.H. Wadhwa architects
dtd 30/05/2017.

ii) M.F.B. No. S/4/R-V/22. Dated. 31/05/2017



E.E.B P..(ES)

This is an existing high rise office /commercial building having basement + ground floor + 6th upper floors with total height of 23.99 mtrs from ground floor to terrace level for Commercial use, Occupation certificate vide no.CE/5745/BPES/AM dated 06/12/2013 has been already issued by Building proposal department.

Now, the Architect has proposed Addition/Alteration, interior works and Change of user from office to Bank on ground floor in existing commercial building wing B. According to the enclosed plans the cabins/ room will be constructed. During the course of discussion, the architect has informed that, wherever the timber will be used in the partitions, the same will be painted with fire retardant paints.

The existing building has been provided with ~~one~~ open type staircases having flight width of 1.50 mtrs. each, & two nos of lifts each leading from ground level up to terrace level which are externally located & adequately ventilated to outside air. The existing building has been provided fixed fire fighting system and found in working condition and submitted Form B certificate from V2 fire protection. The building is abuts on 18.30 mtrs wide existing 36.60 mtrs V.N. Purav marg & Hemu Kalani marg approachable for fire appliances in case of emergency.

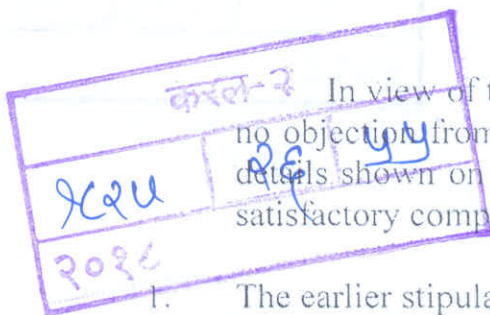
The Authenticity, area, Structure and earlier approvals shall be verified and confirmed by the E.E.B.P. **TRUE COPY** further process shall not be permitted.

(Signature)
31/6/17

(Signature)
B. H. Wadhwa
Architect & Engineer

(Signature)
31/6/17
H
est

Co-Operative Housing Society Ltd.



In view of the above as far as this department is concerned there would be no objection from fire safety point of view for above said activities, as per the details shown on the enclosed plan, signed in token of approval, subject to the satisfactory compliance of the following requirements.

1. The earlier stipulated fire protection & fire fighting requirements vide N.O.C. s from this department shall be strictly adhere to.
2. Entrance, staircase and passage should be segregated from the occupied space by means of fire resistant doors.
3. By constructing internal walls, access to other establishment/offices shall not be obstructed, accordingly concerned A.E. (B & F) / E.E.B.P. ES shall inspect the premises till then further process shall not be permitted.
4. The open able windows should be provided on the premises.
5. 1.5 mtrs. wide central corridor should be provided & free from obstruction in the premises.
6. Continuous corridor leading up to the lift lobby, staircase enclosure should be provided.
7. The entire proposed bank premises shall be provided with automatic smoke detection system as well as manual fire alarm system along with control panel, hooters etc.
8. Round O'clock the security staff to monitor the fire alarm panel and to communicate in emergency to the concern competent authority i. e. police, fire brigade shall also be provided.
9. The security guards on duty shall be trained in the use of portable fire extinguishers as well as the fixed fire fighting installations if installed on the floor.
10. Original frame work of the structure should not be disturbed.
11. Internal layout and construction of Addition/alteration, interior works and change of user shall be strictly in accordance with the details shown on the enclosed plan. No change shall be carried out without obtaining prior permission from C.F.O. department.
12. Common passage and the means of escape i.e. staircase shall be maintained free from obstructions, encroachments, and storages so as to afford easy means of egress/ ingress in the event of an emergency.
13. False ceiling suspenders/ runners shall be non combustible materials.
14. Escape routes suspenders/ runners shall be of non combustible materials.
15. The Escape routes shall be indicated with fluorescent paint signage's.
16. Approved type of electric circuit breakers shall be provided at the main electric distribution board.
17. The main electric switch board shall be provided near the main entrance.
18. Electric mains shall be switched off at the close of each working day.
19. Fire axes for the purpose of breaking the glasses shall be provided in glass fronted boxes at accessible different places in the premises.

TRUE COPY

M. H. Wadhwa
Architect & Engineer

2
Architect & Engineer

करल-२		
१८८८	२८	५५
२०११		

20. Wherever any cabins/ room are fully/ partly enclosed with timber partition, same shall be painted with fire retardant paint.
21. It shall be ensured that, the smoke detection system, manual fire alarm system of the building shall be in good working order and condition at all times.
22. All the cabins/strong room having full height partition, and store room shall be provided with doors of at least half and hour fire resistant and they shall be of self closing type.
23. All proposed cabins/ room shall be provided louvers for ventilation.
24. Automatic sprinkler system shall be provided in the proposed Bank.
25. Automatic smoke detection system shall be provided in the proposed bank.
26. The A.C. ducts shall be constructed of substantial metal gauge in accordance with IS:655:1963 for metal air duct (Revised).
27. Wherever ducts or electric wiring pass through walls, the opening around the duct or electrical work shall be sealed with fire resisting material such as vermiculite cement.
28. Escape route like staircase, common lobby etc shall not be used as return air passage.
29. The electric oven in the pantry shall be only on and of thermostat type. Red pilot lamp shall be incorporated in the electric circuit of the oven. The electric oven shall be kept on the non combustible platform. No other fuel shall be used in the pantry.
30. Evacuation drill shall be planed in consultation /co operation with the building management.
31. Dwellings, cooking (other than permitted), use of any naked light other than permitted shall be strictly prohibited on the premises.
32. The open able glass panes or iron grills and shall not be kept under lock and key.
33. Dry chemical powder 'ABC' type fire extinguishers of 6 kgs. capacity each with BIS certification mark shall be kept on the floor of the premises at the every 100 sq. mtrs..
34. This N.O.C. is issued from fire risk point of view and the structure stability certificate from the authorized structural engineer should be produced at the time of obtaining completion certificate.
35. Authenticity/approval & occupation of the existing premises i.e. on ground floor of the proposed bank shall be inspected, verified & approved by concerned municipal authorities of concerned ward till then shall not be allowed to use.
36. No changes except as stated above and as shown on the enclosed plans shall be carried out on the premises unless permitted by this department.
37. After the completion of above said work party should obtained compliance report from this department till then further process shall not be permitted.

TRUE COPY

[Signature]

B. H. Wadhwa
Architect & Engineer

Co-Operative Housing Society Ltd.

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१८२०	२०१८


Now the party has certified the gross built up area of 220.00 sq. mtrs. vide his letter dated 30/05/2017 & party has paid additional scrutiny fee of Rs. 5280/- as per revised rate of Rs. 24/- per sq. mtrs. vide Receipt No. 4649479 & SAP Doc. No. 1002981714 dated 03/06/2017.


However, E.E.B.P. (ES) is requested to verify the total gross built-up area and inform this office is the same found to be more, for the purpose of levying additional capitation fee, if required.



Copy to :
M/s B.H. Wadhwa, Architects, Mumbai.

— sd —
Dy. Chief Fire Officer
Mumbai Fire Brigade


31/6/17
Dy. Chief Fire Officer
Mumbai Fire Brigade


31/6/17

VALID UPTO

27 OCT 2005

410
Gen-HS-1000-2

9620

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MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 5745

/BPES/AM

28 OCT 2004

COMMENCEMENT CERTIFICATE

To
M/S S.T.C.H. Soc. Ltd.

Sir,

With reference to your application No. 10404 dated 24.10.03 for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional & Town Planning Act, 1966, to carry out development and building permission under section 346 of the Mumbai Municipal Corporation Act, 1888 to erect a building in Building No. 1271 on plot No. 1271 C.T.S.No. 390-B/390B/1-3 Divn/Village/Town Planning Scheme No. 1271 situated at Road/Street Ward

the Commencement Certificate/Building permit is granted on the following conditions :-
1. The land vacated in consequence of the endorsement of the set back line/road widening line shall form part of the public street.

2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.

3. The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.

4. This permission does not entitle you to develop land which does not vest in you

5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

6. This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:

(a) The Development work in respect of which permission is granted under this certificate is not carried 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 imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with

2/

Co-Operative Housing Society Ltd.

(c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation, and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri C. V. Khandekar
Assistant Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

The C.C. is valid upto 127 OCT 2005.

Full C.C. as per approved
plan dt. 14-7-04

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



C.V. Khandekar
28.10.04
Assistant Engineer Building Proposals
Executive Engineer Building Proposals
(Eastern Suburbs)
FOR

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

GE15745BPESIAM *** 8 APR 2010

plinth C.C. as per approved amended plans dt. 22.1.10

GE15745BPESIA 18 FEB 2011

Full C.C. as per amended plan dated 22.1.10.

18/2/11
Executive Engineer Building Proposal
(Eastern Suburbs.) - I

28/12/11
Executive Engineer Building Proposal
(Eastern Suburbs.) - I

GE15745BPESIA 29 DEC 2011

Full C.C. as per approved amended plan dt. 16/12/11

SOP
29/12/11

29/12/11
Executive Engineer Building
(Eastern Suburbs.) - I

06 DEC 2013

To,

S.I.C.H.S. Ltd.
Chembur
Mumbai

Sub: Full occupation permission to the commercial building comprising of Basement + Ground + 6 upper floors on plot bearing No.11A & 12, S.I.C.H.S. Ltd., bearing C.T.S.No.390-B, 390-B/1-3 and C.T.S.Nos.389, 389/1 of village Chembur

Sir,

The full development work of building situated in plot bearing No.11A & 12, S.I.C.H.S. Ltd., bearing C.T.S.No.390-B, 390-B/1-3 and C.T.S.Nos.389, 389/1 of village Chembur is completed under the supervision of Shri. B.H. Wadhwa Licensed Architect, having Licence No. CA/82/7288 & Shri P.P.Tavase Licensed Structural Engineer, having Licence No. STR/T/22 and Shri K.H.Motwani, having Licence No. STR/M/17 may be occupied on the following conditions.

- 1) That the certificate under section 270-A of M.M.C. Act shall be submitted within 3 months or before applying for B.C.C. whichever is earlier.

One set of certified completions plans is hereby returned in the token of Municipal approval.

Note : This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal corporation Act.

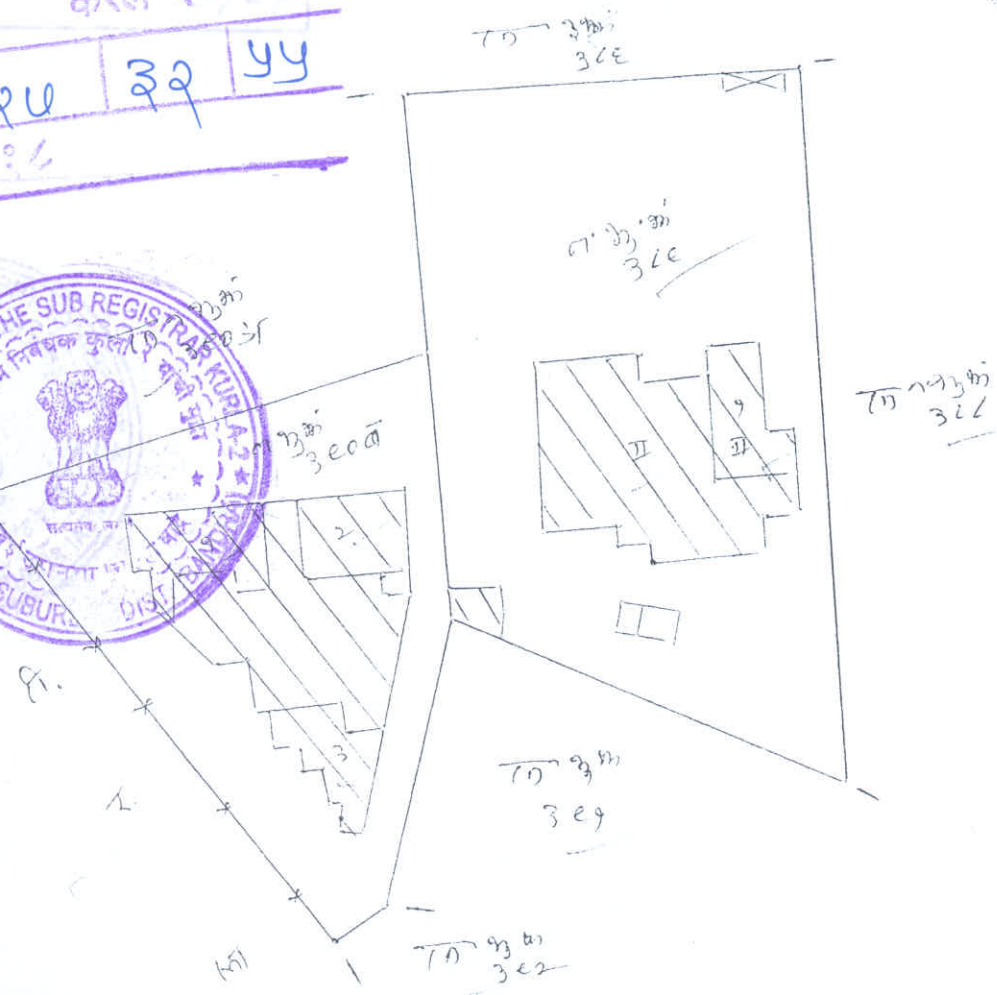
Yours faithfully,

Sd/-
Executive Engineer
(Building Proposal) E.S.-I


Copy forwarded for information to the Architect
Shri B.H. Wadhwa


M. Kulkarni
06.12.2013
Executive Engineer
(Building Proposal) E.S.-I

Co-Operative Housing Society Ltd.



अर्थ साधन.....	१६०५	अर्थ साधन.....	६
अर्थ साधन वि.....	२३/५/१७	अर्थ साधन वि.....	३००२
उपकरण साधन वि.....	१२१६/१७	उपकरण साधन वि.....	२२
उपकरण साधन वि.....	१३/६/१७	उपकरण साधन वि.....	३२०२


 श्री. डी. के. माने
 परिदण भूमापक क्र. 9
 नगर भूमापन अधिकारी चेंबूर

[illegible]

9620 33 34
2082

PROFORMA 'B'

STAMP & DATE OF RECEIPT OF PLANS

STAMP & DATE OF APPROVAL OF PLANS

CONTENTS OF SHEET

GROUND Floor Plan BLOCK PLAN
R.G. AREA CALCULATIONS

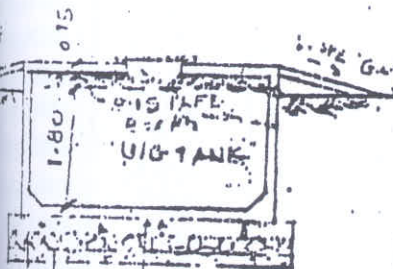
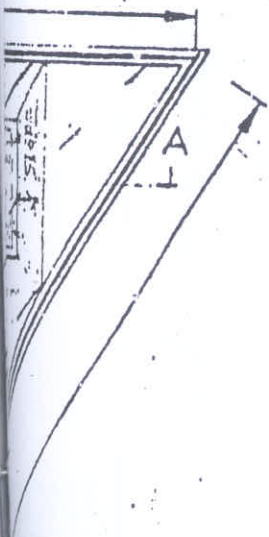
REV.	DESCRIPTION	DATE	SIGN

Description of PROPOSAL & PROPERTY

COMPLETION PLAN FOR
Proposed Additions, Alterations And
Extensions To Existing Building
On Amalgamated Plot No:- 11-A & 12
Of SICHS Ltd., Chembur, Bearing
C.T.S, No: 390-B/1-3 & 389, 389/1,
For SICHS Ltd.
Village Chembur, MUMBAI.

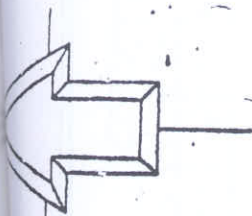
Name of Owner.

M/S SINDHI Immigrants
Co-Operative Housing Society Ltd.



0.15 THK 1:3:6 A.C.
0.25 THK RUBBLE PACK.
0.10 THK C.C.

SECT. - A-A
SCALE: 1:100



CHEMBUR, MUMBAI - 71.

B.H. WADHWA

कक्ष-२

7020

3x 4y

Plot No: 11-A

C.T.S. No: 390-B / 1-3



GATE

06 DEC 2013

to the Commercial building
comprising of basement
Full/Fan Occupation + 6 upper Floors/Building No 6 + Ground
Is hereby granted subject to
conditions mentioned in this office
letter No. CE/ 5745 /R PE. SIAM

Executive Engineer Building Proposal
(Eastern Suburbs.) - I

S.E. (B.P) M-9

Signature of Owner
member Alice

FLOOR PLAN

Scale :- 1 : 100

The Sindhi Imm. Co-op. Hsg. Soc. Ltd.

Signature of _____
Society

Spent!

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१८७	३५	५५
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2026

The map illustrates a land development project with the following details:

- Top Section:** A large rectangular area labeled "PROPOSED WING - B" and "Ground Floor". Below this, "Plot No. 12" is marked. To the left, "CTB No. 389, 390/A" is indicated. Dimensions of 5.52 and 6.47 are shown along the top edge.
- Left Section:** A vertical strip labeled "CTB" with dimensions 4.50 and 4.50.
- Right Section:** A triangular area labeled "CTB No. 389" and "CTB No. 391". A road labeled "FOUR LANE" runs along the top right boundary.
- Bottom Section:** A large area labeled "CTB No. 390-A" and "CTB No. 392". It contains several smaller plots, some with dimensions like 4.84M, 4.7M, 4.2M, 5.7M, and 6.51. A road labeled "18.30 M (60 Feet) Wide" runs along the bottom edge. The name "HEMU KALANI" is written along the bottom right boundary.
- Internal Features:** Various buildings and structures are depicted within the plots, including a "L" shaped building in the top left and a "G" shaped building in the bottom right.

C.T.B. No: 399

CTB No: 391

C.T.S. No. 58

MARG

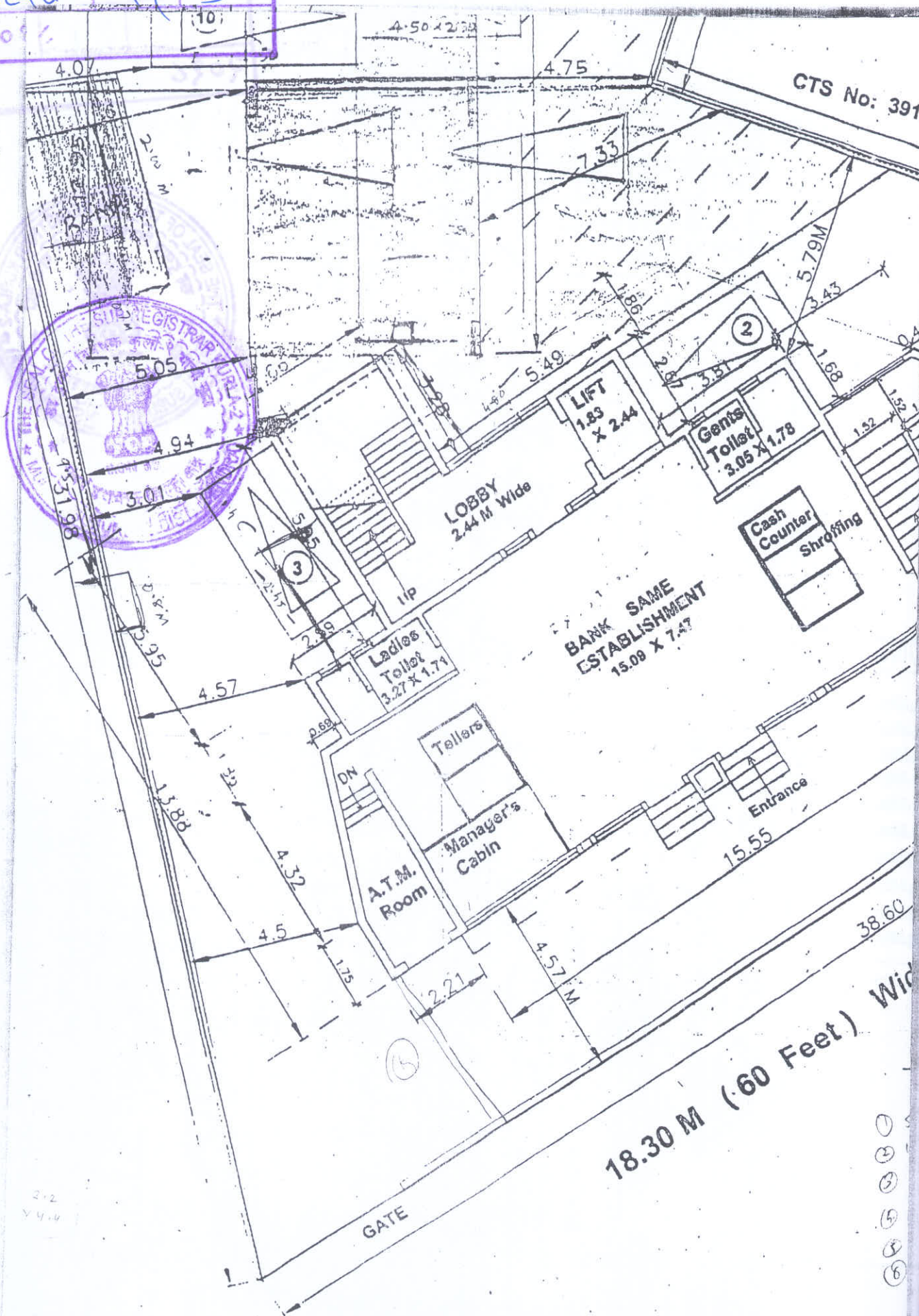


Sq.Mts.
Sq.Mts.
Sq.Mts.
Sq.Mts.
Sq.Mts.
Sq.Mts.
Sq.Mts.
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Sq.Mts.

Plot No: 11-A C.T.S. No: 390-B / 1-3
Plot No: 12 C.T.S. No: 389, 389 / 1

10



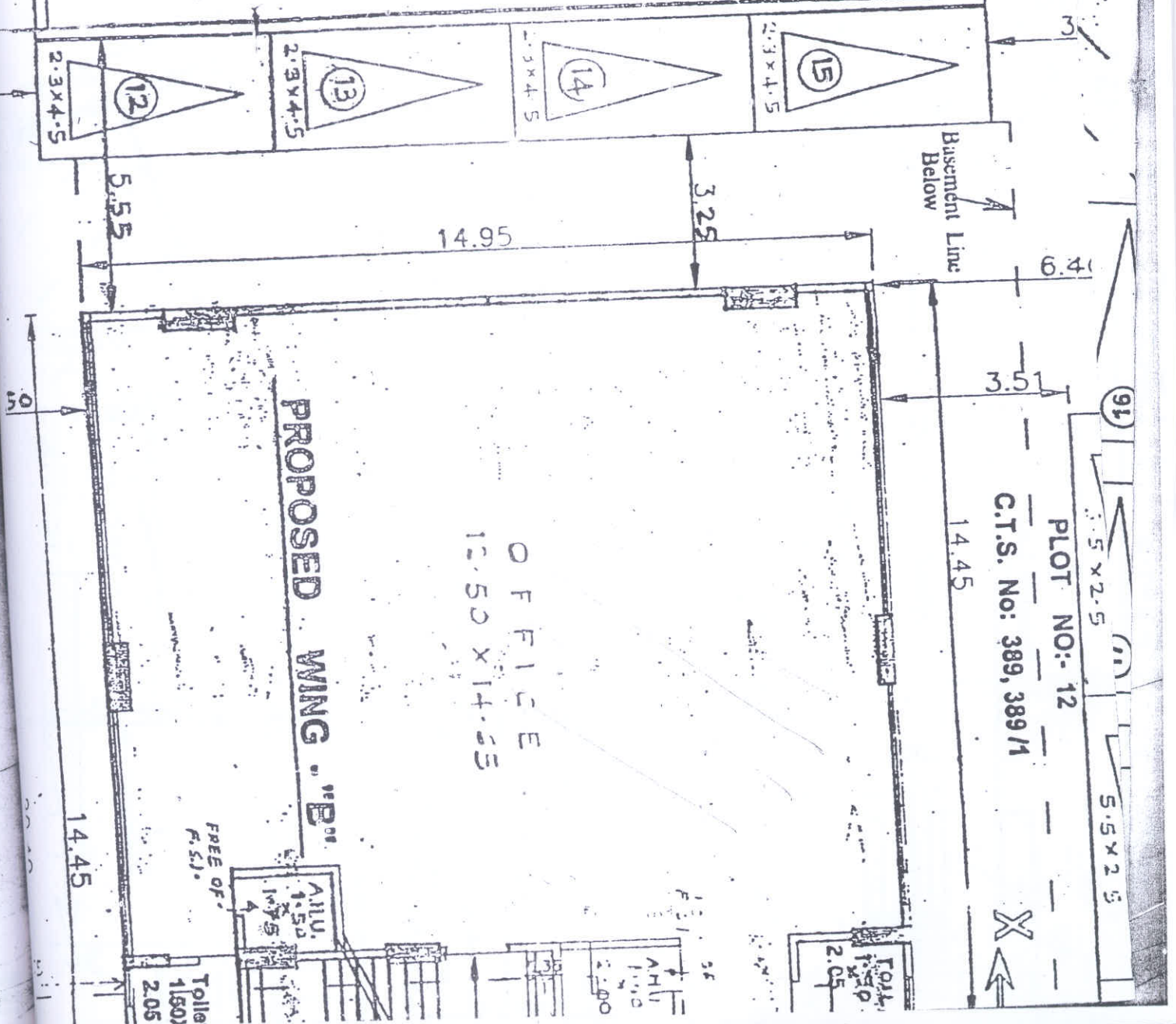
ROAD		
7620	20	yy
3036	MARG	
TO CHEMB		

TO CHEMB

V.N. PURAV M

SHOPS

C.T.S. No: 386 -A



STAMP & DATE

CONTENTS OF SH

GROUND Floor Plan
R.G. AREA CALCUL

REV. DESCRIPTION

Description of PR
COMPLETION OF
Proposed Addition

Extensions To
On Amalgamated

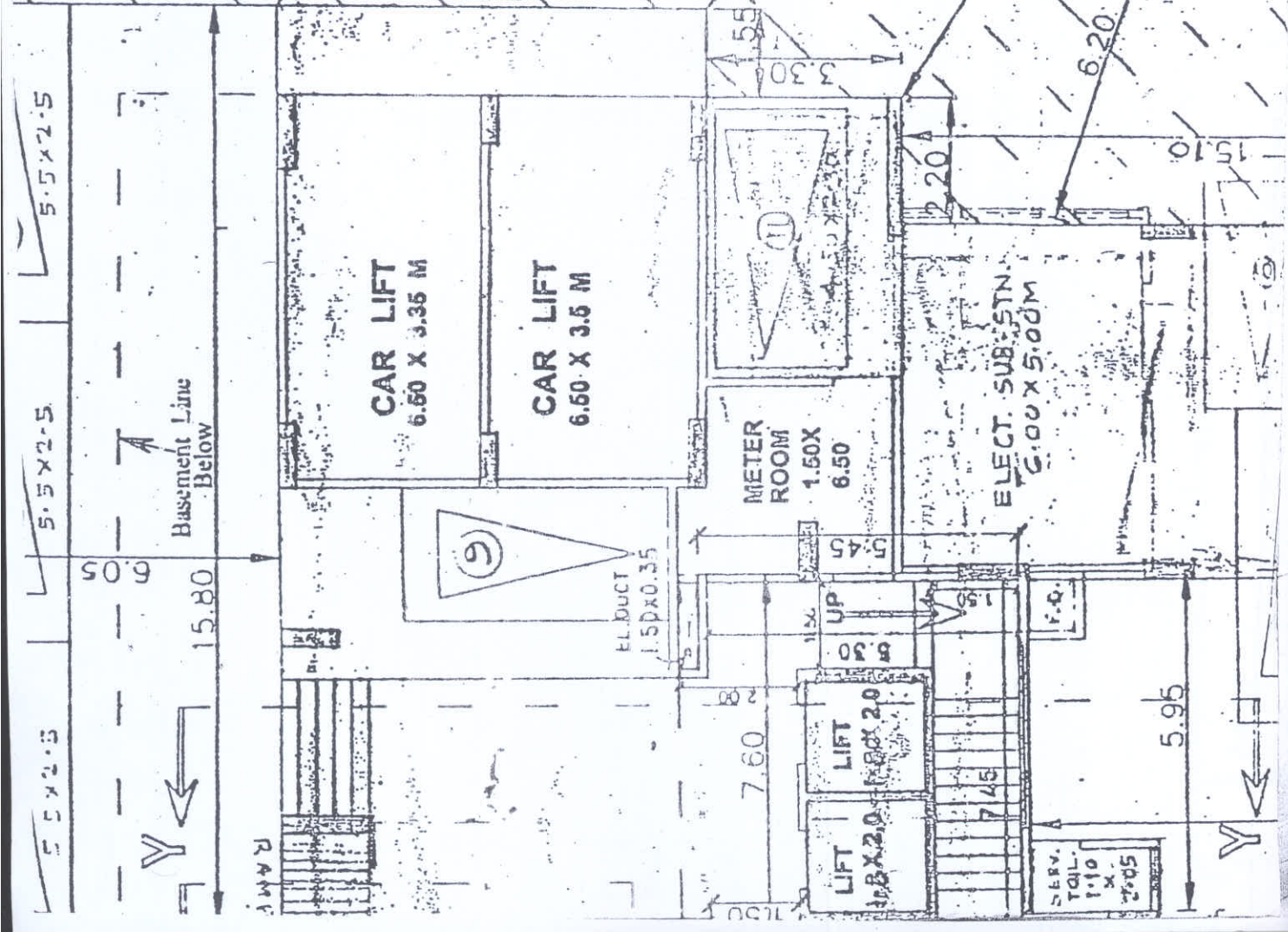
Of SICHS Ltd.

C.T.S. No: 390-B
For SICHS Ltd.
Village Chembur

Name of Owner

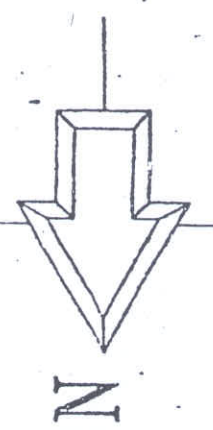
M/S SINDHI Im
Co-Operative Ho

(15% Non-Deductable R.G.)
= 280.695 Sq.Mts.



C.T.S. No: 399
22.13

SECT. - A-A
SCALE: 1:100



मालमत्ता पत्रक

विभाग/मौजे -- चेंबूर

तालुका/न.भू.मा.का. -- न.भू.अ. चेंबूर

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार
क्रमांक / फा. प्लॉ. नं. चौ.मी.

शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

३८९/१ ३८९/१
-- ३२.५ C

करल - ५
सि.स.नं. ३८९ प्रमाण २०१७

सुविधाधिकार --

हक्काचा मुळ धारक वर्ष १९६६ सिंधी इमीग्रन्ट्स को.ऑ.हौसिंग सोसायटी लि. चेंबूर

पट्टेदार --

करल-२
१८२७ ३८ ५५
२०१८

इतर भार --

इतर शेर --

दिनांक व्यवहार खंड क्रमांक

नविन धारक (धा)
पट्टेदार (प) किंवा भा

२७/०७/२०१५

मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख पुरवठा पुणे यांचेकडील परिपत्रक क्र. मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र.न. भू.चेंबूर/फे.क्र.१५१२ दिनांक २७/७/१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रके वरील क्षेत्र वेळीत असलेले मिळकत पत्रकेवर नमूद अंकी क्षेत्र अक्षरी बत्तीस पूर्ण किंवा पाच दशांश मात्र चौ.मी. दाखल केले.

न्यासणी करणारा -

खरी नक्कल -

अ.म.मि.सु.मु.दे
परिपत्रक क्र. २८
२०१५

१५०८
१८/७/२०१५
२४/७/२०१५
१५/७/२०१५

२०८
२८
१५

अ.म.मि.सु.मु.दे
परिपत्रक क्र. २८
२०१५

खरी नक्कल
नगर भूमापन अधिकारी
चेंबूर

खरी नक्कल
नगर प्रशासन अधिकारी
मैसूर

मालमत्ता पत्रक

विभाग/मौजे -- चेंबुर

तालुका/न.भु.मा.का. -- न.भू.अ. चेंबुर

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भुमापन क्रमांक / फा. प्लॉ. न.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या वेळ बपासाठीची नियत वेळ
३९०ब	३९०ब		५५९.७	C	करल - ५

432L	39	102
2090		

१८२५	४९	५५
२०१८		



सुविधाधिकार

हक्काचा मुळ धारक
वर्ष १९७९
सिंधी इमीग्रंट को.ऑप.हौसिंग सोसायटी लि.
सही.X.X.X.
जि.नि.भू.अ.तथा
न.भू.अ.क्र.८,मुंबई.

पट्टेदार

इतर भार

इतर शोरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)
१५/१२/२०१५			मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख(म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/ मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/२/२०१५व इकडील आदेश क्र.न भू.चेंबूर/फे.क्र.१५८७/२०१५दिनांक १५/१२/२०१५अन्वये मिळकत पत्रिके वर नमूद असलेले अक्षरी क्षेत्र अक्षरी पाचशे एकोणसाठ पूर्णाक सात दशांश मात्र चौ.मी. दाखल केले.

तपासणी करणारा -

खरी नक्कल -

न.भू.अ. चेंबुर

मुंबई उपनगर जिल्हा

१५०६
१९/१२/२०१५
२०/१२/२०१५
२१/१२/२०१५

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२०१५
२५
२६

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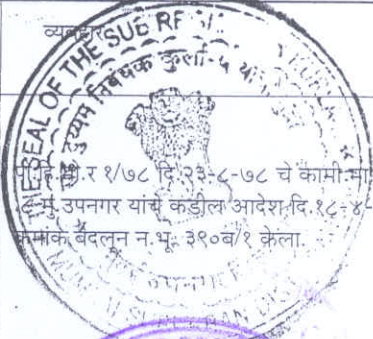

खरी नक्कल
न.भू.अ. चेंबुर

गर भूमापन शिट नंबर शंक / तला: प्ला. नं.	क्षेत्र चौ.मी. करल = 4	धारणाधिकार शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)
३९० ब/१ ३९० ब/१	४०.२ ४०.२	सि.स.नं. ३९० प्रमाणे.

काचा मुळ धारक
 र्ष १९६६

सिंधी इमीग्रन्ट्स को.ऑ.हौसिंग सोसायटी लि

दार	काल-३		
र भार	१८५०	४२	५५
र शेरे	२०६८		

क्रमांक	व्यवस्थापक	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
१९/०४/१९७९			C	सही - जि.नि.भू.अ..XC. तथा नभूअक्र.८८
२३/११/२०१५			<p>मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख(म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/ मि.प./अक्षरी नॉंद/२०१५ पुणे दिनांक १६/२/२०१५व इकडील आदेश क्र.न. भू.चेंबूर/फे.क्र.१५७९ दिनांक २३/११/२०१५अन्वये केवळ चौकशी नॉंदवहीवरील क्षेत्र व मिळकत पत्रिके वरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी चाळीस पूर्णांक दोन दशांश मात्र चौ.मी. दाखल केले.</p>	<p>फे रफार क्र.१५७९/२०१५ सही - २३/११/२०१५ न.भू.अ.चेंबूर</p>

सप्रेम श्रद्धा - खरी नक्कल -

श्री. जी. पी. मुरगुडे
परिचालन भूमापक क्र. ६
नगर भूमापन अधिकारी, बेंगलूर

न.भू.अ. चेंबुर

मुंबई उपनगर जिल्हा

मार्ग क्रमांक	१५०२	मार्ग नं./पन्ना	३
मार्ग संकेत क्रमांक	१५१२०१८	मार्ग संकेत	६०८
मार्ग संकेत क्रमांक	२५१२०१८	मार्ग संकेत	२५
मार्ग संकेत क्रमांक	१५१२०१८	मार्ग संकेत	६०८

Agg

खरी नक़्का
नगर सूत्रापन अधिकारी
बैंगूर

पासर्णी

मालमत्ता पत्रक

विभाग/मौजे -- चेंबुर

तालुका/न.भू.मा.का. -- न.भू.अ. चेंबुर

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / फा. प्लॉ नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार
३९०ब/३	३९०ब/३		३६.३	C

शासनात्मक दिवल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपसणीची नियत वेळ

करल-२

४३२८ ३३ ४२

सि.नं. ३१० प्रमाणे

२०१७

सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९६६ सिंधी इमीग्रन्ट्स को.ऑ.हौसिंग सोसायटी लि

पट्टेदार

इतर भार

इतर शेर

दिनांक

व्यवहार

खंड क्रमांक

नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)

साक्षीकन

१९/०४/१९७९

पो.ही.मो.र १/७८ दि.२३-८-७८ चे कामी मा.जि.नि.भू.अ.तथा न.भू.अ. ८ मुं.उपनगर यांचे कडील आदेश दि.१८-४-७९ अन्वये न.भू. ३९०/१६ चा क्रमांक बदलून न.भू. ३९०ब/३ केला.

२३/११/२०१५

C

मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.संज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/ मि.प./अक्षरी नोंद/२०१५ मुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र.न. भू.चेंबुर/फे.क्र.१५७९ दिनांक २३/११/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिके वरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी छत्तीस पूर्णांक तीन दशांश मात्र चौ.मी. दाखल केले.

सासणी करणारा -

खरी नक्कल -

न.भू.अ. चेंबुर

मुंबई उपनगर जिल्हा

१५०६ १८/११/२०१५ २५/११/२०१५ २५/११/२०१५

१५

खरी नक्कल

नगर भूमापन अधिकारी चेंबुर

भाग/मौजे -- चेंबुर

तालुका/न.भू.मा.का. -- न.भू.अ. चेंबुर

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार

शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

३९०व/२ ३९०व/२ करल - ५ चौ.मी.

५३५ ३४ ४४२ C सि.स.नं. ३९० प्रमाणे.

वेधाधिका २०१७

काचा मूळ धारक सिधी इमीग्रन्ट्स को.ऑ.हौसिंग सोसायटी लि

१९६६

दार

करल - २

र भार

१८५५ ४४ ५५

र शेरे

२०१८ २०१९

नांक	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कर्न
२३/११/२०१५	२३-८-७८	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख(म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र.न.भू.चेंबूर/फे.क्र.१५७९ दिनांक २३/११/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिके वरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी बेचाळीस पूर्णांक चार दशांश मात्र चौ.मी. दाखल केले.	सही - जि.नि.भू.अ..x.c. तथा नभूअक्र.८.८ फेरफार क्र.१५७९/२०१५ सही - २३/११/२०१५ न.भू.अ.चेंबूर

नपासणी करणारा - श्री. वी.पी. दुलुडे

खरी नक्कल -

न.भू.अ. चेंबुर

मुंबई उपनगर जिल्हा

५५०६

२५/११/२०१५

२५/११/२०१५

२५/११/२०१५

खरी नक्कल

नगर भूमापन अधिकारी

चेंबूर

हमीपत्र

आम्ही

मे. सॅंजोना बिल्डर्स चे. मालिहार.
श्री. सुनिम विद्यासागर गुप्ता.

लिहून देणार :-

401, 402, 403 मजल्या, प्लॉट नं. 11-2
सॅंजोना कॉम्प्लेक्स. हेम कलाठी.
मागी. सिंधी सोसायटी,
चेंबूर मुंबई. 400 001

करल-२

१८२५	४५	५५
२०१८		

लिहून घेणार:-

मे. हॉटेल् साउथसन प्रायव्हेट लिमिटेड
तेर्फे उल्लेखित श्री के. कन्नन आयकर
ए-५, भारती स्ट्रीट. जवळ पुणे. सा. नं. ६३६

या हमीपत्राद्वारे सह दुय्यम निबंधक

कुरी २

हमी देतो की, सदर दस्तावेज नमूद मिळकतीसोबत कोणत्या

वाहनतळ (कार पार्किंग) यांची विक्री, हस्तांतरण होत नाही.

दिनांक :- 15/02/2018

ठीकाण :- विक्रोळी पूर्व (मुंबई)

FOR SANJONA BUILDERS

लिहून देणार सही :- *

PARTNER

For HOTEL SOUTHSON PVT. LTD.

लिहून घेणार सही :-

Director

करल-२		
१८२८	४६	५५
२०१८		



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FOR SANJANA BUILDERS

PARTNER



माझे

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAAFS3232Q

नाम /NAME
SANJONA BUILDERS

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION
24-03-1993

R. Singh
आयकर निदेशक (पद्धति)
DIRECTOR OF INCOME TAX (SYSTEMS)

करल-२		
४२०	४०	५५
२०१८		



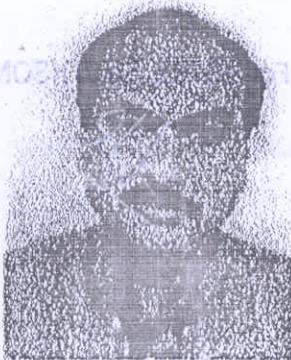
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AABPG9438P

नाम /NAME
SUNIL VIDYASAGAR GUPTA

पिता का नाम /FATHER'S NAME
VIDYASAGAR GUPTA

जन्म तिथि /DATE OF BIRTH
28-12-1952

हस्ताक्षर /SIGNATURE



FOR SANJONA BUILDERS
[Signature]
PARTNER

आयकर अभ्युक्त (कंप्यूटर क्षेत्र)
Commissioner of Income-tax (Computer Operations)

FOR SANJONA BUILDERS

PARTNER

भारत सरकार
Government of India

सुनील विद्यासागर गुप्ता
Sunil Vidyasagar Gupta
जन्म तारीख / DOB : 28/12/1952
पुरुष / Male



7193 2475 2904

माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता
S/O विद्यासागर गुप्ता, बी-1001,
टावर-बी, लोधा बेकलॉसिमो
सी.एच.एस., अपोलो मिल्स कॉम्पाउंड,
एन.एम.जोशी मार्ग, ओपप
चिंचपोकली स्टेशन, महालक्ष्मी ईस्ट,
मुंबई, जाकोब सर्कल, मुंबई, महाराष्ट्र,
400011

Address:
S/O Vidyasagar Gupta, B-1001,
Tower-B, Lodha Bellissimo C.H.S.,
Apollo Mills Compound, N.M.Joshi
Marg, Opp. Chinchpokli Station,
Mahalaxmi East, Mumbai, Jacob
Circle, Mumbai, Maharashtra,
400011

7193 2475 2904



1947



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www.uidai.gov.in

करल-२

१८५५

२०१८

PERMANENT ACCOUNT NUMBER
AAACH5268A

NAME
HOTEL SOUTHSON P LTD

DATE OF INCORPORATION/REGISTRATION
24-08-1988

Commissioner of Income-tax, Coimbatore



PERMANENT ACCOUNT NUMBER
ACAPN6794J

NAME
KANNAN KRISHNAN NAIKER

FATHER'S NAME
KRISHNAN NAIKER

DATE OF BIRTH
08-08-1969

SIGNATURE

Commissioner of Income-tax (Computer Operations)

For HOTEL SOUTHSON PVT. LTD.

[Signature]

Director

भारत सरकार
GOVERNMENT OF INDIA

कृष्णन कन्नन नायकर
Krishnan Kannan Naiker

जन्म तारीख/ DOB: 08/08/1969

पुरुष / MALE

4610 9332 5769

आधार-सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
601, ए-विंग वनमाली
विल्डिंग, डब्ल्यू टी पाटील
मार्ग, डक्स फॅक्टरी समोर,
चेम्बूर, चेम्बूर, मुंबई,
महाराष्ट्र - 400071

Address:
601, A-WING VANAMALI BLDG, W
T PATIL MARG, OPP DUKES
FACTORY, CHEMBUR, Chembur,
Mumbai,
Maharashtra - 400071

4610 9332 5769

Aadhaar-Aam Admi ka Adhikar

भारत सरकार
Government of India

अनूप गोबिंदराम आहुजा
Anup Gobindram Ahuja

जन्म वर्ष / Year of Birth: 1965
पुरुष / Male

5763 1201 8041

करल-२

१८७ ४८ ५५

२०१८

आधार - सामान्य माणसाचा अधिकार

आधार
Unique Identification Authority of India

पत्ता ए-२०१, लव कुश टॉवर सी एच एस, सिंधी सोसाइटी, स्वामी विवेकानंद स्कूल जवळ, चेंबर, मुंबई, महाराष्ट्र, ४०००७१

Address: A-201, LUV KUSH TOWER CHS, SINDHI SOCIETY, NEAR SWAMI VIVEKANAND HIGHSCHOOL, CHEMBUR, Mumbai, Chembur, Mumbai, Maharashtra, 400071

5763 1201 8041

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



(Anup Ahuja) 14th Feb'18
for Registration Purpose

करल-२

१८२८	५०	५५
२०१६		



भारत सरकार
Dinesh Hariram Upadhyay
जन्म वर्ष / Year of Birth : 1983
पुरुष / Male

7346 6934 7813

आधार — सामान्य माणसाचा अधिकार



आधार
भारत सरकार
GOVERNMENT OF INDIA

पता: S/O: हरिराम उपाध्याय, ए-५,
नीलकण्ठ कॉमर्शियल कॉम्प्लेक्स, चेंबूर,
गोवर्ंदी स्टेशन रोड, आदर्श हटिल जवळ,
चेंबूर, बम्बुर, मुंबई, चेंबूर, महाराष्ट्र,
400071

Address: S/O: Hariram Upadhyay,
A-5, NEELKANTH COMMERCIAL
COMPLEX, CHEMBUR,
GOVANDI STATION ROAD,
NEAR ADARSH HOTEL,
CHEMBUR, Chembur, Mumbai,
Chembur, Maharashtra, 400071

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

[Signature]

भारत सरकार
GOVERNMENT OF INDIA

सुनील दादू साळुंखे
Suni Dagdu Salunkhe
जन्म वर्ष / Year of Birth : 1977
पुरुष / Male

3739 3772 2679

आधार — सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O: दादू साळुंखे, बी ९, सार्दो निवास नॅशनल स्कूल
रोड, पाव कॉम्पाउंड,
भानुपदा, भानुपद पश्चिम,
मुंबई, महाराष्ट्र, 400078

Address: S/O: Dagdu Salunkhe,
B-9, Sardar Niwas National School
Road, Paw Compound,
Bhanupada, Bhanupad West,
Mumbai, Bhanupad West,
Maharashtra, 400078

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

[Signature]

₹3
Total
Paym
Chequ
Name
Name
NOTE:-
सदर च
नाही.

Challa

Sr. No.
1
2



CHALLAN
MTR Form Number-6

कदल-२		
१८२७	५५	५५
२०१८		

GRN	MH010399973201718E	BARCODE			Date	08/02/2018-12:31:24		Form ID	25.1		
Department Inspector General Of Registration					Payer Details						
Stamp Duty					TAX ID (If Any)						
Type of Payment Registration Fee					PAN No.(If Applicable)		AAACH5268A				
Office Name KRL2_JT SUB REGISTRAR KURLA NO 2					Full Name		MS HOTEL SOUTHSON PVT LTD				
Location MUMBAI					Flat/Block No.		Unit No G 01 Ground Floor B Wing				
Year 2017-2018 One Time					Premises/Building						
Account Head Details				Amount In Rs.		Road/Street		Eastern Court, Sindhi Immigrants Chs Ltd			
0030045501 Stamp Duty				3355000.00		Area/Locality		Plot No 12 Chembur Mumbai			
0030063301 Registration Fee				30000.00		Town/City/District					
						PIN		4 0 0 0 7 1			
						Remarks (If Any)		PAN2=AAAFS32320-SecondPartyName=MS SANJONA			
						BUILDERS-CA=67100000					
						Amount In		Thirty Three Lakh Eighty Five Thousand Rupees Only			
Total				33,85,000.00		Words					
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN		Ref. No.		02300042018020854166 526701444		
Cheque/DD No.					Bank Date		RBI Date		08/02/2018-12:32:46 09/02/2018		
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA				
Name of Branch					Scroll No. , Date		80209 , 09/02/2018				

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

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1	(iS)-370-1827	0005841912201718	15/02/2018-11:57:56	IGR198	30000.00
2	(iS)-370-1827	0005841912201718	15/02/2018-11:57:56	IGR198	3355000.00
Total Defacement Amount				33,85,000.00	

करल-२		
१८२८	५२	५५
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पृष्ठ



गुरुवार, 15 फेब्रुवारी 2018 12:19 म.नं.

दस्त गोषवारा भाग-1

करल2

दस्त क्रमांक: 1827/2018

दस्त क्रमांक: करल2 /1827/2018

५३१५५

वाजार मुल्य: रु. 6,67,11,303/- मोबदला: रु. 6,71,00,000/-

भरलेले मुद्रांक शुल्क: रु.33,55,000/-

दु. नि. सह. दु. नि. करल2 यांचे कार्यालयात

पावती:2074

पावती दिनांक: 15/02/2018

अ. क्र. 1827 वर दि.15-02-2018

सादरकरणाचे नाव: मे. हॉटेल साऊथसन प्रायव्हेट लिमिटेड
तर्फे डायरेक्टर के. कन्नन नायकर

रोजी 11:43 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

दस्त हजर करणाऱ्याची सही:

एकुण: 31100.00

सौ. एम. के. देवरे

सौ. एम. के. देवरे

सह दुय्यम निबंधक कुर्ला-२

सह दुय्यम निबंधक कुर्ला-२

मुंबई उपनगर जिल्हा

मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: सेल डीड

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

शिक्षा क्र. 1 15 / 02 / 2018 11 : 43 : 19 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 15 / 02 / 2018 11 : 49 : 19 AM ची वेळ: (फी)

प्रतिज्ञापत्र

“सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेला तरदुतीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि “दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी खालील दस्त निष्पादक व कबुलधारक हे संपूर्णपणे जबाबदार राहतील. तसेच सदर दस्तांतरण दस्तामुळे राज्य शासन / केंद्र शासन यांचा कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.”

लिहून देणारे

लिहून घेणारे

१)
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३) १)
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iSarita v1.5.0



Summary-2(दस्त गोषवारा भाग - २)



15/02/2018 12 55:17 PM

दस्त गोषवारा भाग-2

करल2

दस्त क्रमांक:1827/2018

58/59

दस्त क्रमांक :करल2/1827/2018

दस्ताचा प्रकार :-सेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. संजोना बिल्डर्स चे भागिदार सुनिल विद्यासागर गुप्ता पत्ता:प्लॉट नं: 401,, माळा नं: 4 था मजला , इमारतीचे नाव: प्लॉट नं. 11-ए, संजोना कॉम्प्लेक्स , ब्लॉक नं: हेमू कलाणी मार्ग, , रोड नं: सिंधी सोसायटी, चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AAAFS3232Q	लिहून देणार वय :-64 स्वाक्षरी:		
2	नाव:मे. हॉटेल साऊथसन प्रायव्हेट लिमिटेड तर्फे डायरेक्टर के. कन्नन नायकर पत्ता:प्लॉट नं: ए-4,, माळा नं: -, इमारतीचे नाव: भारती स्ट्रीट , ब्लॉक नं: स्वर्णपुरी , रोड नं: सालेम, टाईळ गाडू, SALEM. पॅन नंबर:AAACH5268A	लिहून घेणार वय :-48 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत सेल डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:15 / 02 / 2018 12 : 12 : 28 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुनिल साळुंखे - - वय:40 पत्ता:Bi/9saroja ,nivas Bhandup Pashchim Mu. पिन कोड:400078		
2	नाव:अनुप गोबिंदराम अहुजा वय:52 पत्ता:ए-201 लव कुश टॉवर सोसायटी सिंधी सोसायटी चेंबूर मुंबई पिन कोड:400071		

शिक्का क्र.4 ची वेळ:15 / 02 / 2018 12 : 23 : 02 PM

सह दुय्य निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

EPayment Details.



sr. Epayment Number

Defacement Number

iSarita v1.5.0

Summary-2(दस्त गोषवारा भाग - २)

करल-२		
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२०१८		

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1827 /2018

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एकूण पन्नास (५५) पाने आहेत
करल-२/१८२७ /२०१८
पुस्तक क्रमांक १ क्रमांकावर
नोंदला १५/०२/२०१८
दिनांक सौ. एम. के. देवरे
सह-दुय्यम निबंधक-कुरली-२
मुंबई उपनगर जिल्हा