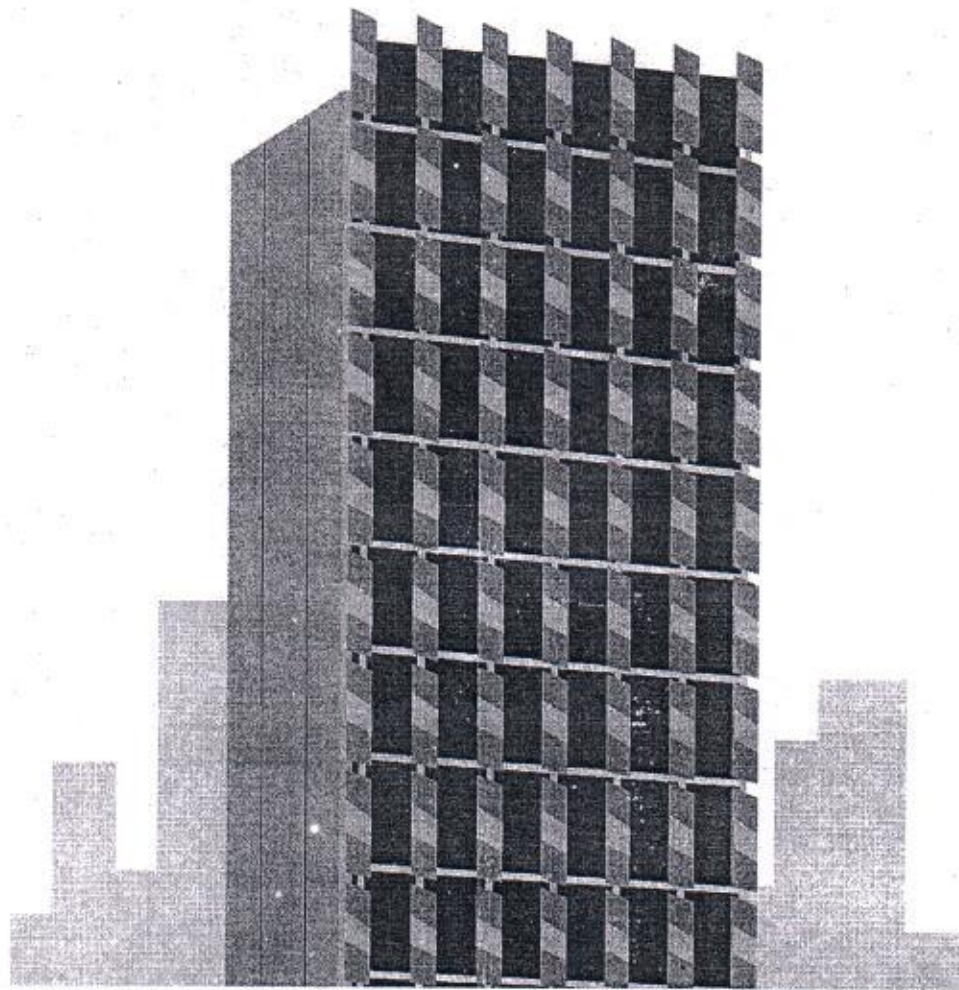


BDR/17/8622/2016

A AGREEMENT FOR SALE



SIGRUN REALTIES LIMITED -----TRANSFEROR

VISHWADEEP PROJECTS PRIVATE LIMITED ----- TRANSFEREE

OFFICE NO. 1001 WING B FLOOR 10th

FAIRLINK CENTRE SEVADAS PREMISES CO-OPERATIVE SOCIETY LIMITED





Thursday, October 13, 2016
8:14 PM

पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

गावाचे नाव: ओशिवरा
दस्तऐवजाचा अनुक्रमांक: बदर17-8622-2016
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: विश्वदीप प्रोजेक्ट्स प्रायव्हेट लिमिटेड चे संचालक बाबू - शेख
नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 41

पावती क्र.: 9087 दिनांक: 13/10/2016

र. 30000.00
र. 820.00

एकूण: र. 30820.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
8:33 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.6792000 /-
मोबदला रु.6800000/-
भरलेले मुद्रांक शुल्क : रु. 340000/-

S. S. S. S.

सह. दुय्यम निबंधक, अधरी - ६
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005137613201617E दिनांक: 13/10/2016
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 820/-

[Handwritten signature]

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 16/10/16



CHALLAN
MTR Form Number-6

बदर - १७/		
LE22	9	89
२०१६		

GRN	MH005137613201617E	BARCODE		Date	13/10/2016-14:20:45	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty	TAX ID (If Any)					
	Registration Fee	PAN No. (If Applicable)		AAJCS4873K			
Office Name	BDR17__JT SUB REGISTRAR ANDHERI 6	Full Name		SIGRUN REALTIES LIMITED			
Location	MUMBAI	Flat/Block No.		Office No. B-1001, 10th Flr, Fair			
Year	2016-2017 One Time	Premises/Building		Ink Centre Sevadas Premise			
Account Head Details		Amount In Rs.	Road/Street	Plot No. B-64, Off. Andheri Link Road			
0030045501	Stamp Duty	340000.00	Area/Locality	Andheri (West), Mumbai			
0030063301	Registration Fee	30000.00	Town/City/District				
			PIN	4	0	0	0
			Remarks (If Any)				
			PAN2=AAFCV3861J~SecondPartyName=VIS				
			HWADEEP PROJECTS PRIVATE LIMITED~CA				
			=6800000				
			Amount In	Three Lakh Seventy Thousand Rupees Only			
Total		370000.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK.			
Cheque-DD Details		Bank CIN	REF No.	69103332016101312533	102446247		
Cheque/DD No		Date	13/10/2016-14:21:32				
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Mobile No. : Not Available

Qr:

Pickup





CHALLAN
MTR Form Number-6

बंदर - १७/
२६२२ ३ ८९
२०१६

DEFACED FOR RS:370000.00

GRN MH00513701201678		BARCODE		DATE 13/10/2016		TIME 14:21:32		USER		ID 25.2	
Department		Inspector		Date 13/10/2016		Time 14:21:32		Payer Details		ID 25.2	
Type of Payment		Sr.No. 0002906248201617		Deface Number 0002906248201617		AMOUNT 30000.00		Registration Fee		340000.00	
Office Name		BDR17_JT SUB REGISTRAR ANDHERI 6		Full Name		SIGRUN REALTIES LIMITED		TAX ID (If Any)			
Location		MUMBAI		PAN No. (If Applicable)		AAJCS4873K		Flat/Block No.		Office No. B-1001, 10th Flr, Fairl	
Year		2016-2017 One Time		Premises/Building		ink Centre Sevadas Premise		Road/Street		Plot No. B-64, Off. Andheri Link Road	
Account Head Details		Amount In Rs.		Area/Locality		Andheri (West), Mumbai		Town/City/District			
0030045501 Stamp Duty		340000.00		PIN		4 0 0 0 5 3		Remarks (If Any)		PAN2=AAFCV3861J~SecondPartyName=VIS HWADEEP PROJECTS PRIVATE LIMITED~CA =6800000	
0030063301 Registration Fee		30000.00		Amount In		Three Lakh Seventy Thousand Rupees Only		Total		370000.00	
Payment Details		IDBI BANK		Words				FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN		REF No.		69103332016101312533		102446247			
Cheque/DD No		Date		13/10/2016-14:21:32							
Name of Bank		Bank-Branch		IDBI BANK							
Name of Branch		Scroll No. , Date		Not Verified with Scroll							

Mobile No. : Not Available





महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन् 2016-17 (April)

बदर - 96/
LE22 4 89

१. दस्ताचा प्रकार : पेशेवरनाम अनुच्छेद क्रमांक: 24 B
२. सादरकर्त्याचे नाव : विश्वदीप प्राजेन्ट्स प्राइव्हेट लिमिटेड
३. तालुका: मुंबई / अंधेरी / बोरीवली / कुर्ला
४. गावाचे नाव: ओशीवरी
५. नगर भुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक:- 701
६. मूल्य दरविभाग (झोन):- 50 ७. उपविभाग: 240
७. मिळकतीचा प्रकार: खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक
प्रति चौ. मी. दर:- 117900/- 209000/-
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ:- 33.90 कारपोट बिल्ट अप चौ.मीटर/फूट
९. कारपार्किंग: गच्ची: पोटमाळा:-
१०. मजला क्रमांक:- 10th उदवाहन सुविधा आहे/नाही
११. बांधकाम वर्ष:- 2006 घसारा: 20% O.C
१२. बांधकामाचा प्रकार:- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
१३. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र:- — ज्यान्वये दिलेली घट / वाढ
१४. भाडेकरु व्याप्त मिळकत असल्यास:-
१. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) —
२. नवीन इमारतीत दिलेले क्षेत्र:- —
३. भाड्याची रक्कम:- —
१५. लिह अॅन्ड लायसन्सचा दस्त :-
निवासी / अनिवासी
१. प्रतिमाह भाडे रक्कम:- —
२. अनामत रक्कम/आगावू भाडे:- —
३. कालावधी —
१६. निर्धारित केलेले बाजारमूल्य:- 6792000/
१७. दस्तामध्ये दर्शविलेली मोबदला :- 6800000/
१८. देय मुद्रांक शुल्क:- 340000/ १९. भरलेले मुद्रांक शुल्क: 340000/
१९. देय नोंदणी फी :- 30000/

लिपीक



बदर - १७/		
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२०१६	B-1001	

In the matter of sale of 10 shares of Rs.50/- each of Fairlink Centre Sevadas Premises Co-operative Society Limited bearing Distinctive Nos. 1531 to 1540 (both inclusive) under Share Certificate No.154 and incidental thereto the right to own use and occupy on **ownership basis** Office No.B-1001 on the 10th floor, in the building **Fairlink Centre**, Plot No.B-64, C.T.S. No. 701, Village Oshiwara, Off Andheri Link Road, Andheri (West), Mumbai 400 053
Sigrun Realties Limited
TO
Vishwadeep Projects Private Limited

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 13th day of October in the Christian Year Two Thousand and Sixteen

BETWEEN

SIGRUN REALTIES LIMITED, a company incorporated and registered under the Companies Act, 1956 and having its registered office at 10th Fairlink Centre , Off New Link Road, Andheri (W) Mumbai 400 053 former registered office at

A-103, 1st floor, Virwani Industrial Estate, Off Western Express Highway, Goregaon (East), Mumbai 400 063 hereinafter referred to as "**the TRANSFEROR**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors) of the **ONE PART**

AND

VISHWADEEP PROJECTS PRIVATE LIMITED, a company incorporated and registered under the Companies Act, 1956 and having its registered office at 24, 2nd Floor, Kesar Building, Opp. Geeta Bhavan Hotel, Princess Street, Mumbai 400 002 hereinafter referred to as "**the TRANSFEREE**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **OTHER PART**



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B-1001

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बदर - १७/		
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the Fairlink Centre Sevadas Premises Co-operative Society Limited ("the said Society") bearing distinctive Nos.1531 to 1540 (both inclusive) under Share Certificate No.154 ("the said Shares") and incidental to the sale thereof the right to hold, use, occupy, possess and enjoy on ownership basis Office No.B-1001 admeasuring 304 square feet equivalent to 28.24 square metres or thereabouts carpet area on the tenth floor of the building **Fairlink Centre** situate at Andheri Link Road, Andheri (West), Mumbai 400 053 more particularly described in the Schedule hereunder written (hereinafter referred to as "**the said Office**") together with all the deposits, sinking fund and other amounts standing to the credit of the Transferor in the books of the Society and other rights incidental thereto, (which said Shares, Office, Parking Space and other rights incidental thereto are hereafter collectively referred to as "**the said Premises**") at or for the total consideration of Rs.68,00,000/- (Rupees Sixty Eight Lakh only) payable as follows that is to say.

- (a) Rs.12,00,000/- (Rupees Twelve Lakh only) of the purchase consideration paid on or before execution of these present being the earnest money deposit (the payment and receipt whereof the Transferor hereby admits and acknowledges and of and from the same and every part thereof doth hereby acquit release and discharge the Transferee forever).
 - (b) Rs. 3,00,000/- (Rupees Three Lakh only) shall be paid by the Transferee to the Transferor on/before the date of the registration of this Agreement.
 - (c) Balance Consideration will be paid by the Transferee on or before 90 days from the date of registration of the present Agreement subject to compliance of all the terms and conditions by the Transferor under this Agreement OR upon completion of sale along with satisfactory title, whichever is later.
2. Within 4 (four) weeks from the date hereof or such other date as may be mutually agreed, the Transferor shall at its own cost and expenses:-
- a. make out a marketable title to the said Premises free from all encumbrances and reasonable doubts;
 - b. obtain the consent of the said Society for transfer of the said Premises in favour of the Transferee.
3. On execution hereof the Transferor shall put the Transferee in possession of the said Premises in part performance of the contract under section 53A of the Transfer of Property Act, 1882.
4. On execution of this Agreement the Transferor shall hand over to the Transferee:-
- (i) the no objection certificate from the said Society;



[Handwritten Signature]

[Handwritten Signature]

बदर - १७/		
२६२२	११	४९
२०१६		

- (b) That the said Premises are free from all encumbrances of whatsoever nature and are not the subject matter of any litigation nor are the same or any of them attached either before judgement or in the execution of any decree or any lispendence has been registered in respect thereof.
- (c) That the Transferor's membership in the said Society is subsisting and same has not been determined or terminated and the Transferor shall on or before the completion of sale pay to the said Society upto date all contribution charges and outgoings payable by the Transferor in respect of the said Office.
- (d) That the Transferor has duly observed and performed all the bye-laws, rules and regulations of the said Society.
- (e) That the said Office is in the exclusive use, enjoyment, occupation and possession of the Transferor only and the Transferor has not created any third party rights or entered into agreement for sale with any third party.
- (f) The Transferor has good right, full power and absolute authority to sell the said Premises and there is no impediment, restraint or injunction against the Transferor from being able to do so;
- (g) There is no litigation, legal or other proceedings pending before any Court or authority touching or concerning the said Premises and there is no notice of lispendence, order, decree, attachment or action of any court or authority including the Income-tax Authority touching or concerning the said Premises;
- (h) There is no circumstance, fact or act or any impediment prejudicially affecting the full right and absolute authority of the Transferor to sell and transfer the said Premises to the Transferee and deliver and transfer the said Shares and the vacant possession of the said Office to the Transferee;
- (i) The Transferor has not entered into any agreement for sale or transfer of the said Premises or entered into any agreement or arrangement whereby the right, title, interest or claim of the Transferor in respect of the said Premises or any of them or any part thereof shall be prejudicially affected and shall not enter into any agreement or dealing touching or concerning the said Premises or any of them or any part thereof or any matter arising there from or in relation thereto till subsistence of this Agreement.
- (j) The Transferor shall before the completion of sale execute declaration and indemnity.
8. On completion of sale all amounts standing to the credit of the Transferor by way of sinking fund or otherwise with the Society and/or Electricity provider shall stand transferred to the Transferee.

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B-1001

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बदर - १७/		
२६२२	१३	४९
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Society") bearing distinctive Nos.1531 to 1540 (inclusive) under Share Certificate No.154 and incidental to the sale thereof the right to hold, use, occupy, possess and enjoy on ownership basis Office No.B-1001 admeasuring 304 square feet equivalent to 28.24 square metres or thereabouts carpet area on the 10th floor of the building **Fairlink Centre** situate at Andheri Link Road, Andheri (West), Mumbai 400 053 which said building stands on land bearing Survey No.41, CTS No.701 of Village Oshiwara and bearing Plot No.B/64 of the Layout Scheme known as Veera Industrial Estate B Sector together with all the deposits, sinking fund and other amounts standing to the credit of the Transferor in the books of the Society and other rights incidental thereto.

The Occupation Certificate was granted in April 2006
 The building comprises of ground and ten upper floors
 There are 6 lifts in the building

SIGNED AND DELIVERED by the withinnamed
 Transferor, **For SIGRUN REALTIES LTD.**

SIGRUN REALTIES LIMITED
 by the hand of its Authorised Signatory

Mr. Shoaib Sequeira

pursuant to the Board Resolution dated
 23rdSeptember,2016

in the presence of . . .

[Signature]
 DIRECTOR



[Signature]

[Signature]

SIGNED AND DELIVERED by the withinnamed
 Transferee,

VISHWADEEP PROJECTS PRIVATE LIMITED
 by the hand of its Authorised Signatory

Mr. Babu Shaikh

pursuant to the Board Resolution dated 10.10.2016
 in the presence of . . .

FOR VISHWADEEP PROJECTS PRIVATE LIMITED

[Signature]
 DIRECTOR

DIRECTOR



FAIRLINK CENTRE SEVADAS PREMISES CO-OPERATIVE SOCIETY LTD.

Regn. No. MUM/W-KW/GNL/O/2036/2003-10/2009 DATED 22/12/2009

Plot No. B-64, CTS No.701, Village Oshiwara, Off Andheri Link Road, Andheri (W), Mumbai - 400 053.

Ref: FCCSL/034/16-17

Date: 04/10/2016

बदर - १७/		
८६२२	१५	४९
२०१६		

TO WHOMSOEVER IT MAY CONCERN

On the request of M/s. Sigrun Realities Ltd. vide letter dated 14th September 2016, the Society checked its records and took inspection of the Original Agreements and Share Certificate in possession of M/s. Sigrun Realities Ltd. In view of the aforesaid, the Society states that 22 Units (premises) owned by M/s. Sigrun Realities Ltd. and more particularly Unit Numbers A-901 to A-909 on the 9th Floor and Unit Numbers A-1001 to A-1008 and B-1001 to B-1005 on the 10th Floor of the Society Building are free of encumbrances.

In relation to Six Units owned by M/s Sigrun Realities Ltd and more particularly Unit Number B-901 to B-906 on the 9th Floor of the Society Building, the Society records disclose the aforesaid Units to be mortgaged to M/s Religare Finvest Ltd..

All the dues of the Society in respect of all the above 28 Units have been settled by M/s Sigrun Realities Ltd. upto 30th September 2016.

This certificate is issued without prejudice and at the request of M/s Sigrun Realities Ltd.

FOR FAIRLINK CENTRE SEVADAS PREMISES CO-OP SOC. LTD.

Sorabhi

Shawon

HON. SECRETARY/JT. TREASURER.



FAIRLINK CENTRE SEVADAS PREMISES CO-OPERATIVE SOCIETY LTD.

Regn. No. MUM/W-KW/GNL/O/2036/2003-10/2009 DATED 22/12/2009

Plot No. B-64, CTS No.701, Village Oshiwara, Off Andheri Link Road, Andheri (W), Mumbai - 400 053.

Ref:FCCSL/033/16-17

Date: 25/09/2016

To,
M/s. Sigrun Realities Ltd.
A&B Wing- 9th & 10th Floor,
Fairlink Centre, Off. Andheri Link Road,
Andheri (W.), Mumbai – 400 053.

बंदर - १७/		
२६२२	१७	४९
२०१६		

SUBJECT: OCCUPATION CERTIFICATE.

Dear Sir,

Please find enclosed herewith copy of building Occupation Certificate as per your request.

Kindly acknowledge the same.

Thanking you,

FOR FAIRLINK CENTRE SEVADAS PREMISES CO-OP SOC. LTD.

Sorokhi

Shawar

HON. SECRETARY/JT. TREASURER.



बदर - १७/
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 २०१६

[Y. P. P. - 5,00,000 - 4-86 - WGA-5 - (C) 41.
 G. R. R. D., No. 8616 Jatsc 16-9-86.]

Q. P. 224

को.सि.प.

RULED CARD

2429

सि.स.नं.	सौ. सं.सं.	क	निनरोती द्वारा १००-०० रॉ.सि. ५६६-०० रुपये मुदा ३११०५१२००६ पं.सि.
७०९	२११०-२	क	

अ.सं. १६६६६

मे.सं. जयराजजी जिजीविषाम शास्त्रजी भवदित

जय स्वस्तिक लैड्स डेवेलपमेंट कार्पोरेशन

२५०५२००४

मा.न.जि.सा.धिकारी मुंबई उपनगर जिल्हा यांचे
 कडील निनरोती आदेश क्र.८१/१८६६६-मा.न.जि.सा.
 NAP/CR-662 दि. ११/०६/०६, मो.रं.न.ग.प.ग.
 ०४, व. इ.क.सि. आदेश क्र. न.प्र. आ.सि.व.रा. १/न.मु.क.
 ७०९/०२ दि. २५/०६/०६ अन्वये न.मु.क. ५०१ चे
 पूर्ण क्षेत्र नागोज्य प्रभाजनासाठी निनरोतीने व
 झालेले मिळकत पात्रकेवर मोद घेऊन सत्ता प्रक
 र स्वी. व. कमी करून क. दाखले केले. निन-
 रोती द्वारा १००-०० रॉ.सि. व ५६६-०० रुपये
 मुदा ३११०५१२००६ पं.सि.

फेरफार न
 १२६ प्रमाणे



बदर-९/
 १२५१ १५३
 २००६

ANNEXURE E.

(P.T.O.)

Ex: Engineer Bldg. Proposal [W.S.]
 K and K - Wards
 Municipal Office R. K. Parkar Marg
 Andhra (West), Mumbai-400 055.

BRIHANMUMBAI MAHANAGARPALIKA
 NO. CE/8313/WS/AK 24 APR 2006

FULL OCCUPANCY CERTIFICATE

बंदर - १७/		
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२०९६		

Shri Sanjay M. Nandani,
 A. to M/s. Baldev Bros.
 02, Sai Chamber,
 Opp. Railway Station,
 Juhu Road,
 Santacruz (East),
 Mumbai 400 055.

Sir,

The full development work of Commercial Bldg. comprising of Ground
 10 (Pl.) floor on plot bearing CTS No. 701, situated off : Link Road of Village
 Andheri (West), completed under the supervision of Architect Shri Pervez Dumasia
 License No. CA/81/6386, may be occupied on the following conditions:



- 1) That the Cft. under section 270-A of B.M.C. Act shall be submitted to the Engineer Building Proposal and a certified true copy of the same shall be submitted to the Engineer Building Proposal within three months from the date of issue of occupations Cft.

A set of certified completion plan is attached herewith.



Respectfully,

Executive Engineer Building Proposal
 (Western Suburbs) K/W & P Wards

24 APR 2006

- Copy to :-
- 1) Architect : Shri Pervez Dumasia
 - 2) E.E.D.P.
 - 3) E.E. (Vig.) W.S.
 - 4) Dy. A.A. & C. (S)
 - 5) Sup. K/West Ward
 - 6) A.E. W.W. K/West Ward
 - 7) Asstt. Commissioner, K/West Ward

बंदर - १६/	
2990	20
२०९३	

Forwarded for information please.

[Signature]
 E.E.B.P. (W.S.) K/W & P Wards.



FAIRLINK CENTRE SEVADAS PREMISES CO-OPERATIVE SOCIETY LIMITED

Plot No. B-64, CST No. 701, Vill. Oshiwara, Off Andheri Link Road, Andheri (W), Mumbai 400 053.

(Regn. No. MUMMW-KW/GNL/02036/2009-10/2009 Dated 22.12.2009)

AUTHORISED SHARE CAPITAL RUPEES 1,00,000 DIVIDED INTO 2000 SHARES EACH OF RUPEES FIFTY.

Certificate No. 154

Members Register No. 154

This is to certify that Shri/Smt/M/s. **SIGRUN REALTIES LIMITED**



of Office No. B/1001 is/are the Registered Shareholder of 10 (Ten) shares of Rs. 50/- each

(Fifty only) from no. 1531 to 1540 inclusive in Fairlink Centre Sevadas Premises Cooperative Society Ltd.

subject to the provisions of the Bye Laws of the Society and that a sum of Rs. 50/- per share has been paid.

Given under the Common Seal of the Society at Mumbai this 15TH day of JANUARY 2011

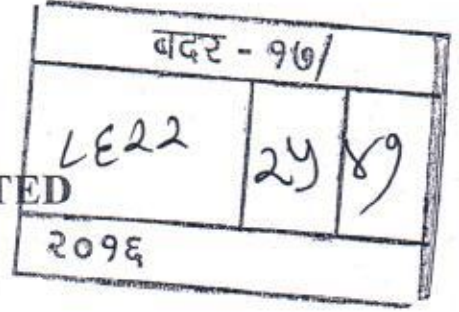
Chairman

Hon. Secretary

Hon. Treasurer / M C Member

Note : Transfer of shares comprised in this certificate will not be Registered unless accompanied by this Certificate.

बदर - १७/		
२०१६	२३	४९
२६२२		



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF THE COMPANY HELD ON 23-09-2016 AT THE REGISTERED OFFICE OF THE COMPANY AT 10 AM

"RESOLVED THAT Mr. Shoaib Sequeira, Director of the Company be and is hereby authorised to negotiate, settle the terms and conditions for sale of the company's property being 28 Offices more particularly office no. A-901 to A-909 and B 901 to B-906 on the 9th Floor and A-1001 to A-1008 and B-1001 to B-1005 on the 10th Floor situated at Fairlink Centre, Plot No B-64, Off Link Road, Andheri West, Mumbai 400 053 to sign and execute the requisite Agreement for Sale, Transfer Deed, Power of Attorney and such other documents incidental thereto or as may be found necessary, modify or amend the documents so executed where necessary and present the documents so signed by him on behalf of the Company for registration before the Registrar or sub Registrar of Assurances and admit execution of the documents and do all such other acts deeds and things as are incidental or consequential thereto.

FURTHER RESOLVED THAT the said Mr. Shoaib Sequeira, Director of the Company be and is hereby authorised to engage Advocate and incur necessary expenses in connection with the sale of the property mentioned above."

// CERTIFIED TRUE COPY//

For Sigrun Realities Ltd



Naveen Dsouza
Managing Director
DIN: 03328355
Place: Mumbai
Date: 23-09-2016





बदर - १७/		
८६२२	२७	४९
२०९६		



बदर - १७/		
LE22	2e	89
२०१६		

आयकर विभाग
 INCOME TAX DEPARTMENT
 SHOAIB SEQUEIRA
 ISIDORE SEQUEIRA
 16/09/1961
 Permanent Account Number
 BKPPS3383E
 Signature

भारत सरकार
 GOVT. OF INDIA
 भारत सरकार


Shoaib





**VISHWADEEP PROJECTS
PRIVATE LIMITED**

बदर - १७/

LE22

39

89

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD
OF DIRECTORS OF THE COMPANY HELD ON October 10, 2016

MEETING OF BOARD

२०१६

AUTHORIZATION FOR ACQUISITION OF PROPERTY:

"RESOLVED THAT the consent of the Board of Directors of the Company be and is hereby accorded for acquisition of property being 28 Offices more particularly office no. A-901 to A-909 and B 901 to B-906 on the 9th Floor and A-1001 to A-1008 and B-1001 to B-1005 on the 10th Floor situated at Fairlink Centre, Plot No B-64, Off Link Road, Andheri West, Mumbai 400 053 from Sigrun Realities Ltd., and to enter into Agreement for Sale and Deed of Transfer with them as per the draft of the said Agreement for Sale and Deed of Transfer placed before the board and initialed by the Chairman, and such other related documents for the purpose of acquisition be and is hereby approved.

RESOLVED FURTHER THAT Mr. Babu Shaikh, Director of the Company be and is hereby authorized on behalf of the Company to sign the papers, documents, to negotiate and finalize the terms of such acquisition and to do all such things as may be considered necessary and expedient.

RESOLVED FURTHER THAT the common seal of the company be affixed on the documents as may be required, pursuant the provisions of the Articles of Association of the Company.

RESOLVED FURTHER THAT a certified true copy of the resolution be forwarded to concerned authorities for their records."

//CERTIFIED TRUE COPY//

For Vishwadeep Projects Private Limited

Pawan Kasat
Director
DIN: 03179317



Registered Office.

24, 2nd Floor, Kesar Building, Opp. Geeta Bhavan Hotel,
Princess Street, Mumbai-400 002

Email: vishwadeep.projects01@gmail.com

CIN: U70102MH2015PTC268469

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 BABU YAKUB SHEIKH
 YAKUB JAYNUDDIN SHEIKH
 21/10/1969
 Permanent Account Number
BZYP59369A

 Signature

Handwritten signature

बदर - १७/		
८६२२	३३	४९
२०१६		



बदर - १७/		
८६२२	३५	४९
२०१६		



बंदर - १७/		
LE22	30	89
२०१६		



भारत सरकार

GOVERNMENT OF INDIA

राकेश सीताराम शर्मा

Rakesh Sitaram Sharma

जन्म तारीख/ DOB: 26/12/1984

पुरुष / Male



9702 5220 3590

आधार-नामान्य माणसाचा अधिकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

Address:

S/O सीताराम शर्मा, फ्लैट नंबर-
६०१, बिल्डिंग नंबर-१५, म्हाडा कॉम्प्लेक्स,
ओशिवरा, न्यू लिंक रोड, जोगेश्वरी वेस्ट,
मुंबई,
महाराष्ट्र - 400102

S/o Sitaram Sharma, Flat No-
601, Building No-15, Mhada Complex,
Oshwara, New Link Road, Jogeshwari
West, Mumbai,
Maharashtra- 400102

9702 5220 3590

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH02 20070115463 DOI: 15-07-1998
 Valid Till: 14-07-2018 (NT) DLD 07-05-2008
 FORM 7
 RULE 14 (2)
 AUTHORITY TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 GOV DOI
 MCWG 15-07-1998
 LMV 15-07-1998
 TRACTOR
 DOB: 12-11-1979 BG
 Name: NAVEEN JACOB D SOUZA
 S/O/W of JACOB MARTIN D SOUZA
 A/c: B-608, SANGEET LOK DARSHAN CHS,
 MILITARY RD, ANDHERI (E),
 MUMBAI
 PIN: 400055
 Signature & ID of Issuing Authority: MH02 2008156
 Signature/Thumb Impression of Holder

Handwritten signature

बदर - १७/		
१६२२	३६	४९
२०१६		





गुरुवार, 13 ऑक्टोबर 2016 8:14 म.नं.

दस्त गोश्वारा भाग-1

बदर17

दस्त क्रमांक: 8622/2016

दस्त क्रमांक: बदर17 /8622/2016

बाजार मूल्य: रु. 67,92,000/-

मोबदला: रु. 68,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,40,000/-

बदर - 97/

1822 80 89

२०१६

दु. नि. सह. दु. नि. बदर17 यांचे कार्यालयात

पावती:9087

पावती दिनांक: 13/10/2016

अ. क्रं. 8622 वर दि.13-10-2016

सादरकरणाराचे नाव: विश्वदीप प्रोजेक्ट्स प्रायव्हेट लिमिटेड चे संचालक बाबू - शेख

रोजी 8:12 म.नं. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 820.00

पृष्ठांची संख्या: 41

दस्त हजर करणाऱ्याची सही:

एकुण: 30820.00

सह. दु.नि.का.अंधेरी6
सह. दुय्यम निबंधक, अंधेरी - ६

मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

सह. दु.नि.का.अंधेरी6
सह. दुय्यम निबंधक, अंधेरी - ६

मुंबई उपनगर जिल्हा.

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 क्रं. 1 13 / 10 / 2016 08 : 11 : 51 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 13 / 10 / 2016 08 : 13 : 10 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या न्युट्रिनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील मजकूर, निष्पादक व्यक्ती, पाश्चीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्तऐवज सत्यता वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक जे संपुर्णपणे जबाबदार राहतील.

लिहून देणारे (दिनांकासहीत स्वाक्षरी)

लिहून घेणारे (दिनांकासहीत स्वाक्षरी)



प्रमाणित करणेत येते की, या दस्तामध्ये एकूण...४...पाने आहेत!

सह. दुय्यम निबंधक, अंधेरी क्र. ६
मुंबई उपनगर जिल्हा



13/10/2016 8 26:31 PM

दस्त क्रमांक : बदर17/8622/2016

दस्ताचा प्रकार :- करारनामा

बदर - १७/		
दस्त गोपवारा भाग-2		
LE22	४१	४१
२०१६		

बदर17

दस्त क्रमांक:8622/2016

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सिगून रिअल्टीज लिमिटेड चे संचालक शोएब - सिक्रेरा पत्ता:-, 10 वा मजला , फेअरलिक सेंटर, -, ऑफ न्यू लिक रोड अंधेरी पश्चिम , अन्धेरी, MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर:AAJCS4873K	लिहून देणार वय :-55 स्वाक्षरी:-		
2	नाव:विश्वदीप प्रोजेक्ट्स प्रायव्हेट लिमिटेड चे संचालक बाबू - शेख पत्ता:प्लॉट नं: ऑफिस नं. 24, माळा नं: दुसरा मजला , इमारतीचे नाव: केसर बिल्डिंग , ब्लॉक नं: गीता भवन होटल समोर, रोड नं: प्रिन्सेस स्ट्रीट , महाराष्ट्र, मुंबई. पॅन नंबर:AAFCV3861J	लिहून देणार वय :-47 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ:13 / 10 / 2016 08 : 16 : 05 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राकेश सीताराम शर्मा वय:32 पत्ता:601, बील्डींग नं.15, म्हाडा कॉम्प्लेक्स, न्यू लिक रोड ओशिवरा, जोगेश्वरी प मुंबई पिन कोड:400102			
2	नाव:नवीन जकाब डिसुझा वय:37 पत्ता:बी-608 संगीत लोक दर्शन सोसायटी, मील्ट्री रोड, अंधेरी पूर्व मुंबई पिन कोड:400069			

शिक्रा क्र.4 ची वेळ:13 / 10 / 2016 08 : 16 : 37 PM

शिक्रा क्र.5 ची वेळ:13 / 10 / 2016 08 : 16 : 53 PM नोंदणी पुस्तक 1 मध्ये

बदर-१७/ LE22 /२०१६
पुस्तक क्रमांक १, क्रमांक. LE22 वर
नोंदला.
दिनांक.१३...माहे) ऑक्टोबर २०१६

सह. दुय्यम निबंधक, अंधेरी - ६
मुंबई उपनगर जिल्हा. EPayment Details.

सह दुय्यम निबंधक, अंधेरी-६
मुंबई उपनगर जिल्हा

sr.	Epayment Number	Defacement Number
1	MH0051376132016175	0002906248201617



8622 /2016

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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



14 October, 2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 6

दस्त क्रमांक : 8622/2016

नोंदणी 63

Regn. 63m

गावाचे नाव : ओशिवरा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	₹.6,800,000/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	₹.6,792,000/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	701, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: ऑफिस नं. बी -1001, माळा नं: 10 वा मजला, इमारतीचे नाव: फेअरलिक सेंटर सेवादस प्रीमायसेस कॉ ऑप सोसायटी लि, ब्लॉक नं: प्लॉट क्र. बी/64, रोड नं: ऑफ अंधेरी लिंक रोड,अंधेरी पश्चिम मुंबई 400053, इतर माहिती: 304 चौरस फूट कार्पेट 33.90 चौ.मीटर
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:- सिगून रिअल्टीज लिमिटेड चे संचालक शोएब - सिक्करा ;वय: 55; पत्ता :-, 10 वा मजला , फेअरलिक सेंटर, -, ऑफ न्यू लिंक रोड अंधेरी पश्चिम , अन्धेरी, MAHARASHTRA, ML Non-Government. पिन कोड:- 400053 पॅम नंबर: AAJCS4873K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- विश्वदीप प्रोजेक्ट्स प्रायव्हेट लिमिटेड चे संचालक बाबू - शेख ; वय:47; पत्ता:-प्लॉट नं: ऑफिस नं. 24, माळा नं: दुसरा मजला , इमारतीचे नाव: केसर बिल्डिंग , ब्लॉक नं: गीता भवन होट रोड नं: प्रिन्सेस स्ट्रीट , महाराष्ट्र, मुंबई.; पिन कोड:- 400002; पॅम नं:- AAFCV3861J;
(9) दस्तऐवज करून दिल्याचा दिनांक	13/10/2016
(10) दस्त नोंदणी केल्याचा दिनांक	13/10/2016
(11) अनुक्रमांक,खंड व पृष्ठ	8622/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	₹.340,000/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	₹.30,000/-
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Signature
सह दुय्यम निबंधक, अंधेरी क्र. ६
मुंबई उपनगर जिल्हा



