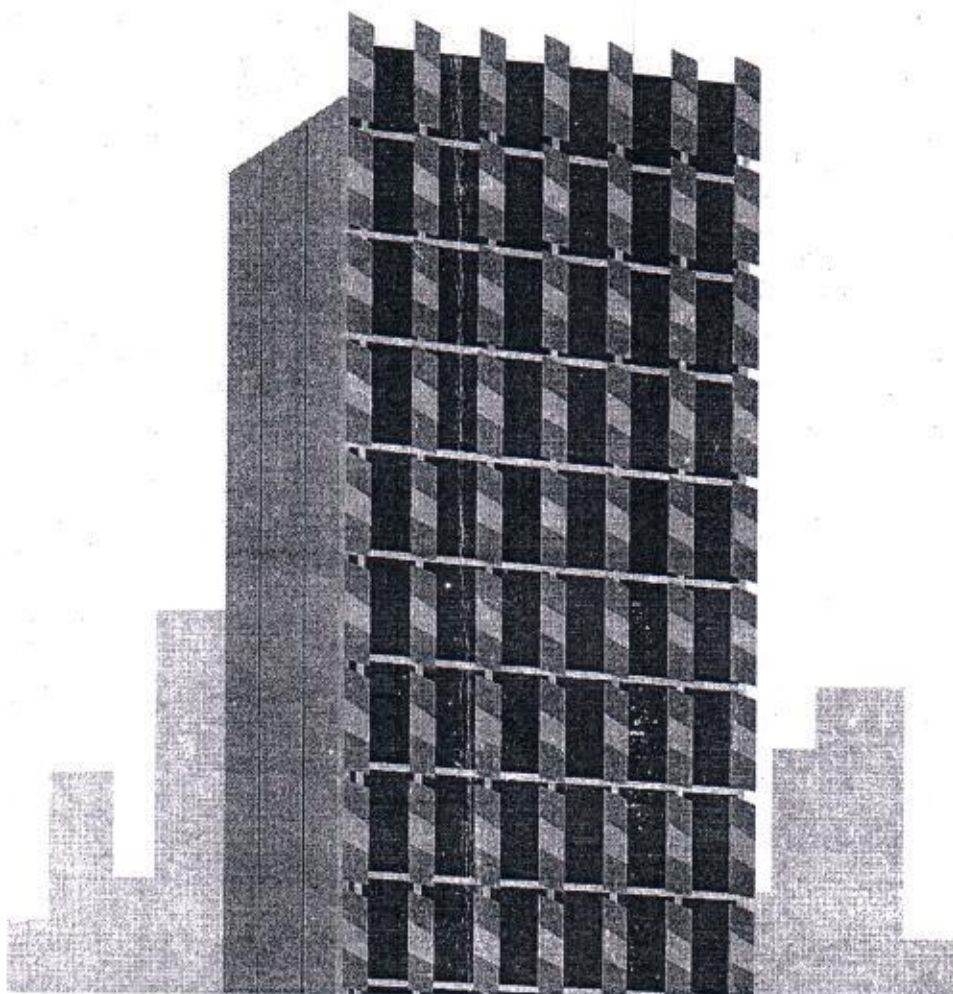


BDR/17/ 8617 /2016

## A GREEMENT FOR SALE



SIGRUN REALTIES LIMITED -----TRANSFEROR

VISHWADEEP PROJECTS PRIVATE LIMITED ----- TRANSFeree

OFFICE NO. 1006 WING A FLOOR 10<sup>th</sup>

FAIRLINK CENTRE SEVADAS PREMISES CO-OPERATIVE SOCIETY LIMITED



बदर - १७/		
८६७७	१	४९
२०१६		



## महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन् २०१६-१७ (April)

१. दस्ताचा प्रकार : पेशावनामा अनुच्छेद क्रमांक: २५
२. सादरकर्त्याचे नाव : विश्वदीप प्रोजेक्ट्स प्राइवेट लिमिटेड
३. तालुका: मुंबई / अंधेरी / बोरीवली / कुर्ला
४. गावाचे नाव: ओशीवरी
५. नगर भुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक:- ७०१
६. मूल्य दरविभाग (झोन):- ५० ७. उपविभाग: २४०
७. मिळकतीचा प्रकार: खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक  
प्रति चौ. मी. दर:- ११७९००/- २०९०००/-
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफल:- २६.५५ कारपेट बिल्ट अप चौ.मीटर/फूट
९. कारपार्किंग: गच्ची पोटाळा:- —
१०. मजला क्रमांक:- १०<sup>th</sup> उदवाहन सुविधा आहे/नाही
११. बांधकाम वर्ष:- २००६ घसारा: २०% ०.८
१२. बांधकामाचा प्रकार:- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
१३. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र:- — ज्यान्वये दिलेली घट / वाढ
१४. भाडेकरू व्याप्त मिळकत असल्यास:-  
१. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) —  
२. नवीन इमारतीत दिलेले क्षेत्र:- —  
३. भाड्याची रक्कम:- —
१५. लिह अँड लायसन्सचा दस्त :-  
निवासी / अनिवासी  
१. प्रतिमाह भाडे रक्कम:- —  
२. अनामत रक्कम/आगावू भाडे:- —  
३. कालावधी —
१६. निर्धारित केलेले बाजारमूल्य:- ५३१८०००/- ✓
१७. दस्तामध्ये दर्शविलेली मोबदला :- ५३२५०००/- ✓
१८. देय मुद्रांक शुल्क:- २६६३००/- १९. भरलेले मुद्रांक शुल्क: २६६३००/-
१९. देय नोंदणी फी :- ३००००/-

लिपीक



Shay  
सह दुय्यम निबंधक

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	201610133142			13 October 2016,07:55:02 PM	
बंदर 17					
मूल्यांकनाचे वर्ष	2016				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	50-ओशिवरे ( अंधेरी )				
उप मूल्य विभाग	50/240भुभाग: उत्तरेस 36.60 मी. रुंद वि.यो. रस्ता, पुर्वेस वीरा देसाई मार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस लिंक रोड.				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#701				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	117900	189500	209000	275700	189500
मोजमापनाचे एकक चौरस मीटर					
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	26.54चौरस मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी	मिळकतीचे वय-	11 to 20वर्ष	मूल्यदर/बांधकामाचा दर-	Rs.209000/-
उद्ववाहन सुविधा-	आहे	मजला -	5th floor To 10th floor		
मजला निहाय घट/वाढ = 105% apply to rate= Rs.219450/-					
<p>घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार नविन दर ) + खुल्या जमिनीचा दर )</p> <p>= (( (219450-117900) * (80 / 100 ) ) + 117900 )</p> <p>= Rs.199140/-</p> <p>A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र</p> <p>= 199140 * 26.54</p> <p>= Rs.5285175.6/-</p> <p>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</p> <p>= A + B + C + D + E + F + G + H</p> <p>= 5285175.6 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>= Rs.5285175.6/-</p>					

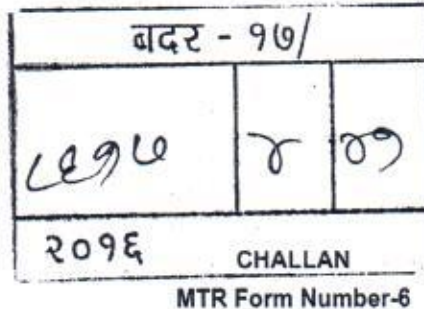
Home

Print

बंदर - 96/		
८९७	3	४९
२०९६		







GRN		MH00513072/2016		RCODE		13/10/2016		25.2	
Defaced for Rs. 25000		AMOUNT		30000.00		266300.00		13/10/2016	
Department		Inspector		Of Registration		Payer Details			
Type of Payment		Sr. No.		1		2		(Amt. in words)	
Registration Fee		0002906051201617		0002906051201617		Two Lakh Ninety Six Thousand Three Hundred Rupees Only			
Office Name		BDR17__JT SUB REGISTRAR ANDHERI 6		Full Name		SIGRUN REALTIES LIMITED			
Location		MUMBAI		Flat/Block No.		Office No. A-1006, 10th Flr, Fairlink Centre Sevadas Premise			
Year		2016-2017 One Time		Premises/Building		Plot No. B-64, Off. Andheri Link Road			
Account Head Details		Amount In Rs.		Road/Street		Andheri (West), Mumbai			
0030045501 Stamp Duty		266300.00		Area/Locality		Town/City/District			
0030063301 Registration Fee		30000.00		PIN		4 0 0 0 5 3			
Remarks (If Any)		PAN2=AAFCV3861J~SecondPartyName=VIS		HWADEEP PROJECTS PRIVATE LIMITED~CA		=5325000			
Amount In		Two Lakh Ninety Six Thousand Three Hundred Rupees		Words		Only			
Total		296300.00		Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN		REF No.		69103332016101312405		102444287	
Cheque/DD No		Date		13/10/2016-14:08:47		Bank-Branch		IDBI BANK	
Name of Bank		Scroll No. , Date		100 , 14/10/2016		Name of Branch			

Mobile No. : Not Available



CHALLAN  
MTR Form Number-6

बदर - १७/		
८६१७	५	४९
२०९६		

GRN	MH005136724201617E	BARCODE			Date	13/10/2016-14:08:02		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										
Year	2016-2017 One Time				Flat/Block No.		Office No. A-1006, 10th Flr, Fairl				
Account Head Details		Amount In Rs.		Premises/Building		ink Centre Sevadas Premise					
0030045501 Stamp Duty		266300.00		Road/Street		Plot No. B-64, Off. Andheri Link Road					
0030063301 Registration Fee		30000.00		Area/Locality		Andheri (West), Mumbai					
				Town/City/District							
				PIN		4 0 0 0 5 3					
				Remarks (If Any)							
				PAN2=AAFCV3861J~SecondPartyName=VIS							
				HWADEEP PROJECTS PRIVATE LIMITED~CA							
				=5325000							
				Amount In		Two Lakh Ninety Six Thousand Three Hundred Rupees					
Total		296300.00		Words		Only					
Payment Details				IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		REF No.		69103332016101312405		102444287	
Cheque/DD No				Date		13/10/2016-14:08:47					
Name of Bank				Bank-Branch		IDBI BANK					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Mobile No. : Not Available

*[Signature]*

*[Signature]*





repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **OTHER PART**

### W H E R E A S

A. By and under an Agreement for Sale dated the 14th day of February, 2006 registered in the office of the Sub Registrar under No.BDR-9/1256/2006 entered between M/s Fairdeal Realities therein and hereafter referred to as the Developer of the One Part and the Transferor herein, therein referred to as the Purchaser of the Other Part, the Transferor herein agreed to purchase on what is known as **"ownership basis"** Office No.A-1006 on the 10<sup>th</sup> 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 more particularly described in the Schedule hereunder written (hereinafter referred to as **"the said Office"**) at or for the consideration and upon terms and conditions contained therein. The acquirers of premises in the building **Fairlink Centre** formed themselves into a co-operative society known as the Fairlink Centre Sevadas Premises Co-operative Society Limited registered under No.MUM/W-KW/GNL/0/2036/2009-10/2009 on 22<sup>nd</sup> December, 2009 (hereinafter referred to **"the Society"**).

C. On or about the 15th day of January, 2011 the Society issued and allotted 10 shares of Rs.50/- (Rupees fifty) bearing Distinctive Nos. 0921 to 0930 (both inclusive) under Share Certificate No.093 hereinafter referred to as **"the said Shares"**) to the Transferor herein.



D. The Transferor has agreed to sell, transfer and assign the said Shares, the said Office and incidental rights thereto including the right to the said Parking Space and all its interest in the said Society to the Transferee herein and the Transferee has agreed to purchase the same from the Transferor at or for the consideration and upon terms and conditions hereinafter appearing.

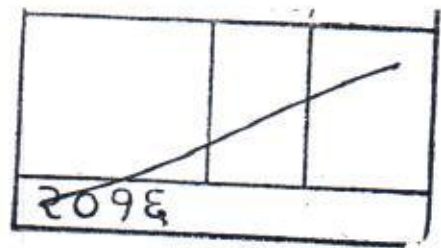
**NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES** as follows:

1. Subject to the Transferor obtaining the consent of the said Society for transfer as herein contemplated and the Transferor making out a marketable title as hereafter provided the Transferor herein agrees to sell and transfer and the Transferee

*Richa*

*Q*





herein agrees to purchase and acquire from the Transferor all the right, title and interest of the Transferor in the said 10 shares of Rs.50/- (Rupees fifty) each of the Fairlink Centre Sevadas Premises Co-operative Society Limited ("the said Society") bearing distinctive Nos.0921 to 0930 (both inclusive) under Share Certificate No.093 ("the said Shares") and incidental to the sale thereof the right to hold, use, occupy, possess and enjoy on ownership basis Office No.A-1005 admeasuring 238 square feet equivalent to 22.11 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. 53,25,000/- (Rupees Fifty Three Lakhs Twenty Five Thousand 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 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.
- 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 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:-



*[Handwritten signature]*

*[Handwritten signature]*



बदर - १७/		
1690	99	89
2098		

- upon or in the same either by way of sale, mortgage, charge, lien, gift, trust, inheritance, lease, easement or otherwise howsoever.
- (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 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.

*[Signature]*

*[Signature]*





A-1006

7

बदर - १७/		
८९७	१३	४९
२०९६		

**Description of the Premises**

All those 10 shares of Rs.50/- (Rupees fifty) each of the Fairlink Centre Sevasdas Premises Co-operative Society Limited (**"the said Society"**) bearing distinctive Nos.0921 to 0930 (both inclusive) under Share Certificate No.093 and incidental to the sale thereof the right to hold, use, occupy, possess and enjoy on ownership basis Office No.A-1006 admeasuring 238 square feet equivalent to 22.11 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, 2016

The building comprises of ground and ten upper floors

There are 6 lifts in the building

**SIGNED AND DELIVERED** by the withinnamed  
Transferor,

**SIGRUN REALTIES LIMITED**

for SIGRUN REALTIES LTD.

by the hand of its Authorised Signatory

**Mr. Shoaib Sequeira**

*[Signature]*

**DIRECTOR**

pursuant to the Board Resolution dated 23.09.2016

in the presence of . . .

**SIGNED AND DELIVERED** by the withinnamed  
Transferee,

**VISHWADEEP PROJECTS PRIVATE LIMITED**

FOR 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 . . .





# 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

## TO WHOMSOEVER IT MAY CONCER

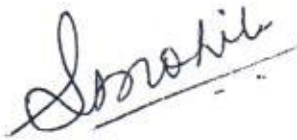
On the request of M/s. Sigrun Realities Ltd. vide letter dated 14<sup>th</sup> September 2016, the Society checked its records and took inspection of the Original Agreements and Share Certificate in possession of M/s. Sigrun Realities Ltd. In view of the aforesaid, the Society states that 22 Units (premises)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

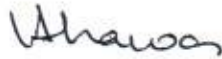
All the dues of the Society in repect of all the above 28 Units have been settled by M/s Sigrun Realities Ltd. upto 30<sup>th</sup> September 2016.

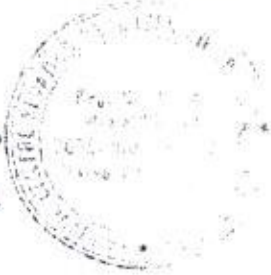
This certificate is issued without predudice and at the request of M/s.Sigrun Realities Ltd.

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



HON. SECRETARY/JT. TREASURER.





बदर - १७/		
८९७०	१५	११
२०१६		





# 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- 9<sup>th</sup> & 10<sup>th</sup> Floor,  
Fairlink Centre, Off. Andheri Link Road,  
Andheri (W.), Mumbai - 400 053.

बदर - १७/		
LE90	१७	०९
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.

  
HON. SECRETARY/JT. TREASURER.





बदर - १७१		
८९७	२०	४९
२०९६		

BRIHANMUMBAI MAHANAGARPALIKA  
NO. CE/8313/WS/AK

Eng. Engineer Bldg. Proposal [CE 2]  
H and K - Wards  
Municipal Office R. K. Packer Marg,  
Andhra (West), Mumbai-400 656

24 APR 2006

FULL OCCUPANCY CERTIFICATE

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

Sir,

The full development work of Commercial Bldg. comprising of Ground + 9 upper + 10 (PL) floor on plot bearing CTS No. 701, situated off : Link Road of Village Chikwari, Andheri (West), completed under the supervision of Architect Shri Pervez Dumasia, Architect 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 Joint Sub-Registrar, Andheri (West) and a certified true copy of the same shall be submitted to the Joint Sub-Registrar, Andheri (West) from the date of issue of occupations Cft.

A set of certified completion plan is attached herewith.



24 APR 2006

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

- 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

Forwarded for information please.

बदर - १६१	
२९९७	२७
२०९६	

For 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/012036/2009-10/2009 Dated 22.12.2009)

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

Certificate No. 093

Members No. 093

This is to certify that Shri/Smt/M/s SIGRUN REALITIES LIMITED

of Office No. A/1006 is/are the Registered Shareholder of 10 (Ten) shares of Rs. 50/- each

(Fifty only) from no. 0921 to 0930 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 15<sup>th</sup> 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.

बंदर - १७/		
८६९७	२७	४९
२०९६		



[Y. P. P.—5,00,000—7-66—WCA-5—(C) 41.  
G. B. R. D., No. 8616 dated 16-9-26.]

Q. T. S. 274

ॐ नमो भगवते वासुदेवाय

RULED CARD

2429

क्र.सं.	चौ.मा.सं.	क	नि.सं. १००-०० ५८४-०० रुपये ३७१०५१२००६ पं.सं.
७०९	२११०-२		

बदर - १७/		
८६१७०	२३	४९.
२०९६		

Inf gelle

भ.स.स. ब.प्र.रा.भ.जी. जि.जे.मि.म. रा.प्र.जी. म.प्र.वि.त.

जय, स्वस्तिक लंडन डेवेलपमेंट कायदेशन

24/04/2008

मा. जिल्हाधिकारी पुणे उपनगर जिल्हा यांचे

कडील विनरोती आदेश NO: C/DESK-III: C/LND

NAP/RA-662 दि. ७।०६०६, पो. र. न. ग-५७

08. व. २०२० आदिश. क. न. शु. ओ. शिवरा. न. शु. क.

पू. सं. नागिज्य प्र. योजनां सावि. निनसोत्तिने नृ...

सालनेने मिळकत पात्रिकेवर नोंद घेऊन सत्ता प्रकट

र. सा-9 कमी कर्तु क दावत कज विन-

मुदा 39106/2004 पक्षी.

.....

10



बदर-९/  
१२५१ १५३  
२००६

ANNEXURE\_E.

(P.T.O.)



बदर - १७/		
६९७	२५	४९
२०१६		

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 9<sup>th</sup> Floor and A-1001 to A-1008 and B-1001 to B-1005 on the 10<sup>th</sup> 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/		
६९७	२७	४९
२०९६		







*Richa*

बदर - १७/		
८६१७	२८	४९
२०९६		







**VISHWADEEP PROJECTS  
PRIVATE LIMITED**

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

**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.

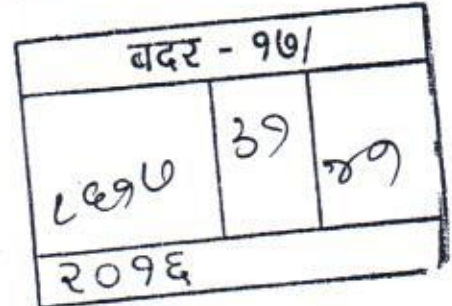
RESOLVED FURTHER THAT the common seal of the company be affixed on the documents as may be required, pursuant the provisions of the Articles of Association of the Company.

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, 1st Floor, Ganga Bhawan Hotel,  
Princess Street, Mumbai-400 002  
Email: vishwadeep.projects01@gmail.com  
CIN: U70102MH2015PTC268469





*[Handwritten signature]*

बदर - १७/		
८६१७	३३	४९
२०१६		







बदर - १७/		
८९७	३५	४९
२०१६		





भारत सरकार

GOVERNMENT OF INDIA



राकेश सीताराम शर्मा

Rakesh Sitaram Sharma

जन्म तारीख/ DOB: 26/12/1984

पुंस्व / Male



9702 5220 3590

आधार-सामान्य माणसाचा अधिकार

बदर - १७/		
८६७७	३७	४९
२०१६		



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

Address:

S/O सीताराम शर्मा, फ्लैट नंबर-  
६०१, बिल्डिंग नंबर-१५, म्हाडा कॉम्प्लेक्स,  
ओश्वारा, 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 20070115468 DOI: 15-07-1998  
 Valid Till: 14-07-2018 (NT) DLD: 07-05-2008  
 AUTHORITY TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA  
 COV DOI  
 MCWG 15-07-1998  
 LMV 15-07-1998  
 DOB: 12-11-1979 BG  
 Name: NAVEEN JACOB D SOUZA  
 S/D/W of: JACOB MARTIN D SOUZA  
 Add: B-608, SANGEET LOK DARSHAN CHS,  
 MILITARY RD, ANDHERI (E),  
 MUMBAI  
 PIN: 400059  
 Signature & ID of Issuing Authority: MH02 2008156  
 Signature/Thumb Impression of Holder

*[Handwritten signature]*

बदर - १७/		
८६७७	३२	४९
२०९६		





गुरुवार, 13 ऑक्टोबर 2016 7:57 म.नं.

दस्त गोषबारा भाग-1

बदर 17

दस्त क्रमांक: 8617/2016

बदर - 967

दस्त क्रमांक: बदर 17 / 8617/2016

बाजार मूल्य: रु. 52,85,176/-

मोबदला: रु. 53,25,000/-

भरलेले मुद्रांक शुल्क: रु. 2,66,300/-

५९०	४०	४९
२०९६		

दु. नि. सह. दु. नि. बदर 17 यांचे कार्यालयात

अ. क्र. 8617 बर दि. 13-10-2016

रोजी 7:54 म.नं. वा. हजर केला.

पावती: 9082

पावती दिनांक: 13/10/2016

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

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 820.00

पृष्ठांची संख्या: 41

दस्त हजर करणाऱ्याची सही:

एकूण: 30820.00

सह. दु. नि. का. अंधेरी 6  
सह. दुय्यम निबंधक, अंधेरी - ६

मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

सह. दु. नि. का. अंधेरी 6  
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 क्र. 1 13 / 10 / 2016 07 : 52 : 59 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 13 / 10 / 2016 07 : 54 : 14 PM ची वेळ: (फी)

## प्रतिज्ञापत्र

सदर दस्तावेज हा नोंदणी करयदा १९०८ खर्तगत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तावेजात मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता उभावली आहे. दस्ताची सत्यता वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व साक्षीदारक जे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे (दिवांकासहीत स्वाक्षरी)

लिहून घेणारे (दिवांकासहीत स्वाक्षरी)

प्रमाणित करणेत येते की, हा दस्तामध्ये एकूण...४९...पाने आहेत

सह. दुय्यम निबंधक, अंधेरी क्र. ६

मुंबई उपनगर जिल्हा







13/10/2016 8 03:47 PM

दस्त क्रमांक : बंदर 17/8617/2016

दस्ताचा प्रकार :- करारनामा

बंदर - १७/		
दस्त गोषवारा भाग-२	बंदर 17	
८६१७	४९	४९
२०१६		

दस्त क्रमांक: 8617/2016

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	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 पिन नंबर: AAFCV3861J	लिहून देणार वय :- 47 स्वाक्षरी		
2	नाव: सिगून रिअल्टीज लिमिटेड चे संचालक शोएब - सिक्करा पत्ता: -, 10 वा मजला, फेअरलिक सेंटर, -, ऑफ न्यू लिंक रोड अंधेरी पश्चिम, अंधेरी, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर: AAJCS4873K	लिहून देणार वय :- 55 स्वाक्षरी		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ: 13 / 10 / 2016 07 : 57 : 39 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	छायाचित्र	अंगठ्याचा ठसा
1	नाव: राकेश सीताराम शर्मा वय: 32 पत्ता: 601, बील्डींग नं. 15, म्हाडा कॉम्प्लेक्स, न्यू लिंक रोड ओशिवरा, जोगेश्वरी प मुंबई पिन कोड: 400102		
2	नाव: नवीन जकाब डिसुझा वय: 37 पत्ता: बी-608 संगीत लोक दर्शन सोसायटी, मील्ड्री रोड, अंधेरी पूर्व मुंबई पिन कोड: 400069		

शिक्का क्र.4 ची वेळ: 13 / 10 / 2016 07 : 58 : 20 PM

शिक्का क्र.5 ची वेळ: 13 / 10 / 2016 07 : 58 : 40 PM नोंदणी पुस्तक 1 मध्ये

सह. दु. नि. का. अंधेरी 6  
सह. दुय्यम निबंधक, अंधेरी - ६  
मुंबई उपनगर जिल्हा.

बंदर-१७/ ८६१७ / २०१६  
पुस्तक क्रमांक १, क्रमांक ८६१७. वर  
नोंदला.  
दिनांक.. १३. माहे) ऑक्टोबर.. २०१६

सह दुय्यम निबंधक, अंधेरी-६  
मुंबई उपनगर जिल्हा

Sr. Epayment Number  
1 MH005136724201617E

Defacement Number  
0002906051201617

8617 / 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.sarita@gmail.com







14 October, 2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 6

दस्त क्रमांक : 8617/2016

नोदणी 63

Regn. 63m

गावाचे नाव : ओशिवरा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.5,325,000/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	रु.5,285,176/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	701, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: ऑफिस नं. ए-1006, माळा नं: 10 वा मजला, इमारतीचे नाव: फेजरलिक सेंटर सेवादास प्रीमायसेस कॉ ऑप सोसायटी लि, ब्लॉक नं: प्लॉट क्र. बी/64, रोड नं: ऑफ अंधेरी लिंक रोड,अंधेरी पश्चिम मुंबई 400053, इतर माहिती: 238 चौरस फूट कार्पेट 26.54 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:- सिग्न रिअल्टीज लिमिटेड चे संचालक शोएब - सिक्केरा ;वय: 55; पत्ता :-, 10 वा मजला , फेजरलिक सेंटर, -, ऑफ न्यू लिंक रोड अंधेरी पश्चिम , अन्धेरी, MAHARASHTRA, ML Non-Government. पिन कोड:- 400053 पॅन नंबर: AAJCS4873K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- विन्हीप 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, मुम्बई.; पिन कोड:- 400002; पॅन नं:- AAFCV3861J;
(9) दस्तऐवज करून दिल्याचा दिनांक	13/10/2016
(10) दस्त नोंदणी केल्याचा दिनांक	13/10/2016
(11) अनुक्रमांक,खंड व पृष्ठ	8617/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.266,300/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेरा	

सह दुय्यम निबंधक, अंधेरी क्र. 6  
मुंबई उपनगर जिल्हा

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.

सह दुय्यम निबंधक, अंधेरी क्र. 6  
मुंबई उपनगर जिल्हा

