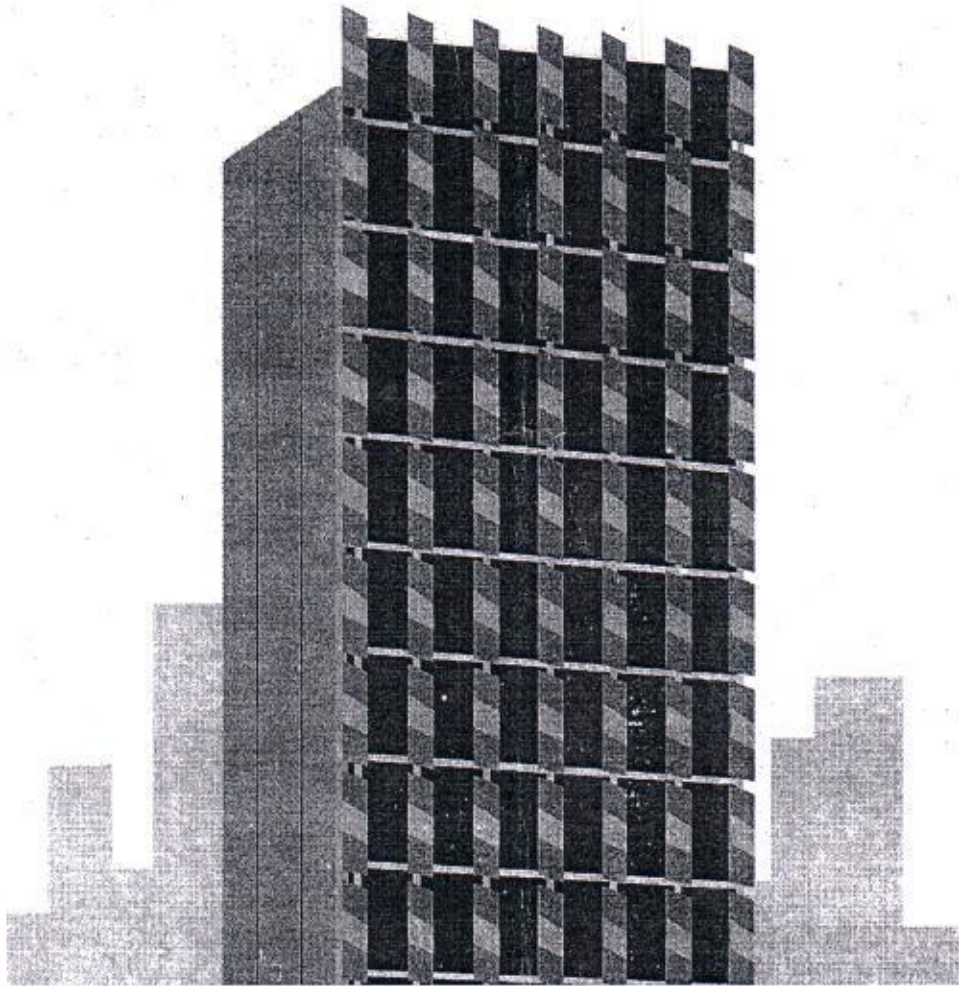


BDR/17/ 8130 /2016

A GREEMENT FOR SALE



SIGRUN REALTIES LIMITED -----TRANSFEROR

VISHWADEEP PROJECTS PRIVATE LIMITED ----- TRANSFeree

OFFICE NO. 1002 WING A FLOOR 10th

FAIRLINK CENTRE SEVADAS PREMISES CO-OPERATIVE SOCIETY LIMITED



Saturday, October 15, 2016
6:22 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9200 दिनांक: 15/10/2016

गावाचे नाव: ओशिवरा

दस्तऐवजाचा अनुक्रमांक: बदर17-8730-2016

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: विश्वदीप प्रोजेक्ट्स प्रायव्हेट लिमिटेड चे संचालक बाबू - शेख

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 860.00

पृष्ठांची संख्या: 43

एकूण:

रु. 30860.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:39 PM ह्या वेळेस मिळेल.

सह. दु. नि. का. अंधेरी 6

बाजार मूल्य: रु. 5629000/-

मोबदला रु. 5150000/-

भरलेले मुद्रांक शुल्क : रु. 296300/-

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

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005135531201617E दिनांक: 15/10/2016

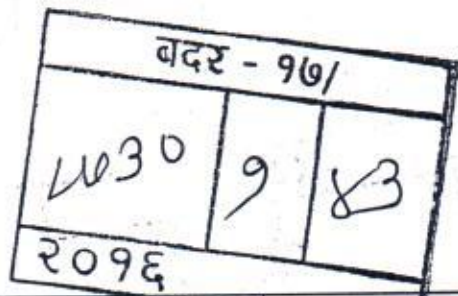
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 860/-

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 16/10/16



CHALLAN
MTR Form Number-6



GRN	MH005135531201617E	BARCODE			Date	13/10/2016-13:51:11		Form ID	252			
Department Inspector General Of Registration					Payer Details							
Type of Payment Stamp Duty Registration Fee					TAX ID (If Any)							
					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-1002, 10th Flr, Fairl					
Account Head Details				Amount In Rs.	Premises/Building		ink Centre Sevadas Premise					
0030045501 Stamp Duty				296300.00	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 =5925000							
					Amount In		Three Lakh Twenty Six Thousand Three Hundred Rupee					
Total				326300.00	Words		s Only					
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN	REF No.	69103332016101312238			102441648		
Cheque/DD No					Date		13/10/2016-13:51:44					
Name of Bank					Bank-Branch		IDBI BANK					
Name of Branch					Scroll No. , Date		Not Verified with Scroll					

Mobile No. : Not Available





CHALLAN
MTR Form Number-6

बदर - १७/		
1030	3	83
२०९६		

GRN MH00513586 201676		Barcode		DATE 13/10/2016 13:51:44		USER IGR554(BDR17)		25.2	
Department		Inspector General of Registration		AMOUNT 30000.00		Payer Details			
Type of Payment		Deface Number 0002951931201617		5/10/2016					
1		Stamp Duty		15/10/2016 (IS)-519-8730					
2		Registration Fee							
(Amt.in words)		Three Lakh Twenty Six Thousand Three Hundred Rupees Only		TAX ID (If Any)					
Office Name		BDR17_JT SUB REGISTRAR ANDHERI 6		PAN No. (If Applicable)		AAJCS4873K			
Location		MUMBAI		Full Name		SIGRUN REALTIES LIMITED			
Year		2016-2017 One Time		Flat/Block No.		Office No. A-1002, 10th Flr, Fairl			
Account Head Details		Amount In Rs.		Premises/Building		ink Centre Sevasdas Premise			
0030045501 Stamp Duty		296300.00		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			
						=5925000			
				Amount In		Three Lakh Twenty Six Thousand Three Hundred Rupee			
Total		326300.00		Words		s Only			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		REF No.		69103332016101312238 102441648	
Cheque/DD No				Date		13/10/2016-13:51:44			
Name of Bank		Validity unknown		Bank-Branch		IDBI BANK			
Name of Branch		Digitally signed by VIRTUAL TREASURY MUMBAI		Scroll No. , Date		100514/10/2016			
Mobile No. : Not Available									
Date: 2016-10-15 18:22:14									
Reason: Secure Document									
Location: India									





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन् 2016-17 (April)

बदर - 90/		
1030	4	83

१. दस्ताचा प्रकार : पेशेवरनामा अनुच्छेद क्रमांक: 24 B
२. सादरकर्त्याचे नाव : विश्वदीप प्रोजेक्ट्स प्राइवेट लिमिटेड
३. तालुका: मुंबई / अंधेरी / बोरीवली / कुर्ला
४. गावाचे नाव: ओशिवरी
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:- 25.65 कारपेट बिल्ट अप चौ. मीटर/फूट
९. कारपार्किंग: गच्ची पोटमाळा:- —
१०. मजला क्रमांक:- 10th उदवाहन सुविधा आहे/नाही
११. बांधकाम वर्ष:- 2006 घसारा: 2006
१२. बांधकामाचा प्रकार:- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
१३. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सूचना 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. लिक्व्ह अँड लायसन्सचा दस्त :-
निवासी / अनिवासी
१. प्रतिमाह भाडे रक्कम:- —
२. अनामत रक्कम/आगावू भाडे:- —
३. कालावधी —
१६. निर्धारित केलेले बाजारमूल्य:- 5629000/-
१७. दस्तामध्ये दर्शविलेली मोबदला :- 5150000/-
१८. देय मुद्रांक शुल्क:- 296300/- १९. भरलेले मुद्रांक शुल्क: 296300/-
१९. देय नोंदणी फी :- 30000/-

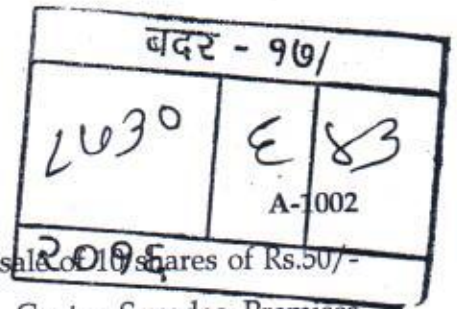
~~209000 - 117900 = 207.117900 x 25.65 = 5328183~~

लिपीक
209000 x 25.65 = 5629000/-

१९. फीह इथीम निर्बंधक

15/10/2016
क. वि. वि.





In the matter of sale of 10 shares of Rs.50/-
each of Fairlink Centre Sevadas Premises
Co-operative Society Limited bearing
Distinctive Nos. 0881 to 0890 (both
inclusive) under Share Certificate No.089
and incidental thereto the right to own use
and occupy on **ownership basis** Office
No.A-1002 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 Realities 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

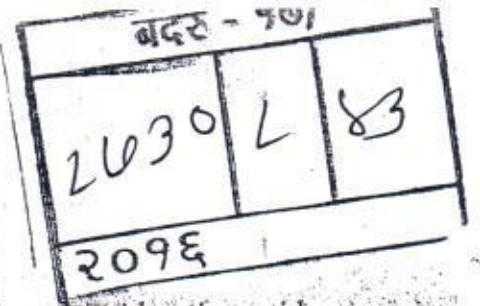
A-103, 1st floor, Virwani Industrial Estate, Off Western Express Highway, Goregaon
(East), Mumbai 400 063 hereinafter referred to as "the **TRANSFEROR**" (which
expression shall unless repugnant to the context or meaning thereof be deemed to mean
and include its successors) of the **ONE PART**

AND

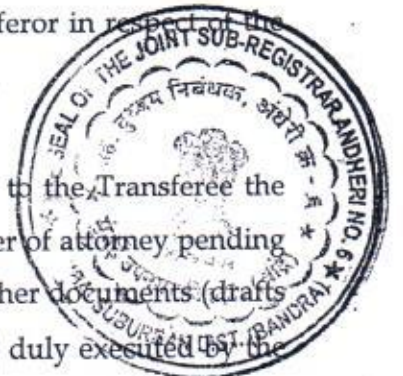
VISHWADEEP PROJECTS PRIVATE LIMITED, a company incorporated and
registered under the Companies Act, 1956 and having its registered office at Room No.
24, 2nd Floor, Kesar Building, Opp. Geeta Bhavan Hotel, Princess Street, Mumbai-400
002 hereinafter referred to as "the **TRANSFeree**" (which expression shall unless
repugnant to the context or meaning thereof be deemed to mean and include its
successors and assigns) of the **OTHER PART**



[Handwritten signatures]



- (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 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;
 - (ii) original documents as are available with the Transferor in respect of the said Office;
 - (iii) the paid up Society and electricity bills.
 5. On Completion of sale the Transferor shall hand over to the Transferee the Deed of Transfer, declaration cum indemnity on title, power of attorney pending transfer of the premises in favour of the Transferee and other documents (drafts of which will be approved by the advocates of the Parties) duly executed by the Transferor to perfect the Transferee's title to the said Premises;
 6. The Transferor hereby authorises M/s Matubhai Jamietram & Associates, the Transferee's Advocates to publish a Public Notice in two newspapers, one in English and another in vernacular language inviting claims from third parties so as to investigate the title of the Transferor to the said Premises. If during the investigation of title, any defect is found or any objection is raised by any third party furnishing documentary proof in respect thereof, then the Transferor will



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Pidhu!

बदर - १७/		
103 ⁰	90	83
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- (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.
9. The Parties hereto shall sign and execute all such acts, deeds, matters and things as are or may be necessary, proper, usual or expedient for the purpose of fully and effectually transferring the said Premises in favour of the Transferee.
10. On the completion of sale, the Transferor will execute the Deed of Transfer and other documents to complete the Transferee's title to the said Premises and complete all registration formalities and deliver to the Transferee:-
- Necessary transfer forms duly executed by the Transferor in accordance with the bye-laws of the said Society;
 - Letter of Resignation of membership, if required, addressed to the said Society;
 - All forms, applications, declarations and undertakings as may be required by the said Society;



Ar:

Richa

The building comprises of ground and ten upper floors
There are 6 lifts in the building

बदर - १७/		
१७३०	१२	४३
२०१६		

SIGNED AND DELIVERED by the withinnamed
Transferor,

SIGRUN REALTIES LIMITED

for SIGRUN REALTIES LTD.

by the hand of its Authorised Signatory

Mr. Shoaib Sequeira

pursuant to the Board Resolution dated 23.09.2016

in the presence of . . .



Shoaib
DIRECTOR



SIGNED AND DELIVERED by the withinnamed
Transferee,

VISHWADEEP PROJECTS PRIVATE LIMITED

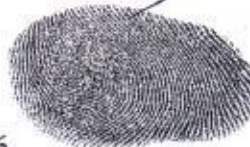
FOR VISHWADEEP PROJECTS PRIVATE LIMITED

by the hand of its Authorised Signatory

Mr. Babu Shaikh

pursuant to the Board Resolution dated 10.10.2016

in the presence of . . .



Babu Shaikh
DIRECTOR



FAIRLINK CENTRE SEVADAS PREMISES CO-OPERATIVE SOCIETY LTD.

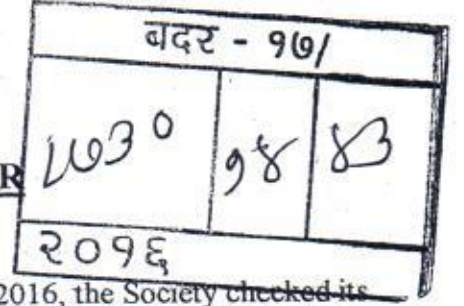
Regn. No. MUM/W-KW/GNL/O/2036/2003-10/2009 DATED 22/12/2009

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

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.

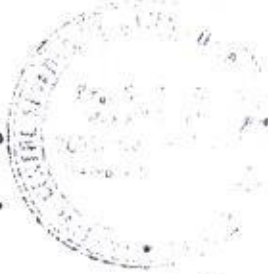
In relation to Six Units owned by M/s Sigrun Realities Ltd and more particularly Unit Number B-901 to B-906 on the 9th Floor of the Society Building, the Society records disclose the aforesaid Units to be mortgaged to M/s Religare Finvest Ltd..

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.

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.

बदर - १७/		
103 ⁰	96	83
२०९६		

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.

Sprchit
Shau
HON. SECRETARY/JT. TREASURER.



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. MUM/W-KW/GNL/O/2036/2009-10/2009 Dated 22.12.2009)

AUTHORISED SHARE CAPITAL RUPEES 1,00,000 DIVIDED INTO 2000 SHARES EACH OF RUPEES 50/-

Certificate No. 089

Members Register No. 089

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



of Office No. A / 1002 is/are the Registered Shareholder of 10 (Ten) shares of Rs. 50/- each

(Fifty only) from no. 0881 to 0890 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.

बंदर - १७/		
८७३०	१८	४३
२०१६		

[Y. P. P. - 5,00,000 - 1-86 - WDA-5 - (Cg) 41]
G. B. R. D., No. 8616 JaceC 16-0-26.]

G. T. E. 274

बदर - १७/		
1030	20	83.
2422096		

होमिना

RULED CARD

वि.स.नं.	सं.मा.दर	नियमोती धारा १००-०० च्या म
७०९	२११०.२	५८४-०० रुपये मुदत ३११०५१००६ परमि

मं. १८८८

मे.स. ल.स.रा.म.जी जि.जि.मि.म. अ.ज.ज.जी म.म.दि.त

ज.म. स्व.मि.क. ल.स. उ.ह.ल.प.म.ट. का.म.दि.श.म.

२५०५२००४

मा.ग.जि.रा.मि.क.री मुं.म.इ. उपनगर जिला यांचे
कडील निमरोती आदेश ११०:८/१२४४-११:८/११०५
NAP/1-RA-662 दि. ११०५०८, मो.र.न.ग-५१
०४, व इ.स.१९८६ म.देश क. न.मु. आ.शि.व.रा/न.ल.क.
७०९/०२ दि. २५०५०८ अन्तर्मे न.मु.क. ५०९ ये
पु.म.स.म. ना.मि.ज.म. प्र.म.ज.ना.श.म. नि.न.रो.मि.क.री
सालेने मि.ड.क.त. प.मि.क.े.व.र. मो.द. घ.ड.न. स.ता. प्र.म.
२. स्ती-१ क.मी. क.ड.र. का. दा.ख.ल. क.ल. वि.न.
रो.ती. ध.रा. १००-०० च्या म.दि. ५८४-०० रुपये
मु.द.म. ३११०५१२००६ परमि.



बदर-१/	
१२५१	१५३
२००६	

ANNEXURE_E.

P.T.O.

Executive Engineer Bldg. Proposal (ब.प्र.)
H. and K - Wards
Municipal Office R. K. Parkar Marg,
Andheri (West), Mumbai-400 055

BRIHANMUMBAI MAHANAGARPALIKA
NO. CE/8313/WS/AK

24 APR 2006

FULL OCCUPANCY CERTIFICATE

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

बदर - १७०/		
103 ⁰	22	83
२०९६		

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 Chitrawa, 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 retained from the date of issue of certified true copy of the same shall be submitted to the office of the Joint Sub-Registrar from the date of issue of occupations Cft.

A set of certified completion plan is attached herewith.



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

बदर - १६१/	
299 ⁰	२७
२०९३	

Forwarded for information please.



C:\My Documents\Occupation\8313\HJ\OCC.doc

Signature of E.E.P. (W.S.) K/W & P Wards





SIGRUN™
INSPIRING THE FUTURE

SIGRUN REALTIES LIMITED

CIN NO. U70100MH2005PLC157406

बदर - १७/		
१७३०	२४	४३
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 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



आयकर विभाग
INCOME TAX DEPARTMENT
BABU YAKUB SHEIKH
YAKUB JAYNUDDIN SHEIKH
21/10/1969
Permanent Account Number
BZYP59369A
Signature

(Signature)

बदर - १७/		
८७३७	२६	४३
२०९६		





बदर - १७/		
103 ⁰	30	83
2096		

File





**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, Opp. Geeta Bhavan Hotel,
Princess Street, Mumbai-400 002
Email: vishwadeep.projects01@gmail.com
CIN: U70102MH2015PTC268469

बदर - १७/		
1000	38	83
२०१६		





भारत सरकार
GOVERNMENT OF INDIA



राकेश सीताराम शर्मा
Rakesh Sitaram Sharma
जन्म तारीख/ DOB: 26/12/1984
पुरुष / Male



9702 5220 3590

आधार-सामान्य माणसाचा अधिकार

Rakesh

बदल - १७/		
L030	3E	83
२०१६		



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

Address:

S/O सीताराम शर्मा, फ्लैट नंबर-
६०१, विन्डिंग 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,
Oshiwara, 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
 AUTHORISATION 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-408, SANGEET LOK DARSHAN CHS,
 MILITARY RD, ANDHERI (E),
 MUMBAI
 PIN: 400059
 Signature & ID of Issuing Authority: MH02 2008158
 Signature/Thumb Impression of Holder

बदल - १७/

८७३०	३८	४३
२०९६		



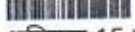
Pre-Registration summary(नोंदणी पूर्व गोषवारा)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201610152662				
बदर17	15 October 2016 06:10:42 PM				
मूल्यांकनाचे वर्ष	2016	बदर - 90/			
जिल्हा	मुंबई(उपनगर)	1130 80 83			
मूल्य विभाग	50-ओशिवरे (अंधेरी)	2096			
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-	25.65चौरस मीटर	मिळकतीचा वापर-	कार्यालय/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.209000/-
उदववाहन सुविधा-	आहे	मजला -	5th floor To 10th floor		
मजला निहाय घट/वाढ = 105% apply to rate= Rs.219450/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार नविन दर)+ खुल्या जमिनीचा दर) = (((219450-117900) * (100 / 100))+117900) = Rs.219450/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 219450 * 25.65 = Rs.5628892.5/-					
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्छीचे मूल्य + वरील गच्छीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य = A + B + C + D + E + F + G + H = 5628892.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.5628892.5/-					

Home

Print





शनिवार, 15 ऑक्टोबर 2016 6:23 म.नं.

दस्त गोषवारा भाग-1

बदर17

दस्त क्रमांक: 8730/2016

दस्त क्रमांक: बदर17 /8730/2016

बाजार मूल्य: रु. 56,29,000/-

मोबदला: रु. 51,50,000/-

भरलेले मुद्रांक शुल्क: रु.2,96,300/-

बदर - 96/

1830

8283

2098

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

अ. क्र. 8730 वर दि.15-10-2016

रोजी 6:18 म.नं. वा. हजर केला.

पावती:9200

पावती दिनांक: 15/10/2016

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

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 860.00

पृष्ठांची संख्या: 43

दस्त हजर करणाऱ्याची सही:

एकुण: 30860.00

सह. दु. नि. का. अंधेरी 6
सह दुय्यम निबंधक, अंधेरी क्र. 6मुंबई उपनगर जिल्हा
प्रतिष्ठापना प्रकार: करारनामासह. दु. नि. का. अंधेरी 6
सह दुय्यम निबंधक, अंधेरी क्र. 6

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 15 / 10 / 2016 06 : 18 : 13 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 15 / 10 / 2016 06 : 19 : 23 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस
दाखल केलेला आहे. दस्तावेजातील मजकूर, निष्पादक व्यक्ती, साक्षीदार व
सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता वैधता
कायदेशीर बाबींसाठी दस्त निष्पादक व कतुली वारक या संतुर्गपणे जबाबदार राहतील.

लिहून देणारे (दिनांकासहीत स्वाक्षरी)

लिहून घेणारे (दिनांकासहीत स्वाक्षरी)

प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण ४३...पाने आहेतसह. दुय्यम निबंधक, अंधेरी क्र. 6
मुंबई उपनगर जिल्हा



15/10/2016 6 30:01 PM




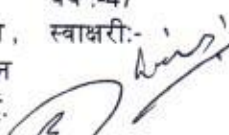


दस्त क्रमांक : बदर17/8730/2016

दस्ताचा प्रकार :- करारनामा

बदर - १७/		
दस्त गोषवारा भाग-2		
१७३०	४३	४३
२०१६		

बदर17





दस्त क्रमांक:8730/2016

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सिगून रिअल्टीज लिमीटेड चे संचालक शोएब - सिकेरा 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 लिमीटेड 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, मुम्बई. पॅन नंबर:AAFCV3861J	लिहून घेणार वय :-47 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:15 / 10 / 2016 06 : 25 : 59 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 लिक रोड ओशिवरा, जोगेश्वरी प मुंबई पिन कोड:400102		
2	नाव:नवीन जकाब डिसुझा वय:37 पत्ता:बी-608 संगीत लोक दर्शन सोसायटी, मील्डी रोड, अंधेरी पूर्व मुंबई पिन कोड:400069		

शिक्का क्र.4 ची वेळ:15 / 10 / 2016 06 : 26 : 43 PM

शिक्का क्र.5 ची वेळ:15 / 10 / 2016 06 : 26 : 58 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, अंधेरी-६

मुंबई उपनगर जिल्हा EPayment Details.

बदर-१७/ १७३० /२०१६
पुस्तक क्रमांक १, क्रमांक. १७३०....वर
नोंदला.
दिनांक १५...माहे ऑक्टोबर २०१६

सह दुय्यम निबंधक, अंधेरी-६
मुंबई उपनगर जिल्हाsr. Epayment Number
1 MH005135531201617EDefacement Number
0002951931201617

8730 /2016

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



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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 6

दस्त क्रमांक : 8730/2016

15 October, 2016

नोदणी 63
Regn. 63m

गावाचे नाव : ओशिवरा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.5,150,000/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु.5,629,000/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	701, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: ऑफिस नं. ए-1002, माळा नं: 10 वा मजला, इमारतीचे नाव: फेअरलिक 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: 230 चौरस फूट कार्पेट 25.65 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:- सिग्नल 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 पॅन 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, मुम्बई, पिन कोड:- 400002; पॅन नं:- AAFCV3861J;
(9) दस्तऐवज करून दिल्याचा दिनांक	13/10/2016
(10) दस्त नोंदणी केल्याचा दिनांक	15/10/2016
(11) अनुक्रमांक,खंड व पृष्ठ	8730/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.296,300/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेरा	

सह दुय्यम निबंधक, अंधेरी क्र. ६
मुंबई उपनगर जिल्हा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निबडलेला अनुच्छेद :-

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

सह दुय्यम निबंधक, अंधेरी क्र. ६
मुंबई उपनगर जिल्हा