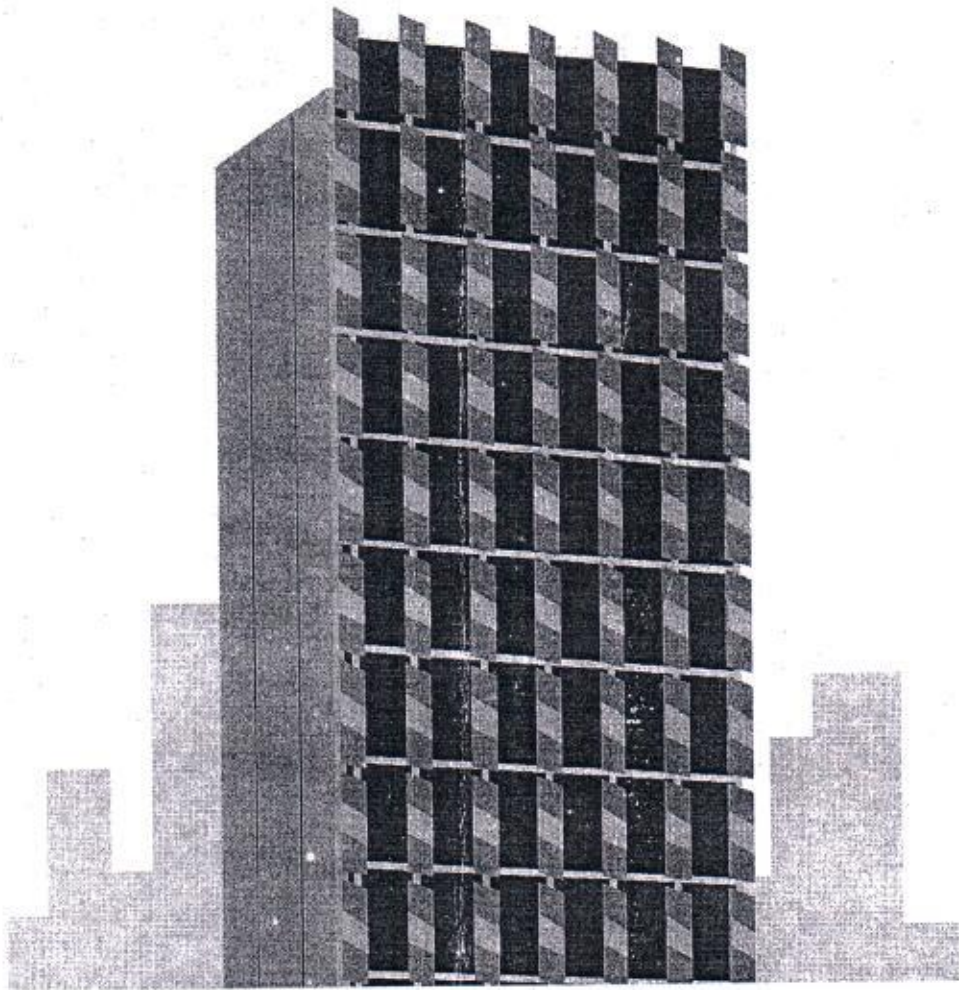


BDR/17/8132/2016

## A GREEMENT FOR SALE



SIGRUN REALTIES LIMITED -----TRANSFEROR

VISHWADEEP PROJECTS PRIVATE LIMITED ----- TRANSFEREE

OFFICE NO. 1003 WING A FLOOR 10<sup>th</sup>

FAIRLINK CENTRE SEVADAS PREMISES CO-OPERATIVE SOCIETY LIMITED

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )											
Valuation ID	201610152667			15 October 2016,06:25:47 PM							
बदर17											
मूल्यांकनाचे वर्ष	2016										
जिल्हा	मुंबई(उपनगर)										
मूल्य विभाग	50-ओशिवरे (अंधेरी)										
उप मूल्य विभाग	50/240भूभाग: 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											
<b>बांधीव क्षेत्राची माहिती</b>											
मिळकतीचे क्षेत्र-	25.76चौरस मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव						
बांधकामाचे वर्गीकरण-	1-आर सी	मिळकतीचे वय-	0 TO 2वर्ष	मूल्यदर/बांधकामाचा दर-	Rs.209000/-						
उदववाहन सुविधा-	आहे	मजला -	5th floor To 10th floor	बदर - 90/							
मजला निहाय घट/वाढ			= 105% apply to rate= Rs.219450/-	<table border="1"> <tr> <td>1032</td> <td>2</td> <td>3e</td> </tr> <tr> <td colspan="3">2096</td> </tr> </table>		1032	2	3e	2096		
1032	2	3e									
2096											
<p>घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार नविन दर) + खुल्या जमिनीचा दर)</p> <p>= (((219450-117900) * (100 / 100)) + 117900)</p> <p>=</p> <p>Rs.219450/-</p> <p>A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र</p> <p>= 219450 * 25.76</p> <p>= Rs.5653032/-</p> <p><b>एकत्रित अंतिम मूल्य</b></p> <p>= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन 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>= 5653032 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>= Rs.5653032/-</p>											

Home

Print





CHALLAN  
MTR Form Number-6

बदर - १७/		
८७३२	३	३९
२०९६		

GRN		MH00513573201610135533		DATE		13/10/2016-13:55:33		USER		IGR554(BDR17)	
Department		Inspector		Date		13/10/2016-13:55:33		IGR554(BDR17)		25.2	
Type of Payment		Sr. No.		Deface Number		AMOUNT		Payer Details			
1		0002952128201617		0002952128201617		30000.00		TAX ID (If Any)			
2		0002952128201617		0002952128201617		297500.00		PAN No. (If Applicable)		AAJCS4873K	
(Amt.in words)		Three Lakh Twenty Seven Thousand Five Hundred Rupees Only						Full Name		SIGRUN REALTIES LIMITED	
Office Name		BDR17__JT SUB REGISTRAR ANDHERI 6						Flat/Block No.		Office No. A-1003, 10th Flr, Fairl	
Location		MUMBAI						Premises/Building		ink Centre Sevadas Premise	
Year		2016-2017 One Time						Road/Street		Plot No. B-64, Off. Andheri Link Road	
Account Head Details		Amount In Rs.						Area/Locality		Andheri (West), Mumbai	
0030045501 Stamp Duty		297500.00						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	
										=5950000	
Total		327500.00						Amount In		Three Lakh Twenty Seven Thousand Five Hundred Rupees Only	
Payment Details		IDBI BANK						Words			
Cheque-DD Details								FOR USE IN RECEIVING BANK			
Cheque/DD No				Bank CIN		REF No.		69103332016101312272		102442217	
Name of Bank		Validity unknown		Date				13/10/2016-13:55:33			
Name of Branch		Digitally signed by VIRTUAL TREASURY MUMBAI		Bank-Branch				IDBI BANK			
Mobile No. : Not Available		Date: 2016-10-15 18:30:20 IST		Scroll No. , Date				100 , 14/10/2016			
		Reason: Secure Document									
		Location: India									





CHALLAN  
MTR Form Number-6

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GRN	MH005135798201617E	BARCODE			Date	13/10/2016-13:54:55	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. A-1003, 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	Area/Locality			
0030045504	Stamp Duty	297500.00		Area/Locality	Andheri (West), Mumbai			
0030063301	Registration Fee	30000.00		Town/City/District	PIN			
				PIN	4 0 0 0 5 3			
				Remarks (If Any)				
				PAN2=AAFCV3861J-SecondPartyName=VIS				
				HWADEEP PROJECTS PRIVATE LIMITED-CA				
				=5950000				
Total		327500.00		Amount In Words	Three Lakh Twenty Seven Thousand Five Hundred Rupees Only			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	REF No.	69103332016101312272		102442217		
Cheque/DD No		Date	13/10/2016-13:55:33					
Name of Bank		Bank-Branch	IDBI BANK					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

Mobile No. : Not Available

*Richa*



बदर - १७/		
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A-1003

In the matter of sale of 10 shares of Rs.50/- each of Fairlink Centre Sevasdas Premises Co-operative Society Limited bearing Distinctive Nos. 0891 to 0900 (both inclusive) under Share Certificate No.090 and incidental thereto the right to own use and occupy on **ownership basis** Office No.A-1003 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 13<sup>th</sup> 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

10<sup>th</sup> Fairlink Centre , Off New Link Road, Andheri (W) Mumbai 400 053 former registered office at

A-103, 1<sup>st</sup> 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 meaning thereof be deemed to mean and include its successors

**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**



*Qm* *Rilhu*

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 and other rights incidental thereto are hereafter collectively referred to as "**the said Premises**") at or for the total consideration of Rs. 51,75,000/- (Rupees Fifty One Lakhs Seventy Five Thousand only) payable as follows that is to say.

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- 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.
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;

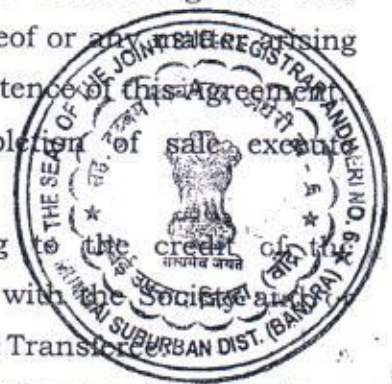


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Society upto date all contribution charges and outgoings payable by the Transferor in respect of the said Office

- (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 transaction 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 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



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*Prakar*

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**THE SCHEDULE ABOVE REFERRED TO**

**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.0891 to 0900 (both inclusive) under Share Certificate No.090 and incidental to the sale thereof the right to hold, use, occupy, possess and enjoy on ownership basis Office No.A-1003 admeasuring 231 square feet equivalent to 21.46 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 on 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,

**SIGRUN REALTIES LIMITED**

by the hand of its Authorised Signatory

**Mr. Shoaib Sequeira**

pursuant to the Board Resolution dated 23.09.2016

in the presence of . . . .

**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 . . . .



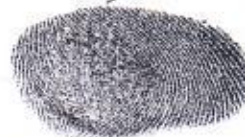
For SIGRUN REALTIES LTD.

*[Signature]*  
DIRECTOR



FOR VISHWADEEP PROJECTS PRIVATE LIMITED

*[Signature]*  
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

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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..

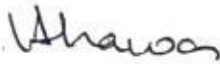
All the dues of the Society in respect of all the above 28 Units have been settled by M/s Sigrun Realities Ltd. upto 30<sup>th</sup> September 2016.

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.





# 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.

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L032	१६	३६
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.

  
HON. SECRETARY/JT. TREASURER.



Ex: Engineer Bldg. Proposal [W.S.]  
K 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,  
Chiru Road,  
Santacruz (East),  
Mumbai 400 055.



बदर - १७/		
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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 Oshwara, 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 this office and a certified true copy of the same shall be submitted to this office within the stipulated time 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

Forwarded for information please.

बदर - १६/	
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for E.E.B.P. (W.S.) K/W & P Wards.

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





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२०९६			

# FAIRFANK 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. MUMWW-KW/GNL/0/2036/2009-10/2009 Dated 22.12.2009)

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

Certificate No. **090**

Members' No. **090**

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

of Office No. **A/1003** is/are the Registered Shareholder of 10 (Ten) shares of Rs. 50/- each

(Fifty only) from no. **0891** to **0900** inclusive in Fairfank Centre Sevasdas 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.



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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/		
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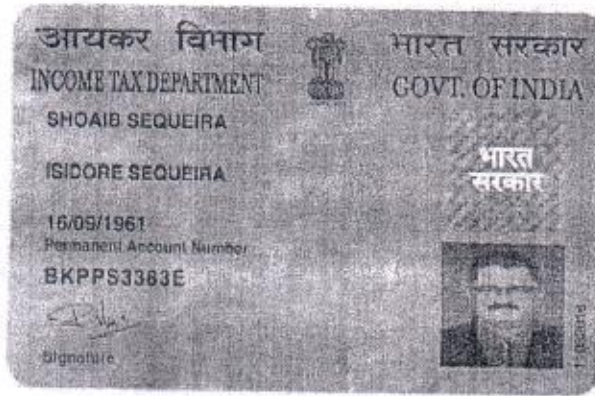


आयकर विभाग	भारत सरकार
INCOME TAX DEPARTMENT	GOVT. OF INDIA
BABU YAKUB SHEIKH	
YAKUB JAYNUDDIN SHEIKH	
21/10/1969	
Permanent Account Number	
BZYP59369A	
	
Signature	

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*Ridhu*

बदर - १७/		
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**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

*Kasat*

Pawan Kasat  
Director  
DIN: 03179317

बदर - १७/		
1032	32	3e
२०१६		



Registered Office.

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

Email: vishwadeep.projects01@gmail.com

CIN: U70102MH2015PTC268469



बंदर - १७/		
2032	36	3e
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

बदर - १७/		
८७३२	३६७९	
२०१६		



आधार

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

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,  
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/O of JACOB MARTIN D SOUZA  
Add: B-608, SANGEET LOK DARSHAN CHS,  
MILITARY RD, ANDHERI (E),  
MUMBAI.  
PIN: 400058  
Signature & ID of Issuing Authority: MH02 2008156  
Signature/Thumb Impression of Holder

बदर - १७/		
८७३२	३७	३९
२०९६		

*[Handwritten signature]*





शनिवार, 15 ऑक्टोबर 2016 6:31 म.नं.

दस्त गोपवारा भाग-1

बदर17

दस्त क्रमांक: 8732/2016

दस्त क्रमांक: बदर17 /8732/2016

बाजार मूल्य: रु. 56,53,100/-

मोबदला: रु. 51,75,000/-

भरलेले मुद्रांक शुल्क: रु.2,97,500/-

बदर - 96/		
1032	3L3e	
२०१६		

डु. नि. सह. डु. नि. बदर17 यांचे कार्यालयात

अ. क्र. 8732 वर दि.15-10-2016

रोजी 6:24 म.नं. वा. हजर केला.

पावती:9202

पावती दिनांक: 15/10/2016

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

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 780.00

पृष्ठांची संख्या: 39

दस्त हजर करणाऱ्याची सही:

एकूण: 30780.00

सह. डु. नि. का. अंधेरी 6  
सह दुय्यम निबंधक, अंधेरी क्र. ६  
मुंबई उपनगर जिल्हा

सह. डु. नि. का. अंधेरी 6  
सह दुय्यम निबंधक, अंधेरी क्र. 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 15 / 10 / 2016 06 : 25 : 16 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 15 / 10 / 2016 06 : 27 : 34 PM ची वेळ: (फी)

## प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी करणारा १९०६ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस सादर केलेला आहे. दस्तऐवज न्याय्य, निष्पक्ष व्यक्ती, साक्षीदार व खोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्तऐवज सत्यता वैधता कायदेशीर याबाबत दस्त निष्पक्ष व न्याय्य असेल असे तपासलेले अवाकदार राहिले.

*[Signature]*  
लिहून देणारे (नॉनसहीत स्वाक्षरी)

*[Signature]*  
लिहून देणारे (दिनांकासहीत स्वाक्षरी)

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण....३९...पाने आहेत

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






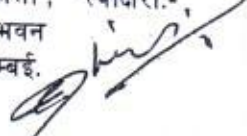




15/10/2016 6 33:27 PM

दस्त क्रमांक : बदर 17/8732/2016

दस्ताचा प्रकार :- करारनामा







बदर - १७/		
दस्त गोपवारा भाग-2		बदर 17
CU32	3e	3e
2096		
दस्त क्रमांक: 8732/2016		

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: सिग्न रिअल्टीज लिमिटेड चे संचालक शोएब - सिव्हेरा पत्ता: -, 10 वा मजला, फेअरलिक सेंटर, -, ऑफ न्यू लिंक 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 विल्डिंग, 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.  
शिक्का क्र.3 ची वेळ: 15 / 10 / 2016 06 : 29 : 29 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना 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, वील्डिंग 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, मील्ट्री रोड, अंधेरी पूर्व मुंबई पिन कोड: 400069			

शिक्का क्र.4 ची वेळ: 15 / 10 / 2016 06 : 29 : 59 PM

शिक्का क्र.5 ची वेळ: 15 / 10 / 2016 06 : 30 : 23 PM नोंदणी पुस्तक 1 मध्ये

सह.ह. जिका. अंधेरी 6  
सह दुसऱ्या निबंधक, अंधेरी क्र. 6

मुंबई उपनगर जिल्हा Payment Details.

बदर-१७/ CU32 / 2096  
पुस्तक क्रमांक १, क्रमांक CU32. वर  
नोंदला.  
दिनांक १५... माहे) ऑक्टोबर २०१६

सह दुसऱ्या निबंधक, अंधेरी-६  
मुंबई उपनगर जिल्हा

sr. Epayment Number  
1 MH0051357982016175

Defacement Number  
0002952128201617

8732 / 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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15 October, 2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 6

दस्त क्रमांक : 8732/2016

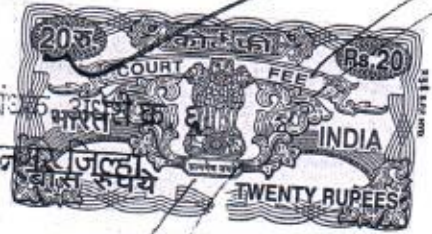
नोदणी 63

Regn. 63m

गावाचे नाव : ओशिवरा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.5,175,000/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु.5,653,100/-
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	701, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: ऑफिस नं. ए-1003, माळा नं: 10 वा मजला, इमारतीचे नाव: फेअरलिक सेंटर सेवादास प्रीमायसेस कॉ ऑप सोसायटी लि, ब्लॉक नं: फेअरलिक सेंटर सेवादास प्रीमायसेस कॉ ऑप सोसायटी लि, रोड नं: ऑफ अंधेरी लिंक रोड,अंधेरी पश्चिम मुंबई 400053, इतर माहिती: 231 चौरस फूट कार्पेट 25.76 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 शोऐब - सिक्करा ;वय: 55; पत्ता :-, 10 वा मजला , फेअरलिक सेंटर, . ऑफ न्यू लिंक रोड अंधेरी पश्चिम , अंधेरी, 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	8732/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.297,500/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेरा	

सह दुय्यम निबंधक, 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. ६  
मुंबई उपनगर जिल्हा

