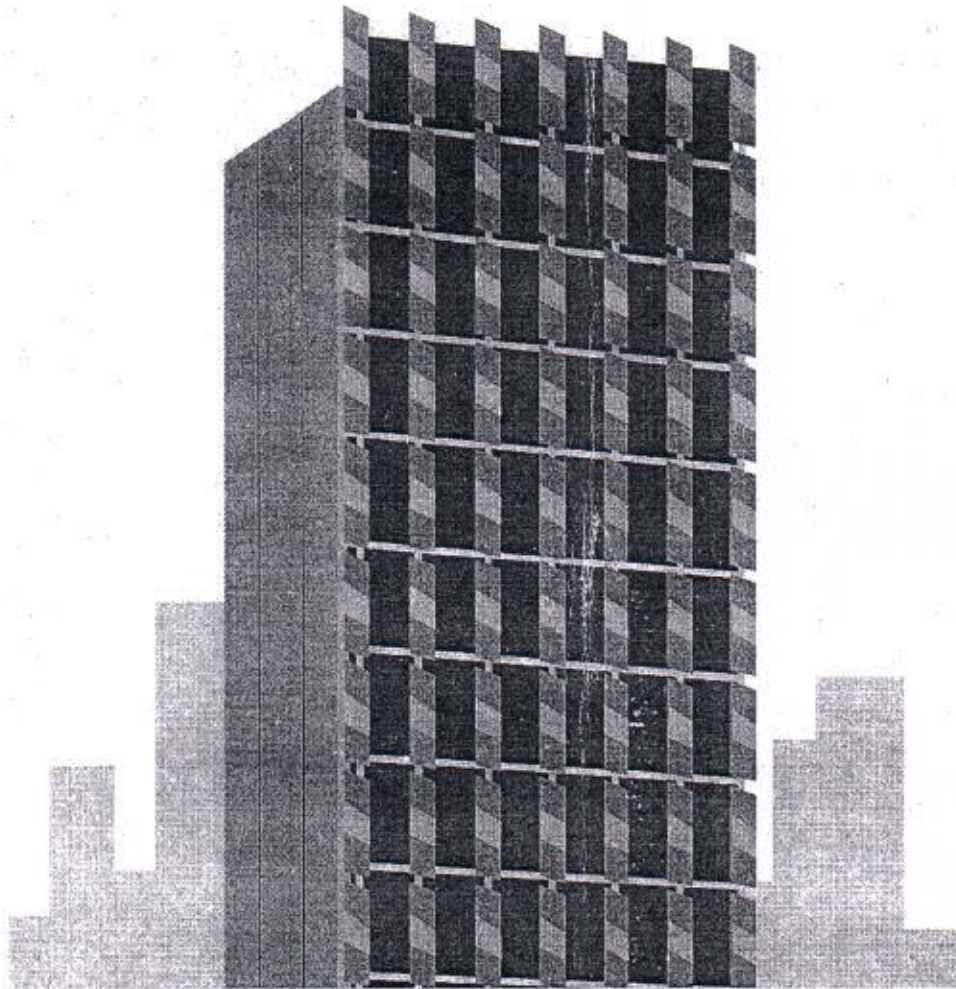


BDR/17/ 8133/2016

A GREEMENT FOR SALE



SIGRUN REALTIES LIMITED -----TRANSFEROR

VISHWADEEP PROJECTS PRIVATE LIMITED ----- TRANSFEREE

OFFICE NO. 1001 WING A FLOOR 10th

FAIRLINK CENTRE SEVADAS PREMISES CO-OPERATIVE SOCIETY LIMITED



Saturday, October 15, 2016
6:37 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9203 दिनांक: 15/10/2016

गावाचे नाव: ओशिवरा

दस्तऐवजाचा अनुक्रमांक: बदर17-8733-2016

दस्तऐवजाचा प्रकार : करारनामा

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

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 780.00

पृष्ठांची संख्या: 39

एकूण:

रु. 30780.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:53 PM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक, अंधेरी - ६

बाजार मूल्य: रु.5507000/-

मोबदला रु.5040000/-

भरलेले मुद्रांक शुल्क : रु. 290000/-

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

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005135163201617E दिनांक: 15/10/2016

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 780/-

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 26/10/16

बदर - १७/		
७३३	१	३९
२०१६		



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन् २०१६-१७ (April)

१. दस्ताचा प्रकार : पेशेवरनामा अनुच्छेद क्रमांक: २५
२. सादरकर्त्याचे नाव : विश्वदीप प्राज नॅट्स 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 क्षेत्रफळ:- २५.०९ कारपेट बिल्ट अप चौ.मीटर/फूट
९. कारपार्किंग: गच्ची पोर्टमाळा:-
१०. मजला क्रमांक:- १०th उदवाहन सुविधा आहे/नाही
११. बांधकाम वर्ष:- २००६ घसारा: २००६ २००६
१२. बांधकामाचा प्रकार:- आरआरसी / इतर पक्के / अर्थे 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:- ५५०७००० / ५७९५०००
१७. दस्तामध्ये दर्शविलेली मोबदला :- ५०४०००० / ५८०००००
१८. देय मुद्रांक शुल्क:- २९०००० १९. भरलेले मुद्रांक शुल्क: २९००००
१९. देय नोंदणी फी :- ३००००

$209000 \times 45\% \times 25.09 = 55,07,000/-$

लिपीक

Handwritten signature
15/10/2016

सह दुथ्यम निबंधक



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201610152672			15 October 2016,06:33:24 PM	
बदर।7					
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				
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	25.09चौरस मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.209000/-
उदववाहन सुविधा-	आहे	मजला -	5th floor To 10th floor	बदर - १७/	
मजला निहाय घट/वाढ			= 105% apply to rate= Rs.219450/-		
			२०१६		
<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 * 25.09</p> <p>= Rs.5506000.5/-</p> <p>एकत्रित अंतिम मूल्य</p> <p>= 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>= 5506000.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>=Rs.5506000.5/-</p>					

Home

Print





CHALLAN
MTR Form Number-6

बंदर - 9/10/		
1033	4	32
2098		

GRN	MH005135163201617E	BARCODE			Date	13/10/2016-13:46:45	Form ID	25.2
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty				TAX ID (If Any)			
	Registration Fee				PAN No. (If Applicable)	AAJCS4873K		
Office Name	BDR17__JT SUB REGISTRAR ANDHERI 6				Full Name	SIGRUN REALTIES LIMITED		
Location	MUMBAI				Flat/Block No.	Office No. A-1001, 10th Flr, Fairl		
Year	2016-2017 One Time				Premises/Building	ink Centre Sevadas Premise		
Account Head Details		Amount In Rs.		Road/Street	Plot No. B-64, Off. Andheri Link Road			
0030045501 Stamp Duty		300000.00		Area/Locality	Andheri (West), Mumbai			
0030063301 Registration Fee		300000.00		Town/City/District				
				PIN	4	0	0	0
					5	3		
				Remarks (If Any)				
				PAN2=AAFCV3861J-SecondPartyName=VIS				
				HWADEEP PROJECTS PRIVATE LIMITED-CA				
				=5800000				
				Amount In	Three Lakh Twenty Thousand Rupees Only			
Total		320000.00		Words				
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	REF No.	69103332016101312198		102440981		
Cheque/DD No		Date		13/10/2016-13:47:29				
Name of Bank		Bank-Branch		IDBI BANK				
Name of Branch		Scroll No. , Date		Not Verified with				

Mobile No. : Not Available





CHALLAN
MTR Form Number-6

बदल - १७/		
६३३	७	३२
२०९६		

GRN		MH00513516101617		AMOUNT		30000.00		290000.00		15/10/2016		15/10/2016		13/10/2016		13/10/2016		25.2	
Department		Inspector General of Registration		Deface Number		0002952223201617		0002952223201617		TAX ID (If Any)		PAN No. (If Applicable)		AAJCS4873K		Full Name		SIGRUN REALTIES LIMITED	
Type of Payment		1		2		3		4		5		6		7		8		9	
Office Name		BDR17_JT SUB REGISTRAR ANDHERI 6		Location		MUMBAI		Year		2016-2017 One Time		Flat/Block No.		Office No. A-1001, 10th Fir, Fairl		Premises/Building		ink Centre Sevdas Premise	
Account Head Details		Amount In Rs.		Road/Street		Area/Locality		Town/City/District		PIN		Remarks (If Any)		PAN2=AAFCV3861J~SecondPartyName=VIS		HWADEEP PROJECTS PRIVATE LIMITED~CA		=5800000	
0030045501 Stamp Duty		290000.00		0030063301 Registration Fee		30000.00		Amount In		Three Lakh Twenty Thousand Rupees Only		Words		Total		320000.00		Payment Details	
IDBI BANK		FOR USE IN RECEIVING BANK		Cheque/DD Details		Bank CIN		REF No.		69103332016101312198		102440981		Cheque/DD No		Date		13/10/2016-13:47:29	
Name of Bank		Validity unknown		Name of Branch		Digitally signed by		VIRTUAL TREASURY		MUMBAI		Date: 2016.10.15		18:36:43 IST		Reason: Secure		Document	
Mobile No. : Not Available		Location: India		Scroll No. , Date		100 , 14/10/2016		The Seal of the Joint Sub-Registrar Andheri No. 6		MUMBAI SUB-REGISTRAR		ANDHERI		NO. 6		MUMBAI		ANDHERI	



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 remove or cause such objections to be removed before completion of the sale entirely at the cost of the Transferor. In the event the Transferor fails to remove

बदर - १७/	
१७३३	१७३२
२०९६	

[Handwritten signatures]



- (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;
 - the possession handed over in part performance of the said Office as considered as vacant and peaceful possession of the said Office as purchaser;
 - All documents of title, No Objection Certificates, deposits and receipts etc. in respect of the said Premises.

447/89/		
37	37	32
2098		



[Handwritten signature]

[Handwritten signature]

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 . . .

For SIGRUN REALTIES LTD.

DIRECTOR



SIGNED AND DELIVERED by the withinnamed
Transferee,

VISHWADEEP PROJECTS PRIVATE LIMITED

by the hand of its Authorised Signatory

Mr. Babu Shaikh

pursuant to the Board Resolution dated 10.10.2016

in the presence of . . .

FOR VISHWADEEP PROJECTS PRIVATE LIMITED

DIRECTOR



बदर - १७/		
१७३३	१७	३८
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/034/16-17

Date: 04/10/2016

बंदर - १७/		
१७३३	१७	३६
२०१६		

TO WHOMSOEVER IT MAY CONCER

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..

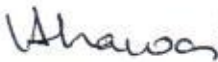
All the dues of the Society in respect of all the above 28 Units have been settled by M/s Sigrun Realities Ltd. upto 30th September 2016.

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/		
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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.



FAIRLINK CENTRE SERUDAS PREMISES CO-OPERATIVE SOCIETY LIMITED

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

(Regn. No. MUMW-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. 088

Members Register



बदर - १७/	२९	३९
२०१६	१०३३	

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

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

(Fifty only) from no. 0871 to 0880 inclusive in Fairlink Centre Serudas 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

W. K. K. K.

Hon. Secretary

W. K. K. K.

Hon. Treasurer / M C Member

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

Ex: Engineer Bldg. Proposal [४३]
K and K - Wards
Municipal Office R. K. Parkar Marg,
Andhra (West), Mumbai-400 055

BRIHANMUMBAI MAHANAGARPALIKA
NO. CE/8313/WS/AK

24 APR 2006

FULL OCCUPANCY CERTIFICATE

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

- बदर - १७/		
1033	23	30
209६		

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 Ghorwara, 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 Municipal Office and a certified true copy of the same shall be submitted to the Municipal Office 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 - १६/	
2990	20
209३	

Forwarded for information please.



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[Y. P. P. - 5,00,000 - 1-66 - WCA-5 - (C) 41]
G. B. R. D., No. 8010 dated 10-9-26.]

G. T. S. 274

रुलेड कार्ड

RULED CARD

2429

बदर - १७/		
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2096		

वि.सं.	ब.सं.	क.	नियमों की धारा १००-०० यों में
७०९	२११०-२	क	५८४-०० रुपये मुद्रा ३११०५/२००६ पक्ष

म.स. १८८६

मे.स. जयराजजी जिजिभाय आजीजी मर्यादित

जय. स्वस्तिक लेड्स डेवलपमेंट कार्पोरेशन

२५०५२००४

मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे
कडील निमरोती आदेश No. ८/२४४८-मा. ८/८५५
NAP/ERA-८६२ दि. ७/०५/०५, यो. २०३१-५३
०४, व इच्छित आदेश क्र. न. भु. आशिर्वर/न. भु. क.
७०९/०२ दि. २५०५/०५ जनमे न. भु. क. ५०९ ये
पुनः संशोधन नोंदणीच्या प्रक्रियेसाठी निमरोती केले की
सल्लेने मिळाले पात्रिकेवर मोद घेऊन सत्ता प्रक.
२ स्ती-१ कमी करून का दाखले केले. निम-
रोती धारा. १००-०० यों मी ५८४-०० रुपये
मुद्रा ३११०५/२००६ पक्ष

फेरदार १२८



बदर-१/	
१२५१	१५३
२००६	

ANNEXURE_E.

(P.T.O.)



बदर - १७/		
L033	20	3e
२०१६		

Picture



बदर - १७/		
2033	2e	3e
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





**VISHWADEEP PROJECTS
PRIVATE LIMITED**

बदर - १७/		
1033	39	3e
2096		

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



B. hussain

बदर - १७/		
L033	३७	३९
२०९६		





भारत सरकार
GOVERNMENT OF INDIA



राकेश सीताराम शर्मा

Rakesh Sitaram Sharma

जन्म तारीख/ DOB: 26/12/1984

पुनप / Male



9702 5220 3590

आधार-सामान्य माणसाचा अधिकार

बदर - १७/		
L033	37	3e
२०१६		

(Signature)



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

Address:

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

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

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1800 300 1947

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P.O. Box No. 1947,
Bengaluru-560 091



बदर - १७/		
८७३३	३०	३८
२०९६		

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH02 28070115453 DOI: 15-07-1998
 Valid Till: 14-07-2018 (NT) DLD: 07-05-2008
 AUTHORIZATION 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/DAY of JACOB MARTIN D SOUZA
 Add: B-408, SANGEET LOK DARSHAN CHS,
 MILITARY RD, ANDHERI (E),
 MUMBAI
 PIN: 400088
 Signature & ID of Issuing Authority: MH02 2008159
 Signature/Thumb Impression of Holder

[Handwritten signatures]





15/10/2016 6 49:46 PM

दस्त क्रमांक : बदर 17/8733/2016

दस्ताचा प्रकार :- करारनामा

बदर - १७/		
दस्त गोषवारा भाग-२		
७३३	३६	३६
२०१६		

बदर 17

दस्त क्रमांक: 8733/2016

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

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ: 15 / 10 / 2016 06 : 39 : 21 PM

ओळख:-

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

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

शिकका क्र.4 ची वेळ: 15 / 10 / 2016 06 : 39 : 57 PM

शिकका क्र.5 ची वेळ: 15 / 10 / 2016 06 : 40 : 19 PM नोंदणी पुस्तक 1 मध्ये

सह द. नि. का. अंधेरी 6

सह दुकान निबंधक, अंधेरी क्र. ६

मुंबई उपनगर जिल्हा EPayment Details.

बदर-१७/ ८७३३ / २०१६
पुस्तक क्रमांक १, क्रमांक. ८७३३. वर
नोंदला.
दिनांक. १५...माहे). ऑक्टोबर. २०१६

सह दुकान निबंधक, अंधेरी-६
मुंबई उपनगर जिल्हा

sr. Epayment Number
1 MH005135163201617E

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8733 /2016

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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 : 8733/2016

नोदणी 63

Regn. 63m

गावाचे नाव : ओशिवरा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.5,040,000/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु.5,507,000/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	701, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: ऑफिस नं. ए-1001, माळा नं: 10 वा मजला, इमारतीचे नाव: फेअरलिक सेंटर सेबादास प्रीमायसेस कॉ ऑप सोसायटी लि, ब्लॉक नं: प्लॉट क्र. बी/64, रोड नं: ऑफ अंधेरी लिंक रोड,अंधेरी पश्चिम मुंबई 400053, इतर माहिती: 225 चौरस फूट कार्पेट 25.09 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 - सिकेरा ;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:- विन्हदीप 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	8733/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.290,000/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेर	

सह दुय्यम निबंधक अंधेरी क्र. ६
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