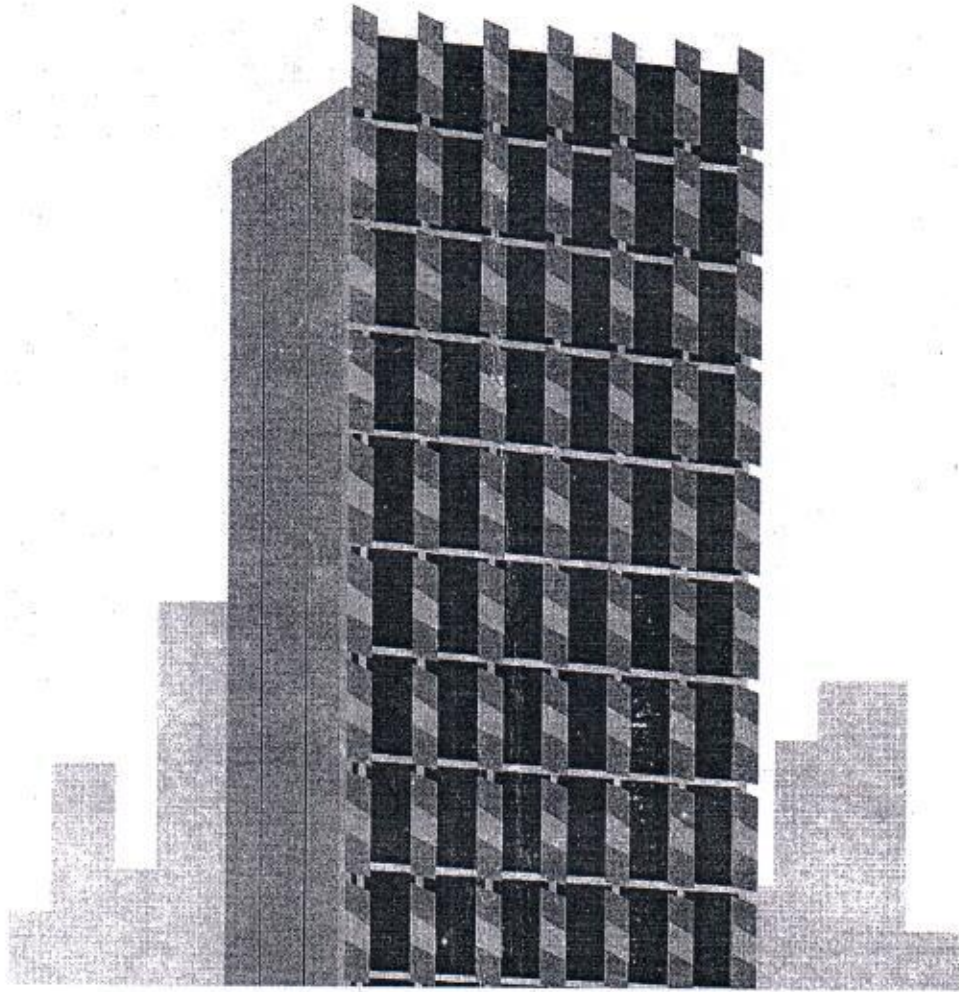


BDR/17/8624/2016

# A GREEMENT FOR SALE



SIGRUN REALTIES LIMITED -----TRANSFEROR

VISHWADEEP PROJECTS PRIVATE LIMITED ----- TRANSFEREE

OFFICE NO. 1005 WING B FLOOR 10<sup>th</sup>

FAIRLINK CENTRE SEVADAS PREMISES CO-OPERATIVE SOCIETY LIMITED



Thursday, October 13, 2016  
8:29 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: ओशिवरा

दस्तऐवजाचा अनुक्रमांक: बंदर 17-8624-2016

दस्तऐवजाचा प्रकार: करारनामा

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

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 43

रु. 30000.00

रु. 860.00

एकूण:

रु. 30860.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
8:46 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 5042224.8 /-

मोबदला रु. 5075000/-

भरलेले मुद्रांक शुल्क: रु. 253800/-

*S. S. S. S.*

सह. दुय्यम निबंधक, अधरी - ६

मुंबई उपनगर जिल्हा.

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005138662201617E दिनांक: 13/10/2016

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु. 860/-

*S. S. S. S.*

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON 9/10/2016



बदर - १७/		
८६२४	१	४३
२०१६		



## महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन् २०१६-१७ (April)

१. दस्ताचा प्रकार : पेशानामा 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 क्षेत्रफळ:- २५.३२ कारपेट बिल्ट अप चौ.मीटर/फूट
९. कारपार्किंग: - गच्ची: - पोटमाळा:- -
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. तक्त्यातील मार्गदर्शक सुचना क्र:- - ज्यान्वये दिलेली घट / वाढ
१४. तक्त्यातील मार्गदर्शक सुचना क्र:- - ज्यान्वये दिलेली घट / वाढ
१५. तक्त्यातील मार्गदर्शक सुचना क्र:- - ज्यान्वये दिलेली घट / वाढ
१६. निर्धारित केलेले बाजारमूल्य:- ५०७२०००/-
१७. दस्तामध्ये दर्शविलेली मोबदला :- ५०७५०००/-
१८. देय मुद्रांक शुल्क:- २५३८००/- १९. भरलेले मुद्रांक शुल्क: २५३८००/-
२०. देय नोंदणी फी :- ३००००/-



लिपीक

सह दुय्यम निबंधक  
१३/१०/१६

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	201610133159			13 October 2016,08:26:54 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-	25.32चौरस मीटर	मिळकतीचा वापर-	कार्यालय/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी 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/-		
			<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>बदर - 96/</p> <p>199140 3 83</p> <p>2096</p> </div>		
<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>=</p> <p>Rs.199140/-</p> <p>A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र</p> <p>= 199140 * 25.32</p> <p>= Rs.5042224.8/-</p> <p>एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गल्लीचे मूल्य + वरील गल्लीचे 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>= 5042224.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>= Rs.5042224.8/-</p>					

Home

Print







CHALLAN  
MTR Form Number-6

बदर - १७/		
८६२६	४	४३
२०९६		

GRN		MH00513806201676		BARCODE		DATE		13/10/2016		TIME		13:51:24		USER		IGR554(BDR17)		25.2	
Department		Inspector General Of Registration		AMOUNT		30000.00		3/10/2016		13/10/2016		(IS)-513-8624		Payer Details		IGR554(BDR17)			
Type of Payment		Stamp Duty		Deface Number		0002906429201617		253800.00		2		Two Lakh Eighty Three Thousand Eight Hundred Rupees Only		TAX ID (If Any)					
Office Name		BDR17__JT SUB REGISTRAR ANDHERI 6		Full Name		SIGRUN REALTIES LIMITED		PAN No. (If Applicable)		AAJCS4873K									
Location		MUMBAI		Flat/Block No.		Office No. B-1005, 10th Flr, Fairl		Premises/Building		Ink Centre Sevadas Premise									
Year		2016-2017 One Time		Road/Street		Plot No. B-64, Off. Andheri Link Road		Area/Locality		Andheri (West), Mumbai									
Account Head Details		Amount in Rs.		Town/City/District		PIN		4		0		0		0		5		3	
0030045501 Stamp Duty		253800.00		Remarks (If Any)		PAN2=AAFCV3861J~SecondPartyName=VIS		HWADEEP PROJECTS PRIVATE LIMITED-CA		=5075000									
0030063301 Registration Fee		30000.00		Amount in		Two Lakh Eighty Three Thousand Eight Hundred Rupee		Words		s Only									
Total		283800.00		Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK											
Cheque/DD Details		Bank CIN		REF No.		69103332016101312699		102448539											
Cheque/DD No		Date		13/10/2016-14															
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

बंदर - १७/		
६२४	५	४३
२०९६		

GRN	MH005138662201617E	BARCODE			Date	13/10/2016-14:35:56		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. B-1005, 10th Flr, Fairl			
Account Head Details		Amount in Rs.		Premises/Building		Link Centre Sevadas Premise				
0030045501 Stamp Duty		253800.00		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						
				=5075000						
				Amount in		Two Lakh Eighty Three Thousand Eight Hundred Rupee				
Total		283800.00		Words		s Only				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	REF No.	69103332016101312699		102448539		
Cheque/DD No				Date		13/10/2016-14:36:25				
Name of Bank				Bank-Branch		IDBI BANK				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				

Mobile No. : Not Available

*Richa*





बदर - १७/		
८६२४	७	४३
२०१६		

B-1005

In the matter of sale of 10 shares of Rs.50/- each of Fairlink Centre Sevasdas Premises Co-operative Society Limited bearing Distinctive Nos. 1571 to 1580 (both inclusive) under Share Certificate No.158 and incidental thereto the right to own use and occupy on **ownership basis** Office No.B-1005 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

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



*[Signature]*

*[Signature]*



B-1005

3

बदर - १७/		
१६२४	e	०३
२०१६		

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 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 Sevasdas Premises Co-operative Society Limited (**"the said Society"**) bearing distinctive Nos.1571 to 1580 (both inclusive) under Share Certificate No.158 (**"the said Shares"**) and incidental to the sale thereof the right to hold, use, occupy, possess and enjoy on ownership basis Office No.B-1005 admeasuring 227 square feet equivalent to 21.08 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.50,75,000/- (Rupees Fifty Lakhs Seventy 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 OR upon completion of sale along with satisfactory title, whichever is later.

*[Signature]*

*[Signature]*





✓  
X B-1005

5

बदर - १७/		
८६२४	११	४३
२०१६		

on the title at its own cost before completing the sale and adjust the amount spent for the same from the balance consideration payable by the Transferee to the Transferor; or (iii) to seek specific performance of this Agreement of Sale requiring the Transferor to make out a marketable title to the said Premises. In the event of termination of this Agreement in the manner aforesaid, the Transferor shall refund the sum of money paid under this Agreement till date of termination within 5 (five) days of notice of such termination. Till such time the Transferee receives refund of the money paid herein, the Transferee shall have a charge over the said Premises and the Transferor shall not alienate the same without the prior written consent of the Transferee. Upon such refund and payment of the damages by the Transferor to the Transferee, neither party shall have any claim against the other.

7. The Transferor covenants with the Transferee and declares as follows:-

- (a) That the said Premises stand in the name of the Transferor and is its sole and absolute property and no other person or persons has/have any right, title, interest, property, demand of any nature whatsoever into or upon 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



*Richu*

*[Signature]*



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:-

- (a) Necessary transfer forms duly executed by the Transferor in accordance with the bye-laws of the said Society;
- (b) Letter of Resignation of membership, if required, addressed to the said Society;
- (c) All forms, applications, declarations and undertakings as may be required by the said Society;
- (d) the possession handed over in part performance herein shall be considered as vacant and peaceful possession of the said Office as purchaser;
- (e) All documents of title, No Objection Certificates, deposits and receipts etc. in respect of the said Premises.

बदर - १७/	
८६४४३	४३
२०९६	

11. The transfer fees, donation and other amounts by whatever name called, if any payable to the said Society shall be borne and paid by the both Parties hereto in equal shares. The Transferor declares and represents that it has paid all rents, rates, taxes, assessments, outgoing and all other charges and amounts due and payable by the Transferor to the Government, Municipality or the Society in respect of the said Premises till the time of execution of this document and Transferee shall bear and pay all such outgoing and otherwise discharge all liabilities in respect of said Premises until the execution of the Deed of Transfer through the Transferor.

12. The stamp duty and registration charges payable in respect hereof and the Deed of Transfer or any other documents and writings hereafter to be executed shall be borne and paid by the Transferor alone.



13. The said Premises are situated in the city of Mumbai. This Agreement is executed in the city of Mumbai and all payments are to be made in the city of Mumbai. In the event of any dispute or difference between the parties, the courts at Mumbai alone will have jurisdiction to entertain and try the same.

**IN WITNESS WHEREOF** the Parties hereto have executed these presents the day and year first hereinabove written.

*[Signature]*

*[Signature]*



**RECEIVED** the day and year first hereinabove written a sum of Rupees 12,00,000/- (Rupees Twelve Lakh only) being the guarantee money payable by the Transferee to the Transferor under Clause 1(a), Clause 1(b) and Clause 1(c) of the foregoing Agreement respectively in favour of the Transferor being the earnest or deposit money payable by the Transferee to the Transferor under Clause 1(a) and Clause 1(b) of the foregoing Agreement.

बदर - १७/		
१६२४	१५	०३
२०१६		

Witness:



We say Received

for **SIGRUN REALTIES LIMITED**



(Mr. Shoaib Sequeira)  
Transferor



# FAIRLINK CENTRE SEVADAS PREMISES CO-OPERATIVE SOCIETY LTD.

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

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

Ref: FCCSL/034/16-17

Date: 04/10/2016

बदर - १७/		
६२	१७	४३
२०१६		

TO WHOMSOEVER IT MAY CONCERN

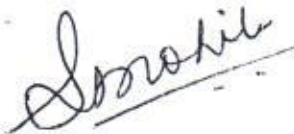
On the request of M/s. Sigrun Realities Ltd. vide letter dated 14<sup>th</sup> September 2016, the Society checked its records and took inspection of the Original Agreements and Share Certificate in possession of M/s. Sigrun Realities Ltd. In view of the aforesaid, the Society states that 22 Units (premises) owned by M/s. Sigrun Realities Ltd. and more particularly 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.

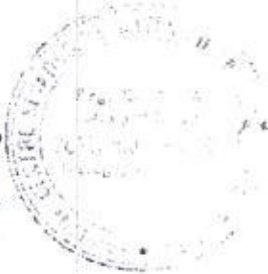
This certificate is issued without prejudice and at the request of M/s Sigrun Realities Ltd.

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

बंदर - १७/		
६००	१२	०३
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.



# 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/IGNL/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. 158

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



158

of Office No. B/1005 is/are the Registered Shareholder of 10 (Ten) shares of Rs. 50/- each

(Fifty only) from no. 1571 to 1580 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.







Eng. Engineer Bldg. Proposal [24/4/06]  
K and K - Wards  
Municipal Office R. V. Packer 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,  
Antacruz (East),  
Mumbai 400 055.

बदर - १७०/		
८६२४	२५	४३
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 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.



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/	
२९९०	२०
२०९३	

Forwarded for information please.



C:\My Documents\Occupancy Certificate\24 APR 2006

For E.E.P. (W.S.) K/W & P Wards.







**SIGRUN™**  
INSPIRING THE FUTURE

**SIGRUN REALTIES LIMITED**

CIN NO. U70100MH2005PLC157406

बदर - १७/		
६२४	२५	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 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





*Richu*

बदर - १७/		
८६२४	२२	४३
२०१६		





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SIGRUN REALTIES LIMITED



18/11/2005

Permanent Account Number

AAJCS4873K

17102006

बदर - १७/		
८६२४	३१	४३
२०१६		





**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.

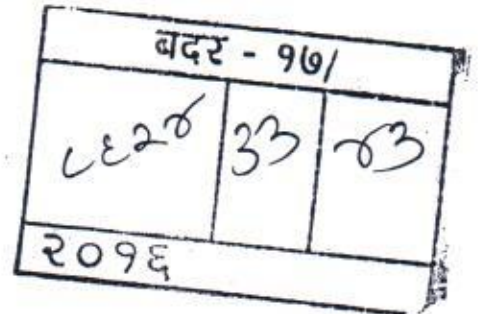
**RESOLVED FURTHER THAT** the common seal of the company be affixed on the documents as may be required, pursuant the provisions of the Articles of Association of the Company.

**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. Keshavnagar Hotel,  
Princess Street, Mumbai-400 002

Email: vishwadeep.projects01@gmail.com

CIN: U70102MH2015PTC268469





बदर - १७/		
६२४	३५	४३
२०१६		



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

③ *hans*

बदर - १७/		
८६२६	३७	६३
२०९६		







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

*[Handwritten signature]*

बदर - १७/		
६२७	३६	४३
२०१६		



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

Address:

S/O सीताराम शर्मा, फ्लॅट 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, Jogeshwara  
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/W 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/		
८६२४	४७	४३
२०९६		

*[Handwritten signature]*







गुरुवार, 13 ऑक्टोबर 2016 8:29 म.नं.

दस्त गोषवारा भाग-1

बदर17

दस्त क्रमांक: 8624/2016

दस्त क्रमांक: बदर17 /8624/2016

बाजार मुल्य: रु. 50,42,225/-

मोबदला: रु. 50,75,000/-

भरलेले मुद्रांक शुल्क: रु.2,53,800/-

बदर - १७/		
८६२४	४२	४३
२०१६		

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

अ. क्र. 8624 वर दि.13-10-2016

रोजी 8:26 म.नं. वा. हजर केला.

पावती:9089

पावती दिनांक: 13/10/2016

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

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 860.00

पृष्ठांची संख्या: 43

एकुण: 30860.00

दस्त हजर करणाऱ्याची सही:

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 08 : 24 : 47 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 13 / 10 / 2016 08 : 26 : 10 PM ची वेळ: (फी)

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण....४.३.पाने आहेत

सह. दुय्यम निबंधक, अंधेरी क्र. ६

मुंबई उपनगर जिल्हा

## प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील प्रत्येक विषयक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांचा योग्यता तपासली आहे. दस्ताची सत्यता वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कानूनीचारक जे संपुर्णपणे जबाबदार राहतील.

लिहून देणारे (दिनांकासहीत स्वाक्षरी)

लिहून घेणारे (दिनांकासहीत स्वाक्षरी)







13/10/2016 8 36:11 PM

दस्त क्रमांक : बदर17/8624/2016

दस्ताचा प्रकार :- करारनामा

बदर - १७/		
दस्त गोषवारा भाग-2		
८६२४	४३	४३
२०१६		

बदर17

दस्त क्रमांक:8624/2016

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सिगून रिअल्टीज लिमिटेड चे संचालक शोएब - सिक्रेरा पत्ता:-, 10 वा मजला , फेअरलिक सेंटर, -, ऑफ न्यू लिक रोड अंधेरी पश्चिम , 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 तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:13 / 10 / 2016 08 : 32 : 35 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, मील्द्री रोड, अंधेरी पूर्व मुंबई पिन कोड:400069		

शिक्का क्र.4 ची वेळ:13 / 10 / 2016 08 : 33 : 07 PM

शिक्का क्र.5 ची वेळ:13 / 10 / 2016 08 : 33 : 24 PM नोंदणी पुस्तक 1 मध्ये

सह.दु.नि.का.अंधेरी6

सह. दुय्यम निबंधक, अंधेरी - ६

मुंबई उपनगर जिल्हा EPayment Details.

बदर-१७/ ८६२४ /२०१६  
पुस्तक क्रमांक १, क्रमांक ८६२४.वर  
नोंदला.  
दिनांक... १३ (माहे) ऑक्टोबर २०१६

सह दुय्यम निबंधक, अंधेरी-६  
मुंबई उपनगर जिल्हा

sr. Epayment Number  
1 MH005138662201617E

Defacement Number  
0002906429201617

8624 /2016

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







14 October, 2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 6

दस्त क्रमांक : 8624/2016

नॉदणी 63

Regn. 63m

गावाचे नाव : ओशिवरा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.5,075,000/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	रु.5,042,225/-
(4) धू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	701, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: ऑफिस नं. बी -1005, 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: 227 चौरस फूट कार्पेट 25.32 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 - सिह्वा ; 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	13/10/2016
(11) अनुक्रमांक,खंड व पृष्ठ	8624/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.253,800/-
(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 निवडलेला अनुच्छेद :-

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

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

