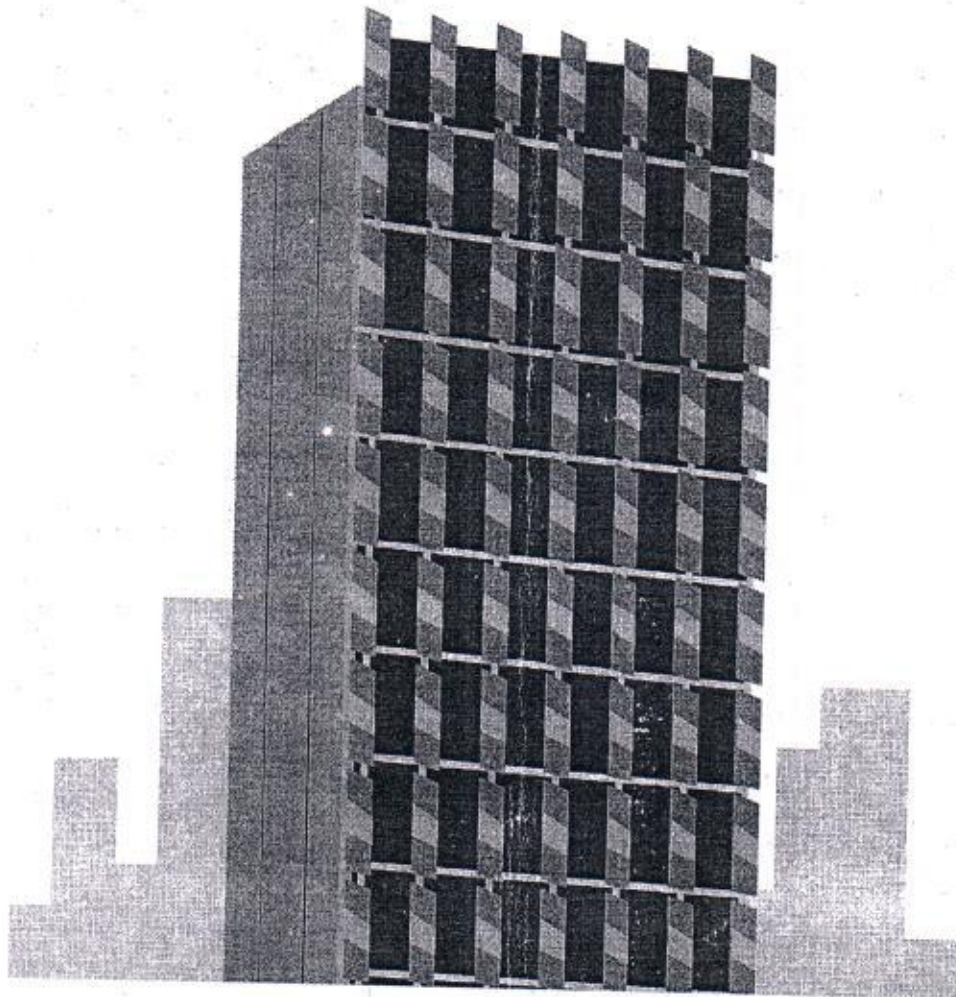


BDR/17/ 8614/2016

## A AGREEMENT FOR SALE



SIGRUN REALTIES LIMITED -----TRANSFEROR

VISHWADEEP PROJECTS PRIVATE LIMITED ----- TRANSFEREE

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

FAIRLINK CENTRE SEVADAS PREMISES CO-OPERATIVE SOCIETY LIMITED



Thursday, October 13, 2016  
7:47 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: ओशिवरा

दस्तऐवजाचा अनुक्रमांक: बदर17-8614-2016

दस्तऐवजाचा प्रकार : करारनामा

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

पावती क्र.: 9079 दिनांक: 13/10/2016

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 820.00

पृष्ठांची संख्या: 41

एकूण:

रु. 30820.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
8:05 PM ह्या वेळेस मिळेल.

*Balaramadke*

सह. दुय्यम निबंधक, अधीक्षक - द

प्र मुंबई उपनगर जिल्हा.

बाजार मूल्य: रु.5884587/-

मोबदला रु.5925000/-

भरलेले मुद्रांक शुल्क : रु. 296300/-

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

डीडी/घटनादेश/पे ऑर्डर क्रमांक: MH005138149201617E दिनांक: 13/10/2016

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 820/-

*[Signature]*

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON 9/10/16



बदर - १७/		
८६९४	१	४९
२०१६		



## महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन् २०१६-१७ (April)

१. दस्ताचा प्रकार : पेशनामा अनुच्छेद क्रमांक: २५६
२. सादरकर्त्याचे नाव : विश्वदीप प्राजे कॅश प्राइव्हेट 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:- २९.५५ कारपेट बिल्ट अप चौ.मीटर/फूट
९. कारपार्किंग: - गच्ची: - पोटमाळा:- -
१०. मजला क्रमांक:- १०th उदवाहन सुविधा आहे/नाही
११. बांधकाम वर्ष:- २००६ घसारा: २०% ०.८
१२. बांधकामाचा प्रकार:- आरआरसी / इतर पक्के / अर्थे पक्के / कच्चे
१३. बाजारमूल्यदर, तक्त्यातील मार्गदर्शक सुचना क्र:- - ज्यान्वये दिलेली घट / वाढ
१४. मिळकतीच्या मालकी असल्यास:-
  १. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) -
  २. नवीन इमारतीत दिलेले क्षेत्र:- -
  ३. भाड्याची रक्कम:- -
१५. लिब्ध अन्वय मालकी दस्त :-
  १. प्रतिमाह भाडे रक्कम:- -
  २. अनामत रक्कम/आगावू भाडे:- -
  ३. कालावधी -
१६. निर्धारित केलेले बाजारमूल्य:- ५९२१,०००/- ✓
१७. दस्तामध्ये दर्शविलेली मोबदला :- ५९२५,०००/- ✓
१८. देय मुद्रांक शुल्क:- २९६३००/- १९. भरलेले मुद्रांक शुल्क: २९६३००/-
१९. देय नोंदणी फी :- ३००००/-

लिपीक C

Shel  
सह-दुय्यम निबंधक  
१३/१०/२०१६

Pre-Registration summary(नोंदणी पूर्व गोषवारा )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )														
Valuation ID	201610133134			13 October 2016,07:45:39 PM										
बदर17														
मूल्यांकनाचे वर्ष	2016													
जिल्हा	मुंबई(उपनगर)													
मूल्य विभाग	50-ओशिवरे ( अंधेरी )													
उप मूल्य विभाग	50/240भुभाग: उत्तरेस 36.60 मी. रुंद वि.यो रस्ता, पुर्वेस वीरा देसाई मार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस लिंक रोड.													
सर्व्हे नंबर /न. भू क्रमांक :	सि.टी.एस. नंबर#701													
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक									
	117900	189500	209000	275700	189500									
मोजमापनाचे एकक	चौरस मीटर													
<b>बांधीव क्षेत्राची माहिती</b>														
मिळकतीचे क्षेत्र-	29.55चौरस मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव									
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	11 to 20वर्ष	मूल्यदर/बांधकामाचा दर-	Rs.209000/-									
उदववाहन सुविधा-	आहे	मजला -	5th floor To 10th floor											
<p>मजला निहाय घट/वाढ = 105% apply to rate= Rs.219450/-</p> <table border="1" style="float: right;"> <tr> <td colspan="3">बदर - 96/</td> </tr> <tr> <td>1897</td> <td>3</td> <td>89</td> </tr> <tr> <td colspan="3">2096</td> </tr> </table>						बदर - 96/			1897	3	89	2096		
बदर - 96/														
1897	3	89												
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) * (80 / 100 ) )+117900)</p> <p>= Rs.199140/-</p>														
<p>A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र</p> <p>= 199140 * 29.55</p> <p>= Rs.5884587/-</p>														
<p><b>एकत्रित अंतिम मूल्य</b></p> <p>= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझोनाईन 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>= 5884587 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>=Rs.5884587/-</p>														

Home

Print







CHALLAN  
MTR Form Number-6

बदर - १७/		
६७४	४	४
२०१६		

**DEFACED FOR RS:326300.00**

MH00513814321675 BARCODE

AMOUNT 326300.00

Inspector's Office Of Registrar

13/40/2

GRN					
DEFACED FOR RS-326300.00					
Department Inspector General Of Registration AMOUNT 30000.00 296300.00 DATE 13/10/2016 13/10/2016 (SI-519-8614) ICR554(BDR17)					
Type of Payment Sr.No.	Deface Number Of Registration Stamp Duty 0002905940201617 0002905940201617 Payer Details TAX ID (If Any)				
(Amt.in words)	Three Lakh Twenty Six Thousand Three Hundred Rupees Only 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. B-1003, 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 296300.00			Area/Locality Andheri (West), Mumbai		
0030063301 Registration Fee 30000.00			Town/City/District		
			PIN 4 0 0 0 5 3		
			Remarks (If Any) PAN2=AAFCV3861J~SecondPartyName=VIS  HWADEEP PROJECTS PRIVATE LIMITED~CA  =5925000		
Total	326300.00		Amount In Words Three Lakh Twenty Six Thousand Three Hundred Rupee s Only		
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN REF No. 69103332016101312625 102447329		
Cheque/DD No			Date	13/10/2016-14:28:45	
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/		
८६४	५	१९
२०१६		

GRN	MH005138149201617E	BARCODE			Date	13/10/2016-14:28:15	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-1003, 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.	69103332016101312625	102447329	
Cheque/DD No				Date	13/10/2016-14:28:45			
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Mobile No. : Not Available

*Signature*





**B-1003**

In the matter of sale of 10 shares of Rs.50/- each of Fairlink Centre Sevadas Premises Co-operative Society Limited bearing Distinctive Nos. 1551 to 1560 (both inclusive) under Share Certificate No.156 and incidental thereto the right to own use and occupy on **ownership basis** Office No.B-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

बदर - १७/		
८६९४	७	७
२०१६		

### 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 (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 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**



*Richie*

*Q:*



the Fairlink Centre Sevasdas Premises Co-operative Society Limited ("the said Society") bearing distinctive Nos.1551 to 1560 (both inclusive) under Share Certificate No.156 ("the said Shares") and incidental to the sale thereof the right to hold, use, occupy, possess and enjoy on ownership basis Office No.B-1003 admeasuring 265 square feet equivalent to 24.61 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.59,25,000/- (Rupees Fifty Nine Lakh Twenty Five Thousand only) payable as follows that is to say.

- (a) Rs.12,00,000/- (Rupees Twelve Lakh only) of the purchase consideration paid on or before execution of these present being the earnest money deposit (the payment and receipt whereof the Transferor hereby admits and acknowledges and of and from the same and every part thereof doth hereby acquit release and discharge the Transferee forever).
  - (b) Rs. 3,00,000/- (Rupees Three Lakh only) shall be paid by the Transferee to the Transferor on the date of the registration of this Agreement.
  - (c) Balance Consideration will be paid by the Transferee on or before 90 days from the date of registration of the present Agreement subject to compliance of all the terms and conditions by the Transferor under this Agreement 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;

बंदर - १७/	
२०९६	९



*Richa*

*Q.*



- (b) That the said Premises are free from all encumbrances of whatsoever nature and are not the subject matter of any litigation nor are the same or any of them attached either before judgement or in the execution of any decree or any lispendence has been registered in respect thereof.
- (c) That the Transferor's membership in the said Society is subsisting and same has not been determined or terminated and the Transferor shall on or before the completion of sale pay to the said Society upto date all contribution charges and outgoings payable by the Transferor in respect of the said Office.
- (d) That the Transferor has duly observed and performed all the bye-laws, rules and regulations of the said Society.
- (e) That the said Office is in the exclusive use, enjoyment, occupation and possession of the Transferor only and the Transferor has not created any third party rights or entered into agreement for sale with any third party.
- (f) The Transferor has good right, full power and absolute authority to sell the said Premises and there is no impediment, restraint or injunction against the Transferor from being able to do so;
- (g) There is no litigation, legal or other proceedings pending before any Court or authority touching or concerning the said Premises and 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 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.

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६९७	११	२
२०१६		



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.

*Richa*

*g.*



B-1003

7

**Society")** bearing distinctive Nos.1551 to 1560 (both inclusive) under Share Certificate No.156 and incidental to the sale thereof the right to hold, use, occupy, possess and enjoy on ownership basis Office No.B-1003 admeasuring 265 square feet equivalent to 24.61 square metres or thereabouts built up area on the 10th floor of the building **Fairlink Centre** situate at Andheri Link Road, Andheri (West), Mumbai 400 053 which said building stands on land bearing Survey No.41, CTS No.701 of Village Oshiwara and bearing Plot No.B/64 of the Layout Scheme known as Veera Industrial Estate B Sector together with all the deposits, sinking fund and other amounts standing to the credit of the Transferor in the books of the Society and other rights incidental thereto. The Occupation Certificate was granted in April 2006 The building comprises of ground and ten upper floors There are 6 lifts in the building

बदर - १७/		
८९७	१३	४१
२०१६		

**SIGNED AND DELIVERED** by the withinnamed

Transferor,

for SIGRUN REALTIES LTD.

**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 ...

*Richa*  
DIRECTOR



**SIGNED AND DELIVERED** by the withinnamed

Transferee,

FOR VISHWADEEP PROJECTS PRIVATE LIMITED

**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 CONCER

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

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

*Sorathil*

*Shawar*

HON. SECRETARY/JT. TREASURER.



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१६०४	१५	०९
२०१६		



# FAIRLINK CENTRE SEVADAS PREMISES CO-OPERATIVE SOCIETY LTD.

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

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

Ref: FCCSL/033/16-17

Date: 25/09/2016

To,  
M/s. Sigrun Realities Ltd.  
A&B Wing- 9<sup>th</sup> & 10<sup>th</sup> Floor,  
Fairlink Centre, Off. Andheri Link Road,  
Andheri (W.), Mumbai - 400 053.

बंदर - १७/		
६९४	१७	४१
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. MUMW-KW/GNL/012036/2009-10/2009 Dated 22.12.2009)

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

Certificate No. 156

Members Registered No.

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



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

(Fifty only) from no. 1551 to 1560 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 [W.S.]  
H 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,  
Vehru Road,  
Santacruz (East),  
Mumbai 400 055.

बदर - १७/		
१७७	२९	७
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 Ghorvada, 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 for the purpose of the 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/	
२९९०	२७
२०९६	

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

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





{Y. P. P.—5,00,000—4-66—WCA-5—(C) 41,  
G. R. R. D., No. 8616 dated 18-9-26.]

Q. T. B. 27a

ॐ नमो भगवते वासुदेवाय

RULED CARD

2429

सि. घ. नं.	चौ. सं. दर		निर्धारित धरा 700-०० चौ.मी. ५८४-०० रुपये मुदा ३७१०५।२००६ पञ्जी
७०९	२९९०.२	[३] क	

W. of g.c.c. =

महाराज वज्रराजजी जिजिमाय स्वास्वजी भवदित

बदर - १७/		
१६९७	२३	७९
२०१६		

जय, राबालिक लैड्स डेवेलपमेंट कार्यादेशान

20/04/2008

मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे  
कडील विनरोती आदेश No: ८7/D-24-मा. ८7/LND  
NAP/ERA-662 दि. ०१०६०५, मो. र. न. ग-५४  
०४, व इच्छित आदेश क्र. न. मु. आ. शिवरा / न. मु. क.  
७०९/०९ दि. २५०६०५ अन्तर्गत न. मु. क. ५०९ चे  
पूर्ण संज्ञे नोंदीत येथे घाजना साठी विनरोती करून  
सालनेने मिळवून पात्रिकेवर मोद घेऊन सत्ता प्रकाश  
२, सी. १ कमी कक्षा का दाखल केला. विन-  
रोती घरा. १००-००-०० मी. ला ५००-०० ६९ मी  
उदा. ३११०५ २०० ६ परमते.



बदर-९/  
१२५१ ५३  
२००६

ANNEXURE\_E.

P.T.O.





## SIGRUN REALTIES LIMITED

CIN NO. U70100MH2005PLC157406

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF THE COMPANY HELD ON 23-09-2016 AT THE REGISTERED OFFICE OF THE COMPANY AT 10 AM**

"RESOLVED THAT Mr. Shoaib Sequeira, Director of the Company be and is hereby authorised to negotiate, settle the terms and conditions for sale of the company's property being 28 Offices more particularly office no. A-901 to A-909 and B 901 to B-906 on the 9<sup>th</sup> Floor and A-1001 to A-1008 and B-1001 to B-1005 on the 10<sup>th</sup> Floor situated at Fairlink Centre, Plot No B-64, Off Link Road, Andheri West, Mumbai 400 053 to sign and execute the requisite Agreement for Sale, Transfer Deed, Power of Attorney and such other documents incidental thereto or as may be found necessary, modify or amend the documents so executed where necessary and present the documents so signed by him on behalf of the Company for registration before the Registrar or sub Registrar of Assurances and admit execution of the documents and do all such other acts deeds and things as are incidental or consequential thereto.

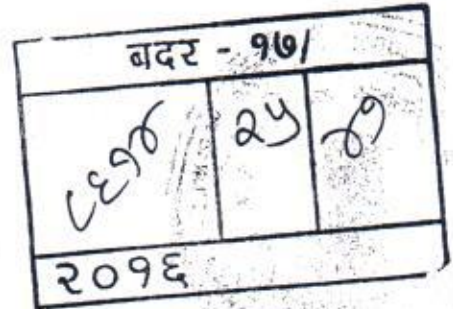
FURTHER RESOLVED THAT the said Mr. Shoaib Sequeira, Director of the Company be and is hereby authorised to engage Advocate and incur necessary expenses in connection with the sale of the property mentioned above."

**// CERTIFIED TRUE COPY//**

For Sigrun Realities Ltd


Naveen Dsouza  
Managing Director  
DIN: 03328355  
Place: Mumbai  
Date: 23-09-2016







बदर - १७/		
६९७	२५	८९
२०१६		





*Richy*

बदर - १७/		
६०४	२६	२९
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

वेदर - १७/		
१९९७	३१	५१
२०१६		



Registered Office:  
24, 2nd Floor, Kesar Building, Opp. Ganga Bhawan Hotel,  
Princess Street, Mumbai-400 002  
Email: vishwadeep.projects01@gmail.com  
CIN: U70102MH2015PTC268469

बदर - १७/		
३३	३३	४९
२०१६		







*Handwritten signature*

बदर - १७/		
८९६	३५	५१
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/		
५६२७	३७	४१
२०१६		



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

Address:

S/O सीताराम शर्मा, फ्लैट नंबर-  
६०१, बिल्डिंग नंबर-१५, म्हाडा कॉम्प्लेक्स,  
ओश्वारा, न्यू लिंक रोड, जोगेश्वरी वेस्ट,  
मुंबई,  
महाराष्ट्र - ४००१०२

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

9702 5220 3590

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001





THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**  
 DL No: MH02 20070115468 DOI: 15-07-1998  
 Valid Till: 14-07-2018 (NT) DLD 07-05-2008  
 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/D/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 2006156  
 Signature/Thumb  
 Impression of Holder

*[Handwritten signature]*

बदर - १७/		
८६९४	३९	८९
२०९६		





गुरुवार, 13 ऑक्टोबर 2016 7:48 म.नं.

दस्त गोपवारा भाग-1

बदर17

दस्त क्रमांक: 8614/2016

दस्त क्रमांक: बदर17 /8614/2016

बाजार मूल्य: रु. 58,84,587/-

मोबदला: रु. 59,25,000/-

भरलेले मुद्रांक शुल्क: रु.2,96,300/-

बदर - 96/		
८९४	४०	४९
२०९६		

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

अ. क्र. 8614 वर दि.13-10-2016

रोजी 7:44 म.नं. वा. हजर केला.

पावती:9079

पावती दिनांक: 13/10/2016

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

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 820.00

पृष्ठांची संख्या: 41

दस्त हजर करणाऱ्याची सही:

एकुण: 30820.00

सह. दु. नि. का. अंधेरी 6

सह. दुय्यम निबंधक, अंधेरी - ६

प्र

मुंबई उपनगर जिल्हा.  
दस्ताचा प्रकार: करारनामा

सह. दु. नि. का. अंधेरी 6

सह. दुय्यम निबंधक, अंधेरी - ६

प्र

मुंबई उपनगर जिल्हा.

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 13 / 10 / 2016 07 : 43 : 42 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 13 / 10 / 2016 07 : 45 : 04 PM ची वेळ: (फी)

## प्रतिज्ञापत्र

सदर दस्तावेज हा नोंदणी बाबदा १९०८ खर्गात असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. सहाय्यी, कायदेशीर निष्पादक व्यक्ती, साक्षेदार व सोयत जोडलेल्या कायदेशीर सहाय्यी व्यक्ती आहे. दस्ताचा सत्यता वैधता कायदेशीर बाबतचे सर्व निष्पादक प्रमाणेच जबाबदार राहतील.

लिहून देणे (दिवांकासहीत स्वाक्षरी)

लिहून घेणारे (दिवांकासहीत स्वाक्षरी)

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

सह. दुय्यम निबंधक, अंधेरी क्र. ६

प्र

मुंबई उपनगर जिल्हा







13/10/2016 7 55:08 PM

दस्त क्रमांक : बदर17/8614/2016

दस्ताचा प्रकार :- करारनामा

बदर - १७/	
दस्त गोषवारा भाग-2	बदर17
८६१४	२९ १७
२०१६	

दस्त क्रमांक: 8614/2016

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: सिगून रिअल्टीज लिमिटेड चे संचालक शोएब - सिक्केरा 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 लिमिटेड चे संचालक बाबू - शेख पत्ता: प्लॉट नं: ऑफिस नं. 24, माळा नं: दुसरा मजला, इमारतीचे नाव: केसर विलिडिंग, 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.  
शिक्का क्र.3 ची वेळ: 13 / 10 / 2016 07 : 50 : 57 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 07 : 52 : 05 PM

शिक्का क्र.5 ची वेळ: 13 / 10 / 2016 07 : 52 : 22 PM नोंदणी पुस्तक 1 मध्ये

सह. मुख्य निबंधक, अंधेरी - ६  
मुंबई उपनगर जिल्हा

EPayment Details.

बदर-१७/ ८६१४ / २०१६  
पुस्तक क्रमांक १, क्रमांक ८६१४.०४  
नोंदला.  
दिनांक १३.३.माहे. २०१६  
सह दुय्यम निबंधक, अंधेरी-६  
मुंबई उपनगर जिल्हा

sr. Epayment Number  
1 MH005138149201617E

Refacement Number  
002905940201617

8614 / 2016

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

For feedback, please mail to feedback.isarita@gmail.com







14 October, 2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 6

दस्त क्रमांक : 8614/2016

नोदणी 63

Regn. 63m

गावाचे नाव : ओशिवरा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.5,925,000/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु.5,884,587/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	701, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: ऑफिस नं. बी -1003, 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: 265 चौरस फूट कार्पेट 29.55 चौ.मीटर
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा,	
(7) दस्तऐवज करून घेणा-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 , 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	8614/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.296,300/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेरा	

सह दुय्यम निबंधक अंधेरी क. 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 क. ६  
मुंबई उपनगर जिल्हा



