

AMIT GAJANAN KASBE

Mob.: 9967436878 Tel. : 022-25166878

ADVOCATE HIGH COURT



Ref.:

Office No. 603, 6th Floor, Shop Zone CHS. Ltd., M. G. Road, Above Colors Showroom, Ghatkopar (W), Mumbai - 400 086. • Email: amitkasabe@gmail.com

 $\Lambda \lambda$

The Respected Members,
Justice (Retd), R.M Lodha Committee,
The Ashok Arena Building (Oudh Coridor),
50-B, Chanakyapuri
New Delhi: - 110021

Sir/Madam,

A/71/17

THROUGH RPAD

Date: 11/3/2017

Re:- Your Auction Notice under MR No:- 32894-16 by Lodha Committee for the matter of auctioning the property "Divya Drishti" situated at Plot No:- 1, CTS No:- 256 corresponding to Survey No:- 287 (part) of Village Vile Parele, Swastik Cooperative Housing Society Ltd, N.S Road No:- 1, Vilc Parle West, Mumbai:- 400056.

Re:- IN THE BOMBAY CITY CIVIL COURT AT BOMBAY
IN ITS BORIVALI DIVISION, DINDOSHI BRANCH
MUMBAI

Notice of Motion No :- 2658 of 2014

In

Suit No: - 2638 of 2014

M/s Beaming Infra Developers Pvt Ltd ------Plaintiffs v/s

M/s PACL Ltd-----Defendants

On behalf of my clients M/s Beaming Infra Developers Pvt Ltd, the Plaintiffs in the captioned matters, having registered office at Flat No:- 1, Ashoka Apartments Koregaon Park, Pune :- 411001 and Corporate office at Divya Drishti, Swastik Co-

(133)

operative Hsg Society Ltd, N.S Road No :- 1, Vile Parle Wet, Mumbai 400056 and I have to submit you as under :-

- 1) My clients state that, they are the lawful owners of the Property "Divya Drishti" situated at Plot No :- 1, CTS No :- 256 corresponding to Survey No:- 287(part) of Village Vile Parle, Swastik Co-op Hsg Society Ltd, N.S Road No :- 1, Vile Parle West, Mumbai :- 400056. (herein after referred to as "the said Property" for sake of brevity).
- 2) My clients state that, they had purchased Leasehold Rights of the said property by Deed of Assignment dated 30th May 2012 for consideration of Rs 21,63,42,500/- (Rupees Twenty One Crores Sixty Three Lakhs Forty Two Thousand Five Hundred only) under Registration No:- 6049 of 2012 registered with Sub-Registrar Badra Mumbai and as terms and conditions mentioned therein.
- 3) My clients state that, due to dispute between the said parties the Plaintiffs have filed the Civil Suit No: 2638 of 2014 before the Bombay City Civil Court, Dindoshi Branch Mumbai, that they are the lawful owners of the said property and for seeking other necessary reliefs as particularly mentioned in the said Plaint/Suit. However, by order dated 18/11/2014 the Hon'ble City



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Ref.:

Civil Court Dindoshi Bombay granted interim relief in the Notice of Motion 2658 of 2014 in the captioned Suit that "the Defendants, their agents and servants are restrained from causing interference and obstruction to Plaintiff's possession till next date".

4) My clients further state that, after hearing the parties time to time the Hon'ble City Civil Court Dindoshi Bombay, by order dated 5/12/2016 the Notice of Motion 2658 of 2014 made absolute and granted prayer (a) of the reliefs that "this Hon'ble Court restraining the Defendants, their servants and agents or anybody on their behalf from in any manner entering upon or remaining in/or from preventing or obstructing or interfering with the peaceful use, occupation and possession of the Plaintiffs in respect of the suit premises or from forcibly dispossessing the plaintiffs from the suit property or inducting any third party in the suit premises i.e. plot No. 1 bearing CTS No. 256 corresponding to Survey No. 287 (part) of village vile-parle admeasuring 557.33 sq. yards equivalent to 465.8 sq. meters and the owners of Divya Drishti building consisting of basement ground

(31)

floor, mezzanine floor and 1st to 5th floor totally admeasuring 9219.10 sq. ft. carpet area situated at Swastik Co-operative Housing Society Ltd. at N.S. Road No. 1 vile-parle (west), Mumbai – 400 056 without following due process of law.

5) My clients state that, from the reliable sources, my clients came to know that, pursuant to the order passed by the Hon'ble Supreme Court, you have been auctioning the properties belonging to the M/s PACL Ltd and their associated companies. My client states that you have been under MR No :-32894-16 posted the auction notice in respect of the Property of my client i.e "Divya Drishti" situated at Plot No :- 1, CTS No :- 256 corresponding to Survey No:- 287(part) of Village Vile Parle, Swastik Co-op Hsg Society Ltd, N.S Road No :- 1, Vile Parle West, Mumbai :- 400056. My clients further wants to inform you that they have no any nexus with PACL ltd Company, as per Deed of Assignment dated 30th May 2012 my clients as a "Purchasers" and the PACL LTD as a "Vendors" and after the said covenant and after due process of law, my clients have complied all the formalities like transferred their names in the Society Records, all State Govt Mutation entries, Property Card etc and therefore since then they are the legal owners having peaceful possession in the said property and therefore my clients nothing to do with the PACL ltd as stated earlier.



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130

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Ref. :	Date:
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- 6) My clients state that, the PACL Ltd Company is already party in the captioned Suit before the Hon'ble Court and the matter is pending in the Hon'ble Court City Civil Court No 1 Bombay for further reliefs and declaration that PACL Ltd Company has no title, interest, right in the said property at all.
- 7) My clients therefore, in view of the aforesaid circumstances, instructed me to call upon you to withdraw your auction notice under MR No :- 32894-16 pertaining to the said property immediately.. I hereby enclosed herewith the following documents for your record and information they are:-
 - i) Copy of Interim Order dated 18/11/2014 in NM/2658/2014 in Civil Suit
 No :- 2638 of 2014
 - ii) Copy of Order dated 05/12/2016 in NM/2658/2014 in Civil Suit No :- 2638 of 2014
 - iii) Xerox copy of RegisteredDeed of Assignment dated 30th May 2012.
 - iv) Property Card
 - v) Share Certificate issued by Society.



If you require any further clarification/information please feel free to contact us to do the needful

Thanking You

Encl: As above

Amit G Kasbe Advocate High Court

Yours Truly

CC

THE NODAL OFFICER CUM SECRETARY
SECURITIES AND EXCHANGE BOARD OF INDIA,
THE ASHOK ARENA BUILDING, (Oudh Coridor)
50-B, CHANAKYAPURI NEW DELHI - 11002!

Red: - 5479/14

The date on which the convivas applied for 19/11/19
The date on which the application was completed 20/11/19
The date given to the applicant for taking dalivar of 20/11/19

The date on which the copy was ready for delivery 2 0 NOV 2014. The date on which it was delivered or posteu: 2 0 NOV 2014. Shrilles Find THE BOMBAY CITY CIVIL COURT

Shrillate. Find THE BOMBAY CITY CIVIL COURT AT BOMBAY
Folio S IN IT'S BORIVALI DIVISION, DINDOSHI BRANCH
Certified copy Rs. 21
Addl. Charges Rs.

MUMBAI

SUIT NO. 2638 OF 2014

Beaming Infra Developers Pvt. Ltd.
A Company incorporated under the provisions of the Companies Act, 195 and having its registered office at Row House No.1, Goldfield Enclave Suciety, South Main Road, Viguat Nagar, Roregaon Park, Pune 411 901

Plaintiff

ON DINOGESTIS

1. PACL Limited, a company

Region 1996 In Land Provisions of the Companies

Act, 1956 having its registered vill Civil and Resistant Resistant

And corporate office at 7t floor, Gopaldas Bhawan, 28, Barakhamba Road, New Delhi

--Defendant



2014 CORAMIEH J. SHRI. P. C. BAVASKAR (C.R. NOI)

Adv. Thorat torplit present

advi Buhamabhan ior defendant present sa ta tair

vakalatnama ot adv. tor plaindt

Memorandum of address

List of documents.

Adv. for the plaintiff tendered draft matice of motion

alongwith alfidavit in support.

Leave to register N/M granted.

Mr.Thoart the ld adv. for the plain it submitted that the plaintiff are in possession of the premises and their possession may be protected. Sint Brhambhatt their defendant, submitted that she wants to take

for defendant submitted that she wants eto take instruction and she will make the submission after seeking

Adjitokad interim 17.11.14.

Judge

17-11-2014 CORAM: H.H.J.SHRLP.C.BAVASEAR (C.R.NO.1)

2638/14 "Adv. D.A. Thorat for plaintiff present.

Adv. Smt. Brhamabhatt for defer lant present,

KB Later on

Same appearance.

Heard both the sides on ad inter-

Adj for ad interim to 18.11.14.

Judge

1

CORAMIH H.J.SHRI.P.C.BAVASKAR (C.R.NO.1)

do Thorat for plaintiff present.

None present for defendant.

Order on ad interim.

Mr. Thorat the ld adv. for the plaintiff submitted that the defendant has transfered the suit property in favour of plaintiff. The lease hold rights are assigned to plaintiff and share certificate has also been issued in the name of been recorded in plaintiff. The name of plaintiff has property registered card. The plaintiff has made payment to defendant by cheque and the amount of Rs.10.57 crores had reen credited in the account of defendant. The plaintiff is in possession of the suit property and the defendar, is plaintiffs possession. He thus, causing jobstruction to prayed for ad interim.

Ws Brhamabhatt the ld adv. for defendant submitted that Mr. Pradeep Kumar has fraudulently transferred the

suit property and prepared bogus documents.

The plaintiff has placed on record photo copy of deed of assignment dtd. 30.5.2012, bank statement, Share certificate issued by Society, property registered card, Resolution passed by board. It is seen from the documents that the board of directors of defendant company meeting held on 28.2.2012 has accorded sanction to sale suit property to plaintiff. There is mentioned in deed of ssignment dtd. 30.5.2012 about delivery of possession to the plaintiff. The name of plaintiff has been entered in property registration card. The ld defence adv. has simply ubmitted that the documents are forged, has not produced any evidence to disbelieve these documents.

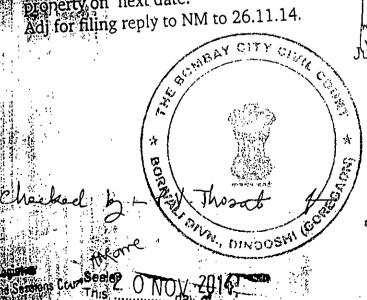
fence ad interim granted as follows:-

Order

defendants, their agents and servants strained from causing interference and obstruction to antiffsipossession till next date.

The plaintiff to produce dated photographs of sui

property on next date.



Civil Court, Gomb Bonvan Division at

<u>Back</u> Daily Status

Civil Court, Dindoshi

In The Court Of :Judge City Civil Court and Addl. Sessions Judge 1
Case No. :Civil Suit/0202638/2014

Ms.Being Infra Developers Pvt.Ltd. Versus PACL India Ltd.

Date: 05-12-2016

Business

: 2638/14 Adv. Kasabe for plaintiff present. Rep. Of the defendant present. The NM No.2658/14 was moved by plaintiff in the year 2014 and interim order was passed on 18.11.14 the same is not challenged till today. NO reply filed till today. In view of above Notice of Motion No.2658/2014 is made absolute in terms of prayer clause(a) Ld counsel for the plaintiff contends that defendant has filed NM No.1182/15 for raising jurisdiction of this court in pursuance of arbitration clause in the agreement Ld counsel for the plff has filed reply. Pleadings are completed. Adj

for hearing on NM No.1182/15 to 24.1.17

Next Purpose

: FOR REPLY

Next Hearing Date

: 24-01-2017

Judge City Civil Court and Addl. Sessions Judge 1

Original नोंदणी ३९ म. Regn. 39 M

5:16:06 PM

पावती

पावती क्र.: 6090

विलेपार्ले गावाचे नाव

दिनांक 31/05/2012

दरतऐवजाचा अनुक्रमांक

2012 वदर1 - 06049 -

दस्ता ऐवजाचा प्रकार

आडेपटाचे हस्तांतरण

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नोंदणी फी

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आपणास हा दस्त अंदाजे 5:30PM ह्या वेळेस मिळेल

दुय्यम निंबधक

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देयकाचा प्रकार :डीर्डा/धनाकषीतारं; बॅकेचे नाव व पत्ता: ॲक्सीस वॅक ति, पु-53; डीडी/धनाकर्ष क्रमांक: 034343; रक्कम: 30000 रु., दिनांक: 30/05/2012

> STERED ORIGINAL POCUMENT SIVERED ON 9/E/2022

SHCIL-MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel: 022-61778151 E-mail:

Mode of Receipt

Account Id

mhshcll01

Account Name SHCIL-MAHARASHTRA

Receipt Id

RECIN-MHMHSHCIL0108613790175555K

Receipt Date 30-MAY-2012

Received From BEAMING INFRADEVELOPERS PVT LTD	Pay To · ·
Instrument Type PAYORDER	Instrument Date 30-MAY-2012
Instrument 034342 Number	Instrument Amount 10813000 (One Crore Eight Lakh Thirteen Thousand only)
Drawn Bank Details	
Bank Name Axis Bank	Branch Name Mumbal
Out of Pocket Expenses 0.0 ()	

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Government of Maharashtra

e-Stamp

Issued by
Stock Holding Co-percion of India Lid.
Location: SHGE BANDRA
Signature: NAW
Details can be writted it types shellester p.com



Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party
Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-MH08949986720562K

\30 May 2012 0

SHCIL (F)/ The color BKC/ MH-MSU

SUBINIMHMHSHC)40109618286417566K

BEAMING INFRADEVELOPERS PVT LTD

Article 25(b)to(d) Conveyance

Divya Drishti Plot No.1 Swastik CHSL N.S.Rd No.1 JVPD

Scheme Vile Parle W M-56 CTS-256

20.00,00 ປີດິດ

(Twenty Crore only)

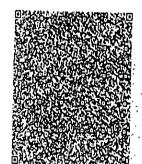
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PAGL Ltd Eornierly Known as PACL India Ltd BEAMING INFRADEVELOPERS PVT LTD

BEAMING INFRADEVELOPERS PVT LTD

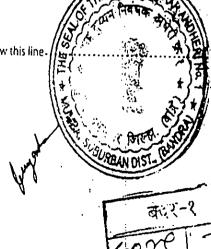
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(One Crore Eight Lakh Thirteen Thousand only)



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1. The authenticity of the Stamp Certificate can be verified at Authorise . Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs 2: The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.sncilestamp.com"



SHCIL-MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Manarashtra, INDIA, PIN CODE - 400012
Tel: 022-61778151
E mail:

Mode of Receipt

Account Id

mhshcil01

Receipt Id

RECIN-MHMHSHCIL0108641648424116K

Account Name SHCIL-MAHARASHTRA

Receipt Date 31-MAY-2012

Received From BEAMING INFRADEVELOPERS PVT LTD	Pay To
Instrument Type PAYORDER.	Instrument Date 31-MAY-2012
Instrument 000005 Number	Instrument Amount 4500 (Four Thousand Five Hundred only)
Drawn Bank Details	
Bank Name Axis Bank	Branch Name veera Desal Rd
Out of Pocket Expenses 0.0 ()	



https://www.shcilestamp.com/eStampIndia/submission/SubmissionServlet?rDo



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Government of Maharashtra

e-Stamp

Issued by Counting Geoperation of India Stock Halling Corporation of India Location 13, 1017, Physical Signature: Crosses Deisiki can be verified at www.sheile

Base Certificate No.

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

SIE FILM STEIL BKC/ MH MSU

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BEAMING INFRADEVELOPERS PVT LTD

Article 25(b)to(d) Conveyance

Divya Drishii Plot No.1 Swastik CHSL N.S.Rd No.1 JVPD Scheme Vile Paris W.M.-56 CTS-256

20.00,00,000

(Twenty Crore enfy)

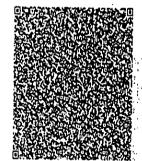
PACL Ltd: Formerly Known as PACL India Ltd

BEAMING INFRADEVELOPERS PVT LTD

BEAMING INFRADEVELOPERS PVT LTD

4.500

(Four Thousand Five Hundred only)



Please write or type below this line.



ZK 000191395





Stock Holding Corporation of India Limited

Date: 31 May, 2012

Sub Registrar <u>Andheri I</u>

Sub: Correction in the Consideration Amount IN-MH08949965720562K & IN-MH08967912735048K in the Estamp Certificate Nos

Sir,

This is further to the captioned subject.

We wish to inform you that there was a mistake from the client side while filling up the E-stamp Application form the client has mention the consideration amount as Rs 20,00,00,000 has also checked the Preview and signed the same. We have printed E-stamp

Further, they have realised their mistake. The correct consideration amount should as Rs21,63,42,500 . Kindly consider the same.

This is for your information.

Thank-you, Yours faithfully, For Stock Holding Corporation of India Ltd.

Kirti Mestry Sheil Bandra



Registered Office: 301, Ceritre Point, Dr. Babasaheb Ambedkar Road, Parel, Mumbai

Phone: 91-22-6177 9400 to 09, Fax: 91-22-6177 9022

Website: www.shcil.com

DEED OF ASSIGNMENT

THIS INDENTURE made at Mumbai this 30th day of May in the Christian Year Two Thousand Twelve,

BETWEEN

PACL LIMITED (Formerly Known as PACL INDIA LTD) a Limited Company registered under the provisions of the Companies Act, 1956, having its registered office at 22, 3rd floor, Amber Tower, Sansar Chand Road, Jaipur-302004 having its Corporate Office address at 7th Floor, Gopaldas Bhawan, 28, Barakhamba Road, New Delhi-110001 through authorized signatory Mr. Ankur Tyagi authorized by the Resolutions passed at the meetings of Board of Directors held on 28th February 2012 hereinafter referred to as 'THE ASSIGNOR' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and the support of the ONE PART.

AND

BEAMING INFRADEVELOPERS PRIVATE LIMITED Company registered under the property status companies Act 1956, having its registered office at Row House No. 1 Goldfield Enclave Society, South Main Hoad, Vidyut Nagar, Koregaon Park, Pune-411001 Maharashtra, through its Authorised Signatory Mr. Priyank Kurnar Pandey as per the Board Resolution passed at the meeting of the Board of Directors held on 30° May 2012 herein after referred to as "THE ASSIGNEE" (which expression shall unless it be repugnant to the context or meaning thereof be deepned to mean and include its successors and assigns) of the other part.

WHEREAS the Swastik Co-operative Housing Society Limited a Co-operative Housing Society registered under the Bombay Co-operative Societies Act, VII of 1925 and deemed to be registered under the Maharashtra Co-operative Societies Act, 1960 having its registered office at Vishnuprasad Desai Bhuvan, V.L. Mehta Road, Vile Parle (West), Mumbai – 400056 (hereinafter called "the said Society"), is the owner of the larger piece and parcel of land situate at Juhu, Mumbai, bearing Survey No. 287 (Part) of Vile Parle in the Juhu Vile Parle Development Scheme (hereinafter called "the Larger Property").

O high

AND WHEREAS the Larger property has been sub-divided into smaller plots. Provisions have been made for all the infrastructures and the same have been developed by the said Society.

AND WHEREAS the said Society has demised the said sub-divided plots and/or granted lease in respect thereof to various persons.

AND WHEREAS by an Indenture of Lease, the said Society demised unto one Shantaber. Balwantrai Desai all that piece of parcel of land being Plot No.1 admeasuring approximately 557,33 sq yards in the estate of the said Society situate, lying and being at N. S. Road No.1 in Juhu Vile Parle Development Scheme, Vile Parle (West), Mumbai -400 056 in the Revenue Village Vile Parle (West), Taluka Andheri, within the Registration Sub-District of Andheri, District Mumbai Suburban, within Greater Mumbai for a term of 939 years, having commenced in or about the year 1960-61, at the yearly rent thereby for the consideration and upon and subject to the terms, conditions and

AND WHEREAS the said Plot No.1 also bears corresponding CTS No. 256 admeasuring 465.8 sq. mtrs or thereabout as per the Property Register Card of Village Vile Parle (West), Taluka Andheri, and is within the Registration Sub-District of Andheri, District Mumbai Suburban, within Greater Mumbai and is more particularly described in the Schedule hereunder written and shown on the plan annexed hereto marked as Annexure "A" and thereon shown bounded in red coloured boundary lines (hereinafter called the said Plot).

AND WHEREAS the said shantaben Balwantrai Desai became member of the said Society and as such she was allotted 2(two) shares of Rs 50/- each bearing distinctive Share Numbers 1 and 2 (hereinafter called the said shares) as evidenced by share certificate no. 89 of the said Society, in lieu whereof the said Society has issued Share certificate no. 1 on the 12th day of June 1991.

AND WHEREAS the said certificate no. 1 was lost or misplaced, and on application made by the said Shantaben Balwantrai Desai, the said Society issued to her a Duplicate share certificate No. 75 which evidences the said Shares i.e the said 2 (two) Shares of Rs 50/- each bearing distinctive Share Number 1 and 2.

AND WHEREAS the said Shantaben Balwantrai Desai died intestate at Valsad, Gujarat on or about the 25° Day of November 1997, leaving her surviving heirs i.e her sons Ravindra Balvantrai Desai, Ashok Balwantrai Desai and Yogesh Bahwantrai Desai and her daughter Minakshi Balvantrai Desai (hereinafter called and Known as 'the Desais") as her only heirs and legal representatives according to Hindu Succession. Act, 1956 by which she was governed.

AND WHEREAS on application made by the said Desais, in their capacities as the only heirs and legal representative of the late Shantaben Balvantrai Desai as also in view of the diverse declarations, affidavits, indemnity etc executed by the said Desais, the said Society transferred the said Share Certificate Balvantrai Desai on 3rd February, 1998.

And WHEREAS by a deed of Assignment dated 15: July, 2004 registerred with the under Serial No. BDR-1/5991 of 2004, the said Desais, assigned and transferred versehold notify respect of the said plot for the residue unexpired term of the demised period thereon and the said shares of the said Society in favour of One Shri Natvarial J Medit Upen Natverlal Mehta (herein after referred to as " the said Natvarlal J Mehta & subject to the terms and conditions therein contained.

AND WHEREAS on application made by the said yatvarlal J Mehta & Ors the said Society transferred the said Certificate to their name on 30th July, 2004.

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AND WHEREAS on Application made by the said Natvarlal J Mehta & Ors, the said Property Register Card in respect of the said Plot was transferred to their names.

AND WHEREAS the said Natvarlal J Mehta & Ors, formed a Registered Partnership Firm in the name and style of "M/S Shilpi Developers" registered under the provisions of the Indian Partnership Act, 1932 for demolition of the said building" Swair Vihar" then standing thereon and construction of the New building on the said Plot.

AND WHEREAS the said Natvarlal J Mehta and Ors, and the said M/S Shilpi Developers demolished the old structure and constructed a new building known as 'DIVYA DRISHTI' having aggregate carpet area of 9219.10 square feet comprising of Basement, Ground Floor and First to Fifth floor on the said Plot and obtained full Occupation Certificate dated 6th August, 2007, in respect thereof. Copy of the full occupation certificate is annexed hereto and marked as Annexture 'B'.

AND WHEREAS as per the approved plans the Basement has been approved for storage, the Ground and part First floor are approved for Office purpose and the remaining part First and Second to Fifth Floor of the building are approved for residential use.

AND WHEREAS by a Deed of Assignment dated 16th January, 2007, registered with the sub-Registrar of Assurances at Bandra under Serial No. BDR-9/495 of 2007, in consideration therein mentioned, the said Natvarial J Mehta & Ors, assigned and transferred the leasehold rights in respect of the said plot for the residue unexpired period of the said lease and the vacant said building "DIVYA DRISHTI" in favour of Veena Chhotalal Ajmera, Mrs Sonali Atul Ajmera and Master Mayur Sanjay Ajmera (a minor through his father and natural guardian Mr. Sanjay Chhotalal Ajmera).

And Whereas on application made by Veena Ci-hotalal Ajmera, Mrs Sonali Atul Ajmera and Master Mayur Sanjay Ajmera (a minor through his father and natural guardian Mr. Sanjay Chhotalal Ajmera) the said Society transferred the said share Certificate on 12.09.07 in the name of Veena Chhotalal Ajmera, Mrs Sonali Atul Ajmera and Master Mayur Sanjay Ajmera (a minor through his father and natural guardian Mr. Sanjay Chhotalal Ajmera) on 12th Sept, 2007.

AND WHEREAS the said. Veena Chhotalal Ajmera, died intestate, leaving her surviving heirs i.e. her husband Mr. Chhotalal. Shamalji Ajmera, her Son Sanjay Chhotalal Ajmera, her son Alul Chhotalal Ajmera, her Daughter Sonal. Chhotalal Ajmera, as her only heirs and legal representatives according to Hindu Succession. Act, 1956 by which she was governed at the time of her death.

And WHEREAS by a deed of Assignment dated 15th July, 2010 registerred with the Sub-Registrar of Assurances under Serial No. BDR-1/07081 of 2010, (1) Mrs Sonuli Atul Ajmera (2) Master Mayur Sanjay Ajmera (minor through his father and natural Guardian Sanjay Chhotalal Ajmera) (3) Mr Chnotalal Shamalji Ajmera (4) Mr Sanjay Chhotalal Ajmera (5) Mr Atul Chhotalal Ajmera (6) Sonal Chhotalal Ajmera (3 to 6 being legal heirs and representatives of Late Mrs Veena Chhotalal Ajmera assigned and transferred the leasehold rights and interest in respect of the said plot for the residue unexpired term of the demised period along with the structure standing thereon and the said shares of the said Society in favour of M/S PACL INDIA LIMITED the Assignee therein and being Assignor herein for the consideration and subject to the terms and conditions therein contained.

AND WHEREAS on application made by the said M/S PACL INDIA LIMITED the said Society transferred the said Certificate to their name on 13th May, 2011.

AND WHEREAS on Application made by the said M/S PACL INDIA LIMITED, the said Property Register Card in respect of the said Plot was also transferred to their names.

AND WHEREAS in the circumstances afore said the Assignors thus became absolutely seized n possessed of or otherwise well and sufficiently entitled to the lease hold rights in respect of the said Plot for the residual unexpired period of the lease, the said Shares pertaining thereto n the said building appropriate more particularly described in the Schedule hereunder written.

AND WHEREAS the said Plot, the said building thereon and the premise of the physical possession of the Assignors and on other person, firm, company only third path has any officer interest whatsoever therein or any part thereof and for in the lease hold rights in respect of the said Plot, whether by way of tenancy, etc. or otherwise howsoever and the said Plot, the said building third on and the premise therein are free from all encumbrances and the Assignors are entitled to deal with and displaced the said of the sa

AND WHEREAS it is hereby declared by the Assignors that the rights created under the original Lease executed by the said Society are valid and subsisting and that they have full right to further assign and transfer the aghts to favour of the Assignee herein.

AND WHEREAS the Assignors have agreed to assign and transfer to the Assignee the lease holdvights in respect of the said Plot, for the residue unexpired period of the said lease granted by the Lessor (being the said society) alongwith the vacant building Known as "DIVYA DRISHTI" standing on the said Plot, together with the said Shares of the said Society pertaining thereto and all benefits held heretofore by the Assignors by virtue or on account of holding the said Shares, free from all encumbrances, at or at the price or consideration of Rs. 21,63,42,500/- (Rupees Twenty One Crores Sixty Three Lakhs Forty Two Thousand Five Hundred only) and on the terms and conditions therein contained.

AND WHEREAS the previous consent of the Lessor i.e. the said Society is required to be obtained to the assignment of the lease hold rights in respect of the said Plot and the transfer of the said Shares pertaining thereto,

d the transfer of the

and accordingly on application made by the Assignors herein (as the Lessees of the said Plot) and the Assignee herein, the Lessor (being the said Society) by the letter dated February 2012 has subject to certain conditions granted its consent to the assignment of the lease hold rights in respect of the said Plot and the transfer of the said Shares of the Society pertaining thereto by the Assignors to the Assignee herein. The Assignees have agreed and undertaken to abide by and perform and fulfill all such conditions imposed by the said Society.

AND WHEREAS out of the Said consideration of Rs. 21,63,42,500/- (Rupees Twenty One Crores Sixty Three Lakhs Forty Two Thousand Five Hundred only) the Assignee will pay after execution hereof following payment schedule hereto.

- a) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001634 dated 15/06/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- b) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001635 dated 25/06/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- c) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001636 dated 05/07/2012 drawn on AXIS BANK, Springfields Branch, Ar.dheri West.
- d) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001637 dated 12/07/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- e) Rupees 2,00,00,000/- (Rupees Two Crores unly) vide cheque no. 001638 dated 19/07/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- f) Rupees 2,00,00,000i- (Rupees Two Crores only) vide cheque no. 001639 dated 26/07/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- g) Rupees 2,00,00,000/- (Rupees Two Crcres only) vide cheque no. 001640 dated 02/08/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001641 dated 09/08/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001642 dated 16/08/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.

j) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001643 dated 23/08/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.

k) Rupees 1,63,42,500/- (Rupees One Crore Sixty Three Land)
only) vide cheque no. 001645 dated 30/08/2012 draw phr.
Andheri West.

lds Branch.

AND WHEREAS the Assignors have handed over quiet, vacant and peaceful regulation of the vacant building thereon to the Assignee.

AND WHEREAS in the circumstances aforesaid, at the request of the Assignee the Assignors have agreed to execute a Deed of Assignment of the lease hold rights in respect of the said Plot for the residue unexpired term of the demised period, the said Shares of the said Society pertaining thereto and the vacant possessions of the entire building standing on the said Plot, in favour of the Assignee herein in the manner hereinafter contained.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Deed and in consideration of the coid sum of Rs. 21,63,42,500/- (Rupees Twenty One Crores Sixty Three Lakhs Forty Two Thousand Five Hundred only) paid by the Assignee to the Assignors on or before execution hereof paid by the Assignee to the Assignors as and by way of full and final consideration monies and now nothing due and/or payable to the Assignors (the payment and the receipt whereof the Assignor do and each of them doth hereby admit and acknowledge and of and from the payment of the same doth torever acquit, release and discharge the Assignee forever) THEY the Assignors do and hereby assign and transfer unto the Assignee ALL AND SINGULAR the leasehold rights in respect of the said Plot being all that piece and parcel of leasehold land or ground bearing Plot no.1, in the estate of the said Society i.e the

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Swastik Co-operative Housing Society Ltd, situate at N. S. Road No.1, Juhu Vile Parle Development Scheme, Vile Parle (west), Mumbai 400 056, bearing CTS No. 256 admeasuring 465.80 sq. mtrs or thereabout of Village Vile-Parle (west), Taluka Andheri, forming part of land bearing Survey No. 287 (part) within the Registration Sub-District of Andheri, District Mumbai Suburban within Greater Mu nhai, for the residual unexpired period of lease granted by the Lessor (being the said Society)along with the said vacant building known as "DIVYA DRISHTI" standing thereon having aggregate carpet area of 9219.10 square feet more particularly described in the schedule hereunder written, which Plot no. 1 is shown delineated in red colour boundary lines on the said Plan hereto annexed and marked as Annexture "A" TOGETHER WITH the said Shares of the said Society pertaining thereto, being the said two (2) Shares of Rs 50/- each bearing distinctive Numbers 1 to 2 (both inclusive) as Shares (herein after the leasehold rights in respect of the said Plot, the building known as 'DIVYA DRISHTI' standing there on together with the said Shares pertaining thereto and all benefits incidental thereto shall collectively be referred to "the said premises") to the Assignee herein AND TOGETHER WITH all and singular the houses, out-houses, edifices, buildings, courts, yards, areas, compound, sewers, drains, ditches, lences, trees, plants, shrubs, ways, paths, passages, common gullies, wells, water, water-courses, lights, liberties, privileges, easements, profits, advantages, members and appurtenances, whatsoever to the said premises or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held used occupied or enjoyed therewith or reputed or known as part of or member thereof to belong or be appurtenant thereto AND ALSO TOGETHER WITH the right in common with the said Society and all memoers of the said Society and the occupiers of the adjoining premises to use for all purposes the road and passages made or then to be made for the accommodation of the said Society and the members of the said Society AND ALL THE ESTATE right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatshever at law and in equity of the Assignors in to out of or upon the said premises or any part or portion thereof TO HAVE AND TO HOLD all and singular the said premises hereby assign and transferred or expressed or intended so to be with their and every of their rights members and appurtenances UNTO AND TO THE USE AND BENEFIT of the Assignee its successors and assigns absolutely for all the residue now unexpired of the same term of 999 (nine hundred ninety nine) year granted by the said Society if demanded, and the performance and the observance of the covenants on the part of lessee and condition contained in the lease and henceforth on the part of the Assignee ought to be observed and performed and the said Lease is now valid and subsisting in respect of the said premises hereinbefore expressed to be hereby assigned and has in no way been forfeited surrendered or become void or voidable AND SUBJEC1 ALSO to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government of Maharashtra, the Municipal Corporation of Greater Mumbai or to any other local or public body or authority on respect of the said premises AND SUBJECT ALSO to the observance and performance by the Assignee of the Society and bye laws from time to time of the said Society AND the ASSIGNORS do and each of them doth hereby for themselves, their respective heirs, executors, administrators and assigns covenent with the Assignee its successors and assigns THAT notwithstanding any such thing as aforesaid all the rent reserved and the covenants by the Assignors and the conditions contained in the said lease have been paid observed and date of these presents AND THAT notwithstanding any such act, deed, matter or thing afores the contract of these presents and the contract of these presents and the contract of these presents and the contract of the contra now have in themselves good right full power and absolute authority to assign and rabsing the said preshereinbefore assigned and transferred or expressed to be UNTO the Assignee for all the designe now in expression of the contraction of the designed for the contraction of the contracti the said term of 999 (nine hundred ninety-nine) years granted by the said lease and subject as aforesaid it shall be lawful for the Assignee from time to time and at all times during the residual advence prices. granted by the said lease and any renewal thereof peacefully and quietly to hold enterior and have or possess and enjoy the said premises hereby assigned and transferred or expressed or in appurtenances and receive the rents, issues and profits thereof and of every part thereof to an benefit without any lawful eviction interruption disturbances claim or demand whatsoever from or by the Assignors or from or by any person or persons lawfully or equitably claiming from by under or in trust for Assignors AND THAT free and clear and freely clearly and absolutely acquitted, exonerated, released and forever discharged or otherwiseby the Assignors well and sufficiently saved defended kept harmless and indemnified off from and against all former & and other estate title, charges, encumbrances, claims and demands whatsoever either aiready to be hereafter had made, created, executed, occasioned or suffered by the Assignors or by any other person or persons lawfully on equitably claiming from under or in trust for the Assignors AND further that the assignors and all persons having or 2 lawfully or equitably claiming from the estate, right, title or interest at law or in equity in the said plantses. hereby assigned and transferred or expressed or intended so to be or any part thereof by from under or in trust for the Assignors shall and will from time to time and all times hereafter during the said balance residue leasehold period of the said lease deed with the said term granted by the said lease at the request and cost of the Assignee do and execute or cause to be done and executed all such rurther and other lawful acts, deeds, things, matters, assignments and assurances in law whatsoever for the better further and more perfectly and efficiently and absolutely assigning transferring and assuring the said premises and every part thereof unto and to the use of the Assignee for the residue which shall be then unexpired of the said term required by the Assignee or its successors and assigns or its

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counsel in law AND the Assignors do and each of them doth hereby covenant with the Assignee that they the Assignors have not done knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from assigning the said premises in the manner aforesaid or whereby the same or any part thereof or is can or may be charged encumbered or prejudicially affected in estate title or otherwise howsoever AND THE Assignee doth hereby covenant with the Assignors that if the Assignors shall will henceforth during the residue of the said term of 999 (nine hundred ninety nine) years granted by the said lease and at renewal thereof pay the yearly rent and perform and observe the covenants and conditions contained in the said lease and henceforth on the part of the Assignee to be paid performed and observed and will at all times hereafter keep the Assignors effectually indemnified from and against the payment of the said rent and observance and performance of the covenants and conditions therein contained and against all actions proceedings cost damages expenses claims and demands whatsoever which may be incurred or suffered by the Assignors by reason of or on account of non-payment of the said rent or any part thereof or the breach non-performance or non-observance of the said covenants and conditions or any of them.

AND THE ASSIGNORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE ASSIGNEE that the Assignors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said premises hereby transferred and assigned or expressed so to be or any part thereof, by or under or in trust for the Assignors or any one on their behalf shall and will from time to time and at all times hereafter at the request and cost of the Assignee do and execute or cause to be done and executed all such further and other acts, deeds, matters, things, assignments and assurances in law whatsoever together with all forms, applications, letters and communications that may be required to be addressed to the said Society or any other appropriate authority for transfer of the leasehold balance rights in respect of the said Plot and the said Shares in favour of the Assignee.

AND THE ASSIGNEE DOTH HEREBY COVENANTS with the Assignors that the assignee shall become member of the said Society and shall abide by and observe and perform all the rules, regulations and laws amended upto date from time to time and at all times of the said Society and shall henceforth be liable to bear and pay the leasehold outgoing, taxes, water charges, electricity charges, maintenance charges payable in respect of the Shares and the said premises AND THIS INDENTURE LASTLY WITNESSETH that the transfer fees or donation or premium paid or to be paid to the said Society for transfer of the leasehold rights in respect of the said Plot by the assignee alone AND the stamp duty and registration charges in respect of these presents and all other documents in pursuance hereof, shall be borne and paid by the Assignee alone.

As required by the Income Tax Act, 1961:-

The PAN number of the parties as follows:

PACL LIMITED: AAACP4032A

BEAMING INFRADEVELOPERS PRIVATE LIMITED: AAECB9399N

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective harde and seats to this Deed of Assignment and to a duplicate hereof on the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERED TO:

ALL the piece and parcel of Leasehold lands, hereditaments and premises bearing Plot No. 1, in the estate of the Swastik Co-operative Housing Society Ltd, situate at N.S Road No. 1, Juhu Vile Parle Development Scheme, Vile Parle (west), Mumbai- 400 056, bearing CTS No.256 of Village Vile Parle (west), Taluka Andheri forming part of land bearing Survey No.287 (part), within the Registration Sub-District of Andheri at Bandra, District Mumbai Suburban, within Greater Mumbai, admeasuring 465.60 sq. mtrs. or thereabouts, together with the shares of the said Society pertaining thereto and together with the building 'Divya Dishti' standing thereon having aggregate carpet area of 9219.10 sq. ft. assessed by the Assessor and Collector Municipal Ries and Taxes under KW Ward No.

8188 (1) 24-0724-00-7, along with any further entitlement from the said Swastik Co-operative Housing Society Ltd. And bounded as follows, ie., to say:-

On or towards the North :-

By land bearing City Survey No. 255

On or towards the South :-

By land bearing City Survey No. 258

On or towards the East :-

By North-South Road No. 1

On or towards the West :-

By land bearing City Survey No. 257

SIGNED SEALED AND DELIVERED

By the withinnamed

"THE ASSIGNORS"

PACL LIMITED (Formerly Known as PACL INDIA LIMITED):

was hereunder affixed

Pursuant to Resolutions passed at the

Meeting of the Board of Directors of the Company

Held on the 28th day of February 2012 through its

Authorized Signatory Mr. Ankur Tyagi

In the presence of

SIGNED SEALED AND DELIVERED

By the withinnamed

"THE ASSIGNEE"

BEAMING INFRADEVELOPERS PRIVATE LIMITED

was hereunder affixed

Pursuant to Resolutions passed at the

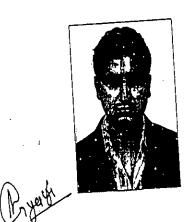
Meeting of the Board of Directors of the Company

Held on the 30th day of May 2012 through its

Authorized Signatory Mr. Priyank Kumar Pandey

In the presence of



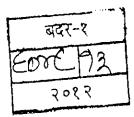












Received of and from the within name Assignee,
the aggregate sum of Rs. 21,63,42,500/(Rupees Twenty One Crores Sixty Three Lakhs

Forty Two Thousand Five Hundred only)

From time to time,

On or prior to the execution hereof

As and by way of full and final consideration

Moneys paid to us and now nothing remains

Due and payable to us.

The said sum of Rs. 21,63,42,500/(Rupees Twenty One Crores Sixty Three Lakhs

Forty Two Thousand Five Hundred only)

Has been paid by PDC cheques drawn or.

Axis Bank

Bearing the following particulars



a) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001634 dated 15/05/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.

- Rupees 2,00,00,000/- (Rupees Two Crcres only) vide cheque no. 001635 dated 25/06/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- c) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001636 dated 05/07/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- d) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001637 dated 12/07/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- e) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001638 dated 19/07/2012 drawn on AXIS BANK, Springfields Branch, Andheri West
- f) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001639 clated 26/07 on AXIS BANK, Springfields Branch, Andheri West.
- g) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001640 dated 02/08/2012/drawn on AXIS BANK, Springfields Branch, Andheri West.
- h) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001641 dated 09/08/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- i) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001642 dated 16/08/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001643 dated 23/08/2012 drawn on AXIS BANK, Springfields Branch, Anuhen West.

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k) Rupees 1,63,42,500/- (Rupees One Grore Sixty Three Lakhs Forty Two Thousand Five Hundred only) vide cheque no. 001645 dated 30/08/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.

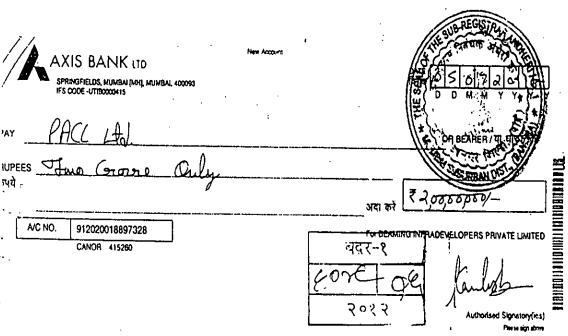
WITNESSES

ASSIGNORS WWW.

WE SAY RECEIVED





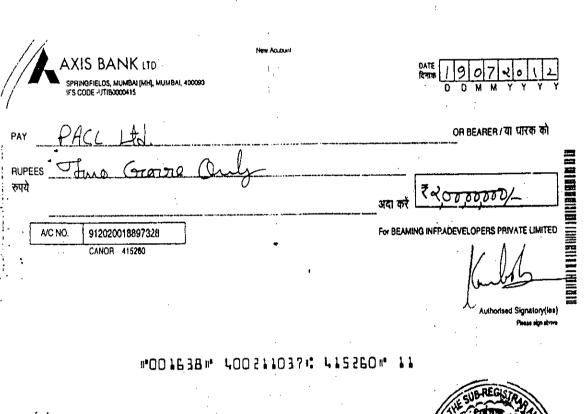


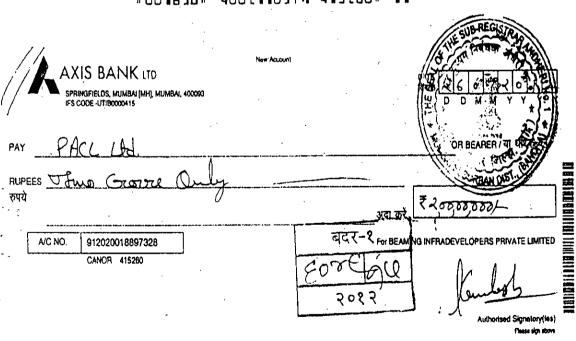
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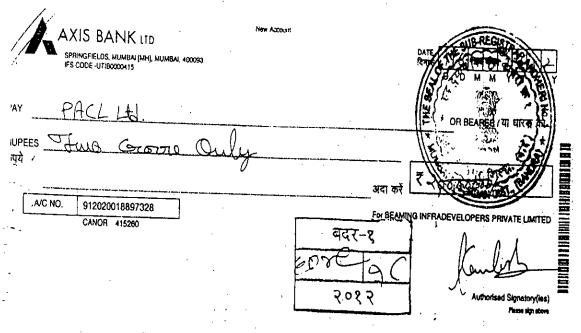
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DUPLICATE CERTIFICATE

Nº - 075 SHARE CERTIFICATE	
Reg. Folio No.	No. of Shares TWO
THE SWASTIK CO-OPERATIVE HOUSING S	SOCIETY LIMITED
Vile-Parle (West), Bombay-400 056. Registered under Section 10 of Bombay Act VII of	1925)
AUTHORISED, CAPITAL RS. 1,00,000. DIVIDED INTO 2000 SHARES	DF Bs. 50/- EACH.
This is to Certify that Shiffme. SHANTABEN BAN	WANTRAL DESAL
of The No. ONE Road No. ONE gy J.	D. Schomo Hilo- Parlo
(West). Romboy-400 056 is are the Registered &	older / of 2 - fully
Tower up Thanes of Rupess FIFTY each numbered from	1 6 2
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	(C. 10)
Ka. 02 con in the Commer the Comm	on Seal of the said Society at
Bombay, this 12 m	day of <u>JUNE</u> 1991
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CERTIFICATE SHARE

eg. Folio No.

HE SWASTIK CO-OPERATIVE HOUSING SOCIETY LIMITED

Vile-Parle (West), Bombay-400 056.

AUTHORISED CAPITAL Rs. 1,60,000. DIVIDED INTO 2000 SHARES OF Rs. 50/- EACH. (Registered under Section 10 of Bombay Act VII of 1925)

This is to Certify that Shiffme SHANTABEN BALWANTRAL

beth inclusive, in The Swastik Co-operative Housing Society Limited subject " The No. ONE_ Road No. ONE_ gy g. g. Shoms Wib. Jake West). Tomboy- 400 056 is ato the Registered Holder 16 of 2 aid-up Shares of Rupess FIFTY each numbered from ___

to the Ryo-laws of the said Society.

Given under the Common Seal of the said Society at Bombay, this 12th day of JUNE

(Alfred -1shound on Mg. Com. Member Hon. Secretary

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विभाग/मौजे --विलेपार्ले(प) तालुका/न.भु.मा.का. -- न.भू.अ.विलेपाल जिल्हा --शिट नंबर नगर चुमापन प्लाट नवर क्षेत्र धारणाधिकार शासनाता दिलल्दा अक क्रमांक/ स. प्ली. नं. चौ.मी. तपर्शाल आणि त्याच्या फेर २५६ २५६ घौ.मिटर. [C-I] क्र.३१.१६ ४६५.८ C जा.०१-०८-६३ ते ३१-०७-७० सुविधाधिकार रहकाचा मळ धारक स्वस्तिक को ऑपरेटिव्ह हाऊसिंग सोसायटी 🍌 लि.खरेदीने - सि.स.नं.१५० प्रमाणे. पट्टेदार [श्रीमती शान्तावेन बी देसाई] [९९९ वर्षाच्या कराराने.] इतर भार इतर शेरे देनांक व्यवहार खंड क्रमांव नविन पारक (धा) साशाकंन पट्टेदार (प) किंवा भार (भा) ०८/०१/१९७० मा.स.च्या १९५६ च्या जजन मापाचे कायद्यालगत म.रा.स. च्या १९५८ अंमलबनावणी कायद्यानुसार व भा.स.च्या नाणे যি লি নি **মু** x Yo संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले. अ.(१)कुलावा k २९/०७/१९७० विनशेती सारा बसविलेबदल मे. अ.डी.डी.सी. अंदेरी यांचे कडील दु.दु.नं.ADC-LNDC-४९३० 111.0, ता.०५-०२-७० प्रमाणे.क्षेत्र ५५४. २८/०४/२००२ श्रीम शांतावेन वी [भाडेपट्टेदार] देसाई दि.२५/११/९७ (१) अशोक बळवंतरा रोजी मंयत अर्ज (२)रविंद्र बळवंतराय ॲफिडेव्हिटकृत (३) योगेश बळवंतराय इंडेमिनिटी बॉण्ड (४) मिनासी बळवंतराय मृत्युधा दाखला जबााबान्वये वारसांची नॉंद केली. 8005/2018 अर्ज,जबाब, अभिहस्तांतरण पत्र, भाडेपट्टा, सूची क्र iI नोंदणी क्रमांक भाडेपट्टेदार व न भू अ विलेपालें यांचे कडील दिनांक ९/८/०४ चे ५९९४२००४ १)नटबरलाल जे.मेहता VUROOK आदेशान्वये अशोक बळवंतराय देसाई वगैरे ४ यांनी दिनांक २)हितेन एन् मेहता न.पू.स.,विलेपार्ले दस्तऐवज करून दिल्याने त्यांची नावे कमी करून १५/७/०४ ३)उपेन एन्.मेहता दस्तऐवन करून घेणार यांची भाडेपट्टेदार म्हणून नावे बदर-१ दाखल केली. 24/02/2006 अर्ज,जबाब हस्तातरण पत्र सुंची क्र. २ व नगर भूमापन नोदणी क्र. भाडेपट्टेदार रफार क्र.३९०/०८ सरी -विलेपाले यांचे कडील दिनांक २५/०२/२००८ घे ४९५/२००७ १) श्रीमः यिना र्सि 34/03/2006 आदेशान्वये नटबरलाला जे मेहता २) हितेन एन.मेहता दिनांक [२) श्री अत्ल बी. अजनेस]२०६ २ न.प्.भ.,विलेपार्ल ३)उपेन एन मेहता यांनी दस्तऐवज करुन दिल्याने त्यांची ३) श्रीमः सोनाती अनून **१६/१/२००७** नांवे कमी करुन दस्तऐवज करुन घेणार यांची भाडेपट्रेदार ४) मयूर संजय अजमेरा अ.पा.क. म्हणून नांवे दाखल केली. श्री संजय सी अजमेरा

मालमत्ता पत्रक

विलेपार्ले(प) विभाग/मीजे --तालुका/न.भु.मा.का. -- न.भू.अ.विलेपाले मुंबई उपनगर जिल्हा शट नंबर नगर भुगापन क्षत्र धारणाधकार शासनाला दिलेल्या आकारपीचा किया भाइयाचा क्रमंक / फा. एके. ने. घो.मां. तपशील आणि त्याच्या फेर तपासणीची नियत वेळ) २५६ २५६ व्यवहार खंड क्रमांक नविन घारक (धा) दिनांक साक्षाकंन पट्टेदार (प) किंवा भार (भा) १५/०२/२०१० के रफार क्र.५२७ प्रमाणे सर्व -मा अधीक्षक भूमि अभिलेख, मुंबई उपनगः जिल्हा यांचकडील आदेश क्र. न.भू सं ३३४/न.भू अ विपा(प)/फेरचीकशी क्र. २००/२००९ दिनांक १४/४/२०१० व न.भू अ विलेपालें यांचेकडील दि.१५/२/२०१० चे आदेशान्वचे न.भू विलेपालें (प) येथील १५/०२/२०१० न.भू.क. २५६ या मिळकत पत्रिकेवरील दि. २५/२/२००८ घे नोंदीतील भाडेपट्टेदार सदरी दांखल केलेले श्री.अतुल सी. अजमेरा यांचे नांव कमी केले. व १) श्रीमती विना सी. अजमेरा २) श्रीमती सोनाली अतुल अजमेरा ३) मयूर संजय अजमेरा न.भू.अ.,विलेपालं यांची नावे कायम ठेऊन मयूर संजय अजमेरा यांचे नांबासमीर अज्ञानपालन कर्ती म्हणून श्री. संजय सी. अजमेरा यांचे नांब दाखल केले. न.भू.अ.विलेपार्ले तपासणी करणारा मुंबई उपनगर जिल्हा

अक्षार काता श

नगर भूमापन अधिकारी, विलेपार

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विभाग/गौजे वि	तिर्पोर्ल(प) तालुकारंत्रः पु.सा.व	तः न.भू.अ.वि	लेपार्ल जिल्हा - मुंबा	उपनगर् जिल्हा
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पट्टेदार -	[श्रीमती शान्तावेन बी देसाई] [९९९ वर्णाच्या कराराने.]	,		
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दिनांक	च्यवहार	खंड क्रमांक	निक्न घारक (धा) पट्टेसर (प) किंवा भार (भा)	साक्षाकन
08/08/5008 56/08/5008	मा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स. च्या १९५८ अंमलवजावणी कायद्यानुसार व भा.स.च्या नाणें संवंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले. विनशेती सारा बसविलेबदल मे. अं. डी. डी.सी. अंदेरी यांचे कडोल दृ.दृ.नं. ADC-LNDC-४९३० ता.०५-०२-७० प्रमाणे.क्षेत्र ५५४. श्रीम शांताबेन बी देसाई दि.२५/११/९७ रोजी मयत अर्ज अंफिडेव्हिटकृत इंडीमिनटी बॉण्ड मृत्युचा दाखला जबाठाबान्वये वारसांची नोंद केली. अर्ज,जबाब, अभिहस्तांतरण पत्र, भाडेपट्टा, सूची क्र II व न.भू.अ.विलेपाले यांचे कडील दिनांक १८८०४ चे आदेशान्वये अशोक बळवंतराय देसाई बगेरे ४ यांनी दस्तऐवज करून दिल्याने त्यांची नावे कमी करून	नॉदणी क्रमांक ५९१/२००४ दिनांक १५/७/०४	भाडेपट्टेदार (१) अशोक बळवंतराय देसाई (१) संविद्र गळवंतराय देसाई (४) पिनासी बळवंतराय देसाई भाडेपट्टेदार १)नटवरलाहा ने में ता २)हितेन एन् मेहता ३)उपेन एन् मेहता	85.1 % 65.1 % 4 rest 6.70 venus
₹ ₩ 0₹/₹00८	दस्तऐवज करून घेणार यांची भाडेपट्टेदार म्हणून नाये दाखल केली. अर्ज,जबाब हस्तातरण पृत्र सुची क्र. २ व नगर भूमापन विलेपाले यांचे कडील दिनांक २५/०२/२००८ चे आदेशान्वये नटवरलाला जे मेहता २) हितेन एन.मेहता ३)उपेन एन मेहता यांनी दस्तऐवज करुन दिल्याने त्यांची नांचे कमी करुन दस्तऐवज करुन घेणार यांची भाडेपट्टेदार म्हणून नांवे दाखल केली.	नोंदणी क्र. ४९५/२००७ दिनांक १६/१/२००७	२०१२ १) श्रीय. विना सी. अजमेरा [२) श्री. अतृत सी. अजमेरा ३) श्रीय. सोनाली अतृत अजमेरा ४) मयुर संजय अजमेरा अ.पा.क. श्री. संजय सी. अजमेरा	फेरफर इ ३९०/०८ सर्वे/ २५/०२/२००८ न.पू. अ.,धिलेपाले
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माराम्यसम् चलक

भाग/मौने -- विलेपाले(ए)

तालुका/नःभुःमाःकाः -- नःभूःअःविलेपालें धारणाधिकार

मुंबई उपनगर जिल्हा

प्र भृगपन

शिट नंबर प्लाट नवर

चौ.मी.

शासनाला दलल्या अकारणाचा कवा पाड्वाचा तपरांत्न अर्शण त्याच्या फेर तपासणांची निवत बेळ)

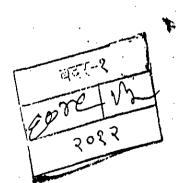
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		। खड़ क्रमाक	निवन वारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षाकंन
१५/०२/२०१०	मा अधीक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा यांचकड २००/२००९ दिनांक १४/१/२०९० च न.भू.अ.विलेपार्ल यांचे न.भू.क्न. २५६ या मिळक्त पत्रिकेवरील दि. २५/२/२००८ र अजमेरा यांचे नांव कमी केले. व १) श्रीमती विना सी. अजम् यांची नांवे कायम ठेऊन मयूर संजय अजमेरा यांचे नांवासमो राखल केले.	निर्हाल दि.१५/२/२० निर्दीतील भाडेपट्टेर स २) शीधनी कोन्स	ं घे आदेशान्वये न.भू.विलेपार्ले (प) येथील र सदरी दाखल केलेले श्री. अतुल सी.	के रकार का ५२७ सही- १५/०२/२०१० न. पू. अ.,विलेप

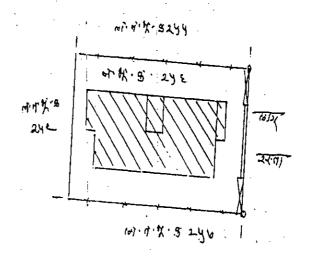
स्रणी करणःसः -

खरी नक्कल -

न भू अ विलेपालें मुंबई उपनगर जिल्हा



अणिला : भी शहमावाज उस देश गेन्सा अणिमान गाग मुमापन विवेपीर परिनेन मेमील पुनीर्विकेक नार्वरण इ ४५ परन भ भे इ २५ ८ नकाशानी कारवापूर्ति नाक्कट



- (१) सतरको सबकार पुत्र नगर भूगापन आलेख/**छापीड** आलंख/पुनर्षिकोका देशेल शहरी आहे
- (२) सर्वेची सक्कार एह उत्तर भूमापनार्थ वेद्वेषी आगेची प्रति के हैं। एक के भूगिकियोग्डाके वेद्वी आगेवर सार्थ अपने अभिने क्षिकी आगेवर
- (व) राण्यकी कांग्राण वाले के समाधानन विश्वती क्योपीत मार्गी, भाषी करा कि हैं कांग्रामा क्योपीत मार्गी मोजभी महान धने सामाना आहे.

निरंप - सद्द कार्यान कारता द्वारे पुत्र बुंहाकाम् स्थान

> विश्वतम् भूमापम् 2 स. म्. ज. विलेपान



नवर भूमापन अधिकारी, विसेपा

fix: Engineer Aldg. Propesal (1 If and R .. Wards Additional Carrier, R. K. Parker Mai Bandia (West), Mumbul-4001053.

FULL OCCUPANCY CERTIFICATE

Owner Shri Natwarlal J. Melila & Others, Hira Manck C.H.S. Ltd., 48/D, Baptista Road, Vilo Parlo [West] Mumbai 400 056.

Sir.

The full development work of Residential cum Commercial huilding comprising of Basement [Storage] + Ground + 1st floor [Pt.] office + 1st [pt.] Residential + 2nd to 5^{dt} upper floors [Residential] situated on plot bearing CTS, 256, of Village Vile Parle [West], Gul Mohar road, Vile Parle [West], is completed under the supervision of Licensed Surveyor Shri Sunil R. Shah, Surveyor License No.8/322, may be occupied on the follows

1) That the Cft. under section 270-A of B.M.C. Act is certified true copy of the same shall be submitted from the date of issue of occupations Cfl.

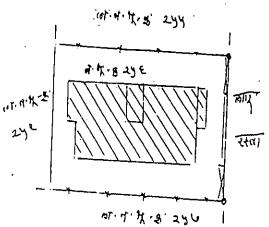
2) Lift will not be operated with obtaining Lift Inspedition 3) Lift Cft, will be submitted within three months.

A set of certified completion plan is attached percourts.

anthing some

Executive Engineer Building Proposal (Western Suburbs) KAV&P Wards

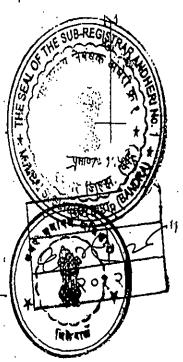
जाना :- भी शहनावां अस शहन भान्या जानापका नगर मुमापा किलेगी पार्ट्यम पेकीन पुतार्विकेका स्मारित छ ४५ पदम म ५ ५ १ १५ है। २५ ६ नकाशामा कालगाप्रकी नप्रमान

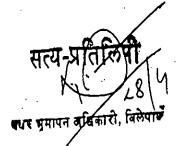


- (१) सदरकी नवकल मूळ नगर भूगापन आलेख/हापीच आलेख/पूर्वावलीयन हैथोब आसी आहे
- (२-) हर्याची नवहत कुल गरण शृहाणमध्ये वेहेची जागेची पर्वकरियही दर्श के अल्लाहिकाच्याचे वेही जागेयर अस्फ्रिक्टन आनेकी विच्न अधिकते.
- (क) सहरका अवस्त वर्षा वर्षाता अवस्तात शिक्षती कर्मने अवस्तात शिक्षती कर्मने अवस्तात शिक्षती कर्मने अवस्ताता कर्मने मान्यको मान्यको कर्मने अस्त्राप्ता कर्मके स्वाप्ता करिया कर्मके स्वाप्ता करिया कर्मके स्वाप्ता करिया करिया कर्मके स्वाप्ता करिया क

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BEAMING INFRADEVELOPERS PRIVATE LIMITED

(99)

EXTRACT FROM THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF M/S BEAMING INFRADEVELOPERS PRIVATE LIMITED HELD ON WEDNESDAY THE 30^{TR} DAY OF MAY 2012 AT CORPORATE OFFICE OF THE COMPANY AT PLOT NO. 93, INSTITUTIONAL AREA, SECTOR 32, GURGAON 122 001.

PURCHASE OF PROPERTY, DIVYA DRISHTI:

"RESOLVED THAT the consent of the board be and is hereby accorded for the purchase of property "Divya Drishti" situated at all that piece of parcel of land bearing CTS No. 256, Plot No.1 admeasuring approximately 557.33 sq yards in the estate of the "Swastik Cooperative Housing Society Limited" situated, lying and being at N. S. Road No.1 in Juhu Vile Parle Development Scheme, Vile Parle (West), Mumbai – 400 056 in the Revenue Village Vile Parle (West), Taluka Andheri, within the Registration Sub-District of Andheri, District Mumbai and for the said purpose, power of the Board be and is hereby conferred upon Mr. Priyank Kuniar Pandey, PAN No. BDBPP6363G as an authorised signatory to deal with the prospective seller on the terms and conditions duly considered and approved by the Board and to sign & execute the agreement to sell/ sale deed and to disburse the sale consideration on behalf of the company in such installments or in such manner as may be decided between the parties and to sign all documents, deeds, written statements, affidavits, indemnity and other papers whatsquever be deemed necessary and expedient for the said purpose and to appear before the concerned Registrar/Sub-Registrar and to perform all such acts incidental thereto on behalf of the Board.

RESOLVED FURTHER THAT a copy of the said resolution duly certified by the director/company secretary be furnished to the concerned authorities for their reference and records."

Certified to be True Copy For Beaming Infradevelopers Pvt Ltd

Kamlesh Joshi Director

Date: 30/05/2012





PACL LIMITED

EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF PACL LIMITED HELD ON WEDNESDAY, THE 28th DAY OF FEBRUARY 2012 AT 11.30 A.M. AT CORPORATE OFFICE AT 7TH FLOOR, GOPAL DAS BHAWAN, BARAKHAMBA ROAD, NEW DELHI-110001

"RESOLVED THAT the consent of the board be and is hereby accorded for the sale of company's property building "Divya Drishti" situated at all that piece of parcel of land bearing CTS No. 256, Plot No.1 admeasuring approximately 557.33 sq yards in the estate of the "Swastik Co-operative Housing Society Limited" situated, lying and being at N. S. Road No.1 in Juhu Vile Parle Development: Scheme, Vile Parle (West), Mumbai - 400 056 in the Revenue Village Vile Parle (West), Taluka Andheri, within the Registration Sub-District of Andheri, District Mumbai, to M/s. Beaming Infradevelopers Private Limited situated at Row House No.1, Goldfield Enclave Society, South Main Road, Vidyut Nagar, Koregaon Park, Pune, Maharashtra - 411001, and for the said purpose, power of the Board be and is hereby jointly or severally conferred upon Mr. Ankur Tyagi, S/o Sh. N.C. Tyagi R/o Victory Building, Plot No. 22, NS Road No.5, JVPD Scheme, Juhu, Mumbai-400056 as authorized signatories to deal with the prospective purchasers/ brokers on the terms and conditions duly considered and approved by the Board and to sign & execute the agreement to sell/ sale deed and to receive the sale consideration in the name of the company and to sign all documents, deeds, written statements, affidavits, indemnity and other papers whatsoever be deemed necessary. and expedient for the said purpose and to appear before the concerned Registran/Sulp Registrar and to purchase stamp papers and to perform all such acts incidental thereto on behalf of the board.

RESOLVED FURTHER THAT a copy of the said resolution duly certified by the Company Secretary be furnished to the concerned authorities for their reference and records."

CERTIFIED TRUE COPY
For PACL LIMITED

(ANURAG SHARMA) .
COMPANY SECRETARY



ESTC. 1947 Regd. No. B-291



SWASTIK CO-OPERATIVE HOUSING SOCIETY LTD.

Vishnuprasad Desai Bhavan, V. L. Mehta Road, Juhu Dev. Scheme, Vile Pale (w), Mumbai-400 056.

To,
PACL India Ltd.,
7th Floor, Gopaldas Bhawan,
28 Borakhamba Road,
New Delhi 110 001

Date: 28/05/2012

Dear Madam,

Sub: NOC for Transfer of Share Certificate of Plot No.1 of Swastik Co-operative Housing Society Ltd. to the name of the company, BEAMING INFRADEVELOPERS PRIVATE LIMITED.

This is to inform you that Managing Committee of Swastik Co-op. Hsg. Society has consented for transfer of the Share Certificate No.l in the name of company, BEAMING INFRADEVELOPERS PRIVATE LIMITED, subject to complying and agreeing to the following terms and conditions:

- New member, BEAMING INFRADEVELOPERS PRIVATE LIMITED. will give a registered undertaking that they will not use more than 278.66 sq. yard area for commercial activity.
- 2. BEAMING INFRADEVELOPERS PRIVATE LIMITED, will not carry out activities like hotels and will not do any nuisance activity disturbing the neighbours.

3. The change of name in the Share Certificate to the name of the Company And/or Nominee to represent the Society will be considered transfer of property

4. The transfer charge for Company's is two times than that of other normal transfer charges.

Kindly confirm your acceptance to the above in order to enable matter.

Thanking you.

yours faithfully,

For Swastik Co-operative Housing Society Ltd.

Hon. Secretary

Shri Ashok Patel



国内共产生:

राज भारताचे कामान वा प्राणानंतु के अन्तर्भ व्यक्तिताचे १४% (१५६ म.)

के कार प्राप्त कर सहिता जा कमान प्रोक्षिक अध्यक्ष की कम्म भूत का कर्म है। जगक का का का का का का का का कि का कि रोबोर्ड्स २ . त. यह आयम क्रम्य की एम भारत का जनगादम कमानी अनीमीत्रधन १५३६ हो। असा १ - १ तम १ १ १ १ वस १९४० १ १ हिमाप वह १९५५ हो अध्यम्भवन्त्र साधानिकत्तर था। देसरा १४० वित्र नामाचारामा **१**१८४७७ व ४०० व राम मा भाग के उन्हें अने अने अन्तर के वे देवते हैं । या में भागन

का गांध है। १५ चन चंद्रों च्यान असंबंध असंगामम ४१ मध्ये द्वारा **के प्रमूच्या** में आर्थ काल आहे हैं।

यह ग्रमात १८४ वर्ष वर्ष में के ने दिसान स्वरंत रहनका है। वर्षांत स्वास्त्र के दिशी होता । १०००

GOVERNMENT OF INDIA - MINISTRY OF CORPORAT Registrar of Companies, Rajasthan

Fresh Certificate of incorporation Consequent upon Change of Name

Corporate Identity Number U70101RJ1996Pt.C011577

In the malter of Mrs PACE INDIA I WHITED

I notedly certify that PACL INDIA LIMITED which was originally in property of the property of the Companies Act 1956 (No. 1 1956) as GUESTAT ACRO having duty passed the necessary resolution in terms of Section 21 cm. Companies 4th 1956 and the Contral Government signified in writing having been accorded the paginner Septiment 1956. 1956, read with Government of India, Department of Company Affails dated 24/06/1985 vide SRN B22303242 dated :2/10/2011 the name PACL LIMITED and this Contincate is issued pursuant to Section 23(1)

Given at Justine Twelfth day of October Two Thousand Eleven

Registratiof Computees, Registran

'N see The corresponding form has been approved to IKAR ASIR CARACT MEETING Coper, Administrated Communities and this centralist. has been digitally regined by the Registrar Brough a system generating digital social to under que 6.7% of the Companion of heritans Fing and Authoritication of Documents (Rules, 2006)

बाचनी मीतारदार के कामांशय अगिलया में संपत्तका गडातार का पत Maiking Address as per record evailable in Registrar of Commanies office PACL LIMITED 22,3RD FLOOR,, AMBER TOWER, SANSAR CHANDRA ROAD, JAIPUR. Rajasinan, INDIA

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प्रारुप 1 पजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U70100PN2012PTC142585

2011 - 2012

में एतदद्वारा सत्यापित करता हूँ कि मैसर्स

BEAMING INFRADEVELOPERS PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक पंद्रह गायं, दो हजार बारह को पूर्ण में जारी किया जाता है।

Form 1

Certificate of Incorporation

Corporate Identity Number: U70100PN2012PTC142585 I hereby certify that BEAMING INFRADEVELOPERS PRIVE incorporated under the Companies Act, 1956 (No. 1 of 195/65) is private limited.

Given at Pune this Fifteenth day of March Two Thousand Two

Registrar of Companies; Maharashtra, Pune

ं कम्पनी रजिस्ट्रार, महाराष्ट्र, पूर्ण

*Note: The corresponding form has been approved by VISHNU PANDURANG KATIKAR, Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2006. The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :

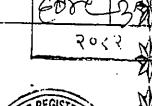
Mailing Address as per record available in Registrar of Companies office:

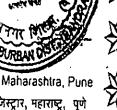
BEAMING INFRADEVELOPERS PRIVATE LIMITED

Row House No.1, Goldfield Enclave Society, South Main Road, Vidyut Nagar Koregaon Park, Pune - 411001,

Maharashtra, INDIA

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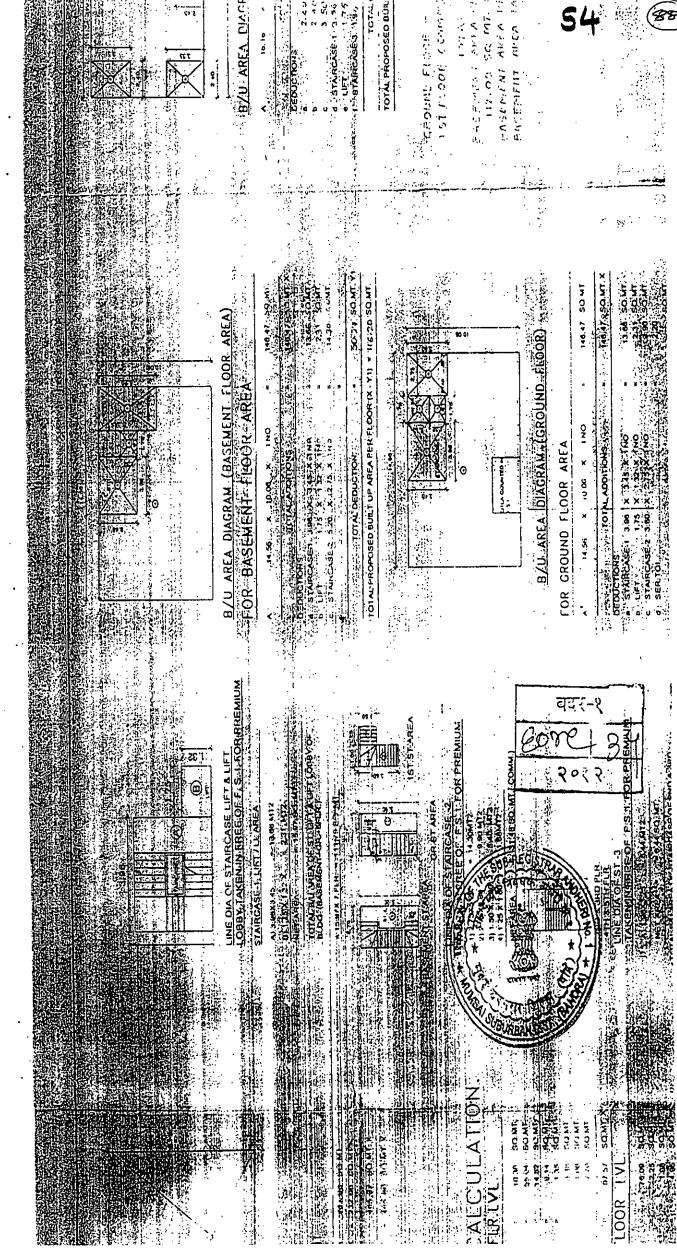


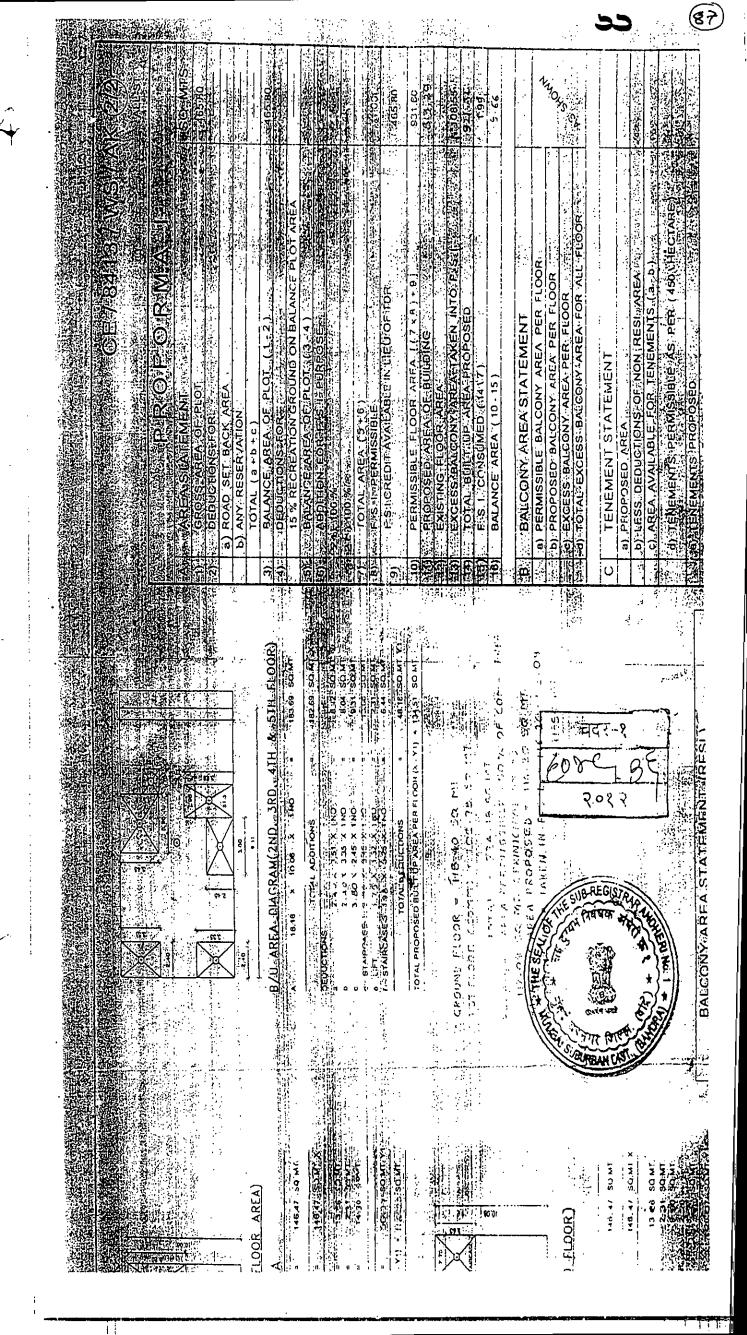












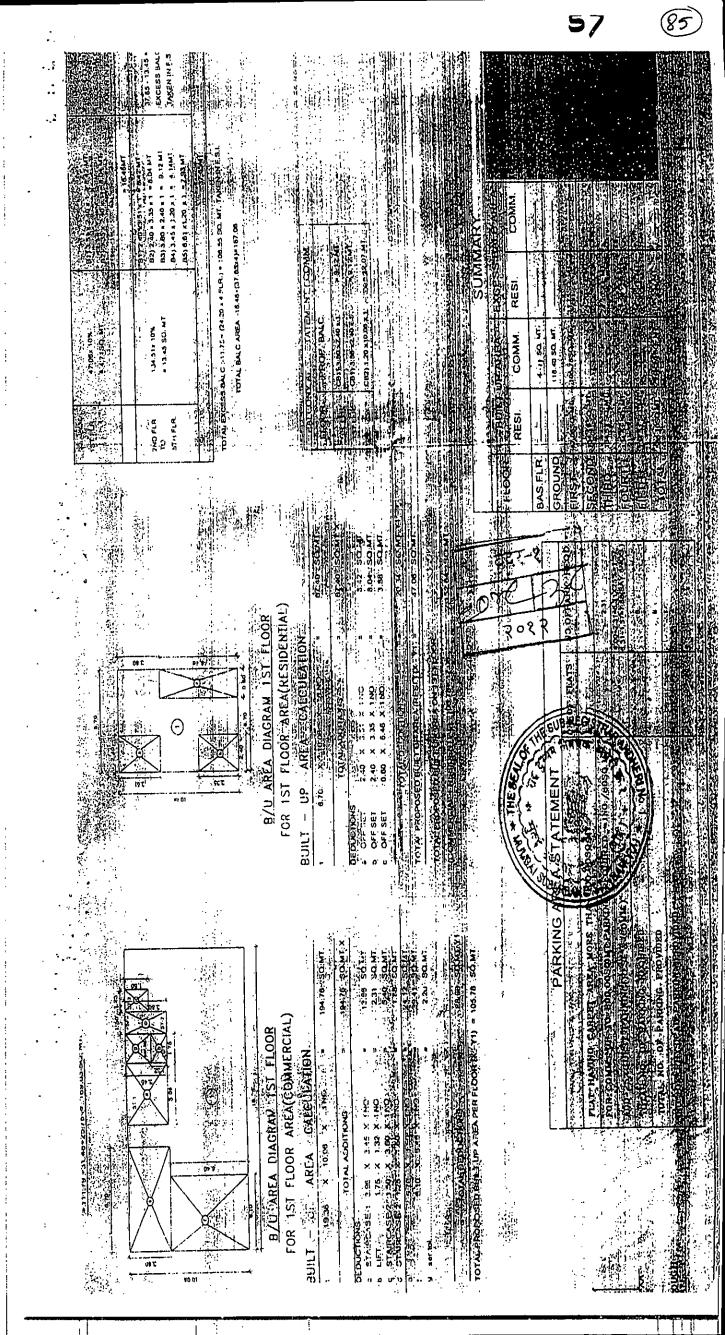


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दुय्यम निबंधकः अंधेरी ३ (अंधेरी)

दक्तक्रमांक व वर्ष: 7081/2010

सूची क्र. दोन INDEX NO. II

नोटणी 63 म

Regn 63 m e

गावाचे नाव: विलेपार्ले -

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपटाचे हस्तांतरण व बाजारभाव (भाडेपटट्याच्या याबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) मोबदला रू. 160,000,000:00

बा.भा. रू. 135,696,000.00

(2) भू-भापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) सिटिएस क्र.: 256 वर्णनः जिमन य योधकाम प्लॉट नं 1, सिटीएस नं 256, व्यस्तिक को ऑप ही सो ति, जे व्ही पी डी स्कीम, विलेपार्ले प मुं 49...दिव्य दृष्टी बिर्ल्डींग, जिमन क्षेत्र 465.80 चीमी व त्यावरील बांधकाम क्षेत्र 9219.10 ची फुट कारपेट

(३)क्षेत्रफळ

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) सोनाती अतल अज़ोरा पर/फ्लॅट नं: बी ६, प्रमुख पॅलेस, व्ही एल मेहता रोड गिर्देस्ताः -; ईमारतीचे नावः -; ईमारत नं: --; पंठ/वसाहतः -; िडी स्थान में 56 महत्ति/रस्ताः -; ईमारतीचे नावः -; ईमारत नं: --; पठ/र हिंदी तालुकाः --; पिनः -; पन् तामुरः -रहमपुर संज्या अजमेरा अज्ञानांचे पालुतुकर्ता म्हणून संजय सी अजमेरा व हे

म्लॅंट नं: वरीलप्रमापूर्विद्युक्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -;

त्यार अतुर्जु हुमोटालाल अजमेरा व हे स्थतः करीता -रुद्धाः -; इमार्द्धीचे नायः -; ईमारत नं: -; पेट/वसाहतः -; नं: वरीलप्रमाणे ; गत्तिरिक्ताः ; इमारतीचे नायः ; ईमारत न तालकारिः , प्रतः , रूपा जानरः । छोटालालु अजमर्थि तर्फ मुखत्यार अतुल छोटान्स ।

वरिलिप्रमाणीरे गल्ली/रस्ताः -; ईमिर्द्रिनिचे नावः -; तालुकोः पिनः -; पृत्तिनगरः -(ह्रि

दस्तऐवज करून घेण्या-या प्रमुख्य प्रश्निक्त नं: आक्षाप्रमुख्य प्रकाराचे नाव व संपूर्ण पत्ता किया प्रमुख्य प्रश्निक्त नं: आक्षाप्रमुख्य प्रमुख्य नं न्या नं इमिएतीचे न्यापन के न् भूगिर्सा जारित दुवालाति अर्था स्पनं त पर/प्लंट नः ऑफीस्ट १ गुँ भार्की गोपाल दुस्ती

व संपूर्ण पत्ता

(6) दस्तऐवज करून घेण्या-या

(7) दिनांक

करून दिल्याचा 15/07/20 0

(8)

नोंदणीचा

15/07/2010

(९) अनुक्रमांक, खंड व पृष्ठ

7081 /2010

(10) वाजारभावाप्रमाणे मुद्रांक शुल्क

00.000008 两

(11) बाजारभावाप्रमाणे नौंदणी

₹ 30000.00

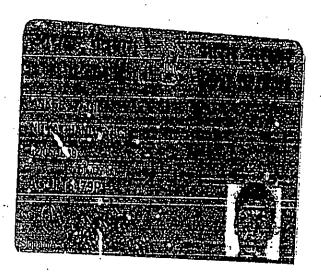
(12) शेरा

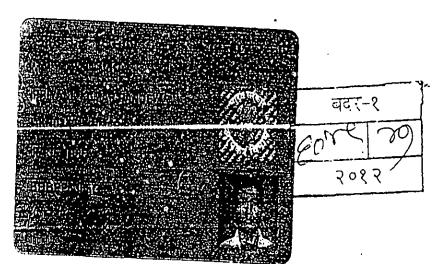
परी पत विश्वधिक अधिरो~इ मुंबई पनगर अस्डा.





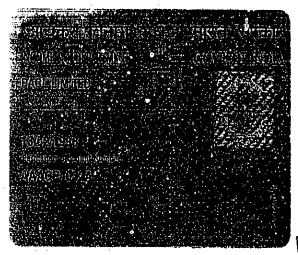
.

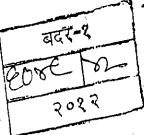




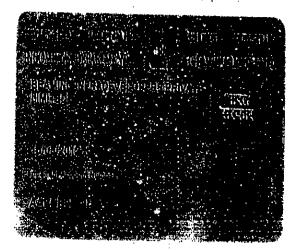










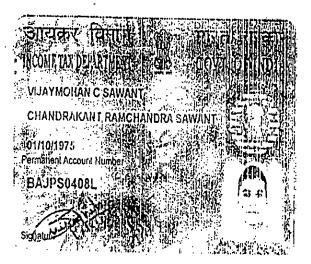






Witness





्ञायकर विनाम INCOMETAX DEPAKTMENT



भारत सरकार GOVT OF INDIA

HARI BIIUI

PRAFULLA 9HUI

15/01/1976 Permanant Account Humos

APBPB0320M









वदरा

दरत क्र 6049/2012

31/05/2011

द्व्यम निवंधकः

भग्ने १ (बोहा)

दस्त गोषवारा भाग-1

5:17:21 pm दरत क्रमांक :

6049/2012

दस्ताचा प्रकार: भाडेपटाचे हस्तांतरण

अनु क्र. पक्षकाराचे नाव व पत्ता

कोरेगाय पार्क, पुणे-

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठता

नावः बीमिन इनकाउँखलपरा प्राप्ति चै आँथीः सिन्नटरा द्रियांक कुमार पांडे - -पत्ताः धर/पूलंट नं: रो हाकस क्र. 1. गोल्डफिल्ड एन्क्लेब्ह सोसायटी, आऊथ मेन रोड, यिद्युत नगर,

तिहून घेणार



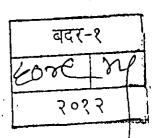
नावः पीएसीएल ति (जुने नाव - पीएसीएल इंडिया ति) नु तर्फ सायनिंग ऑथोरिटी अंकूर त्यागी पत्ताः घर/फ्लॅट नंः अयर टॉयर, संसार चंद रोड, जयपूर-302004, आज मुंगईत गल्ली/रस्ता: -ईगारतीचे नायः

तिहून देणार दय 23









दस्त गोषवारा भाग - 2

वदर !

(77)

दस्त क्रमांक (6049/2012)

दस्त क्र. [वदर1-6049-2012] चा गोषयारा बाजार मुल्य :216342500 मोबदला 216342500 भरलेले मुद्रांक शुल्क : 10817500

दस्त हजर केल्याचा दिनांक :31/05/2012 05:05 PM

निष्पादनाचा दिनांक : 31/05/2012 दस्त हजर करणा-याची सही :

Junend

दस्ताचा प्रकार :60) भाडेपटाचे हस्तांतरण

शिक्का क्र. 1 ची येळ : (सादरीकरण) 31/05/2012 05:09 PM शिक्का क्र. 2 ची येळ : (फ़ी) 31/05/2012 05:15 PM शिक्का क्र. 3 ची येळ : (कबुली) 31/05/2012 05:17 PM शिक्का क्र. 4 ची येळ : (ओळख) 31/05/2012 05:17 PM

दस्त नोंद केल्याचा दिनांक : 31/05/2012 05:17 कि

पावती क.:6090 दिनांक:31:05/2012 पावतीचे वर्णन नांव: बीनिंग इन्फ्राडेव्हलयनं प्राप्ति चे आँथा. सिग्नेटरी प्रियांक कुमार पांडे - -

30000 :नोंदणी फी 1000 :नक्कल (अ. 11(1)), पृप्टांकनाची नक्कल (आ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

31000: एकुण

ट्र है. निबंधकाची तहीं, अंधेरी 1 (बांद्रा)

ओळख :

खालील इसम असे निवेदीत करतात की. ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतांत, व त्यांची ओळख पटवितात.

1) विजय सावंत - , घर/फ़्लॅट नं: 22

गल्ली/रस्ता: -

ईमारतीचे नावः व्हिक्ट्री

ईमारत नं: -

पेट/वसाहतः -

शहर/गाव:विलेपार्ल

तालुका: -

पिन: 53

2) हरीश भुई - - ,घर/फ़लॅंट नं: वरीलप्रमाणे

गल्ली/रस्ताः -

ईमारतीचे नावः -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-तालुका: -

पेन: -



बदर-१ 60४८ % २०१२

दु. निबंधकाची सही अंधेरी 1 (बांद्रा)



प्रमाणित करणेत येते की, या दस्तामध्ये एकूपा पाने आहेत. पुस्तक कि १ /बदर-१ /बमार्क (DX) (..../२०१२ बर नोंदला देनांक 3 1 MAY 2012

> ति दुव्यम निर्मायक, अंधेरी क. १, मुंदई उपनगर जिल्हा

, www.

दुस्यम निर्वधकः अधेरी १ (बाह्र)

दस्तक्रमांक व वर्ष: 6049/2012

Fluriday, May 31, 2012

SHEET-DRIVAL

सूची क्र. दोन INDEX NO. II

Aerr 15 me

गावाचे नाव : विलेपार्ले

(1) विलेखाचा प्रकार, मोवदल्याचे स्वरूप भाडेपटाचे हस्तांतरण व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) मोबदला रू. 216,342,500.00

बा.भा. रू. 216,342,500.00

(असल्यास)

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (1) रिटिएस क्र.: 256 वर्णनः जमीन व बांधकाम - प्लॉट क्र. 1, सिटीएस क्र. 256, " स्वस्तिक को ऑप हौ सोसा लि.", जे व्ही पी डी स्किम, विलेपार्ले (प) मुं - 49, दिव्य दृष्टी बिल्डींग, जमीन क्षेत्र - 465.60 चौरस मीटर व त्यावरील बांधकाम क्षेत्र - 9219.10 चौरस फूट कारपेट

(३)क्षेत्रफळ

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे AAACP 4032 A नाव व संपूर्ण पत्ता

(1) पीएसीएल-लि. (-जुने नाव पीएसीएल इंडिया लि) तर्फ सायनिंग ऑथोरिटी अंकूर त्यागी ः घर/पलटे ने अबर टीवर् संसार चेद रोड, जयपूर-302004, आज मुंबईत : गल्सी/रस्ताः ईमारतीचे नायः -: ईमारत ने: -: पेंठ/वसाहतः -: शहर/गावः -: तालुकाः -: पिनः -: पॅन नम्बरः

(6) दस्तऐवज करून घेण्या-या दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीवें(नीव व संपूर्ण पत्ता

्(1) बीमिंग इन्फ्राडेक्लपर्स प्रा लि चे ऑथो. सिग्नेटरी प्रियाक कुमार पांडे 💎 : घर/फ्लॅट नः पक्षकाराचे नाव व संपूर्ण पत्ता किंवा रो हाऊस हु. १, गोल्डफिल्ड एन्यलेव्ह सोसायटी, साऊथ मेन रोड, विद्युत नगर, कोरेगाव पार्क, पुणे-411001, आज मुबूईत ; गल्ली/रस्तुः ; ईमारतीचे नावः -; ईमारत नंः -; पेट/वसाहतः -; शहर/गाव तालुका एनः ः पूर्व नुस्दरः AAECB 9399 N.

(7) दिनांक करून दिल 31/05/2012

(8) -नोंदणीचा

31/05/2012

(9) अनुक्रमांक, खंड व पृष्ट

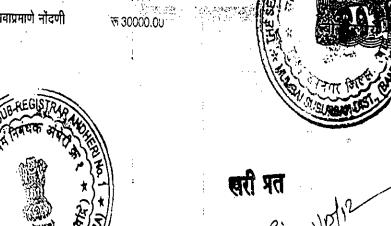
6049./2012

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क

र्छ 10817125.00

(11) बाजारभावाप्रमाणे नोंदणी

(12) शेरा



बाह, दुरुयम निबंधक, अंधेरी क. 📞 एंड[े] उपतगर जिस्स्



तालुका द. पु.मा.का. -- न.भू.अ.बिलेपार्ल जिल्हा --मुंबई उपनगर ज़िल्हा विलेपांर्लि(प) विभाग/गौने --शासनाला देलल्या अकारणेख प्लाट नर्बर धारणाधिकार शिट नेवर तपशील आणि त्याच्या घो.मी. क्रमंक/फा. फी. नं. 745 ₽5.5€.76 [C-I] चौ.मिटर. ता.०१-०८-६३ ते ३१-C 864.6 सुविधाधिकार हक्कांचा मूळ धारक स्वस्तिक को ऑपरेटिक हाऊसिंग सोसायटी लि.खरेदीने - सि.स.नं.१५० प्रमाणे. [श्रीमती शान्ताबेन बी देसाई] पट्टेदार [९९९ वर्षाच्या कराराने] इतर भार इतर शेरे साक्षाकंन निवन पारक (धा) खंड क्रमांक व्यवहार दिनांक पट्टेरार (प) किंवा भार (भा) 06/08/86/00 मा.स.च्या १९५६ च्या.वजन मापाचे कायद्यालगत म.रा.स. \$0-50-01<u>}</u> च्या १९५८ अमलबजावणी कायद्यानुसार व भा स.च्या नाणें वि.जि.नि.प्.xYo संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले. .(द)कुलामा k २९/०७/१९७० बिनशेती सारा बसविलेबदल में. जैं.डी.डी.सी. अंदेरी याचे कडील दु.दूं.नं.ADC-LNDC-४९३० ता.०५-०२-७० प्रमाणे.क्षेत्र ५५४. [भाडेपट्टेदार] श्रीम शांताबेन बी २८/०४/२००१ [१) अशोक बळवंतराय २)रविंद्र गळवंतराय चळवंतराय देसा देसाई दि.२५/११/९७ रोजी मयत अर्ज ॲफिडेव्हिटकृत इंडेमिनिटी बॉण्ड मृत्युचा दाखला जबााबान्वये वारसांची नोंद केली. फार इच्दर २ प्रमाणे सही-भाडेपट्टंदार नॉदणी क्रमांक अर्ज,जबाब, अभिहस्तांतरण पत्र, भाडेपट्टा, सूची क्र II व 8005/30/80 बदर-१ १)नटवरलाल जे.मेरिता ५९९१/२००४ न.भू.अ.विलेपाले यांचे कडील दिनांक ९/८/०४ चे २)हितेन एन्-मेहता आदेशान्वये अशोक बळवंतराय देसाई वगैरे ४ यांनी दिनांक ३)उपेन एन् मेहता १५/७/०४ दस्तऐवज करून दिल्याने त्यांची नावे कमी करून दस्तऐवज करून घेणार यांची भाडेपट्टेदार म्हणून नावे २०१२ दाखल केली. रफार्ड ३९०/०८ संबंध भाडेपट्टेदार नोंदणी क्र अर्ज,जबाब हस्तातरण प्रत्र सुची क्र. २ व नगर भूमापन 24/02/2006 १) श्रीम. विना सी अजमेरा ४९५/२००७ विलेपाले यांचे कडील दिनांक २५/०२/२००८ घे 24/02/2006 न.मृ.अ.,विलेपार्ले [२) श्री.अतृल सी. अजमेरा] दिनांक आदेशान्वये नटवरलाला जे मेहता २) हितेन एन मेहता ३) श्रीम. सोनाली अतूल अजमेरा १६/१/२००७ ३)उपेन एन मेहता यांनी दस्तऐवज करुन दिल्याने त्यांची ४) मयुर संजय अजमेरा अ.पा.क. नांवे कमी करुन दस्तऐयज करुन घेणार यांची माउेपट्टेदार श्री.संजय सी.अजमेरा म्हणून नांबे दाखल केली.



Althum avad

भाग/मीजे --विलेपार्ले(प)

तालुका/नः भुः माःकाः -- नः भूः अः विलेपोर्ले

मुंबई उपनगर जिल्हा

प्र भुगपन क/का संदेत

शिट नेबर

घो मी.

धारणाधिकार

शासनाला दिलल्या अकारणाचा क्रिका भाड्वाचा तपर्शाल आणि त्याच्या फेर तपासणांची नियत वेळ)

- २५६

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-	_	-	-	 -

खंड क्रमांक

नविन शःरक (धा) पट्टेदार (प) किंवा भार (भा)

साक्षाकंन

१५ं/०२/२०१०

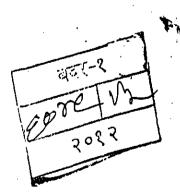
मा अधीक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा यांचकडील आदेश क्र. न.भू. सं. ३७४/न.भू.अ.विपा(प)/फेरचौकशी क्र. २००/२००९ दिनांक १४/१/२०१० व न.भू.अ.विलेपाल यांचेकडील दि.१५/२/२०० चे आदेशान्वये न.भू.विलेपाल (प) येथील न. मृ.क. २५६ या मिळकत पत्रिकेवरील दि. २५/२/२००८ 🔻 नॉरीतील भाडेपट्टेप्र सदरी दाखल केलेले श्री अतुल सी. अजमेरा यांचे नांव कमी केले. च १) श्रीमती विना सी. अजमेरा २) श्रीमती सोनाली अतुल अजमेरा ३) मपूर संजय अजमेरा यांची नांवे कायम ठेऊन मयुर संजय अजमेरा यांचे नांवासमोर अज्ञानपालन कर्ता म्हणून श्री संजय सी. अजमेरा यांचे नांव

के रफार क्ष. ५२७ प्रमाणे सही-१५/०२/२०१० न.भू.अ.,विलेपालें

ासणी करणारा -

खरी नक्कल -

न भू अ विलेपालें मुंबई उपनगर जिल्हा



विभाग/मौजे --विलेपार्ले(प) तालुका/न.भु.मा.का. -- न.भू.अ.विलेपालॅ जिल्हा --शिट नंबर नगर भुमापन प्लाट नंबर क्षेत्र धारणाधिकार शास्त्राला (दलल्दा अक्र क्रमांक / फा. प्ली. नं. चौ.मी. तपर्गाल आणि त्याच्या फेर २५६ २५६ चौ.मिटर. [C-I] ₹.38.4€ ४६५.८ जा.०१-०८-६३ ते ३१-०७-७० सुविधाधिकार ख्रिकाचा मळ धारक स्वस्तिक को.ऑपरेटिक हाऊसिंग सोसायटी 🎐 लि खरेदीने - सि.स.नं.१५० प्रमाणे. पट्टेदार [श्रीमती शान्ताबेन बी देसाई] [९९९ वर्षाच्या कराराने.] इतर भार इतर शेरे देनांक व्यवहार खंड क्रमांव नविन घारक (धा) साक्षाकंन पट्टेदार (प) किंवा भार (भा) ०८/०१/१९७० मा स.च्या १९५६ च्या जजन मापाचे कायद्यालगत म.रा.स. सही -च्या १९५८ अंमलबजावणी कायद्यानुसार व भा.स.च्या नार्णे 90-50-0099 संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले. वि.नि.नि.भू.xYo अ.(द)कुलांबा k २९/०७/१९७० बिनशेती सारा बसविलेबदल मे.अं.डी.डी.सी.अंदेरी यांचे कडील दु.दु.नं.ADC-LNDC-४९३० ता.०५-०२-७० प्रमाणे.क्षेत्र ५५४. २८/०४/२००२ श्रीम शांताबेन बी [भाडेपट्टेदार] देसाई दि २५/११/९७ (१) अशोक बळवंतरा रोजी मयत अर्ज (२)रविंद्र बळवंतराय ॲफिडेव्हिटकृत (३) योगेश बळवंतराय इंडेमिनिटी बॉण्ड [४) मिनाक्षी बळवंतराय मृत्युचा दाखला जबााबान्वये वारसांची नोंद केली. 8005/20180 अर्ज,जबाब, अभिहस्तांतरण पत्र, भाडेपट्टा, सूची क्र II नोंदणी क्रमांक भाडेपट्टेदार के रफार क्र.२९२ प्रमाणे सही -व न.भू.अ.विलेपालें यांचे कडील दिनांक १/८/०४ चे 4998/2008 १)नटवरलाल जे.मेहता VUROOK आदेशान्वये अशोक बळवंतराय देसाई वगैरे ४ यांनी २)हितेन एन्.मेहता दिनांक न.पू.अ.,विलेपार्ले दस्तऐवज करून दिल्याने त्यांची नावे कमी करून १५/७/०४ ३)उपेन एन्.मेहता दस्तऐवज करून घेणार यांची भाडेपट्टेदार म्हणून नावे दाखल केली. बदर-१ 24/02/2006 अर्ज, जबाब हस्तातरण पत्र सुची क्र. २ व नगर भूमापन नोदणी क्र. के रफार क्र.३९०/०८ सही -भाडेपट्टेदार विलेपाले यांचे कडील दिनांक २५/०२/२००८ चे 894/2006 १) श्रीम. यिना 🛣 24/07/2006 आदेशान्वये नटवरलाला जे मेहता २) हितेन एन.मेहता [२) श्री अतृल वी. अजनेरा]२०६ २ दिनांक न मृ.स.,बिलेपार्ल ३) उपेन एन मेहता यांनी दस्तऐवज करुन दिल्याने त्यांची **१६/१/२००७** ३) श्रीम. सोनाली अनल अनमेर नांवे कमी करुन दस्तऐवज करुन घेणार यांची भाडेपट्टेदार ४) मयूर संजय अजमेरा अ.पा.क. म्हणून नांवे दाखल केली. श्री संजय सी अजमेरा

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मालमत्ता पत्रक

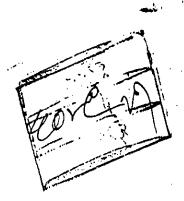
विभाग/मीजे --विलेपार्ल(प) तालुका/न.भु.मा.का. -- न.भू.अ.विलेपार्ले मुंबई उपनगर जिल्हा जिल्हा --शिट नंबर नगर पुगापन HT धारणाधिकार शासनाला दिलेल्या आकारपीचा किया भाङ्याचा क्रमंक / पा. पर्ते. नं. घो.मी. तपशील आणि त्याच्या फेर तपासणीची नियत बेळ) २५६ २५६ दिनांक व्यवहार खंड क्रमांक नवि'न घारक (धा) साक्षाकंन पट्टेदार (पं) किंवा भार (भा) १५/०२/२०१० के रफार क्र.५२७ प्रमाणे सही -मा अधीक्षक भृमि अभिलेख, मुंबई उपनगः जिल्हा यांचकडील आदेश क्र. न भू सं ३३४ न भू अ विपा(प)/फेरचांकशी क्र. २००/२००९ दिनांक १४/४/२०१० व न.भू.अ.विलेपाल यांचेकडील दि.१५/२/२०१० चे आदेशान्वये न.भू.विलेपाल (प) येथील १५/०२/२०१० न. भू. क. २५६ या मिळकत पत्रिकेवरील दि. २५/२/२००८ में नोंदीतील भाडेपट्टेदार सदरी दाखल केलेले श्री.अतुल सी. न.पू.म.,विलेपार्ले अजमेरा यांचे नांव कमी केले. व १) श्रीमती विना सी. अजमेरा २) श्रीमती सोनाली अतुल अजमेरा ३) मयूर संजय अजमेरा यांची नांबे कायम ठेऊन मयूर संजय अजमेरा यांचे नांबासमौर अज्ञानपालन कर्ता म्हणून श्री संजय सी. अजमेरा यांचे नांब

न.भू.अ.विलेपार्ले मुंबई उपनगर जिल्हा

बारासय पूमावर 2

अक्षात संगासभी

सत्य-प्रतिलिपन नवस भूमापन अधिकारी, विलेपान



DUPLICATE CERTIFICATE

THE SWASTIK CO-OPERATIVE HOUSING SOCIETY LIMITED THE SWASTIK CO-OPERATIVE HOUSING SOCIETY LIMITED Vile-Parle (West), Bombay Act VII of 1925) AUTHORISED, CAPITAL B., 1.00,000, UNDED INTO 2000, SHARES OF B., 50/- EACH. This is to Certify that Ship Selfon I of Bombay Act VII of 1925) AUTHORISED, CAPITAL B., 1.00,000, UNDED INTO 2000, SHARES OF B., 50/- EACH. This is to Certify that Ship Selfon I of Bombay Act VII of 1925) AUTHORISED, CAPITAL B., 1.00,000, UNDED INTO 2000, SHARES OF B., 50/- EACH. This is to Certify that Ship Selfon I of Ship Ship Selfon I of Ship Ship Ship Ship Ship Ship Ship Ship		·
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Bombay, this 12th day of JUNE	Rs. 102 et 12 (3 1 2 2 3 2 2)	said Society at
Break 19 Hours of Called Ashor Arators Mg. Com. Member Hon. Secretary	Bombay, this 12 th	. 1991
Mg. Com. Member Hon. Secretary		· 5104
Mg. Com. Member Hon. Secretary	Janking Jankon	Q^
	Mg. Com. Member Hon. Secretary	/ Chairman

MEMORANDUM OF TRANSFERS OF THE WITHINMENTIONED SHARES

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•			113-5-81	18-9-07	30-7-04	3-2-98	Date of Transfer
•			Per		2/04	86/1 .	Transfer No.
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	No. of Shares TWO SOCIETY LIMITED	50/- EACH.	"	Schomo	6 of 2	Society Limited		Given under the Common Seal of the said Society at Bombay, this $12^{\frac{4}{h}}$ day of \overline{JUNE} 1991	Hon Secretary
ATE		T C	This is to Certify that Shiffme SHANTABEN BALWANTABL	EN P. D.	Registered Holder 10 of	ing Socie		Common Se	4-15 how A Padone
CERTIFICATE	THE SWASTIK CO-OPERATIVE HOUSING	Vile-Parle (West), Bombay-400 056. I under Section 10 of Bombay Act VI Rs. 1,60,000. DIVIDED INTO 2000 SHAI	NTABEN	163	Registerio	haid-up Shares of Rupess FIFTY each numbered from- both inclusive, in The Swastik Co-operative Housing		Given under the Co Bombay, this $12^{-\theta h}$	Enfluer.
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AMIT GAJANAN KASBE

Mob.: 9967436878 Tel.: 022-25166878

ADVOCATE HIGH COURT

Office No. 603, 6th Floor, Shop Zone CHS. Ltd., M. G. Road, Above Colors Showroom, Ghatkopar (W), Mumbai - 400 086. • Email : amitkasabe@gmail.com

Ref.:	A/71/17	THROUGH RPAD	Date: 11/3/2017

To,

The Respected Members,
Justice (Retd), R.M Lodha Committee,
The Ashok Arena Building (Oudh Coridor),
50-B, Chanakyapuri
New Delhi: - 110021

Sir/Madam,

Re:- Your Auction Notice under MR No:- 32894-16 by Lodha Committee for the matter of auctioning the property "Divya Drishti" situated at Plot No:- 1, CTS No:- 256 corresponding to Survey No:- 287 (part) of Village Vile Parele, Swastik Cooperative Housing Society Ltd, N.S Road No:- 1, Vile Parle West, Mumbai:- 400056.

Re:- IN THE BOMBAY CITY CIVIL COURT AT BOMBAY IN ITS BORIVALI DIVISION, DINDOSHI BRANCH MUMBAI

Notice of Motion No :- 2658 of 2014

In

Suit No: - 2638 of 2014

M/s Beaming Infra Developers Pvt Ltd ------Plaintiffs v/s
M/s PACL Ltd-----Defendants

On behalf of my clients M/s Beaming Infra Developers Pvt Ltd, the Plaintiffs in the captioned matters, having registered office at Flat No:- 1, Ashoka Apartments Koregaon Park, Pune:- 411001 and Corporate office at Divya Drishti, Swastik Co-



operative Hsg Society Ltd, N.S Road No :- 1, Vile Parle Wet, Mumbai 400056 and I have to submit you as under :-

- 1) My clients state that, they are the lawful owners of the Property "Divya Drishti" situated at Plot No :- 1, CTS No :- 256 corresponding to Survey No:- 287(part) of Village Vile Parle, Swastik Co-op Hsg Society Ltd, N.S Road No :- 1, Vile Parle West, Mumbai :- 400056. (herein after referred to as "the said Property" for sake of brevity).
- 2) My clients state that, they had purchased Leasehold Rights of the said property by Deed of Assignment dated 30th May 2012 for consideration of Rs 21,63,42,500/- (Rupees Twenty One Crores Sixty Three Lakhs Forty Two Thousand Five Hundred only) under Registration No :- 6049 of 2012 registered with Sub-Registrar Badra Mumbai and as terms and conditions mentioned therein.
- 3) My clients state that, due to dispute between the said parties the Plaintiffs have filed the Civil Suit No: 2638 of 2014 before the Bombay City Civil Court, Dindoshi Branch Mumbai, that they are the lawful owners of the said property and for seeking other necessary reliefs as particularly mentioned in the said Plaint/Suit. However, by order dated 18/11/2014 the Hon'ble City





AMIT GAJANAN KASBE

Mob.: 9967436878 Tel.: 022-25166878

ADVOCATE HIGH COURT

Office No. 603, 6th Floor, Shop Zone CHS. Ltd., M. G. Road, Above Colors Showroom, Ghatkopar (W), Mumbai - 400 086. ● Email: amitkasabe@gmail.com

Ref. :	Date :

Civil Court Dindoshi Bombay granted interim relief in the Notice of Motion 2658 of 2014 in the captioned Suit that "the Defendants, their agents and servants are restrained from causing interference and obstruction to Plaintiff's possession till next date".

4) My clients further state that, after hearing the parties time to time the Hon'ble City Civil Court Dindoshi Bombay, by order dated 5/12/2016 the Notice of Motion 2658 of 2014 made absolute and granted prayer (a) of the reliefs that "this Hon'ble Court restraining the Defendants, their servants and agents or anybody on their behalf from in any manner entering upon or remaining in/or from preventing or obstructing or interfering with the peaceful use, occupation and possession of the Plaintiffs in respect of the suit premises or from forcibly dispossessing the plaintiffs from the suit property or inducting any third party in the suit premises i.e. plot No. 1 bearing CTS No. 256 corresponding to Survey No. 287 (part) of village vile-parle admeasuring 557.33 sq. yards equivalent to 465.8 sq. meters and the owners of Divya Drishti building consisting of basement ground



floor, mezzanine floor and 1st to 5th floor totally admeasuring 9219.10 sq. ft. carpet area situated at Swastik Co-operative Housing Society Ltd. at N.S. Road No. 1 vile-parle (west), Mumbai – 400 056 without following due process of law.

5) My clients state that, from the reliable sources, my clients came to know that, pursuant to the order passed by the Hon'ble Supreme Court, you have been auctioning the properties belonging to the M/s PACL Ltd and their associated companies. My client states that you have been under MR No :-32894-16 posted the auction notice in respect of the Property of my client i.e "Divya Drishti" situated at Plot No :- 1, CTS No :- 256 corresponding to Survey No:- 287(part) of Village Vile Parle, Swastik Co-op Hsg Society Ltd, N.S Road No :- 1, Vile Parle West, Mumbai :- 400056. My clients further wants to inform you that they have no any nexus with PACL ltd Company, as per Deed of Assignment dated 30th May 2012 my clients as a "Purchasers" and the PACL LTD as a "Vendors" and after the said covenant and after due process of law, my clients have complied all the formalities like transferred their names in the Society Records, all State Govt Mutation entries, Property Card etc and therefore since then they are the legal owners having peaceful possession in the said property and therefore my clients nothing to do with the PACL ltd as stated earlier.



AMIT GAJANAN KASBE

Mob.: 9967436878 Tel.: 022-25166878

ADVOCATE HIGH COURT

Office No. 603, 6th Floor, Shop Zone CHS. Ltd., M. G. Road, Above Colors Showroom, Ghatkopar (W), Mumbai - 400 086. • Email: amitkasabe@gmail.com

Ref. :	Date :
•	

- 6) My clients state that, the PACL Ltd Company is already party in the captioned Suit before the Hon'ble Court and the matter is pending in the Hon'ble Court City Civil Court No 1 Bombay for further reliefs and declaration that PACL Ltd Company has no title, interest, right in the said property at all.
- 7) My clients therefore, in view of the aforesaid circumstances, instructed me to call upon you to withdraw your auction notice under MR No :- 32894-16 pertaining to the said property immediately. I hereby enclosed herewith the following documents for your record and information they are:
 - i) Copy of Interim Order dated 18/11/2014 in NM/2658/2014 in Civil Suit
 No:- 2638 of 2014
 - ii) Copy of Order dated 05/12/2016 in NM/2658/2014 in Civil Suit No :- 2638 of 2014
 - iii) Xerox copy of RegisteredDeed of Assignment dated 30th May 2012.
 - iv) Property Card
 - v) Share Certificate issued by Society.



If you require any further clarification/information please feel free to contact us to do the needful

Thanking You

Encl: As above

Yours Truly

Amit G Kasbe Advocate High Court

CC

1) THE NODAL OFFICER CUM SECRETARY SECURITIES AND EXCHANGE BOARD OF INDIA, THE ASHOK ARENA BUILDING, (Oudh Coridor) 50-B, CHANAKYAPURI NEW DELHI - 110021

Red - 5479/14

The date on which the convivas applied for 19/11/19
The date on which the application was completed 20/11/19
The date given to the applicant for taking deliver of 20/11/19

SUIT NO. 2638 OF 2014

Beaming Infra Developers Pvt. Ltd.
A Company incorporated under the
provisions of the Companies Act, 1950
and having its registered office at
Row House No.1, Goldfield Enclave
Society, South Main Road,
Vidyut Nagar, Roregaon Park,
Putter 411 001

. Plaintiff

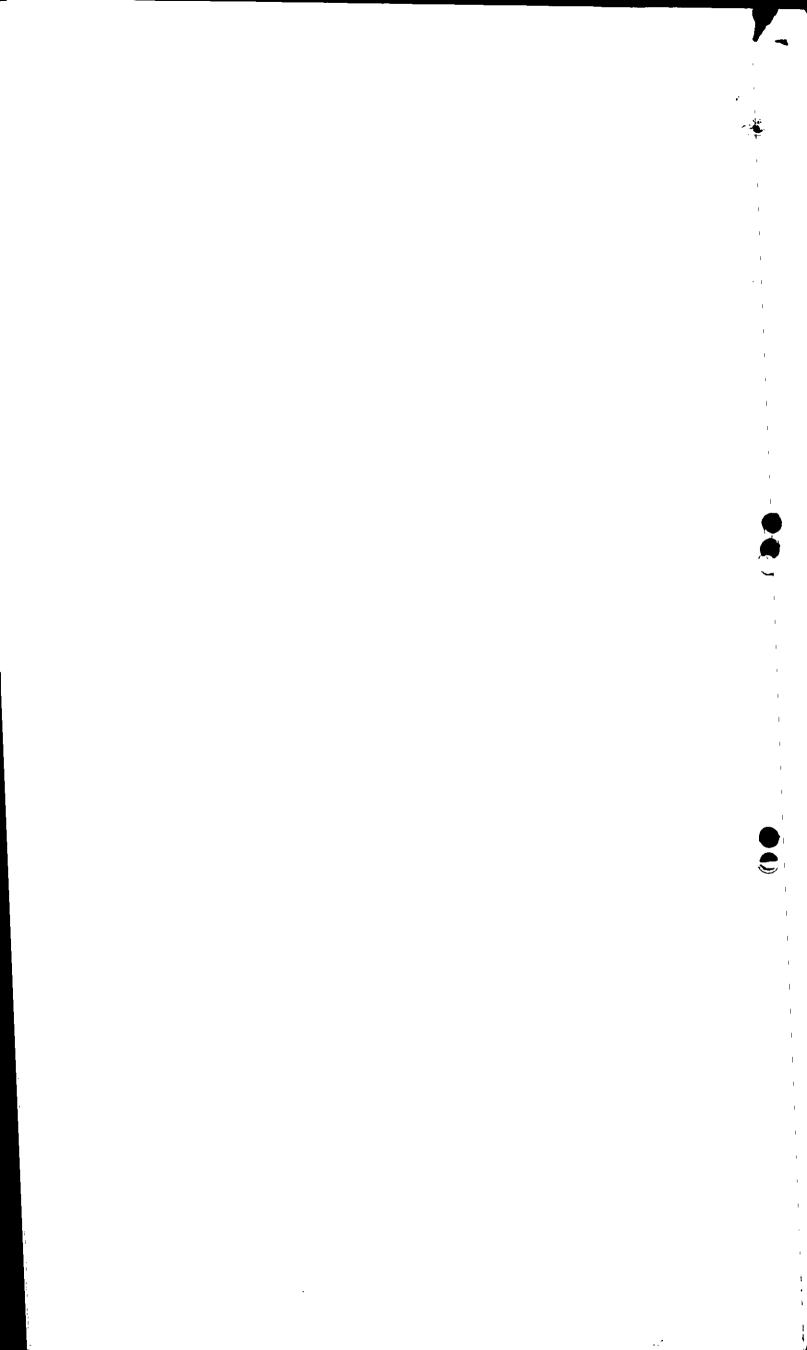
1. PACL Limited, a company

Acquision research Incorporated under the measure of the Companies

Act, 1956 having its registered City Cwillens Jessen Act, 22, 3rd Floor, Amber

Greater Book bey Tower, Sansarchand Road,
Jaipur -302 004, Rajasthan
And corporate office at 7t floor,
Gopaldas Bhawan, 28, Barakhamba
Road, New Delhi

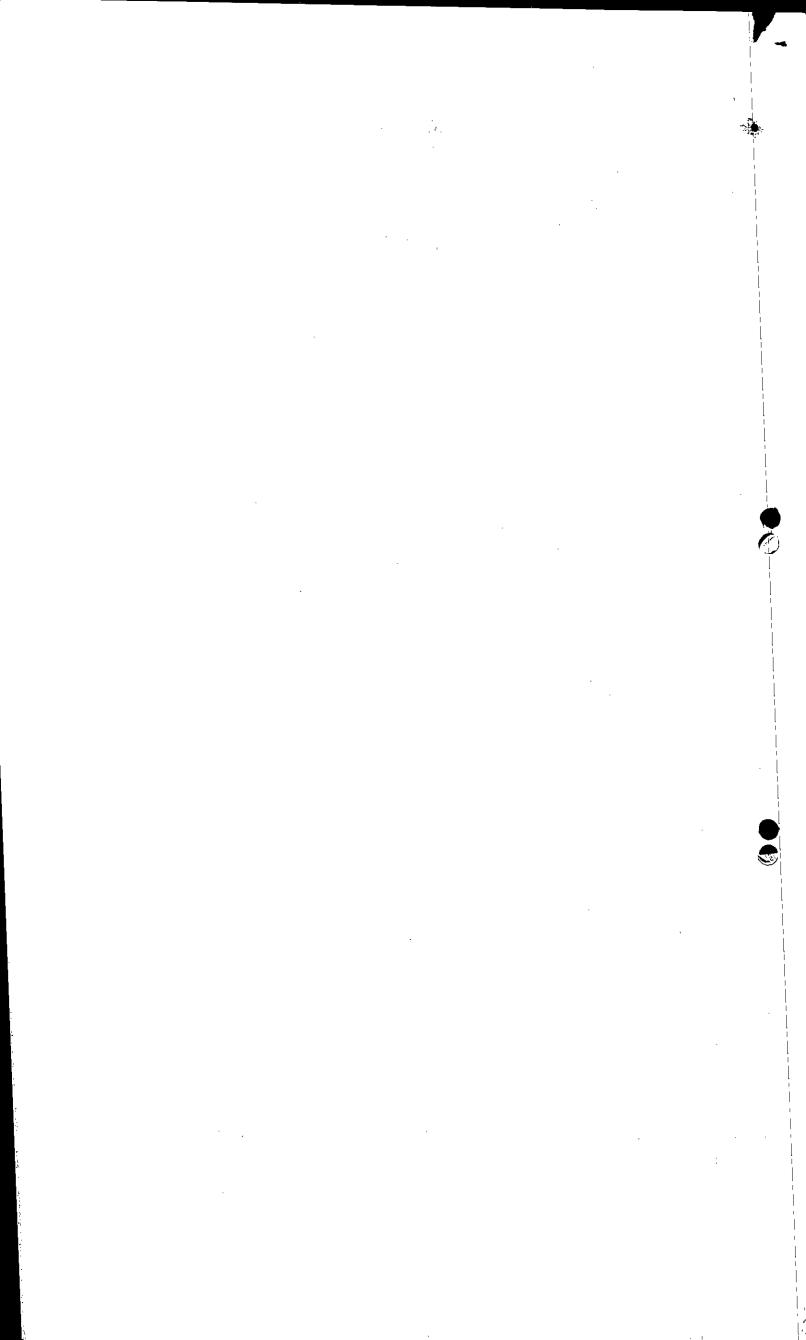
----Defendant





Morell SHRI.P.C.BAVASKAR (C.R.NO.T) ora forplit present.
Amabhanyan defendant present akalamama ot advetor plainutt Memorandum of address List of documents. Adv. for the plaintiff tendered draft potice of motion alongwith affidavit in support. Leave to register N/M granted. Mr.Thoart the ld adv. for the plain its submitted that the plaintiss are in possession of the and premises and their possession may be protected. Smt. Brhambhatt the ld adv. for a defendant submitted that she wants to take instruction and she will make the submission affer seeking dinorad interim 17.11.14. 7-11-2014 CORAM: FLH.J.SHREP.C.BAVASLAR (C.R.NO.1) Adv. D.A. Thorat for plaintiff present. Adv. Smt. Brhamabhatt for deless lant present. KB Later on

Same appearance. Heard both the sides on ad into the Adj for ad interim to 18.11.14.



PANTEH J.SHRI.P.C.BAVASKAR (C.R.NO.1)

By Thorat for plaintiff present.

Tone present for defendant.

Order on ad interim.

Mr. Thorat the ld adv. for the plaintiff submitted that he defendant has transfered the suit property in favour of plaintiff The lease hold rights are assigned to plaintiff and share certificate has also been issued in the name of plaintiff. The name of plaintiff has been recorded in property registered card. The plaintiff has made payment to defendant by cheque and the amount of Rs.10.57 crores had reen credited in the account of defendant. The plaintiff is in possession of the suit property and the defendant is causing obstruction to plaintiff's possession. He thus, prayed for ad interim.

Ms Brhamabhatt the ld adv. for defendant submitted that Mr. Pradeep Kumar has fraudulently transferredethe

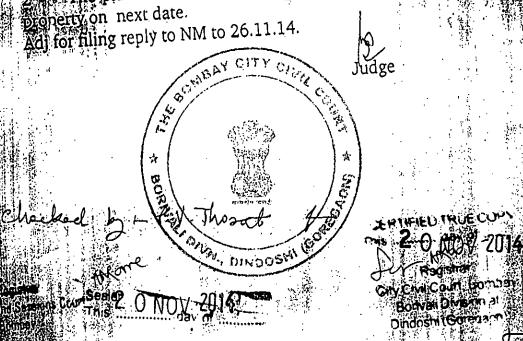
suit property and prepared bogus documents.

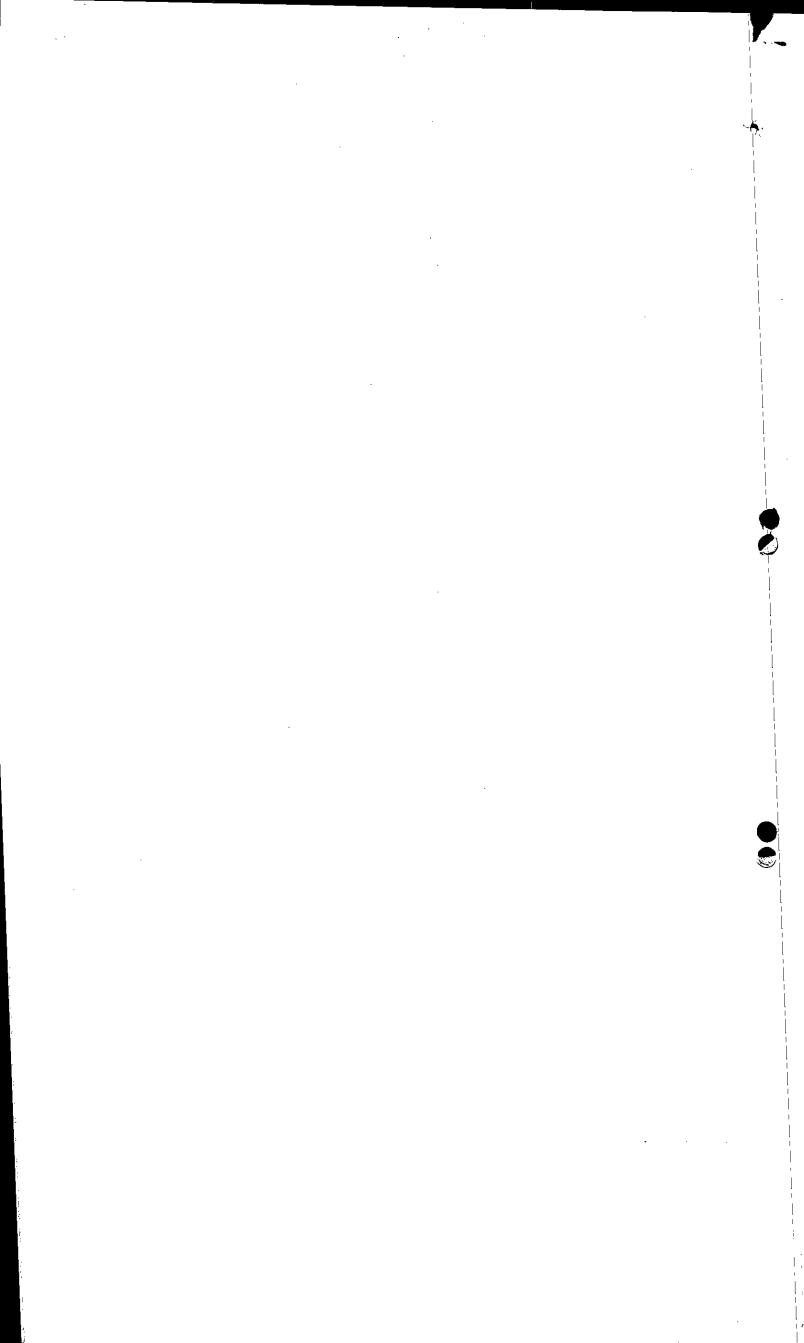
The plaintiff has placed on record photo copy of deed of assignment dtd. 30.5.2012, bank statement, Share certificate issued by Society, property registered card, Resolution passed by board. It is seen from the documents that the board of directors of defendant company meeting held on 28.2.2012 has accorded sanction to sale suit property to plaintiff. There is mentioned in deed of ssignment dtd. 30.5.2012 about delivery of possession to the plaintiff. The name of plaintiff has been entered in property registration card. The ld defence adv. has simply dismitted that the documents are forged, has not produced invevidence to disbelieve these documents.

fence adjinterim granted as follows:-

Order defendants, their agents and seet The defendants, their agents and obstructions interference and obstructions raintiffsipossession till next date.

The plaintiff to produce dated photographs of suit







<u>Back</u> Daily Status

Civil Court, Dindoshi

In The Court Of :Judge City Civil Court and Addl. Sessions Judge 1

Case No. :Civil Suit/0202638/2014

Ms.Being Infra Developers Pvt.Ltd. Versus PACL India Ltd.

Date: 05-12-2016

Business

: 2638/14 Adv. Kasabe for plaintiff present. Rep. Of the defendant present. The NM No.2658/14 was moved by plaintiff in the year 2014 and interim order was passed on 18.11.14 the same is not challenged till today. NO reply filed till today. In view of above Notice of Motion No.2658/2014 is made absolute in terms of prayer clause(a) Ld counsel for the plaintiff contends that defendant has filed NM No.1182/15 for raising jurisdiction of this court in pursuance of arbitration clause in the agreement Ld counsel for the plff has filed reply. Pleadings are completed. Adj

for hearing on NM No.1182/15 to 24.1.17

Next Purpose

: FOR REPLY : 24-01-2017

Next Hearing Date

Judge City Civil Court and Addl. Sessions Judge 1

Original नोंदणी ३९ म.

Regn. 39 M

पावती

पायती क्र.: 6090

गावाचे नाव विलेपार्ले दिनांक 31/05/2012

दरतऐवजाचा अनुक्रमाक

2012 ' वदर1 - 06049 -

दस्ता ऐवजाचा प्रकार

भाडेपटाचे हस्तांतरण

सादर करणाराचे नाव:वीमिंग इन्फ्राडेव्हतपर्य प्रा ति चे ऑथो. सिग्नेटरी प्रियांक कुमार पांडे

नोंदणी फी

30000.00

नक्कल (अ. 11(1)), पृथ्वांय निद्यो नववाल (आ. 11(2)).

1000.00

रुजवात (अ. 12) व छाथाचित्रण (अ. 13) -> एकत्रित फी (50)

एकूण

31000.00

आपणास हा दस्त अंदाजे 5:30PM ह्या वेळेस मिळेल

दुय्यम् निंबधक

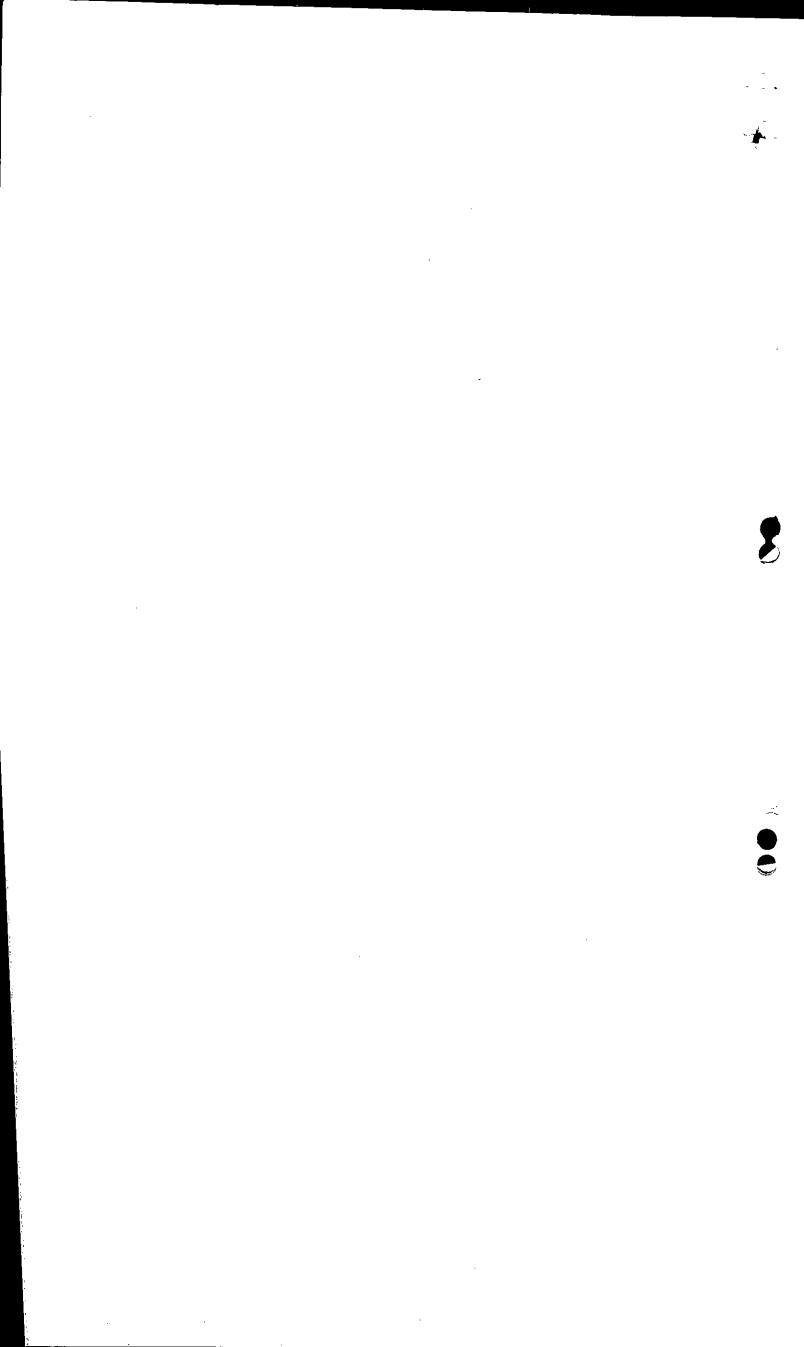
याजार मृत्यः 21634250ए ए. मोबदलाः 2163 स्त्रू **एकुरुयम् निर्वयक् अवेरी-१,** मंबई ्यनगरं जिल्हा. भरलेले मुद्रांक शुल्क: 10817500 रु.

देयकाचा प्रकार :डीर्डा/धनाकर्णहीरे;

बॅकेचे नाव व गत्ता: ॲक्सीस वॅक लि. भु-53; 🕝

डीडी/धनाकर्प क्रमांक: 034343। रक्कम: 30000 জ.; दिनांक: 30/05/2012

STERED ORIGINAL DOCUMENT INTERED ON 9/E/20



SHCIL-MAHARASHTRA

54

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151 E-mail :

Mode of Receipt

Account Id

mhshcil01

Account Name SHCIL-MAHARASHTRA

Receipt Id RECIN-MHMHSHCIL0108613790175555K

Receipt Date 30-MAY-2012

Received From BEAMING INFRADEVELOPERS PYT LTC	Pay To			
Instrument Type PAYORDER	Instrument Date 30-MAY-2012			
Instrument 034342 Number	Instrument Amount 10813000 (One Crore Eight Lakh Thirteen Thousand only)			
Drawn Bank Details				
Bank Name Axis Bank	Branch Name Mumbal			
Out of Pocket Expenses 0.0 ()				

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https://www.shcilestamp.com/eStampIndia/submission/Subm



INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Stock Holding Corporation of India Ltd

Location: SHCEL BANDRA

Signature: WALL

Details can be ventiled it www.shcilesterm.com

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN MH08949985720562

SHCIL (F) TO ISHOID Y BKC/ MH-MSU

SUBINIMHMHSHC L0109618286417566K

BEAMING INFRADEVELOPERS PVT LTD

Article 25(b)to(d) Conveyance

Divya Drishti Plot No.1 Swastik CHSL N.S.Rd No.1 JVPD

Scheme Vile Parle W M-56 CTS-256

20,00,00,000

(Twenty Crore only)

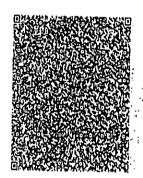
PACL Ltd Formerly Known as PACL India Ltd

BEAMING INFRADEVELOPERS PVT LTD

BEAMING INFRADEVELOPERS PVT LTD

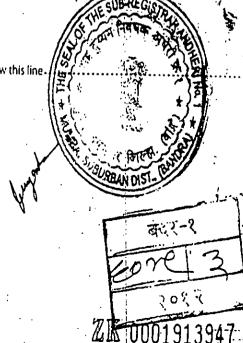
1.08.13.000

(One Crore Eight Lakh Thirteen Thousand only)



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1. The authenticity of the Stamp Certificate can be verified at Advancerse. Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs 2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Way site (Section 2015).



SHCIL MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Manarashtra, INDIA, PIN CODE - 400012

Tel: 022-61778151 E mail:

Mode of Receipt

Account Id

mnshcil01

Account Name SHCIL-MAHARASHTRA

Receipt Id

RECIN-MHMHSHCIL0108641648424116K

Receipt Date 31-MAY-2012

Pay To
Instrument Date 31-MAY-2012
Instrument Amount 4500 (Four Thousand Five Hundred only)
Branch Name veera Desai Rd





https://www.shcilestamp.com/eStampIndia/submission/SubmissionServlet?rDoAction

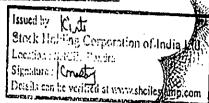
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~5/31/20



Government of Maharashtra

e-Stamp



Base Certificate No.

Certificate No.

Certificate Issued Date:

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

CIL (Film) shellon BKC/ MH-MSU

WMHMHSHCJL0109640756308150K

BEAMING INPRADEVELOPERS PVT LTD

Article 25(b)to(d) Conveyance

Divya Ddshil Piot No.1 Swastik CHSL N.S.Rd No.1 JVPD

Goneme Ville Parle W.M-56 CTS-256

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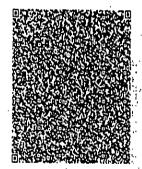
(Twenty Crore enly)

PACL LID Formerly Known as PACL India Ltd

BEAMING INFRADEVELOPERS PVT LTD

BEAMING INFRADEVELOPERS PVT LTD

(Four Thousand Five Hundred only)



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ed Collection Centres (ACCs), SHCIL Offices and Sub-registrar Offices (SRGs).

The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web and "www.shcitosinap.com"







Stock Holding Corporation of India Limited

Date: 31 May, 2012

Sub Registrar <u>Andheri İ</u>

Sub: Correction in the Consideration Amount IN-MH08949965720562K & IN-MH08967912735048K in the Estamp Certificate Nos

Sir,

This is further to the captioned subject.

We wish to inform you that there was a mistake from the client side while filling up the E-stamp Application form the client has mention the consideration amount as Rs 20,00,00,000 has also checked the Preview and signed the same. We have printed E-stamp

Further, they have realised their mistake. The correct consideration amount should as Rs21,63,42,500 . Kindly consider the same.

This is for your information.

Thank you, Yours faithfully, For Stock Holding Corporation of India Ltd.

Kirti Mestry Shcil Bandra



Registered Office: 301, Ceritre Point, Dr. Bahasaheb Ambedkar Road, Parel, Mumbaix Phone: 91-22-6177 9400 to 09, Fax: 91-22-6177 9022

Website: www.shcil.com

DEED OF ASSIGNMENT

THIS INDENTURE made at Mumbai this 30th day of May in the Christian Year Two Thousand Twelve,

BETWEEN

PACL LIMITED (Formerly Known as PACL INDIA LTD) a Limited Company registered under the provisions of the Companies Act, 1956, having its registered office at 22, 3d floor, Amber Tower, Sansar Chand Road, Jaipur-302004 having its Corporate Office address at 7d Floor, Gopaldas Bhawan, 28, Barakhamba Road, New Dethi-110001 through authorized signatory Mr. Ankur Tyagi authorized by the Resolutions passed at the meetings of Board of Directors held on 28d February 2012 hereinafter referred to as 'THE ASSIGNOR' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and the context of the cont

AND

BEAMING INFRADEVELOPERS PRIVATE LIMITED Company registered under in the programme of the companies Act 1956, having its registered office at Row House to 1 Goldfield Enclave Society, South Main Hoad, Vidyut Nager, Koregaon Park, Pune-411001 Maharashtra, through its Authorised Signatory Mr. Priyohk Kumar Pandey as per the Board Resolution passed at the meeting of the Board of Directors held on 30° May 2012 herein after referred to as "THE ASSIGNEE" (which expression shall unless it be repugnant to the context or meaning thereofibe deemed to mean and include its successors and assigns) of the other part.

WHEREAS the Swastik Co-operative Housing Society Limited a Co-operative Housing Society registered under the Bombay Co-operative Societies Act, VII of 1925 and deemed to be registered under the Maharashtra Co-operative Societies Act, 1960 having its registered office at Vishnuprasad Desai Bhuvan, V.L. Mehta Road, Vile Parle (West), Mumbai – 400056 (hereinafter called "the said Society"), is the owner of the larger piece and parcel of land situate at Juhu, Mumbai, bearing Survey No. 287 (Part) of Vile Parle in the Juhu Vile Parle Development Scheme (hereinafter called "the Larger Property").

May On

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AND WHEREAS the Larger property has been sub-divided into smaller plots. Provisions have been made for all the infrastructures and the same have been developed by the said Society.

AND WHEREAS the said Society has demised the said sub-divided plots and/or granted lease in respect thereof to various persons.

AND WHEREAS by an Indenture of Lease, the said Society demised unto one Shantaber. Balwantrai Desai all that piece of parcel of land being Plot No.1 admeasuring approximately 557.33 sq yards in the estate of the said Society situate, lying and being at N. S. Road No.1 in Juhu Vile Parle Development Scheme, Vile Parle (West), Mumbai – 400 056 in the Revenue Village Vile Parle (West), Taluka Andhen, within the Registration Sub-District of Andhen, District Mumbai Suburban, within Greater Mumbai for a term of 939 years, having commenced in or about the year 1960-61, at the yearly rent thereby for the consideration and upon and subject to the terms, conditions and covenants therein contained.

AND WHEREAS the said Plot No.1 also bears corresponding CTS No. 256 admeasuring 465.8 sq. mtrs or thereabout as per the Property Register Card of Village Ville Parle (West), Taluka Andheri, and is within the Registration Sub-District of Andheri, District Mumbai Suburban, within Greater Mumbai and is more particularly described in the Schedule hereunder written and shown on the plan annexed hereto marked as Annexure "A" and thereon shown bounded in red coloured boundary lines (hereinafter called the said Plot).

AND WHEREAS the said shantaben Balwantrai Desai became member of the said Society and as such she was allotted 2(two) shares of Rs 50/- each bearing distinctive Share Numbers 1 and 2 (hereinafter called the said shares) as evidenced by share certificate no. 89 of the said Society, in lieu whereof the said Society has issued Share certificate no. 1 on the 12th day of June 1991.

AND WHEREAS the said certificate no. 1 was lost or misplaced, and on application made by the said Shantaben Balwantrai Desai, the said Society issued to her a Duplicate share certificate No. 75 which evidences the said Shares i.e the said 2 (two) Shares of Rs 50/- each bearing distinctive Share Number 1 and 2.

AND WHEREAS the said Shantaben Balwantrai Desai died intestate at Valsad, Gujarat on or about the 25° Day of November 1997, leaving her surviving heirs i.e her sons Ravindra Balvantrai Desai, Ashok Balwantrai Desai and Yogesh Balwantrai Desai and her daughter Minakshi Balvantrai Desai (hereinafter called and Known as 'the Desais') as her only heirs and legal representatives according to Hindu Succession Act, 1956 by which she was governed.

AND WHEREAS on application made by the said Desais, in their capacities as the only heirs and legal representative of the late Shantaben Balvantrai Desai as also in view of the diverse declarations, affidavits, indemnity etc executed by the said Desais, the said Society transferred the said Share Certificate of Ashok Balvantrai Desai on 3rd February, 1998.

And WHEREAS by a deed of Assignment dated 15 July, 2004 registerred with the Registerer under Serial No. BDR-1/5991 of 2004, the said Desire, assigned and transferred the said plot for the residue unexpired term of the demised period on with the thereon and the said shares of the said Society in layour of One Shri Natvarlal J Nebita Piten Marya Upen Natverlal Mehta (herein after referred to as the said Natvarlal J Mehta & Grahe consulpect to the terms and conditions therein contained.

AND WHEREAS on application made by the said Natvarlal J Mehta & Ors the said Society transferred the said Certificate to their name on 30° July, 2004.

AND WHEREAS on Application made by the said Natvarlal J Mehta & Ors, the said Property Registist Card in respect of the said Plot was transferred to their names.

AND WHEREAS the said Natvarlal J Mehta & Ors formed a Registered Partnership Firm in the name and style of "M/S Shilpi Developers" registered under the provisions of the Indian Partnership Act, 1932 for demolition of the said building Swair Vihar then standing thereon and construction of the New building on the said Plot.

AND WHEREAS the said Natvarlal J Mehta and Ors, and the said M/S Shilpi Developers demolished the old structure and constructed a new building known as "DIVYA DRISHTI" having aggregate carpet area of 9219.10 square feet comprising of Basement, Ground Floor and First to Fifth floor on the said Plot and obtained full Occupation Certificate dated 6th August, 2007, in respect thereof. Copy of the full occupation certificate is annexed hereto and marked as Annexture "B".

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AND WHEREAS as per the approved plans the Basement has been approved for storage, the Ground and part First floor are approved for Office purpose and the remaining part First and Second to Fifth Floor of the building are approved for residential use.

AND WHEREAS by a Deed of Assignment dated 16th January, 2007, registered with the sub-Registrar of Assurances at Bandra under Serial No. BDR-9/495 of 2007, in consideration therein mentioned, the said Natvarial J Mehta & Ors, assigned and transferred the leasehold rights in respect of the said plot for the residue unexpired period of the said lease and the vacant said building "DIVYA DRISHTI" in favour of Veena Chhotalal Ajmera, Mrs Sonali Atul Ajmera and Master Mayur Sanjay Ajmera (a minor through his father and natural guardian Mr. Sanjay Chhotalal Ajmera).

And Whereas on application made by Veena Cirhotalal Ajmera, Mrs Sonali Atul Ajmera and Master Mayur Sanjay Ajmera (a minor through his father and natural guardian Mr. Sanjay Chhotalal Ajmera) the said Society transferred the said share Certificate on 12.09.07 in the name of Veena Chhotalal Ajmera, Mrs Sonali Atul Ajmera and Master Mayur Sanjay Ajmera (a minor through his father and natural guardian Mr. Sanjay Chhotalal Ajmera) on 12th Sept, 2007.

AND WHEREAS the said Veena Chhotalal Ajmera died intestate leaving her surviving heirs i.e her husband Mr Chhotalal Shamalji Ajmera, her Son Sanjay Chhotalal Ajmera, her son Atul Chhotalal Ajmera, her Daughter Sonal Chhotalal Ajmera as her only heirs and legal representatives according to Hindu Succession Act, 1956 by which she was governed at the time of her death.

And WHEKEAS by a deed of Assignment dated 15th July, 2010 registerred with the Sub-Registrar of Assurances under Serial No. BDR-1/07081 of 2010, (1) Mrs Sondii Atul Ajmera (2) Master Mayur Sanjay Ajmera (minor through his father and natural Guardian Sanjay Chhotalal Ajmera) (3) Mr Chnotalal Shamalji Ajmera (4) Mr Sanjay Chhotalal Ajmera (5) Mr Atul Chhotalal Ajmera (6) Sonal Chhotalal Ajmera (3 to 6 being legal heirs and representatives of Late Mrs Veena Chhotalal Ajmera assigned and transferred the leasehold rights and interest in respect of the said plot for the residue unexpired term of the demised period along with the structure standing thereon and the said shares of the said Society in favour of M/S PACL INDIA LIMITED the Assignee therein and being Assignor herein for the consideration and subject to the terms and conditions therein contained.

AND WHEREAS on application made by the said MS PACL INDIA LIMITED the said Society transferred the said Certificate to their name on 13th May, 2011.

AND WHEREAS on Application made by the said M/S PACL INDIA LIMITED, the said Property Register Card in respect of the said Plot was also transferred to their names.

AND WHEREAS in the circumstances afore said the Assignors thus became absolutely seized n possessed of or otherwise well and sufficiently entitled to the lease hold rights in respect of the said Plot for the residual unexpired period of the lease, the said Shares pertaining thereto n the said building saturation more particularly described in the Schedule hereunder written.

AND WHEREAS the said Plot, the said building thereon and the premise specific and vacant and seed the physical possession of the Assignors and on other person. Imm, company of third party has any officer interest whatsoever therein or any part thereof and /or in the lease hold rights in respect of the and Plot, whether by way of tenancy, etc. or otherwise howsoever and the said Plot, the said building bytes on and the premise therein are from all encumbrances and the Assignors are entitled to deal with and dispersed the same of
AND WHEREAS it is hereby declared by the Assignors that the rights created under the original Lease executed by the said Society are valid and subsisting and that they have full right to further assign and transfer the rights of layour of the Assignee herein.

AND WHEREAS the Assignors have agreed to assign and transfer to the Assignee the lease holdrights in respect of the said Plot, for the residue unexpired period of the said lease granted by the Lessor (being the said society) alongwith the vacant building Known as "DIVYA DRISHTI" standing on the said Plot, together with the said Shares of the said Society pertaining thereto and all benefits held heretofore by the Assignors by virtue or on account of holding the said Shares, free from all encumbrances, at or at the price or consideration of Rs. 21,63,42,500/- (Rupees Twenty One Crores Sixty Three Lakhs Forty Two Thousand Five Hundred only) and on the terms and conditions therein contained.

AND WHEREAS the previous consent of the Lessor i.e. the said Society is required to be obtained to the assignment of the lease hold rights in respect of the said Plot and the transfer of the said Shares pertaining thereto.

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and accordingly on application made by the Assignors herein (as the Lessees of the said Plot) and the Assignee herein, the Lessor (being the said Society) by the letter dated February 2012 has subject to certain conditions granted its consent to the assignment of the lease hold rights in respect of the said Plot and the transfer of the said Shares of the Society pertaining thereto by the Assignors to the Assignee herein. The Assignees have agreed and undertaken to abide by and perform and fulfill all such conditions imposed by the said Society.

AND WHEREAS out of the Said consideration of Rs. 21,63,42,500/- (Rupees Twenty One Crores Sixty Three Lakhs Forty Two Thousand Five Hundred only) the Assignee will pay after execution hereof following payment schedule hereto.

- a) Rupees 2,00,00,000/- (Rupees Two Cripres only) vide cheque no. 001634 dated 15/06/2012 drawn on AXIS BANK, Springfields Branch, Aridheri West.
- b) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001635 dated 25/06/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- c) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001636 dated 05/07/2012 drawn on AXIS BANK, Springfields Branch, Ar dheri West.
- d) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001637 dated 12/07/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- e) Rupees 2,00,00,000/- (Rupees Two Crores unly) vide cheque no. 001638 dated 19/07/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- f) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001639 dated 26/07/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- g) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001640 dated 02/08/2012 drawn on AXIS BANK, Springfields Branch, Ancheri West.
- h) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001641 dated 09/08/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- i) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001642 dated 16/08/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.

j) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001643 dated 23/08/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.

AND WHEREAS the Assignors have handed over quiet, vacant and peaceful project of the and the vacant building thereon to the Assignee.

AND WHEREAS in the circumstances aforesaid, at the request of the Assignee the Assigners have agreed to execute a Deed of Assignment of the lease hold rights in respect of the said Plot for the residue unexpired term of the demised period, the said Shares of the said Society pertaining thereto and the vacant possessions of the entire building standing on the said Plot, in favour of the Assignee herein in the manner hereinafter contained

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Deed and in consideration of the said sum of Rs. 21,63,42,500/- (Rupees Twenty One Crores Sixty Three Lakhs Forty Two Thousand Five Hundred only) paid by the Assignee to the Assignors on or before execution hereof paid by the Assignee to the Assignors as and by way of full and final consideration monies and now nothing due and/or payable to the Assignors (the payment and the receipt whereof the Assignor do and each of them doth hereby admit and acknowledge and of and from the payment of the same doth forever acquit, release and discharge the Assignee forever) THEY the Assignors do and hereby assign and transfer unto the Assignee ALL AND SINGULAR the leasehold rights in respect of the said Plot being all that piece and parcel of leasehold land or ground bearing Plot no.1, in the estate of the said Society i.e. the

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Swastik Co-operative Housing Society Ltd, situate at N. S. Road No.1, Juhu Vile Parle Development Scheme, Vile Parle (west), Mumbai 400 056, bearing CTS No. 256 admeasuring 465.80 sq. mtrs or thereabout of Village Vile-Parle (west), Taluka Andheri , forming part of land bearing Survey No. 287 (part) within the Registration Sub-District of Andheri, District Mumbai Suburban within Greater Mu nhai, for the residual unexpired period of lease granted by the Lessor (being the said Society)along with the said vacant building known as "DIVYA DRISHTI" standing thereon having aggregate carpet area of 9219.10 square feet more particularly described in the schedule hereunder written, which Plot no. 1 is shown delineated in red colour boundary lines on the said Plan hereto annexed and marked as Annexture "A" TOGETHER WITH the said Shares of the said Society pertaining thereto, being the said two (2) Shares of Rs 50/- each bearing distinctive Numbers 1 to 2 (both inclusive) as Shares (herein after the leasehold rights in respect of the said Plot, the building known as 'DIVYA DRISHTI' standing there on together with the said Shares pertaining thereto and all benefits incidental thereto shall collectively be referred to "the said premises") to the Assignee herein AND TOGETHER WITH all and singular the houses, out-houses, edifices, buildings, courts, yards, areas, compound, sewers, drains, ditches, lences, trees, plants, shrubs, ways, paths, passages, common gullies, wells, water, water-courses, lights, liberties, privileges, easements, profits, advantages, members and appurtenances, whatsoever to the said premises or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held used occupied or enjoyed therewith or reputed or known as part of or member thereof to belong or be appurtenant thereto AND ALSO TOGETHER WITH the right in common with the said Society and all members of the said Society and the occupiers of the adjoining premises to use for all purposes the road and passages made or then to be made for the accommodation of the said Society and the members of the said Society AND ALL THE ESTATE right, title, interest, use, inheritance, groperty, possession, benefit, claim and demand whatsoever at law and in equity of the Assignors in to out of or upon the said premises or any part or portion thereof TO HAVE AND TO HOLD all and singular the said premises hereby assign and transferred or expressed or intended so to be with their and every of their rights members and appurtenances UNTO AND TO THE USE AND BENEFIT of the Assignee its successors and assigns absolutely for all the residue now unexpired of the same term of 999 (nine hundred nine) year granted by the said Society if demanded, and the performance and the observance of the covenants on the part of lessee and condition contained in the lease and henceforth on the part of the Assignee ought to be observed and performed and the said Lease is now valid and subsisting in respect of the said premises hereinbefore expressed to be hereby assigned and has in no way been forfeited surrendered or become void or voidable AND SUBJECT ALSO to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government of Maharashtra, the Municipal Corporation of Greater Mumbai or to any other local or public body or authority on respect of the said premises AND SUBJECT ALSO to the observance and performance by the Assignee of the Society and bye laws from time to time of the said Society AND the ASSIGNORS do and each of them doth hereby for themselves, their respective heirs, executors, administrators and assigns coven in with the Assignee its successors and assigns THAT notwithstanding any such thing as aforesaid all the rent reserved and the covenants by the Assignors and the conditions contained in the said lease have been paid observed and or from the line. date of these presents AND THAT notwithstanding any such act, deed, matter or thing afore now have in themselves good right full power and absolute authority to assign and rate the said prehereinbefore assigned and transferred or expressed to be UNTO the Assignee for all the estate now interpression the said term of 999 (nine hundred ninety-nine) years granted by the said lease and subject as aforesaid AND THA it shall be lawful for the Assignee from time to time and at all times during the residual powernexpire the te granted by the said lease and any renewal thereof peacefully and quietly to hold entering and have continued and transferred or expressed or include the said lease. appurtenances and receive the rents, issues and profits thereof and of every part thereof to any profits thereof and of every part thereof to any profits thereof and of every part thereof to any profits thereof and of every part thereof to any profits thereof and of every part thereof to any profits thereof and of every part thereof to any 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interest at law or in equity in the said plants as hereby assigned and transferred or expressed or intended so to be or any part thereof by from under or in trust for the Assignors shall and will from time to time and all times hereafter during the said balance residue leasehold period of the said lease deed with the said term granted by the said lease at the request and cost of the Assignee do and execute or cause to be done and executed all such jurther and other lawful acts, deeds, things, matters, assignments and assurances in law whatsoever for the better further and more perfectly and efficiently and absolutely assigning transferring and assuring the said premises and every part thereof unto and to the use of the Assignee for the residue which shall be then unexpired of the said term required by the Assignee or its successors and assigns or its

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counsel in law AND the Assignors do and each of them doth hereby covenant with the Assignee that they the Assignors have not done knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from assigning the said premises in the manner aloresaid or whereby the samb or any part thereof or is can or may be charged encumbered or prejudicially affected in estate title or otherwise howsoever AND THE Assignee doth hereby covenant with the Assignors that if the Assignors shall will henceforth during the residue of the said term of 999 (nine hundred ninety nine) years granted by the said lease and at renewal thereof pay the yearly rent and perform and observe the covenants and conditions contained in the said lease and henceforth on the part of the Assignee to be paid performed and observed and will at all times hereafter keep the Assignors effectually indemnified from and against the payment of the said tent and observance and performance of the covenants and conditions therein contained and against all actions proceedings cost damages expenses claims and demands whatsoever which may be incurred or suffered by the Assignors by reason of or on account of non-payment of the said rent or any part thereof or the breach non-performance or non-observance of the said covenants and conditions or any of them.

AND THE ASSIGNORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE ASSIGNEE that the Assignors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said premises hereby transferred and assigned or expressed so to be or any part thereof , by or under or in trust for the Assignors or any one on their behalf shall and will from time to time and at all times hereafter at the request and cost of the Assignee do and execute or cause to be done and executed all such further and other acts, deeds, matters, things, assignments and assurances in law whatsoever together with all forms, applications, letters and communications that may be required to be addressed to the said Society or any other appropriate authority for transfer of the leasehold balance rights in respect of the said Plot and the said Shares in favour of the Assignee.

AND THE ASSIGNEE DOTH HEREBY COVENANTS with the Assignors that the assignee shall become member of the said Society and shall abide by and observe and perform all the rules, regulations and date from time to time and at all times of the said Society and shall henceforth be liable to bear and pay the leasehold outgoing, taxes, water charges, electricity charges, maintanance charges payable in respect of the Shares and the said premises AND THIS INDENTURE LASTLY WITNESSETH that the transfer fees or donation or premium paid or to be paid to the said Society for transfer of the leasehold rights in respect of the said Plot by the assignee alone AND the stamp duty and registration charges in respect of these presents and all other documents in pursuance hereof, shall be bome and paid by the Assignee alone

As required by the Income Tax Act, 1961:-

The PAN number of the parties as follows:

PACL LIMITED: AAACP4032A

BEAMING INFRADEVELOPERS PRIVATE LIMITED: AAECB9399N

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective ha Assignment and to a duplicate hereof on the day and year first hereinabove written. २०१२ THE SCHEDULE ABOVE REFERED TO:

ALL the piece and parcel of Leasehold lands, hereditaments and premises bearing Plot No. 1, in the estate of the Swastik Co-operative Housing Society Ltd, situate at N.S Road No. 1, Juhu Ville Parle Development Scheme , Ville Parle (west), Mumbai- 400 056, bearing CTS No.256 of Village Ville Parle (west), Taluka. Andheri forming part of land bearing Survey No.287 (part), within the Registration Sub-District of Andheri at Bandra, District Mumbai Suburban, within Greater Mumbai, admeasuring 465.60 sq. mtrs. or thereabouts, together with the shares of the said Society pertaining thereto and together with the building 'Divya Drishti' standing thereon having aggregate carpet area of 9219.10 sq. ft. assessed by the Assessor and Collector Municipalities and Taxes under KW Ward No.



8188 (1) 24-0724-00-7, along with any further entitlement from the said Swastik Co-operative Housing Society Ltd. And bounded as follows, ie., to say:-

On or towards the North :-

By land bearing City Survey No. 255

On or towards the South :-

By land bearing City Survey No. 258

On or towards the East :-

By North-South Road No. 1

On or towards the West :-

By land bearing City Survey No. 257

SIGNED SEALED AND DELIVERED

By the withinnamed

"THE ASSIGNORS"

PACL LIMITED (Formerly Known as PACL INDIA LIMITED)

was hereunder affixed

Pursuant to Resolutions passed at the

Meeting of the Board of Directors of the Company

Held on the 28th day of February 2012 through its

Authorized Signatory Mr. Ankur Tyagi

In the presence of ,

SIGNED SEALED AND DELIVERED

By the withinnamed

"THE ASSIGNEE"

BEAMING INFRADEVELOPERS PRIVATE LIMITED

was hereunder affixed

Pursuant to Resolutions passed at the

Meeting of the Board of Directors of the Company

Held on the 30th day of May 2012 through its

Authorized Signatory Mr. Priyank Kumar Pandey

In the presence of

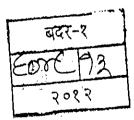
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Received of and from the within name Assignee,

the aggregate sum of Rs. 21,63,42,500/
(Rupees Twenty One Crores Sixty Three Lakhs

Forty Two Thousand Five Hundred only)

From time to time,

On or prior to the execution hereof

As and by way of full and final consideration

Moneys paid to us and now nothing remains

Due and payable to us.

The said sum of Rs. 21,63,42,500/
(Rupees Twenty One Crores Sixty Three Lakhs

Forty Two Thousand Five Hundred only)

Has been paid by PDC cheques drawn on

Bearing the following particulars

a) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001634 dated 15/05/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.

- Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001635 dated 25/06/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- c) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001636 dated 05/07/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- d) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001637 dated 12/07/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- e) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001638 dated 19/07/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- f) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001639 clated 26/07/2 on AXIS BANK, Springfields Branch, Andhen West.
- g) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001640 dated 02/08/2012/drawn on AXIS BANK, Springfields Branch, Andhen West.
- h) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001641 dated 09/08/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001642 dated 16/08/2012 drawn on AXIS BANK, Springfields Branch, Andhen West.
- i) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001643 dated 23/08/2012 drawn on AXIS BANK, Springfields Branch, Anchen West.

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k) Rupees 1,63,42,500/- (Rupees One Grore Sixty Three Lakhs Forty Two Thousand Five Hundred only) vide cheque no. 001645 dated 30/08/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.

WITNESSES

WE SAY RECEIVED

ASSIGNORS





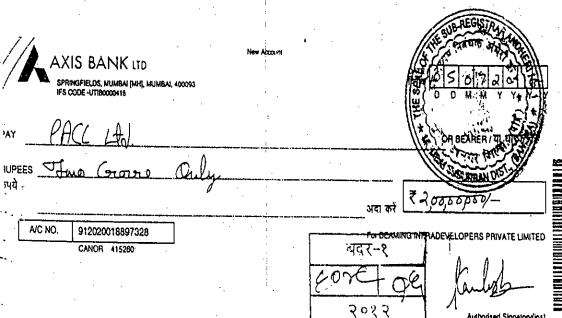
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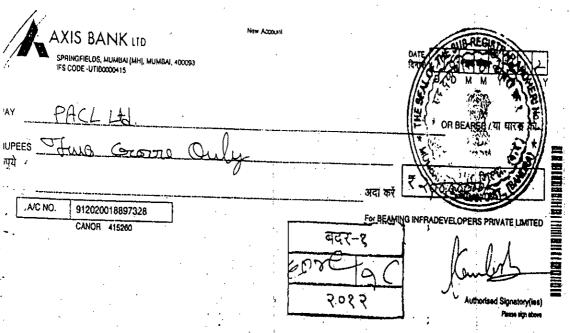
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DUPLICATE GERTIFICATE

375 SHARE CERTIFICATE	WASTIK CO-OPERATIVE HOUSING SOCIETY LIMITED Vile-Parle (West), Bombay-400 056. (Registered under Section 10 of Bombay Act VII of 1925) AUTHORISED, CAPITAL RS. 1,00,000. DIVIDED INTO 2000 SHARES OF RS. 50/- EACH.	to Certify that Shuf Shil SHANTABEN BALWANTRA! DESAL No. ONE - Road No. ONE & Y. J. D. Schoms Hib. Pails Rembey 400 055 is are the Registered Holders of -2 - fully Shares of Phines FIFTY and mumbered hom	R. 100 Co. Common Seal of the said Society at Society a	Mg. Com. Member Hon. Secretary Chairman
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MEMORANDUM OF TRANSFERS OF THE WITHINMENTIONED SHARES

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the Ryc-laws of	
C 0-00/ 0	Given under the Common Seal of the said Society at

Bombay, this. 12 4 day of JUNE 1991 Bombay, this. 12 4 day of JUNE 1991 Bombay. This. 1991 Bom

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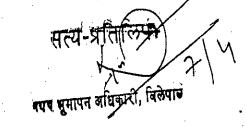
विभाग/मौजे --विलेपार्ल(प) तालुका/न.भु.मा.का. -- न.भू.अ.विलेपाले जिल्हा •• शिट नेबंर नगर भूमापन प्लाट नवर धारणाधिकार शासनाला दिलल्या अक क्रमांक/ पर प्ली. नं. घौ.मी. तपर्शत आणि त्याच्या फे २५६ २५६ चो.मिटर. [C-I] ₹.३१.१६ ४६५.८ ता.०१-०८-६३ ते ३१-०७-७० सुविधाधिकार रिक्रकाचा मुळ धारक स्वस्तिक को ऑपरेटिक हाऊसिंग सोसायटी 🧼 लि.खरेदीने - सि.स.नं.१५० प्रमाणे. पट्टेदार [श्रीमती शान्तावेन वी.देसाई] [९९९ वर्षाच्या कराराने.] इतर भार इतर शेरे देनांक व्यवहार खंड क्रमांव नविन घारक (धा) साधाकंन पट्टेरार (प) किंवा भार (भा) ०८/०१/१९७० मा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स. सही -च्या १९५८ अमलनजावणी कायद्यानुसार व भा स.च्या नाणें संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले. वि.जि.नि.भू.xYo अ.(६)कुलाबा k . २९/०७/१९७० बिनशेती सारा बसविलेबदल मे.ॲं.डी.डी.सी.अंदेरी यांचे कडील दु.दु.नं.ADC-LNDC-४९३० ता.०५-०२-७० प्रमाणे.क्षेत्र ५५४. 26/08/2002 श्रीम शांताबेन बी [भाडेपट्टेदार] देसाई दि.२५/११/९७ (१) अशोक बळवंतरा रोजी मयत अर्ज (२)रविंद्र वळवंतराय ॲफिडेव्हिटकृत (३) योगेश बळवंतराय इंडेमिनिटी बॉण्ड [४) मिनाक्षी चळवंतराय मृत्युधा दाखला जबााबान्वये वारसांची नोंद केली. 8005/20180 अर्ज, जबाब, अभिहस्तांतरण पत्र, भाडेपट्टा, सूची क्र 🛚 🖠 नोंदणी क्रमांक भाडेपट्टेदार में रफार क्र.२९२ प्रमाणे सही -व न भू अ विलेपाले यांचे कडील दिनांक ९/८/०४ चे 4998/2008 र)नटवरलाल जे.मेहता VUROOY आदेशान्वये अशोक बळवंतराय देसाई वगैरे ४ यांनी दिनांक २)हितेन एन्.मेहता न पू.अ.,विलेपाली दस्तऐवज करून दिल्याने त्यांची नावे कमी करून १4/6/08 ३)उपेन एन्.मेहता दस्तऐवज करून घेणार यांची भाडेपट्टेदार म्हणून नावे बदर-१ २५/०२/२००८ अर्ज,जबाब हस्तातरण पत्र सुची क्र. २ व नगर भूमापन नोदणी क्र. भाडेपट्टेदार के रफार क्र. ४९०/०८ सही -विलेपाले यांचे कडील दिनांक २५/०२/२००८ चे ४९५/२००७ 34/03/2006 आदेशान्वये नटवरलाला जे मेहता २) हितेन एन.मेहता दिनांक [२) श्री अतूल ही. अजनेरा]२०६ २ न.पू.क.,विलेपाले ३)उपेन एन मेहता यांनी दस्तऐवज करुन दिल्याने त्यांची १६/१/२००७ ३) श्रीमः सोनाती अन नांवे कमी करुन दस्तऐवज करुन घेणार यांची भाडेपट्टेदार ४) मयूर संजय अजमेरा अ.पा.क. म्हणून नांवे दाखल केली. श्री-संजय सी.अजमेरा

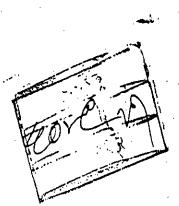
मालमत्ता पत्रक

विलेपार्ल(प) विभाग/मीजे --तालुका/न.भु.मा.का. -- न.भू.अ.विलेपार्ले मुंबई उपनगर जिल्हा शिट नंबर प्ताट नवर शासनाला दिलेल्या आकारणीचा किया भाइयाचा नगर पुमापन भन्न धारणाधिकार क्रमंक / फा. प्सं. ने. घो.मा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ) २५६ २५६ दिनांक व्यवहार नविंन घारक (धा) खंड क्रमांक साक्षाकंन पट्टेदार (प) किंवा भार (भा) १५/०२/२०१० मा अधीक्षक भूमि अभिलेख, मूंबई उपनगः जिल्हा यांचकडील आदेश क्र. न.भू.सं.३३४/न.भू.अ.विपा(प)/फेरचौकशी क्र. २००/२००९ दिनांक १४/४२०१० व न.भू.अ.विलेपाले यांचेकडील दि.१५/२/२०१० चे आदेशान्यचे न.भू.विलेपाले (प) येथील १५/०२/२०१० न. भू. इ. २५६ या मिळकत पत्रिकेवरील दि. २५/२/२००८ में नोंदीतील भाडेपट्टेंदार सदरी दाखल केलेले श्री.अतुल सी. न.भू. अ.,विलेपार्ल अजमेरा यांचे नांव कमी केले. व १) श्रीमती विना सी. अजमेरा २) श्रीमती सोनव्ली अतुल अजमेरा ३) मयुर संजय अजमेरा यांची नांबे कायम ठेऊन मयूर संजय अजमेरा यांचे नांबासमीर अज्ञानपालन कर्ता म्हणून श्री संजय सी. अजमेरा यांचे नांब दाखल केले.

तपासणी करणारा - स्टूब्स्ट के स्टूबस के स अर्थ - पास्त्र के प्रतिकार के स्टूबस के स्टू

न.भू.अ.विलेपालें मुंबई उपनगर जिल्हा





TICETOIL 3737

भाग/मीजे -- विलेपालें(प)

तालुका/न.भु.मा.का. -- न.भू.अ.विलेपार्ल

प्रभूगपन क/कासीन

१५/०२/२०१०

शिट नंबर

क्षेत्र चौ.मो. धारणाधिकार

शासनाला दिलल्या अकारणाचा क्या पाङ्बाचा

तपरांत्र अणि त्याच्या फेर तपासणांदी निवत बेळ)

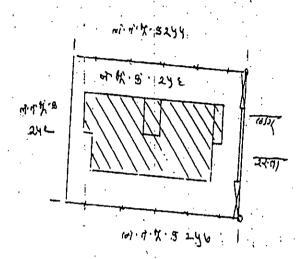
_			. !	
	व्यवहार	खंड क्रमांक	नविन शरकः।(धा) पट्टेदार (प) किंदा भार (भा)	साक्षाकंन
	मा.अधीक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा यांचकर्ड २००/२००९ दिनांक १४/१/२०१० व न.भू.अ.विलेपार्ल यांचे न.भू.क. २५६ या मिळकत पत्रिकेवरील दि. २५/२/२००८ इ अजमेरा यांचे नांव कमी केले. व १) श्रीमती विना सी. अजमे यांची नांवे कायम ठेऊन मयुर संजय अजमेरा यांचे नांवासमो दाखल केले.	कडाल दि.१५/२/२० नॉदीतील भाडेपट्टेट या २) शीवनी जोजन	• घे आदेशान्वये न प्रविलेपालें (प) येथील र सदरी दाखल केलेले श्री अतुल सी.	फे रफार झ. ५२७ घमाणे सही- १५/०२/२०१० न. भू. अ.,विलेपाले

रसणी करणारा -

खरी नक्कल -

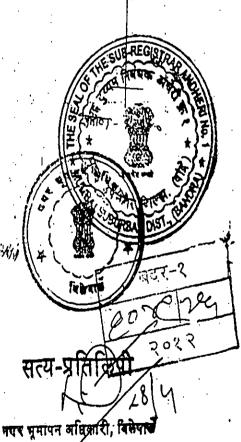
न भू अ विलेपालें मुंबई उपनगर जिल्हा

अनिहा । की शहमावान प्रमा श्रेम शन्मा सनावका गार क्षापन विकेशीर प्रमिन मेघील पुनीई लेकन सम्बन्ध 5 ४५ प्रमा ने १ ४ १ १ १ मकाशासी कारना प्रमी कावक



- (१) स्वरणी सबक्य मृद्ध नगर भूगापन आलेख/**छापीछ** आलंख/पुनिवर्गकाकृत देशीय आसी आहे
- (२) सम्बंची गण्या पृद्ध वंशर भूमापनार्थ वेद्येची आगेची परिशेद हैं। ये शे केन्द्रुगीलयोग्याणे वेद्यी जागेनर सार्थ्य प्राप्ति शिवासी हालिते.
- (१) नण्डकी नव्यक्त वाले के सम्राणाल रिक्ती क्यांपीत गार्क प्राची क्यांपीत
निरेष - सद् काराम बाला राष्ट्रेष पुर खाराका स्था

अर्थ अमाम कि का कार गांच कार निकास कार माना के के निकास कार माना
विश्वाम प्रमापक 2 प्रमापक 2 प्रमापक 2



fix; Engineer Bldg. Propesal (1 MUMBAI MAHANAGARPAL Mand K .. Wards NO. CE 8413/WS/AK diviped Curses, R. K. Parker Mai Candia (wost), Mumbul-4181 ush,

PULI. OCCUPANCY CERTIFICATE

Owner Shri Natwariai J. Mehta & Others. Hira Manck C.H.S. Ltd., 48/D, Baptista Road, Vilo Parlo [West] Mumbai 400 056.

Sir.

The full development work of Residential cum Commercial huilding comprising of Basement [Storage] + Ground + 1st floor [Pt.] office + 1st [pt.] Residential + 2^{std} to 5^{str} upper floors [Residential] situated on plot bearing CTS, 256, of Village Vile Parle [West], Gul Mohar road, Vile Parle [West], is completed under the supervision of Liconsed Surveyor Shri Sunit R. Shah, Surveyor License No.S/322, may be occupied on the

1) That the Cft. under auction 270-A of 11.M.C. Act as obtained from and a certified true copy of the same shall be submitted from the date of issue of occupations CR. with office within the months

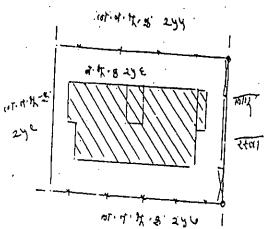
2) Lift will not be operated with obtaining Lift Inspedition

3) Lift Cft. will be submitted within three months.

A set of certified completion plan is attached terrewith.

Executive Engineer Building Prophsal (Western Suburbs) KAV&P Wards

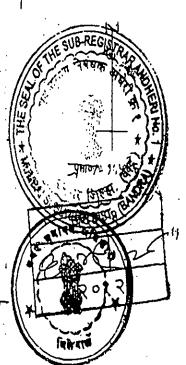
जाना :- भी शहनाव ज अस शहर पांच्या अमापक नगा मुमाप किलार मार्क में की के प्राप्त में प्राप्त कार्या के प्राप्त के प्राप्त के प्राप्त के प्राप्त कार्या अपना कार्या के प्राप्त के



- (१) सदरची मक्कल मूळ नगर भूगापन आलेख/छापीच आलेख/पृत्रविजीवन देशोह आसी आहे
- (२-) हर (ची) नवकल ६ल नगर श्रमाणनके वेलेची जागेची पर्वकरियही क्वी के का किम्प्राचे वेली जागेयर आग्रेज आहेर्ल क्विक क्वी क्वी जागेयर
- (क) सहर के अवस अवस्था अवसाया क्षिती कर्मन ते अवसाया क्षिती कर्मन कर्मन क्षेत्र अवस्था अवस्था क्षिती क्षती क्षिती क्षिती क्षिती क्षिती क्षिती क्षिती क्षती
निर्म कार तहातात्र कावना राज्य पृष्ठ वावकाम-जन्म कारा अस्य बाराका गार्थ

अर्थ कमाक ४ ८८८ अर्थ-दासल बारीस ३१/३१११ किलेमा ब्रह्म श्रामा ११८० नक्कल तमार बारीस २५१४११११ नक्कल बुल्य १९६० नक्कल तिल्हाची तारीस २५४ जिल्लाच बुल्य १५६० नक्कल तमार करनार जिल्ला विकास बुल्य १५४० क्कल तमार करनार जिल्ला विकास बुल्य १५४०

्रि ५०) २८००१ बारपकाण सूमापक 2 व. ष्. अ., विकेपाने





BEAMING INFRADEVELOPERS PRIVATE LIMITED

EXTRACT FROM THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF M/S BEAMING INFRADEVELOPERS PRIVATE LIMITED HELD ON WEDNESDAY THE 30TH DAY OF MAY 2012 AT CORPORATE OFFICE OF THE COMPANY AT PLOT NO. 93, INSTITUTIONAL AREA, SECTOR 32, GURGAON 122 001.

PURCHASE OF FROPERTY, DIVYA DRISHTI:

"RESOLVED THAT the consent of the board be and is hereby accorded for the purchase of property "Divya Drishti" situated at all that piece of parcel of land bearing CTS No. 256, Plot No.1 admeasuring approximately 557.33 sq yards in the estate of the "Swastik Cooperative Housing Society Limited" situated, lying and being at N. S. Road No.1 in Juhu Vile Parle Development Scheme, Vile Parle (West), Mumbai – 400 056 in the Revenue Village Vile Parle (West), Taluka Andheri, within the Registration Sub-District of Andheri, District Mumbai and for the said purpose, power of the Board be and is hereby conferred upon Mr. Priyank Kumar Pandey, PAN No. BDBPP6363G as an authorised signatory to deal with the prospective seller on the terms and conditions duly considered and approved by the Board and to sign & execute the agreement to sell/ sale deed and to disburse the sale consideration on behalf of the company in such installments or in such manner as may be decided between the parties and to sign all documents, deeds, written statements, affidavits, indemnity and other papers whats yever be deemed necessary and expedient for the said purpose and to appear before the concerned Registrar/Sub-Registrar and to perform all such acts incidental thereto on behalf of the Board.

RESOLVED FURTHER THAT a copy of the said resolution duly certified by the director/company secretary be furnished to the concerned authorities for their reference and records."

Certified to be True Copy For Beaming Infradevelopers Pvt Ltd

Kamlesh Joshi Director

Date: 30/05/2012





PACL LIMITED

EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF PACL LIMITED HELD ON WEDNESDAY, THE 28th DAY OF FEBRUARY 2012 AT 11.30 A.M. AT CORPORATE OFFICE AT 7TH FLOOR, GOPAL DAS BHAWAN, BARAKHAMBA ROAD, NEW DELHI-110001

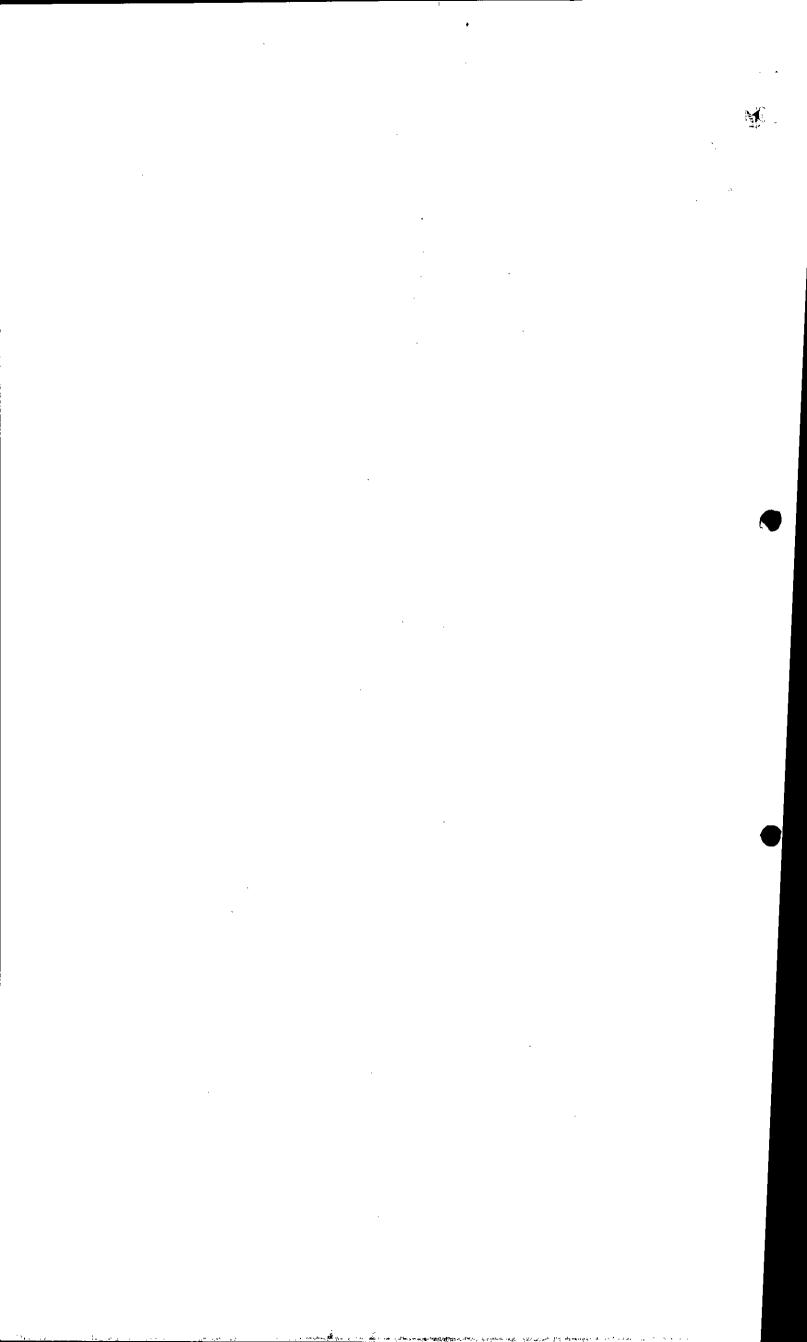
"RESOLVED THAT the consent of the board be and is hereby accorded for the sale of company's property building "Divya Drishti" situated at all that piece of parcel of land bearing CTS No. 256, Plot No.1 admeasuring approximately 557-33 sq yards in the estate of the "Swastik Co-operative Housing Society Limited" situated, lying and being at N. S. Road No.1 in Juhu Vile Parle Development: Scheme, Vile Parle (West), Mumbai - 400 056 in the Revenue Village Vile Parle (West), Taluka Andheri, within the Registration Sub-District of Andheri, District Mumbai, to M/s. Beaming Infradevelopers Private Limited situated at Row House No.1, Goldfield Enclave Society, South Main Road, Vidyut Nagar, Koregaon Park, Pune, Maharashtra - 40001, and for the said purpose, power of the Board be and is hereby jointly or severally conferred upon Mr. Ankur Tyagi, S/o Sh. N.C. Tyagi R/o Victory Building, Plot No. 22, NS Road No.5, JVPD Scheme, Juhu, Mumbai-400056 as authorized signatories to deal with the prospective purchasers/ brokers on the terms and conditions duly considered and approved by the Board and to sign & execute the agreement to sell/ sale deed and to receive the sale consideration in the name of the company and to sign all documents, deeds, written statements, affidavits, indemnity and other papers whatsoe er be deemed necessary. and expedient for the said purpose and to appear before the concerned Registrar/Sulp Registrar and to purchase stamp papers and to perform all such acts incidental tracked on behalf of the board.

RESOLVED FURTHER THAT a copy of the said resolution duly certified by the Company Secretary be furnished to the concerned authorities for their reference and records."

CERTIFIED TRUE COPY
For PACL LIMITED

(ANURAG SHARMA) . COMPANY SECRETARY

Regd Office: 22, 3 rd Floor, Amber Tower, Sansar Chand Road, Jaipur-302004 Ph.: 0141-3221282 Corporate Office: 7th Floor, Gopaldas Bhawan, 28, Barakhamba Road, New Delhi – 110 001 Phone No.: 011-43650000, Fax No.: 011-43650028-29







SWASTIK CO-OPERATIVE HOUSING SOCIET

Vishnuprasad Desai Bhavan, V. L. Mehta Road, Juhu Dev. Scheme, Vile Pale (w), Mumbai-400 056.

To, PACL India Ltd., 7th Floor, Gopaldas Bhawan, 28 Borakhamba Road, New Delhi 110 001

Date: 28/05/2012

Dear Madam,

Sub: NOC for Transfer of Share Certificate of Plot No.l of Swastik Co-operative Housing Society Ltd. to the name of the company, BEAMING INFRADEVELOPERS PRIVATE LIMITED.

This is to inform you that Managing Committee of Swastik Co-op. Hsg. Society has consented for transfer of the Share Certificate No.1 in the name of company, BEAMING INFRADEVELOPERS PRIVATE LIMITED, subject to complying and agreeing to the following terms and conditions: -

- 1. New member, BEAMING INFRADEVELOPERS PRIVATE LIMITED, will give a registered undertaking that they will not use more than 278.66 sq. yard area for commercial activity.
- 2. BEAMING INFRADEVELOPERS PRIVATE LIMITED, will not carry out activities like not do any nuisance activity disturbing the neighbours. त्हर-१

3. The change of name in the Share Certificate to the name of the Company Nominee to represent the Society will be considered transfer of property

4. The transfer charge for Company's is two times than that of other normal transfer charges.

Kindly confirm your acceptance to the above in order to enable matter.

Thanking you,

yours faithfully,

For Swastik Co-operative Housing Society Ltd.

Hon. Secretary

Shri Ashok Patel

图片 建二二十二

ार्थ प्रमुख्य केलाक का प्राथमित का अभागत अभागत अभागत १,७०० । १५० मा १ । वस्ती वास्त्र GUANNES CONTRACTOR

हे कारण प्राप्तान प्राप्तान्त्रे का अन्यासम्पर्भागिनेताल एतुक्कृती पास्म पूर्व प्राप्तानी । नाम संप्राप्तान का अवस्थान स्थापन का का विष्णुक र . व एर साथक करना की जम भागत प्रक्र कर्मानी क्रमोनी क्रमोनीय एक विष्णुक एक १ एम जाउन व्यक्त प्रकार १००० है . िमाण वर्ष १५-मा १९ असम्बन्धान स्वास्थानी स्तरण था, ज्याना अस्य १४८ वर्षा प्राप्ताना स्वरण्यात । १ वर्षा १८०० िम्रा मा भाग कर कर है कर कर के अपने कर के मूर्ट कर के मूर के मूर्ट कर के मूर्ट कर के मूर के मूर के मूर्ट कर के मूर्ट कर के मूर्ट कर के मूर्ट कर के मूर क

का गांद्र है। के प्रत्य प्राप्त प्राप्त असमाया का प्रति है के **प्रत्यक्त** में अस्तिका का स्थानिक है।

राष्ट्र प्रमाण के ६ व मा वर्ग में एक मा एकाम व्यवस्था पर विषय संपत्ति हो । उन्हें पर पार्टी प्रमाण अपने अ

GOVERNMENT OF INDIA - MINISTRY OF CORPOR Registrar of Companies, Rajasthan

Fresh Certificate of incorporation Consequent upon Change of Name

Corporate Identity Number U70101RJ1996Pt.C011577

in the malter of Mrs PACL INDIA HAITED

I noisely certify that PACL INDIA LIMITED which was originally in projected on the freents of Nindiaen Hundred Ninety So, under the Companies Act. 1956 (No. 1 of Sources, GURALINT AGRA) having dely passed the necessary resolution in terms of Section 21 of Companies Act. 1956 and the Central Government signified in writing having been accorded the pay linuar Section 1 of the 1956, read with Government of India. Department of Company Affails, Any Dean Section 24/06/1985 vide SRN B22303242 dated 12/10/2011 the name big plant chilipany is a PACL HISTORD and this Confidence is regard nursuant to Section 24/14 and the first plant of the page 1.5. PACL LIMITED and this Conflicate is issued pursuant to Section 23(1

Given at Judgur this Twelfth day of October Two Thousand Eleven

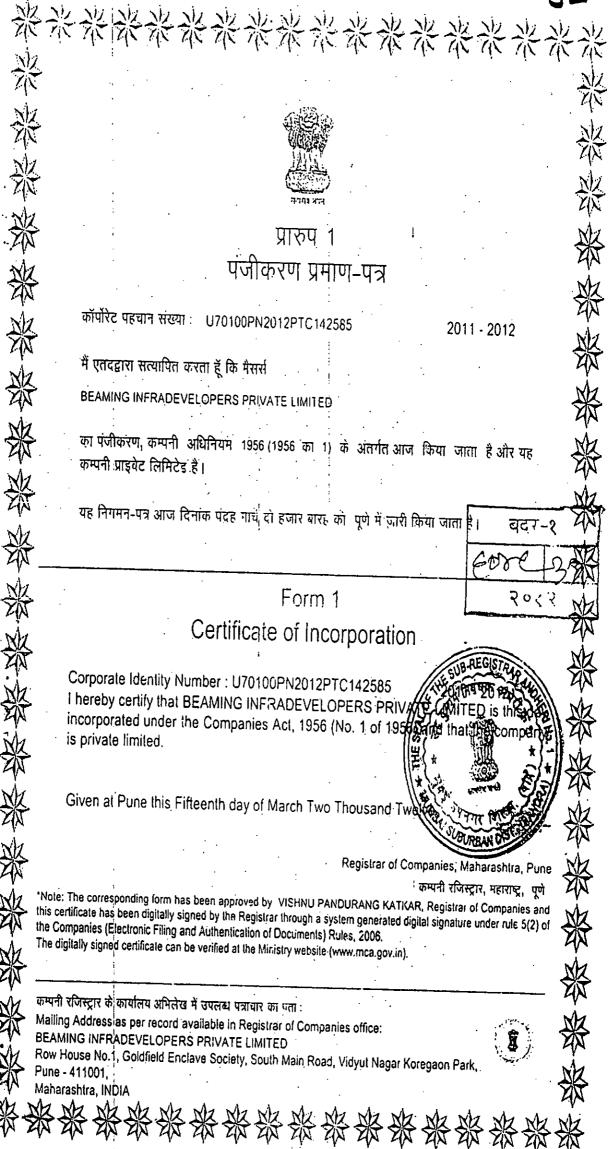
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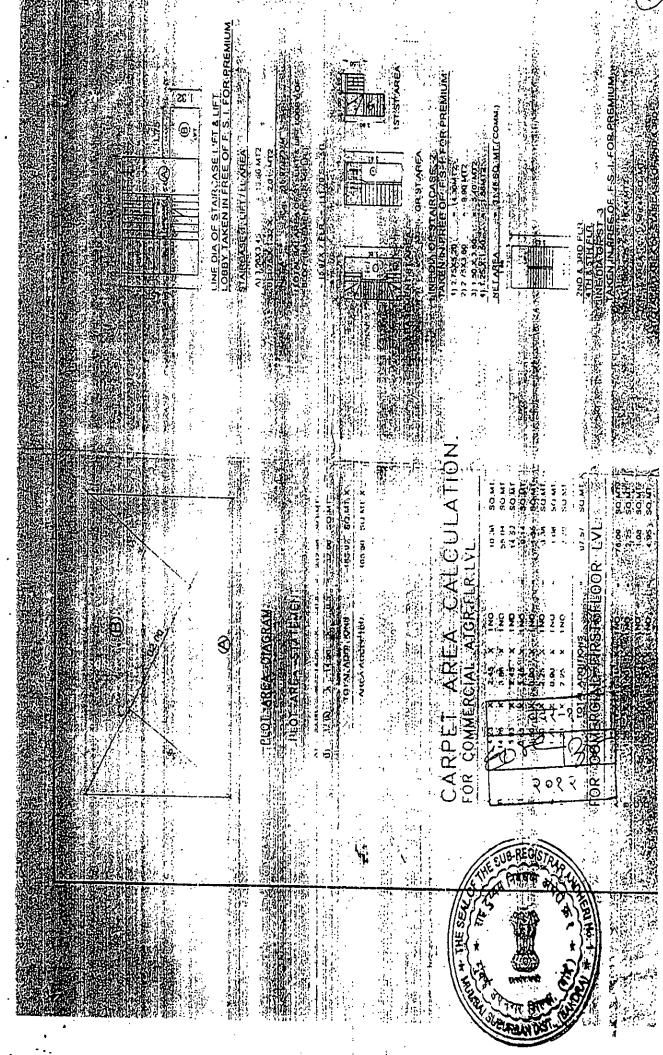
Registrar of Compunies, Requisition

'N see The corresponding form has been approved to KACASH CARRY MEETING Coper. Reportment for morres and this continued. has been digitally regined by the Registrar livrough it system generating digital symbol to under the P. of the Companies of forcing Fring and Authoritication of Documents) Rules, 2006

The digitally signed cuttificate can be verified at the Ministry week is tweet inco govern

कम्पनी र्राजिद्दार के कार्याक्षय अभिस्था म उपलब्ध प्रशास यत पता 🐬 Maiking Address as per record available in Registrar of Companies office PACL LIMITED 22,3RD FLOOR, AMBER TOWER, SANSAR CHANDRA ROAD. JAIPUR. Rajasinan, INDIA





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दुय्यम निवंधक: अंधेरी ३ (अंधेरी)

दस्तकमांक व वर्षः 7081/2010

Thursday, July 15, 1616

सूची क्र. दोन INDEX NO. 11

नींदणी 63 म.

Regn 63 m €

गावाचे नाव: विलेपार्ले

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपटाचे हस्तांतरण व वाजारभाव (भाडेपटट्याच्या वावतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) मोबदला रू. 160,000,000:00

बा.भा. रू. 135,696,000.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) सिटिएस क्र.: 256 वर्णनः जमिन य गांधकाम प्लॉट नं 1, सिटीएस नं 256, स्वस्तिक को ऑप हो सो ति, जे व्ही पी डी स्कीम, विलेपार्ल प मुं 49 ... टिय्य दृष्टी बिल्डींग, जिमन क्षेत्र 465.80 चौमी य त्यायरील यांधकाम क्षेत्र 9219.10 चौ फुट कारपेट

(3)क्षेत्रफळ

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(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)

(5) दस्तऐयज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अरात्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

ल अपनेत्र करें पर/फ्लंट नं: बी 6, प्रमुख पॅलेस, व्ही एल मेहता रोड र्राम् मुन्दुर्गा क्रिक्ट पुर्ति (स्ताः -; ईमारतीचे नावः -; ईमारत नं: --; पंठ/वसाहतः -; तालुकाः --; पितः - पूर्ने नुमूरः -

संजय अजमेरा अजानीत पालतुकर्ता म्हणून संजय सी अजमेरा य हे परिमालंट नं: यरीलप्रमाणु हिम्नूली/रस्ताः -; ईमारतीचे नायः -; ईमारत नं: -;

एस अजुमरा तर्फ मुखुत्यार अनुले हिंगोटालाल अजमेरा व हे रयतः करीता -वरीलप्रमाणे ; गल्लुग्लिखाः -: इमारतीचे नायः -: ईमारत नं: -; पेठ/वसाहतः -: ातुकारिकः प्रितः सरमा नामरः -

ाः -: ईमार्रेतीचे नाव: -;

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(६) दस्तऐवज करून घेण्या-या

(7) दिनांक

करून दिल्याचा 15/07/2070

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(11) वाजारभावाप्रमाणे नौंदणी

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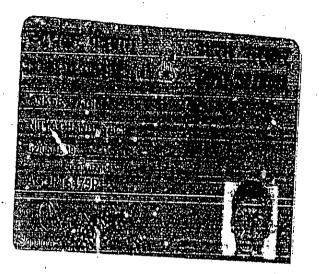
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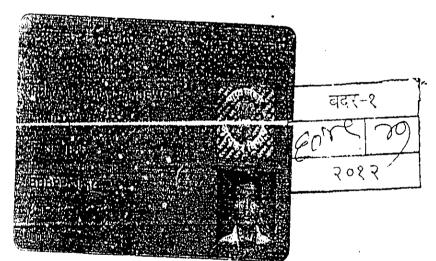
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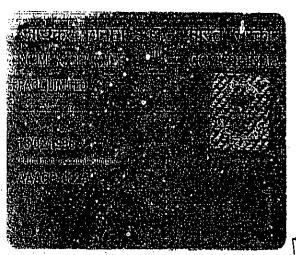


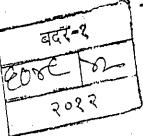




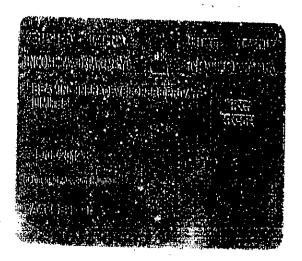












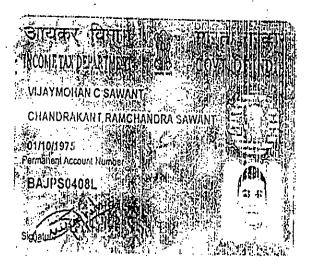






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Witness



ङ्गायकर -विभाग INCOMETAX DEPARTMENT HARLOBUL PRAFULLA 9900

15/01/1976 Permanent Account Hor APBPB0329M









31/65 2012

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दस्त गोषवारा भाग-1

दरत क्र 6049/2012

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दस्ताचा प्रकार: भाडेपटाचे हस्तांतरण

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठता

नःवः बीम्न इन्फ्राङ्खलपसं प्रा लि चे ऑथां. सिग्नटरः ो द्रियांक कुमार पांडे पत्ताः घर/फ़लॅट नं: रो हाऊस क्र. 1, गोल्डफिल्ड एन्क्लेव्ह सोसायटी, प्राऊथ मेन रोड, विद्युत नगर, कोरेगाव पार्क, पुणे-

तिहून घेणार सही



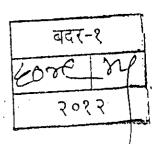
नावः पीएसीएल लि (जुने नाव - पीएसीएल इंडिया लि) तर्फे सायनिंग ऑथोरिटी अकूर त्यागी पत्ताः घर/फ़्लॅट नं: अंबर टॉबर, संसार चंद रोड, जयपूर-302004, आज मुंबईत गल्ली/रस्ता: • ईमारतीचे नावः

लिहून देणार

दय 23







दस्त गोषवारा भाग - 2

वटर १

दस्त क्रमांक (6049/2012)

दस्त क्र. [वदर1-6049-2012] चा गोषवारा बाजार भुल्य :216342500 मोबदला 216342500 भरतेले मुद्रांक शुल्क : 10817500

दस्त हजर केल्याचा दिनांक :31/05/2012 05:09 PM

निष्पादनाचा दिनांक : 31/05/2012 दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :60) भाडेपटाचे हस्तांतरण

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 31/05/2012 05:09 PM

शिक्का क्र. 2 ची वेळ : (फ़ी) 31/05/2012 05:15 PM शिक्का क्र. 3 ची वेळ : (कबुली) 31/05/2012 05:17 PM: शिक्का क्र. 4 घी वेळ : (ओळख) 31/05/2012 05:17 PM

दस्त नोंद केल्याचा दिनांक : 31/05/2012 05:17 क्रि

पावती क.:६०५० दिनांक:31/05/2012 पादतीचे वर्णन नीय: बीर्निंग इन्फ्राडक्लयर्स प्राप्ति च ऑथा. सिग्नेटरी प्रियांक कुमार पांडे --

30000 :नोदणी फी 1000 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->

31000: एकूण

द. निबंधकाची तहीं, अंधेरी । (वांद्रा)

ओळख :

खालील इसम असे निवेदीत करतात की. ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळवतींत, व त्यांची ओळख पटवितात.

1) विजय सावंत - - ,घर/फ़्लेंट नं: 22

गल्ली/रस्ता: -

ईमारतीचे नावः व्हिक्टी

इमारत नं: -

पेट/वसाहत: -

शहर/गाव:विलेपार्ल

तालुका: -

पिन: 53

2) हरीश भुई - - ,घर/फ़्लॅंट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नावः -

ईमारत नं: -

पेट/वसाहतः -

शहर/गाव:-ताल्का: -

पिन: -





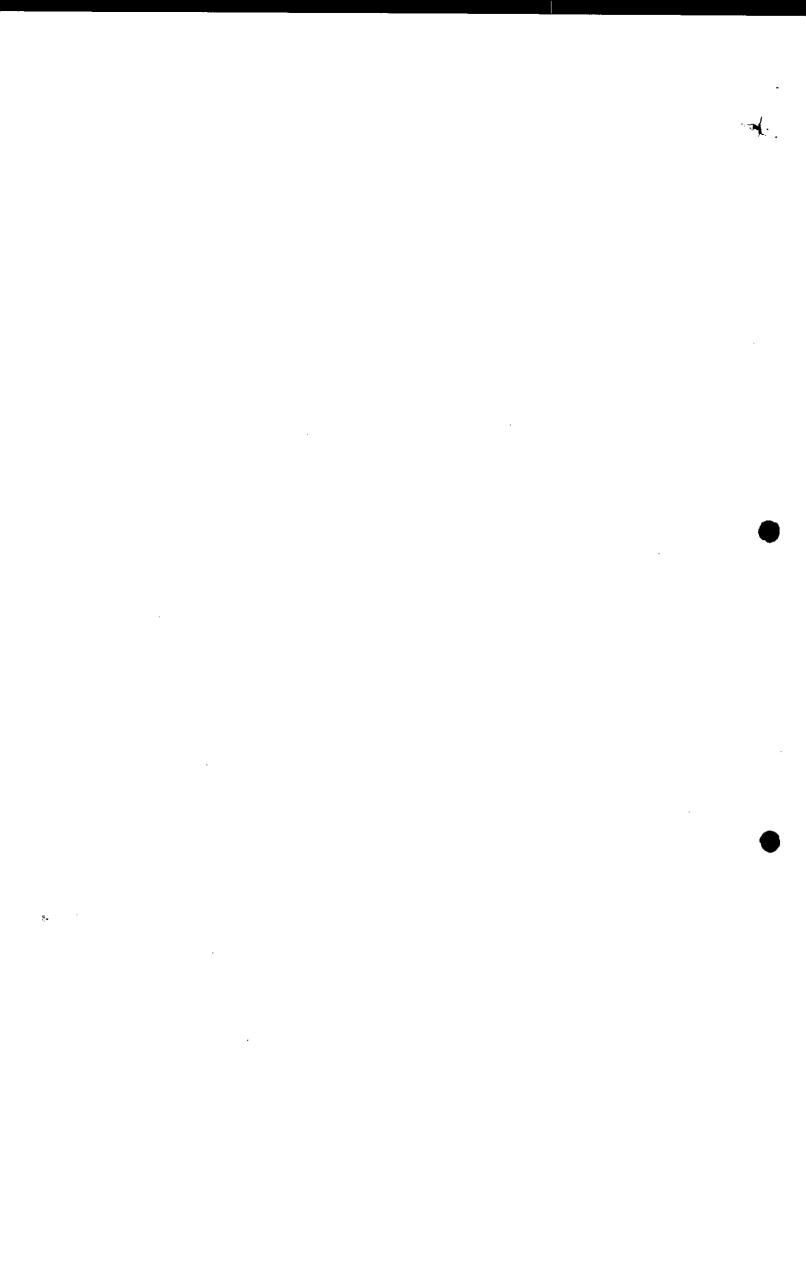
बदर-१ २०१२

दु. निबंधकाची सही अंधेरी 1 (बांद्रा)



प्रमाणित करणेत येते की, या पुस्तक क.१/वदर-१/व,मांक. 🕝 🕅 🦰/२०१२ बर नोंदला दिनांक 3 -1 - MAY - 2012; ···

> सह दुय्यन निर्दाधक, अंधेरी क. १, मुंबई उपनगर जिल्हा



द्व्यम् निवंधकः अंधेरी : (बाहा)

दरतक्रमांक व वर्ष: 6049/2012

Chin (day, May 31, 2012

सूची क्र. दोन INDEX NO. II

विलेपार्ले

गावाचे नाव :

(1) विलेखाचा प्रकार, मोवदल्याचे रवरूप भाडंपटाचे हस्तांतरण व वाजारभाव (भाडेपटट्याच्या याबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) मोबदला रू. 216,342,500.00

या.भा. रू. 216,342,500.00

(असत्यास)

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (1) सिटिएस क्र.: 256 वर्णनः जमीन व बांधकाम - प्लॉट क्र. 1, सिटीएस क्र. 256, " स्वस्तिक को ऑप हौ सोसा लि.", जे व्ही पी डी स्किम, विलेपार्ले (प) मुं - 49, दिव्य दृष्टी विल्डींग, जनीन क्षेत्र - 465.60 चीरस मीटर व त्यावरील बांधकाम क्षेत्र - 9219.10 चीरस कृट कारपंट

(1) पीएसीएल ति. (जुने नाव पीएसीएल इंडिया लि) तर्फ सायनिंग ऑथोरिटी अंकूर त्यागी -: घर/एलट ने: अयुर टावर, तसार बंद रोड, जयपूर-302004, आज मुंबईत : गल्ली/रस्ता: :

इंगारतीचे नावः -: इंगारत नं: -: पेठ/वसाहतः -: शहर/गावः -: तालुकाः -: पिनः -: पॅन नन्बरः

्(1) बीमिंग इन्फ्राडेव्हलंपर्स प्रा ति चे ऑथो. सिग्नेटरी प्रियाक कुभार पाउं 🕟 : पर/फ़्तेंट नः

पुणे-411001, आज बुँबुँईत , गल्ली/रिस्साः ; ईमारतीचे नावः ; ईमारत नः - पेट/वसाहतः -

शहर/गाय तालुका पिनः पिन नम्बरः AAECB 9399 N.

(3)क्षेत्रफळ

(4) आकारणी किंवा जुडी देण्यात अरोल तेव्हा

(1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा

किया आदेश असल्यास, प्रतिवादीचे AAACP 4032 A नाव व संपूर्ण पत्ता (6) दरतऐवज करून घेण्या-या

पक्षकाराचे नाव व संपूर्ण पत्ता किंवा रो हाऊस क्र. १, गोल्डफिल्ड एन्वलेख् सोसायटी, साऊथ मेन रोड, विद्युत नगर, कोरंगाव पार्क, दिवाणी न्यायालयाचा हुकुमनाूर्मी किंवा आदेश असत्यास, वादींचेहनींव व संपूर्ण पत्ता (7) दिनांक -

नोंदणीचा

31/05/2012

31/05/2012

6049 /2012

(10) बाजारभावाप्रमाणे मुद्रांक शुस्क

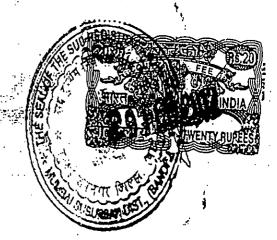
জ 10817125.00

(11) बाजारभावाप्रमाणे नोंदणी

(9) अनुक्रमांक, खंड व पृष्ट

(12) शेरा

(8) -





सरी पत

श्वद्द, दुय्यम निर्वधक, अधिरी क. र्_षे उपत्गर जिस्स्

विलेपार्ले(प) तालुका/न.भु.मा.का. -- न.भू.अ.विलेपाल शिट नेबर प्लाट नवर धारणाधिकार शास्त्राला (दलल्या अक क्रमोक पर प्ली. नं. घो मी तपर्शाल आणि त्याच्या फे २५६ २५६ घो.मिटर. [C-I] रू.३१.१६ ४६५.८ C ता.०१-०८-६३ ते ३१-०७-७० सुविधाधिकार हाकाचा मुळ धारक स्वस्तिक को ऑपरेटिक हाऊसिंग सोसायटी लि.खरेदीने - सि.स.नं.१५० प्रमाणे. पट्टेदार [श्रीमती शान्ताबेन बी देसाई] [९९९ वर्षाच्या कराराने.] इतर भार इंतर शेरे देनांक व्यवहार खंड क्रमांक नविन घारक (धा) साक्षाकंन पट्टेदार (प) किंवा भार (भा) ०८/०१/१९७० भा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स. च्या १९५८ अंमलबजावणी कायद्यानुसार व भा स.च्या नार्णे 90-50-0099 संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले. वि.नि.नि.भू.xYo अ.(द)कुलावा k . २९/०७/१९७० बिनशेती सारा बसविलेबदल मे.अं.डी.डी.सी.अंदेरी यांचे कडील दु.दु.नं.ADC-LNDC-४९३० ता.०५-०२-७० प्रमाणे.क्षेत्र ५५४. २८/०४/२००४ श्रीम शांतावेन बी [भाडेपट्टेदार] देसाई दि.२५/११/९७ (१) अशोक बळवंतरा रोजी मयत अर्ज [२)रविंद्र बळवंतराय ॲफिडेव्हिटकृत (३) योगेश बळवंतराय इंडेमिनिटी बॉण्ड (४) मिनाक्षी बळवंतराय मृत्युधा दाखला जबााबान्वये वारसांची 8005/20180 अर्ज,जबाब, अभिहस्तांतरण पत्र, भाडेपट्टा, सूची क्र II नोंदणी क्रमांक भाडेपट्टेदार रफार क्र.२९२ भ्रमाणे सही -व न.भू.अ. विलेपालं यांचे कडील दिनांक ९८/०४ चे 4990/2008 १)नटवरलाल जे.मेहता VU2008 आदेशान्वये अशोक बळवंतराय देसाई वगैरे ४ यांनी दिनांक २)हितेन एन्.मेहता न.भू.अ.,विलेपार्ल दस्तऐवज करून दिल्याने त्यांची नावे कमी करून १५/७/०४ ३)उपेन एन्.मेहता दस्तऐवज करून घेणार यांची भाडेपट्टेदार म्हणून नावे दाखल केली. बदर-१ 26/02/2002 अर्ज,जबाब हस्तातरण पत्र सुची क्र. २ व नगर भूमापन नोदणी क्र. भाडेपट्टेदार फेरफार क्र.३९०/०८ सही -विलेपाले यांचे कडील दिनांक २५/०२/२००८ चे 894/2006 १) श्रीम विना 🗺 24/03/2006 आदेशान्वये नटवरलाला जे मेहता २) हितेन एन मेहता [२) श्री अतृल ची. अजनेरा]२०६२ दिनांक न.पृ.स.,विलेपाल ३) उपेन एन मेहता यांनी दस्तऐवज करुन दिल्याने त्यांची **१६/१/२००७** ३) श्रीमः सोनात्री अनुत्र अपनेत नांवे कमी करुन दस्तऐबज करुन घेणार यांची भाडेपट्टेदार ४) मयूर संजय अजमेरा अ.पा.क. म्हणून नांवे दाखल केली. श्री-संजय सी-अजमेरा

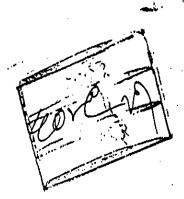
मालमत्ता पत्रक

विभाग/मौजे --विलेपार्ल(प) नानुका न. पु. मा.का. -- न. पू. अ.विलेपाले जिल्हा --मुंबई उपनगर जिल्हा शिट नंबर रगर पुगापन भ्र धारणाधिकार शासनाला दिलेल्या आकारपीचा किया पाङ्याचा क्रमांक / सा. पर्सं. नं. ची.मी. तपशील आणि त्याच्या फेर तपासणीची नियत बेळ) २५६ २५६ दिनांक व्यवहार खंड क्रमांक नवि'न घारक (धा) साक्षाकंन. पट्टेरार (प) किंवा भार (भा) १५/०२/२०१० मा अधीक्षक भूमि अभिलेख, मुंबई उपनगः जिल्हा यांचकडील आदेश क्र. न.भू.स.३३४/न.भू.अ.विपा(प)/फेरणीकशी क्र. हरफार क.५२७ प्रमाणे सही -२००/२००९ दिनांक १४/४/२०१० व न.मू.अ.विलेपाले यांचेकडील दि.१५/२/२०० चे आदेशान्वये न.मू.विलेपाले (प) येथील १५/०२/२०१० नः भू.कः २५६ या मिळकत पत्रिकेवरील दि. २५/२/२००८ में नॉदीतील भाडेपट्टेदार सदरी दाखल केलेले श्री.अतुल सी. अजमेरा यांचे नांव कमी केले. व १) श्रीमती विना सी. अजमेरा २) श्रीमती सोनाली अतुल अजमेरा ३) मयूर संजय अजमेरा यांची नांवे कायम ठेऊन मयूर संजय अजमेरा यांचे नांवासमार अज्ञानपालन कर्ता म्हणून श्री संजय सी. अजमेरा यांचे नांव न.भू.स.,विलेपार्ल

न भू.अ विलेपार्ले मुंबई उपनगर जिल्हा

वारवस्य प्रमापक 2-

सत्य-प्रतिलिपन



विभाग/गोजे वि	ालेपॉर्ल(प) तालुका ^र न	पु.मा.का न.भू. <mark>अ.वि</mark> त		ई उपनगर् ज़िल्हा
नगर पृमापन शिर क्रमांक / फा. प्तौ. नं.	ट नंबर प्लाट नबरे क्षेत्र चौ.मी.	धारणीधकार	्रासनाला देलल्या अक तपशील आणि त्याच्या पे	
	धो.मिटर. ४६५.८	[C-I] C	रू.३१.१६ ता.०१-०८-६३ ते ३१-	
सुविधाधिकार	•••	4.		
हेक्कीच मुळ धारक वर्ष	स्वस्तिक को ऑपरेटिक हाऊसिंग सोसायटी सि खरेदीने - सि.स.नं.१५० प्रमाणे.	7		
पट्टेदार	[श्रीमती शान्ताबेन बी.देसाई] [९९९ वर्षाच्या कराराने.]			
इतर भार	999			
इतर शेरे	****			
दिनांक	ध्यवहार	खंड क्रमांक	निवन बारक (था) पट्टेदार (ए) किंवा भार (भा)	साक्षाकंन
02/01/1940 28/04/1900	मा.स.च्या १९५६ च्या.वजन मापाचे कायद्यालगत म् च्या १९५८ अंमलबजावणी कायद्यानुसार व भा.स. संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले. बिनशेती सारा बसबिलेबदल मे.अं.डी.डी.सी.अंदेर यांचे कडील दु.दू.नं.ADC-LNDC-४९३० ता.०५-०२-७० प्रमाणे.क्षेत्र ५५४. श्रीम.शांताबेन बी देसाई दि.२५/११/९७ रोजी मयत अर्ज ऑफडेक्टिकृत इंडीमिनटी बॉण्ड मृत्युचा दाखला जबा;ाबान्वये वारसांची	च्या नाणे	[भाडेपट्टेदार] [१) अशोक बळवंतराय देती हैं [३) रिवेद्र मळवंतराय देती हैं [४) मिनासी बळवंतराय देता है	१८. । हें स्पार के प्रमाणे
09/06/2008	अर्ज, जबाब, अभिहस्तांतरण पत्र, भाडेपट्टा, सूची न. मू.अ. विलेपार्ले यांचे कडील दिनांक १/८/०४ चे आदेशान्वये अशोक बळवंतराय देसाई वगैरे ४ यां दस्तऐवज करून दिल्याने त्यांची नावे कमी करून दस्तऐवज करून घेणार यांची भाडेपट्टेदार म्हणून न दाखल केली.	। ५९९१/२००४ नी दिनांक १५/७/०४	भाडेपट्टरार १)नटवरलाल जे.मेता बदर-१ २)हितेन एन्.मेहता ३)उपेन एन्.मेहता	फीच्यर क. २९२ प्रमाणे स्या- ८/२००४ नेम् अबिलेपाले
२५/०२/२००८ ·.	अर्ज, जबाब हस्तातरण प्रत्र सुची क्र. २ व नगर भू विलेपार्ले यांचे कडील दिनांक २५/०२/२००८ चे आदेशान्वये नटवरलाला जे मेहता २) हितेन एन.मे ३)उपेन एन मेहता यांनी दस्तऐयज करुन दिल्याने नांवे कमी करुन दस्तऐयज करुन घेणार यांची भार म्हणून नांवे दाखल केली.	४९५/२००७ हता दिनांक त्यांची १६/१/२००७	भाडेपट्टेदार १) श्रीम. विना सी. अजमेरा [२) श्री. अतूल सी. अजमेरा ३) श्रीम. सोनाली अतूल अजमेरा ४) मयूर संजय अजमेरा अ.पा.क.	केरकार इ ३९०/०८ सहरू २५/०२/२००८ २.पू.सविलेपाले

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क्षत्र चौ.मी.

धारणाधिकार

शासनाला दिलल्या अकारणाचा किंवा पाड्वाचा तपर्रात्न अणि त्याच्या फेर तपासणीची नियत बेळ)

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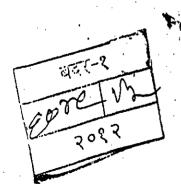
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मा अधीक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा यांचकर्ड २००/२००९ दिनांक १४/४/२०१० व न.भू.अ.बिलेपाल यांचे न.भू.क. २५६ या मिळकत पत्रिकेवरील दि. २५/४/२००८ व	रुडील दि.१५/२/२०i	o'चे आहेशान्स्यो च घ मिळालंडे (m) शेलीक	के रफार क. ५२७ प्रमाणे सही - १५/०२/२०१० न. मृ.अबिलोपालें	_

अजमेरा यांचे नांव कमी केले. व १) श्रीमती विना सी. अजमेरा २) श्रीमती सोनाली अतुल अजमेरा ३) मयूर संजय अजमेरा यांची नांवे कायम ठेऊन मयूर संजय अजमेरा यांचे नांवासमीर अज्ञानपालन कर्ता प्रणून श्री.संजय सी. अजमेरा यांचे नांव

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DUPLICATE CERTIFICATE

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