



AMIT GAJANAN KASBE

ADVOCATE HIGH COURT

Mob.: 9967436878
Tel. : 022-25166878



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

Ref. : A/71/17

THROUGH RPAD

Date : 11/3/2017

534
To,

The Respected Members,
Justice (Retd), R.M Lodha Committee,
The Ashok Arena Building (Oudh Corridor),
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 Co-operative 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-

②-3
16/03

AM(SM)

S-T M
17/03/2017
The objection has been
updated in the system/
Disputed lit.
Please be filed
S-T M
23/03/2017

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 Complaint/Suit. However, by order dated 18/11/2014 the Hon'ble City



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Mob.: 9967436878
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Office No. 603, 6th Floor, Shop Zone CHS. Ltd., M. G. Road, Above Colors Showroom,
Ghatkopar (W), Mumbai - 400 086. • Email : amitkanasabe@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*

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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
ADVOCATE HIGH COURT

Mob.: 9967436878
Tel. : 022-25166878

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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.

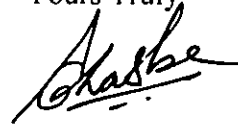
7) My clients therefore, in view of the aforesaid circumstances, instructed me to call upon you to withdraw your auction notice under MR No :- 32894-16 pertaining to the said property immediately.. I hereby enclosed herewith the following documents for your record and information they are:-

- 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 Registered Deed 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

Yours Truly



Amit G Kasbe
Advocate High Court

Encl : As above

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

Ref - 5479/14

The date on which the copy was applied for: 19/11/14
 The date on which the application was completed: 20/11/14
 The date given to the applicant for taking delivery of the copy: 20/11/14

The date on which the copy was ready for delivery: 20 NOV 2014
 The date on which it was delivered or posted: 20 NOV 2014

Shri M/s. J. M. IN THE BOMBAY CITY CIVIL COURT AT BOMBAY
 Folio 3 IN IT'S BORIVALI DIVISION, DINDOSHI BRANCH
 Certified copy Rs. 2/-
 Adul. Charges Rs. MUMBAI

SUIT NO. 2628 OF 2014

Beaming Infra Developers Pvt. Ltd.

A Company incorporated under the

provisions of the Companies Act, 1956

and having its registered office at

Row House No. 1, Goldfield Enclave

Society, South Main Road,

Vidyal Nagar, Koregaon Park,

Pune - 411 001

Plaintiff

Versus

1. PACL Limited, a company

Incorporated under the

provisions of the Companies

Act, 1956 having its registered

office at 22, 3rd Floor, Amber

Tower, Sansarchand Road,

Jaipur - 302 004, Rajasthan

And corporate office at 7th floor,

Gopaldas Bhawan, 28, Barakhamba

Road, New Delhi

Defendant

17-11-2014 CORAM:H.H.J.SHRI.P.C.BAVASKAR (C.R.NO.1)

2638/14 By precipe

Adv. Thorat for plff present

Adv. Bhamabhata for defendant present

Plaint

Vakalatnama of adv for plaintiff

Memorandum of address

List of documents.

Adv. for the plaintiff tendered draft notice of motion alongwith affidavit in support.

Leave to register N/M granted.

Mr.Thoart the ld adv. for the plaintiff submitted that the plaintiff are in possession of the premises and their possession may be protected. Smt. Bhamabhata the ld adv. for defendant submitted that she wants to take instruction and she will make the submission after seeking instruction.

Adj for ad interim 17.11.14.


Judge

17-11-2014 CORAM:H.H.J.SHRI.P.C.BAVASKAR (C.R.NO.1)

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

Adv. Smt. Bhamabhata for defendant present.

KB Later on

Same appearance.

Heard both the sides on ad interim

Adj for ad interim to 18.11.14.


Judge

10.11.2014 CORAM H.H.J. SHRI P.C. BAVASKAR (C.R.NO.1)
2638/14 Adv. 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 transferred 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 been 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 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 in meeting held on 28.2.2012 has accorded sanction to sale of suit property to plaintiff. There is mentioned in deed of assignment 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 submitted that the documents are forged, has not produced any evidence to disbelieve these documents.

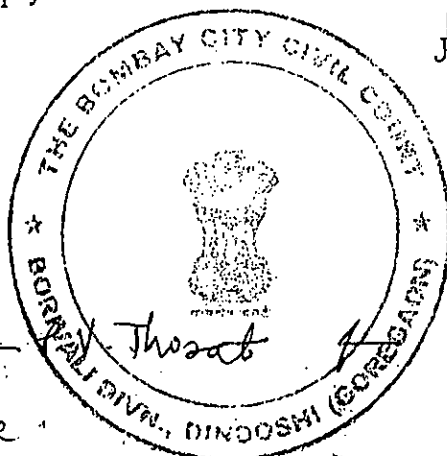
Hence ad interim granted as follows:-

Order

1. The defendants, their agents and servants are restrained from causing interference and obstruction to plaintiff's possession till next date.
2. The plaintiff to produce dated photographs of suit property on next date.

Adj for filing reply to NM to 26.11.14.

Judge



Checked by -

Thosab

Thosab

Assistant Registrar

Bombay City Civil and Sessions Court

Greater Bombay

Seal

This

20 NOV 2014

CERTIFIED TRUE COPY

20 NOV 2014

Registrar

City Civil Court, Bombay

Borivali Division at

Dindoshi (Goregaon)

Back**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



Thursday, May 31, 2012

5:16:06 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 6090

गावाचे नाव विलेपार्ले

दिनांक 31/05/2012

दस्तऐवजाचा अनुक्रमांक वदर1 - 06049 - 2012

दस्ता ऐवजाचा प्रकार भाडेपटाचे हस्तांतरण

सादर करणाराचे नाव: वीमिंग इन्फ्रास्ट्रक्चर्स प्रा लि चे ऑथो. सिग्नेटरी प्रियांक कुमार पांडे

नोंदणी फी	30000.00
नक्कल (अ. 11(1)), घुटांपत्तीची नक्कल (अ. 11(2)),	1000.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (50)	
एकूण रु.	31000.00

आपणास हा दस्त अंदाजे 5:30PM ह्या वेळेस मिळेल

दुय्यम निबंधक
अंधेरी 1 (वांद्रा)

बाजार मूल्य: 216342500 रु. मोबदला: 216342500 रु.

भरलेले मुद्रांक शुल्क: 10817500 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: अँक्सरीस बँक लि. मु. 53;

डीडी/धनाकर्ष क्रमांक: 034343; रक्कम: 30000 रु., दिनांक: 30/05/2012

दुय्यम निबंधक अंधेरी-१,
मुंबई - पनगर जिल्हा

REGISTERED ORIGINAL DOCUMENT
RECEIVED ON 9/6/2012

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

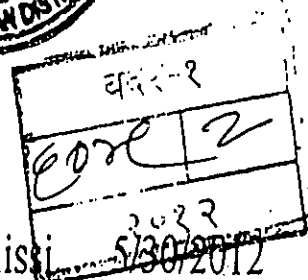
Account Id mhshcil01

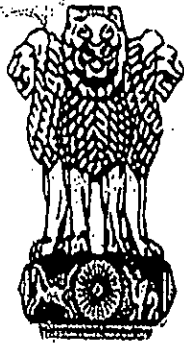
Receipt Id RECIN-MMMHSHCIL0108613790175555K

Account Name SHCIL-MAHARASHTRA

Receipt Date 30-MAY-2012

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

Vinay. Suf.<https://www.shcilestamp.com/eStampIndia/submission/Submission>

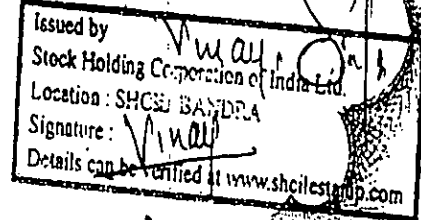


सत्यमेव जयते

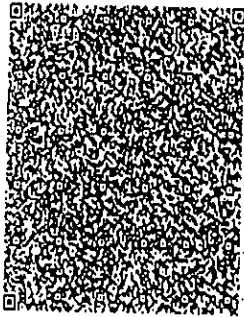
INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp



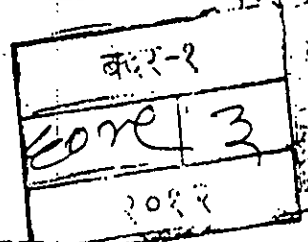
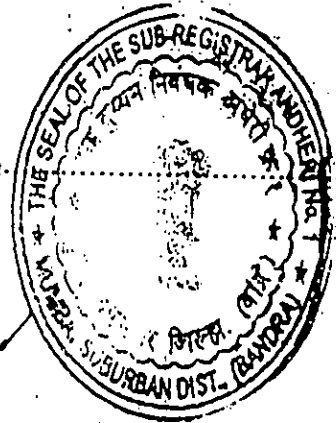
Certificate No. : IN-MH08949985720562K
 Certificate Issued Date : 30-May-2012 04:56 PM
 Account Reference : SHCIL (FI) mhs01011 BKC/ MH-MSU
 Unique Doc. Reference : SUBIN:MHMHS010109618286417566K
 Purchased by : BEAMING INFRADEVELOPERS PVT LTD
 Description of Document : Article 25(b)to(d) Conveyance
 Property Description : Divya Drishti Plot No.1 Swastik CHSL N.S.Rd No.1 JVPD Scheme Vile Parle W M-56 CTS-256
 Consideration Price (Rs.) : 20,00,00,000
 (Twenty Crore only)
 First Party : PACL Ltd Formerly Known as PACL India Ltd
 Second Party : BEAMING INFRADEVELOPERS PVT LTD
 Stamp Duty Paid By : BEAMING INFRADEVELOPERS PVT LTD
 Stamp Duty Amount(Rs.) : 1,08,13,000
 (One Crore Eight Lakh Thirteen Thousand only)



Please write or type below this line.

Priyanka

Priyanka



ZK 0001913947

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised 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.shcilestamp.com

21 (21)

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

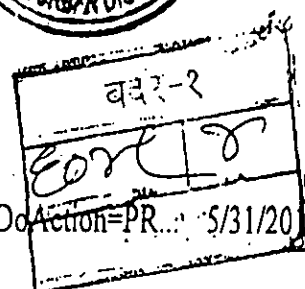
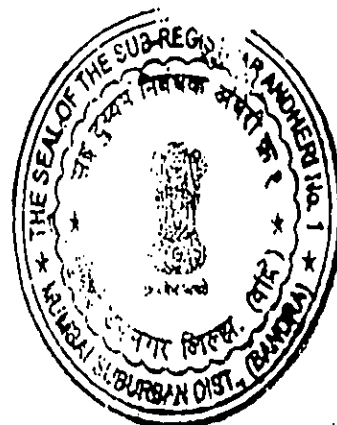
Account Id mhshcil01

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 Number 000005	Instrument Amount 4500 (Four Thousand Five Hundred only)
Drawn Bank Details	
Bank Name Axis Bank	Branch Name veera Desai Rd
Out of Pocket Expenses 0.0 ()	


<https://www.shcilestamp.com/eStampIndia/submission/SubmissionServlet?rDoAction=PR...> 5/31/2012



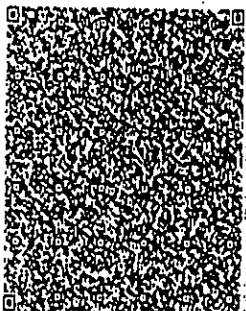
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by: Kirti
Stock Holding Corporation of India Ltd
Location: B. 102, P. 102
Signature: Kirti
Details can be verified at www.shcilestamp.com

Base Certificate No. : IN-MH08948365720562K
Certificate No. : IN-MH08967912735048K
Certificate Issued Date : 31-May-2012 04:01:13PM
Account Reference : SHCIL (FII) mhshe1011 BKC/ MH-MSU
Unique Doc. Reference : SUBIN-MHMHSHCIL0109640756308150K
Purchased by : BEAMING INFRADEVELOPERS PVT LTD
Description of Document : Article 25(b) to (d) Conveyance
Property Description : Divya Drishti Plot No. 1 Swastik CHSL N.S. Rd No. 1 JVPD
Scheme-Vile Parle W.M-56 CTS-256
Consideration Price (Rs.) : 20,00,00,000
(Twenty Crore only)
First Party : PACL Ltd Formerly Known as PACL India Ltd
Second Party : BEAMING INFRADEVELOPERS PVT LTD
Stamp Duty Paid By : BEAMING INFRADEVELOPERS PVT LTD
Stamp Duty Amount (Rs.) : 4,500
(Four Thousand Five Hundred only)



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वर्कर-१
EORLY
ZK 0001913956

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised 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.shcilestamp.com



Stock Holding Corporation of India Limited

23

119

Date: 31 May, 2012

Sub Registrar
Andheri I

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

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 considereation amount as Rs 20,00,00,000 has also checked the Preview and signed the same. We have printed E-stamp certificate as per the said document.

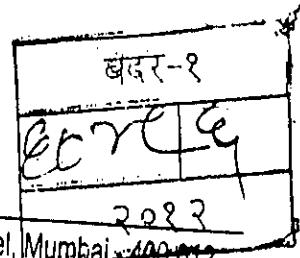
Further, they have realised their mistake. The correct considereation amount should as Rs21,63,42,500 . Kindly consider the same.

This is for your information.

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



Kirti Mestry
Sheil Bandra



Registered Office : 301, Centre Point, Dr. Babasaheb Ambedkar Road, Parel, Mumbai - 400 012.
Phone : 91-22-6177 9400 to 09, Fax : 91-22-6177 9022
Website : www.shcil.com

DEED OF ASSIGNMENT

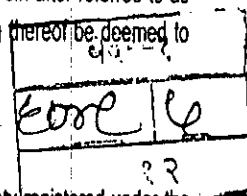
THIS INDENTURE made at Mumbai this 30th day of May in the Christian Year Two Thousand Twelve,

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 include its successors and assigns) of the ONE PART.

AND

BEAMING INFRADEVELOPERS PRIVATE LIMITED Company registered under the provisions of the Companies Act 1956, having its registered office at Row House No. 1 Goldfield Enclave Society, South Main Road, Vidyut Nagar, Koregaon Park, Pune-411001 Maharashtra. through its Authorised Signatory Mr. Priyank Kumar Pandey as per the Board Resolution passed at the meeting of the Board of Directors held on 30th May 2012 hereinafter referred to as "THE ASSIGNEE" (which expression shall unless it be repugnant to the context or meaning thereof be 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").

[Handwritten signatures]

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 Shantaben 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 999 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 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 25th Day of November 1997, leaving her surviving heirs i.e her sons Ravindra Balwantrai Desai, Ashok Balwantrai Desai and Yogesh Balwantrai Desai and her daughter Minakshi Balwantrai 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 Balwantrai 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 to the name of Ashok Balwantrai Desai on 3rd February, 1998.

And WHEREAS by a deed of Assignment dated 15th July, 2004 registered with the Registrar of Assurances under Serial No. BDR-1/5991 of 2004, the said Desais, 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 One Shri Natvarlal J Mehta, Pooja Natvarlal Mehta and Upen Natvarlal Mehta (herein after referred to as "the said Natvarlal J Mehta & Ors" for the consideration and subject 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 30th July, 2004.

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 Annexure "B".

[Handwritten signatures]
2

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 Natvarlal 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 Chhotatal Ajmera, Mrs Sonali Atul Ajmera and Master Mayur Sanjay Ajmera (a minor through his father and natural guardian Mr. Sanjay Chhotatal Ajmera).

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

AND WHEREAS the said Veena Chhotatal Ajmera died intestate leaving her surviving heirs i.e her husband Mr Chhotatal Shamalji Ajmera, her Son Sanjay Chhotatal Ajmera, her son Atul Chhotatal Ajmera, her Daughter Sonal Chhotatal 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 registered with the Sub-Registrar of Assurances under Serial No. BDR-1/07081 of 2010, (1) Mrs Sonali Atul Ajmera (2) Master Mayur Sanjay Ajmera (minor through his father and natural Guardian Sanjay Chhotatal Ajmera) (3) Mr Chhotatal Shamalji Ajmera (4) Mr Sanjay Chhotatal Ajmera (5) Mr Atul Chhotatal Ajmera (6) Sonal Chhotatal Ajmera (3 to 6 being legal heirs and representatives of Late Mrs Veena Chhotatal 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 standing thereon more particularly described in the Schedule hereunder written.

AND WHEREAS the said Plot, the said building thereon and the premises therein and vacant and all the physical possession of the Assignors and on other person, firm, company or any third party has any right or interest whatsoever therein or any part thereof and /or 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 thereon and the premises therein are free from all encumbrances and the Assignors are entitled to deal with and dispose of the same in such manner as they may deem fit.

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 in favour of the Assignee herein.

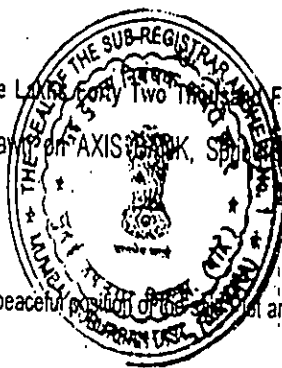
AND WHEREAS the Assignors have agreed to assign and transfer to the Assignee the lease hold rights in respect of the said Plot, for the residue unexpired period of the said lease granted by the Lessor (being the said society) alongwith the vacant building Known as "DIVYA DRISHTI" standing on the said 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,

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.

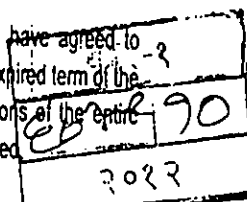
- a) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001634 dated 15/06/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- b) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001635 dated 25/06/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- c) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001636 dated 05/07/2012 drawn on AXIS BANK, Springfields Branch, 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.
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- 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.
- 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 Lakhs Forty Two Thousand Five Hundred only) vide cheque no. 001645 dated 30/08/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.



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

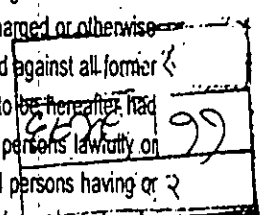
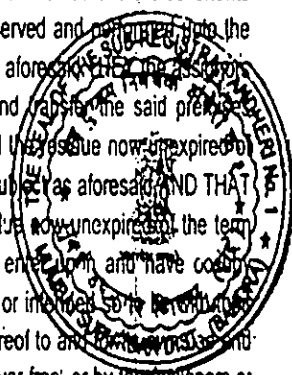
AND WHEREAS in the circumstances aforesaid, at the request of the Assignee the Assignors have agreed to execute a Deed of Assignment of the lease hold rights in respect of the said Plot for the residue unexpired term of the demised period, the said Shares of the said Society pertaining thereto and the 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 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



Signature *2022*

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 Mumbai, 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 Annexure "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, fences, 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, property, 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 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 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 covenant 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 performed up to the date of these presents AND THAT notwithstanding any such act, deed, matter or thing aforesaid the Assignors now have in themselves good right full power and absolute authority to assign and transfer the said premises hereinbefore assigned and transferred or expressed to be UNTO the Assignee for all the residue now unexpired of the said term of 999 (nine hundred ninety-nine) years granted by the said lease and subject as aforesaid AND THAT it shall be lawful for the Assignee from time to time and at all times during the residue now unexpired of the term granted by the said lease and any renewal thereof peacefully and quietly to hold enter upon and have possession possess and enjoy the said premises hereby assigned and transferred or expressed or intended so to be with all appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for the use and 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 otherwise by 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 already to be hereafter had made, created, executed, occasioned or suffered by the Assignors or by any other person or persons lawfully or equitably claiming from under or in trust for the Assignors AND further that the assignors and all persons having or lawfully or equitably claiming from the estate, right, title or interest at law or in equity in the said premises 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 further 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



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:-

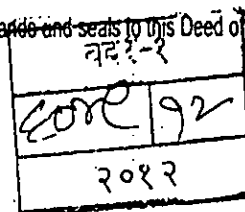
The PAN number of the parties as follows:

PACL LIMITED: AAACP4032A

BEAMING INFRADEVELOPERS PRIVATE LIMITED: AAECB9399N



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals 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 465.00 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 Municipal Rates 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

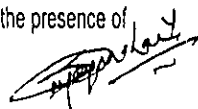
Pursuant to Resolutions passed at the

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





Prakash



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

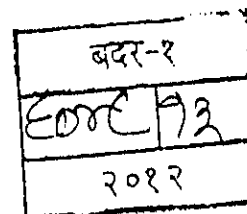
Held on the 30th day of May 2012 through its

Authorized Signatory Mr. Priyank Kumar Pandey

In the presence of

Priyank

Priyank



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)

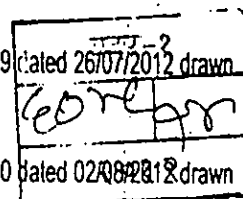
Has been paid by PDC cheques drawn on

Axis Bank

Bearing the following particulars

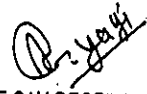


- a) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001634 dated 15/06/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- b) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001635 dated 25/06/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
- c) Rupees 2,00,00,000/- (Rupees Two Crores only) vide cheque no. 001636 dated 05/07/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.
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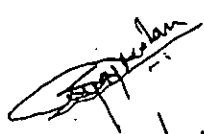


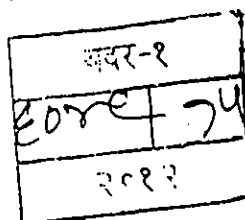
k) Rupees 1,63,42,500/- (Rupees One Crore Sixty Three Lakhs Forty Two Thousand Five Hundred only) vide cheque no. 001645 dated 30/08/2012 drawn on AXIS BANK, Springfield Branch, Andheri West.

WITNESSES


WE SAY RECEIVED

ASSIGNORS



DATE
 दिनांक 15 06 2012
 D D M M Y Y Y Y

109

PAY PACCL Ltd OR BEARER / या धारक को

RUPEES Five Crore Only
 रुपये

अदा करें ₹ 2,00,00,000/-

A/C NO. 912020018897328
 CANOR 415260

For DEAMING INFRADEVELOPERS PRIVATE LIMITED

[Signature]
 Authorised Signatory(ies)
 Please sign above

⑈001634⑈ 400211037⑈ 415260⑈ 11

DATE
 दिनांक 25 06 2012
 D D M M Y Y Y Y

PAY PACCL Ltd OR BEARER / या धारक को

RUPEES Five Crore Only
 रुपये

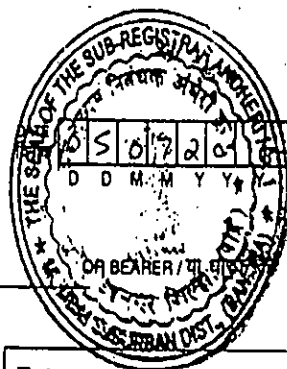
अदा करें ₹ 2,00,00,000/-

A/C NO. 912020018897328
 CANOR 415260

For BEAMING INFRADEVELOPERS PRIVATE LIMITED

[Signature]
 Authorised Signatory(ies)
 Please sign above

⑈001635⑈ 400211037⑈ 415260⑈ 11



PAY PACCL Ltd OR BEARER / या धारक को

RUPEES Five Crore Only
 रुपये

अदा करें ₹ 2,00,00,000/-

A/C NO. 912020018897328
 CANOR 415260

For BEAMING INFRADEVELOPERS PRIVATE LIMITED

बदर-१
 ६०९६०९
 २०१२

[Signature]
 Authorised Signatory(ies)
 Please sign above

⑈001636⑈ 400211037⑈ 415260⑈ 11



AXIS BANK LTD

SPRINGFIELDS, MUMBAI (MH), MUMBAI, 400093
IFS CODE - UTIB0000415

New Account

DATE
दिनांक

12 07 2014
D D M M Y Y Y Y

34

168

PAY

PACL Ltd

OR BEARER / या धारक को

RUPEES
रुपये

Time Grace Only

अदा करें

₹ 20,00,000/-

A/C NO.

912020018897328

CANOR 415280

For BEAMING INFRADEVELOPERS PRIVATE LIMITED

[Signature]

Authorised Signatory(ies)
Please sign above

⑈001637⑈ 400211037⑈ 415280⑈ 11



AXIS BANK LTD

SPRINGFIELDS, MUMBAI (MH), MUMBAI, 400093
IFS CODE - UTIB0000415

New Account

DATE
दिनांक

19 07 2012
D D M M Y Y Y Y

PAY

PACL Ltd

OR BEARER / या धारक को

RUPEES
रुपये

Time Grace Only

अदा करें

₹ 20,00,000/-

A/C NO.

912020018897328

CANOR 415280

For BEAMING INFRADEVELOPERS PRIVATE LIMITED

[Signature]

Authorised Signatory(ies)
Please sign above

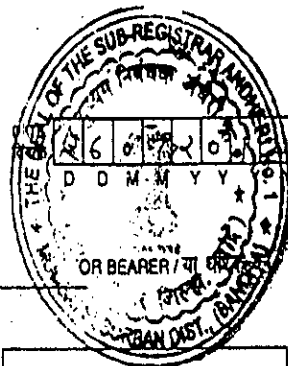
⑈001638⑈ 400211037⑈ 415280⑈ 11



AXIS BANK LTD

SPRINGFIELDS, MUMBAI (MH), MUMBAI, 400093
IFS CODE - UTIB0000415

New Account



PAY

PACL Ltd

OR BEARER / या धारक को

RUPEES
रुपये

Time Grace Only

अदा करें

₹ 20,00,000/-

A/C NO.

912020018897328

CANOR 415280

बंदर-१

For BEAMING INFRADEVELOPERS PRIVATE LIMITED

2012

[Signature]

Authorised Signatory(ies)
Please sign above

⑈001639⑈ 400211037⑈ 415280⑈ 11

AY PACCL Ltd. OR BEARER / या धारक को

RUPEES Five Crore Only
 रुपये

अदा करें ₹ 2,00,00,000/-

A/C NO. 912020018897328
 CANOR 415260

For BEAMING INFRADEVELOPERS PRIVATE LIMITED

[Signature]
 Authorised Signatory(ies)
 Please sign above

⑈001640⑈ 400211037⑈ 415260⑈ 11

AY PACCL Ltd. OR BEARER / या धारक को

RUPEES Five Crore Only
 रुपये

अदा करें ₹ 2,00,00,000/-

A/C NO. 912020018897328
 CANOR 415260

For BEAMING INFRADEVELOPERS PRIVATE LIMITED

[Signature]
 Authorised Signatory(ies)
 Please sign above

⑈001641⑈ 400211037⑈ 415260⑈ 11

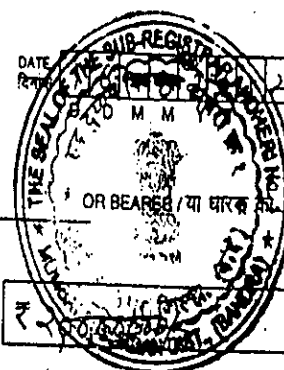
AY PACCL Ltd. OR BEARER / या धारक को

RUPEES Five Crore Only
 रुपये

अदा करें ₹ 2,00,00,000/-

A/C NO. 912020018897328
 CANOR 415260

For BEAMING INFRADEVELOPERS PRIVATE LIMITED



बंदर-8
 2012

[Signature]
 Authorised Signatory(ies)
 Please sign above

⑈001642⑈ 400211037⑈ 415260⑈ 11

AXIS BANK LTD
 SPRINGFIELDS, MUMBAI (MH), MUMBAI, 400093
 IFS CODE - UTIB0000415

New Account

DATE 23082011
 दिनक D D M M Y Y Y Y

PAY PACL Ltd OR BEARER / या धारक को

RUPEES Four Crore Only
 रुपये

अदा करें ₹ 20000000/-

A/C NO. 912020018897328
 CANOR 415260

For BEAMING INFRADEVELOPERS PRIVATE LIMITED

[Signature]

Authorised Signatory(ies)
 Please sign above

⑈001643⑈ 400211037⑈ 415260⑈

AXIS BANK LTD
 SPRINGFIELDS, MUMBAI (MH), MUMBAI, 400093
 IFS CODE - UTIB0000415

New Account

DATE 30082011
 दिनक D D M M Y Y Y Y

PAY PACL Ltd OR BEARER / या धारक को

RUPEES One Crore Sixty three lakh
 रुपये

forty two thousand five hundred only

₹ 1,63,42,500/-

A/C NO. 912020018897328
 CANOR 415260

For BEAMING INFRADEVELOPERS PRIVATE LIMITED

[Signature]

Authorised Signatory(ies)
 Please sign above

⑈001645⑈ 400211037⑈ 415260⑈



बदर-१
 2012

DUPLICATE CERTIFICATE

No. 075

SHARE CERTIFICATE

Reg. Folio No. 1

No. of Shares TWO

THE SWASTIK CO-OPERATIVE HOUSING SOCIETY LIMITED

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

(Registered under Section 10 of Bombay Act VII of 1925)

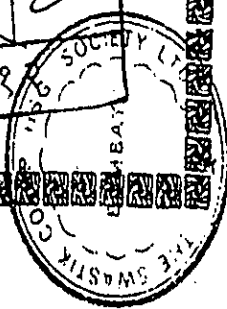
AUTHORISED CAPITAL RS. 1,00,000. DIVIDED INTO 2000 SHARES OF RS. 50/- EACH.

This is to Certify that Shri/Smt. SHANTABEN BALWANTRAI DESAI
of Plot No. ONE Road No. ONE E.V.P.D. Scheme Vile-Parle
(West), Bombay-400 056 is/are the Registered Holder/s of 2 fully
paid-up Shares of Rupees FIFTY each numbered from 1 to 2
both inclusive, in THE SWASTIK Co-operative Housing Society Limited subject
to the By-laws of the Society.



Rs. 100/-
603/27

Given under the Common Seal of the said Society at
Bombay, this 12th day of JUNE 1991



M. G. Com. Member

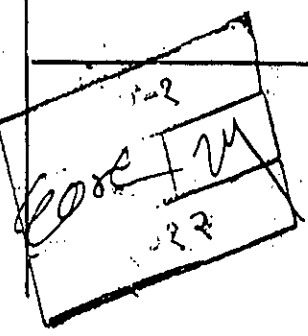
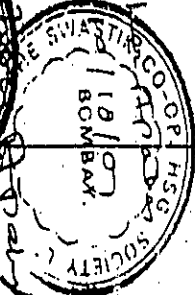
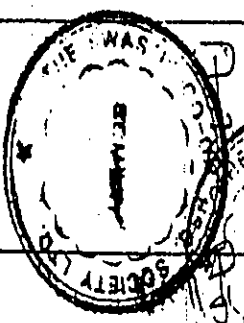
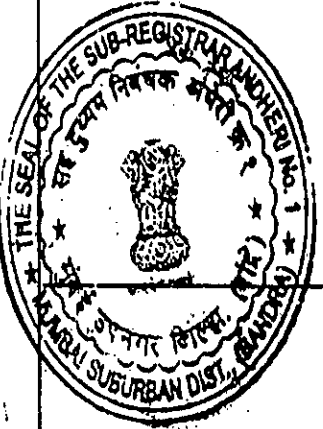
M. G. Com. Member

Chairman

Hon. Secretary

MEMORANDUM OF TRANSFERS OF THE WITHINMENTIONED SHARES

Date of Transfer	Transfer No.	To whom Transferred	Register Folio	Signature Chairman Secretary	Seal of Society
3-2-98	1/98	Shri Ashok Balwant Rai Desai	1	Ashok A. Patil	OP. HSG. SOCIETY BOMBAY
30-7-04	8/04	Shri Natwarlal J. Mehta. It. with Shri Hiten Natwarlal Mehta. Rishi Upen Natwarlal Mehta.	1	Ashok A. Patil 10/10/03	OP. HSG. SOCIETY BOMBAY
12-9-07		Smt. Veena Chhatralal Ajimbe It. with Smt. Sonali Atul Ajimbe Master Shri Mayur Sanjay Ajimbe	95		OP. HSG. SOCIETY BOMBAY
13-5-2011		PACL India Ltd. Authorized representative Shri Tulsi Ram Manjit Singh Thakur	106		



DUPLICATE CERTIFICATE

Nº 075

SHARE CERTIFICATE

Reg. Folio No. 1

No. of Shares TWO

THE SWASTIK CO-OPERATIVE HOUSING SOCIETY LIMITED

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

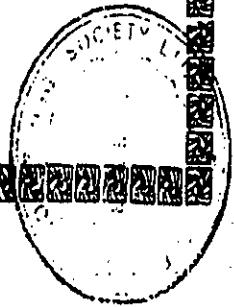
(Registered under Section 10 of Bombay Act VII of 1925)

AUTHORISED CAPITAL Rs. 1,00,000. DIVIDED INTO 2000 SHARES OF Rs. 50/- EACH.

This is to Certify that Shri/Smt. SHANTABEN BALWANTRAI DESAI of Plot No. ONE Road No. ONE J. V. D. Scheme Vile-Parle (West). Bombay-400 056 is/are the Registered Holder/s of 2 fully paid-up Shares of Rupees FIFTY each numbered from 1 to 2 both inclusive, in The Swastik Co-operative Housing Society Limited subject to the By-laws of the said Society.

Rs. 100 = 00

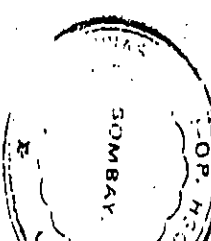
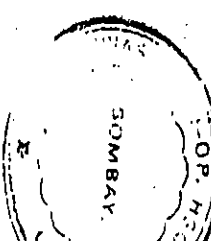
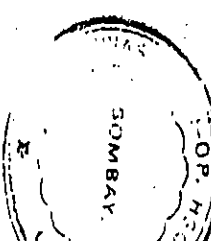
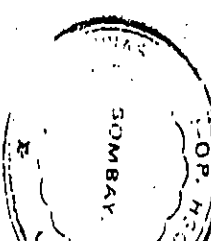
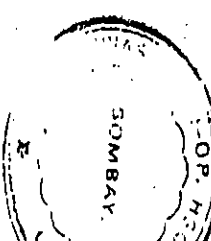
Given under the Common Seal of the said Society at Bombay, this 12th day of JUNE 1991



Mg. Com. Member

Hon. Secretary Chairman

MEMORANDUM OF TRANSFERS OF THE MENTIONED SHARES

Date of Transfer	Transfer No.	To whom Transferred	Register Folio	Signature Chairman Secretary	Seal of Society
24.8.98	1/98	Shri Ashok Balwant Rai Desai	1	Ashok A. Desai	
20.7.04	2/04	Shri Natwarlal J. mehta Jt. with Shri Hiren Natwarlal mehta Rishi Upen Natwarlal mehta	1	Ashok A. Desai	
13.1.07		Smt. Veena Chhatralal Ajimeda Jt. with Smt. Sonali Atul Ajimeda Master Shri Mayur Sanjay Ajimeda	95	Ashok A. Desai	
1.1.11		PACL India Ltd. Authorized representative Shri Tulsi Ram Marjit Singh Thakur	106	Ashok A. Desai	
24.6.2012	5/12	Beaming Infra developers Private Limited. Authorized Representative: Shri Rajyank Kumar Pandey	110	Ashok A. Desai	

विभाग/मौजे -- विलेपार्ले(प)

तालुका/न.भू.मा.का. -- न.भू.अ.विलेपार्ले

जिल्हा -- मुंबई महानगर जिल्हा

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार क्रमांक/स.प्लॉ.नं. चौ.मी.

शासनाला दिलेल्या अकराव्या कक्षा पाहण्याचा तपशील अग्रेच्या फॅटमध्ये देण्यात येईल

२५६

२५६

चौ.मिटर.
४६५.८

[C-I]
C

रु.३१.१६

ता.०१-०८-६३ ते ३१-०७-७०

सुविधाधिकार

हक्काचा मुळ धारक वर्ष

स्वस्तिक को.ऑपरेटिव्ह हाऊसिंग सोसायटी लि.खरेदीने - सि.स.नं.१५० प्रमाणे.

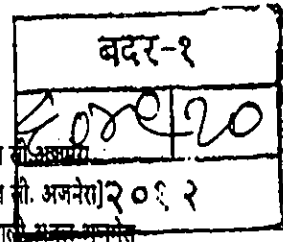
पट्टेदार

[श्रीमती.शान्ताबेन बी.देसाई]
[१९९९ वर्षाच्या कराराने.]

इतर भार

इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
०८/०२/१९७०	भा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स. च्या १९५८ अंमलबजावणी कायदानुसार व भा.स.च्या नाणी संबंधी कायदानुसार क्षेत्र आकाराचे रूपांतर केले.			सही - १९७०-०२-०९ वि.मि.मि.भू.५० अ.(६)कुलाबा क
२९/०७/१९७०	विनशेती सारा बसविलेबद्दल मे.अ.डी.डी.सी.अंदेरी यांचे कडील दु.दु.नं.ADC-LNDC-४९३० ता.०५-०२-७० प्रमाणे.क्षेत्र ५५४.			सही - १९७०-०२-०९ ३०.३३ ६.७५/०७/७० प्रमाणे
२८/०४/२००१	श्रीम.शान्ताबेन बी देसाई दि.२५/११/९७ रोजी मरत अर्ज ऑफिशियलकृत इंडेमिनिटी बॉण्ड मृत्युचा दाखला जबाबान्वये वारसांची नोंद केली.		[भाडेपट्टेदार] (१) अशोक बळवंतराय (२) राबिंद्र बळवंतराय (३) योगेश बळवंतराय (४) मिनाक्षी बळवंतराय	सही - १९७०-०२-०९ ३०.३३ ६.७५/०७/७० प्रमाणे
०९/०८/२००४	अर्ज,जबाब, अभिहस्तांतरण पत्र, भाडेपट्टा, सूची क्र II व न.भू.अ.विलेपार्ले यांचे कडील दिनांक १८/०४ चे आदेशान्वये अशोक बळवंतराय देसाई वगैरे ४ यांनी दस्तऐवज करून दिल्याने त्यांची नावे कमी करून दस्तऐवज करून घेणार यांची भाडेपट्टेदार म्हणून नावे दाखल केली.	नोंदणी क्रमांक ५९९१/२००४ दिनांक १५/७/०४	भाडेपट्टेदार (१) नटवरलाल जे.मेहता (२) हितेन एन्.मेहता (३) उपेन एन्.मेहता	के रफ्तार क्र.२९२ प्रमाणे सही - १८/२००४ न.भू.अ.विलेपार्ले
२५/०२/२००८	अर्ज,जबाब हस्तांतरण पत्र सूची क्र. २ व नगर भूमापन विलेपार्ले यांचे कडील दिनांक २५/०२/२००८ चे आदेशान्वये नटवरलाल जे मेहता २) हितेन एन्.मेहता ३) उपेन एन् मेहता यांनी दस्तऐवज करून दिल्याने त्यांची नावे कमी करून दस्तऐवज करून घेणार यांची भाडेपट्टेदार म्हणून नावे दाखल केली.	नोंदणी क्र. ४९५/२००७ दिनांक १६/१/२००७	भाडेपट्टेदार (१) श्रीम. विना सी.अजमेरा (२) श्री.अतुल सी. अजमेरा (३) श्रीम. सोनाली अजमेरा (४) मयूर संजय अजमेरा अ.पा.क. श्री.संजय सी.अजमेरा	के रफ्तार क्र.३९०/०८ सही - २५/०२/२००८ न.भू.अ.विलेपार्ले



42

मालमत्ता पत्रक

विभाग/मोजे -- विलेपार्ले(प)

तालुका/न.भू.मा.का. -- न.भू.अ.विलेपार्ले

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भुमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपसणीची नियत वेळ)

२५६ २५६

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
१५/०२/२०१०	मा.अधीक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा यांचकडील आदेश क्र. न.भू.सं.३अ/न.भू.अ.विपा(प)/फेरचाकशी क्र. २००/२००९ दिनांक १४/१/२०१० व न.भू.अ.विलेपार्ले यांचकडील दि.१५/२/२०१० चे आदेशान्वये न.भू.विलेपार्ले (प) येथील न.भू.क्र. २५६ या मळकत पत्रिकेवरील दि. २५/२/२००८ पे नोंदीतील 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 नावे कायम ठेऊन मयूर संजय अजमेरा यांचे नावासमोर अज्ञानपालन कर्ता म्हणून श्री.संजय सी. अजमेरा यांचे नांव दाखल केले.			फेरचाकरी क्र.५२७ प्रमाणे सही - १५/०२/२०१० न.भू.अ.विलेपार्ले

तपसणी करणारा -

खरी नक्कल

न.भू.अ.विलेपार्ले

मुंबई उपनगर जिल्हा



सत्य-प्रतिनिधि

नगर भुमापन अधिकारी, विलेपार्ले

५/११/११
नगर भुमापन २
६/११/११



विभाग/गौजे -- विलेपार्ले(प)

तालुका नं. पु. म. का. -- न. भू. अ. विलेपार्ले

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन शिट नंबर प्लॉट नंबर सत्र धारणाधिकार शासनाला दिलेल्या अक्षरणांक व नगर भूमापन तपशील आणि त्याच्या फेर ह्यांचा तपशील

कचक/का. स्त. नं. चो.मी. (C-I) रू. ३१.१६
२५६ ३५६ ४६५.८ C ता. ०१-०८-६३ ते ३१-०७-७०

सुविधाधिकार ---

हक्कांचा मुळ धारक स्वस्तिक को. ऑपरेटिव्ह हाऊसिंग सोसायटी लि. खरेदीने - सि. स. नं. १५० प्रमाणे.

पट्टेदार [श्रीमती. शान्ताबेन बी. देसाई]
[१९९ वर्षाच्या कराराने.]

इतर भार ---

इतर शी ---

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
०८/०१/१९७०	मा. स. च्या १९५६ च्या ध्वजन मापाचे कायद्यालगत म. रा. स. च्या १९५८ अंमलबजावणी कायद्यानुसार व भा. स. च्या नाणे संवेधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			सही १९००-०२-०१ वि. नि. नि. पु. x Yo म. (र) कृ. ला. का. k
२९/०७/१९७०	विनशेती सारा बसविलेबद्दल मे. अं. डी. डी. सी. अंदरे यांचे कडोल इ. ड. नं. ADC-LNDC-४९३० ता. ०५-०२-७० प्रमाणे क्षेत्र ५५४.			
२८/०४/२००१	श्रीम. शान्ताबेन बी देसाई दि. २५/११/९७ रोजी मयत अर्ज अॅफिडेव्हिटकृत इडेमिनिटी बॉण्ड मृत्युचा दाखला जबाबान्वये वारसांची नोंद केली.		(भाडेपट्टेदार) (१) अशोक बळवंतराय देसाई (२) विद्वत् बळवंतराय देसाई (३) योगेश बळवंतराय देसाई (४) मिनाक्षी बळवंतराय देसाई	के. रमेश चंद्र प्रमाणे २८/०४/२००१ न. भू. अ. विलेपार्ले
०९/०८/२००४	अर्ज, जबाब, अभिहस्तांतरण पत्र, भाडेपट्टा, सुची क्र II व न. भू. अ. विलेपार्ले यांचे कडील दिनांक १८/०४ चे आदेशान्वये अशोक बळवंतराय देसाई यांने ४ यांनी दस्तऐवज करून दिल्याने त्यांची नावे कमी करून दस्तऐवज करून घेणार यांची भाडेपट्टेदार म्हणून नावे दाखल केली.	नोंदणी क्रमांक ५९९१/२००४ दिनांक १५/७/०४	भाडेपट्टेदार १) नटवरलाल जे. मेहता २) हितेन एन. मेहता ३) उपेन एन. मेहता	को. रमेश चंद्र २१२२ प्रमाणे सही २८/०४/२००४ न. भू. अ. विलेपार्ले
२५/०२/२००८	अर्ज, जबाब हस्तांतरण पत्र सुची क्र. २ व नगर भूमापन विलेपार्ले यांचे कडील दिनांक २५/०२/२००८ चे आदेशान्वये नटवरलाल जे मेहता २) हितेन एन. मेहता ३) उपेन एन मेहता यांनी दस्तऐवज करून दिल्याने त्यांची नावे कमी करून दस्तऐवज करून घेणार यांची भाडेपट्टेदार म्हणून नावे दाखल केली.	नोंदणी क्र. ४९५/२००७ दिनांक १६/१/२००७	भाडेपट्टेदार १) श्रीम. विना सी. अजमेरा २) श्री. अतुल सी. अजमेरा ३) श्रीम. सोनाली अतुल अजमेरा ४) मयूर संजय अजमेरा अ. पा. क. श्री. संजय सी. अजमेरा	को. रमेश चंद्र ३१००८ सही २५/०२/२००८ न. भू. अ. विलेपार्ले

(१४)

४४

भाग/मौजे -- विलेपार्ले(प)

तालुका/न.भू.मा.का. -- न.भू.अ.विलेपार्ले

जिल्हा -- मुंबई उपनगर जिल्हा

प्र. क्र.पुनर्मा	शिट नंबर	फाट नंबर	क्षेत्र	धारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीचा निवत वेळ)
२५६	-२५६		चौ.मो.		

क्र.	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
१५/०२/२०१०	मा.अधीक्षक भूमि अपिलेख, मुंबई उपनगर जिल्हा यांचकडील आदेश क्र. न.भू.सं.३३५/न.भू.अ.विपा(प)/फेरबौकरी क्र. २००/२००९ दिनांक १४/१/२०१० व न.भू.अ.विलेपार्ले यांचकडील दि.१५/२/२०१० चे आदेशान्वये न.भू.विलेपार्ले (प) येथील न.भू.क्र. २५६ या मिळकत पत्रिकेवरील दि. २५/२/२००८ चे नोंदीतील 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 नावे कायम ठेऊन मयूर संजय अजमेरा यांचे नावासमोर अज्ञानपालन कर्ता म्हणून श्री.संजय सी. अजमेरा यांचे नांव दाखल केले.			फेरकार क्र.५२७ प्रमाणे सही - १५/०२/२०१० न.भू.अ.विलेपार्ले

सहणी करणारा -

खरी नक्कल -

न.भू.अ.विलेपार्ले

मुंबई उपनगर जिल्हा

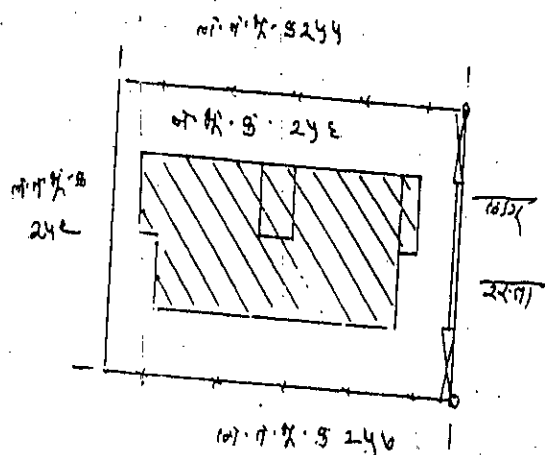
अजं क्रमांक १५/०२/२०१०
अजं-दाखल तारीख १५/०२/२०१०
नक्कल तारीख १५/०२/२०१०
नक्कल दिल्याची तारीख १५/०२/२०१०
नक्कल करणारा १५/०२/२०१०
नक्कल दिवस १५/०२/२०१०

सत्य-प्रतिलिपी

नगर प्रमाण अधिकारी, विलेपार्ले

वर्ग-१
२०१२

अर्णव :- श्री. राजभावाज् पुस्तकालय संस्था संपादन गृह भाषा शिक्षण परिसर
मेमोरिड पुस्तकालय संस्था क. ४५ पत्ता नं. ३. २५६ नकाशावा
कारणापूरणी वाचक.



- (१) सरकारी नवकरा सुद्ध तशी भुमापन आलेख/छापीस
आलेख/प्रमाणिकीकन देणेची जागेची आहे.
- (२) सरकारी नवकरा सुद्ध तशी भुमापन/देखणी जागेची
पत्ती देणेची जागेची आहे/प्रमाणिकीकन देणेची जागेची
आहे/प्रमाणिकीकन देणेची जागेची आहे.
- (३) सरकारी नवकरा देणेची जागेची नवकरापन दिवती
जागेची आहे/प्रमाणिकीकन देणेची जागेची आहे/प्रमाणिकीकन
देणेची जागेची आहे/प्रमाणिकीकन देणेची जागेची आहे.

विषय - सदा नमो भगवते वासुदेवाय

अजं कमाक ४८६७

अजं-दाखल बारीक ३१/३/११ .. नकलिया बहार १५५५ .. ३

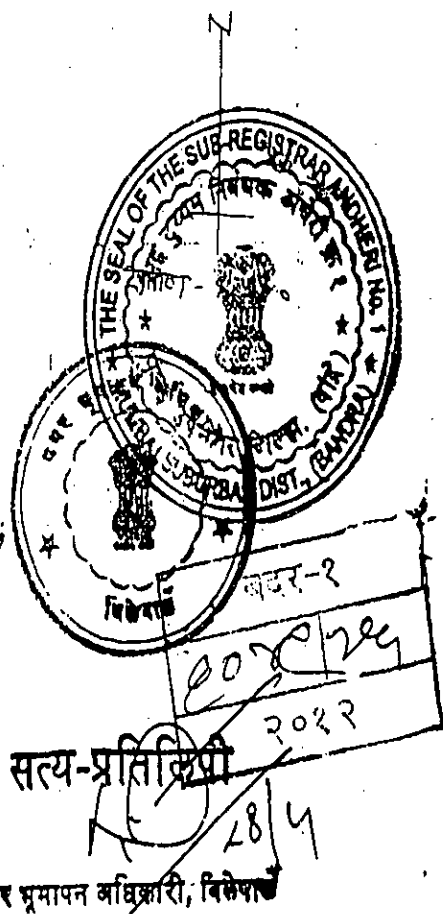
नकल तयार बारीक २५५५११ .. नकल बुन्क .. ४५५ ..

नकल किलपाथी बारीक ३१/५/११ .. नकल बुन्क .. ४५५ ..

नकल तयार करबा .. ४५५ ..

नकल नपासणा ..

३/४ २१/११
वरिष्ठ प्रमाण २
श. घ. अ. विज्ञान



BRIHANMUMBAI MAHANAGARPALIKA
NO. CE/8413/WS/AK

Ex: Engineer Bldg. Proposal (A)
J and K - Wards
Municipal Office, R. K. Parkar Mar
Bandra (West), Mumbai-400 056.

FULL OCCUPANCY CERTIFICATE - 6 AUG 2007

To,
Owner
Shri Natwarlal J. Melita & Others,
Hira Manek C.H.S. Ltd.,
48/D, Baptista Road,
Vile Parle (West)
Mumbai 400 056.

Sir,

The full development work of Residential cum Commercial building comprising of Basement (Storage) + Ground + 1st floor [Pl.] office + 1st [pl.] Residential + 2nd to 5th 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.S/322, may be occupied on the following conditions :

- 1) That the Cn. under section 270-A of B.M.C. Act shall be obtained from the Surveyor and a certified true copy of the same shall be submitted to the office within three months from the date of issue of occupations Cn.
- 2) Lift will not be operated with obtaining Lift Inspection Certificate.
- 3) Lift Cn. will be submitted within three months.

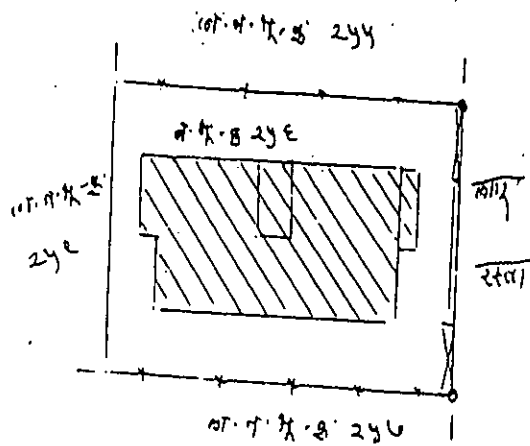
A set of certified completion plan is attached herewith.



608220
Young faithfully,

[Signature]
Executive Engineer Building Proposal
(Western Suburbs) KAV&J Wards

जर्णल - श्री राजनाथजी अहिरायांच्या मर्यादित मालकीच्या पुरविलेल्या जमिनीच्या २५६ नक्शासमि काढण्याची नक्का.

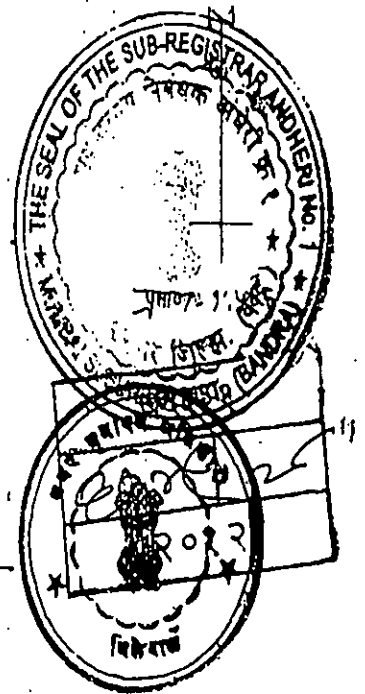


- (१) सदरची नक्का मूल मालक मर्यादित मालकीच्या पुरविलेल्या जमिनीच्या २५६ नक्शासमि काढण्याची नक्का.
- (२) सदरची नक्का मूल मालक मर्यादित मालकीच्या जमिनीच्या पुरविलेल्या जमिनीच्या २५६ नक्शासमि काढण्याची नक्का.
- (३) सदरची नक्का मूल मालक मर्यादित मालकीच्या जमिनीच्या पुरविलेल्या जमिनीच्या २५६ नक्शासमि काढण्याची नक्का.

नक्का मूल मालक मर्यादित मालकीच्या पुरविलेल्या जमिनीच्या २५६ नक्शासमि काढण्याची नक्का.

जमिनी कमाक ४८८८
 भज-दाखल बारीस ३१/३/११. नक्का मालक मर्यादित मालकीच्या पुरविलेल्या जमिनीच्या २५६ नक्शासमि काढण्याची नक्का.
 नक्का मालक मर्यादित मालकीच्या पुरविलेल्या जमिनीच्या २५६ नक्शासमि काढण्याची नक्का.
 नक्का मालक मर्यादित मालकीच्या पुरविलेल्या जमिनीच्या २५६ नक्शासमि काढण्याची नक्का.
 नक्का मालक मर्यादित मालकीच्या पुरविलेल्या जमिनीच्या २५६ नक्शासमि काढण्याची नक्का.

६/६/२०११
 परिपत्रक मर्यादित मालकीच्या पुरविलेल्या जमिनीच्या २५६ नक्शासमि काढण्याची नक्का.
 ड. ए. व., विलेपार



सत्य-प्रतिलिपी

मालक मर्यादित मालकीच्या पुरविलेल्या जमिनीच्या २५६ नक्शासमि काढण्याची नक्का.

BEAMING INFRADEVELOPERS PRIVATE LIMITED

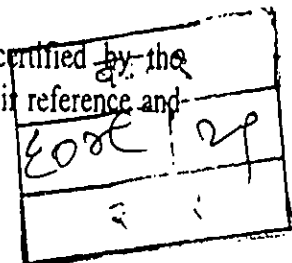
(99)

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

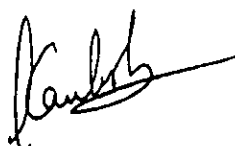
PURCHASE OF PROPERTY, DIVYA DRISHTI:

"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 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 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 whatsoever 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





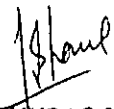
PACL LIMITED

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 Registrar/Sub 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





ESTD. 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.1 in the name of company, **BEAMING INFRADEVELOPERS PRIVATE LIMITED**, subject to complying and agreeing to the following terms and conditions: -

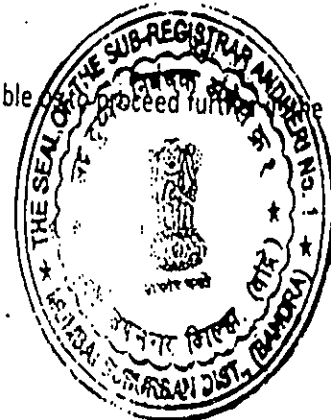
1. New member, **BEAMING INFRADEVELOPERS PRIVATE LIMITED.** will give a registered undertaking that they will not use more than 278.66 sq. yard area for commercial activity.
2. **BEAMING INFRADEVELOPERS PRIVATE LIMITED**, will not carry out activities like hotels and will not do any nuisance activity 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 to proceed further matter:

Thanking you,

yours faithfully,

For Swastik Co-operative Housing Society Ltd.
Hon. Secretary
Shri Ashok Patel



GOVERNMENT OF INDIA - MINISTRY OF CORPORATE AFFAIRS
Registrar of Companies, Rajasthan

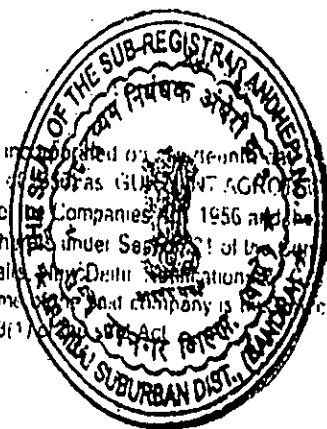
Fresh Certificate of Incorporation Consequent upon Change of Name

Corporate Identity Number U70101RJ1996PLC011577

In the matter of M/s PACL INDIA LIMITED

I hereby certify that PACL INDIA LIMITED which was originally incorporated on the twenty-first day of September, Nineteen Hundred-Ninety Six under the Companies Act, 1956 (No. 1 of 1956) as GUJARATI ACRYLIC INDUSTRIES LIMITED having duly passed the necessary resolution in terms of Section 21 of the Companies Act, 1956 and the approval of the Central Government signified in writing having been accorded thereunder under Section 21 of the Companies Act, 1956, read with Government of India, Department of Company Affairs, New Delhi, Notification No. R 507 (I) dated 24/06/1985 vide SRN B22303242 dated 12/10/2011 the name of the said company is hereby changed to PACL LIMITED and this Certificate is issued pursuant to Section 23(1) of the Companies Act, 1956.

Given at Jaipur this Twelfth day of October Two Thousand Eleven



Registrar of Companies, Rajasthan

*Note: The corresponding form has been approved by KACAS (KARNATAKA COMMERCE AND INDUSTRY) and has been digitally signed by the Registrar through a system generated digital signature under section 2(2) of the Companies (Digital Signatures and Authentication of Documents) Rules, 2006.

The digitally signed certificate can be verified at the Ministry website www.mca.gov.in

संस्थान: रजिस्ट्रार ऑफ कॉर्पोरेट अफेयर्स, राजस्थान, जयपुर

Mailing Address as per record available in Registrar of Companies office

PACL LIMITED
22, 3RD FLOOR, AMBER TOWER, SANSAR CHANDRA ROAD,
JAIPUR,
Rajasthan, INDIA



प्रारूप 1
पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U70100PN2012PTC142585

2011 - 2012

मैं एतद्वारा 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 मार्च, दो हजार बारह को पूणे में जारी किया जाता है।

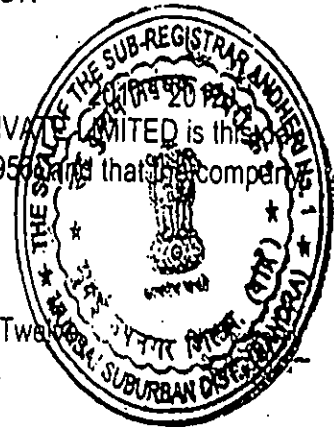
बदर-१
60003
२०१२

Form 1

Certificate of Incorporation

Corporate Identity Number : U70100PN2012PTC142585

I hereby certify that BEAMING INFRADEVELOPERS PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.



Given at Pune this Fifteenth day of March Two Thousand Two

Registrar of Companies, Maharashtra, Pune

कम्पनी रजिस्ट्रार, महाराष्ट्र, पूणे

*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:

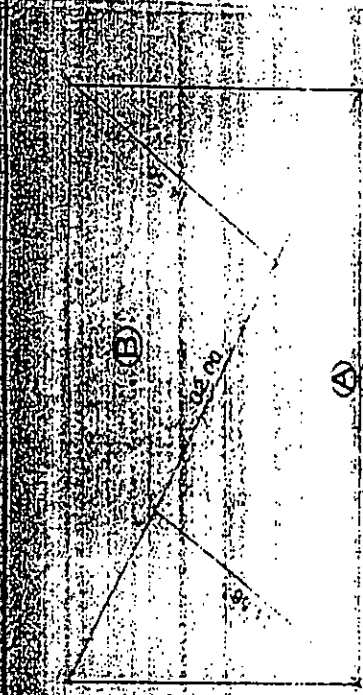
BEAMING INFRADEVELOPERS PRIVATE LIMITED

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

Pune - 411001,

Maharashtra, INDIA





PLOT AREA DIAGRAM

NET AREA STATEMENT

AT SURFACE	113.00	SQ.MT.
MIN. X 11.00	122.00	SQ.MT.
MAX. X 11.00	122.00	SQ.MT.
TOTAL AREA	113.00	SQ.MT.
AREA AVAILABLE	103.00	SQ.MT.

LINE DIA OF STAIRCASE LIFT & LIFT
LOBBY TAKEN IN FREE OFF F.S.I. FOR PREMIUM

STAIRCASE LIFT / LIFT AREA

A) 3.20 X 3.45 = 11.04 SQ.MT.

B) 3.20 X 3.45 = 11.04 SQ.MT.

1) 2.75 X 3.20 = 8.80 SQ.MT.

2) 2.75 X 3.20 = 8.80 SQ.MT.

3) 2.75 X 3.20 = 8.80 SQ.MT.

4) 2.75 X 3.20 = 8.80 SQ.MT.

NET AREA = 34.48 SQ.MT. (COMM.)

1ST STAIRCASE

2ND STAIRCASE

3RD STAIRCASE

4TH STAIRCASE

5TH STAIRCASE

6TH STAIRCASE

7TH STAIRCASE

8TH STAIRCASE

9TH STAIRCASE

10TH STAIRCASE

11TH STAIRCASE

12TH STAIRCASE

13TH STAIRCASE

14TH STAIRCASE

15TH STAIRCASE

16TH STAIRCASE

17TH STAIRCASE

18TH STAIRCASE

19TH STAIRCASE

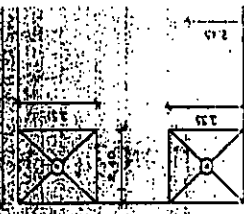
20TH STAIRCASE

CARPET AREA CALCULATION FOR COMMERCIAL ATGR FLR LVL

NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
1	2.45 X 3.20	SQ.MT.	7.84	10.34	81.06
2	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
3	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
4	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
5	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
6	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
7	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
8	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
9	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
10	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
11	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
12	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
13	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
14	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
15	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
16	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
17	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
18	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
19	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
20	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
21	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
22	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
23	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
24	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
25	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
26	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
27	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
28	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
29	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
30	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
31	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
32	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
33	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
34	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
35	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
36	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
37	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
38	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
39	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
40	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
41	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
42	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
43	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
44	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
45	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
46	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
47	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
48	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
49	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
50	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
51	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
52	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
53	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
54	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
55	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
56	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
57	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
58	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
59	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
60	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
61	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
62	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
63	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
64	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
65	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
66	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
67	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
68	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
69	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
70	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
71	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
72	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
73	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
74	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
75	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
76	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
77	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
78	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
79	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
80	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
81	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
82	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
83	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
84	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
85	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
86	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
87	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
88	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
89	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
90	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
91	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
92	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
93	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
94	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
95	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
96	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
97	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
98	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
99	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88
100	3.20 X 3.20	SQ.MT.	10.24	10.34	105.88

TOTAL AREA	113.00	SQ.MT.
NET AREA	103.00	SQ.MT.
GROSS AREA	113.00	SQ.MT.
AREA AVAILABLE	103.00	SQ.MT.





B/U AREA DIAGRAM

A	10.10	
B	10.10	
C	10.10	
D	10.10	
E	10.10	
F	10.10	
G	10.10	
H	10.10	
I	10.10	
J	10.10	
K	10.10	
L	10.10	
M	10.10	
N	10.10	
O	10.10	
P	10.10	
Q	10.10	
R	10.10	
S	10.10	
T	10.10	
U	10.10	
V	10.10	
W	10.10	
X	10.10	
Y	10.10	
Z	10.10	

GROUND FLOOR
1ST FLOOR (COMM.)
2ND FLOOR (COMM.)
3RD FLOOR (COMM.)
4TH FLOOR (COMM.)
5TH FLOOR (COMM.)
6TH FLOOR (COMM.)
7TH FLOOR (COMM.)
8TH FLOOR (COMM.)
9TH FLOOR (COMM.)
10TH FLOOR (COMM.)
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94TH FLOOR (COMM.)
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100TH FLOOR (COMM.)

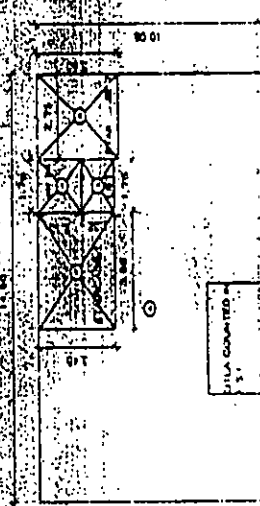
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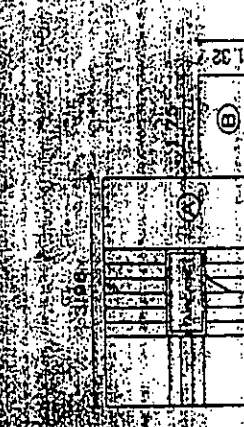
B/U AREA DIAGRAM (BASEMENT FLOOR AREA)
FOR BASEMENT FLOOR AREA

A	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
B	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
C	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
D	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
E	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
F	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
G	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
H	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
I	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
J	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
K	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
L	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
M	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
N	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
O	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
P	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
Q	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
R	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
S	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
T	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
U	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
V	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
W	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
X	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
Y	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
Z	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.



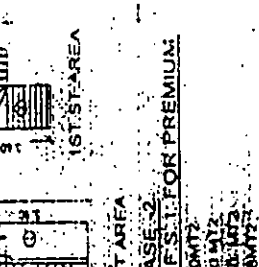
B/U AREA DIAGRAM (GROUND FLOOR)
FOR GROUND FLOOR AREA

A	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
B	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
C	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
D	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
E	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
F	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
G	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
H	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
I	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
J	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
K	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
L	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
M	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
N	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
O	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
P	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
Q	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
R	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
S	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
T	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
U	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
V	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
W	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
X	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
Y	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.
Z	14.56	X	10.00	X	1.00	=	145.60 SQ.MT.

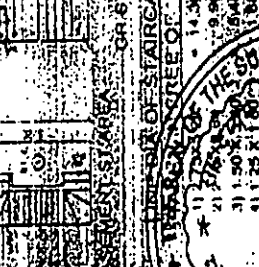


LINE DIA OF STAIRCASE LIFT & LIFT
LOBBY TAKEN IN REG. OF F.S. FOR PREMIUM
STAIRCASE-1, LIFT/LU AREA

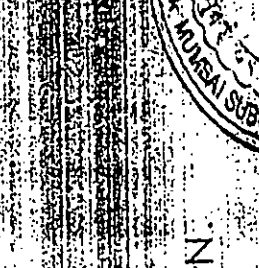
A	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.
B	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.
C	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.
D	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.
E	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.
F	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.
G	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.
H	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.
I	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.
J	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.
K	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.
L	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.
M	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.
N	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.
O	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.
P	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.
Q	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.
R	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.
S	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.
T	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.
U	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.
V	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.
W	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.
X	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.
Y	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.
Z	10.00	X	10.00	X	1.00	=	100.00 SQ.MT.



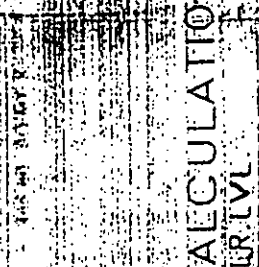
वर्कर-१
Core 3
2012
STAIRCASE-2, LIFT/LU AREA



STAIRCASE-2, LIFT/LU AREA
LINE DIA OF ST-3
LOBBY TAKEN IN REG. OF F.S. FOR PREMIUM
STAIRCASE-2, LIFT/LU AREA



STAIRCASE-2, LIFT/LU AREA
LINE DIA OF ST-3
LOBBY TAKEN IN REG. OF F.S. FOR PREMIUM
STAIRCASE-2, LIFT/LU AREA



STAIRCASE-2, LIFT/LU AREA
LINE DIA OF ST-3
LOBBY TAKEN IN REG. OF F.S. FOR PREMIUM
STAIRCASE-2, LIFT/LU AREA

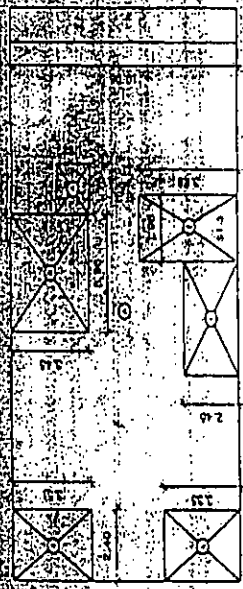


STAIRCASE-2, LIFT/LU AREA
LINE DIA OF ST-3
LOBBY TAKEN IN REG. OF F.S. FOR PREMIUM
STAIRCASE-2, LIFT/LU AREA

CE/78413/WS/AK/212

PROPOSED BALCONY AREA STATEMENT

A	AREA STATEMENT	650 SQ.MTS
1	GROSS AREA OF PLOT	5175.70
2	DEDUCTIONS FOR	
a	ROAD SET BACK AREA	
b	ANY RESERVATION	
	TOTAL (a + b + c)	
3	BALANCE AREA OF PLOT (1.2)	465.80
4	DEDUCTIONS FOR	
	15 % RECREATION GROUND ON BALANCE PLOT AREA	
5	BALANCE AREA OF PLOT (3.4)	
6	ADDITION FOR PERMISSIBLE	
7	TOTAL AREA (3.6)	
8	PERMISSIBLE	
9	PERMISSIBLE AVAILABLE IN CUE OF FLOOR	265.80
10	PERMISSIBLE FLOOR AREA (1.7 x 8) + 9	931.60
11	PROPOSED BALCONY AREA PER FLOOR	813.39
12	EXISTING FLOOR AREA	
13	EXCESS BALCONY AREA TAKEN INTO PLOT	1608.55
14	TOTAL BUILT UP AREA PROPOSED	991.31
15	F.S.I. CONSUMED (14/17)	199
16	BALANCE AREA (10 - 15)	5.66
B	BALCONY AREA STATEMENT	
a	PERMISSIBLE BALCONY AREA PER FLOOR	
b	PROPOSED BALCONY AREA PER FLOOR	
c	EXCESS BALCONY AREA PER FLOOR	
d	TOTAL EXCESS BALCONY AREA FOR ALL FLOOR	
C	TENEMENT STATEMENT	
a	PROPOSED AREA	
b	LESS DEDUCTIONS OF NON RESIDENTIAL AREA	
c	AREA AVAILABLE FOR TENEMENTS (a-b)	
d	TENEMENTS PERMISSIBLE AS PER (450 HECTARE)	
e	TOTAL TENEMENTS PROPOSED	



B/U AREA DIAGRAM (2ND, 3RD, 4TH & 5TH FLOOR)

A	18.16 x 10.08 x 140	183.69 SQ.MT
B	18.16 x 10.08 x 140	183.69 SQ.MT
C	18.16 x 10.08 x 140	183.69 SQ.MT
D	18.16 x 10.08 x 140	183.69 SQ.MT
E	18.16 x 10.08 x 140	183.69 SQ.MT
F	18.16 x 10.08 x 140	183.69 SQ.MT
G	18.16 x 10.08 x 140	183.69 SQ.MT
H	18.16 x 10.08 x 140	183.69 SQ.MT
I	18.16 x 10.08 x 140	183.69 SQ.MT
J	18.16 x 10.08 x 140	183.69 SQ.MT
K	18.16 x 10.08 x 140	183.69 SQ.MT
L	18.16 x 10.08 x 140	183.69 SQ.MT
M	18.16 x 10.08 x 140	183.69 SQ.MT
N	18.16 x 10.08 x 140	183.69 SQ.MT
O	18.16 x 10.08 x 140	183.69 SQ.MT
P	18.16 x 10.08 x 140	183.69 SQ.MT
Q	18.16 x 10.08 x 140	183.69 SQ.MT
R	18.16 x 10.08 x 140	183.69 SQ.MT
S	18.16 x 10.08 x 140	183.69 SQ.MT
T	18.16 x 10.08 x 140	183.69 SQ.MT
U	18.16 x 10.08 x 140	183.69 SQ.MT
V	18.16 x 10.08 x 140	183.69 SQ.MT
W	18.16 x 10.08 x 140	183.69 SQ.MT
X	18.16 x 10.08 x 140	183.69 SQ.MT
Y	18.16 x 10.08 x 140	183.69 SQ.MT
Z	18.16 x 10.08 x 140	183.69 SQ.MT

GROUND FLOOR = 118.40 SQ.MT
1ST FLOOR (2000) = 105.75 SQ.MT
TOTAL = 224.15 SQ.MT



BALCONY AREA STATEMENT (RESIDENTIAL)

TOTAL CARPET AREA ON 2ND & 3RD FLS
= 194.84 SQ. MT.
= 87.57 x 2.21

CARPET AREA CALCULATION
FOR RESID. 1ST FLOOR AREA (FLAT NO:1)

ROOM	2.65	X	3.30	X	1 NO	=	8.75	SQ.MT.	
TOI	1.20	X	2.25	X	1 NO	=	2.70	SQ.MT.	
STORE	1.35	X	2.25	X	1 NO	=	3.04	SQ.MT.	
STORE	1.45	X	2.25	X	1 NO	=	3.26	SQ.MT.	
ROOM	3.40	X	4.80	X	1 NO	=	16.32	SQ.MT.	
TOTAL ADDITIONS							=	34.07	SQ.MT. X

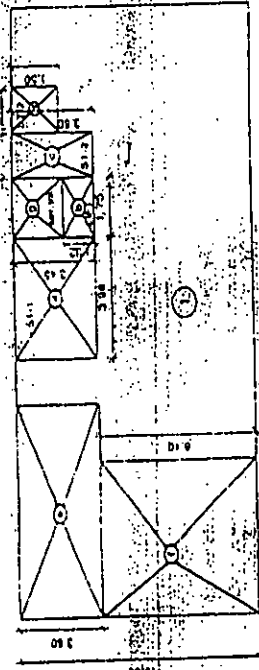
FOR 2ND & 4TH FLOOR AREA

BED RM.	4.23	X	3.36	X	1 NO	=	14.21	SQ.MT.
TOI	1.27	X	2.28	X	1 NO	=	2.91	SQ.MT.
PASS	1.27	X	0.97	X	1 NO	=	1.23	SQ.MT.
PASS	3.20	X	1.45	X	2 NO	=	4.33	SQ.MT.
PASS	2.06	X	1.40	X	2 NO	=	2.88	SQ.MT.
PASS	1.32	X	2.90	X	1 NO	=	3.83	SQ.MT.
BED RM.	4.23	X	3.20	X	1 NO	=	13.54	SQ.MT.
BED RM.	6.04	X	4.01	X	1 NO	=	24.22	SQ.MT.
LN RM.	2.24	X	2.30	X	1 NO	=	5.15	SQ.MT.
LN RM.	2.28	X	3.21	X	1 NO	=	7.32	SQ.MT.
TOI	1.00	X	1.63	X	1 NO	=	1.63	SQ.MT.
BED RM.	3.80	X	3.30	X	1 NO	=	12.54	SQ.MT.
KIT	2.78	X	8.31	X	1 NO	=	23.12	SQ.MT.
TOTAL ADDITIONS							=	114.55

TOTAL CARPET AREA ON 2ND & 3RD FLS
= 112.65 x 1.12.65
ADD. FIRST FLOOR AREA
= 194.84 SQ. MT.
TOTAL CARPET AREA ON 2ND & 3RD FLS
= 112.65 x 1.12.65



बकर-१
2081



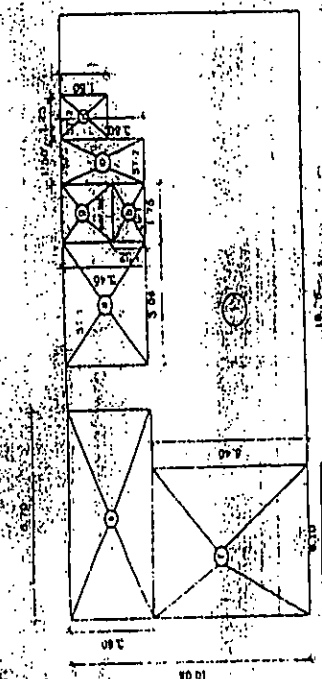
B/U AREA DIAGRAM 1ST FLOOR
FOR 1ST FLOOR AREA (COMMERCIAL)

BUILT UP AREA CALCULATION	18.36	X	10.08	X	1 NO	=	184.78	SQ.MT.
TOTAL ADDITIONS							=	184.78

REDUCTIONS	13.90	X	3.45	X	1 NO	=	13.90	SQ.MT.
a STAIRCASE	1.76	X	1.32	X	1 NO	=	2.31	SQ.MT.
b LIFT	1.76	X	1.32	X	1 NO	=	2.31	SQ.MT.
c STAIRCASE	1.76	X	1.32	X	1 NO	=	2.31	SQ.MT.
d STAIRCASE	1.76	X	1.32	X	1 NO	=	2.31	SQ.MT.

TOTAL PROPOSED BUILT UP AREA PER FLOOR (X-Y) = 105.78 SQ.MT.

PARKING AREA STATE	
PLAT HAVING CARPET AREA MORE THAN 1000 SQ.MT.	
FOR COVER UP TO 1000 SQ.MT. CARPET AREA	
AND CARPET AREA MORE THAN 1000 SQ.MT.	
TOTAL NO. OF PARKING REQUIRED	
NO. OF PHYSICAL PARKING PROVIDED	

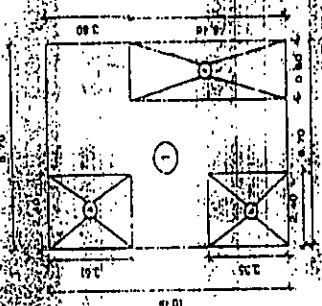


8/11 AREA DIAGRAM - 1ST FLOOR

FOR 1ST FLOOR AREA (COMMERCIAL)

BUILT - OF - AREA CALCULATION.

	19-36	X	10-96	X	1-NO	=	19-10	SO-MT	X	194-76	SO-MT
DEDUCTIONS											
STAIRCASE	1.96	X	2.45	X	1-NO	=	12.99	SO-MT			
LIFT	1.75	X	1.32	X	1-NO	=	2.31	SO-MT			
STAIRCASE	2.20	X	3.60	X	1-NO	=	5.40	SO-MT			
CHURCH	2.45	X	2.80	X	1-NO	=	1.75	SO-MT			
	1.75	X	1.75	X	1-NO	=	2.45	SO-MT			
	1.10	X	5.55	X	1-NO	=	2.41	SO-MT			



B/U AREA DIAGRAM 1ST FLOOR

FOR 1ST FLOOR AREA (RESIDENTIAL)

BUILT - UP AREA - CATEGORIZATION

[illegible][illegible]

TOTAL EXCESS BAL C : 1175 - (2430 + 45UR.) = 08.55 SOL MT. TAKEN IN E.S.I.

TOTAL AREA = 16.46 • (37,8524) = 167.06

DATE	10/10/2011	TIME	10:00
LOCATION	STATEMENT COMM		
PROPERTY	BALC		
PROPERTY	CEN 13.50 2.40 1.1		
PROPERTY	CEN 13.50 2.40 1.1		
PROPERTY	CEN 13.50 2.40 1.1		
PROPERTY	CEN 13.50 2.40 1.1		

SUMMARY			
FLOOR	RESI.	COMM.	EXPOSED AREA
BAS. FLR.	—	4-11 SQ. FT.	
GROUND	—	116-40 SQ. FT.	
FIRST	—	12,750 SQ. FT.	
SECOND	—	—	
THIRD	—	—	
FOURTH	—	—	
FIFTH	—	—	
TOTAL	—	—	

SUMMARY

PARKING AREA	
FLAT HAVING CARPET AREA MORE THAN	
FUR COLLECTOR OF SO. RAILWAY BOARD	
FOR 2500 SQ. FT. CARPET AREA	
AREA NO. OF PARKING REQUIRED	
TOTAL NO. OF PARKING PROVIDED	

ATKINS PARKING GARAGE



दुय्यम निबंधक: अंधेरी 3 (अंधेरी)

दस्तावेजांक व वय: 7081/2010

Thursday, July 15, 2016

1:50:36 PM

सूची क्र. दोन INDEX NO. II

नोटणी 63 म

Regn 63 m e

गावाचे नाव : विलेपार्ले

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टाचे हस्तांतरण
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 160,000,000.00
वा.भा. रु. 135,696,000.00

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

(1) सिटीएस क्र.: 256 वर्णन: जमिन व बांधकाम प्लॉट नं 1, सिटीएस नं 256, अस्तिक को
ऑप ही सो लि, जे व्ही पी डी स्कीम, विलेपार्ले प मु 49---दिव्य दृष्टी बिल्डींग, जमिन क्षेत्र
465.80 चौमी व त्यावरील बांधकाम क्षेत्र 9219.10 चौ फुट कारपेट

- (3) क्षेत्रफळ

(1)

- (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) सोनाली अतुल अजमेरा घर/प्लॉट नं: बी 6, प्रमुख पॅलेस, व्ही एल मेहता रोड
जे व्ही पी डी स्कीम नं 56, गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -;
शहर/गाव: -; तालुका: -; पिन: -; पत्र नमबर: -;
(2) मास्टर मयूर संजय अजमेरा अज्ञानाचे पालतकता म्हणून संजय सी अजमेरा व हे
स्वतः करिता घर/प्लॉट नं: वरीलप्रमाणे गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -;
पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पत्र नमबर: -;

(3) छोटालाल एस अजमेरा तर्फे मुखत्यार अतुल छोटालाल अजमेरा व हे स्वतः करिता
-; घर/प्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -;
शहर/गाव: -; तालुका: -; पिन: -; पत्र नमबर: -;

(4) सोनाली अतुल अजमेरा तर्फे मुखत्यार अतुल छोटालाल अजमेरा व हे स्वतः करिता
वरीलप्रमाणे गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -;
शहर/गाव: -; तालुका: -; पिन: -; पत्र नमबर: -;

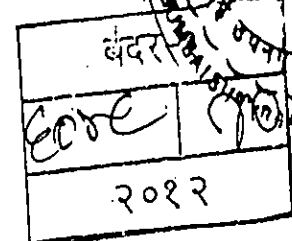
- (6) दस्तऐवज करून घेण्या-या
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, वादीचे नाव
व संपूर्ण पत्ता

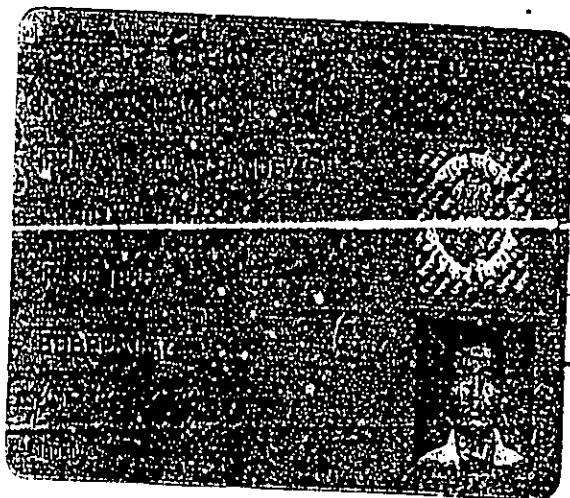
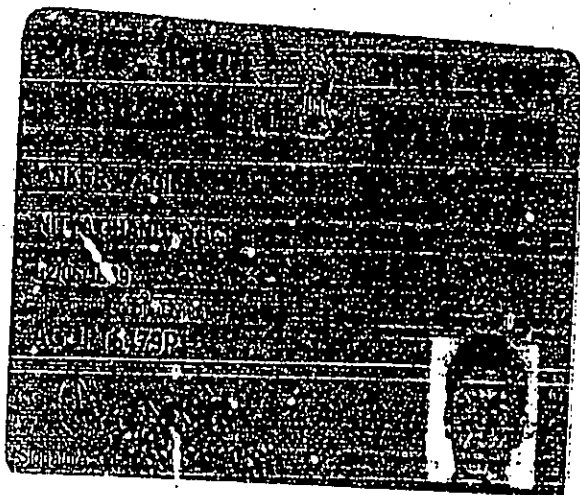
(1) सोनाली अतुल अजमेरा तर्फे मुखत्यार अतुल छोटालाल अजमेरा व हे स्वतः करिता
घर/प्लॉट नं: ऑफीस 9 वी भागात गोपाल दास 28 भारखाबा रोड न्यू दिल्ली ज मु
गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -;
पिन: -; पत्र नमबर: -;

- (7) दिनांक करून दिल्याचा 15/07/2010
(8) नोंदणीचा 15/07/2010
(9) अनुक्रमांक, खंड व पृष्ठ 7081 /2010
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 8000000.00
(11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
(12) शेरा

खरी प्रत

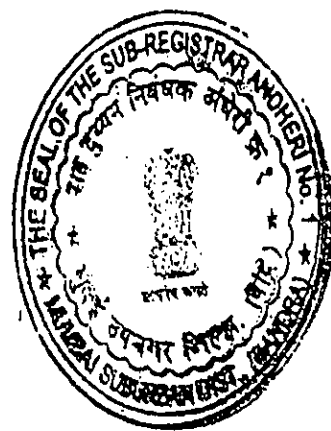
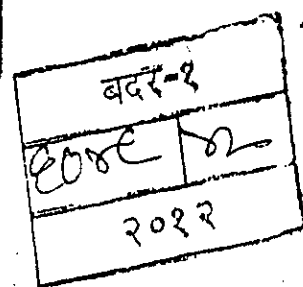
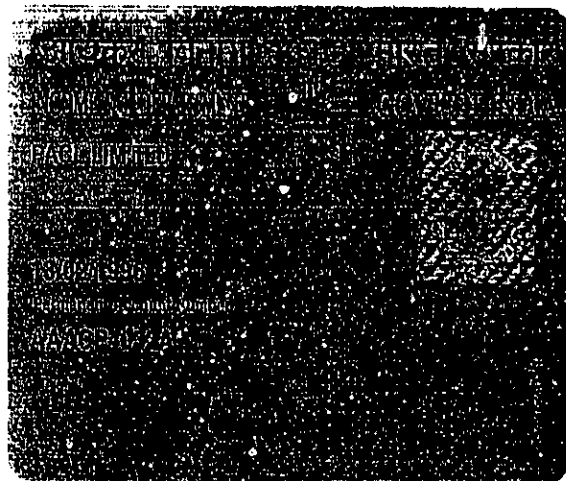
सह. दुय्यम निबंधक अंधेरी-3
मुंबई पत्र नमबर 2012

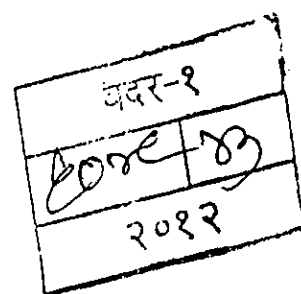
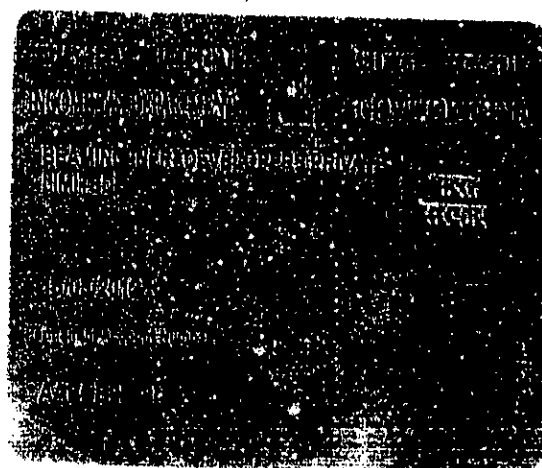




बदर-१	
६०५	७७
२०१२	







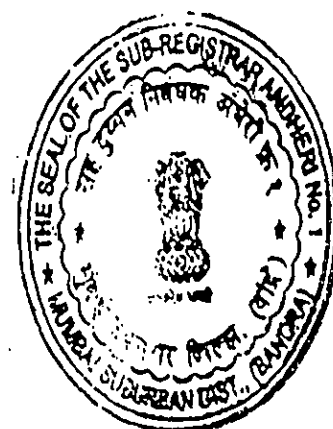
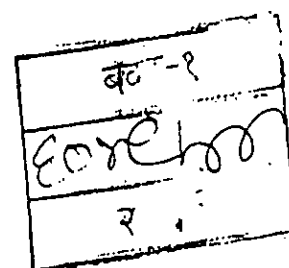
Witness

79

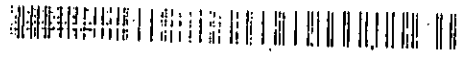
आयकर विभाग
INCOME TAX DEPARTMENT
VIJAYMOHAN C SAWANT
CHANDRAKANT RAMCHANDRA SAWANT
01/10/1975
Permanent Account Number
BAJPS0408L
Signature



आयकर विभाग
INCOME TAX DEPARTMENT
HARI BHUI
PRAFULLA BHUI
15/01/1976
Permanent Account Number
APBPB0329M
Signature

64 (78)



31/05/2012

दुय्यम निबंधक:

दस्त गोपवारा भाग-1

बदर 1

दस्त क्र 6049/2012

31/05/2012

पृष्ठ 1 (दस्ता)

दस्त क्रमांक : 6049/2012

दस्ताचा प्रकार : भाडेपटाचे हस्तांतरण

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा दाग

1 नाव: दामोदर इन्फ्रास्ट्रक्चर्स प्रा लि चे ऑथो. सिग्नटर
 द्वितीय कुमार पांडे
 पत्ता: घर/प्लॉट नं: रो हाऊस क्र. 1, गोलडफिल्ड
 एक्स्लेड सोसायटी, साऊथ मेन रोड, विद्युत नगर,
 कोरेगाव धार्क, पुणे.

लिहून देणार

वय 27

सही

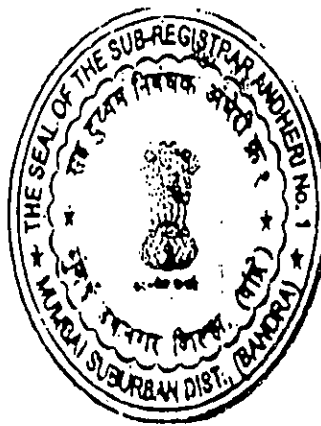


2 नाव: पीएसएल लि (जुने नाव - पीएसएल इंडिया लि)
 तर्फे सायनिंग ऑथोरिटी अंकुर त्यागी
 पत्ता: घर/प्लॉट नं: अंबर टॉवर, संसार चंद रोड,
 जयपूर-302004, आज मुंबईत
 गल्ली/रस्ता: -
 ईमारतीचे नाव:

लिहून देणार

वय 23

सही



बदर-१

2012

दस्त गोषवारा भाग - 2

वदर 1

(77)

दस्त क्रमांक (6049/2012)

दस्त क्र. [वदर 1-6049-2012] चा गोषवारा
बाजार भुल्य : 216342500 मोबदला 216342500 भरलेले मुद्रांक शुल्क : 10817500

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

निष्ठादनाचा 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 : (फी) 31/05/2012 05:15 PM

शिक्का क्र. 3 ची वेळ : (कबुली) 31/05/2012 05:17 PM

शिक्का क्र. 4 ची वेळ : (ओळख) 31/05/2012 05:17 PM

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

ओळख :

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

1) विजय सावंत - - , घर/फ्लॅट नं: 22

गल्ली/रस्ता: -

ईमारतीचे नाव: व्हिक्ट्री

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: विलेपार्ले

तालुका: -

पिन: 53

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

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

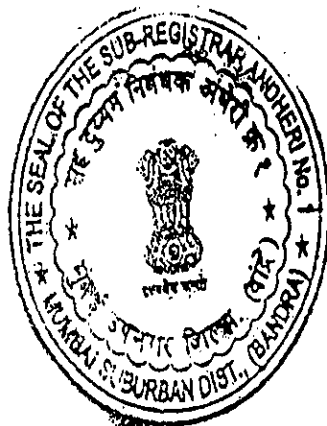
शहर/गाव: -

तालुका: -

पिन: -




दु. निबंधकाची सही
अंधेरी 1 (बांद्रा)



प्रमाणित कागते येते की, या

दस्तामध्ये एकूण.....पाने आहेत.

पुस्तक क्र. १/वदर-१/य.मांक. 6049/2012

वर नोंदला दिनांक 31 MAY 2012

सह दुय्यम निबंधक, अंधेरी क्र. १,

मुंबई उपनगर जिल्हा

वदर-१	
6049	२०
२०१२	



दुय्यम निबंधक: अंधेरी (पश्चिम)

दस्तावेज क्रमांक व वर्ष: 6049/2012

Thursday, May 31, 2012

5:17:28 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : विलेपार्ले

- (1) विलेखाचा प्रकार, मोवदल्याचे स्वरूप भाडेपट्टाचे हस्तांतरण व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोवदला रु. 216,342,500.00
बा.भा. रु. 216,342,500.00

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

(1) सिटीएस क्र.: 256 वर्णन: जमीन व बांधकाम - प्लॉट क्र. 1, सिटीएस क्र. 256, "स्वस्तिक को ऑप हो 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 (1)

- (3) क्षेत्रफल

- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)

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

(1) पीएसीएल लि. (जुने नाव - पीएसीएल इंडिया लि.) तर्फे सायनिंग ऑथोरिटी अंकुर त्यागी - घर/प्लॉट नं: अंबर टावर, ससार चंद रोड, जयपूर-302004, आज मुंबईत: गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAACP 4032 A

- (6) दस्तावेज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) बीमिंग इन्फ्रास्ट्रक्चर्स प्रा लि चे ऑथो. सिग्नेटरी प्रियाक कुमार पांडे - घर/प्लॉट नं: रो हाऊस क्र. 1, गोल्डफिल्ड एन्क्लेव्ह सोसायटी, साऊथ मेन रोड, विद्युत नगर, कोरेगाव पार्क, पुणे-411001, आज मुंबईत: गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAECB 9399 N

- (7) दिनांक करून दिल्याचा 31/05/2012

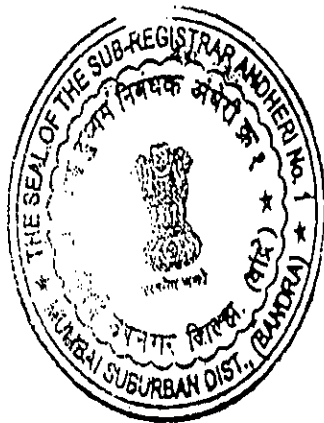
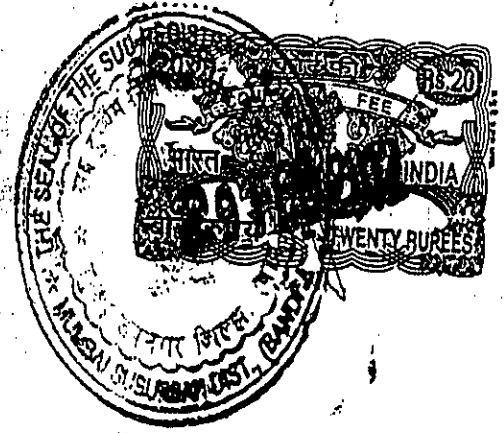
- (8) नोंदणीचा 31/05/2012

- (9) अनुक्रमांक, खंड व पृष्ठ 6049/2012

- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 1087125.00

- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00

- (12) शेरा



सरी प्रत

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

विभाग/गौजे -- विलेपार्ले(प)

तालुका नं. पु. मा. का. -- न. भू. अ. विलेपार्ले

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमिक/का. प्लॉ. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या अकरणाचे पत्र नं. ६१७ तपशील आणि त्याच्या फेर सुधारणेची नोंद
२५६	३३५६			चौ.मिटर. ४६५.८	रु. ३१.१६ ता. ०१-०८-६३ ते ३१-०३-७०
				(C-I) C	

सुविधाधिकार

हक्काचा मुळ धारक वर्ष

स्वस्तिक को. ऑपरेटिव्ह हाऊसिंग सोसायटी लि. खरेदीने - सि. स. नं. १५० प्रमाणे.

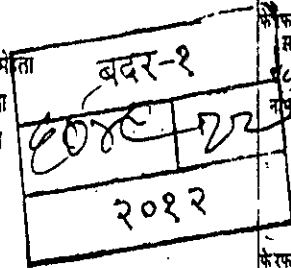
पट्टेदार

[श्रीमती. शान्ताबेन बी. देसाई]
[१९९ वर्षाच्या कराराने.]

इतर भार

इतर शीरे

दिनांक	व्यवहार	खंड क्रमांक	नविन भारक (धा) पट्टेदार (प) किंवा भार (धा)	साक्षात्करण
०८/०१/१९७०	भा. स. च्या १९५६ च्या बज्जन मापाचे कायद्यालगत म. रा. स. च्या १९५८ अंमलबजावणी कायद्यानुसार व भा. स. च्या नाणे संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			सही १९००-०२-०१ वि. मि. नि. पु. x Yo अ. (२) कुलाबा k
२९/०७/१९७०	बिनशेती सारा बसविलेबदल मे. अ. डी. डी. सी. अंदेरी यांचे कडील दु. दु. नं. ADC-LNDC-४९३० ता. ०५-०२-७० प्रमाणे. क्षेत्र ५५४.			
२८/०४/२००१	श्रीम. शान्ताबेन बी देसाई दि. २५/११/९७ रोजी मयत अर्ज ऑफिडेकिटकृत इंडेमिनिटी बॉण्ड मृत्युचा दाखला जबाबाबान्वये वारसांची नोंद केली.		[भाडेपट्टेदार] (१) अशोक बळवंतराय देसाई (२) रविंद्र बळवंतराय देसाई (३) योगेश बळवंतराय देसाई (४) मिनाक्षी बळवंतराय देसाई	कै. फार रु. २१२ प्रमाणे सही ०८/२००४ न. भू. अ. विलेपार्ले
०९/०८/२००४	अर्ज, जबाब, अभिहस्तांतरण पत्र, भाडेपट्टा, सुची क्र II व न. भू. अ. विलेपार्ले यांचे कडील दिनांक १८/०४ चे आदेशान्वये अशोक बळवंतराय देसाई खोरे ४ यांनी दस्तावेज करून दिल्याने त्यांची नावे कमी करून दस्तावेज करून घेणार यांची भाडेपट्टेदार म्हणून नावे दाखल केली.	नोंदणी क्रमांक ५९९१/२००४ दिनांक १५/७/०४	भाडेपट्टेदार १) नटवरलाल जे. मेहता २) हितेन एन्. मेहता ३) उपेन एन्. मेहता	कै. फार रु. ३१०/०८ सही २५/०२/२००८ न. भू. अ. विलेपार्ले
२५/०२/२००८	अर्ज, जबाब हस्तांतरण पत्र सुची क्र. २ व नगर भूमापन विलेपार्ले यांचे कडील दिनांक २५/०२/२००८ चे आदेशान्वये नटवरलाल जे. मेहता २) हितेन एन्. मेहता ३) उपेन एन्. मेहता यांनी दस्तावेज करून दिल्याने त्यांची नावे कमी करून दस्तावेज करून घेणार यांची भाडेपट्टेदार म्हणून नावे दाखल केली.	नोंदणी क्र. ४९५/२००७ दिनांक १६/१/२००७	भाडेपट्टेदार १) श्रीम. विना सी. अजमेरा २) श्री. अतुल सी. अजमेरा ३) श्रीम. सोनाली अतुल अजमेरा ४) मयूर संजय अजमेरा अ. पा. क. श्री. संजय सी. अजमेरा	



(२५)

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मार्च २०१२

भाग/पौजे -- विलेपार्ले(प)

तालुका/न.भू.मा.का. -- न.भू.अ.विलेपार्ले

जिल्हा -- मुंबई उपनगर जिल्हा

प्रमाणन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या अकरणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेर तपासणीचा निवत वेळ)

२५६

२५६

क्र.	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
१५/०२/२०१०	मा.अधीक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा यांचकडील आदेश क्र. न.भू.सं.३अ/न.भू.अ.विपा(प)/फेरचौकशी क्र. २००/२००९ दिनांक १४/१/२०१० व न.भू.अ.विलेपार्ले यांचकडील दि.१५/२/२०१० चे आदेशान्वये न.भू.विलेपार्ले (प) येथील न.भू.क्र. २५६ या मिळकत पत्रिकेवरील दि. २५/२/२००८ चे नोंदीतील 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 नावे कायम ठेऊन मयूर संजय अजमेरा यांचे नावासमोर अज्ञानपालन कर्ता म्हणून श्री.संजय सी. अजमेरा यांचे नांव दाखल केले.			फेरचौकशी क्र.५२७ प्रमाणे सही- १५/०२/२०१० न.भू.अ.विलेपार्ले

सुणी करणारा -

खरी नक्कल -

न.भू.अ.विलेपार्ले

मुंबई उपनगर जिल्हा

अजं क्रमांक २५६
अजं-दस्तावेज तारीख २५/२/२०१०
नक्कल तारीख २५/२/२०१०
नक्कल तारीख २५/२/२०१०
नक्कल तारीख २५/२/२०१०
नक्कल तारीख २५/२/२०१०

सत्य-प्रतिलिपी

मार्ग प्रमाणन अधिकारी, विलेपार्ले

वर्कर-१
२०१२

विभाग/मौजे -- विलेपार्ले(प)

तालुका/न.भू.मा.का. -- न.भू.अ.विलेपार्ले

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक/स.प्लॉ.नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या अकर्याचा बंधी प्राप्तीचा तपशील आणि त्याच्या फेरवारीपुर्णचे निवेदन
२५६	२५६				
		चौ.मिटर.	[C-I]	रु.३१.१६	
		४६५.८	C		ता.०१-०८-६३ ते ३१-०७-७०

सुविधाधिकार	---
हक्काचा मूळ धारक वर्ष	स्वस्तिक को.ऑपरेटिव्ह हाऊसिंग सोसायटी लि.खरेदीने - सि.स.नं.१५० प्रमाणे.
पट्टेदार	[श्रीमती.शान्ताबेन बी.देसाई] [१९९९ वर्षाच्या कराराने.]
इतर भार	---
इतर शीरे	----

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	संस्थाकन
०८/०१/१९७०	भा.स.च्या १९५६ च्या जजन मापाचे कायद्यालगत म.रा.स. च्या १९५८ अंमलबजावणी कायद्यानुसार व भा.स.च्या नाणे संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			सही - १९७०-०२-०९ वि.नि.मि.पू.ख.यो अ.(२)कुलाबा क
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.			सही - १९७०-०२-०९ ०.०११
२८/०४/२००१	श्रीम.शान्ताबेन बी देसाई दि.२५/११/९७ रोजी मयत अर्ज ऑफिशियलकृत इंडेमिनिटी बॉण्ड मृत्युचा दाखला जबाबाबान्वये वारसांची नोंद केली.		[भाडेपट्टेदार] (१) अशोक बळवंतराय (२)रविंद्र बळवंतराय (३) योगेश बळवंतराय (४) मिनाक्षी बळवंतराय	सही - १९७०-०२-०९ ०.०११ २८/०४/२००१ न.भू.अ.विलेपार्ले
०९/०८/२००४	अर्ज,जबाब, अभिहस्तांतरण पत्र, भाडेपट्टा, सुची क्र II व न.भू.अ.विलेपार्ले यांचे कडील दिनांक १८/०४ चे आदेशान्वये अशोक बळवंतराय देसाई वगैरे ४ यांनी दस्तऐवज करून दिल्याने त्यांची नावे कमी करून दस्तऐवज करून घेणार यांची भाडेपट्टेदार म्हणून नावे दाखल केली.	नोंदणी क्रमांक ५९९१/२००४ दिनांक १५/७/०४	भाडेपट्टेदार १)नटवरलाल जे.मेहता २)हितेन एन्.मेहता ३)उपेन एन्.मेहता	के रफार क्र.२१२ प्रमाणे सही - १८/२००४ न.भू.अ.विलेपार्ले
२५/०२/२००८	अर्ज,जबाब हस्तांतरण पत्र सुची क्र. २ व नगर भूमापन विलेपार्ले यांचे कडील दिनांक २५/०२/२००८ चे आदेशान्वये नटवरलाल जे मेहता २) हितेन एन्.मेहता ३)उपेन एन् मेहता यांनी दस्तऐवज करून दिल्याने त्यांची नावे कमी करून दस्तऐवज करून घेणार यांची भाडेपट्टेदार म्हणून नावे दाखल केली.	नोंदणी क्र. ४९५/२००७ दिनांक १६/१/२००७	भाडेपट्टेदार १) श्रीम. विना सी.अजमेरा २) श्री.अतुल सी. अजमेरा ३) श्रीम. सोनाली अजमेरा ४) मयूर संजय अजमेरा अ.पा.क. श्री.संजय सी.अजमेरा	के रफार क्र.३१०/०८ सही - २५/०२/२००८ न.भू.अ.विलेपार्ले



बदर-१
२००४/२०

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मालमत्ता पत्रक

विभाग/मोजे -- विलेपार्ले(प)

तानुका/न.भू.मा.का. -- न.भू.अ.विलेपार्ले

जिल्हा -- मुंबई उपनगर जिल्हा

नगर दफतरी	शिट नंबर	प्लॉट नंबर	क्षेत्र	धारणाधकार	शासनाला दिलेल्या आकाराची किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
क्रमांक / स. पं. न.			चौ.मी.		
२५६	२५६				

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
१५/०२/२०१०	मा.अधीक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा यांचकडील आदेश क्र. न.भू.सं.३अ/न.भू.अ.विपा(प)/फेरपोकशी क्र. २००/२००९ दिनांक १४/१/२०१० व न.भू.अ.विलेपार्ले यांचकडील दि.१५/२/२०१० चे आदेशान्वये न.भू.विलेपार्ले (प) येथील न.भू.क्र. २५६ या मिल्कत पत्रिकेवरील दि. २५/२/२००८ चे नोंदीतील भाडेपट्टेदार सदरी दाखल केलेले श्री.अतुल सी. अजमेरा यांचे नांव कमी केले. व १) श्रीमती विना सी. अजमेरा २) श्रीमती सोनली अतुल अजमेरा ३) मयूर संजय अजमेरा यांची नावे कायम ठेऊन मयूर संजय अजमेरा यांचे नावासमोर अज्ञानपालन कता म्हणून श्री.संजय सी. अजमेरा यांचे नांव दाखल केले.			फेरफार क्र.५२७ प्रमाणे सही - १५/०२/२०१० न.भू.अ.विलेपार्ले

तपासणी करणारा -

खरी नक्कल

न.भू.अ.विलेपार्ले

मुंबई उपनगर जिल्हा



सत्य-प्रतिनिधि

नगर भूसापन अधिकारी, विलेपार्ले

(५१६७१११)
नगरभूसापन २
६.६.११ विलेपार्ले



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SHARE CERTIFICATE

No. of Shares TWO

THE SWASTIK 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.

This is to Certify that Shri/Ime. SHANTABEN BALWANTRAI DESAI
of Plot No. ONE Road No. ONE J. V. P. D. Scheme Vile-Parle
(West). Bombay-400 056 is/are the Registered Holder/s of 2 fully
paid-up Shares of Rupees FIFTY each numbered from 1 to 2
both inclusive in ~~The~~ SWEST Co-operative Housing Society Limited subject

Given under the Common Seal of the said Society at
Bombay, this 12th day of JUNE 1991.

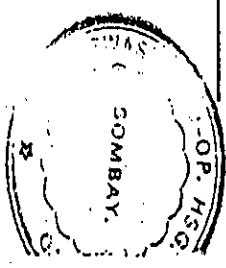
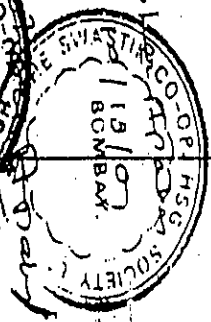
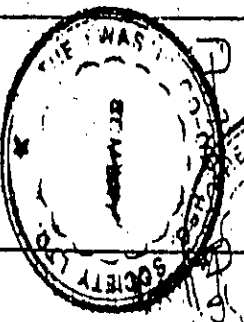
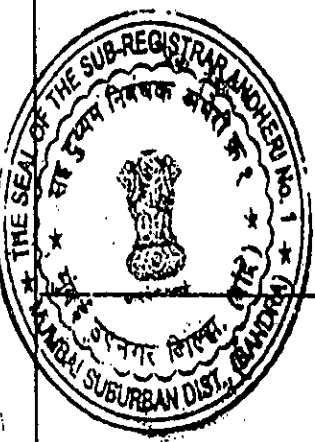
Mg. Com. Member

Hon. Secretary

Chairman

MEMORANDUM OF TRANSFERS OF THE WITHINMENTIONED SHARES

Date of Transfer	Transfer No.	To whom Transferred	Register Folio	Signature Chairman Secretary	Seal of Society
3-2-98	1/98	Shri Ashok Balwant Rai Desai	1	Aslan A. Paten 10/10/07	OP. HSG. SOCIETY BOMBAY
30-7-04	2/04	Shri Natwarlal J. mehta. J. with Shri Hiten Natwarlal mehta. Shri Upen Natwarlal mehta.	1	Aslan A. Paten 10/10/07	OP. HSG. SOCIETY BOMBAY
18-9-07		Smt. Veena Chhatralal Ajimera. J. with Smt. Sonali Arul Ajimera. Master Shri Mayur Sanjay Ajimera.	95		
13-5-2011		PACL India Ltd. Authorized representative Shri Tulsi Ram Marjit Singh Thakur.	106		



Handwritten text in a box: 2200, 2200, 2200

DUPLICATE CERTIFICATE

No. 075

Reg. Folio No. 1

No. of Shares TWO

THE SWASTIK CO-OPERATIVE HOUSING SOCIETY LIMITED

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

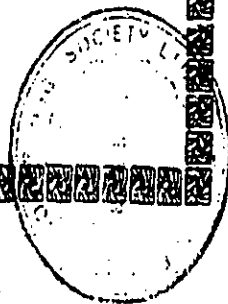
(Registered under Section 10 of Bombay Act VII of 1925)

AUTHORISED CAPITAL Rs. 1,00,000. DIVIDED INTO 2000 SHARES OF Rs. 50/- EACH.

This is to Certify that Shri/Imt. SHANTABEN BALWANTRAI DESAI
of Plot No. ONE Road No. ONE J. V. P. D. Scheme Vile-Parle
(West), Bombay-400 056 is/are the Registered Holder/s of 2 fully
paid-up Shares of Rupees FIFTY each numbered from 1 to 2
both inclusive in The Swastik Co-operative Housing Society Limited subject
to the Bye-laws of the said Society.

Rs. 100 = 00

Given under the Common Seal of the said Society at
Bombay, this 12th day of JUNE 1991



Yashwanth
Mg. Com. Member

Fishon Arator
Hon. Secretary

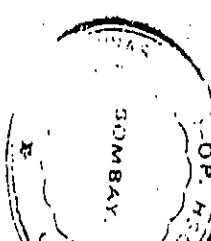
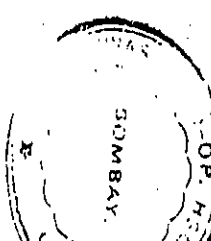
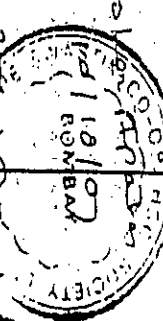
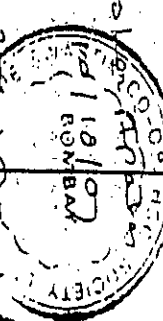
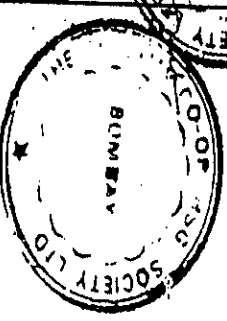
Chairman

11/10/91

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MEMORANDUM OF THE MEMBERS OF THE UNINCORPORATED SHARES

Date of Transfer	Transfer No.	To whom Transferred	Register Folio	Signature Chairman Secretary	Seal of Society
28.8.98	1/98	Shri Ashok Balwant Rai Desai	6	Ashok A. Desai 10/10/07	
20.7.04	2/04	Shri Natwarlal J. Mehta Jr. with Shri Hiten Natwarlal Mehta Shri Upen Natwarlal Mehta	1	Ashok A. Desai 10/10/07	
18.9.07		Smt. Veena Chhatralal Ajmera Jr. with Smt. Sonali Arul Ajmera Master Shri Mayur Sanjay	95	Ashok A. Desai 10/10/07	
1.11.11		PACT India Ltd. Authorized representative Shri Tulsi Ram Narait Singh Thakur	106	Ashok A. Desai 10/10/07	
21.6.2012	5/12	Beaming Infra developers Private Limited Authorized Representative Shri Rajanik Kumar Pandey	110	Ashok A. Desai 10/10/07	

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AMIT GAJANAN KASBE
ADVOCATE HIGH COURT

(67)
Mob.: 9967436878
Tel. : 022-25166878

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

ADVOCATE HIGH COURT

Mob.: 9967436878
Tel. : 022-25166878

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

ADVOCATE HIGH COURT

Mob.: 9967436878
Tel. : 022-25166878

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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 Registered Deed of Assignment dated 30th May 2012.
- iv) Property Card
- v) Share Certificate issued by Society.

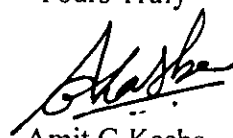
②

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

Ref - 5479/14

The date on which the copy was applied for: 19/11/14
 The date on which the application was completed: 20/11/14
 The date given to the applicant for taking delivery of the copy: 20/11/14

The date on which the copy was ready for delivery: 20 NOV 2014
 The date on which it was delivered or posted: 20 NOV 2014

Shri/Ms. **IN THE BOMBAY CITY CIVIL COURT AT BOMBAY**
 Folio **3** **IN IT'S BORIVALI DIVISION, DINDOSHI BRANCH**
 Certified copy Rs. 2/-
 Advt. Charges Rs. **MUMBAI**

SUIT NO. 2638 OF 2014

Beaming Infra Developers Pvt. Ltd.)

A Company incorporated under the)

provisions of the Companies Act, 1956)

and having its registered office at)

Row House No. 1, Goldfield Enclave)

Society, South Main Road,)

Vidhut Nagar, Koregaon Park,)

Pune - 411 001)

Plaintiff

Versus

1. PACL Limited, a company)

Incorporated under the)

provisions of the Companies)

Act, 1956 having its registered)

office at 22, 3rd Floor, Amber)

Tower, Sansarchand Road,)

Jaipur - 302 004, Rajasthan)

And corporate office at 7th floor,)

Gopaldas Bhawan, 28, Barakhamba)

Road, New Delhi)

Defendant

17-11-2014 CORAM: H.H.J. SHRI P.C. BAVASKAR (C.R. NO. 1)

2633/14 By process

Adv. Thorat for plff. present.

Adv. Bhamabhatt for defendant present.

Plaint.

Vakalatnama or adv. for plaintiff.

Memorandum of address.

List of documents.

Adv. for the plaintiff tendered draft notice of motion alongwith affidavit in support.

Leave to register N/M granted.

Mr. Thoart the ld adv. for the plaintiff submitted that the plaintiff are in possession of the suit premises and their possession may be protected. Smt. Bhamabhatt the ld adv. for defendant submitted that she wants to take instruction and she will make the submission after seeking instruction.

Adj. for ad interim 17.11.14.


Judge

17-11-2014 CORAM: H.H.J. SHRI P.C. BAVASKAR (C.R. NO. 1)

2633/14

Adv. D.A. Thorat for plaintiff present.

Adv. Smt. Bhamabhatt for defendant present.

KB Later on

Same appearance.

Heard both the sides on ad interim.

Adj. for ad interim to 18.11.14.


Judge

18.11.2014 CORAM H.H.J. SHRI P.C. BAVASKAR (C.R.NO.1)

2638/14 Adv. 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 transferred 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 been 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. Bhamabhatt 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 in meeting held on 28.2.2012 has accorded sanction to sale of suit property to plaintiff. There is mentioned in deed of assignment 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 submitted that the documents are forged, has not produced any evidence to disbelieve these documents.

Hence ad interim granted as follows:-

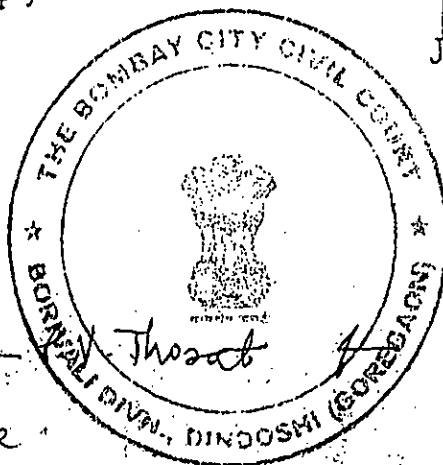
Order

1. The defendants, their agents and servants are restrained from causing interference and obstruction to plaintiff's possession till next date.

2. The plaintiff to produce dated photographs of suit property on next date.

Adj for filing reply to NM to 26.11.14.

Judge



Checked by - Thorat

Phone

Assistant Registrar
City Civil and Sessions Court
Bombay

20 NOV 2014

CERTIFIED TRUE COPY
20 NOV 2014
Registrar
City Civil Court, Bombay
Borivali Divisional
Dindoshi Goregaon

[Back](#)**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

Exh-A

18

57



Thursday, May 31, 2012

5:16:06 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 6090

दिनांक 31/05/2012

गावाचे नाव विलेपार्ले

दस्तऐवजाचा अनुक्रमांक

वदर1 - 06049 - 2012

दस्ता ऐवजाचा प्रकार

भाडेपटाचे हस्तांतरण

सादर करणाराचे नाव: वीमिंग इन्फ्रास्ट्रक्चर्स प्रा लि चे ऑथो. सिग्नेटरी प्रिण्टर कुमार पांडे

नोंदणी फी

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनादी नक्कल (अ. 11(2)),

1000.00

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

एकूण

रु.

31000.00

आपणास हा दस्त अंदाजे 5:30PM ह्या वेळेस मिळेल

दुय्यम निबंधक

अंधेरी 1 (वांद्रा)

बाजार मूल्य: 216342500 रु. मोबदला: 216342500 रु.

भरलेले मुद्रांक शुल्क: 10817500 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व गात्ता: अंबेसीस बँक लि, पु-53;

डीडी/धनाकर्ष क्रमांक: 034343, रक्कम: 30000 रु.; दिनांक: 30/05/2012

दुय्यम निबंधक अंबेरी-१,
मुंबई, पनगर जिल्हा

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON 9/6/2012

11

8

11

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

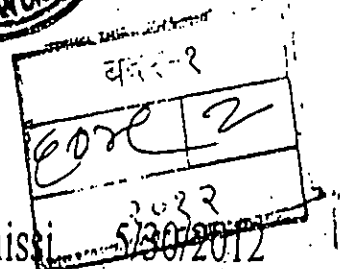
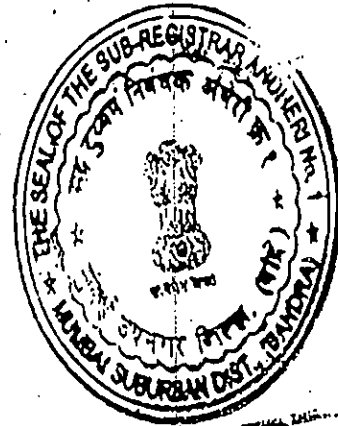
Account Id mhshcil01

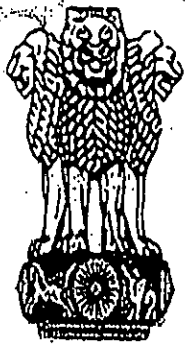
Account Name SHCIL-MAHARASHTRA

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 Number 034342	Instrument Amount 10813000 (One Crore Eight Lakh Thirteen Thousand only)
Drawn Bank Details	
Bank Name Axis Bank	Branch Name Mumbai
Out of Pocket Expenses 0.0 ()	

May, Sufi

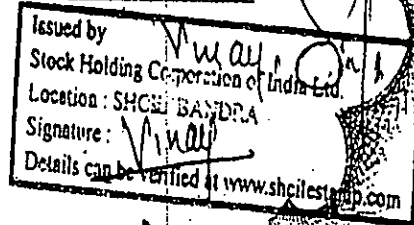


सत्यमेव जयते

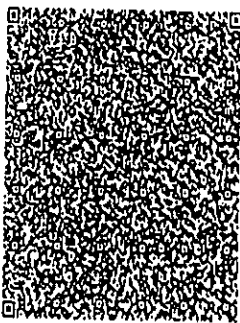
INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp



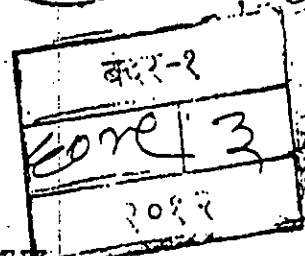
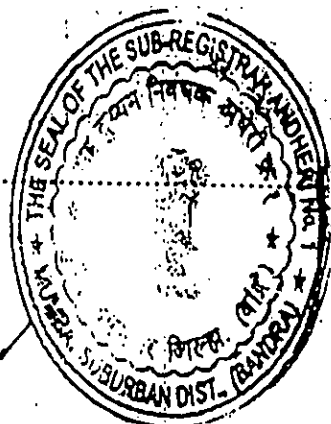
Certificate No.	IN-MH0814935720562K
Certificate Issued Date	30-May-2012 04:56 PM
Account Reference	SHCIL (G)/mshcil01/BKC/MH-MSU
Unique Doc. Reference	SUBIN/MHMSHC/L0109618286417566K
Purchased by	BEAMING INFRADEVELOPERS PVT LTD
Description of Document	Article 25(b) to (d) Conveyance
Property Description	Divya Drishti Plot No.1 Swastik CHSL N.S.Rd No.1 JVPD Scheme,Vile Parle W M-56 CTS-256
Consideration Price (Rs.)	20,00,00,000
	(Twenty Crore only)
First Party	PACL Ltd Formerly Known as PACL India Ltd
Second Party	BEAMING INFRADEVELOPERS PVT LTD
Stamp Duty Paid By	BEAMING INFRADEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	1,08,13,000
	(One Crore Eight Lakh Thirteen Thousand only)



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Pyagi

Pyagi



ZK 0001913947

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Advance 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.shcilestamp.com

21

59

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

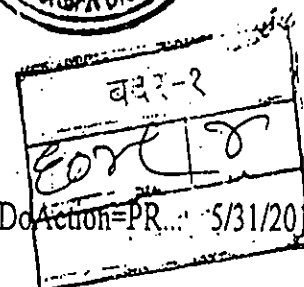
Account Id mhshcil01

Receipt Id RECIN-MHMHSKCIL0108641648424116K

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 Number 000005	Instrument Amount 4500 (Four Thousand Five Hundred only)
Drawn Bank Details	
Bank Name Axis Bank	Branch Name veera Desai Rd
Out of Pocket Expenses 0.0 ()	





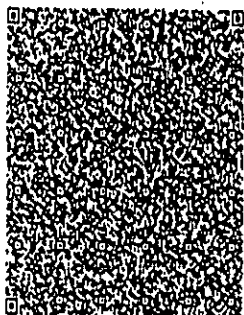
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

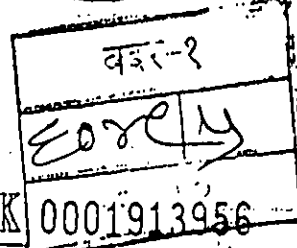
e-Stamp

Issued by *Kirti*
Stock Holding Corporation of India Ltd
Location: *Mumbai*
Signature: *Cmarty*
Details can be verified at www.shcilestamp.com

Base Certificate No. : IN:MH089948365720562K
Certificate No. : IN:MH089967912736048K
Certificate Issued Date : 31-May-2012 04:03 PM
Account Reference : SHCIL (F) mshcil01 BKC/MH-MSU
Unique Doc. Reference : SUBIN:MH:MHSHCIL0109640756308150K
Purchased by : BEAMING INFRADEVELOPERS PVT LTD
Description of Document : Article 25(b) to (d) Conveyance
Property Description : Divya Drishii Plot No.1 Swastik CHSL N.S.Rd No.1 JVPD
Gohome Vile Parle W.M-56 CTS-256
Consideration Price (Rs.) : 20,00,00,000
(Twenty Crore only)
First Party : PACL Ltd Formerly Known as PACL India Ltd
Second Party : BEAMING INFRADEVELOPERS PVT LTD
Stamp Duty Paid By : BEAMING INFRADEVELOPERS PVT LTD
Stamp Duty Amount (Rs.) : 4,500
(Four Thousand Five Hundred only)



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Statutory Alert:

- 1 The authenticity of the Stamp Certificate can be verified at Authorised Collection Centres (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.shcilestamp.com



Stock Holding Corporation of India Limited

23 (52)

Date: 31 May, 2012

Sub Registrar
Andheri I

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

Sir,

This is further to the captioned subject.

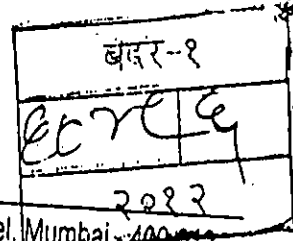
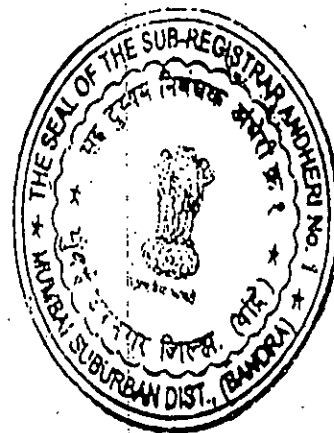
We wish to inform you that there was a mistake from the client side while filling up the E-stamp Application form the client has mention the considertation amount as Rs 20,00,00,000 has also checked the Preview and signed the same. We have printed E-stamp certificate as per the said document.

Further, they have realised their mistake. The correct considertation 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



DEED OF ASSIGNMENT

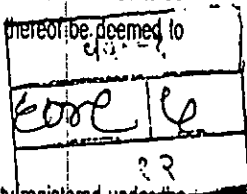
THIS INDENTURE made at Mumbai this 30th day of May in the Christian Year Two Thousand Twelve,

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 include its successors and assigns) of the ONE PART.

AND

BEAMING INFRADEVELOPERS PRIVATE LIMITED Company registered under the provisions of the Companies Act 1956, having its registered office at Row House No. 1 Goldfield Enclave Society, South Main Road, Vidyut Nagar, Koregaon Park, Pune-411001 Maharashtra, through its Authorised Signatory Mr. Priyank Kumar Pandey as per the Board Resolution passed at the meeting of the Board of Directors held on 30th May 2012 herein after referred to as "THE ASSIGNEE" (which expression shall unless it be repugnant to the context or meaning thereof be 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").

[Handwritten signatures]

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 Shantaben 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 999 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 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 25th Day of November 1997, leaving her surviving heirs i.e her sons Ravindra Balwantrai Desai, Ashok Balwantrai Desai and Yogesh Balwantrai Desai and her daughter Minakshi Balwantrai 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 Balwantrai 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 to the said Ashok Balwantrai Desai on 3rd February, 1998.

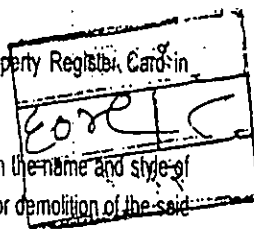
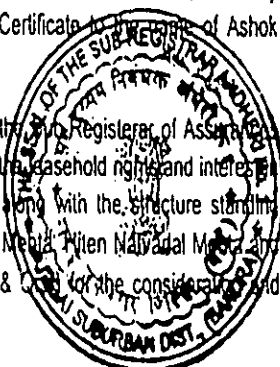
And WHEREAS by a deed of Assignment dated 15th July, 2004 registered with the Registrar of Assurances under Serial No. BDR-1/5991 of 2004, the said Desais, assigned and transferred the leasehold rights and interest in respect of the said plot for the residue unexpired term of the demised period along with the structure standing thereon and the said shares of the said Society in favour of One Shri Natvarlal J Mehta, Niten Natvarlal Mehta and Upen Natvarlal Mehta (herein after referred to as 'the said Natvarlal J Mehta & Ors' for the consideration and subject 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 30th July, 2004.

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 Annexure "B".



[Handwritten signatures]

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 Natvarlal 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 Chhotatal Ajmera, Mrs Sonali Atul Ajmera and Master Mayur Sanjay Ajmera (a minor through his father and natural guardian Mr. Sanjay Chhotatal Ajmera).

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

AND WHEREAS the said Veena Chhotatal Ajmera died intestate leaving her surviving heirs i.e her husband Mr Chhotatal Shamalji Ajmera, her Son Sanjay Chhotatal Ajmera, her son Atul Chhotatal Ajmera, her Daughter Sonal Chhotatal 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 registered with the Sub-Registrar of Assurances under Serial No. BDR-1/07081 of 2010, (1) Mrs Sonali Atul Ajmera (2) Master Mayur Sanjay Ajmera (minor through his father and natural Guardian Sanjay Chhotatal Ajmera) (3) Mr Chhotatal Shamalji Ajmera (4) Mr Sanjay Chhotatal Ajmera (5) Mr Atul Chhotatal Ajmera (6) Sonal Chhotatal Ajmera (3 to 6 being legal heirs and representatives of Late Mrs Veena Chhotatal 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 standing thereon more particularly described in the Schedule hereunder written.

AND WHEREAS the said Plot, the said building thereon and the premises therein and vacant and areas the physical possession of the Assignors and on other person, firm, company or any third party has any right or interest whatsoever therein or any part thereof and /or 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 thereon and the premises therein are free from all encumbrances and the Assignors are entitled to deal with and dispose of the same in the same manner as they may deem fit.

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 in favour of the Assignee herein.

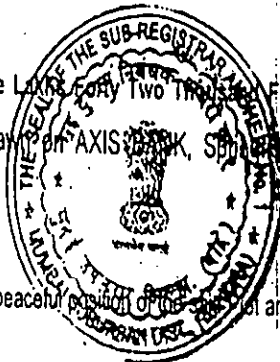
AND WHEREAS the Assignors have agreed to assign and transfer to the Assignee the lease hold rights in respect of the said Plot, for the residue unexpired period of the said lease granted by the Lessor (being the said society) alongwith the vacant building Known as "DIVYA DRISHTI" standing on the said 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,

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, 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 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, 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.
- 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 Lakhs Forty Two Thousand Five Hundred only) vide cheque no. 001645 dated 30/08/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.

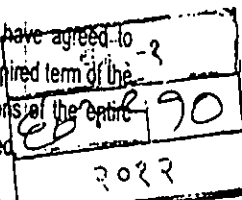


AND WHEREAS the Assignors have handed over quiet, vacant and peaceful possession of the said Plot and the vacant building thereon to the Assignee.

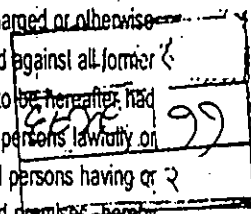
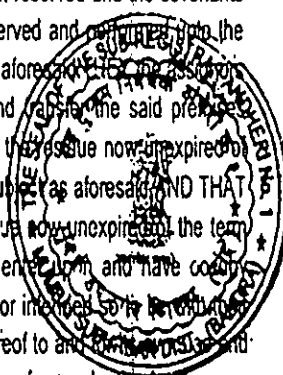
AND WHEREAS in the circumstances aforesaid, at the request of the Assignee the Assignors have agreed to execute a Deed of Assignment of the lease hold rights in respect of the said Plot for the residue unexpired term of the demised period, the said Shares of the said Society pertaining thereto and the 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 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 Assignors 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

Signature



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 Mumbai, 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 Annexure "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, fences, 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, property, 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 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 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 covenant 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 performed up to the date of these presents AND THAT notwithstanding any such act, deed, matter or thing aforesaid the Assignors now have in themselves good right full power and absolute authority to assign and transfer the said premises hereinbefore assigned and transferred or expressed to be UNTO the Assignee for all the residue now unexpired of the said term of 999 (nine hundred ninety-nine) years granted by the said lease and subject as aforesaid AND THAT it shall be lawful for the Assignee from time to time and at all times during the residue now unexpired of the term granted by the said lease and any renewal thereof peacefully and quietly to hold enter upon and have common possess and enjoy the said premises hereby assigned and transferred or expressed or intended so to be with all appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for the use and 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 otherwise by 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 already to be hereafter had made, created, executed, occasioned or suffered by the Assignors or by any other person or persons lawfully or equitably claiming from under or in trust for the Assignors AND further that the assignors and all persons having or lawfully or equitably claiming from the estate, right, title or interest at law or in equity in the said premises 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 further 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



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.

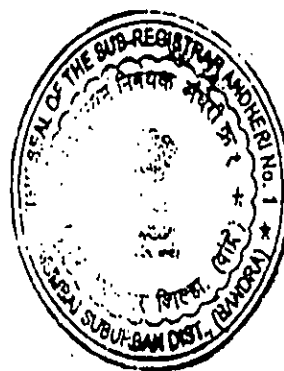
AND THE ASSIGNEE DOTH HEREBY COVENANTS with the Assignors that the assignee shall become member of the said Society and shall abide by and observe and perform all the rules, regulations and laws amended upto date from time to time and at all times of the said Society and shall henceforth be liable to 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:-

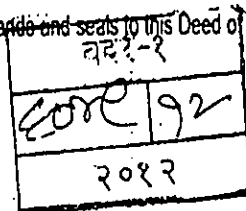
The PAN number of the parties as follows:

PACL LIMITED: AACP4032A

BEAMING INFRADEVELOPERS PRIVATE LIMITED: AAECB9399N



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals 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 Drishti' standing thereon having aggregate carpet area of 9219.10 sq. ft. assessed by the Assessor and Collector Municipal Rates 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, i.e., 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

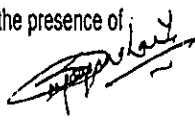
Pursuant to Resolutions passed at the

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




Ankur Tyagi



SIGNED SEALED AND DELIVERED

By the withinnamed

"THE ASSIGNEE"

BEAMING INFRADEVELOPERS PRIVATE LIMITED

was hereunder affixed

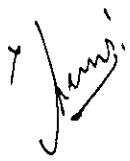
Pursuant to Resolutions passed at the

Meeting of the Board of Directors of the Company

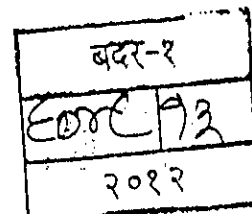
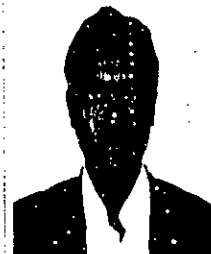
Held on the 30th day of May 2012 through its

Authorized Signatory Mr. Priyank Kumar Pandey

In the presence of



Priyank



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)

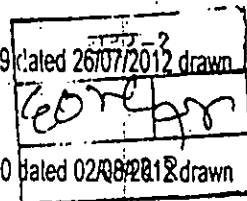
Has been paid by PDC cheques drawn on

Axis Bank

Bearing the following particulars



- 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, 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 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, 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.
- 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.



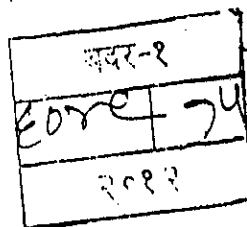
k) Rupees 1,63,42,500/- (Rupees One Crore Sixty Three Lakhs Forty Two Thousand Five Hundred only) vide cheque no. 001645 dated 30/08/2012 drawn on AXIS BANK, Springfields Branch, Andheri West.

WITNESSES

[Signature]
[Signature]

ASSIGNORS

[Signature]
WE SAY RECEIVED



DATE
दिनांक 15 06 2014
D D M M Y Y Y Y

42

PAY PACCL Ltd

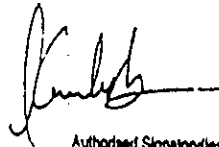
OR BEARER / या धारक को

RUPEES Two Crore Only
रुपये

अदा करें ₹ 2,00,00,000/-

A/C NO. 912020018897328
CANOR 415260

For DEAMING INFRADEVELOPERS PRIVATE LIMITED


Authorized Signatory(ies)
Please sign above

⑈001634⑈ 400211037⑈ 415260⑈ 11

DATE
दिनांक 25 06 2014
D D M M Y Y Y Y

PAY PACCL Ltd

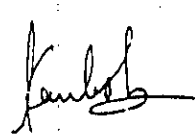
OR BEARER / या धारक को

RUPEES Two Crore Only
रुपये

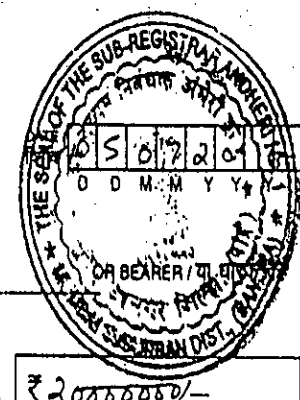
अदा करें ₹ 2,00,00,000/-

A/C NO. 912020018897328
CANOR 415260

For BEAMING INFRADEVELOPERS PRIVATE LIMITED


Authorized Signatory(ies)
Please sign above

⑈001635⑈ 400211037⑈ 415260⑈ 11



PAY PACCL Ltd

OR BEARER / या धारक को

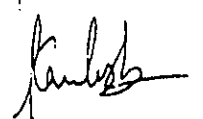
RUPEES Two Crore Only
रुपये

अदा करें ₹ 2,00,00,000/-

A/C NO. 912020018897328
CANOR 415260

For DEAMING INFRADEVELOPERS PRIVATE LIMITED

बंदर-१
६०२६
२०१२


Authorized Signatory(ies)
Please sign above

⑈001636⑈ 400211037⑈ 415260⑈ 11



AXIS BANK LTD

SPRINGFIELDS, MUMBAI (MH), MUMBAI, 400093
IFS CODE - UTIB0000415

New Account

DATE 12 07 2014
दिनांक D D M M Y Y Y Y

41

PAY

PACL Ltd

OR BEARER / या धारक को

RUPEES
रुपये

Two Crore Only

अदा करें

₹20000000/-

A/C NO.

912020018897328

CANOR 415260

For BEAMING INFRADEVELOPERS PRIVATE LIMITED

Authorised Signatory(ies)

Please sign above

⑈001637⑈ 400211037⑈ 415260⑈ 11



AXIS BANK LTD

SPRINGFIELDS, MUMBAI (MH), MUMBAI, 400093
IFS CODE - UTIB0000415

New Account

DATE 19 07 2014
दिनांक D D M M Y Y Y Y

PAY

PACL Ltd

OR BEARER / या धारक को

RUPEES
रुपये

Two Crore Only

अदा करें

₹20000000/-

A/C NO.

912020018897328

CANOR 415260

For BEAMING INFRADEVELOPERS PRIVATE LIMITED

Authorised Signatory(ies)

Please sign above

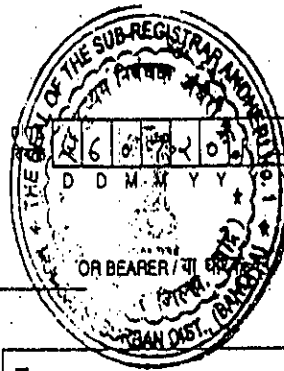
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AXIS BANK LTD

SPRINGFIELDS, MUMBAI (MH), MUMBAI, 400093
IFS CODE - UTIB0000415

New Account



PAY

PACL Ltd

OR BEARER / या धारक को

RUPEES
रुपये

Two Crore Only

अदा करें

₹20000000/-

A/C NO.

912020018897328

CANOR 415260

बंदर-१ For BEAMING INFRADEVELOPERS PRIVATE LIMITED

E000416
2012

Authorised Signatory(ies)

Please sign above

⑈001639⑈ 400211037⑈ 415260⑈ 11

DATE 02 08 2012
 दिनांक D D M M Y Y Y Y

40

PAY PACL Ltd OR BEARER / या धारक को

RUPEES Two Crores Only
 रुपये

अदा करें ₹ 2,00,00,000/-

A/C NO. 912020018897328
 CANOR 415260

For BEAMING INFRADEVELOPERS PRIVATE LIMITED

[Signature]
 Authorised Signatory(ies)
 Please sign above

⑈001640⑈ 400211037⑈ 415260⑈ 11

DATE 09 08 2012
 दिनांक D D M M Y Y Y Y

PAY PACL Ltd OR BEARER / या धारक को

RUPEES Two Crores Only
 रुपये

अदा करें ₹ 2,00,00,000/-

A/C NO. 912020018897328
 CANOR 415260

For BEAMING INFRADEVELOPERS PRIVATE LIMITED

[Signature]
 Authorised Signatory(ies)
 Please sign above

⑈001641⑈ 400211037⑈ 415260⑈ 11

DATE 09 08 2012
 दिनांक D D M M Y Y Y Y

OR BEARER / या धारक को

अदा करें ₹ 2,00,00,000/-

For BEAMING INFRADEVELOPERS PRIVATE LIMITED

[Signature]
 Authorised Signatory(ies)
 Please sign above

PAY PACL Ltd
 रुपये Two Crores Only

A/C NO. 912020018897328
 CANOR 415260

बदर-३
 2012

⑈001642⑈ 400211037⑈ 415260⑈ 11

AXIS BANK LTD
 Springfield, MUMBAI (MH), MUMBAI, 400083
 IFS CODE: UTIB0000415

New Account

DATE 23082012
 दिनक D D M M Y Y Y Y

PAY

PACL Ltd

OR BEARER / या धारक को

RUPEES
रुपये

Four Crore Only

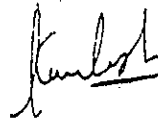
अदा करें

₹ 20000000/-

A/C NO. 912020018897328

CANOR 415260

For BEAMING INFRADEVELOPERS PRIVATE LIMITED



Authorized Signatory(ies)
 Please sign above

⑈001643⑈ 400211037⑈ 415260⑈ ⑈

AXIS BANK LTD
 Springfield, MUMBAI (MH), MUMBAI, 400083
 IFS CODE: UTIB0000415

New Account

DATE 30082012
 दिनक D D M M Y Y Y Y

PAY

PACL Ltd

OR BEARER / या धारक को

RUPEES
रुपये

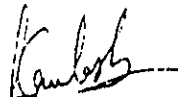
One Crore Sixty three lakh

forty two thousand five hundred only

A/C NO. 912020018897328

CANOR 415260

For BEAMING INFRADEVELOPERS PRIVATE LIMITED




⑈001645⑈ 400211037⑈ 415260⑈ ⑈

बदर-१
 2012

DUPLICATE CERTIFICATE

N^o 075

SHARE CERTIFICATE

Reg. Folio No. 1

No. of Shares TWO

THE SWASTIK CO-OPERATIVE HOUSING SOCIETY LIMITED

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

(Registered under Section 10 of Bombay Act VII of 1925)

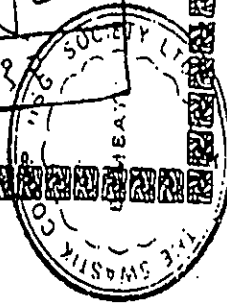
AUTHORISED CAPITAL RS. 1,00,000. DIVIDED INTO 2000 SHARES OF RS. 50/- EACH.

This is to Certify that Shri/Smt. SHANTABEN BALWANTRAI DESAI
of Plot No. ONE Road No. ONE J. V. P. D. Scheme Vile-Parle
(West). Bombay-400 056 is/are the Registered Holder/s of - 2 - fully
paid-up Shares of Rupees FIFTY each numbered from 1 to 2
both inclusive, in THE SWASTIK Co-operative Housing Society Limited subject
to the By-laws of the said Society.



Rs. 100/-

Given under the Common Seal of the said Society at
Bombay, this 12th day of JUNE 1991

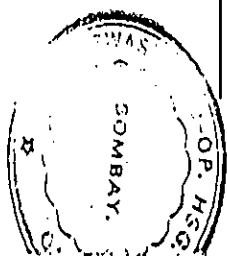
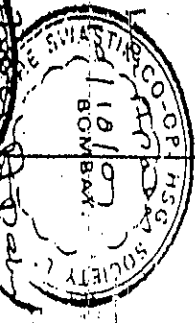
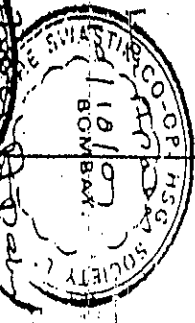
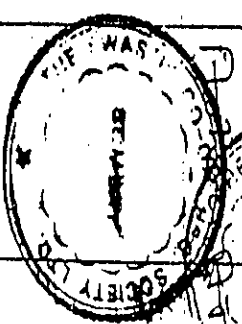
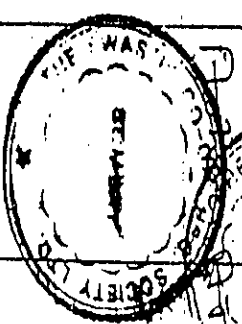
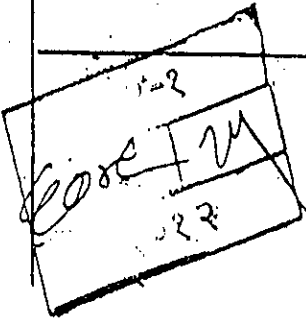


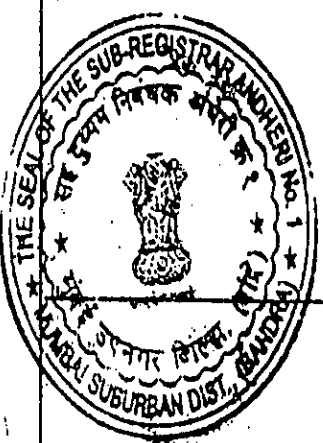
Mg. Com. Member

Hon. Secretary

Chairman

MEMORANDUM OF TRANSFERS OF THE WITHINMENTIONED SHARES

Date of Transfer	Transfer No.	To whom Transferred	Register Folio	Signature Chairman Secretary	Seal of Society
3-2-98	1/98	Shri Ashok Balwanthai Desai	1	Aslon H. Paten 10/10/07	
30-7-04	2/04	Shri Natwarlal J. mehta. St. with Shri Hiren Natwarlal mehta. Lshri Upen Natwarlal mehta.	1	Aslon H. Paten 10/10/07	
12-9-07		Smt. Veena Chhatralal Ajimela St. with Smt. Sonali Atul Ajimela Master Shri Mayur Sanjay Ajimela	95		
13-5-2011		PACL India Ltd. Authorized representative Shri Tulsiaram Marjit Singh Thakur	106		



DUPLICATE CERTIFICATE

No. 075

SHARE CERTIFICATE

Reg. Folio No. 1

No. of Shares TWO

THE SWASTIK CO-OPERATIVE HOUSING SOCIETY LIMITED

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

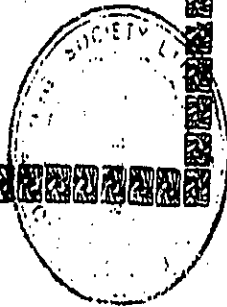
(Registered under Section 10 of Bombay Act VII of 1925)

AUTHORISED CAPITAL Rs. 1,00,000, DIVIDED INTO 2000 SHARES OF Rs. 50/- EACH.

This is to Certify that Shri/Smt. SHANTABEN BALWANTRAI DESAI
of Plot No. ONE Road No. ONE J. V. P. D. Scheme Vile-Parle
(West), Bombay-400 056 is/are the Registered Holder/s of 2 fully
paid-up Shares of Rupees FIFTY each numbered from 1 to 2
both inclusive, in The Swastik Co-operative Housing Society Limited subject
to the By-laws of the said Society.

Rs. 100 = 00

Given under the Common Seal of the said Society at
Bombay, this 12th day of JUNE 1991

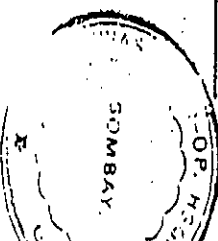
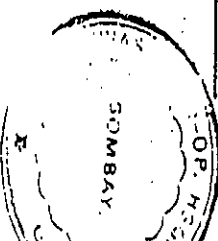
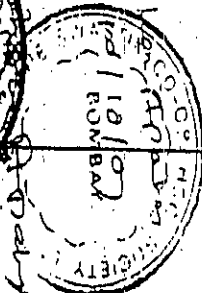
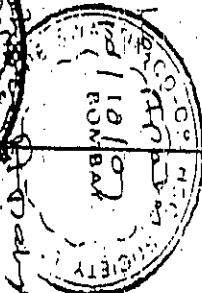
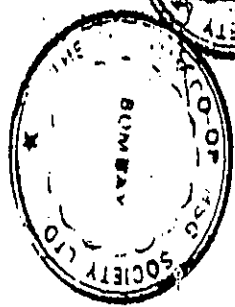


Yashwanth
Mg. Com. Member

Yashwanth
Hon. Secretary

Yashwanth
Chairman

MEMORANDUM OF TRANSFERS OF THE WITHHOLDEN/BOUNDED SHARES

Date of Transfer	Transfer No.	To whom Transferred	Register Folio	Signature Chairman Secretary	Seal of Society
3-2-98	1/98	Shri Ashok Balwantrao Desai	1	Ashok A. Desai 10/10/07	
20-7-04	8/04	Shri Natwarlal J. Mehta Jy. with Shri Hiren Natwarlal Mehta Lshri Upen Natwarlal Mehta	1	Ashok A. Desai 10/10/07	
13-1-07		Smt Veena Chhatralal Ajimeda Jy. with Smt. Sonali Atul Ajimeda Master Shri Mayur Sanjay Ajimeda	95	Ashok A. Desai 10/10/07	
1-1-11		PACT India Ltd. Authorized Representative Shri Tulsiaram Manojit Singh Thakur	106	Ashok A. Desai 10/10/07	
24-6-2018	5/18	Beaming Infodevelopers Private Limited Authorized Representative Shri Ravi Shank Kumar Pandey	110-	Ashok A. Desai 10/10/07	

विभाग/मौजे -- विलेपार्ले(प)

तालुका/न.भू.मा.का. -- न.भू.अ.विलेपार्ले

जिल्हा -- मुंबई महानगर जिल्हा

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या अकरावा वर्षा भाड्याचा तपशील आणि त्याच्या फेरितपत्राची निवड बिल

२५६ २५६

चौ.मिटर.
४६५.८

[C-I]
C

रु.३१.१६
ता.०१-०८-६३ ते ३१-०७-७०

सुविधाधिकार

हक्काचा मुळ धारक
वर्ष

स्वस्तिक को.ऑपरेटिव्ह हाऊसिंग सोसायटी
लि.खरेदीने - सि.स.नं.१५० प्रमाणे.

पट्टेदार

[श्रीमती.शान्ताबेन बी.देसाई]
[१९९ वर्षाच्या कराराने.]

इतर भार

इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
०८/०१/१९७०	भा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स. च्या १९५८ अंमलबजावणी कायद्यानुसार व भा.स.च्या नाणू संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			सक्षी - १९७०-०२-०९ वि.जि.नि.भू.ख.यो अ.(२)कुलाबा क
२९/०७/१९७०	बिनशेठी सारा बसविलेबदल मे.अ.डी.डी.सी.अंदेरी यांचे कडील दु.दु.नं.ADC-LNDC-४९३० ता.०५-०२-७० प्रमाणे.क्षेत्र ५५४.			सक्षी - १९७०-०२-०९ ०.III
२८/०४/२००२	श्रीम.शान्ताबेन बी देसाई दि.२५/११/९७ रोजी मयत अर्ज ऑफिडेव्हिटकृत इंडेमिनिटी बॉण्ड मृत्युचा दाखला जबाबाबान्वये वारसांची नोंद केली.		[भाडेपट्टेदार] (१) अशोक बळवंतराय (२) रविंद्र बळवंतराय (३) योगेश बळवंतराय (४) मिनाक्षी बळवंतराय	सक्षी - १९७०-०२-०९ ०.III २८/०४/२००२ न.भू.अ.विलेपार्ले
०९/०८/२००४	अर्ज,जबाब, अभिहस्तांतरण पत्र, भाडेपट्टा, सूची क्र II व न.भू.अ.विलेपार्ले यांचे कडील दिनांक १८/०४ चे आदेशान्वये अशोक बळवंतराय देसाई वगैरे ४ यांनी दस्तऐवज करून दिल्याने त्यांची नावे कमी करून दस्तऐवज करून घेणार यांची भाडेपट्टेदार म्हणून नावे दाखल केली.	नोंदणी क्रमांक ५९९१/२००४ दिनांक १५/७/०४	भाडेपट्टेदार १)नटवरलाल जे.मेहता २)हितेन एन्.मेहता ३)उपेन एन्.मेहता	फेरितपत्र क्र.२९२ प्रमाणे सक्षी - १८/२००४ न.भू.अ.विलेपार्ले
२५/०२/२००८	अर्ज,जबाब हस्तांतरण पत्र सूची क्र. २ व नगर भूमापन विलेपार्ले यांचे कडील दिनांक २५/०२/२००८ चे आदेशान्वये नटवरलाल जे.मेहता २) हितेन एन्.मेहता ३)उपेन एन् मेहता यांनी दस्तऐवज करून दिल्याने त्यांची नावे कमी करून दस्तऐवज करून घेणार यांची भाडेपट्टेदार म्हणून नावे दाखल केली.	नोंदणी क्र. ४९५/२००७ दिनांक १६/१/२००७	भाडेपट्टेदार १) श्रीम. विना की.अजमेरा २) श्री.अतूल सी. अजमेरा ३) श्रीम. सोनाली अजमेरा ४) मयूर संजय अजमेरा अ.पा.क. श्री.संजय सी.अजमेरा	फेरितपत्र क्र.३९०/०८ सक्षी - २५/०२/२००८ न.भू.अ.विलेपार्ले



बदर-१
२०१२

(33)

42

मालमत्ता पत्रक

विभाग/मोजे -- विलेपार्ले(प)

तालुका/न.भू.मा.का. -- न.भू.अ.विलेपार्ले

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / पत्र. पर्व. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधकार	शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
२५६	२५६				

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
१५/०२/२०१०	मा.अधीक्षक भूमि अधिलेख, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. न.भू.सं.३अ/न.भू.अ.विलेपा(प)/फेरयाकशी क्र. २००/२००९ दिनांक १४/१/२०१० व न.भू.अ.विलेपार्ले यांचेकडील दि.१५/२/२०१० चे आदेशान्वये न.भू.विलेपार्ले (प) येथील न.भू.क्र. २५६ या मिळकत पत्रिकेवरील दि. २५/२/२००८ पे नोंदीतील फाटेपट्टेदार 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 नावे कायम ठेऊन मयूर संजय अजमेरा यांचे नावासमोर अज्ञानपालन कर्ता म्हणून श्री.संजय सी. अजमेरा यांचे नांव दाखल केले.			फेरफार क्र.५२७ प्रमाणे सही - १५/०२/२०१० न.भू.अ.विलेपार्ले

तपासणी करणारा -

खरी नक्कल

न.भू.अ.विलेपार्ले

मुंबई उपनगर जिल्हा



सत्य-प्रतिलिपि

नगर भूमापन अधिकारी, विलेपार्ले

५/६/०१/११
परिपक्व भूमापन २
६/६/०१/११



विभाग/मोजे -- विलेपार्ल(ए)

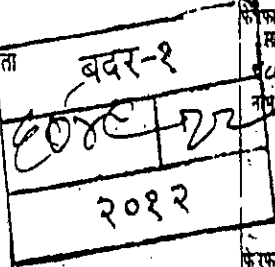
तालुका न. म. न. का. -- न. भू. अ. विलेपार्ल

जिल्हा -- मुंबई उपनगर जिल्हा

नगर प्रमाण क्रमांक/का. नं.	शिट नंबर	प्लॉट नंबर	सत्र चौ.मो.	धारणाधिकार	शासनाला दिलेल्या आकारणी तपशील आणि त्याच्या फेर
२५६	२५६				
			चौ.मिटर. ४६५.८	(C-1) C	रु.३१.१६ ता.०१-०८-६३ ते ३१-०९-६३
सुविधाधिकार	---				

हक्कांचे मुळ धारक वर्ग	स्वस्तिक को. ऑपरेटिव्ह हाऊसिंग सोसायटी लि. खरेदीने - सि.स.नं.१५० प्रमाणे.
पट्टेदार	[श्रीमती. शान्ताबेन बी. देसाई] [१९९९ वर्षाच्या कराराने.]
इतर भार	---
इतर शोरे	---

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
०८/०१/१९७०	मा.स.च्या १९५६ च्या खजन मापाचे कायद्यालगत म.रा.स. च्या १९५८ अंमलबजावणी कायद्यानुसार व भा.स.च्या नाणे संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			ता. १९७०-०१-०१ वि.मि.मि.पू.५० म. (२) कृ.सा.बा.क
२९/०७/१९७०	बिनशेती सारा बसविलेबदल मे.अ.डी.डी.सी.अंदेरी यांचे कडील दु.दु.न. ADC-LNDC-४९३० ता.०५-०२-७० प्रमाणे क्षेत्र ५५४.			
२८/०४/२००१	श्रीम.शान्ताबेन बी देसाई दि.२५/११/९७ रोजी मयत अर्ज अंफिडेक्टिकृत इंटेमिनिटी बॉण्ड मृत्युचा दाखला जबाबाबाबतचे वारसांची नोंद केली.		[भाडेपट्टेदार] (१) अशोक बळवंतराय (२) रविंद्र बळवंतराय (३) योगेश बळवंतराय (४) मिनाक्षी बळवंतराय	के.रामा रु.२१२ प्रमाणे स. २८/२००४ न.भू.अ. विलेपार्ल
०९/०८/२००४	अर्ज, जबाब, अभिहस्तांतरण पत्र, भाडेपट्टा, सूची क्र. ११ व न.भू.अ. विलेपार्ल यांचे कडील दिनांक ९/८/०४ चे आदेशान्वये अशोक बळवंतराय देसाई वगैरे ४ यांनी दस्तावेज करून दिल्याने त्यांची नावे कमी करून दस्तावेज करून घेणार यांची भाडेपट्टेदार म्हणून नावे दाखल केली.	नोंदणी क्रमांक ५९९१/२००४ दिनांक १५/७/०४	भाडेपट्टेदार (१) नटवरलाल जे. मेहता (२) हितेन एन. मेहता (३) उपेन एन. मेहता	के.रामा रु.२१२ प्रमाणे स. २८/२००४ न.भू.अ. विलेपार्ल
२५/०२/२००८	अर्ज, जबाब हस्तांतरण पत्र सूची क्र. २ व नगर भूमापन विलेपार्ल यांचे कडील दिनांक २५/०२/२००८ चे आदेशान्वये नटवरलाल जे. मेहता २) हितेन एन. मेहता ३) उपेन एन. मेहता यांनी दस्तावेज करून दिल्याने त्यांची नावे कमी करून दस्तावेज करून घेणार यांची भाडेपट्टेदार म्हणून नावे दाखल केली.	नोंदणी क्र. ४९५/२००७ दिनांक १६/१/२००७	भाडेपट्टेदार (१) श्रीम. विना सी. अजमेरा (२) श्री. अतुल सी. अजमेरा (३) श्रीम. सोनाली अतुल अजमेरा (४) मयूर संजय अजमेरा अ.पा.क. श्री. संजय सी. अजमेरा	के.रामा रु.२१२ प्रमाणे स. २५/०२/२००८ न.भू.अ. विलेपार्ल



(3)

44

महाराष्ट्र सरकार

भाग/मोजे -- विलेपार्ले(प)

तालुका/न.भु.मा.का. -- न.भु.अ.विलेपार्ले

जिल्हा -- मुंबई उपनगर जिल्हा

प्र.भू.पत्र क्र./का.सौ.नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाच्या किंवा पाड्याच्या तपशिल आणि त्याच्या फेर तपासणीचा निवत वेळ)
२५६	२५६				

क्र.	व्यवहार	खंड क्रमांक	नविन धारका(धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
१५/०२/२०१०	मा.अधीक्षक भूमि अधिलेख, मुंबई उपनगर जिल्हा यांचकडील आदेश क्र. न.भु.सं. ३३/न.भु.अ.विपा(प)/फेरधोकरा क्र. २००/२००९ दिनांक १४/१/२०१० व न.भु.अ.विलेपार्ले यांचकडील दि.१५/२/२०१० चे आदेशान्वये न.भु.विलेपार्ले (प) येथील न.भु.क्र. २५६ या मिल्कत पत्रिकेवरील दि. २५/२/२००८ च नोंदीतील 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 नावे कायम ठेऊन मयूर संजय अजमेरा यांचे नावासमोर अज्ञानपालन कर्ता म्हणून श्री.संजय सी. अजमेरा यांचे नांव दाखल केले.		फेरधार क्र.५२७ प्रमाणे सही- १५/०२/२०१० न.भु.अ.विलेपार्ले	

सहणी करणारा -

खरी नक्कल -

न.भु.अ.विलेपार्ले

मुंबई उपनगर जिल्हा

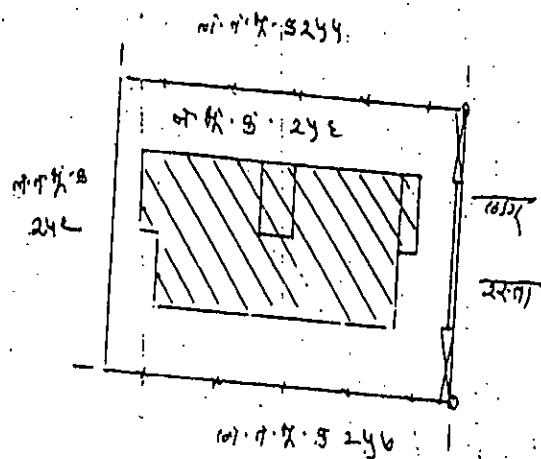
अजं क्रमांक १५/०२/२०१०
अजं-दाखल ता.१५/०२/२०१०
नक्कासद्वारे तारीख १५/०२/२०१० नक्कास शुल्क...११००.
नक्कासद्वारे तारीख १५/०२/२०१० नक्कास शुल्क...२००.
नक्कासद्वारे तारीख १५/०२/२०१० नक्कास शुल्क...११२०.
नक्कासद्वारे तारीख १५/०२/२०१० नक्कास शुल्क...११२०.

सत्य-प्रतिलिपी

मयूर प्रमाणन अधिकारी, विलेपार्ले

वडर-२
२०१२

अर्णमाः :- श्री. शाहमायाजी अय्य. श्रेष्ठ संस्था संपादनकर्ता गंगारूपायन विवेकानंद प्रसिद्ध
 मेचीत पुनर्विचार माहेश्वर ५. ४५ प्रकाश १०. ५. २५६ लकाशस्त्री
 कारणाप्रसादी संस्कृत

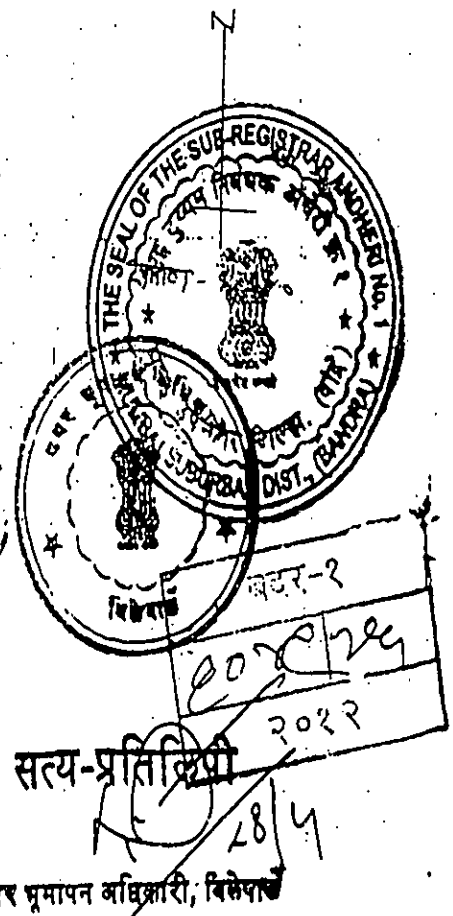


- (१) सरकारी तस्करी मुक्त तथा भूस्वामन आलेख/छापेख
आलेख/पुनर्पिम्बोका देणेंत जावपी आहे.
- (२) सरकारी तस्करी मुक्त तथा भूस्वामन देणेंची जागेची
पट्टी देणेंत जावपी भूस्वामन देणेंची जागेवर
आलेख/पुनर्पिम्बोका देणेंत जावपी आहे.
- (३) सरकारी तस्करी मुक्त तथा भूस्वामन देणेंची जागेची
पट्टी देणेंत जावपी भूस्वामन देणेंची जागेवर
आलेख/पुनर्पिम्बोका देणेंत जावपी आहे.

निष्प. सदा कर्मकाण्डा वाच्यता शक्तिः पुनः शक्तिः शक्तिः
५२५० वाच्य शक्तिः कर्मकाण्डा शक्तिः

अजं कमाक ३८५६०
अजं दासल बारीक ३१/३/११ .. सकलिया बहार गण २१/३/११
नकल तयार बारीक २५/५/११ .. नकल सुख ४५/११
नकल किल्लापो बारीक ३१/५/११ .. नकल सुख ४५/११
नकल तयार फरबार ३०/५/११ .. नकल सुख ४५/११
नकल नपासणार ३०/५/११ ..

(31-8) 20/9/11
परिपक्व भूमापक 2
प्र. ध. अ., विज्ञेयाने



BRIHANMUMBAI MAHANAGARPALIKA
NO. CE/8413/WS/AK

Ex: Engineer Bldg. Proposal (A)
JL and K - Wards
Municipal Office, R. K. Parkur Mar
Bandra (West), Mumbai-400056.

FULL OCCUPANCY CERTIFICATE - 6 AUG 2007

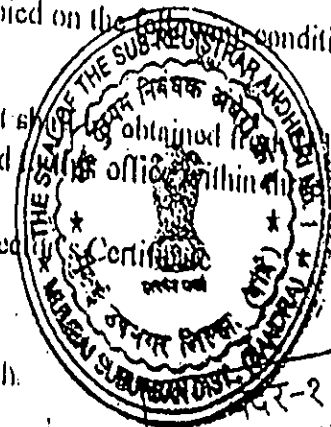
To,
Owner
Shri Natwarlal J. Mehta & Others,
Hira Manek C.H.S. Ltd.,
48/D, Baptista Road,
Vile Parle (West)
Mumbai 400 056.

Sir,

The full development work of Residential cum Commercial building comprising of Basement [Storage] + Ground + 1st floor [Pl.] office + 1st [pl.] Residential + 2nd to 5th 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. S/322, may be occupied on the following conditions:

- 1) That the Cn. under section 270-A of B.M.C. Act shall be submitted and a certified true copy of the same shall be submitted to the office within three months from the date of issue of occupations Cn.
- 2) Lift will not be operated with obtaining Lift Inspection Certificate.
- 3) Lift Cn. will be submitted within three months.

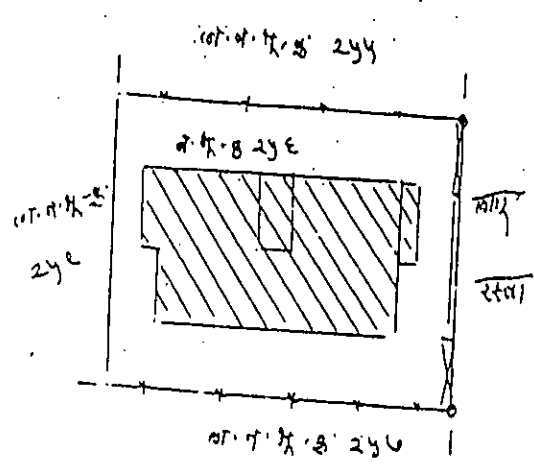
A set of certified completion plan is attached herewith.



147-2	
2007-20	
Yours faithfully,	

Executive Engineer Building Proposal
(Western Suburbs) K&V&J Wards

जिल्हा - श्री राहनापूर जिल्हा रोड यांच्या मालकीत न्याय भूमापन विभागाचे प्रादेशिक येथे पुनर्विलेक जमिनी ७ ४५ परत न न ६ २५६ नकारात्मक काढण्यात येऊन नपमक

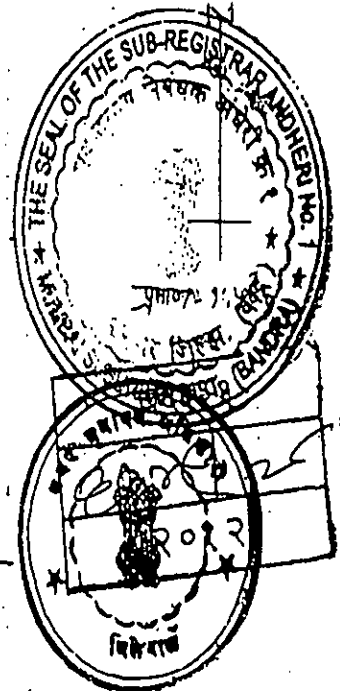


- (१) सदरची नपमक मूल नगर भूमापन आलेख/छापीत आलेख/पुनर्विलेक येथेच आली आहे.
- (२) सदरची नपमक मूल नगर भूमापन विभागाचे येथेच आली आहे. पर्यायाने सदर नपमक विभागाचे येथेच आली आहे.
- (३) सदरची नपमक मूल नगर भूमापन विभागाचे येथेच आली आहे. पर्यायाने सदर नपमक विभागाचे येथेच आली आहे.

न्याय भूमापन विभाग रोड यांच्या मालकीत न्याय भूमापन विभाग

न.प. क्रमांक ४८८८
 भजंदासल बापू ३१/३/११. सकलेचा नकारात्मक...
 नपमक नगर बापू २५/४/११. नपमक मूल... १९६८...
 नपमक विभागाची तारीख २५/४/११. नपमक मूल... १९६८...
 नपमक तयार करणारा... नपमक मूल... १९६८...
 नपमक तपासणारा...

३६५ २०११
 न्याय भूमापन २
 व. प. व., विलेपार



सत्य-प्रतिलिपी

न्याय भूमापन अधिकारी, विलेपार

BEAMING INFRADEVELOPERS PRIVATE LIMITED

48

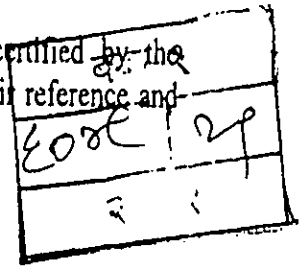
27

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.

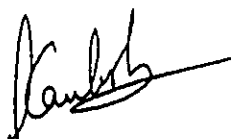
PURCHASE OF PROPERTY, DIVYA DRISHTI:

"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 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 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 whatsoever 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

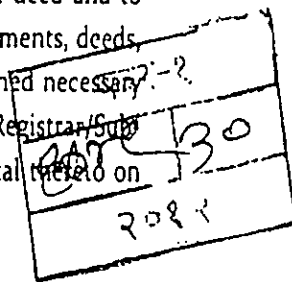




PAC LIMITED

EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF
PAC 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 Registrar/Sub 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 PAC LIMITED


(ANURAG SHARMA)
COMPANY SECRETARY





ESTD. 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.

50 (25)

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

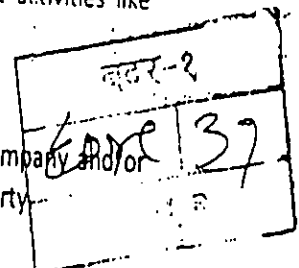
Date : 28/05/2012

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.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 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 to proceed further matter.

Thanking you,

yours faithfully,

Ashok Patel

For Swastik Co-operative Housing Society Ltd.
Hon. Secretary
Shri Ashok Patel



GOVERNMENT OF INDIA - MINISTRY OF CORPORATE AFFAIRS
Registrar of Companies, Rajasthan

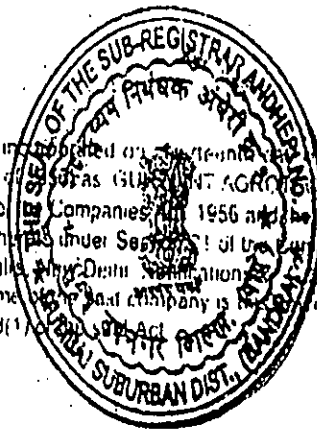
Fresh Certificate of Incorporation Consequent upon Change of Name

Corporate Identity Number U70101RJ1996PLC011577

In the matter of M/s PACL INDIA LIMITED

I hereby certify that PACL INDIA LIMITED which was originally incorporated on the Twentieth day of January Nineteen Hundred Ninety Six under the Companies Act, 1956 (No. 1 of 1956) as GLASSHAWK AGRICULTURE LIMITED having duly passed the necessary resolution in terms of Section 21 of the Companies Act, 1956 and the approval of the Central Government signified in writing having been accorded in terms of Section 21 of the Companies Act, 1956, read with Government of India, Department of Company Affairs, New Delhi Notification No. R 507 (I) dated 24/06/1995 vide SRN B22303242 dated 12/10/2011 the name of the said company is hereby changed to PACL LIMITED and this Certificate is issued pursuant to Section 23(1) of the Companies Act, 1956.

Given at Jaipur this Twelfth day of October Two Thousand Eleven



Registrar of Companies, Rajasthan

Note: The corresponding form has been approved by KACASH/CHARTER/MEETRA, Jaipur, Rajasthan and this Certificate has been digitally signed by the Registrar through a system generating digital signature in accordance with the Information Technology and Authentication of Documents Rules, 2008.

The digitally signed certificate can be verified at the Ministry website www.mca.gov.in

सम्पत्ति रजिस्ट्रार के कार्यालय अधिनियम में उपर्युक्त पत्र 'त'

Mailing Address as per record available in Registrar of Companies office

PACL LIMITED
22.3RD FLOOR, AMBER TOWER, SAHSAR CHANDRA ROAD,
JAIPUR,
Rajasthan, INDIA



प्रारूप 1
पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U70100PN2012PTC142585

2011 - 2012

मैं एतद्वारा 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 मार्च दो हजार बारह को पूणे में जारी किया जाता है।

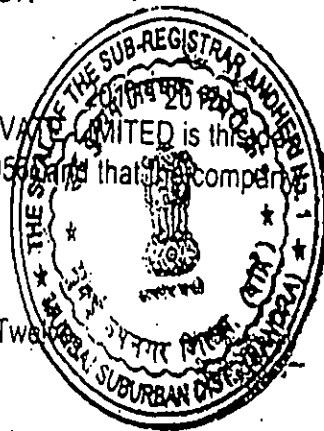
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Form 1

Certificate of Incorporation

Corporate Identity Number : U70100PN2012PTC142585

I hereby certify that BEAMING INFRADEVELOPERS PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.



Given at Pune this Fifteenth day of March Two Thousand Two

Registrar of Companies, Maharashtra, Pune

कम्पनी रजिस्ट्रार, महाराष्ट्र, पूणे

*Note: The corresponding form has been approved by VISHNU PANDURANG KATKAR, 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,

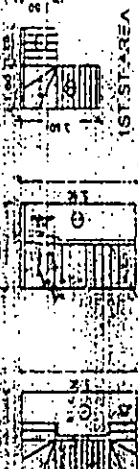
Maharashtra, INDIA





LINE DIA OF STAIRCASE LIFT & LIFT LOBBY TAKEN IN REG. OF F.S.I. FOR PREMIUM STAIRCASE-1, LIFT / L.L. AREA

A) 3.48 X 3.42 = 12.00 M²
 B) 1.32 X 1.32 = 1.74 M²
 TOTAL AREA OF STAIRCASE LIFT LOBBY OF BLDG. (BASEMENT) = 13.74 M²



LINE DIA OF STAIRCASE LIFT & LIFT LOBBY TAKEN IN REG. OF F.S.I. FOR PREMIUM STAIRCASE-2, LIFT / L.L. AREA

A) 3.48 X 3.42 = 12.00 M²
 B) 1.32 X 1.32 = 1.74 M²
 TOTAL AREA OF STAIRCASE LIFT LOBBY OF BLDG. (GROUND FLOOR) = 13.74 M²

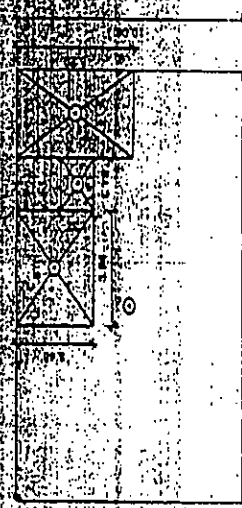
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CALCULATION FOR I.V.L.

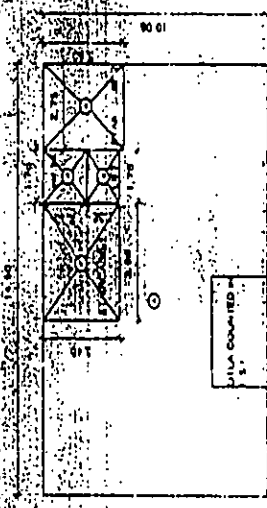
10.30	50 MT
24.82	50 MT
8.14	50 MT
1.36	50 MT
3.36	50 MT
2.35	50 MT
97.57	50 MT

10.30	50 MT
24.82	50 MT
8.14	50 MT
1.36	50 MT
3.36	50 MT
2.35	50 MT
97.57	50 MT



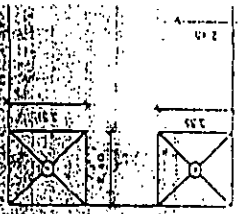
B/U AREA DIAGRAM (BASEMENT FLOOR AREA) FOR BASEMENT FLOOR AREA

A) 14.56 X 10.06 = 146.47 SQ. MT.
 DEDUCTIONS:
 a. STAIRCASE-1 3.96 X 3.15 = 12.47 SQ. MT.
 b. LIFT 1.75 X 1.32 = 2.31 SQ. MT.
 c. STAIRCASE-2 3.96 X 3.15 = 12.47 SQ. MT.
 TOTAL DEDUCTION = 27.25 SQ. MT.
 TOTAL PROPOSED BUILT UP AREA PER FLOOR (X-Y1) = 119.22 SQ. MT.



B/U AREA DIAGRAM (GROUND FLOOR) FOR GROUND FLOOR AREA

A) 14.56 X 10.06 = 146.47 SQ. MT.
 DEDUCTIONS:
 a. STAIRCASE-1 3.96 X 3.15 = 12.47 SQ. MT.
 b. LIFT 1.75 X 1.32 = 2.31 SQ. MT.
 c. STAIRCASE-2 3.96 X 3.15 = 12.47 SQ. MT.
 d. SERVICE 1.32 X 1.32 = 1.74 SQ. MT.
 TOTAL DEDUCTION = 27.25 SQ. MT.
 TOTAL PROPOSED BUILT UP AREA PER FLOOR (X-Y1) = 119.22 SQ. MT.



B/U AREA DIAGRAM

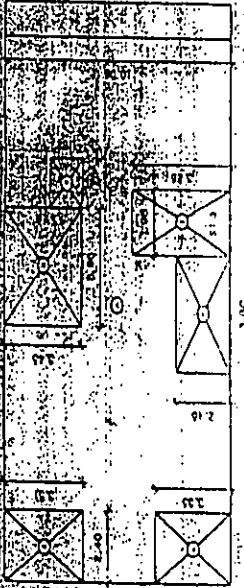
A) 16.10 X 10.06 = 161.77 SQ. MT.
 DEDUCTIONS:
 a. STAIRCASE-1 3.96 X 3.15 = 12.47 SQ. MT.
 b. LIFT 1.75 X 1.32 = 2.31 SQ. MT.
 c. STAIRCASE-2 3.96 X 3.15 = 12.47 SQ. MT.
 d. SERVICE 1.32 X 1.32 = 1.74 SQ. MT.
 TOTAL DEDUCTION = 27.25 SQ. MT.
 TOTAL PROPOSED BUILT UP AREA PER FLOOR (X-Y1) = 134.52 SQ. MT.

GROUND FLOOR - 1
 1ST FLOOR (COMM.)
 1ST FLOOR AREA 119.22 SQ. MT.
 BASEMENT AREA 119.22 SQ. MT.
 BASEMENT AREA 119.22 SQ. MT.

CE-18416 LWS (AK 212)

PROFORMA

A. AREA STATEMENT		750 MTS
1) GROSS AREA OF PLOT		516570
2) DEDUCTIONS FOR		
a) ROAD SET BACK AREA		
b) ANY RESERVATION		
TOTAL (a + b + c)		
3) BALANCE AREA OF PLOT (1-2)		16570
4) DEDUCTIONS FOR		
15 % RECREATION GROUND ON BALANCE PLOT AREA		
5) BALANCE AREA OF PLOT (3-4)		
6) ADDITION FOR OTHER PURPOSES		
7) BALANCE AREA (5-6)		
PER 100 %		
TOTAL AREA (5+6)		
8) F.S.I. PERMISSIBLE		
9) F.S.I. CREDIT AVAILABLE IN DEU OF FOR		
10) PERMISSIBLE FLOOR AREA (7 x 8) + 9		93160
11) PROPOSED AREA OF BUILDING		81319
12) EXISTING FLOOR AREA		
13) EXCESS BALCONY AREA TAKEN INTO F.S.I.		118055
14) TOTAL BUILT UP AREA PROPOSED		93119
15) F.S.I. CONSUMED (14/7)		133
16) BALANCE AREA (10-15)		566
B. BALCONY AREA STATEMENT		
a) PERMISSIBLE BALCONY AREA PER FLOOR		
b) PROPOSED BALCONY AREA PER FLOOR		
c) EXCESS BALCONY AREA PER FLOOR		
d) TOTAL EXCESS BALCONY AREA FOR ALL FLOOR		
C. TENEMENT STATEMENT		
a) PROPOSED AREA		
b) LESS DEDUCTIONS OF NON-RESIDENTIAL AREA		
c) AREA AVAILABLE FOR TENEMENTS (a-b)		
d) TENEMENTS PERMISSIBLE AS PER (450 HECTARE)		
e) BALANCE TENEMENTS PROPOSED		



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BALCONY AREA STATEMENT (RESI)

TOTAL CARPET AREA ON 2ND FLOOR = 112.63 SQ. MT.
 TOTAL CARPET AREA ON 4TH FLOOR = 112.63 SQ. MT.
 TOTAL CARPET AREA ON 2ND & 4TH FLOOR = 225.26 SQ. MT.

CARPET AREA CALCULATION FOR RESID. 1ST FLOOR AREA (FLAT NO. 1)

ROOM	2.65	X	3.30	X	1.10	=	8.75	SQ. MT.
TOI	1.20	X	2.25	X	1.10	=	2.70	SQ. MT.
STORE	1.35	X	2.25	X	1.10	=	3.04	SQ. MT.
STORE	1.45	X	2.25	X	1.10	=	3.26	SQ. MT.
ROOM	3.40	X	2.50	X	1.10	=	16.27	SQ. MT.
TOTAL ADDITIONS						=	34.07	SQ. MT.

FOR 2ND & 4TH FLOOR AREA

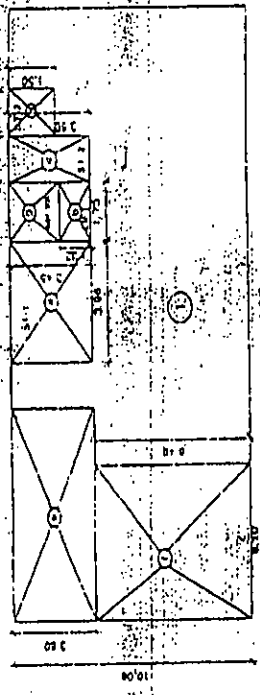
BED RM.	4.23	X	3.30	X	1.10	=	14.21	SQ. MT.
TOI	1.27	X	2.25	X	1.10	=	2.91	SQ. MT.
PASS.	1.27	X	0.87	X	1.10	=	1.23	SQ. MT.
TOI	3.20	X	1.42	X	2.10	=	4.42	SQ. MT.
PASS.	2.06	X	1.40	X	2.10	=	2.68	SQ. MT.
PASS.	1.32	X	2.90	X	1.10	=	3.82	SQ. MT.
BED RM.	4.23	X	3.30	X	1.10	=	13.54	SQ. MT.
LN. RM.	6.04	X	4.01	X	1.10	=	24.22	SQ. MT.
LN. RM.	2.24	X	2.30	X	1.10	=	5.15	SQ. MT.
LN. RM.	2.29	X	3.21	X	1.10	=	7.37	SQ. MT.
LN. RM.	1.60	X	1.81	X	1.10	=	2.33	SQ. MT.
BED RM.	3.80	X	3.30	X	1.10	=	12.54	SQ. MT.
KIT.	2.78	X	6.31	X	1.10	=	17.42	SQ. MT.
TOTAL ADDITIONS						=	112.63	SQ. MT.

TOTAL CARPET AREA ON 2ND & 4TH FLOOR = 225.26 SQ. MT.
 ADD. FIRST FLOOR AREA = 34.07 SQ. MT.
 TOTAL CARPET AREA FOR FLAT NO. 1 = 259.33 SQ. MT.



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B/U AREA DIAGRAM - 1ST FLOOR FOR 1ST FLOOR AREA (COMMERCIAL)

BUILT - UP AREA CALCULATION
 19.30 X 10.06 X 1.10 = 194.78 SQ. MT.
 TOTAL ADDITIONS = 194.78 SQ. MT.

DEDUCTIONS
 a. STAIRCASE 3.96 X 1.45 X 1.10 = 13.98 SQ. MT.
 b. LIFT 2.76 X 1.32 X 1.10 = 12.31 SQ. MT.
 c. STAIRCASE 2.59 X 1.85 X 1.10 = 8.40 SQ. MT.
 d. STAIRCASE 3.125 X 1.50 X 1.10 = 11.88 SQ. MT.
 e. 6.78 X 1.80 X 1.10 = 13.12 SQ. MT.
 f. 2.80 X 1.40 X 1.10 = 4.22 SQ. MT.
 g. 3.07 X 1.10 = 3.38 SQ. MT.
 TOTAL DEDUCTIONS = 88.98 SQ. MT.

TOTAL PROPOSED BUILT UP AREA PER FLOOR (X-Y) = 105.78 SQ. MT.

PARKING AREA STATE
 THE MINIMUM CARPET AREA MORE THAN 100 SQ. MT. FOR COMMERCIAL BUILDING SHALL BE 10% OF THE BUILT UP AREA. THE MINIMUM CARPET AREA FOR RESIDENTIAL BUILDING SHALL BE 10% OF THE BUILT UP AREA. THE MINIMUM CARPET AREA FOR INDUSTRIAL BUILDING SHALL BE 10% OF THE BUILT UP AREA. THE MINIMUM CARPET AREA FOR GOVERNMENT BUILDING SHALL BE 10% OF THE BUILT UP AREA. THE MINIMUM CARPET AREA FOR PUBLIC BUILDING SHALL BE 10% OF THE BUILT UP AREA. THE MINIMUM CARPET AREA FOR PRIVATE BUILDING SHALL BE 10% OF THE BUILT UP AREA. THE MINIMUM CARPET AREA FOR OTHER BUILDING SHALL BE 10% OF THE BUILT UP AREA.



दुय्यम निबंधक: अंधेरी 3 (अंधेरी)

दस्तावेजांक व वर्ष: 7081/2010

Thursday, July 15, 2016

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सूची क्र. दोन INDEX NO. II

नोटणी 63 म.

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गावाचे नाव : विलेपार्ले

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टाचे हस्तांतरण व वाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 160,000,000.00
बा.भा. रु. 135,696,000.00

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

(1) सिटीएस क्र.: 256 वर्णन: जमिन व बांधकाम प्लॉट नं. 1, सिटीएस नं. 256, स्वस्तिक को ऑप ही सो लि, जे व्ही पी डी स्क्रीम, विलेपार्ले प मुं 49,---दिव्य दृष्टी बिल्डींग, जमिन क्षेत्र 465.80 चौमी व त्यावरील बांधकाम क्षेत्र 9219.10 चौ फुट कारपेट

- (3) क्षेत्रफळ

(1)

- (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) सोनाली अतुल अजमेरा घर/प्लॉट नं. बी 6, प्रमुख पॅलेस, व्ही एल मेहता रोड जे व्ही पी डी स्क्रीम नं. 56, गल्ली/रस्ता: --; इमारतीचे नाव: --; इमारत नं.: --; पेट/वसाहत: --; शहर/गाव: --; तालुका: --; पिन: --; पत्र नं.: --

(2) मास्टर संजय अजमेरा अजमेरा अजमेरा पालतुकर्ता म्हणून संजय सी अजमेरा व हे स्वतः करिता घर/प्लॉट नं.: वरीलप्रमाणे गल्ली/रस्ता: --; इमारतीचे नाव: --; इमारत नं.: --; पेट/वसाहत: --; शहर/गाव: --; तालुका: --; पिन: --; पत्र नं.: --

(3) छोटालाल एस अजमेरा तर्फे मुखत्यार अतुल छोटालाल अजमेरा व हे स्वतः करिता घर/प्लॉट नं.: वरीलप्रमाणे गल्ली/रस्ता: --; इमारतीचे नाव: --; इमारत नं.: --; पेट/वसाहत: --; शहर/गाव: --; तालुका: --; पिन: --; पत्र नं.: --

(4) वी सी लाल छोटालाल अजमेरा तर्फे मुखत्यार अतुल छोटालाल अजमेरा व हे स्वतः करिता घर/प्लॉट नं.: वरीलप्रमाणे गल्ली/रस्ता: --; इमारतीचे नाव: --; इमारत नं.: --; पेट/वसाहत: --; शहर/गाव: --; तालुका: --; पिन: --; पत्र नं.: --

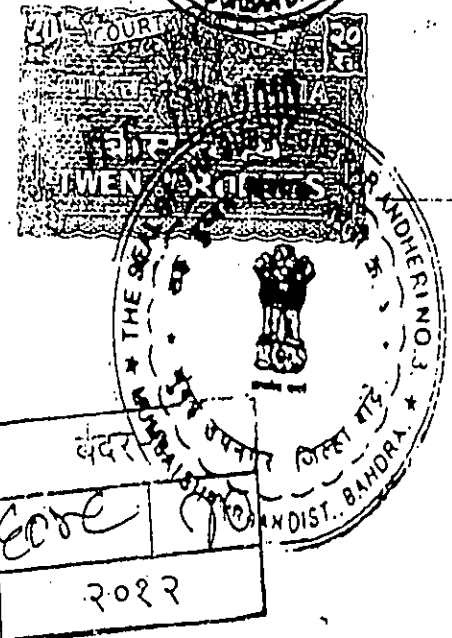
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

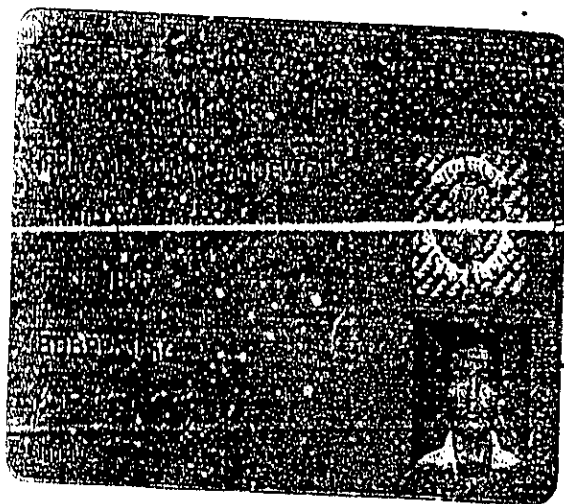
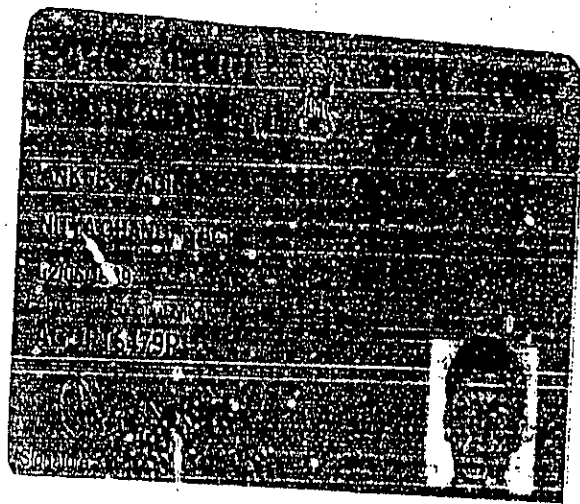
(1) आर्था स्थान तर्फे सौ. मनजीतसिंग दाकूर घर/प्लॉट नं.: ऑफीस नं. 9, गल्ली/रस्ता: --; इमारतीचे नाव: --; इमारत नं.: --; पेट/वसाहत: --; शहर/गाव: --; तालुका: --; पिन: --; पत्र नं.: --

- (7) दिनांक करून दिल्याचा 15/07/2010
(8) नोटणीचा 15/07/2010
(9) अनुक्रमांक, खंड व पृष्ठ 7081 /2010
(10) वाजारभावप्रमाणे मुद्रांक शुल्क रु 800000.00
(11) वाजारभावप्रमाणे नोटणी रु 30000.00
(12) शेरा

खरी प्रत

सह. दुय्यम निबंधक अंधेरी-3
सं. पत्र नं. 7081/2010



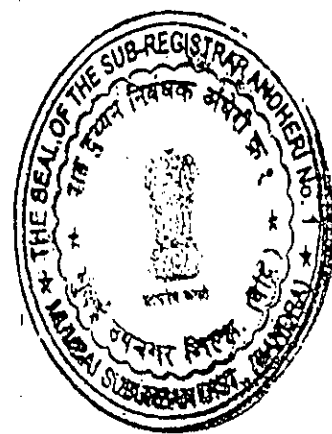
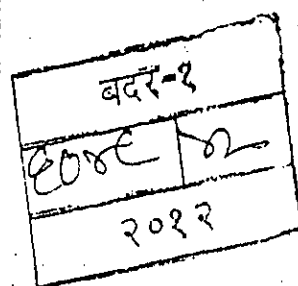
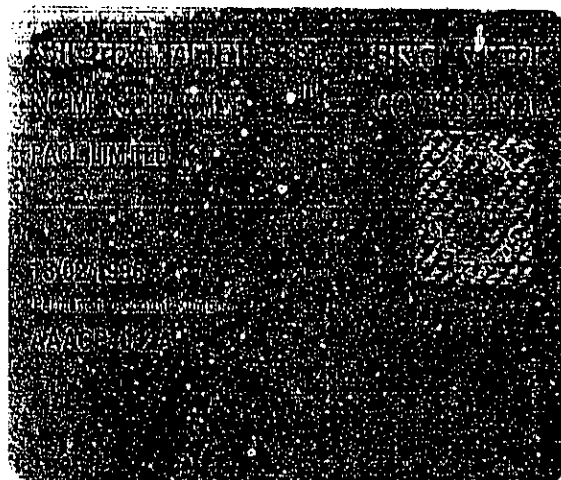


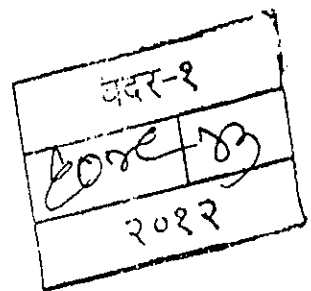
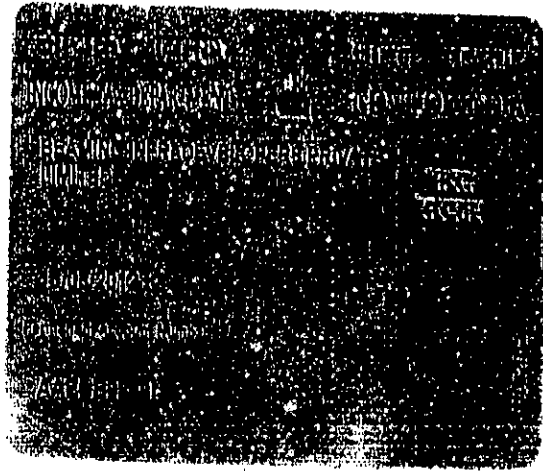
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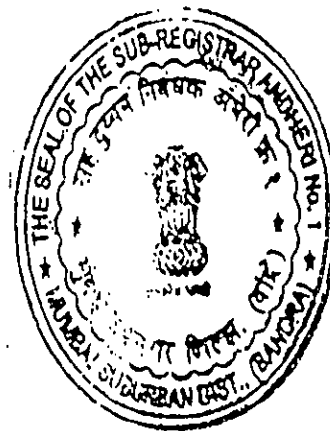
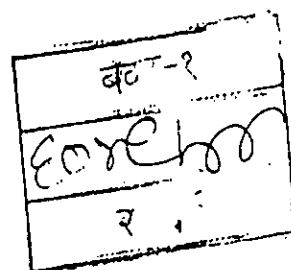
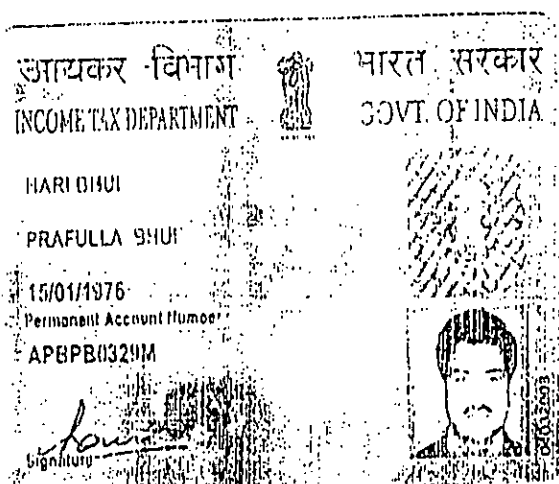
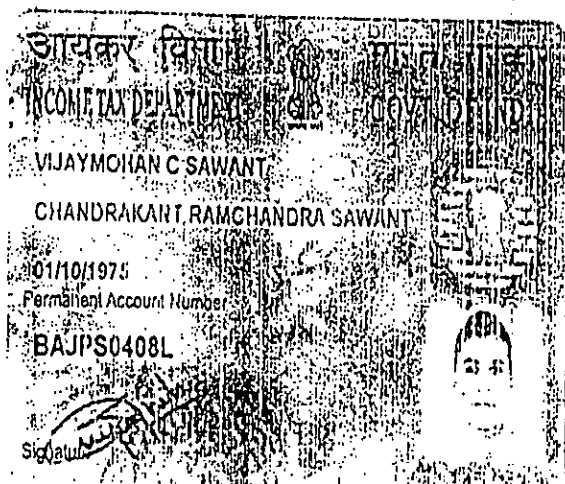
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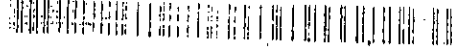






Witness





31/05/2012

दुव्यम निबंधक

दस्त गोषवारा भाग-1

5:17:21 PM

पृष्ठ 1 (दस्ता)

बदर

दस्त क्र 6049/2012

दस्त क्रमांक : 6049/2012

दस्ताचा प्रकार : भाडेपटाचे हस्तांतरण

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठर

1 नाव: श्रीमंग इन्फ्राडव्हलपस प्रा लि चे ऑथो. सिग्नटर,
प्रियांक कुमार पांडे
पत्ता: घर/फ्लॅट नं: रो हाऊस क्र. 1, गोल्डफिल्ड
एन्क्लेव सोसायटी, प्राऊथ मेन रोड, विद्युत नगर,
कोरेगाव पार्क, पुणे.

लिहून घेणार
वय 27
सही



2 नाव: पीएसीएल लि (जुने नाव - पीएसीएल इंडिया लि)
तर्फे सायनिंग ऑथोरिटी अंकुर त्यागी
पत्ता: घर/फ्लॅट नं: अंबर टॉवर, संसार चंद रोड,
जयपूर-302004, आज मुंबईत
गल्ली/रस्ता:
ईमारतीचे नाव:

लिहून देणार
वय 23
सही



बदर-१
2012

दस्त गोषवारा भाग - 2

वटर 1

दस्त क्रमांक (6049/2012)

दस्त क्र. (वटर 1-6049-2012) चा गोषवारा
बाजार मूल्य : 216342500 मोबदला 216342500 भरलेले मुद्रांक, शुल्क : 10817500

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

निष्ठादनाचा दिनांक : 31/05/2012

दस्त हजर करणा-याची सही :

दस्ताचा प्रकार : 60 भाडेपटाचे हस्तांतरण
शिकका क्र. 1 ची वेळ : (सादरीकरण) 31/05/2012 05:09 PM
शिकका क्र. 2 ची वेळ : (फी) 31/05/2012 05:15 PM
शिकका क्र. 3 ची वेळ : (फुली) 31/05/2012 05:17 PM
शिकका क्र. 4 ची वेळ : (ओळख) 31/05/2012 05:17 PM

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

पावती क्र. : 6090 दिनांक : 31/05/2012
पावतीचे वर्णन

नांव : बीनिंग इन्फोटेक्नॉलॉजी प्रा लि चे ऑथो.
सिग्नेटरी प्रियांक कुमार पांडे

30000 : नोंदणी फी

1000 : नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (अ. 11(2)),

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

31000 : एकूण

दु. निबंधकाची सही, अंधेरी 1 (बांद्रा)

ओळख :

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

1) विजय सावंत - - , घर/फ्लॅट नं: 22

गल्ली/रस्ता :

ईभारतीचे नाव: व्हिक्ट्री

ईभारत नं. :

पेट/वसाहत :

शहर/गाव: विलेपार्ले

तालुका :

पिन: 53

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

गल्ली/रस्ता :

ईभारतीचे नाव: -

ईभारत नं. :

पेट/वसाहत :

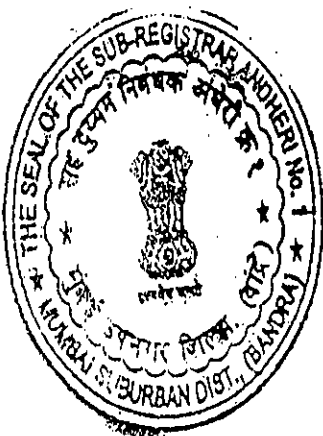
शहर/गाव: -

तालुका: -

पिन: -




दु. निबंधकाची सही
अंधेरी 1 (बांद्रा)



प्रमाणित कारणेत येते की, या
दस्तामध्ये एकूण..... पाने आहेत.
पुस्तक क्र. १/वटर-१/क्रमांक...../२०१२
वर नोंदला दिनांक 31 MAY 2012

सह दुय्यम निबंधक, अंधेरी क्र. १,
मुंबई उपनगर जिल्हा

वटर-१	
६०४९	२०
२०१२	



दुय्यम निबंधक: अंतर्गत: 1/2/2012

दस्तावेज क्रमांक व वर्ष: 6049/2012

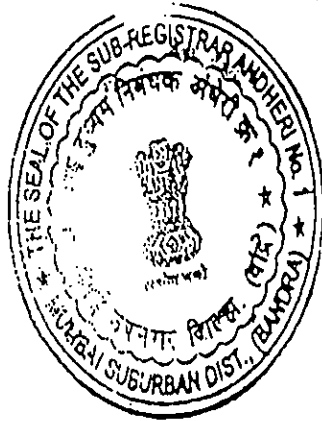
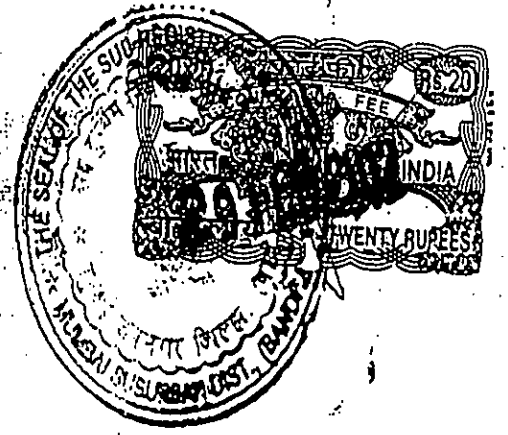
Thursday, May 31, 2012

5:17:25 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : विलेपार्ले

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टाचे हस्तांतरण व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 216,342,500.00
वा.भा. रु. 216,342,500.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) सिटीएस क्र.: 256 वर्णन: जमीन व बांधकाम - प्लॉट क्र. 1, मिटीएस क्र. 256, "स्वस्तिक को ऑप हौ सोसा लि.", जे व्ही पी डी स्किम, विलेपार्ले (प) जुं - 49, दिव्य दृष्टी विल्डींग, जमीन क्षेत्र - 465.80 चौरस मीटर व त्यावरील बांधकाम क्षेत्र - 9219.10 चौरस फूट कार्पेट (1)
- (3) क्षेत्रफल (1)
- (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) पीएसीएल लि. (जुने नाव: पीएसीएल इंडिया लि) तर्फे सायनिंग ऑथॉरिटी अंकर त्यागी : घर/प्लॉट नं: अंबर टावर, सत्सर् चंद रोड, जयपूर-302004, आज मुंबईत : गल्ली/रस्ता: : इमारतीचे नाव: : इमारत नं: : पेट/वसाहत: : शहर/गाव: : तालुका: : पिन: : पॅन नम्बर: AAACP 4032 A
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, यादीचे नाव व संपूर्ण पत्ता (1) बीमिंग इन्फ्रास्ट्रक्चर्स प्रा लि चे ऑथो. सिग्नेटरी प्रियांक कुमार पांडे : घर/प्लॉट नं: रो हाऊस क्र. 1, गोल्डफिल्ड एन्वेलोप सोसायटी, साऊथ मॅन रोड, विद्युत नगर, कोरेगाव पार्क, पुणे-411001, आज मुंबईत : गल्ली/रस्ता: : इमारतीचे नाव: : इमारत नं: : पेट/वसाहत: : शहर/गाव: : तालुका: : पिन: : पॅन नम्बर: AAECB 9399 N
- (7) दिनांक करून दिल्याचा 31/05/2012
- (8) नोंदणीचा 31/05/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 6049 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 10877125.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



सरी प्रत

LG 31/05/12
 सह. दुय्यम निबंधक, अंतर्गरी क्र. १
 उपनगर जिल्हा

विभाग/मोजे -- विलेपार्ले(प)

तालुका/न.भू.मा.का. -- न.भू.अ.विलेपार्ले

जिल्हा -- मुंबई महानगर जिल्हा

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दत्तल्या अकराव्या वर्षा बांधणीच्या तपशाल आणि त्याच्या फेरितपणाची दिनांक

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२५६

चौ.मिटर.

[C-I]

रु.३१.१६

४६५.८

C

ता.०१-०८-६३ ते ३१-०७-७०

सुविधाधिकार

हक्काचा मुळ धारक वर्ष

स्वस्तिक को.ऑपरेटिव्ह हाऊसिंग सोसायटी लि.खरेदीने - सि.स.नं.१५० प्रमाणे.

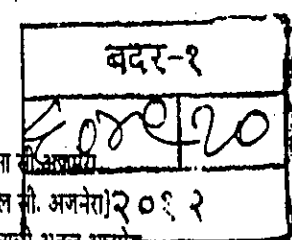
पट्टेदार

[श्रीमती.शान्ताबेन बी.देसाई]
[१९९ वर्षाच्या कराराने.]

इतर भार

इतर शीरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (भा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
०८/०१/१९७०	भा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.स. च्या १९५८ अंमलबजावणी कायद्यानुसार व भा.स.च्या नाणे संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			सही - १९७०-०२-०९ वि.नि.भू.य.० अ.(६)कुलाबा k
२९/०७/१९७०	बिनशेरी सारा बसविलेबदल मे.अ.डी.सी.अंदेरी यांचे कडील दु.दु.नं.ADC-LNDC-४१३० ता.०५-०२-७० प्रमाणे.क्षेत्र ५५४.			सही - १९७०-०२-०९ ०.III
२८/०४/२००१	श्रीम.शान्ताबेन बी देसाई दि.२५/११/९७ रोजी मयत अर्ज ऑफिडेव्हिटकृत इंडेमिनिटी बॉण्ड मृत्यूचा दाखला जबाबाबान्वये वारसांची नोंद केली.		[भाडेपट्टेदार] (१) अशोक बळवंतराय (२) रविंद्र बळवंतराय (३) योगेश बळवंतराय (४) मिनाक्षी बळवंतराय	१९७०-०२-०९ ०.III १९७०-०२-०९ ०.III
०९/०८/२००४	अर्ज,जबाब, अभिहस्तांतरण पत्र, भाडेपट्टा, सूची क्र II व न.भू.अ.विलेपार्ले यांचे कडील दिनांक १८/०४ चे आदेशान्वये अशोक बळवंतराय देसाई वगैरे ४ यांनी दस्तऐवज करून दिल्याने त्यांची नावे कमी करून दस्तऐवज करून घेणार यांची भाडेपट्टेदार म्हणून नावे दाखल केली.	नोंदणी क्रमांक ५९९१/२००४ दिनांक १५/७/०४	भाडेपट्टेदार १)नटवरलाल जे.मेहता २)हितेन एन.मेहता ३)उपेन एन.मेहता	के रफार क्र.२९२ प्रमाणे सही - १८/२००४ न.भू.अ.,विलेपार्ले
२५/०२/२००८	अर्ज,जबाब हस्तांतरण पत्र सूची क्र. २ व नगर भूमापन विलेपार्ले यांचे कडील दिनांक २५/०२/२००८ चे आदेशान्वये नटवरलाल जे मेहता २) हितेन एन.मेहता ३)उपेन एन मेहता यांनी दस्तऐवज करून दिल्याने त्यांची नावे कमी करून दस्तऐवज करून घेणार यांची भाडेपट्टेदार म्हणून नावे दाखल केली.	नोंदणी क्र. ४९५/२००७ दिनांक १६/१/२००७	भाडेपट्टेदार १) श्रीम. विना जी.अजमेरा २) श्री.अतुल सी. अजमेरा]२०१२ ३) श्रीम. सोनाली भानु अजमेरा ४) मयूर संजय अजमेरा अ.पा.क. श्री.संजय सी.अजमेरा	के रफार क्र.३९०/०८ सही - २५/०२/२००८ न.भू.अ.,विलेपार्ले



(7)

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मालमत्ता पत्रक

विभाग/मोजे -- विलेपार्ले(प)

तानुका/न.भू.मा.का. -- न.भू.अ.विलेपार्ले

जिल्हा -- मुंबई उपनगर जिल्हा

रगा दुग्धन शिट नंबर प्लट नंबर क्षेत्र धारणाधकार शासनाला दिलेल्या आकरणाचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची निवत वेळ

२५६

२५६

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
१५/०२/२०१०	मा.अधीक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा यांचकडील आदेश क्र. न.भू.सं.३अ/न.भू.अ.विपा(प)/फेरपाकरी क्र. २००/२००९ दिनांक १४/१/२०१० व न.भू.अ.विलेपार्ले यांचकडील दि.१५/२/२०१० चे आदेशान्वये न.भू.विलेपार्ले (प) येथील न.भू.क्र. २५६ या मिल्कत पत्रिकेवरील दि. २५/२/२००८ चे नोंदीतील 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 नावे कायम ठेऊन मयूर संजय अजमेरा यांचे नावासमोर अज्ञानपालन कता म्हणून श्री.संजय सी. अजमेरा यांचे नांव दाखल केले.			फेरकार क्र.५२७ प्रमाणे सही - १५/०२/२०१० न.भू.अ.विलेपार्ले

तपासणी करणारा -

खरी नक्कल

न.भू.अ.विलेपार्ले

मुंबई उपनगर जिल्हा



सत्य-प्रतिनिधि

रफ भूसापन अधिकारी, विलेपार्ले

५/११/११
परिषद भूसापन २
६/११/११



विभाग/गौजे -- विलेपार्ले(प)

तालुका/न.पु.स.का. -- न.पु.अ.विलेपार्ले

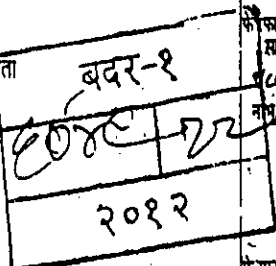
जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक/ फा. सी. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शसनाला दिलेल्या अकरणाचे प्रमाण व तपशील आणि त्याच्या फेर आढाव्याची नोंद
२५६	३५६		चौ.मीटर. ४६५.८	[C-1] C	रु.३१.१६ ता.०१-०८-६३ ते ३१-०७-७०



सुविधाधिकार	---
हक्कांचा मुळ धारक वर्ष	स्थितिक को.ऑपरेटिव्ह हाऊसिंग सोसायटी लि.खरेदीने - सि.स.नं.१५० प्रमाणे.
पट्टेदार	[श्रीमती.शान्ताबेन बी.देसाई] [१९९ वर्षाच्या कराराने.]
इतर भार	---
इतर शीरे	---

दिनांक	व्यवहार	खंड क्रमांक	नविन बारक (धा) पट्टेदार (प) किंवा भार (भ)	साक्षात्करण
०८/०१/१९७०	भा.स.च्या १९५६ च्या खजल मापाचे कायद्यालगत म.रा.स. च्या १९५८ अंमलबजावणी कायद्यानुसार व भा.स.च्या नाणें संबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			सी. ११००-०२-०१ ले.वि.नि.पु.ख.यो अ.६)कुलाबा क
२९/०७/१९७०	बिनशेती सारा बसविलेबदल मे.अं.डी.डी.सी.अंदरी यांचे कडील दु.दु.न.ADC-LNDC-४९३० ता.०५-०२-७० प्रमाणे.क्षेत्र ५५४.			
२८/०४/२००१	श्रीम.शान्ताबेन बी देसाई दि. २५/११/९७ रोजी मयत अर्ज ऑफिशियलकृत इंडेमिनिटी बॉण्ड मृत्युचा दाखला जबाबाबान्वये वारसांची नोंद केली.		[भाडेपट्टेदार] (१) अशोक बळवंतराय देसाई (२) विंम बळवंतराय देसाई (३) योगेश बळवंतराय देसाई (४) मिनाक्षी बळवंतराय देसाई	सी. ११००-०२-०१ ले.वि.नि.पु.ख.यो अ.६)कुलाबा क
०९/०८/२००४	अर्ज,जबाब, अभिहस्तांतरण पत्र, भाडेपट्टा, सूची क्र II व न.पु.अ.विलेपार्ले यांचे कडील दिनांक १/८/०४ चे आदेशान्वये अशोक बळवंतराय देसाई वगैरे ४ यांनी दस्तऐवज करून दिल्याने त्यांची नावे कमी करून दस्तऐवज करून घेणार यांची भाडेपट्टेदार म्हणून नावे दाखल केली.	नोंदणी क्रमांक ५९९१/२००४ दिनांक १५/७/०४	भाडेपट्टेदार १)नटवरलाला जे.मेहता २)हितेन एन.मेहता ३)उपेन एन.मेहता	सी. ११००-०२-०१ ले.वि.नि.पु.ख.यो अ.६)कुलाबा क
२५/०२/२००८	अर्ज,जबाब हस्तांतरण पत्र सूची क्र. २ व नगर भूमापन विलेपार्ले यांचे कडील दिनांक २५/०२/२००८ चे आदेशान्वये नटवरलाला जे मेहता २) हितेन एन.मेहता ३)उपेन एन मेहता यांनी दस्तऐवज करून दिल्याने त्यांची नावे कमी करून दस्तऐवज करून घेणार यांची भाडेपट्टेदार म्हणून नावे दाखल केली.	नोंदणी क्र. ४९५/२००७ दिनांक १६/१/२००७	भाडेपट्टेदार १) श्रीम. विना सी.अजमेरा २) श्री.अतुल सी. अजमेरा ३) श्रीम. सोनाली अतुल अजमेरा ४) मयूर संजय अजमेरा अ.पा.क. श्री.संजय सी.अजमेरा	सी. ११००-०२-०१ ले.वि.नि.पु.ख.यो अ.६)कुलाबा क



6 44

MAHARASHTRA

भाग/मोजे -- विलेपार्ले(प)

तालुका/न.भु.मा.का. -- न.भु.अ.विलेपार्ले

जिल्हा -- मुंबई उपनगर जिल्हा

प्रमाणन क्र/का.सं.नं.	शिट नंबर	फाट नंबर	क्षेत्र	धारणाधिकार	शासनाला दिलेल्या अकरणाचा किंवा पाड्याचा तपशिल आणि त्याच्या फर तपासणाचा निवत वेळ)
२५६	२५६		चौ.मो.		

क्र	व्यवहार	खंड क्रमांक	नविन धारक (ध) पट्टेदार (प) किंवा धार (धा)	साक्षात्करण
१५/०२/२०१०	मा.अर्थक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा यांचकडील आदेश क्र. न.भु.सं.३३५/न.भु.अ.विपा(प)/फेरघोवशी क्र. २००/२००९ दिनांक १४/१/२०१० व न.भु.अ.विलेपार्ले यांचकडील दि.१५/२/२०१० चे आदेशान्वये न.भु.विलेपार्ले (प) येथील न.भु.क्र. २५६ या मिळकत पत्रिकेवरील दि. २५/२/२००८ च नोंदीतील पाडेपट्टेदार 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 नावे कायम ठेऊन मयूर संजय अजमेरा यांचे नावासमोर अज्ञानपालन कर्ता म्हणून श्री.संजय सी. अजमेरा यांचे नांव दाखल केले.			के.रफा.क्र.५२७ प्रमाणे सही- १५/०२/२०१० न.भु.अ.विलेपार्ले

संपूर्ण करणारा -

खरी नकल -

न.भु.अ.विलेपार्ले

मुंबई उपनगर जिल्हा

अजं क्रमांक १५/०२/२०१०
अजं-दफतर तारीख १५/०२/२०१०
नकल दफतर तारीख १५/०२/२०१०
नकल दफतर तारीख १५/०२/२०१०
नकल दफतर तारीख १५/०२/२०१०
नकल दफतर तारीख १५/०२/२०१०

सत्य-प्रतिलिपी

भा.प्रमाणन अधिकारी, विलेपार्ले

बंदर-१
२०१२

DUPLICATE CERTIFICATE

N^o 075

SHARE CERTIFICATE

Reg. Folio No. 1

No. of Shares TWO

THE SWASTIK 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.

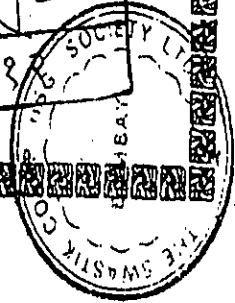
This is to Certify that Shri/Smt. SHANTABEN BALWANTRAI DESAI
of Plot No. ONE Road No. ONE J. V. P. D. Scheme Vile-Parle
(West), Bombay-400 056 is/are the Registered Holder/s of 2 fully
paid-up Shares of Rupees FIFTY each numbered from 1 to 2
both inclusive in THE SWASTIK Co-operative Housing Society Limited subject

to the Register of the said Society.



Rs. 100/-
603
127

Given under the Common Seal of the said Society at
Bombay, this 12th day of JUNE 1991



M. G. Com. Member

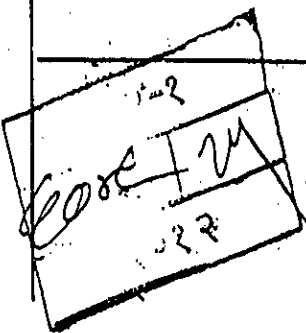
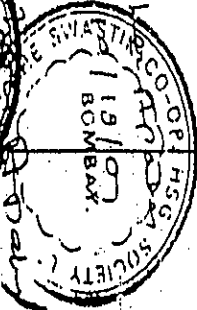
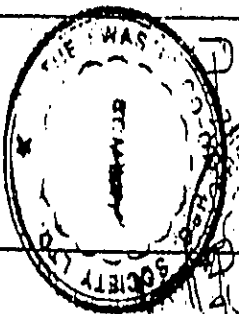
Hon. Secretary

Chairman

Shri. Ashokrao...

MEMORANDUM OF TRANSFERS OF THE WITHINMENTIONED SHARES

Date of Transfer	Transfer No.	To whom Transferred	Register Folio	Signature Chairman Secretary	Seal of Society
3-2-98	1/98	Shri Ashok Balwantai Desai	1	Ashok A. Desai 10/10/07	OP. HSG. SOCIETY BOMBAY
30-7-04	2/04	Shri Natwarlal J. mehta. St. with Shri Hiten Natwarlal mehta Shri Upen Natwarlal mehta	1	Ashok A. Desai 10/10/07	OP. HSG. SOCIETY BOMBAY
18-9-07		Smt. Veena chhetalal Ajimbe St. with Smt. Sonali Arul Ajimbe Master Shri Mayur Sanjay Ajimbe	95		
13-5-2011		PACL India Ltd. Authorized representative Shri Tulsiaram Manjit Singh Thakur	106		



DUPLICATE CERTIFICATE

No. 075

SHARE CERTIFICATE

Reg. Folio No. 1

No. of Shares TWO

THE SWASTIK CO-OPERATIVE HOUSING SOCIETY LIMITED

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

(Registered under Section 10 of Bombay Act VII of 1925)

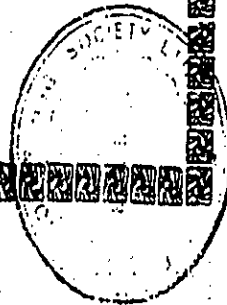
AUTHORISED CAPITAL Rs. 1,00,000. DIVIDED INTO 2000 SHARES OF Rs. 50/- EACH.

This is to Certify that Shri/Smt. SHANTABEN BALWANTRAI DESAI
of Plot No. ONE Road No. ONE J. V. P. D. Scheme Vile-Parle
(West), Bombay-400 056 is/are the Registered Holder/s of 2 - fully
paid-up Shares of Rupees FIFTY each numbered from 1 to 2
both inclusive, in The Swastik Co-operative Housing Society Limited subject
to the Bye-laws of the said Society.

Rs. 100.00

Given under the Common Seal of the said Society at

Bombay, this 12th day of JUNE 1991

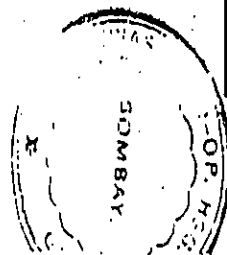
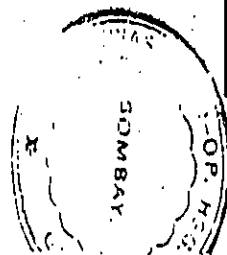
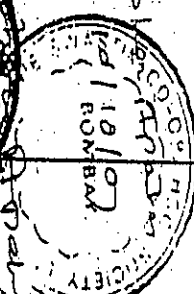
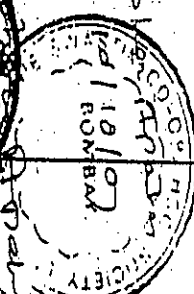


Mg. Com. Member

Hon. Secretary

Chairman

MEMORANDUM OF ASSIGNS OF THE WITHHELD/RETIRED SHARES

Date of Transfer	Transfer No.	To whom Transferred	Register Folio	Signature Chairman Secretary	Seal of Society
28-9-98	1/98	Shri Ashok Balwant Rai Desai	1	Ashok A. Desai 10/10/07	
28-9-04	8/04	Shri Natwarlal J. Mehta Sri. with Shri Hiten Natwarlal Mehta Shri Viren Natwarlal Mehta	1	Ashok A. Desai 10/10/07	
18-11-07		Smt. Veena Chhatralal Ajmera Sri. with Smt. Sonali Atul Ajmera Master Shri Mayur Sanjay	95	Ashok A. Desai 10/10/07	
18-11-07		PACL India Ltd. Smt. Tulsiram Manjit Singh Thakur	106	Ashok A. Desai 10/10/07	
24-6-2018	5/18	Beaming Infodevelopers Private Limited Authorised Representative Shri Rajank Kumar Pandey	110	Ashok A. Desai 10/10/07	