

392/14163

Thursday, August 04, 2022

8:46 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 15195 दिनांक: 04/08/2022

गावाचे नाव: वाशी

दस्तऐवजाचा अनुक्रमांक: टनन8-14163-2022

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: टीपीव्ही व्हेचर एलएलपी तर्फे भागीदार योगेश पोपटलाल ठक्कर --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3600.00

पृष्ठांची संख्या: 180

एकूण:

रु. 33600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

9:03 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 8

बाजार मूल्य: रु. 2030827690 /-

मोबदला रु. 2978073000/-

भरलेले मुद्रांक शुल्क : रु. 178684500/-

सहायक निबंधक ठाणे क्र-८

1) देयकाचा प्रकार: DHC रकम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0408202213311 दिनांक: 04/08/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 1600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0408202213291 दिनांक: 04/08/2022

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005750230202223R दिनांक: 04/08/2022

बँकेचे नाव व पत्ता:





मूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

05/08/2022

दस्ता क्रमांक : 14163/2022

नोंदणी :

Regn:63m

गावाचे नाव : वाशी

(1)विलेखाचा प्रकार	अभिलेखनंतरणपत्र
(2)मोबदला	2978073000
(3) बाजारभाव(भाडेपट्ट्याचा वाढवितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	2030827690
(4) भू-मापन,पोटहिस्सा व चरत्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मत्पा इतर वर्गन : , इतर माहिती: धनध्या बिल्डींग मधील एकूण 212 निवासी सदसिका (8 टॉवर) क्षेत्र 11015.70 चौ.मी बांधीव,प्लॉट नं. 28,29,32,33,सेक्टर 17,वाशी नवी मुंबई क्षेत्र- 7400.00 चौ.मी. (Plot Number : 28,29,32,33 ;))
(5) क्षेत्रफल	1) 7400.00 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/मिळत ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कैलाश बँक तर्फे अधिकृत सहकारी कांथलेन्द्र कुमार -- वय:-51; पत्ता:-प्लॉट नं. --, माळा नं. --, इमारतीचे नाव: --, ब्लॉक नं. कैलाश बँक बिल्डींग बिंग वी दुसरा मजला, मी-14 , सी ब्लॉक, बांद्रा कुर्ता कॉम्प्लेक्स, बांद्रा ईस्ट मुंबई , रोड नं. --, महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-AAACC8106G
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-टीपीव्ही व्हेचर एलएलपी तर्फे भारीशर योगेश पोपटलाल ठक्कर -- वय:-58, पत्ता:-प्लॉट नं. --, माळा नं. --, इमारतीचे नाव: --, ब्लॉक नं. ऑफिस नं. २ पीएच ५ आणि ७, तुलसी पूजा,सेक्टर १, न्यू पनवेल नवी मुंबई , रोड नं. --, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-AASFT3914G
(9) दस्तावेज करून दिल्याचा दिनांक	04/08/2022
(10)दस्त नोंदणी केल्याचा दिनांक	05/08/2022
(11)अनुक्रमीक,खंड व पृष्ठ	14163/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	178684500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक ठाणे क्र-८

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनाता निवडलेला अनुच्छेद :-

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

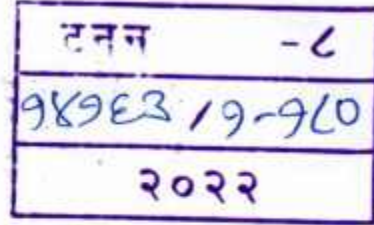


Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	TPV VENTURES LLP	eSBTR/Simple Receipt	69103332022072952261	MH005750230202223R	178684500.00	SD	0003030665202223	04/08/2022
2		DHC		0408202213311	2000	RF	0408202213311D	04/08/2022
3		DHC		0408202213291	1600	RF	0408202213291D	04/08/2022
4	TPV VENTURES LLP	eSBTR/SimpleReceipt		MH005750230202223R	30000	RF	0003030665202223	04/08/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0408202213291	Date 04/08/2022
Received from TPV VENTURES LLP, Mobile number 0000000000, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 8 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 04/08/2022
Bank CIN 10004152022080412127	REF No. 221699380942
This is computer generated receipt, hence no signature is required.	



2-	REV
03/01/2000	
5505	



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0408202213311	Date 04/08/2022
Received from TPV VENTURES LLP, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 8 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 04/08/2022
Bank CIN 10004152022080412146	REF No. 221677280252
This is computer generated receipt, hence no signature is required.	



हसन	- ८
१४९६३/२७८०	
२०२२	



CHALLAN
MTR Form Number-6



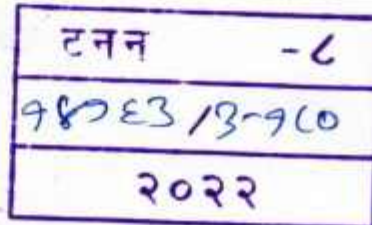
GRN MH005750230202223R	BARCODE	Date 29/07/2022-16:45:42	Form ID A25
Department Inspector General Of Registration		Payer Details	
Type of Payment Bank Portal - Simple Receipt		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AASFT3914G
Office Name THN8_THANE NO 8 JOINT SUB REGISTRA	Location THANE	Full Name	TPV VENTURES LLP
Year 2022-2023 One Time		Flat/Block No.	PLOT NO 28 29
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty(Bank Portal)	178684500.00	Road/Street	32 33
0030063301 Registration Fee	30000.00	Area/Locality	DHANASHREYA
		Town/City/District	
		PIN	4 0 0 7 0 3
		Remarks (If Any)	
		Prop mvblty=Immovable-Prop Amt=2978073000.00-Prop	
		area=7400.00-Prop area UOM= Sq.Meter-oth Prop	
		ID=PAN-AAACC6106G-oth Prop Name=CANARA BANK-	
		Amount In	Seventeen Crore Eighty Seven Lakh Fourteen Thousan
Total	17,87,14,500.00	Words	d Five Hundred Rupees Only
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332022072952261 714431717
Cheque/DD No.		Bank Date	RBI Date 29/07/2022-16:45:42 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

Mobile No. : 919152899899

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करायची दस्तासादी लागू आहे. नोंदणी न करायच्या दस्तासादी सदर चलन लागू नाही.



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मूल्यांकन पत्रक (शहरी क्षेत्र -खुली+बांधीव)					
Valuation ID टनन8	202208047196			04 August 2022,07:55:40 PM	
मूल्यांकनाचे वर्ष	2022				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	5/159-वाशी नोड सेक्टर क्र. 17				
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation			सर्व्हे नंबर /न. भू. क्रमांक :	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	75800	153700	176700	239500	176700
मोजमापनाचे एकक चौ. मीटर					
खुल्या व बांधीव क्षेत्राची माहिती					
बांधीव क्षेत्र-	11015 चौ. मीटर	एकूण क्षेत्र-	7400 चौ. मीटर	मिळकतीचा प्रकार-	खुली+बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	26 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.153700/-
मिळकतीचा वापर-	स्वतंत्र भूखंडावरील निवासी इमारत	Layout Plot			
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
खुल्या क्षेत्राचे मूल्यांकन					
7400 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 %मूल्यदर = Rs.75800/-					
=7400 चौ. मीटर क्षेत्रासाठी मूल्य = 7400 * 75800					
=Rs.560920000/-					
खुल्या जमीनीचे एकत्रित मूल्य					
= मिळकतीचे क्षेत्र (1) मूल्य					
= 560920000					
=Rs.560920000/-					
बांधीव क्षेत्राचे मूल्यांकन					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर					
= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)					
= (153700-75800) * (74 / 100) + 75800)					
= Rs.133446/-					
A) मुख्य मिळकतीचे मूल्य					
= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 133446 * 11015					
= Rs.1469907690/-					
Applicable Rules : 3					
बांधीव क्षेत्राचे एकत्रित मूल्य					
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + सेव्हनाईन मजला क्षेत्र मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचालित वाहनतळ					
= A + B + C + D + E + F + G + H + I + J					
= 1469907690 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
=Rs.1469907690/-					
खुल्या व बांधीव क्षेत्राचे एकत्रित अंतिम मूल्य					
= बांधीव क्षेत्राचे मिळकत मूल्य + खुल्या क्षेत्राचे मिळकत मूल्य					
= 1469907690 + 560920000					
=Rs.2030827690/-					
= २ दोन अरब तीन करोड आठ लाख सत्तावीस हजार सहा शें नव्वद /-					

Home

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DEED OF ASSIGNMENT CUM CONVEYANCE

BY AND BETWEEN

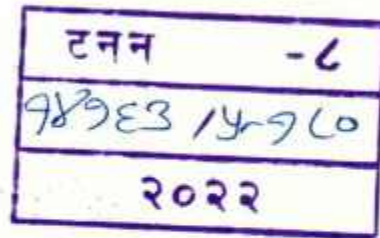
CANARA BANK

AND

TPV VENTURES LLP

SIGNED AND EXECUTED ON

4th Day of August 2022



FOR CANARA BANK
कृते केनरा बँक

ASSISTANT GENERAL MANAGER
सहायक महाप्रबन्धक
Mumbai Circle Office / मुंबई अंचल कार्यालय

For TPV VENTURES LLP

PARTNER

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2015-2016
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100-100-100

DEED OF ASSIGNMENT CUM CONVEYANCE

THIS DEED OF ASSIGNMENT CUM CONVEYANCE (hereinafter referred to as "**Deed**") is made and executed at Navi Mumbai on this 4th day of August, in the Year Two Thousand and Twenty-Two (2022);

BY AND BETWEEN

CANARA BANK, a body corporate constituted under the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1970, having its Head Office at 112, Jayachamarajendra Road, Bangalore – 560 002 and having amongst other Branches a Circle Office at Canara Bank Building, Wing - B, 2nd Floor, C-14, G - Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051 whose Premises and Estate Section acting through its authorised signatory **Kaushlendra Kumar** authorised vide authority letter Ref: MCPE/ OP-VASHI/ NKG/ 874/ 2022 dated 29th July 2022 pursuant to the Memorandum for Management Committee of the Board (MC) resolved as per draft of the Note by all the Directors on the Management Committee of the Board of bank on 18th April 2022, hereinafter referred to as the "**Assignor**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its representatives, successors, administrators and permitted assigns) of the **ONE PART**;

AND

TPV VENTURES LLP (LLPIN: AAZ-6140), a Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at Office No. 75/76, Plot No. 77, Mahavir Centre, Sector-17, Vashi, Navi Mumbai – 400703, and acting through its Designated Partner **Shri. Yogesh Popatlal Thakkar** authorised vide Resolution dated 28th June 2022 hereinafter referred to as the "**Assignee**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed include its successors and assigns) of the **OTHER PART**;

The Assignor and the Assignee are hereinafter collectively referred to as "**the Parties**" and individually as "**Party**".

WHEREAS:

The Assignor hereby represents, warrants, and declare to the Assignee as under:

A. City and Industrial Development Corporation of Maharashtra Limited ("**CIDCO**") is the New Town Development Authority declared for the area designated as a site for the new town of New Bombay by the Government of Maharashtra in exercise of its powers under subsection (1) and (3-A) of section 113 of the Maharashtra Regional Town Planning Act, 1966 (Maharashtra XXXVII of 1996) is the owner of the following: -

- (i) all that piece or parcel of land known as Plot No. 28 by admeasurement 1850.00 square meters or thereabout in the Sector 17 of the layout of land

FOR CANARA BANK

कृते केनरा बैंक

ASSISTANT GENERAL MANAGER

सहायक महा प्रबंधक

Mumbai Circle Office / मुंबई अंचल कार्यालय

For TPV VENTURES LLP

PARTNER

situated, lying and being at Village Vashi, Taluka Thane, District Thane of Vashi, Navi Mumbai within the limits of Navi Mumbai Municipal Corporation and City and Industrial Development Corporation and within the limits of Sub-Registrar of Thane and Registration District Thane (the said "**First Land**") more particularly described at **Firstly** in the **FIRST SCHEDULE** hereunder written and delineated with red boundary on the plan annexed hereto and marked as "**Annexure A1**";

(ii) all that piece or parcel of land known as Plot No. 29 by admeasurement 1850.00 square meters or thereabouts in the Sector 17 of the layout of land situate, lying and being at Village Vashi, Taluka Thane, District Thane of Vashi, Navi Mumbai within the limits of Navi Mumbai Municipal Corporation and City and Industrial Development Corporation and within the limits of Sub-Registrar of Thane and Registration District Thane (the said "**Second Land**") more particularly described at **Secondly** in the **FIRST SCHEDULE** hereunder written and delineated with red boundary on the plan annexed hereto and marked as "**Annexure A2**";

(iii) all that piece or parcel of land known as Plot No. 32 by admeasurement 1850.00 square meters or thereabouts in the Sector 17 of the layout of land situated, lying and being at Village Vashi, Taluka Thane, District Thane of Vashi, Navi Mumbai within the limits of Navi Mumbai Municipal Corporation and City and Industrial Development Corporation and within the limits of Sub-Registrar of Thane and Registration District Thane (the said "**Third Land**") more particularly described at **Thirdly** in the **FIRST SCHEDULE** hereunder written and delineated with red boundary on the plan annexed hereto and marked as "**Annexure A3**";

(iv) all that piece or parcel of land known as Plot No. 33 by admeasurement 1850.00 square meters or thereabouts in the Sector 17 of the layout of land situated, lying and being at Village Vashi, Taluka Thane, District Thane of Vashi, Navi Mumbai within the limits of Navi Mumbai Municipal Corporation and City and Industrial Development Corporation and within the limits of Sub-Registrar of Thane and Registration District Thane (the said "**Fourth Land**") more particularly described at **Fourthly** in the **FIRST SCHEDULE** hereunder written and delineated with red boundary on the plan annexed hereto and marked as "**Annexure A4**".



The said First Land, Second Land, Third Land and Fourth Land are hereinafter collectively referred to as the "**Larger Land**".

B. By and under 4 (four) separate Allotment Letters, all even dated 18th June 1981 issued by CIDCO in favour of Syndicate Bank (hereinafter referred to as the "**Syndicate Bank**") (hereinafter collectively referred to as the "**Allotment Letters**") followed by 4 (four) separate Agreements to Lease, all even dated 15th July 1982 made and executed between CIDCO (as the Corporation therein) and Syndicate Bank (as the Licensee therein) (hereinafter collectively referred to as the "**Agreements to Lease**"), the said CIDCO agreed to grant to Syndicate Bank (i.e. the Licensee therein) upon the performance and observance by the Licensee therein of the obligations and conditions contained in the said Agreements to

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Lease, a lease of the above referred Larger Land after erecting building/s with maximum permissible floor space index of 2 (two) in accordance with the said Agreements to Lease at or for the consideration and on the terms and conditions recorded therein, respectively. Copies of the said Allotment Letters and Agreements to Lease are annexed hereto and marked as **Annexure – B1 to B8**, respectively

- C. The Syndicate Bank, pursuant to obtaining necessary permissions and approvals from the concerned/ relevant authorities, caused to construct 8 buildings/ structures/ towers known as "Dhanashreya Buildings" *inter-alia* consisting of 212 residential units/ flats having a total built up area of 11015.70 square meters or thereabouts together with the common areas and facilities (collectively referred to as the "**Buildings**") on the said Larger Land or part or portion thereof, details of which are provided hereinbelow, at its own cost and expenses, more particularly described in the **SECOND SCHEDULE** hereunder written and obtained a Part Occupancy Certificate dated 30th June 1994 from NMMC wherein it was recorded that the development of the said Buildings on the Larger Land has been partly completed under the supervision of M/s. C.M. Belekar Architect who had inspected on 27th June 1995 and the development has been carried out in accordance with the General Development Control Regulation and conditions stipulated in the Commencement Certificate dated 3rd May 1994 and that the development is fit for residential use for which it has been carried out. A copy of the aforesaid Part Occupation Certificate dated 30th June 1994 is annexed hereto and marked as **Annexure – C**.
- D. Upon completion of construction of the said Buildings on the Larger Land or portion thereof, the Syndicate Bank procured an Occupancy Certificate dated 30th October 1995 from NMMC bearing No. NMMC/D-2/TPO/OC/2746/D wherein it was recorded that the development of the said Buildings has been completed on the Larger Land on 19th April 1995 under the supervision of M/s. C.M. Belekar Architect who has inspected on 6th May 1995 and the development has been carried out in accordance with the General Development Control Regulation and conditions stipulated in the Commencement Certificate dated 3rd May 1994 and that the development is fit for residential use for which it has been carried out. A copy of the aforesaid Occupancy Certificate dated 30th October 1995 bearing Ref. No. NMMC/D-2/TPO/OC/2746/D is annexed hereto and marked as **Annexure – D**.
- E. Thereafter, by virtue of separate Lease Deeds (as defined below), the said CIDCO granted lease and demised in favour of the Syndicate Bank, the said Larger Land (by way of separate lease deeds) to the Syndicate Bank, for a period of 60 (sixty) years commencing from 15th July 1982 at or for the rentals, covenants and the terms and conditions more particularly stated under the (i) Lease Deed dated 21st February 2000, registered with the Office of the Sub Registrar of Assurances at Mumbai under Serial No. BBM-661 of 2000, with respect to the said First Land; (ii) Lease Deed dated 21st February 2000, registered with the Office of the Sub Registrar of Assurances at Mumbai under Serial No. BBM-662 of 2000, with respect to the said Second Land; (iii) Lease Deed dated 21st February 2000, registered with the Office of the Sub Registrar of Assurances at Mumbai under Serial No. BBM-664 of 2000, with respect to the said Third Land; and (iv) Lease

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Deed dated 21st February 2000, registered with the Office of the Sub Registrar of Assurances at Mumbai under Serial No. BBM-663 of 2000, with respect to the said Fourth Land (hereinafter collectively referred to as the "Lease Deeds"), where-at, the said Buildings were constructed by the Lessee therein and obtained occupancy certificate in respect thereof. Copies of Index II pertaining to the said Lease Deeds are annexed hereto and marked as **Annexure - E1 to E4**, respectively.

- F. Pursuant to a Letter dated 28/01/2005 bearing Ref. No. CIDCO/EMS/AEO(HQ)2004 issued by CIDCO to the Syndicate Bank, CIDCO granted permission for amalgamation of the said First Land, Second Land, Third Land and Fourth Land and expansion of use subject to the terms contained therein.
- G. Thereafter, in exercise of the powers conferred by section 9 of the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1970 (5 of 1970), the Central Government vide its Gazette Notification dated 4th March 2020, after consultation with the Reserve Bank of India made a Scheme named as "Amalgamation of Syndicate Bank into Canara Bank Scheme, 2020" which came into force on 01st day of April, 2020, wherein the Syndicate Bank came to be amalgamated with Canara Bank and it was *inter alia* recorded therein that the assets of the Transferor Bank that are immovable in nature shall, be vested in or be deemed to have been vested in the Transferee Bank, without any further act or deed done or being required to be done by the Transferor Bank or by the Transferee Bank and the Transferee Bank shall be entitled to exercise all rights and privileges attached to such immovable properties and shall be liable to pay the ground rent and taxes and fulfill all obligations in relation to or applicable to such immovable properties. Further, upon amalgamation of the Transferor Bank into the Transferee Bank, the surviving entity being the Transferee Bank came to be known by the name "Canara Bank" being the Assignor herein.
- H. In view of the above, the Assignor became well and sufficiently entitled to and seized and possessed of the residuary leasehold rights in the said Larger Land and the freehold rights in the said Buildings.

The said Larger Land and the Buildings are hereinafter collectively referred to as the **Property**.

The Assignor invited tenders for sale of its properties vide Tender Notice dated 9th March 2022 and the submission of bids were permitted till 31st March 2022 and an auction was conducted on 05th April 2022, the Assignee participated in the said tender process and submitted its offer for acquisition of the said Property and it being the successful bidder, the said Assignor accepted the said tender offer of the Assignee vide its letter dated 21st April 2022 bearing Ref. No. GAW/EPC-180/GEN133/2022 for a total consideration of Rs. 297,80,73,000/- (Rupees Two Ninety-Seven Crores Eighty Lakhs and Seventy-Three Thousand Only) ("**Consideration**") inclusive of deduction of applicable tax deducted at source as per Income Tax Act, 1961.

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- J. As per the terms & conditions of the aforesaid Tender Notice dated 9th March 2022, the Assignee has agreed to acquire the said Property on 'as is where is' basis vis-à-vis the physical condition thereof.
- K. Vide Letter of Change in Name dated 4th July 2022 bearing Ref. No. CIDCO/Estate-1/2022/8000161405/256, CIDCO as per the Gazette Notification No. G.S.R 155(E) dated 4th March 2022, issued by Government of India, recorded the name change from M/s. Syndicate Bank to M/s. Canara Bank. A copy of the said Letter of Change in Name dated 4th July 2022 bearing Ref. No. CIDCO/Estate-1/2022/8000161405/256 issued by CIDCO to the Assignor is annexed hereto and marked as **Annexure – F**.
- L. Upon application made by the Assignor to CIDCO vide letter dated 1st July 2022, the CIDCO inter alia vide its Letter for NOC for Transfer dated 2nd August 2022 bearing Ref. No. CIDCO/ ESTATE – 1/ 2022/ 8000164989 ("**CIDCO Transfer Order**") addressed to the Assignor herein, granted its NOC for transfer of the premises demised herein inter-alia permitting the Assignor to transfer and assign the right and benefits of the Assignor in respect of the said Larger Land from the Assignor to the Assignee herein subject to the terms and conditions contained therein. A copy of CIDCO Transfer Order dated 2nd August 2022 is annexed hereto and marked as **Annexure – G**.
- M. Based on the above, the Parties are now desirous of executing this Deed for recording the terms and conditions (including the consideration and other charges) under which the Assignor shall assign cum transfer, and the Assignee shall acquire all the right, title and interest including the residuary leasehold rights of Assignor in the said Larger Land and freehold rights in the said Buildings.

NOW THIS DEED WITNESSETH AND IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER: -

1. RECITALS AND INTERPRETATION

In this Deed, unless the context otherwise requires

- 1.1. The recitals contained hereinabove shall form an integral part of the operative part of this Deed as if the same are recorded herein in verbatim.
- 1.2. References to any legislation or law or to any provision thereof shall include references to any such law as it may, after the date of this Deed, from time to time be amended, supplemented, or re-enacted;
- 1.3. Words importing singular shall include plural and vice versa, and words importing the masculine gender shall include the feminine gender;
- 1.4. The captions and headings are for the purpose of convenience and reference only and shall not be deemed to supersede or modify the substance in the text written there-under and shall not be used in and shall not affect the construction and interpretation of this Deed;
- 1.5. Terms and words beginning with capital letters and defined in this Deed

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shall have the meaning ascribed thereto herein, and terms and words defined in Annexure/ Schedule and used therein shall have the meaning ascribed thereto in Annexure/ Schedule;

- 1.6. Words "include" and "including" are to be construed without limitation;
- 1.7. Any reference to "day" shall mean reference to a calendar day; any reference to "month" shall mean reference to a calendar month;
- 1.8. Annexure Plans and Schedules to this Deed form an integral part of this Deed and will be in full force and effect as though they were expressly set out in the body of this Deed;
- 1.9. Reference to this Deed or any other agreement, deed, instrument, or document of any description shall be construed as reference to such agreement, deed, instrument or other document as the same may from time to time be amended, varied, supplemented, modified, novated or suspended;
- 1.10. Reference to Recitals, Clauses, Sub-Clauses, Schedules, Annexures in this Deed shall, except where the context otherwise requires, be deemed to be references to Recitals, Clauses, Sub-Clauses, Schedules, Annexures of or to this Deed;
- 1.11. Any reference to any period commencing "from" a specified day or date and "till" or "until" a specified day or date shall include both such days or dates; provided that if the last day of any period computed under this Deed is not a business/ working day, then the period shall run until the end of the next business/ working day;
- 1.12. Wherever in this Deed provision is made for giving or issuing of any notice, endorsement, consent, approval, certificate, agreement, authorization, proposal, communication, information or report or determination by any Party and/or expert unless otherwise specified, such notice, endorsement, consent, approval, certificate, agreement, authorization, proposal, communication, information or report of determination shall be in writing under the hand of the duly authorized representative of such Party and/or expert in this behalf.
- 1.13. Unless otherwise provided, any interest to be calculated and payable under this Deed shall accrue on a monthly basis and from the respective due dates as provided for in this Deed, and
- 1.14. Any word or expression used in this Deed shall unless defined or construed in this Deed, bear its ordinary English meaning.

2. ASSIGNMENT CUM CONVEYANCE OF THE SAID PROPERTY

- 2.1. In pursuance of the said agreement and in consideration of the full lumpsum consideration of Rs.297,80,73,000/- (Rupees Two Ninety-Seven Crores

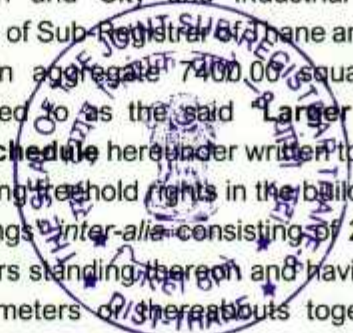
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Eighty Lakhs and Seventy-Three Thousand Only) subject to deduction of applicable Tax Deducted at Source as per Income Tax Act, 1961 (i.e. the Consideration) paid by the Assignee to the Assignor on or before execution of these presents in the manner set out in Clause 3 below (the payment and receipt whereof the Assignor doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and discharge the Assignee forever), the Assignor doth hereby assigns and transfers in favour of the Assignee, on an 'as is where is' basis vis-à-vis the physical condition thereof, all its right, title and interest in the (i) Lease Deed dated 21st February 2000, registered with the Office of the Sub Registrar of Assurances at Mumbai under Serial No. BBM-661 of 2000, (ii) Lease Deed dated 21st February 2000, registered with the Office of the Sub Registrar of Assurances at Mumbai under Serial No. BBM-662 of 2000, (iii) Lease Deed dated 21st February 2000, registered with the Office of the Sub Registrar of Assurances at Mumbai under Serial No. BBM-664 of 2000 and (iv) Lease Deed dated 21st February 2000, registered with the Office of the Sub Registrar of Assurances at Mumbai under Serial No. BBM-663 of 2000 (hereinafter collectively called as "**Lease Deeds**") including leasehold rights in all that piece and parcel of land being (a) Plot No. 28 by admeasurement 1850.00 square meters or thereabouts, (b) Plot No. 29 by admeasurement 1850.00 square meters or thereabouts, (c) Plot No. 32 by admeasurement 1850.00 square meters or thereabouts and (d) Plot No. 33 by admeasurement 1850.00 square meters or thereabouts, all located in Sector 17 of the layout of land situated, lying and being at Village Vashi, Taluka Thane, District Thane of Vashi, Navi Mumbai within the limits of Navi Mumbai Municipal Corporation and City and Industrial Development Corporation and within the limits of Sub-Registrar of Thane and Registration District Thane, admeasuring in aggregate 7400.00 square meters or thereabouts (collectively referred to as the said "**Larger Land**") more particularly described in **First Schedule** hereunder written together with all its right, title and interest including freehold rights in the building structures known as "Dhanashreya Buildings" inter-alia consisting of 212 residential units/ flats comprising in 8 towers standing thereon and having a total built up area of 11015.70 square meters or thereabouts together with the common areas and facilities on the said Larger Land as per Occupancy Certificate dated 30th October 1995 issued by NMMC bearing No. NMMC/D-2/TPO/OC/2746/D (collectively referred to as the said "**Buildings**") and more particularly specified in the **Second Schedule** hereunder written (the said Land and the Buildings are hereinafter collectively referred to as the "**Property**") which shall devolve upon the Assignee who shall hereinafter hold the said Property free from all liability, claims or demands in respect of breaches, if any, of the covenants contained in the Lease Deeds or otherwise arising thereunder and to the use and benefit of the Assignee absolutely **TOGETHER WITH** all the rights, privileges, benefits directly and/or indirectly attached to the said Property including the maximum permissible floor space index for development purposes **AND** all the estate rights, titles and interests, easements, appurtenances belonging to the Assignor together with all the benefits of the earlier Agreements to Lease and the Lease Deeds in respect of the said Property **AND ALSO** together with all the singular houses, outhouses, edifices, buildings, courtyard, ways,



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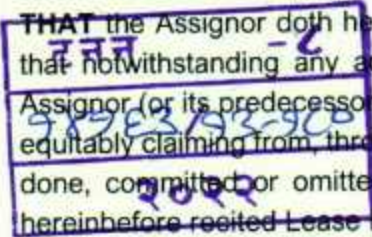
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For TPV VENTURES LLP

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compounds, passages, water courses, sewers, ditches, drains, plants, lights, liberties, easements, profits, privileges, advantages, rights, members and appurtenances thereof whatsoever to the said Property or any part thereof belonging to or in anywise appertaining to or with the same or any part thereof now or at any time hereto before usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto **AND ALSO** together with all the deeds documents, writings, vouchers and other evidences of title relating to the said Property or any part thereof **AND ALL** the estate, right, title, interest and inheritance, possession, property, benefit, claim and demand whatsoever both by law and in equity of the Assignor into, out of or upon the said Property or any part thereof for all the residue now unexpired of the term of 60 (sixty) years granted by and under the Lease Deeds with respect to the said Larger Land at the ground rents and other charges provided therein reserved and **TO HAVE AND TO HOLD** the rights in the said Property hereby granted, conveyed, released, transferred, assigned or intended so to be with its and every of its right and appurtenances unto and to the use and benefit of the Assignee for the residue of the period of 60 (sixty) years subject to payment of all rents, taxes, assessments, rates, dues and duties now payable upon the same or which may hereafter become payable in respect thereof to the concerned municipal corporation, CIDCO or to the Government of Maharashtra or any other Government Body/Agency/Local Body etc. and the Assignor shall and will from time to time and at all times hereafter at the request of the Assignee do and execute and cause to be done and executed all such further and lawful acts, deeds, things whatsoever for better and more perfectly and absolutely assigning and transferring the rights in the Property hereby assigned unto and to the use of the Assignee in the manner aforesaid as requested by the Assignee **SUBJECT TO** due observance and performance of the covenants and provisions contained in the said Lease Deeds on the part of the Assignee, its successors and assigns to be observed and performed **AND ALSO** **THAT** the Assignor doth hereby declare and covenant with the Assignee that notwithstanding any act, deed, matter or thing whatsoever by the Assignor (or its predecessors in title) or any persons or persons lawfully or equitably claiming from, through or under or in trust for the Assignor made, done, committed or omitted or knowingly suffered to the contrary, the hereinbefore recited Lease Deeds are now good and effectual lease in law of the said Larger Land described in the First Schedule hereunder written and hereby assigned or expressed so to be as and has not been terminated or forfeited or surrendered or become void or voidable and that the rent, covenants and conditions by and in the Lease Deeds reserved and contained have on the Assignor part been duly paid, observed and performed upto the date of these presents and the Assignor do further covenants with the Assignee that notwithstanding any such act, deed or thing as aforesaid the Assignor now has in itself good right, full power and absolute authority to sell, convey, assign and transfer the said Property hereby sold, assigned and transferred as aforesaid or intended or expressed so to be UNTO the Assignee **AND** the Assignee shall and may at all times hereafter during the said term to peaceably and quietly hold, possess and enjoy the said Property hereby assigned or expressed so to



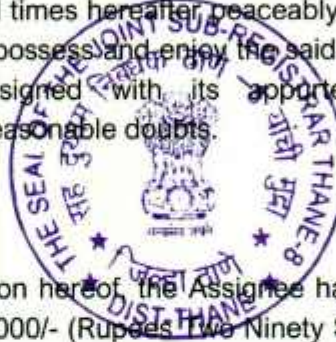
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be with their appurtenances and receive the rents and profits thereof for its own use and benefit without any suit, eviction, interruption, claim or demand whatsoever from or by the Assignor or by any persons or person lawfully or equitably claiming or to claim by from or under the Assignor and that free and clear and freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the Assignor well and sufficiently saved, defended and kept harmless from and against all estates, titles, charges and/ or encumbrances whatsoever had, made, executed, occasioned or suffered by the Assignor or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for the Assignor **AND** the Assignor has simultaneously with the execution and registration hereof put the Assignee in quiet, vacant and peaceful possession of the said Property **TOGETHER WITH** the right to get the said Property transferred to the name of the Assignee in the land revenue records and governmental records including CIDCO records **AND TO HAVE AND TO HOLD** the said Larger Land unto the Assignee as the sole and absolute lessee thereof together with the right to hold the said Buildings as the sole and absolute owner thereof at all times **AND** that it shall be lawful for the Assignee from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said Property hereby granted, transferred and assigned with its appurtenances, free from all encumbrances and reasonable doubts.



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3. CONSIDERATION

3.1. On or before execution hereof, the Assignee has paid to the Assignor, a sum of Rs.297,80,73,000/- (Rupees Two Ninety Seven Crores Eighty Lakh Seventy Three-Thousand Only) (hereinafter referred to as the "**Consideration**") subject to deduction of Rs.2,97,80,730/- (Rupees Two Crore Ninety Seven Lakh Eighty Thousand Seven Hundred & Thirty Only) towards applicable TDS as per the provisions of Income Tax Act, 1961 being the entire consideration payable by the Assignee to the Assignor for the assignment and transfer of the residuary leasehold rights in the said Larger Land and conveyance/ transfer of freehold rights in the said Buildings (the payment and receipt whereof the Assignor doth hereby admits and acknowledges and of and from the same and every part thereof doth hereby acquit, release and discharge the Assignee forever).

3.2. It is understood and clarified between the Parties that the above Consideration is apportioned towards (i) acquisition of inter alia the leasehold residuary rights in the Larger Land and other rights/ entitlements under the Lease Deeds, and (ii) acquisition of freehold rights in the said Buildings in the following manner, which has been arrived at pursuant to the ready-reckoner valuation certificate dated 18/05/2022 issued by Office of the Sub Registrar of Assurances (copy of certificate dated 18/05/2022 is annexed and marked hereto as "**Annexure - H**", accordingly the Consideration apportioned is as follows: -

3.2.1. Rs.56,09,20,000/- (Rupees Fifty Six Crores Nine Lakhs Twenty Thousand Only) towards assignment of the residuary leasehold

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right, title, and interest in respect of the Larger Land and other rights/ entitlements under the Lease Deeds; and

3.2.2. Rs.241,71,53,000/- (Rupees Two Hundred Forty One Crores Seventy One Lakhs Fifty Three Thousand Only) towards transfer and conveyance of the freehold right, title, and interest in respect of the Buildings standing on the Larger Land.

4. COMPLETION OF ASSIGNMENT CUM CONVEYANCE

4.1. The Parties have completed the transaction as contemplated herein.

4.2. The Assignor has on execution hereof handed over quiet, vacant, and peaceful possession of the said Property together with the right to get the said Property transferred to the name of the Assignee in the land revenue records and the government and municipal records and authorities including CIDCO.

5. REPRESENTATIONS AND WARRANTIES OF ASSIGNOR

The Assignor hereby represents and declares to the Assignee that (i) the Assignor is fully empowered to enter into this Deed and to perform its obligations hereunder, and this Deed has been duly executed and delivered by the Assignor as may be required, and constitute a legal, valid and binding obligation of the Assignor and enforceable against the Assignor in accordance the terms contained herein; (ii) the Assignor is the sole and absolute lessee/ holder of the said Property, and the Property is in the Assignor's absolute, unrestricted, unhindered, unobstructed, physical possession. The title of the Assignor to the said Property is free, clear and marketable and free from all encumbrances including charge, lien, mortgage, etc.; (iii) there is no subsisting lease, easementary rights, license, encumbrance, trespasser, tenants, occupants or any third-party rights in relation thereof which are created by the Assignor or predecessors in title in the said Property or any part thereof; (iv) All original title deeds in relation to the Property are in the custody of the Assignor and there are no other original title deeds or documents in possession of or control of the Assignor in respect of the said Property or portion thereof other than which are listed at Annexure - I attached herewith; (v) as on date there is no outstanding rent due and/or payable by the Assignor to the CIDCO as per the terms of the Lease Deeds and the Lease Deeds are valid and effectual. The Assignor further declares that it has not received any written notice from CIDCO with respect to termination or cancellation of the Lease Deeds and there are no claims, disputes and/ or differences pending by and/ or between Assignor and/ or CIDCO and/ or any other competent authority with respect to the said Property; (vi) the Assignor declares that it has not received any written notice, letter or demand of any nature whatsoever from any governmental authority including CIDCO and NMMC stating that there is any breach or violation of the terms of the Occupancy certificates (part/ full) and other permissions granted in respect of the Buildings or any part thereof; (vii) the Assignor has made payment of all amounts due and/or payable to CIDCO/NMMC in terms of the documents under which the said Larger Land has been acquired on lease and as on date there is no outstanding or arrears of ground rent lease in this regard; (viii) the



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Assignor declares that there is no prohibitory order or order of attachment of/ by any court, department of Income Tax / GST for taxes or of any department of the Government, Central or State or Local Body, Public Authority for taxes, levies, cesses, excise, customs, duties, penalties, interests, etc. with respect to or affecting the Property or any part thereof in any manner whatsoever. The Assignor further declares that there are no proceedings initiated of/ by any department of Income Tax /GST for taxes or of any department of the Government, Central or State or Local Body, Public Authority for taxes, levies, cesses, excise, customs, duties, penalties, interests, etc. with respect to the Property or affecting the transfer/ assignment of the Property; (ix) that no suits, proceedings or arbitrations have been initiated under any law for the time being in force and/or are pending before any person, court, authority or tribunal in which an award, order or decree is passed or is likely to be passed which may result in the attachment and/or sale of the said Property and/or any part thereof nor does the Assignor has any reasonable apprehension of any event or circumstances likely to give rise to or result in such suit, proceeding or arbitration. No party has made any claim or demand, of any nature whatsoever in, to, upon or in respect of the said Property or any part thereof; (x) there is no injunction or any other prohibitory order or any attachment order from any Court appointing Court Receiver, Tribunal, Collector, Revenue Authority, Municipal Corporation for any taxation or other dues disentiitling or restraining the Assignor from dealing with the said Property or entering into these presents; (xi) all the outgoing in respect of the said Property by way of taxes, rates, assessment, electricity bills, ground rent, collector charges, CIDCO charges, municipal charges, and other charges relating to the said Property till date hereof has been satisfactory discharged and paid by the Assignor and hereafter the same shall be borne and paid by the Assignee, and (xii) the said Property is not subject to any lis pendens or attachment, either before or after judgment, or any other impediment of like nature.

6. COVENANTS AND UNDERTAKINGS OF ASSIGNEE

6.1. The Assignee hereby covenants and undertakes that (i) the Assignee shall perform, observe and bound by all the terms and conditions of the said Lease Deeds; and (ii) the outgoing in respect of the said Property by way of taxes, rates, assessment, electricity bills, ground rent, collector charges, CIDCO charges, municipal charges, and other charges relating to the said Property till date hereof has been satisfactory discharged and paid by the Assignor and hereafter from the execution hereof, the same shall be borne and paid by the Assignee.

6.2. Pursuant to the aforesaid CIDCO Transfer Order, the Assignee hereby agrees not to sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said Plot No. 28, Plot No. 29, Plot No. 32 and Plot No. 33 save and except with the previous written permission of the CIDCO and which permission shall not be refused if the Assignee performs or is willing to perform the conditions as provided under the said CIDCO Transfer Order, that is to say –

6.2.1. The Assignee agrees to pay CIDCO, the necessary transfer charges for any such future transfer.

FOR CANARA BANK
कुते केनरा बैंक
ASSISTANT GENERAL MANAGER
सहायक महा प्रबंधक
Mumbai Circle Office / मुंबई अंचल कार्यालय

For TPV VENTURES LLP
PARTNER