

514/995

Tuesday, January 21, 2020

2:52 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 1067 दिनांक: 21/01/2020

गावाचे नाव: अंधेरी

दस्तऐवजाचा अनुक्रमांक: बदर18-995-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: डेल्टा सिनरजी एल एल पी चे भागीदार अश्रफ अली वलीभाई मोमीन --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1840.00

पृष्ठांची संख्या: 92

एकूण:

रु. 31840.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:11 PM ह्या वेळेस मिळेल.

John S.R. Andheri-7

बाजार मूल्य: रु.73348000 /-

मोबदला रु.73537000/-

भरलेले मुद्रांक शुल्क : रु. 4413000/-

सह. दुय्यम निबंधक, अंधेरी क्र.७
मुंबई उपनगर जिल्हा

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011007555201920E दिनांक: 21/01/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2101202006368 दिनांक: 21/01/2020

बँकेचे नाव व पत्ता:

Long

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON.....

22/1/2020

514/995

Tuesday, 21 January 2020 3:36 PM

इतर पावती

Original/Duplicate

नोंदणी क्र. : 39M

Regn.: 39M

पावती क्र.: 1073 दिनांक: 21/01/2020

गावाचे नाव: -अंधेरी

दस्तऐवजाचा अनुक्रमांक: बदर18-995-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: डेल्टा सिनरजी एल एल पी चे भागीदार अश्रफ अली वलीभाई मोमीन --
वर्णन

दस्त हाताळणी फी

रु. 260.00

पृष्ठांची संख्या: 13

एकूण:

रु. 260.00

John S.R. Andheri-7

1); देयकाचा प्रकार: DHC रक्कम: रु.260/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2101202009031 दिनांक: 21/01/2020

बँकेचे नाव व पत्ता:

सह. दुय्यम निबंधक, अंधेरी क्र. ७



CHALLAN
MTR Form Number-6



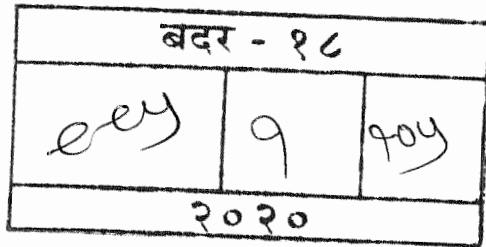
GRN	MH011007555201920E	BARCODE			Date	20/01/2020-20:57:15		Form ID		
Department				Inspector General Of Registration						
Registration Fee				Payer Details						
Type of Payment				Ordinary Collections IGR						
Office Name				BDR1_JT SUB REGISTRAR ANDHERI NO 1						
Location				MUMBAI						
Year				2019-2020 One Time						
Account Head Details				Amount In Rs.						
0030063301 Amount of Tax				30000.00						
Flat/Block No.				VILLAGE ANDHERI						
Premises/Building										
Road/Street				CTS NO 189A189A2 189A3 189A4 189A5 189A6 189A7						
Area/Locality				ANDHERI						
Town/City/District										
PIN				4 0 0 0 5 3						
Remarks (If Any)				SecondPartyName=NILESH ANOOPCHAND SHAH-						
Amount In				Thirty Thousand Rupees Only						
Words										
Total				30,000.00						
Payment Details				STATE BANK OF INDIA						
FOR USE IN RECEIVING BANK										
Cheque-DD Details				Bank CIN Ref. No. 00040572020012028277 CKL9672307						
Cheque/DD No.				Bank Date RBI Date 20/01/2020-20:58:12 Not Verified with RBI						
Name of Bank				Bank-Branch STATE BANK OF INDIA						
Name of Branch				Scroll No. , Date Not Verified with Scroll						

Department ID :

Mobile No. : 9322593112

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

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.





CHALLAN
MTR Form Number-6

बदर - १८		
६६५	२	१०५
२०२०		



GRN	MH011007555201920E	BARCODE	Date		20/01/2020-20:57:15	Form ID
Department			Inspector General Of Registration			
Registration Fee			Payer Details			
Type of Payment			Ordinary Collections IGR			
Office Name			BDR1_JT SUB REGISTRAR ANDHERI NO 1			
Location			MUMBAI			
Year			2019-2020 One Time			
Account Head Details			Amount In Rs.			
0030063301 Amount of Tax			30000.00			
Flat/Block No.			VILLAGE ANDHERI			
Premises/Building			Road/Street			
			CTS NO 189A189A2 189A3 189A4 189A5 189A6 189A7			
Area/Locality			ANDHERI			
Town/City/District						
PIN			4 0 0 0 5 3			
Remarks (If Any)			SecondPartyName=NILESH ANOOPCHAND SHAH-			
Amount In			Thirty Thousand Rupees Only			
Words						
Payment Details			STATE BANK OF INDIA			
FOR USE IN RECEIVING BANK						
Cheque-DD Details			Bank CIN			
			Ref. No.			
			00040572020012028277			
			CKL9672307			
Cheque/DD No.			Bank Date			
			RBI Date			
			20/01/2020-20:58:12			
			Not Verified with RBI			
Name of Bank			Bank-Branch			
			STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date			
			Not Verified with Scroll			

Department ID : Mobile No. : 9322593112
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-514-995	0005673887201920	21/01/2020-14:52:11	IGR555	30000.00
Total Defacement Amount					30,000.00

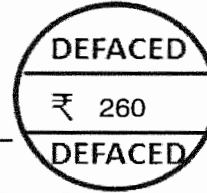


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2101202009031	Receipt Date	21/01/2020
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Received from DELTA SYNERGY LLP, Mobile number 0000000000, an amount of Rs.260/-, towards Document Handling Charges for the Document to be registered on Document No. 995 dated 21/01/2020 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	sbiepay	Payment Date	21/01/2020
Bank CIN	10004152020012107844	REF No.	202002100483597
Deface No	2101202009031D	Deface Date	21/01/2020

This is computer generated receipt, hence no signature is required.

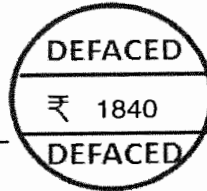


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2101202006368	Receipt Date	21/01/2020
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Received from DELTA SYNERGY LLP, Mobile number 0000000000, an amount of Rs.1840/-, towards Document Handling Charges for the Document to be registered on Document No. 995 dated 21/01/2020 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	sbiepay	Payment Date	21/01/2020
Bank CIN	10004152020012105565	REF No.	202002147535792
Deface No	2101202006368D	Deface Date	21/01/2020

This is computer generated receipt, hence no signature is required.

बदर - १८		
eev	3	904
२०२०		

मुद्रांक जिल्हाधिकारी, अंधेरी तालुका, यांचे कार्यालय

एम.एम. आर.डी.ए.इमारत पहिला मजला ,

वांद्रे कुर्ला सकुल वांद्रे(पूर्व), मुंबई - 400051

जा.क्र.अभि.आदेश/ 4520/19

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 अन्वये अंतिम आदेश)

दिनांक 31 AUG 2019

उरोक्त अभिनिर्णय प्रकरण क्रमांक एडीजे /1100900/361/2019 अन्वये पक्षकार Delta Synergy LLP यांनी दिनांक 29/03/2019 रोजी Agreement for Sale चा सल्लेख अभिनिर्णयाकरिता सादर केलेलो आहे. सदर सल्लेखामधील तपशील खालील प्रमाणे आहे.

सल्लेख निष्पादनाचा दिनांक :- Unexecuted

The Vendors :- Nilesh Anoopchand Shah

The Cofirming Parties :- Trusha Nilesh Shah & 1 Others

The Purchasers :- Delta Synergy LLP

सल्लेखातील मिळकतीचे वर्णन :- Old Plot No.31(pt), Final Plot No. 56A , Final Plot No. 56B

TPS No.-II, City Survey No.189A, 189B, 189A/2,189A/3,

189A/4,189A/5,189A/6, 189A/7, Village-Andheri, Tal -Andheri,

क्षेत्रफळ :- 836 + 537 = 1373 sq. mtr

मोबदला :- रु. 7,14,43,000/- + रु 20,94,000/- (बाधकाम खर्च)

उपरोक्त सल्लेख Agreement for Sale चा आहे. सदर दस्तात मालमत्तेचे सन 2019 -2020 करीताचे बाजारमुल्य मुंबई मुद्रांक (मालमत्तेचे वास्तव बाजारमुल्य निर्धारण करणे) नियम 1995 मधील तरतुदी, तसेच बृहन्मुंबई महानगरपालिका क्षेत्रासाठी प्रचलित असलेली विकास नियंत्रण नियमावली आणि बाजारमुल्य तक्त्यातील मार्गदर्शक सूचना व त्यामधील दर व दस्तासोबत सादर केलेली कागदपत्र विचारात घेऊन प्रकरणी बाजार मुल्य रु. 7,33,48,000/- व मोबदला मुल्य रु. 7,14,43,000/- + रु 20,94,000/- (बाधकाम खर्च) इतके निश्चित करण्यात आले असून मुंबई मुद्रांक अधिनियम 1958 मधील तरतुदीनुसार खालील प्रमाणे मुद्रांक शुल्क देय आहे.

मोबदला मुल्य	अनुच्छेद	अनुज्ञेय मु.शु.	कमी. भरलेले मु.शु.
रु. 7,35,37,000/-	25(b)	रु.44,13,000/-	रु.44,13,000/-

उपरोक्त सर्व वस्तुस्थिती व दस्तातमधील नमुद माहिती व प्रकरणामध्ये सादर केलेल्या कागदपत्राच्या आधारे निम्नस्वाक्षरीकार खालीलप्रमाणे अंतिम आदेश देत आहे.

अंतिम आदेश

- अभिनिर्णयाकरिता सादर केलेल्या सल्लेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसूची 1 मधील अनुच्छेद 25(b) नुसार मुद्रांक शुल्क रु. 44,13,000/- देय असल्याबाबत जा.क्र.अभि/आदेश/4952/19 दिनांक 31/08/2019 अन्वये अंतरिम आदेश पारित करण्यात आलेले होते त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपाविना पक्षकार यांनी दिनांक 31/08/2019 रोजी भरणा केलेला असल्याने दिनांक 31/08/2019 रोजीचे अंतरिम आदेश अंतिम आदेश म्हणून कायम करण्यात येत आहे.
- प्रस्तुत प्रकरणांत पक्षकाराचे मुद्रांक शुल्क तसेच नोंदणी करताना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बाधकाम अधिकृत असल्यास ते अधिकृत होणारा नाही हयाबाबतची सर्व जबाबदारी संबंधीत पक्षकाराची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, अंधेरी हे जबाबदार राहणार नाहीत.

प्रती. 1. Delta Synergy LLP
2. सह.दुय्यम निबंधक, अंधेरी

बदर - १८		
६६५	४	१०५
२०२०		

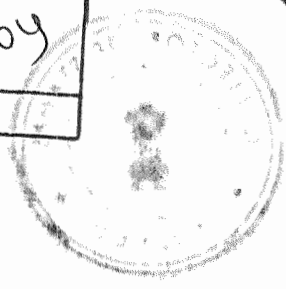
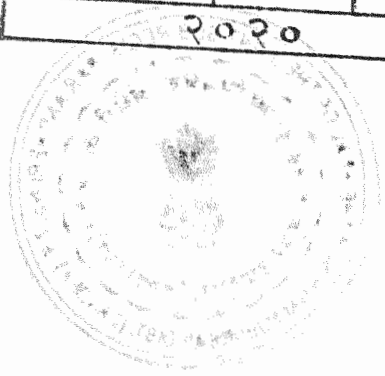


(वंदना सुर्यवंशी)
मुद्रांक जिल्हाधिकारी, अंधेरी.





बंदर - १८		
६६५	५	१०५
२०२०		



Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office.: COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING 1ST FLOOR,
BANDRA-KURLA COMPLEX, ANDHERI, MUMBAI - 400 051.

D 093461

RECEIPT FOR PAYMENT TO GOVERNMENT
DELTA SYNERGY LLP

NOT TRANSFERABLE

Receipt No.:

Receipt Date :

Received From : **ADJ FEE 103(II)**

On Account of :

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs)
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CASH

Rs.100

ADJ/1100900/361/2019

Case No.:

Lot Date :

Total D.O.:

Sr. No.	Description of Stamps Hearing Date on	Quantity	Denomination	Amount (In Rs.)
		30/04/19		



RS. 100.00

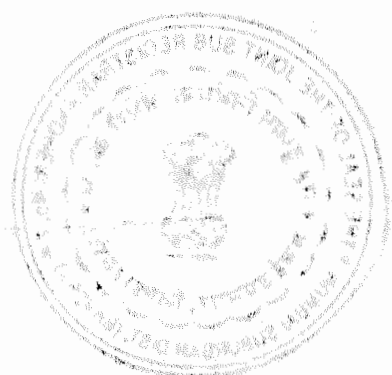
ONE HUNDRED ONLY

Total : **AVLAD**

बदर - १८	
Rs.	Rupees
<i>eee</i>	<i>e 90y</i>
Cashier / Accountant	
२०२०	

FOR COLLECTOR OF STAMPS, ANDHERI
1ST FLOOR, MMRDA BLDG. BKC, MUMBAI - 51
Signature / Designation

DELIVERED
- 8 SEP 2018



934 - 80		
100	100	100
5050		



CHALLAN
MTR Form Number-6



GRN	MH005890936201920E	BARCODE	Date 31/08/2019-18:01:51		Form ID
Department Inspector General Of Registration			Payer Details		
Payment of Stamp Duty in Adjudication Case			TAX ID (If Any)		
Type of Payment Stamp Duty in Adjudication Case			PAN No.(If Applicable) AAMFD8198E		
Office Name CSA_COLLECTOR OF STAMPS ANDHERI			Full Name DELTA SYNERGY		
Location MUMBAI			Flat/Block No.		
Year 2019-2020 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		
0030050801 Stamp Duty		4413000.00	Area/Locality		
			Town/City/District		
			PIN		
			Remarks (If Any)		
			PAN2=AMZPS7216H~SecondPartyName=NILESH		
			SHAH~AdjuicationCaseNo.=ADJ/1100900/361/2019		
			Amount In Words Forty Four Lakh Thirteen Thousand Rupees Only		
Total		44,13,000.00			
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	00040572019083100216 CKK4434954
Cheque/DD No.			Bank Date	RBI Date	31/08/2019-06:03:10 03/09/2019
Name of Bank			Bank-Branch STATE BANK OF INDIA		
Name of Branch			Scroll No. , Date 244 , 03/09/2019		

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9892565882

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Signature Not
Verified

Challan Defaced
Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 02
Date: 2019.09.05
13:21:30 IST

Sr. No.	Reason for Defacement	Defacement No.	Defacement Date	User Id	Defacement Amount
1	Reason for Defacement Document Location: India	0003096432201920	05/09/2019-13:21:28	IGR240	4413000.00
Total Defacement Amount					44,13,000.00

११ - १९९९		
०९००		



बदर - १८		
६६५	८	१०५
२०२०		

Submitted**Under Section 31 of the Bombay stamp Act ,1958 .**

This is in respect of instrument submitted for adjudication As per document details are as follows:-

The instrument in question is **Agreement for Sale**

Date of execution :- Unexecuted

The Vendors :- Nilesh Anoopchand Shah

The Cofirming Parties :- Trusha Nilesh Shah & 1 Others

The Purchasers :- Delta Synergy LLP

The Property :- Old Plot No.31(pt), Final Plot No. 56A , Final Plot No. 56B

TPS No.-II, City Survey No.189A, 189B, 189A/2,189A/3,
189A/4,189A/5,189A/6, 189A/7, Village-Andheri, Tal -Andheri,

Plot area :- 836 + 537 = 1373 sq. mtr

Zone :- 39/201 (R.R.2019- 2020)

Land Rate :- Rs.1,06,200/- per sq.mtr

Residential Rate :- Rs, 1,64,100./-, per sq.mtr

Const.Cost :- Rs 27,500/- per sq.mtr

अभिनिर्णयासाठी सादर केलेला **Agreement for Sale** या प्रकारचा असून Vendor हे Purchaser ला दस्तात नमुद केल्यानुसार Old Plot No.31(pt), Final Plot No. 56A , Final Plot No. 56B, TPS No.-II, City Survey No.189A, 189B, 189A/2,189A/3,189A/4,189A/5,189A/6, 189A/7, Village-Andheri, Tal -Andheri, जमिनीचे क्षेत्र 1373 चौ.मी. देत आहे. Purchaser हे Vendor ला सदर मिळकतीचे ऐवजी मोबदला म्हणून रु.7,14,43,000/- + 650 sq.ft कारपेट क्षेत्राच्या सदनिका देणार असल्याचे सदर दस्ताचे पुष्ठ क्र 8 मध्ये नमुद केले आहे.

दस्तात नमुद एकूण 35 टेनेट आहे. सदर जागेवर 2 इमारती आहेत एका इमारतीचे नाव Bindra Niwas या मध्ये 11 सदनिका व 3 दुकान असे एकूण 14 भाडेकरू आहेत 14 पैकी पक्षकाराने सादर केलेल्यापुराव्या नुसार 13 भाडेकरू पात्र होत आहेत 1भाडेकरू अपात्र आहे. व. दुस-या इमारतीचे नाव Nand Bhuwan या मध्ये एकूण 20 भाडेकरू आहेत व 1 सदनिका मालकाच्या ताब्यात आहे 20 भाडेकरू पात्र आहे

बृहन्मुंबई महानगरपालिकेचे Assesment Bill दि. 01/08/1963 च्या असल्यामुळे अपात्र भाडेकरूचा सदनिकाला 40% बाजार मूल्य विचारात घेऊन मुल्यांकन केलेले आहे.

दस्तात नमुद केल्यानुसार Purchaser 650 चौ.फूट कारपेट क्षेत्राच्या बदल्यात नविन इमारतीत 650 चौ.फूट कारपेट क्षेत्राचा सदनिका मालकाला देणार आहे. तसेच सर्व भाडेकरूंना पर्यायी जागा देणार आहे.

D.P Remark नुसार सदर जागा 27.45 मी. रस्त्यावर आहे. विकास नियंत्रण नियमावलीतील टेबल क्र.12 नुसार (1 + 0.5 +1.0) असे एकूण 2.5 चटई क्षेत्र निदर्शाक अनुज्ञेय आहे. प्रकरणी मुल्यांकन सन 2019 -2020 चे बामुद नुसार पुढील प्रमाणे निश्चित करण्यात येतआहे.

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1. Market Value						
Area of Plot					1373	sqm
Permissible TDR (1+.5+1)					2.50	
Total Permissible Area					3432.50	sqm
	OR				3432.50	
Eligible Tenant Area					1760.61	sqm
FSI					1.5	
Total Permissible Area					2640.91	sqm
Total Permissible Area taken (higher is 3432.50)					3432.50	sqm
Existing Structure occupied Tenants		CA sq ft	BUA sq ft			
Eligible Tenant Area		15786.76	18944.11		1760.61	sqm
Non Eligible Tenant Area		1060.00	1272.00		118.22	sqm
					1878.82	sqm
Balance Land Area					1553.68	
Market Value						
Value of Balance Land Area	Balance	Rate			165000729	Rs.
	1553.68	106200				
less area of TDR	1373.00	106200	0.5	0.5	36453150	Rs.
less Premium FSI	1373.00	106200	1	0.5	72906300	Rs.
Value of Balance Land Area (A-B-C)					55641279	Rs.
Capitalized Rent	112	21553			2413936	Rs.
(112*20400)						
Value of Non Eligible Tenant Area	Rate	Area				
residential	129360	118.22			15292372	Rs.
Rate of residential	164100					
Rate of land	106200					
Difference	57900					
60% depreciation of the building	40%					
after depreciation residential rate	129360					
Total Market Value		(i+ii+iii)			73347587	Rs.
				say	7,33,48,000/-	

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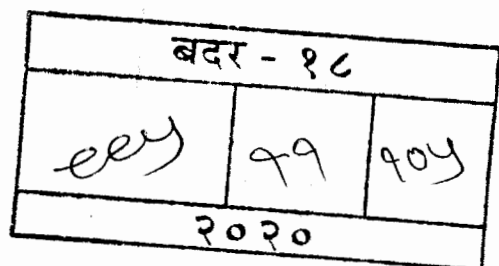
OR						
As per guideline no 1	Area	LR				
40% of Land Rate	1373	106200	40%		58325040	Rs.
Consideraion						
Monietry Consideraion					71443000	Rs.
	sqft CA	sqmt BUA				
Construction cost of flat	650.15	72.51	27500	1.05	2093652	Rs.
Total Consideration as per document					73536652	Rs.
				say	7,35,37,000/-	
Consideration Value is higher that is why stamp duty shall be paid on Consideration Value						
Consideration Value	Section				Stamp Duty	
7,35,36,652	25(b)				4412199	Rs.
Total Stamp Duty Payable					44,13,000/-	Rs.

submitted for Approval



M. Singh
Assitant Town Planner

[Signature]
Collector of Stamps, Andheri





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मुद्रांक जिल्हाधिकारी, अंधेरी तालुका, यांचे कार्यालय

एम.एम. आर.डी.ए.इमारत पहिला मजला ,

वांद्रे कुर्ला सकुल वांद्रे(पूर्व), मुंबई - 400051

जा.क्र.अभि.आदेश/ 4520/19

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 अन्वये अंतिम आदेश)

दिनांक 31 AUG 2019

उरोक्त अभिनिर्णय प्रकरण क्रमांक एडीजे /1100900/361/2019 अन्वये पक्षकार **Delta Synergy LLP** यांनी दिनांक 29/03/2019 रोजी **Agreement for Sale** चा सल्लेख अभिनिर्णयाकरिता सादर केलेलो आहे. सदर सल्लेखामधील तपशील खालील प्रमाणे आहे.

सल्लेख निष्पादनाचा दिनांक :- Unexecuted

The Vendors :- Nilesh Anoopchand Shah

The Cofirming Parties :- Trusha Nilesh Shah & 1 Others

The Purchasers :- Delta Synergy LLP

सल्लेखातील मिळकतीचे वर्णन :- Old Plot No.31(pt), Final Plot No. 56A , Final Plot No. 56B

TPS No.-II, City Survey No.189A, 189B, 189A/2,189A/3, 189A/4,189A/5,189A/6, 189A/7, Village-Andheri, Tal -Andheri,

क्षेत्रफळ :- 836 + 537 = 1373 sq. mtr

मोबदला :- ₹. 7,14,43,000/- + ₹ 20,94,000/- (बाधकाम खर्च)

उपरोक्त सल्लेख **Agreement for Sale** चा आहे. सदर दस्तात मालमत्तेचे सन 2019 -2020 करीताचे बाजारमूल्य मुंबई मुद्रांक (मालमत्तेचे वास्तव बाजारमूल्य निर्धारण करणे) नियम 1995 मधील तरतुदी, तसेच बृहन्मुंबई महानगरपालिका क्षेत्रासाठी प्रचलित असलेली विकास नियंत्रण नियमावली आणि बाजारमूल्य तक्त्यातील मार्गदर्शक सूचना व त्यामधील दर व दस्तासोबत सादर केलेली कागदपत्र विचारात घेऊन प्रकरणी बाजार मूल्य ₹. 7,33,48,000/- व मोबदला मूल्य ₹. 7,14,43,000/- + ₹ 20,94,000/- (बाधकाम खर्च) इतके निश्चित करण्यात आले असून मुंबई मुद्रांक अधिनियम 1958 मधील तरतुदीनुसार खालील प्रमाणे मुद्रांक शुल्क देय आहे.

मोबदला मूल्य	अनुच्छेद	अनुज्ञेय मु.शु.	कमी. भरलेले मु.शु.
₹. 7,35,37,000/-	25(b)	₹.44,13,000/-	₹.44,13,000/-

उपरोक्त सर्व वस्तुस्थिती व दस्तातमधील नमुद माहिती व प्रकरणामध्ये सादर केलेल्या कागदपत्राच्या आधारे निम्नस्वाक्षरीकार खालीलप्रमाणे अंतिम आदेश देत आहे.

अंतिम आदेश

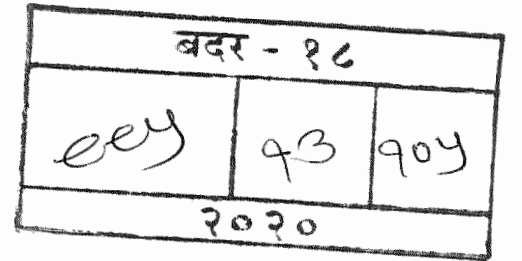
- अभिनिर्णयाकरिता सादर केलेल्या सल्लेखास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसूची 1 मधील अनुच्छेद 25(b) नुसार मुद्रांक शुल्क ₹. 44,13,000/- देय असल्याबाबत जा.क्र.अभि/आदेश/4952/19 दिनांक 31/08/2019 अन्वये अंतरिम आदेश पारित करण्यात आलेले होते त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपाविना पक्षकार यांनी दिनांक 31/08/2019 रोजी भरणा केलेला असल्याने दिनांक 31/08/2019 रोजीचे अंतरिम आदेश अंतिम आदेश म्हणून कायम करण्यात येत आहे.
- प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क तसेच नोंदणी करताना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बाधकाम आधिकृत असल्यास ते आधिकृत होणारा नाही हयाबाबतची सर्व जबाबदारी संबंधीत पक्षकाराची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, अंधेरी हे जबाबदार राहणार नाहीत.

(वंदना सुर्ववंशी)

मुद्रांक जिल्हाधिकारी, अंधेरी.

प्रती. 1. Delta Synergy LLP

✓ 2. सह.दुय्यम निबंधक, अंधेरी



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* MH005890936201920R

Ref no. 0002096432201920

A.GREEMENT Value - 73537000/-

MARKET VALUE - 73348000/-

Area - 1373 sqmt

Certificate u/s. 32(1) (b) of the Bombay Stamp Act, 1958.

Office of the Collector of Stamps

Case No. Adj. 11/00900/361/2019

Date 29/03/2019

372

Received from Shri. Delta Synergy LLP
residing at Mumbai
stamp duty of Rs. (4413000/-) Forty
four lacs Thirteen thousand only
vide challan No. *..... Dated 31/08/19
Certified under Section 32(1) (b) of the
Bombay Stamp Act, 1958 that the full duty
of Rs. 4413000/-
with which this instrument is chargeable has
been paid vide article No. 25(b)
of schedule.

This certificate is subject to the provisions
of section 53-A of Bombay Stamp Act, 1958.

Place Mumbai

Date 31/08/19

Collector of Stamps
Anand



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 21st day
of January in the Christian Year Two Thousand Nineteen
(2019) BETWEEN **NILESH ANOOPCHAND SHAH**, an adult,
Indian, Inhabitant, residing at: C-304, Panchsheel Heights, C
and D Co-operative Housing Society Mahavir Nagar, Kandivali
(West), Mumbai 400067, hereinafter called "**the Vendor**" (which
expression shall unless it be repugnant to the context or
meaning thereof be deemed to mean and include his heirs, legal
representatives, executors, administrators and assigns) of the
FIRST PART;

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AND

(1) **TRUSHA NILESH SHAH**, being wife of Nilesh Anoopchand Shah and (2) **SAMIKSHA NILESH SHAH**, being daughter of Nilesh Anoopchand Shah both adults, Indian, Inhabitants, residing at C-304, Panchsheel Heights, C and D Co-operative Housing Society Mahavir Nagar, Kandivali (West), Mumbai 400067, hereinafter called "**the Confirming Parties**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, legal representatives, executors, administrators and assigns) of the **SECOND PART**;

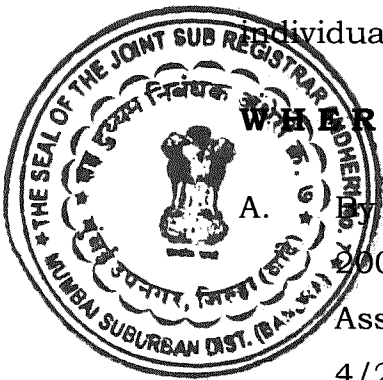
AND

DELTA SYNERGY LLP, a Limited Liability Partnership Firm having its address at Shop No. 2, Roop Apartment, Below Ruby Hospital, S.V. Road, Jogeshwari (West), Mumbai 400102, hereinafter referred to as "**the Purchaser**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its partners for the time being, successors, executors and administrators) of the **THIRD PART**:

The Vendor, the Confirming Parties and the Purchaser are individually referred to as "**Party**" and collectively as "**Parties**".

WHEREAS :

and under a Deed of Conveyance dated 10th day of April, 2002, duly registered with the Office of the Sub Registrar of Assurances at Andheri-2, Mumbai under serial no. BDR-4/2361/2002 and executed between (1) Manmohan Singh Kesar Singh Bindra and (2) Kamaljit Kaur Manmohan Singh Bindra, therein referred to as the Vendors of the First Part and Pankaj Anupchand Shah, therein referred to as the Confirming Parties of the Second Part and Nilesh Anoopchand Shah being the Vendor herein and therein referred to as the Purchaser of the Third Part, the Vendor



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therein sold, transferred and conveyed in favour of the Purchaser therein being the Vendor herein, all that piece and parcel of land or ground admeasuring 836 sq. mtrs together with the building standing thereon known as Nand Bhuvan bearing Old Plot No. 31 (pt), Final Plot No. 56 A, Town Planning Scheme No. II and City Survey Nos. 189 A, 189A/2, 189A/3, 189A/4, 189A/5, 189A/6, 189A/7, situate, lying and being at Village Andheri, Taluka Andheri, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban and more particularly described in the **FIRST SCHEDULE** hereunder written (hereinafter the aforesaid land along with the aforesaid building shall be collectively referred to as "**the First Property**") at or for the consideration and on the terms and conditions as setout therein;

- B. By another Deed of Conveyance dated 21st day of November, 2008, duly registered with the Office of the Sub Registrar of Assurances at Andheri No. 4, Mumbai under serial no. BDR-15/10239/2008 and executed between Devinder Kaur therein referred to as the Vendor of One Part and Nilesh Anoopchand Shah being the Vendor herein therein referred to as the Purchaser of the Other Part, the Vendor therein sold, transferred and conveyed in favour of the Purchaser therein being the Vendor herein, all that piece or parcel of land or ground admeasuring 537.70 sq. mtrs or thereabout together with the building standing thereon known as "Bindra Niwas" comprising of ground plus three upper floors bearing Old Plot No. 31(pt), Final Plot No. 56-B, Town Planning Scheme No. II and CTS No. 189 B situate, lying and being at Village Andheri, Taluka Andheri, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and which is more particularly described in the **SECOND SCHEDULE** hereunder written (hereinafter the



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aforesaid land along with the aforesaid building shall be collectively referred as **"the Second Property"**) at or for the consideration and on the terms and conditions as setout therein;

C. Herein after the First Property and Second Property shall collectively be referred to as **"the said Property"** and is delineated on the **PLAN** annexed hereto as **ANNEXURE "A"** and thereon shown surrounded by **RED** coloured boundary line;

D. The building known as Nand Bhuvan comprising of Ground plus three upper floors is partly tenanted and partly self occupied and the building known as "Bindra Niwas" comprising of Ground plus three upper floors is fully tenanted. A list of the tenants of both the aforesaid buildings, the respective areas occupied by the tenants therein and the rent paid by them for their tenanted premises is annexed hereto and marked as **ANNEXURE "B"**;



a Memorandum of Understanding dated 27th January, 2010 (**"MOU"**) executed between Nilesh Anoopchand Shah being the Vendor herein, therein referred to as the Vendor of the One Part and Shree Ganesh Developers, therein referred to as the Purchaser of the Other Part, the Vendor herein agreed to sale, assign and transfer to and in favour of the Purchaser therein the said Property at or for consideration and upon the terms and covenants set out therein.

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१८	F.	Since, Shree Ganesh Developers could not fulfil its obligation under the MOU, the parties thereto have resolved to amicably put an end to the Memorandum of Understanding dated 27 th January, 2010 on the terms and conditions as recorded in the Deed of Cancellation dated 17 th April, 2019. the Vendor has, in pursuance of the Deed of Cancellation dated 17 th April, 2019, repaid to the Shree Ganesh Developers a
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sum of Rs. 1,35,00,000 /- (Rupees One Crore Thirty Five Lakhs only) in full and final settlement towards relinquishment of its rights under the MOU.

G. The Property Register Card in respect of the said Property stands in the name of Vendor. A copy of the P.R. Card in respect of the said Property is annexed hereto and marked as **ANNEXURE "C"**;

H. Relying on the representations made by the Vendor and Confirming Parties and believing the same to be true, the Purchaser has agreed to purchase and acquire the said Property together with the irrevocable right to develop the said Property by constructing thereon a building as the Purchaser may deem fit and proper by utilizing and consuming the entire FSI/additional FSI available in respect of the said Property in accordance with the plans that shall be sanctioned by the MCGM for a total consideration of Rs.7,14,43,000/- (Rupees Seven Crore Fourteen Lakhs Forty Three Thousand only), free from all encumbrances, litigations, mortgages and with marketable title subject to the rights of the existing tenants and the Vendor to be rehoused in the redeveloped building as hereinafter provided in lieu of their respective premises on the said Property;

The parties hereto have now agreed to execute this agreement to record the terms and conditions agreed upon between them.

THIS AGREEMENT WITNESSETH AND IT IS AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The recitals hereinabove shall form an integral and operative part of this Agreement as if the same were incorporated herein verbatim.

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2. In consideration of a sum of Rs.7,14,43,000/- (Rupees Seven Crore Fourteen Lakhs Forty Three Thousand only) being the entire consideration agreed to be paid by the Purchaser to the Vendor (payment and receipt whereof the Vendor doth hereby admits and acknowledges and of and from the same and every part thereof acquits, releases and discharges the Purchaser forever), the Vendor with the consent and concurrence of the Confirming Parties doth hereby agrees to sell, convey, assign, transfer and assure to the Purchaser absolutely and forever free from all encumbrances and claims:

- (a) all that piece or parcel of land admeasuring 836 sq.mtrs together with the building standing thereon known as Nand Bhuvan bearing Old Plot No. 31 (pt), Final Plot No. 56A, Town Planning Scheme No. II and City Survey Nos. 189A, 189A/2, 189A/3, 189A/4, 189A/5, 189A/6, 189A/7 situate, lying and being at Village Andheri, Taluka Andheri, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and which is more particularly described in the **FIRST SCHEDULE** hereunder written (hereinafter for the sake of brevity referred to as "**the First Property**") and ii) all that piece or parcel of land or ground admeasuring 537.70 sq. mtrs or thereabout together with the building standing thereon known as Bindra Niwas bearing Old Plot No. 31 (pt), Final Plot No. 56-B, Town Planning Scheme No. II and CTS No. 189B situate, lying and being at Village Andheri, Taluka Andheri, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and which is more particularly described in the **SECOND SCHEDULE** hereunder written (hereinafter for the sake of brevity referred to as "**the Second Property**"), together with the right to obtain a conveyance of the said Property in the name of



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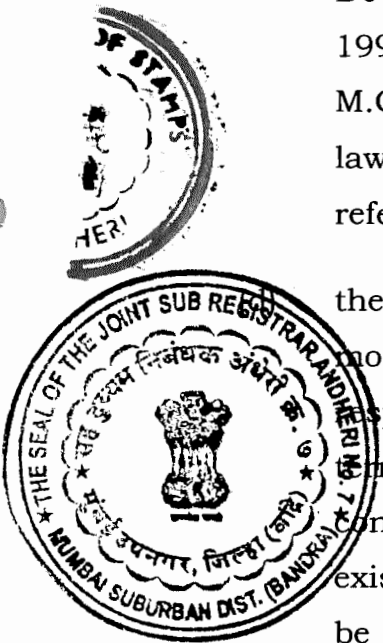
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the Purchaser and/or its nominees in the manner setout herein;

(b) **TOGETHER WITH** entrustment, conferment and empowerment upon the Purchaser of the right to develop the said Property by constructing thereon a new building/s by demolishing the existing buildings thereupon and utilizing and consuming the entire FSI /additional FSI available in respect of the said Property to utmost extent in accordance with the plans that shall be sanctioned by the MCGM and which may from time to time be amended as per the D. C. Rules and Regulations and other applicable laws;

(c) with the unfettered right to utilize and consume the entire increased, additional, incentive and extra F.S.I. to the utmost extent which may be available at any time hereafter in respect thereof for any reason whatsoever including because of change in the status, D.P. Plan, Development Control Regulations for Greater Mumbai, 1991/2034, rules, regulations and guidelines, M.C.G.M. and/or any other Rules, Regulations and bye-laws governing the FSI/additional FSI (hereinafter referred to as **"the said FSI benefits"**); and

the irrevocable right to retain, allot, sell, transfer, mortgage and/or otherwise create third party rights in respect of all the flats, units, car-parking spaces, terraces, other premises etc., in the said building to be constructed thereon (save and except the rights of the existing tenants and Vendor as hereinafter provided to be rehoused in the redeveloped building in lieu of their area as mentioned in the consent given by the Tenants to the Vendor respective premises) and appropriate to itself absolutely the sales proceeds and compensation in respect thereof and for that purpose enter into in their own name, sign,



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issue and register Letters of Allotment, Agreement for Sale, Leave and License Agreements, Lease Deed, Indenture of Mortgage and all other agreements and writings etc., without recourse to either the Vendor or the Confirming Parties at anytime hereafter.

3. In consideration for the sale, transfer and assignment of the said Property, the Purchaser hereby agrees to pay to the Vendor a lumpsum amount of Rs.7,14,43,000/- (Rupees Seven Crore Fourteen Lakhs Forty Three Thousand only)

("said Consideration") to be paid in the following manner:



A sum of Rs.96,25,000/- (Rupees Ninety Six Lakh Twenty Five Thousand Only) being earnest money paid by the Purchaser to the Vendor before the execution of these presents (the payment and receipt whereof the Vendor doth hereby admits and acknowledges);



- (b) A further sum of Rs.48,75,000/- (Rupees Forty Eight Lakhs Seventy Five Thousand Only) being part consideration paid by the Purchaser to the Vendor on the date of execution of these presents;

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A further sum of Rs. 96,25,000/- (Rupees Ninety Six Lakh Twenty Five Thousand Only) shall be paid at the time of obtaining IOD from the M.C.G.M. in respect of the new building proposed to be constructed by the Purchaser on the said Property;

- (d) A further sum of Rs. 88,18,000/- (Rupees Eighty Eight Lakhs Eighteen Thousand Only) shall be paid within 60 days from the date of obtaining IOD from the M.C.G.M in respect of the new building proposed to be constructed by the Purchaser on the said Property subject to the Vendor having complied

with each of the following obligations cumulatively and not in the alternative to each other:

- (i) The Vendor having negotiated and settled with the remaining tenants of the existing buildings known as Bindra Niwas and Nand Bhuvan Building for redevelopment of the said Property;
- (ii) The Vendor having caused all the Tenants of the existing buildings known as Bindra Niwas and Nand Bhuvan Building to sign, execute and register the Permanent Alternative Accommodation Agreements/Supplementary Agreements and the Vendor shall be Confirming Parties to the same if required;
- (iii) The Vendor having obtained peaceful and vacant possession of the said Property from all the Tenants of Bindra Niwas and Nand Bhuvan Building for redevelopment of the said Property in the presence of the Purchaser;
- (iv) The Vendor having handed over vacant and peaceful possession of the Flat No. 13 admeasuring 650.15 sq.ft. carpet area or thereabouts on the First Floor in Nand Bhuvan Building upon execution and registration of the Permanent Alternative Accommodation Agreement for the New Flat by the Purchaser with the said Confirming Parties or the nominee of the Vendor as mentioned hereinabove;

- (e) The balance sum of Rs.3,85,00,000/- (Rupees Three Crore Eighty Five Lakh Only) ("**Balance Consideration**") to be paid against the execution and registration of the Conveyance Deed, and other



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incidental documents in favour of the Purchaser and also handing over peaceful and vacant possession of the said Property to the Purchaser.

The total consideration payable by the Purchaser to the Vendor shall be subject to deduction of 1% TDS therefrom as per the provisions of Section 194-IA of the Income Tax Act, 1961 at the time of payment of each installment above and Purchaser shall deposit the said TDS amount to the credit of Central Government and shall issue a TDS Certificate favouring the Vendor in the prescribed in the Form No. 16B for the same, within statutory period.

4. (a) In addition to the monetary consideration herein above mentioned the Purchaser will construct and hand over to the said Confirming Parties, a residential 2 BHK Flat (Herein after referred to as the "**Vendor's New Flat**") admeasuring 650. sq.ft. carpet area in the proposed new building to be constructed by the Purchaser on the said Property on ownership basis and free of cost in lieu of self occupied Flat No. 13 admeasuring 650.15 sq.ft. carpet area on the First Floor of the existing building known as Nand Bhuvan Building;



- (b) Upon sanction of plan of the Vendor's New Flat, if the area thereof, is found to be more than 650 sq. ft. carpet area then in such event the Vendor shall pay to the Purchaser monetary consideration for the excess area at the prevailing market rate; Similarly, if the area of the Vendor's New Flat is found to be less than 650 sq. ft. carpet area as stated hereinabove, then in such event the Purchaser shall, pay to the Vendor additional monetary consideration at the prevailing market rate for the deficit area;

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(c) Upon sanction of plan, the Purchaser shall execute and register the Permanent Alternative Accommodation Agreement with the Confirming Parties.

5. This Agreement for Sale is a firm, unequivocal, unqualified and unconditional commitment made by the Vendor and the Confirming Parties to and in favour of the Purchaser and the Purchaser has agreed to pay and has this day paid to the Vendor and the Confirming Parties, the part consideration/ purchase price as set out hereunder.

6. simultaneously upon/prior to execution of this Agreement :

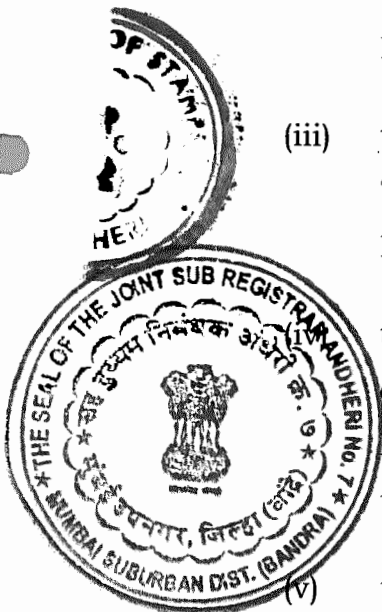
(i) the Vendor and M/s. Shree Ganesh Developers have signed and executed Deed of Cancellation for cancellation of the Memorandum of Understanding dated 17th April, 2019 ;

(ii) the Vendor has obtained release of all the original title deeds from M/s. Kantilal Unadkat & Co., in respect of the said Property and handed over the same to the Purchaser;

(iii) the Vendor has obtained consent letters from at least 70% of the tenants of Bindra Niwas and Nand Bhuvan Building for redevelopment of the said Property;

the Vendor has submitted the plans for redevelopment of the buildings viz Bindra Niwas and Nand Bhuvan Building to the Municipal Corporation as prepared by the Purchaser's Architects;

(v) the Vendor has applied, at the Purchaser's cost, to the concerned competent authority for amalgamation of the said First Property and the said Second Property and furnished the copy thereof to the Purchaser to



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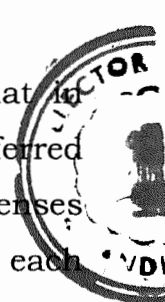


enable them to follow up with concerned authorities;
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(vi) the Vendor has granted the tenancy rights by simultaneous registration of the Tenancy Agreements in favour of Purchaser and/or its nominee in respect of Shop No. 1A admeasuring 489.25 sq.ft. carpet area dated 20th April 2019 and Shop No. 9 admeasuring 642.37 sq.ft. carpet area dated 20th April 2019 or thereabouts both on Ground Floor in Nand Bhuvan Building and handed over vacant and peaceful possession of Shop No. 1A and Shop No. 9 in Nand Bhuvan Building to Purchaser and/or its nominee.

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7. It is agreed expressly amongst the parties hereto that in pursuance of the irrevocable right and powers conferred herein, the Purchaser shall at its cost and expenses construct a new building comprising of two wings each having such upper floors as may be permitted, in respect of the said Property and the entire increased, additional, incentive and extra F.S.I., if any which may be available at any time hereafter in respect thereof for any reason whatsoever including because of change in the status, D.P. Plan, Development Control Regulations for Greater Mumbai, 1991/2034, regulations and guidelines, MCGM and/or any other Rules, Regulations and bye-laws



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governing the FSI/additional FSI to the utmost extent (hereinafter referred to as "**the said New Building**") in accordance with the plans sanctioned by the Municipal Corporation of Greater Mumbai (MCGM) from time to time.

8. The entire cost of construction and development of the said Property including construction of the proposed new building shall be borne and paid by the Purchaser. The cost of development shall inter alia, include the cost of construction,

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Cost of additional FSI, betterment charges, deficiency charges, BMC taxes, costs, charges, expenses, premium, scrutiny, deposits (refundable or otherwise), fees, etc. payable to the MCGM, cost of labour and building material, fees payable to architects, RCC Consultants, structural engineers, security personnel, contractors, sub-contractors and other professionals, electricity and water charges amongst others.

9. The Vendor and the Confirming Parties have on or before the execution of these presents handed over to the Purchaser all the original deeds and documents of title and all orders, permissions and other documents/papers in respect of the said Property as detailed in the **THIRD SCHEDULE** hereunder written.



It is specifically understood and agreed by and between the parties hereto as express conditions of this Agreement that :

- (a) The Vendor has represented that in the said Property there are several structures occupied by the Occupants/Tenants as set out in **Annexure "B"** hereto. The Vendor will cause to be settled all the Tenants/Occupants set out in the list **Annexure "B"** hereto by entering into Permanent Alternative Accommodation/Supplementary Agreement. However, all costs and expenses as may be required for settling the claims of the said Tenants/Occupants such as rent and brokerage for Temporary Alternative Accommodation and shifting charges etc. shall be borne by the Purchaser;

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- (b) In the event of there being any claims affecting the title to the said Property, it shall be the Vendor's sole responsibility to deal with and settle all such claims at his own costs and expenses and to keep the said

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Property free from any litigation or claim of Tenants, or any other claim through predecessors-in-title by settling the same at his own costs and expenses;

- (c) The Vendor has represented, assured and confirmed that the Purchaser is required to provide Permanent Alternate Accommodation to the Tenants in the said Property of an area aggregating 1565.14 square meters carpet area ("**Rehab Area**") along with 7 car parking spaces or car parking spaces as per the MCGM norms whichever is higher. In the event if the Purchaser is required to provide to any Tenant/Occupant area in excess of the existing carpet area occupied by such Tenants/Occupants then the Purchaser shall deduct the monetary consideration at ^{or mutually agreed rate whichever is lesser} the prevailing market rate ^A for providing additional area to the Tenants from the balance consideration amount payable by the Purchaser to the Vendor and if the monetary consideration for providing additional area to the respective Tenants/Occupants is more than the consideration amount payable to the Vendor then the Vendor shall reimburse the deficit amount at the ^{or mutually agreed rate whichever is lesser} prevailing market rate ^A for the additional area to the Purchaser;

- (d) The Vendor agrees to defend, deal with and settle at his own cost and expenses all disputes, claims, demands, complaints, impediments, suits and litigation which have been raised, filed or created or those that may be initiated anytime hereafter by any of the Tenants / third parties/ creditors claiming any right or interest in the said Property through the Vendor and/or their predecessors-in-title or any party claiming through any of them or any complaint or other proceedings initiated by any third party in



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respect of approvals obtained by the Vendor with respect to the said Property and the Vendor shall keep ^{Purchaser} ~~Vendor~~ indemnified of from and against the same and ensure that the construction on the said Property and marketing and sales are not adversely affected;

In the event if the Vendor fails to deal with and/or settle all the claims affecting the title to the said Property and/or claims of Tenants and/or or litigation then in such event the Purchaser shall defend and/or settle all the claims affecting the title to the said Property and/or claims of Tenants and/or or litigation at its own cost and the Purchaser reduce, deduct and adjust the expenses incurred by the Purchaser for settling the aforementioned claims from the consideration amount payable by the Purchaser to the Vendor.



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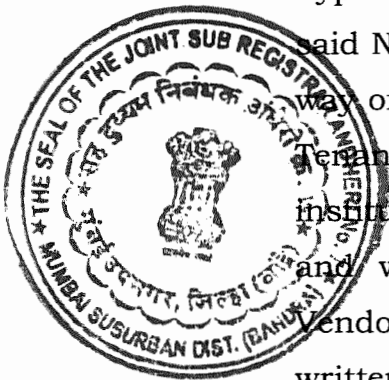
11. Save and except the Vendor's New Area and the area to be provided to the Tenants of the Bindra Niwas and Nand Bhuvan by way of Permanent Alternative Accommodation, the Purchaser on obtaining Commencement Certificate from the M.C.G.M. in respect of the said New Building shall independently be entitled to allot, retain, sell, transfer, ~~mortgage~~, give on lease, or grant on leave and license basis or otherwise deal with and/or create third party rights and hand over possession of the flats/blocks/units/car-parking spaces/terraces and other premises in the said New Building proposed to be constructed on the said Property to persons of its choice at such price and on such terms & conditions as it may from time to time decide and to issue Letters of Allotment, enter into Agreements for sale on what in known as "ownership" basis and recover realize and appropriate to itself to entire sale proceeds or consideration monies arising therefrom for its absolute use and benefit

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and issue receipts for discharging the prospective purchasers of the flats/units/blocks/car-parking spaces and other premises in the said New Building, without accounting for the same to the Vendor and/or the Confirming Parties in any manner whatsoever and handover possession of the flats/units/blocks/car-parking spaces and other premises in the said New Building. Further, the Purchaser is hereby authorized and empowered to get registered all the aforesaid documents with the Sub-Registrar of Assurances and admit its execution thereof.

12. Subject to the terms and conditions of these presents, the Vendor and Confirming Parties have permitted the Purchaser to raise construction loan, project finance loan, loan against property, underwriting by mortgaging, hypothecating the said Property and/or premises in the said New Building including but not limited to mortgage by way of deposit of title deeds (save and except Vendor's and Tenant's PAA premises), from Bank/financial institution/Non Banking Financial Corporation ("**Lenders**") and without having to seek further consent from the Vendor and Confirming Parties in any manner whatsoever, written or otherwise, but without the Vendor and Confirming Parties being responsible/liable towards its repayment and incurring any liability in any manner whatsoever (financial or otherwise). The Vendor and Confirming Parties shall sign and execute such writings/declarations/ undertakings as may be necessary, but at the cost and expense of the Purchaser. The Purchaser shall indemnify and keep the Vendor and Confirming Parties indemnified regarding such borrowings availed by the Purchaser against any damage/loss which the Vendor



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and/or Confirming Parties may incur on account of any claim from the Lenders.

13. The Vendor and Confirming Parties have simultaneously with the execution of these presents executed irrevocable Power of Attorneys in favour of the Purchaser and/or their nominees to enable the Purchaser to carryout and complete development of the said Property at their own cost and expenses including for sale/transfer of all the flats/blocks/units/car-parking spaces/terraces and other premises in the proposed new building on ownership basis and/or for granting lease, creating leave & license and third party rights in respect thereof. It is hereby agreed by and between the parties hereto that the said Power of Attorney being irrevocable and for consideration shall be valid, binding and in force and effect in the event of the incapacity of the Vendor/Confirming Parties. Notwithstanding the execution of such Power of Attorney, the Vendor and the Confirming Parties shall sign such proposals, applications, affidavits, declarations and other writings, if, required to be submitted under their personal signatures to any authority in connection with the development, sale and conveyance of the said Property.

14. The Vendor and the Confirming Parties do and each of them doth hereby state, declare and confirm that:



No notice including any notice for acquisition or requisition or set back by the Municipal Corporation of Greater Mumbai or any other local body or authority in relation to the said Property have been issued to, served upon or received by the Vendor, the Confirming Parties or their agents or any person on their behalf and the said Property is free from all encumbrances of whatsoever nature and is not subject to any sale,

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exchange, tenancy, lease, licence, sub-license, conducting arrangement, lien, mortgage, charge, gift, inheritance, easement, trust, injunction or any such encumbrance;

- (b) The said Property is standing in the name of the Vendor in the Property Register Card;
- (c) The said Property is freehold Property and no permission/NOC is required for transfer of the same from any local, municipal or any other authority including the Collector and the Vendor is entitled to hold and dispose of the said Property under these presents;
- (d) The said Property is not reserved by the Government, Town Planning Authority or any other local or public authority for any public or any other purpose;



There are no easement rights created under any documents or by any covenant or by prescription in respect of and/or upon the said Property or any part thereof and there is a proper access to the said Property;



- (f) There is no dispute regarding the area and boundaries of the said Property with any authorities or owners/holders/occupiers/ tenants of any neighboring/ adjoining lands and the Vendor shall indemnify and keep indemnified the Purchaser in respect of the same;

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The Vendor and the Confirming Parties shall not hereinafter, sell, transfer, assign or convey or agree to or in fact sell/ transfer/ lease/mortgage/create charge/create lien/create tenancy/lease, create licence/dispose of/ create third party rights in the said Property or part thereof or allow any defaults in suits

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or proceedings that may hereafter be instituted by any person concerning the said Property or any part thereof or enter into any arrangement whatsoever with any person or persons in respect of the said Property or any part thereof;

(h) There is no order or injunction, attachments from any Court, Tribunal or Authority restraining or prohibiting the Vendor and the Confirming Parties from selling, transferring, assigning and conveying the said Property and there are no Income Tax, Sales Tax dues or any proceedings or attachment by Tax Authorities pending in respect of the said Property or any part thereof;

(i) Neither the Vendor nor the Confirming Parties have taken any loan and/or given any guarantee to any person or persons/banks, financial institutions or any other third party whereby their rights to dispose of the said Property or any part thereof may be affected and no petition or proceedings have been filed or initiated before any court of law or other competent authority by or against the Vendor /Confirming Parties by their creditors or any other person or persons;

(j) Neither the Vendor nor the Confirming Parties have entered into any agreement or arrangement with any other person or persons or builders for the development/sale of the said Property and/or for booking or allotment of any flats/units/offices in the new building proposed to be constructed on the said Property including sale, mortgage, transfer, conveyance or assignment of the said Property and that they have not accepted any token money, earnest money or any consideration from any person or



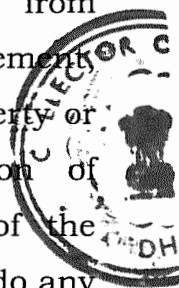
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persons. The Vendor and the Confirming Parties do and each of them doth hereby agree to indemnify and keep indemnified the Purchaser against any third-party claims of whatsoever nature;

- (k) Subject to the Tenants/Occupants of the existing buildings viz. Bindra Niwas and Nand Bhuvan who are in occupation of tenanted premises and one premises in occupation of the Vendor as setout herein in **Annexures "B"** hereto, the Vendor shall at his cost and expense continue to keep his title to the said Property clear and marketable and free from encumbrances and shall not enter into arrangements agreement or otherwise deal with the said Property or any part thereof till the time of execution of conveyance of the said Property in favour of the Purchaser and/or their nominees and shall not do any act by which the title of the Property is adversely affected. The Vendor and the Confirming Parties do and each of them doth hereby agree to indemnify and keep indemnified the Purchaser against any claim/demand being made by any person/s claiming through the Vendor and/or the Confirming Parties in respect of the said Property or any part thereof.



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There are no circumstances or factors which prevents the Vendor from dealing with the said Property or which prevent the Purchaser from acquiring the rights as hereunder contemplated and the Vendor and the Confirming Parties are aware that the Purchaser has agreed to purchase and acquire the said Property from the Vendor and pay the consideration to them, relying upon the several representations declarations, warranties and confirmations made by the Vendor and the Confirming Parties herein as above and the Vendor and the Confirming Parties reiterate

the correctness thereof. The Vendor and the Confirming Parties shall from time to time and at all times indemnify and keep indemnified saved and defended the Purchaser from and against all losses, damages, litigations, claims, demands and costs that may be made and/or raised by any one or incurred by the Purchaser as a result of any claim or demand being made into or upon the said Property or any part thereof by any person or persons claiming through under or in trust for the Vendor and/or the Confirming Parties or as a result of any of the statements, declarations and representations herein contained being found to be untrue.

Simultaneously, on execution of these presents, the Vendor has furnished to the Purchaser Title Certificate dated 05/11/2019 issued by, Kantilal Unadkat and Co, Advocates and Solicitors. The Purchaser has also independently verified the title of the Vendor and Confirming Parties and have satisfied themselves about the same and accepted the same.

16. The Purchaser alone shall be entitled to receive refund of whatever deposits, whether refundable or otherwise to be made and scrutiny fees, premium and/or other charges to be paid to the MCGM, Government of Maharashtra and/or other concerned authorities for carrying out the development work on the said Property and/or if the same is refunded in the name of the Vendor and/or the Confirming Parties, they shall forthwith refund the same to the Purchaser on receipt of the same.

The Purchaser shall also be entitled to avail of the benefits and utilise and construct all such areas which are or may be available free of FSI /additional FSI and arising out of the concessions available as per D.C. Rules and Regulations and

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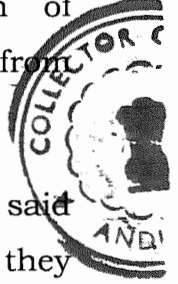
Policies of the Mumbai Municipal Corporation from time to time.

18. For the purpose of development the Purchaser shall simultaneously with the execution of these presents be entitled to the following acts at their own cost and expense:-

- (a) To get the said Property surveyed through DILR or any other surveyor;
- (b) To mobilise all resources required for construction and development of the said Property;
- (c) To cause the Vendor to submit the building plans of the said Property (including revised or amended Building plans, if required) to the M.C.G.M. and get the same sanctioned and obtain Intimation of Disapproval (I.O.D.), Commencement Certificate from the M.C.G.M.;



To demolish the structures standing on the said Property, dispose of debris in such manner as they deem fit and appropriate the sale proceeds in respect of the same;



- (e) To develop the said Property at its own cost, charges and expenses, and at its own risk and on its own account, to the maximum extent permissible (in such manner and on such terms and conditions as the Purchaser is able to obtain) including by utilizing thereupon the entire FSI/additional FSI available in respect of the said Property including the entire increased, additional, incentive and extra F.S.I., if any which may be available at any time hereafter in respect thereof for any reason whatsoever including because of change in the status, D.P. Plan, Development Control Regulations for Greater Mumbai,

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1991/2034, M.C.G.M. and/or any other Rules, Regulations and bye-laws governing the FSI/additional FSI;

- (f) To carry out all the infrastructure work including laying of internal road/^{path} ~~part~~ ways with necessary sewers, drains pipes, cables etc. on the site;
- (g) The development of the said Property by constructing thereon the said New Building is proposed as "**Real Estate Project**" by the Purchaser and the Purchaser shall by making necessary application register it as Real Estate Project with Real Estate Authority (the Authority), under the provisions of section 5 of the Real Estate (Regulations and Development) Act, 2016 ("**RERA**") read with provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Project, Registration of real estate agents, rates of interest and disclosure on website) Rules, 2017 ("**RERA RULES**"). For the purpose of RERA:

- (i) The Purchaser alone shall be the Promoter of the Real Estate Project and duly comply with the provisions of RERA and rules made thereunder and submit declaration under Form-B to MahaRERA as Promoter of the Real Estate Project;

The Purchaser alone shall pay registration and other applicable charges for registration of Real Estate Project with MahaRERA and for that purpose, if required, shall be entitled to engage professional services of chartered accountants, advocates, architects, engineers and other persons as the Purchaser may deem fit and pay their professional charges/remuneration;



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- (iii) Upon registration of the Real Estate Project, the Purchaser as Promoter of the Real Estate Project shall be independently entitled to allot, retain, sell, transfer, give on lease, or grant on leave and license basis or otherwise deal with and/or create third party rights and hand over possession of the flats/blocks/units/car-parking space etc. and other premises in the Real Estate Project to be constructed on the said Property to persons of its choice at such price and on such terms and conditions as it may from time to time decide and to issue Letter of Allotment, enter into Agreements for Sale on what is known as "ownership" basis and recover realize and appropriate to itself entire sale proceeds or consideration monies arising therefrom in accordance with the provisions of RERA;



- (iv) It is clarified that the Vendor and Confirming Parties shall never become the promoters of the Real Estate Project to be constructed on the said Property by the Purchaser nor they shall be required to comply with any obligations under RERA. The Purchaser shall keep the Vendor and Confirming Parties sufficiently indemnified in this regard.

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The Purchaser shall be entitled to amalgamate the First Property with the Second Property and develop the said Property so as to achieve maximum efficiency in terms of open space, construction of building with optimum utilization of FSI/additional FSI;

- (i) It shall be the sole responsibility of the Purchaser to construct the said New Building at its own costs,

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charges and expenses and for the purpose of development, to appoint architects, contractors, consultants and such other personnel (professional, qualified and all others) as may from time to time be necessary and also pay and discharge duly and punctually all those liabilities of the building contractors, labour contractors, material suppliers, workmen and other employees employed by the Purchaser for the purpose of and incidental to the development of the said Property;

(j) To appoint architects, engineers, workmen, RCC consultants, Structural Engineers, Supervisors, Site Engineers, Clerks, Contractors, Sub-Contractors, Workers and other professionals and personnel as may be required for the development of the said Property and to bear and pay their professional charges/fees;

(k) To engage the services of the workers, labourers, etc. and to carry out the work of construction and/or development by utilising the building materials of the good quality and putting up one or more high quality building or buildings in the said Property in accordance with the sanctioned plans, I.O.D. and the Work Commencement Certificate, which shall be issued by the Municipal Corporation of Greater Mumbai;

The Purchaser will be entitled to modify the plans in respect of the development upon the said Property at its own costs and expenses as may be required from time to time by the MCGM and/or as the Purchaser may deem fit and proper;

(m) To bear and pay all costs, charges and expenses of and incidental to the obtaining of the approvals and



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sanctions of and incidental to the said construction, cost of preparation of Plans and/or amended plans, if required and specifications, scrutiny fees, premium and all payments and deposits required to be made to the MCGM, the Government or any statutory public or local authority, fees of architects, RCC consultants, engineers, lawyers and other professionals and the entire cost of the contractors. In other words all expenses whether foreseen or unforeseen relating to and incidental to the construction shall be borne and paid by the Purchaser alone;

- (n) The Purchaser shall have the authority to get the said development and/or construction work carried out either departmentally or by appointing contractors and/or Sub-Contractors, other Purchaser and/or nominees of its own choice but the principal and overall responsibility of carrying out the said development work as contemplated under the Agreement shall be of the Purchaser alone. Provided further that the Purchaser alone shall be liable for any accident occurring or injury suffered or loss caused to or suffered by any person while executing the job on the said Property and also on the outcome of proceedings, if any, adopted by any such claimant to enforce his claim as aforesaid;



बंदर - १८		
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It is agreed that if the Purchaser develops the said Property through contractors, sub-contractors, etc. then the cost of construction and/or labour charges and other charges, etc. paid to such contractors shall be borne and paid by the Purchaser alone;

- (p) pay the charges, premiums, betterment charges, scrutiny fees, deposits or fees as may be required to be

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paid to the MCGM or to the other concerned authorities in connection with the proposed redevelopment and to obtain refund thereof, if any;



- (q) It is hereby expressly agreed and recorded that all permissions, sanctions, no-objection certificate, licenses or any other clearances including the IOD and the Commencement Certificate required for the development of the said Property for putting up the said construction and the Occupation Certificate shall be applied for and obtained by the Purchaser at its own costs and the Purchaser shall observe and follow all the terms and conditions attached to such permission, NOCs, etc.;



- (r) comply with all the terms and conditions of I.O.D. and all the rules, bye-laws, regulations, conditions and stipulations attached to the various permissions / sanctions / NOC's etc., granted by the MCGM and all concerned authorities for redevelopment of the said Property;

- (s) obtain Occupation Certificate and Building Completion Certificate in respect of the said New Building;

- (t) It is agreed that all the agreements for sale under RERA Act, 2016 and the Rules and Regulations made thereunder which the Purchaser enters into with the

acquirers of flats/units etc. in the proposed buildings, shall be so entered into by it in its own name and not in the name of or on behalf of the Vendor and/or the Confirming Parties. The Purchaser will be liable to comply with all the obligations under the allotment letters or the agreements for sale entered into with the agreements for sale and the Vendor and Confirming Parties will not be responsible to comply with any such

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obligations. Further, incase of any claim arising in this regard, the Purchaser shall indemnify and keep the Vendor indemnified against such a claim;

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(u) the Purchaser shall be entitled to put in possession the Purchaser/s of flats/other premises of their respective flats/other premises ^{as mentioned in the consent} as and when the Occupation Certificate in respect of the new building to be constructed is obtained by the Purchaser (either in part or in full);

(v) to issue advertisements at the entire costs and expenses of the Purchaser alone, in the newspaper and other media as the Purchaser may deem fit and proper announcing the construction of the proposed building on the said Property and sale of the flats, units, parking spaces etc.;

(w) to put up and display at the entire costs and expenses of the Purchaser alone, their sign Board and hoarding on the site of the said Property announcing/indicating thereby that the Purchaser are entitled to carry out the development of the said Property;



to take out an appropriate workmen's compensation, insurance policy to cover the risk of any claim that may arise on account of any injury or death caused to or suffered by any workmen employed at site;

बदर - १८		
<i>eev</i>	(y)	takeout an appropriate insurance policy, against any
	<i>४९</i>	third party claim that may arise on account of any
<i>२०२०</i>		mishap or accident at site and against the loss of
building materials by theft, riot, destruction or fire;		

(z) ensure that they shall comply and observe all rules, regulations, statutes, schemes governing the construction activities on the said Property and that

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they shall be held liable for breach or non-observation of the same;

(aa) purchase stores and building materials (including cement, steel etc.) on their own account;

(bb) pay all costs charges and expenses for construction and development including any land under construction tax on such construction;

(cc) bear and pay the payment of salaries and wages of the workmen and labourers employed by them for the construction on the said Property and indemnify and keep indemnified the Vendor and the Confirming Parties of from and against any claim that may be made by the labourers/employees working on the said Property under the provision of PF, ESI, Bonus, gratuity and other statutory dues payable to workmen and labourers under the provisions of the relevant labour laws in force;



(dd) pay the BMC charges, deposits for open space deficiency and all other amounts payable to Estate Department, BMC in connection with the said Property and keep the Vendor fully and effectively indemnified against the same; and



(ee) generally to do and execute or cause to be done and executed all such acts, deeds and things as may be necessary to complete the development of the said Property as envisaged herein.

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The Vendor and the Confirming Parties hereby agree to indemnify and keep indemnified and harmless the Purchaser and/or its successors in title of, from and against all losses, damages, demand, action, dispute, claim, costs, charges and expenses of any nature suffered or sustained by the

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Purchaser due to breach of any of the Covenants and assurances given by the Vendor and the Confirming Parties and/or due to any claim made or which may hereafter be made on the said Property due to any act or omission on the part of the Vendor and the Confirming Parties in respect of the said Property and further the Vendor and the Confirming Parties covenants with the Purchaser to reimburse to the Purchaser and/or its nominees and/or successors in title for any claim, cost, charges and expenses arising in respect thereof.

20. It is agreed and recorded that the Purchaser shall carry out all the powers given to them under these presents at their own cost and expenses and observe all the rules and regulations in the course of development of the said Property. The Purchaser hereby agrees to indemnify and keep the Vendor and Confirming Parties indemnified against all claims, litigation and/or statutory action which they may have to face on account of any act of commission and omission by the Purchaser during the course of the development activities, completion thereof or otherwise at any time.



The Vendor and the Confirming Parties have duly paid and discharged all outgoings, including land revenue and Municipal taxes, in respect of the said Property upto the date hereof and the Vendor and the Confirming Parties shall

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keep the	Purchaser fully and effectively	indemnified against
the same.		
22.	The entire unconsumed and residual FSI, if any in respect of	
2020	the said Property, and the entire increased, additional,	

keep the Purchaser fully and effectively indemnified against the same. The entire unconsumed and residual FSI, if any in respect of the said Property, and the entire increased, additional, incentive and extra FSI which may be available at any time hereafter in respect thereof for any reason whatsoever including because of change in the status, D.P. Plan, Rules,

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Regulations (including D. C. Rules & Regulation for Greater Mumbai, 1991/2034) and bye-laws governing the FSI, fungible FSI, additional FSI as also the FSI which may be available due to any change in law, rules or regulations or due to any reason whatsoever shall at all times hereafter absolutely and exclusively belong to and be available to the Purchaser and the Vendor and the Confirming Parties shall not have or claim any rights, benefits or interest whatsoever including for use and consumption in respect thereof.

23. The Purchaser shall always be entitled to use the terrace including the parapet wall for any purpose including display of advertisements and sign boards and it is expressly agreed that the Purchaser shall be entitled to put a hoarding or give on lease site for pager station, cell base station and radio station on the said Property or on the said New Building or any part thereof including the terrace and the said hoardings may be illuminated or comprising of neon sign and for that purpose the Purchaser is fully authorized to allow temporary or permanent construction or erection in installation either on the exterior of the said New Building as the case may be without any objection or dispute from the Vendor and/or the Confirming Parties and/or any flat holder of flats and premises in the said New Building.

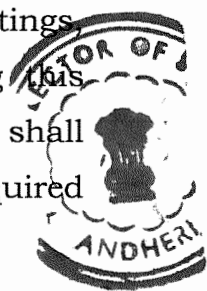
24. The Purchaser shall always have the right and be entitled to purchase and acquire additional FSI at their own costs, expenses and payments from the market and consume the same on the said Property if permissible and construct at their own costs and expenses the additional floors, make alterations, to revise and modify the building plans from time to time and the Purchaser shall be absolutely entitled to deal with the said New Building in such manner that they deem fit and proper.



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25. It is hereby agreed by and between the parties hereto that the prospective purchasers of the flats/premises in the proposed new building/s shall be entitled to take loans from Financial Institutions/Banks against the security of the respective flats/units/premises and the Vendor and the Confirming Parties do and each of them doth hereby grant their irrevocable consent to the prospective purchasers for obtaining such loan and for creation of security, charge, mortgage, lien or any other encumbrance against their respective flats/premises etc. However all the liability will only be of the Purchaser and the Purchaser will indemnify the Vendor and the Confirming Parties for any liability, non payment of debts or any legal action arising there from the mortgage. The Vendor and the Confirming Parties shall sign, from time to time and hand over to the Purchaser all plans (amended and modified, if so desired by the Purchaser), applications, etc, as may be required by the Purchaser from time to time for submitting to the authorities concerned, at the costs of the Purchaser and for finalising the development and putting up the said New Building on the said Property. The parties further agree to sign all deeds, documents, papers, writings, as may be reasonably required for effectuating this Agreement and the Vendor and the Confirming Parties shall give their co-operation and signatures as and when required for completion of the development of the said Property.

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In the event if the Vendor is incapacitated on account of his illness and unable to comply with his obligations as set out in clause no. 3 (d) and 3 (e) herein above, then it is agreed between the parties hereto that the Purchaser shall at its sole discretion have the option to make payment of installment of consideration under clause 3(c) herein above against which the Vendor and the Confirming Parties agreed to execute and register the Deed of Conveyance of the said Property to and in favour of Purchaser subject to the Purchaser providing to the Vendor adequate security of constructed area in the said New

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proportionate to the balance consideration payable to the vendor at the prevailing market rate

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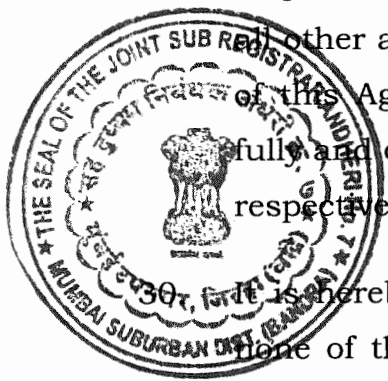
Building so as to secure timely payment of the balance consideration amounts as mentioned in clause no. 3(d) and 3(e) herein above to the Vendor.

28. The Confirming Parties No. 1 and 2 being the wife and daughter respectively of the Vendor have been made parties hereto for the sake of convenience. The Confirming Parties do not have any other obligations save and except execution of Conveyance of the said Property in favour of the Purchaser against receipt of the balance monetary consideration and the Vendor's New Flat as the only legal heirs of the Vendor according to the provisions of Hindu Laws by which the Vendor is governed.

29. The Parties hereto have entered into this Agreement on principal to principal basis. Nothing contained herein shall constitute or construe to be an agency or partnership or association of persons between the Vendor and the Confirming Parties and the Purchaser and nothing herein contained herein shall authorize or empower either the Vendor and the Confirming Parties or the Purchaser to incur or create or suffer to be created any obligations or commitments on behalf of the other or to act as agent of the other party. Each party shall be personally and by itself responsible to pay and bear their respective income tax and

other applicable taxes, if any, arising out of or as a result of this Agreement. The Parties hereto shall keep the other fully and effectively indemnified against non payment of their respective taxes.

It is hereby agreed by and between the parties hereto that none of them shall be entitled to terminate this Agreement and the aggrieved party shall be entitled to specific performance of this Agreement against the defaulting party.



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31. The Stamp Duty and Registration charges payable on this agreement shall be borne and paid by the Purchaser alone.
32. The Permanent Account Numbers of the parties hereto are as under:

Name	Permanent A/c. No.
NILESH ANOOPCHAND SHAH	AMZPS7216H
TRUSHA NILESH SHAH	AMZPS7219J
SAMIKSHA NILESH SHAH	JQLPS0812J
DELTA SYNERGY LLP	AAMFD8198E

33. This Agreement is subject to the exclusive jurisdiction of Courts at Mumbai.

IN WITNESS WHEREOF the parties hereto have hereunto and on the duplicate hereof set and subscribed their respective hands and seals the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO
(description of the First Property)

ALL THAT piece or parcel of land or ground admeasuring 806 sq. mtrs and according to property extract card admeasuring 836 sq. mtrs being Old Plot No. 31(pt), Final Plot No. 56 A, Town Planning Scheme No. II and bearing City Survey Nos. 189 A, 189A/2, 189A/3, 189A/4, 189A/5, 189A/6, 189A/7 together with the building standing thereon known as Nand Bhuvan and situate, lying and being at Village Andheri, Taluka Andheri, in the Registration District and Sub-District of Mumbai City.

THE SECOND SCHEDULE ABOVE REFERRED TO
(description of the Second Property)

ALL THAT piece or parcel of land admeasuring 537 sq. mtrs or thereabout being Old Plot No. 31 (pt), Final Plot No. 56-B, Town Planning Scheme No. II and bearing CTS No. 189 B together with the building standing thereon known as Bindra Niwas and situate,

lying and being at Village Andheri, Taluka Andheri, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

THE THIRD SCHEDULE ABOVE REFERRED TO
(Title documents deposited with M/s. Underkat & Co)

- ① Original Deed of Conveyance cum Sale regd. under Sr No. BDR-4-2361 of 2002.
 ② Original Deed of Mortgage regd under Sr No. BDR-4-377 of 2006.
 ③ Original Deed of Reconveyance regd under Sr. No BDR-1-2281 of 2010.

SIGNED AND DELIVERED by the)

withinnamed **the Vendor**)

NILESH ANOOPCHAND SHAH)

in the presence of *Pankaj A Shah*)



(PANKAJ A SHAH)

Shreyas Anzari
(SHERYAS ANSARI)

SIGNED AND DELIVERED by the)

withinnamed **the Confirming Parties**)

(1) TRUSHA NILESH SHAH)

(2) SAMIKSHA NILESH SHAH)

in the presence of *Ashah*)

(PANKAJ A SHAH)

Shreyas Anzari
(SHERYAS ANSARI)

SIGNED AND DELIVERED by the)

withinnamed **the Purchaser**)

DELTA SYNERGY LLP)

through its Designated Partners)

(i) Ashrafali Valibhai Momin)

(ii) Rahemtulla Alimohamed Kadiwala)
 in the presence of)

Syresh Jaiswal

Shreyas Anzari
(SHERYAS ANSARI)



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For Delta Synergy LLP)

Om

Partner

For Delta Synergy LLP)

Rah

Partner



RECEIPT

RECEIVED of and from the withinnamed Purchaser the sum of Rs. 1,45,00,000 /- (Rupees One crore forty five lakhs only) being Part consideration amount as within mentioned to be by it paid to us, details whereof are as under:

Cheque No.	DATE	DRAWN ON	AMOUNT (RS.)
309018	10.10.2018	D. C. B. Bank Jagdishnagar, Mumbai	95,28,750/-
RTGS	20.04.2019	DCBL 201904205000003592 1/- TDS	48,26,250/- 1,45,000/-
			1,45,00,000/-

I SAY RECEIVED

NILESH ANOOPCHAND SHAH
VENDOR

We confirm the same

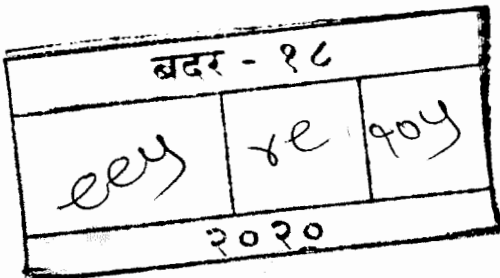
1. TRUSHNA NILESH SHAH

2. SAMIKSHA NILESH SHAH

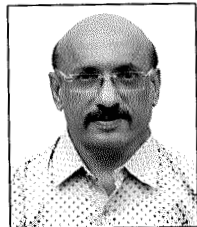
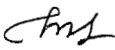
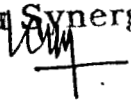
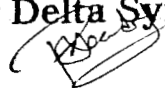
Confirming Parties

1. S. M. Dhwaj

2. *[Signature]*



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Name & Signatures	Photographs	Left Hand Thumb Impression
 NILESH ANOOPCHAND SHAH (VENDOR)		
 TRUSHA NILESH SHAH (CONFIRMING PARTY NO. 1)		
 SAMIKSHA NILESH SHAH (CONFIRMING PARTY NO. 2)		
DELTA SYNERGY LLP For Delta Synergy LLP  Partner Ashrafali Valibhai Momin Designated Partner		
For Delta Synergy LLP  Partner Rahemtulla Alimohamed Kauswala Designated Partner (PURCHASER) बंदर - १८		



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NAND BHUVAN

Name of tenant/occupant	Flat/Shop no.	Rent (Rs.)	Carpet Area (sq. ft.)	Floor	User
Delta Synergy LLP	Shop no. 1 A		489.2572	Ground	Commercial
Mr. Ravindra Kanhaiyalal Gupta	Shop no. 1	3770	300.0964	Ground	Commercial
Mohamed Jiva Makwana	Shop no. 2	795	237.4732	Ground	Commercial
Pandurang R. Chauhan	Shop no. 3	550	173.3004	Ground	Commercial
Common Wealth Store & Restaurant (Raj Palace)	Shop no. 4,5 & 6	415	835.0836	Ground	Commercial
Mumtaz Ali T. Hussain	Shop no. 7	710	230.9096	Ground	Commercial
Snehalata Goyal	Shop no. 8	777	273.8420	Ground	Commercial
Delta Synergy LLP	Office no. 9 (G+1)		642.3720	Ground	Commercial
Shri. Mahavir Prasad Bajranglal Bhartiya	Flat no. 1	515	770.5206	First	Residential
Shri. Rajnikant P. Gandhi	Flat no. 2	776	848.7488	First	Residential
Mr. Vidhyut G. Panchal	Flat no. 3	370	521.6448	First	Residential
Smt. Naaz Shahzad Doneshwar	Flat no. 4	357	479.7884	Second	Residential
Mr. Ramesh Harikant Shah	Flat no. 5	577	565.7608	Second	Residential
Smt. Kuntidevi Ambica Prasad Mishra	Flat no. 6	1170	548.2220	Second	Residential
Ganesh T. Pai	Flat no. 7	390	524.1196	Second	Residential
Sunita Manmohan Bindra	Flat no. 8	525	478.8200	Third	Residential
Mr. Upendra Krishnakumar Wadhwana	Flat no. 9	420	563.2860	Third	Residential
Mrs. Charulata Nayan Desai					
Smt. Hardevi Vasantkumar Giasotta	Flat no. 10	435	521.4296	Third	Residential
Smt. R. N. Bagadia	Flat no. 11	675	522.1828	Third	Residential
Mrs. Veena Omprakash Kapoor	Flat no. 12	405	361.1056	Terrace	Residential
Mrs. Trusha Nilesh Shah	Flat no. 13 / House no. 4 -(G+1)		650.15	First	Residential
		TOTAL:	10538.1134		

BINDRA NIWAS

Name of tenant/occupant	Flat/Shop no.	Rent (Rs.)	Carpet Area (sq. ft.)	Floor	User
Mrs. Seema Krishna Golatkar	Shop no. 1	700	171	Ground	Commercial
Mr. Vijay Dattaram Rawool	Shop no. 2	766	174	Ground	Commercial
Mrs. Parveen Vipin Agarwal	Shop no. 3	865	227	Ground	Commercial
Dr. Dilip Dattatray Deshmukh	Room no. 1	420	180	Ground	Commercial
Mrs. Guriavathy Jagannath Shetty	Flat no. 1	410	366	Ground	Residential
Mr. Anilkumar Yasawant Pandit & Mr. Sunil Yasawant Pandit	Flat no. 2	525	495	Ground	Residential
Mr. Sunil Vasantkumar Giasotta	Flat no. 5	446	449	First	Residential
Mr. Moodbidri Rammohan Mallia	Flat no. 6	446	449	First	Residential
Mrs. Farida Haroon Memon	Flat no. 7	525	466	First	Residential
Mr. Kirtikumar Dahyabhai Desai	Flat no. 8	498	466	First	Residential
Mrs. Anjali Shyam Rajwani	Flat no. 9	715	460	Second	Residential
Mr. Anis Manzoor Ahmed	Flat no. 10	660	440	Second	Residential
Mrs. Ratanben Jethalal Sanghoi	Flat no. 11/12	945	906	Second	Residential
Mrs. Sonal Rakesh Gopani	Flat no. 13/ House no. 31		1060	Third	Residential
		TOTAL:	6309		

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विभाग/पैके -- अंधेरी

तालुका/न.भू.मा.का. -- न.भू.अ.अंधेरी

जिल्हा --

मुंबई उपनगर नगरपालिका

गार भुजापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकरणीचा कलम १४५ मधील तपशील आणि त्याच्या फेर तपशीलाची नियत

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सुविधाधिकार

हक्काचा मुळ धारक
टर्म

[गुनदेवी W/o सरदार नंदसिंग बिद्रा]
खरेदिने - राईझादा टोपनदास आणि इतर

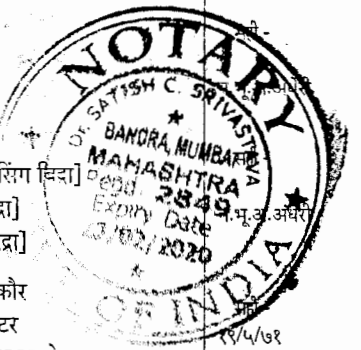
पट्टेदार

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दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
२५/०४/१९७८	ऑफिडेव्हिट दि.२१/१२/६४ गुनदेवी कडून	एस आय	(H) [सरदार गुरुबचनसिंग नंदसिंग बिद्रा]	सही - न.भू.अ.अंधेरी
२५/०४/१९७८	वक्षीसपत्र दि.६/८/६५ गुरुबचनसिंग कडून (५३६ चौ.वार) ४४८.८ चौ.मीटर	एस.आय सर.न.२५४४	(H) [श्रीमती दविंदर कौर]	
२५/०४/१९७८	वि.न.रेशन दि.१/४/७० नविंदर कौर कडून	एस.आय	(H) [सविंदर कौर W/o गुरुबचनसिंग बिद्रा] [दविंदरसिंग गुरुबचनसिंग बिद्रा] [अविंदरसिंग गुरुबचनसिंग बिद्रा]	
०५/०४/१९७८	विभागीय अधिकारी यांचेकडील आदेश क्र.DLN/LND-३५६६ दि.२४.१०.७० आदेश दि.५/४/७१	S.I	विभागीयामुळे श्रीमती दविंदर कौर यांचे नांव कमि ४६९.४ चौ.मीटर क्षेत्र न.भू.क्र.१८९ब मध्ये सामील झाले	१९/५/७१ न.भू.अ.क ४ मुं.
२०/०७/१९७२	न.भू.अ.क्र.४ यांचा या मध्ये न.भू.क्र.१८८ दि.२०/७/७२ चा आदेश पैकी क्षेत्र ३०.० चौ.मीटर कोर्ट कन्सेट दि.२८/६/७१ सामील			सही - २४/८/७२ न.भू.अ.क्र.४ मुंबई उप मुंबई
१७/०८/१९७८	र.खरेदि खत नं.३५१ ता.२९/४/७८* रक्कम रु.१.७०००० यांत सामील सि.स.न.१८६/अ/२ ते ७	अर्ज व स्व.सु. न.भू.४ यांचा आदेश दिनांक १७/८/७७	एच-(१) मन मोहनसिंग के.सिंग (२) श्रीमती दविंदर कौर बिद्रा Attested by me	सही - २४/९/० न.भू.अ.क्र.४ मुंबई उप मुंबई



DR. S.C. SRIVASTAVA
NOTARY
GOVT. OF INDIA



बंदर - १८		
६६५	५५	१०५
२०२७		

(पान न.-- 2)