



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

Receipt of Document Handling Charges

PRN	0908202200918	Receipt Date	11/08/2022
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Received from MEHUL KIRIT MEHTA, Mobile number 9820136609, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 11220 dated 11/08/2022 at the Sub Registrar office Joint S.R. Andheri 4 of the District Mumbai Sub-urban District.

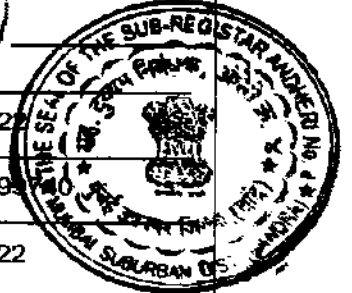
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₹ 2000

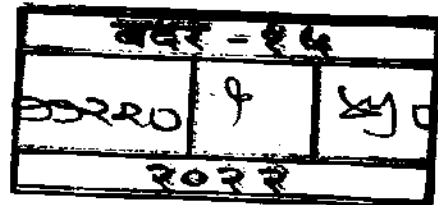
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Payment Details

Bank Name	HDFS	Payment Date	09/08/2022
Bank CIN	10004152022080900862	REF No.	222216193
Deface No	0908202200918D	Deface Date	11/08/2022



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 0908202200937

Receipt Date 11/08/2022

Received from MEHUL KIRIT MEHTA, Mobile number 9820136609, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 11220 dated 11/08/2022 at the Sub Registrar office Joint S.R. Andheri 4 of the District Mumbai Sub-urban District.

DEFACED

₹ 1000

DEFACED

Payment Details

Bank Name HDFC

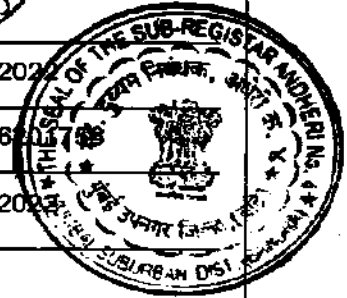
Payment Date 09/08/2022

Bank CIN 10004152022080900879

REF No. 222216201798

Deface No 0908202200937D

Deface Date 11/08/2022



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बदर - १५		
090820	२	४५०
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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0908202200894

Receipt Date 11/08/2022

Received from MEHUL KIRIT MEHTA, Mobile number 9820136609, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 11220 dated 11/08/2022 at the Sub Registrar office Joint S.R. Andheri 4 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name HDFC

Payment Date 09/08/2022

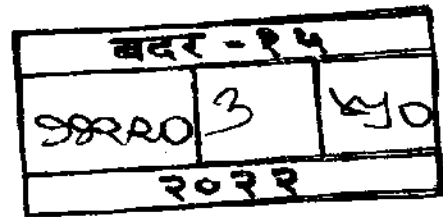
Bank CIN 10004152022080900840

REF No. 2222161

Deface No 0908202200894D

Deface Date 11/08/2022

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30000.00

बदर - १५		
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Thirty Thousand Rupees Only		
१५१२		

NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for home entered documents.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-401-11220	0003162143202223	11/08/2022-17:16:19	IGR189	30000.00
Total Defacement Amount					30,000.00



Document **H**andling
Inspector General of Registration

बंदर - १५	
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Receipt of Document Handling Charges

PRN 0908202200861

Receipt Date 11/08/2022

Received from MEHUL KIRIT MEHTA, Mobile number 9820136609, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 11220 dated 11/08/2022 at the Sub Registrar office Joint S.R. Andheri 4 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name HDFC

Payment Date 09/08/2022

Bank CIN 10004152022080900811

REF No. 222216190455

Deface No 0908202200861D

Deface Date 11/08/2022

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

Receipt of Document Handling Charges

PRN 0908202200901

Receipt Date 11/08/2022

Received from MEHUL KIRIT MEHTA, Mobile number 9820136609, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 11220 dated 11/08/2022 at the Sub Registrar office Joint S.R. Andheri 4 of the District Mumbai Sub-urban District.



Payment Details

Bank Name HDFC

Payment Date 09/08/2022

Bank CIN 10004152022080900847

REF No. 222216197633

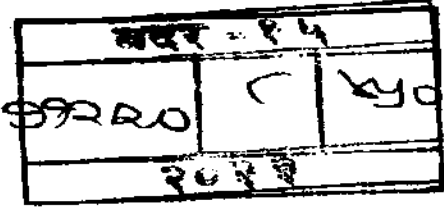
Deface No 0908202200901D

Deface Date 11/08/2022

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0908202200861	Date 09/08/2022
Received from MEHUL KIRIT MEHTA, Mobile number 9820136609, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name HDFC	Date 09/08/2022
Bank CIN 10004152022080900811	REF No. 222216190465
This is computer generated receipt, hence no signature is required.	



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0908202200894	Date 09/08/2022
Received from MEHUL KIRIT MEHTA, Mobile number 9820136609, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name HDFC	Date 09/08/2022
Bank CIN 10004152022080900840	REF No. 222218194851
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0908202200901	Date 09/08/2022
Received from MEHUL KIRIT MEHTA, Mobile number 9820136609, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name HDFC	Date 09/08/2022
Bank CIN 10004152022080900847	REF No. 222216197633
This is computer generated receipt, hence no signature is required.	

बदर - १५		
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0908202200918	Date 09/08/2022
Received from MEHUL KIRIT MEHTA, Mobile number 9820136609, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name HDFC	Date 09/08/2022
Bank CIN 10004152022080900862	REF No. 222216199740
This is computer generated receipt, hence no signature is required.	

बचत - १५	
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0908202200937	Date 09/08/2022
Received from MEHUL KIRIT MEHTA, Mobile number 9820136609, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name HDFC	Date 09/08/2022
Bank CIN 10004152022080900879	REF No. 222216201756
This is computer generated receipt, hence no signature is required.	

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COLLECTOR OF STAMPS, ANDHERI

CNT-1 ADJ- 666
MEHUL MEHTA

28/Jul/2022

ADJ FEE 103(II)

बदर - १५		
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CHALLAN

Rs.100

ADJ/110/9900/666/2022



Hearing Date on :



Rs. 100.00

ONE HUNDRED ONLY

S C KALWAR



FOR COLLECTOR OF STAMPS, ANDHERI
1ST FLOOR, MMRDA BLDG, BKC, MUMBAI - 51



मुद्रांक जिल्हाधिकारी, अंधेरी यांचे कार्यालय

एम.एम.आर.डी.ए. इमारत, पहिला मजला, वांद्रे कुर्ला संकुल, वांद्रे- पूर्व, मुंबई - 400 051.

दुरध्वनी : 022 26591894

ई मेल : cos.andheri@lgmaharashtra.gov.in

जा.क्र.अभि./अंतिम आदेश/ 5866

दिनांक - - 8 AUG 2022

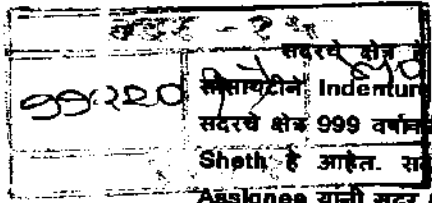
(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/1100900/886/2022 अन्वये पक्षकार Mr. Mehul Kirit Mehta यांनी दिनांक 28/07/2022 रोजी Deed of Assignment या संज्ञेसह अभिनिर्णयाकरीता सादर केलेला आहे. सदर संज्ञेखालील तपशील खालील प्रमाणे.

Particulars	Description
Date of Execution	Unexecuted
Type of Document	Deed of Assignment
The Assignors/Vendors	1) Mr. Girish Vrajilal Sheth (217.10 sq.mtr) 2) Mr. Vatsal Girish Sheth (384.85 sq.mtr) 3) Mr. Darshil Girish Sheth (384.85 sq.mtr)
The Pansn/Confirming Party	Pansn Construction And Developers Pvt Ltd
The Confirming Party	Mr. Haresh Shah
The Assignee/ Purchaser	Mr. Mehul Kirit Mehta
Details of the Property	
Village	Vile Parle (West)
CTS No.	CTS No. 275
Plot Area	986.80 sq.mtrs (217.10 + 384.85 + 384.85)
Consideration	Rs. 24,50,00,000/-
Confirming Party Consideration	Rs. 3,41,00,000/-
Zone - Year 2022-23	37/190 Village - Vile Parle (West)
Rate per sq.mtr.	
Land Rate	Rs. 1,53,550/-
Flat Rate	Rs. 2,94,940/-
Const. Cost	Rs. 30,250/-
DP Remark	Ch.E./DP34202111111353336 K/W/2021/111353338 Date - 02/11/2021

विषयांकित क्षेत्र मीजे विले पार्ले (पश्चिम) तालुका - अंधेरी येथील CTS No. 275 मधील क्षेत्र 986.80 चौ.मी. क्षेत्र असून सदर क्षेत्रावर गिरीश कुंज नावाची तळ + 2 + Part 3 मजल्याची इमारत आहे. त्यामध्ये भाडेकरू असून एकूण भाडेकरू 13 आहेत व एक गॅरेज भाडेकरूचा ताब्यात आहे. जमिनमालकाकडे 4 सदनिका असून एक गॅरेज आहे यांचा क्षेत्राचा तपशील व भाडेकरूंचे पुरावे व त्यांची यादी दस्ताचा भाग करण्यात आलेले आहेत.

सदर क्षेत्राचा DCPR - 2034 नुसार जमिनवापर रहिवास असून सदर मिळकत क्षेत्रास 13.40 मीटर रुंदीचा रस्ता उपलब्ध आहे त्यामुळे सदर मिळकत क्षेत्रात 2.2 इतका FSI अनुज्ञेय होईल.



द स्वास्तिक को.ऑप.हॉसिंग सोसायटी यांचा मालकीचे असून सदर संपत्तीने Indenture of Lease दस्त क्र. Serial No. 2474 of 1985 या दस्तान्वये सदर क्षेत्र 999 वर्गमीटरात Lease वर दिलेले आहे या मधील Lessee Shri Girish Briljal Sheth हे आहेत. सदर निज दस्तातील निज काळवधी 05/01/1958 पासून सुरु होतो. Assignee यांनी सदर क्षेत्रावर इमारतीचे बांधकाम करून त्या इमारतीतील सदरमिका भाडेपट्ट्यावर दिले असल्याचे दिसून येते. पुढे सदर इमारत मोडकळीस आल्याने विकासकाचा इच्छेने सदर मिलकत क्षेत्राचे Assignee यांनी Pans यांना अधिकार दिल्याचे दिसून येते सदर Pans यांनी सदर क्षेत्रावर अनुमेय होणारा TDR Total 990 चौ.मी इतका TDR महापगरपालिकेकडून पत्र क्र. TDR/SRP/WS/KW-7/PH-I/U6 अन्वये खरेदी केलेल्याचे दिसून येते तथापि सदर मिलकत विकसित न झाल्याने व Assignee यांचासोबत वाद होऊन याचिका क्र.2631/2007 अन्वये उच्च न्यायालयात दाखल झालेले होते यामध्ये पुढे Consent Terms File होऊन त्यामध्ये Settlement झाल्याचे दिसून येते त्यानुसार सदर Consent Term दस्ताचा भाग करण्यात आलेली आहे. त्यानुसार Confirming Party यांना रोख मोबदला रु. 3,41,00,000/- इतका देण्यात येत आहे. या रकमेवर मुद्रांक शुल्क आकारण्यात येईल.

सदर मिलकत क्षेत्रातील इमारतीमधील एकूण 13 भाडेकरू असून भाडेकरूचे पात्रतेचे पुरावे तपासले असता त्यापैकी 9 भाडेकरू पात्र ठरत आहेत. पात्र भाडेकरूच्या ताब्यातील क्षेत्राचे मुख्य मार्गदर्शक सूचना क्र. 1(ब) नुसार करण्यात येत आहे. भाडेकरूचे पुरावे सहज्यक नगरपालिका यांनी तपासून वाढी वर स्वाक्षरी केलेली आहे. व ते दस्ताचा भाग करण्यात आला आहे. सदर बांधकाम 1988 पुर्वचे असल्याचे BMC Assessment व Occupation Certificate दि.18/01/1984 नुसार दिसून येते या नुसार सदर बांधकामाचे घसारा 38% देण्यात येत आहे. वरील बाबी विचारात घेऊन प्रकरणात खालील प्रमाणे मुल्यांकन करण्यात येत आहे.

1)	मुख्य क्षेत्र	=	988.80 चौ.मी.	
2)	अनुमेय FSI Index	=	2.2	
3)	अनुमेय क्षेत्र	=	988.80 x 2.2 = 2170.96 चौ.मी.	
4)	बांधीव जमिन मानक व भाडेकरू व्याप्त क्षेत्र	=	1129.08 चौ.मी. विन्टअप	
5)	शिल्लक FSI	=	2170.96 - 1129.08 = 1041.88 चौ.मी.	
6)	शिल्लक FSI चे मुख्य	=	1041.88 x 153550	
		=	15,99,80,674/-	—(A)
7)	वजा TDR प्रिमियम खर्च	=	988.80 x 1.2 x 153550 x 0.30	
		=	5,45,48,330/-	—(B)
8)	निष्कल शिल्लक FSI चे मुख्य(A-B)	=	15,99,80,674 - 5,45,48,330	
		=	10,54,32,344/-	—(C)

- 9) जमिन मानकाच्या ताब्यातील
सदनिका क्षेत्र बांधकामाचे मुल्य = $175.90 \times 1.2 (294940 - 153550) \times 0.62 + 153550$
= 5,08,14,887/- —(D)
- 10) 2 बॅरज चे मुल्य
 $15.80 + 15.80 = 31.60$ = $31.60(294940-153550) \times 0.62 + 153550$
= 78,22,293/-
- 11) एकुण भाडेकरू = 13 (765.00 चौ.मी. कारपेट)
- 12) पात्र भाडेकरू चे क्षेत्र = 540.60 चौ.मी. कारपेट
- 13) अपात्र भाडेकरूचे क्षेत्र = 224.40 चौ.मी. कारपेट
- 14) अपात्र भाडेकरूचे मुल्य
(मार्गदर्शक सुचना क्र. 1) = $224.40 \times 1.2 (294940 - 153550) \times 0.62 + 153550$
= 6,49,53,513/- —(F)
- 15) पात्र भाडेकरू बांधकामाचे मुल्य = $540.60 \times 1.2 \times 30250 \times 0.62$
= 1,21,68,743/- —(G)

एकुण मुल्य (C to G) = $10,54,32,344 + 5,08,14,887 + 78,22,293 + 6,49,53,513 +$
= 24,10,89,880/-

- 17) Net Value = 24,10,89,880 x 0.90 = 21,69,81,000/-
- महाराष्ट्र मुद्रांक अधिनियम
अनुच्छेद 36 (v) नुसार सदर

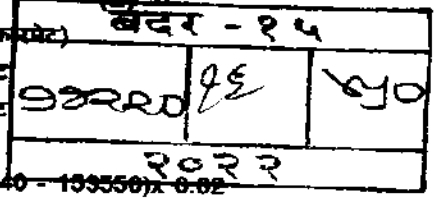
ची मिळकत Leassee Hold Right/
Deed of Assignment असल्याने
सदर मिळकतीचे मुल्य

read With 25(b) नुसार
90% मुल्य हिशोबाने होईल

- 18) Consideration = Rs. 24,50,00,000/-
- 19) Confirming Party
Consideration = Rs. 3,41,00,000/-

वरील प्रमाणे दस्तावेजात नोंदविलेले मोबदलामुल्य रक्कम रु. 24,50,00,000/- व
बाजारमुल्य रु. 21,69,81,000/- पेक्षा जास्त असल्याने मोबदलामुल्य रक्कम रु.
24,50,00,000/- वर मुद्रांक शुल्क देव आहे.

मोबदलामुल्य	अनुच्छेद	मुद्रांक शुल्क
रु. 24,50,00,000/-	36r/w25(b)@6%	रु. 1,47,00,000/-
Confirming Party		
Rs. 3,41,00,000/-	25(b)6%	रु. 20,48,000/-
एकुण क्षेत्र		रु. 1,67,48,000/-

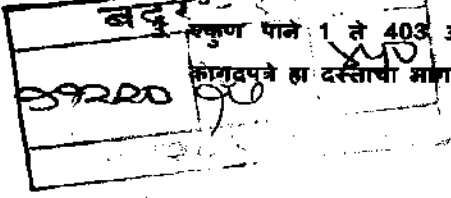


अंतिम आदेश

1. अभिलिखितकारीता सादर केलेल्या संकेचास महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसूची 1 मधील अनुच्छेद 38r/w25(b)@8% व 25(b)6% नुसार मुद्रांक शुल्क रु. 1,67,48,000/- देय असल्याबाबत जा.क्र.अभि/आदेश/5842/2022 दिनांक. 05/08/2022 अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपविना पक्षकार यांनी केला असल्याने दिनांक. 08/08/2022 रोजी विरूपित केलेल्या चलन क्र. MH006148515202223P वरून दिसून येत असल्याने दिनांक. 05/08/2022 रोजीचा अंतरिम आदेश हा अंतिम आदेश म्हणून कथम करण्यात येत आहे.

2. प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करताना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नव्हत्याबाबतची सर्व जबाबदारी संबंधीत पक्षकारांची राहिल त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, अंधेरी हे जबाबदार राहणार नाहीत.

मुद्रांक पाने 1 ते 403 आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कोणतेही दस्ताची माला बनविण्यात येत आहे.



(डॉ. जयजी कटारे)

मुद्रांक जिल्हाधिकारी, अंधेरी.

प्रति	Mr. Mehul Kirit Mehta
	Shreenath House, Rama Residency, Dadabhai Cross Road No.3, Vile Parle (West), Mumbai - 400056.
सह	सह मुद्रांक निबंधक अंधेरी कार्यालय क्र.1/2/3/4/5/6/7.





GRN	MH00614851520223P	BARCODE	[Barcode]		Date	08/08/2022-10:43:49	Form ID	
Department Inspector General Of Registration					Payer Details			
Non-Judicial Stamps					TAX ID / TAN (If Any) नंदर - १५			
Type of Payment Duty on Doc Voluntarily brought for adjudicatin SoS					PAN No.(If Applicable) 372809C 890			
Office Name CSA_COLLECTOR OF STAMPS ANDHERI					Full Name MEHUL KIRIT MEHTA			
Location MUMBAI					[Signature]			
Year 2022-2023 One Time					Flat/Block No. PLOT NO 41 CTS NO 275 OF VILLAGE VILE			
					Premises/Building PARLE WEST			
Account Head Details			Amount In Rs.					
0030050801 Amount of tax			16746000.00		Road/Street		SWASTIK SOCIETY NS ROAD NO 3 JVPD SCHEME	
					Area/Locality		VILE PARLE WEST MUMBAI	
					Town/City/District			
					PIN		0 4 9	
					Remarks (If Any)			
					ADJ/1100900/666/2022			
Total			1,67,46,000.00		Amount In		One Crore Sixty Seven Lakh Forty Six Thousand Rupe	
					Words		es Only	
Payment Details SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK			
Cheque/DD Details					Bank CIN		Ref. No.	
Cheque/DD No.					Bank Date		RBI Date	
Name of Bank					Bank Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch					Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9820136503

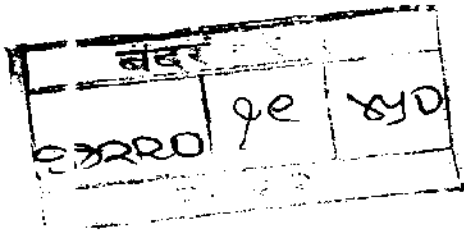
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालन फॅब्रिक दुष्यंत निषेधक कार्यालयात नोंदणी करायच्या दस्तांसाठी लागू आहे. नोंदणी न करायच्या दस्तांसाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0003076918202223	08/08/2022-11:45:07	IGR240	16746000.00

Total Disbursement Amount	1,67,46,000.
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Plot Area = 986.80 sq. m.
mv = Rs. 24,50,00,000/-

एकूण पृष्ठे १ ते ४०३

Certificate u/s. 32(7) (b) of the Bombay
Stamp Act. 1958.

Office of the
Collector of Stamps
Case No. Adj. 11/009/00/666/2022
Date 28-7-2022

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99220	20	kyo
2022		

Received from Shri. Mehul Kirtik Mehta
residing at
stamp duty of Rs. (1,67,46,000/-) Rs. One Crore Sixty Seven Lakh
Forty Six Thousand only
vide challan No. Dated
Certified under Section 32(7) (b) of the
Bombay Stamp Act, 1958 that the full duty
of Rs. (1,67,46,000/-) Rs. One Crore Sixty Seven Lakh Forty Six
Thousand only
with which this instrument is chargeable has
been paid vide article No. 3.6(R/W) 25(6)
of schedule. @6%.

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

Place. Mumbai

Date. 8 AUG 2022

Collector of Stamps
Author

*MH00614851
dt 8-8-2022
Def No 0030



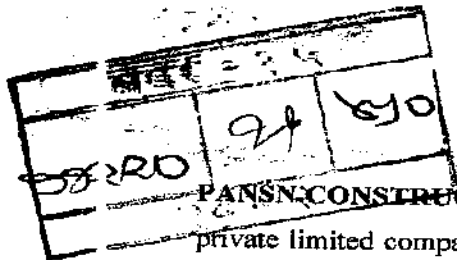
"This certificate is issued as per provisions
of Bombay Stamp Act 1958. Provided that
if this adjudicated instrument is presented
before Registering Authority, the registering
authority will take further necessary action
as per provisions of Registration Act 1908."

DEED OF ASSIGNMENT

THIS DEED ("this Deed") is made at Mumbai this 11 day of
August, 2022

BY AND BETWEEN

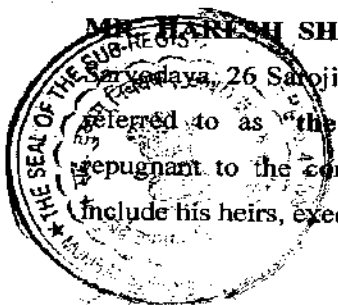
(1) MR. GIRISH VRAJLAL SHETH ("Assignor / Vendor No.1"), (2)
MR. VATSAL GIRISH SHETH ("Assignor / Vendor No.2") and (3) MR.
DARSHIL GIRISH SHETH ("Assignor / Vendor No.3"), all adults Indian
Inhabitants, having their address at GirishKunj, 2nd floor, Plot No.41, Swastik
Society, N.S. Road No.3, JVPD Scheme, Vile Parle (West), Mumbai 400 056,
hereinafter collectively referred to as "the Assignors/ the Vendors" (which
expression shall, unless it be repugnant to the context or the meaning thereof,
be deemed to mean and include their respective heirs, executors and
administrators) of the FIRST PART;



AND

PANSN CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED, a private limited company incorporated under the provisions of Companies Act 1956, and having its registered office at G/2, Sarvodaya, 26, Sarojini Road Vile Parle West, Mumbai – 400 056, hereinafter referred to as “**Pansn**” (which expression shall, unless repugnant to the context or the meaning thereof, be deemed to mean and include its successors in title) of the **SECOND PART**;

AND



MR. HARSH SHAH, an adult Indian Inhabitant, having address at G/2 Sarvodaya, 26 Sarojini Road Vile Parle West, Mumbai – 400 056, hereinafter referred to as “**the Confirming Party**” (which expression shall, unless repugnant to the context or the meaning thereof, be deemed to mean and include his heirs, executors and administrators) of the **THIRD PART**;

AND

Mr. MEHUL KIRIT MEHTA adult, Indian Inhabitant, having address Shreenath House, Rama Residency, Dadabhai Cross Road No. 3 Vile Parle (West) Mumbai 400 056, hereinafter referred to as “**the Assignee / the Purchaser**” (which expression shall, unless repugnant to the context or the meaning thereof, be deemed to mean and include his heirs, executors, administrators and assigns) of the **FOURTH PART**;

The Assignors/ Vendors, Pansn, the Confirming Party and the Assignee / Purchaser are hereinafter collectively referred to as “**the Parties**” and individually as a “**Party**”, as the case may be.

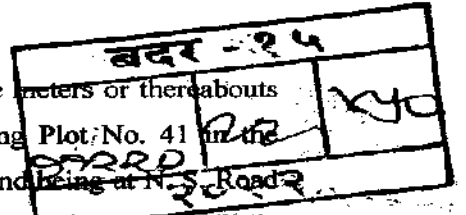
WHEREAS:

A. The Assignors have represented to and informed the Assignee as follows:

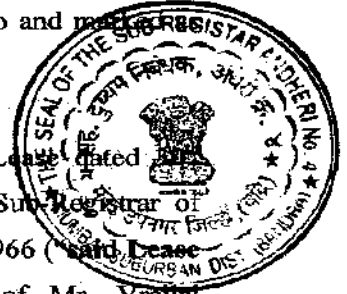
- (a) One Swastik Co-operative Housing Society Limited (“**said Society**”) is the owner of and is seized and possessed of and otherwise well and sufficiently entitled to, *inter alia*, all that piece and parcel of land admeasuring approximately 1,180

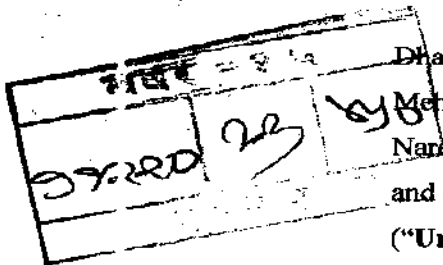
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square yards equivalent to 986.80 square meters or thereabouts (as per Property Register Card), bearing Plot No. 41 in the estate of the said Society, situate, lying and being at N. S. Road No. 3 in the Juhu Vile Parle Development Scheme, Vile Parle (West), Mumbai- 400 056 and bearing C.T.S. No. 275 of Village Vile Parle (West), Taluka Andheri, within the Registration Sub-District of Bandra, District Mumbai Suburban, within Greater Mumbai ("**said Land**"). The said Land is shown demarcated in a red colour boundary line on the plan annexed hereto and marked as **Annexure "A"**. The Property Register Card bearing C.T.S. No. 275 is annexed hereto and marked as **Annexure "B"**.



- (b) The said Society has vide an Indenture of Lease dated 10th October, 1966 registered with the office of Sub-Registrar of Assurances, Bandra under Serial No. 2474 of 1966 ("**said Lease Deed**") demised the said Land in favor of Mr. Vrajlal Dharamsey Sheth and Smt. Jashwanti Vrajlal Sheth for a period of 999 (nine hundred and ninety-nine) years commencing from 5th January, 1958 ("**said Term**") in consideration of the amount thereby paid and subject to the lease rent and the terms, conditions and covenants mentioned therein.
- (c) The said Society issued four fully paid-up shares of Rs. 50/- (Rupees Fifty only) each bearing distinctive Share Nos. 86 to 89, in favour of Mr. Vrajlal Dharamsey Sheth vide Share Certificate dated 11th November, 1968 bearing No. 74 ("**Original Share Certificate**").
- (d) Mr. Vrajlal Dharamsey Sheth constructed on the said Land, a building known as 'Girish Kunj' consisting of ground plus two upper floors and part third floor with two closed garages ("**Building**"). The said Land and the Building (which includes the Assignors' Premises (defined hereafter) in the Building, as defined hereafter) are collectively referred to as "**said Property**". The said Property is more particularly described in the **Schedule** hereunder written.
- (e) Smt. Jashwanti Vrajlal Sheth died intestate at Gujarat on or about 5th July 1978 leaving behind her husband Mr. Vrajlal





Dharamsey Sheth, her married daughters, (i) Hansa Jamnadas Mehta nee' Hansa Vrajlal Sheth ("Hansa"), (ii) Meenakshi Narandra Shah nee' Meenakshi Vrajlal Sheth ("Meenakshi") and (iii) Urvashi Kirit Parikh nee' Urvashi Vrajlal Sheth ("Urvashi") and her son, Girish Vrajlal Sheth being the Assignor No.1 herein as her only heirs and legal representatives as per the Hindu Succession Act, 1956 by which she was governed at the time of her demise.

- (f) Thereafter, the said Society issued two fully paid-up shares of Rs. 50/- (Rupees Fifty only) each ("said Shares") bearing distinctive Share Nos. 81 to 82 (both inclusive) in favour of Mr. Vrajlal Dharamsey Sheth vide the Share Certificate dated June 1991 bearing No. 41 ("said Share Certificate") in lieu of the Original Share Certificate. The said Shares and the Building are collectively hereinafter referred to as "the said Premises".



At the request of Vrajlal Dharamsey Sheth, the said Society inserted the name of Girish Vrajlal Sheth, the Assignor No.1 herein as a joint holder of the said Shares along with Mr. Vrajlal Dharamsey Sheth, in the said Share Certificate.

- (h) On or about 25th October 2001, Mr. Vrajlal Dharamsey Sheth died intestate at Mumbai, leaving behind him his three married daughters, (i) Hansa, (ii) Meenakshi and (iii) Urvashi and his son, Girish Vrajlal Sheth being the Assignor No.1 herein as his only heirs and legal representatives as per the Hindu Succession Act, 1956 by which he was governed at the time of his demise.
- (i) Accordingly, Hansa, Meenakshi, Urvashi and the Assignor No.1 herein became entitled to the leasehold rights in respect of the said Land, the said Shares and the ownership rights in respect of the Building.
- (j) On the demise of Mr. Vrajlal Dharamsey Sheth, the said Society has deleted the name of Mr. Vrajlal Dharamsey Sheth from the said Share Certificate, which was then transferred to the sole name of the Assignor No.1 herein on 24th December, 2001; which is evidenced by the endorsement on the said Share Certificate.

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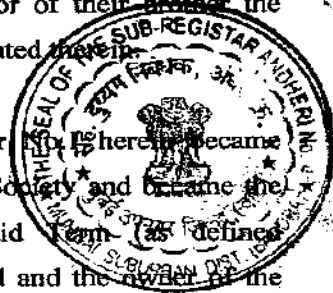
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(k) By and under a Deed of Release dated 2nd February 2007 registered with the office of Registrar of Sub-Assurances, Bandra bearing Serial No BDR-1/861 of 2007 executed by and between (i) Hansa, (ii) Meenakshi and (iii) Urvashi (therein collectively referred to as 'the Releasers') of one part and the Assignor No.1 herein (therein referred to as 'the Releasee') of other part, the Releasers therein *inter-alia* released, renounced and relinquished their respective all and whatsoever share, right, title and interest in, *inter-alia*, the leasehold rights in respect of the said Land and the Building in favor of their brother the Assignor No.1 herein in the manner as stated therein.



(l) In view of the aforesaid, the Assignor No.1 is hereinafter became entitled to the membership of the said Society and became the lessee of the said Land for the said Term (as defined hereinabove) under the said Lease Deed and the owner of the Building.



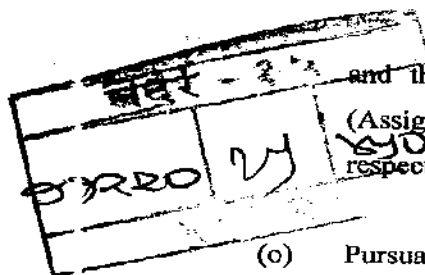
(m) Thereafter, by and under the Deed of Gift dated 16th March, 2022 registered with the office of the Sub-Registrar of Assurances, Bandra under Serial No BDR-15/3730 of 2022 executed by and between the Assignor No.1 (therein referred to as 'the Donor') of one part and the Assignor No.2 and the Assignor No.3 herein (therein referred to as 'the Donees') of other part, the Donor therein *inter-alia* in consideration of the natural love and affection which the Assignor No.1 bears towards his sons the Assignor No.2 and the Assignor No.3, the Assignor No.1 gifted 39% undivided share, right, title and interest in respect of the leasehold rights in respect of the said Land and the Premises to the Assignor No.2 and further, the Assignor No.1 gifted 39% undivided share, right, title and interest in respect of the leasehold rights in respect of the said Land and the Premises to the Assignor No.3.

(n) In view of the aforesaid, the Assignor No.1, the Assignor No.2 and the Assignor No.3 herein have become entitled to the membership of the said Society and have become the co-lessees of the said Land for the said Term (as defined hereinabove) under the said Lease Deed and the co-owners of the Building

As per
[Signature]

[Signature]

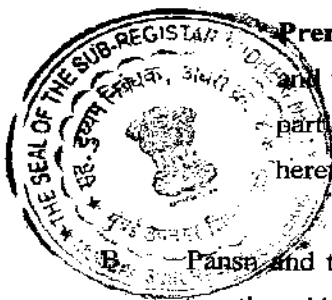
[Signature]



and the said Shares in the proportion of 22:39:39 i.e. 22 (Assignor No.1) :39 (Assignor No.2) :39 (Assignor No.3) respectively in the manner as mentioned herein above.

- (o) Pursuant to the aforesaid Deed of Gift, the said Share Certificate has been transferred to the joint names of the Assignors by the said Society on 12th April, 2022, which is evidenced by the endorsement on the said Share Certificate.

- (p) Certain premises in the Building are possessed and occupied by the Assignors and their family members ("Assignors' Premises"). Further, the remaining premises in the Building are possessed and occupied by 12 (Twelve) tenants ("said Tenants") on monthly tenancy basis ("said Tenanted Premises"). The details pertaining to the Assignors' Premises and the said Tenants and the said Tenanted Premises are more particularly set out in Annexures - "C" and "D", respectively, hereto.



Pansn and the Confirming Party have represented to the Assignee as mentioned below:

- (a) A writing termed as 'Memorandum of Understanding' dated 27th February, 2003 and Power of Attorney dated 8th April, 2003 were executed by the Assignor No.1 herein in favour of Pansn pertaining to the construction of additional storeys above the Building "Girsh Kunj" on the terms and conditions as mentioned therein ("said Pansn Writing").
- (b) Pansn through its director, the Confirming Party herein, purchased from M/s. Bombay Slum Redevelopment Corporation Limited under two separate Agreements executed in year 2004 and 2005 respectively ("TDR Agreements"), the Transferable Development Rights to the extent of 990 square meters equivalent to 10,657 square feet ("said TDR") at its costs and the same has been loaded by Pansn on the said Land by obtaining proper permissions. The entire consideration payable for the said TDR under the TDR Agreements or otherwise has been fully paid by Pansn.

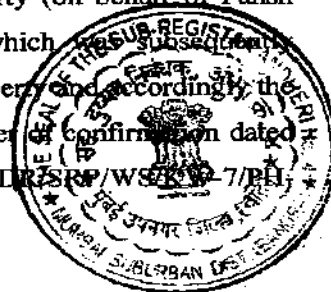


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- (c) Pansn had purchased the following TDR in the manner as mentioned below:

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- (i) TDR of 400 square meters was purchased by Pansn from Bombay Slum Development Corporation Limited out of the Development Rights Certificate bearing No. SRA/311/REHAB, Folio No. TDR/SRA/WS/KW-7 WARD/PHASE I ("DRC") and pursuant to the request of Pansn, the Executive Engineer, the Municipal Corporation of Greater Mumbai ("MCGM") endorsed the name of the Confirming Party (on behalf of Pansn and as a director of Pansn) which was subsequently loaded by Pansn on the said Property and accordingly the Executive Engineer issued a letter of confirmation dated 18th May, 2005 bearing No. TDR/SRP/WS/KW-7/PH-I/U6 in respect thereof.



- (ii) TDR of 590 square meters was purchased by Pansn from Bombay Slum Development Corporation Limited out of the DRC and pursuant to the request of Pansn, the Executive Engineer, MCGM endorsed the name of the Confirming Party (on behalf of Pansn and as a director of Pansn) which was subsequently loaded by Pansn on the said Property and accordingly the Executive Engineer issued a letter of confirmation dated 28th February, 2006 bearing No. TDR/SRP/WS/KW-7/PH-I/U6 in respect thereof.

- (iii) Accordingly, Pansn claims that it has loaded on the said Land the said TDR being an aggregate T.D.R of 990 square meters equivalent to 10,657 square feet under the DRC.

- C. On account of certain differences between the Assignor No.1 and Pansn, Pansn had filed Suit No. 2631 of 2007 ("Pansn Suit") against the Assignor No.1 in the Hon'ble Bombay High Court *inter alia* praying that the Assignor No.1 herein be ordered to specifically perform his obligations under the said Pansn Writing read with the draft development agreement (being Exhibit N-1 annexed to the Plaint in the Pansn Suit). The following parties have been impleaded in the Pansn Suit:

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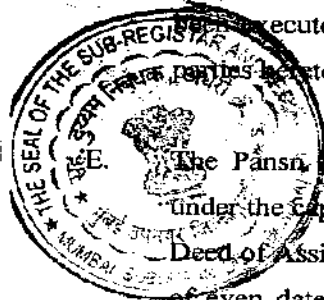
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३३८०	२५	४५०
(a)	In view of the gift of 39% undivided share to the Assignors No.2 and 39% of the share to the Assignor No.3 by the Assignor	

No.1, the Assignor Nos.2 and 3 have been impleaded as Defendant Nos. 2 and 3 respectively and the Assignee has been impleaded as Defendant No.4, in the Pansn Suit.

- (b) Further, the Confirming Party has been impleaded as Defendant No.5 in the Pansn Suit.

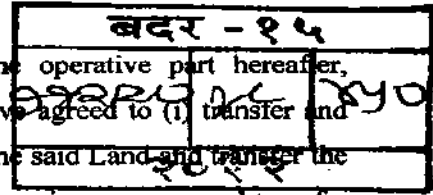
- D. Pursuant to the intervention of the Assignee, the Assignee has negotiated a settlement between the Assignors on the one hand and Pansn and the Confirming Party on the other hand. Pursuant to the said settlement the Consent Terms of even date ("Consent Terms") have been executed between all the parties in the Pansn Suit (being all the parties hereto).



The Pansn Suit was listed before the Hon'ble Bombay High Court under the Caption 'for settlement/withdrawal'. All parties to this present Deed of Assignment filed the Consent Terms of even date and an Order of even date in terms of the Consent Terms has been passed by the Hon'ble Bombay High Court, whereby the Consent Terms have been taken on record and the Pansn Suit has been disposed off in terms of the Consent Terms ("said Order"). The agreed format of the Consent Terms filed in the Pansn Suit is annexed hereto marked as Annexure "E". Although, the said Order has not been uploaded, all parties to this Deed of Assignment admit that they were present before the Hon'ble Bombay High Court when the matter was called out and that all parties agree, record and declare that the Consent Terms have been taken on record by the Hon'ble Bombay High Court and the said Order has been passed thereon. It is expressly agreed and understood that any of the parties hereto shall not question the non-uploading of the said Order passed by the Hon'ble Bombay High Court as a ground to claim that the settlement has not been arrived at between the parties or to claim that there is an encumbrance, claim, demand and/or litigation in respect of the said Property and/or the said TDR or any part thereof.

- F. Further, pursuant to the discussions and negotiations between the Assignors and the Assignee and based on the representations and warranties of the Assignors as contained herein, subject however to the

averments made by the Assignors in the operative part hereafter, regarding the said TDR, the Assignors have agreed to (i) transfer and assign their leasehold rights in respect of the said Land and transfer the said Shares in respect thereof and (ii) sell, assign, convey and transfer the Building (which includes the Assignors' Premises in the Building) to and in favour of the Assignee absolutely subject to rights of the respective Tenants in respect of the respective Tenanted Premises in the Building and the Assignee has agreed to acquire and purchase the same from the Assignors free from all encumbrances and claims for the lump sum consideration of Rs. 24,50,00,000/- (Rupees Twenty Four Crores Fifty Lakhs Only) subject to deduction of the tax at source ("TDS") under the applicable laws ("Assignors' Consideration").



- G. Further, pursuant to the discussions and negotiations between Pansn, the Confirming Party and the Assignee and based on the representation and warranties of Pansn and the Confirming Party as contained herein, it is agreed between Pansn and the Assignee that Pansn, with the confirmation of the Confirming Party, shall transfer, sell, grant, convey and release, assure and assign unto the Assignee/Purchaser, free from all encumbrances, claims and litigations the said TDR together with all their right, title, benefits and entitlement with regard thereto including their rights under the DRC to the Assignee for a lumpsum consideration of Rs. 3,41,00,000/- (Rupees Three Crores Forty-One Lakhs only) subject to deduction of the tax at source under the applicable laws ("Pansn's Consideration").



The said Society has issued its 'No objection' / consent vide its letter dated 26-07-2022 ("Society NOC"), a copy whereof is marked and annexed as Annexure - "F" hereto. The Assignee has paid the transfer charges to the said Society for obtaining the Society NOC.

- I. The Assignors have obtained a certificate from their Chartered Accountants *inter alia* to the effect that there are no outstanding tax liabilities of the Assignors and there are no proceedings against the Assignors or any of them as envisaged under Section 281 of the Income Tax Act, 1961 or under any other provisions thereunder.

- J. In view of the aforesaid, simultaneously with the execution of this Deed:

AS
witness
BY

+

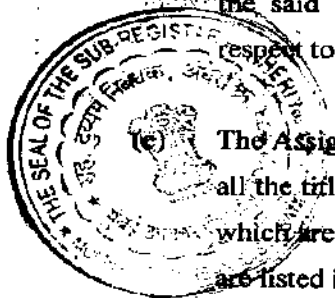
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9200	(b)		

The Assignee has paid the entire said Assignors' Consideration to the Assignors in the manner as appearing hereinafter.

The Assignee has paid the entire said Pansn's Consideration to Pansn in the manner as appearing hereinafter.

(c) The Assignors have handed over the quiet and peaceful possession of the said Property (which includes the vacant possession of the Assignors' Premises in the Building) to the Assignee subject to the possession/occupation of the respective Tenants in respect of the respective Tenanted Premises.

(d) The Assignors have executed necessary letters of attornment the said Tenants to attorn the tenancy/occupancy rights with respect to the said Tenants in favour of the Assignee.



(e) The Assignors have handed over to the Assignee the originals of all the title deeds and documents pertaining to the said Property which are in the possession and custody of the Assignors, which are listed in Annexure - "G" hereto.

(f) The Assignors have executed a Power of Attorney in favor of the Assignee to enable the Assignee to deal with the various authorities for effecting the transfer and assignment of the said Land and Building to the name of the Assignee and have agreed to admit the execution thereof for registration thereof before the Sub Register of Assurance.

(g) Pansn has executed a Power of Attorney in favor of the Assignee to enable the Assignee to deal with the various authorities for effecting the transfer and conveyance of the said TDR in the name of the Assignee;

K. As required by the Income Tax Act, 1961, the Assignors, Pansn, the Confirming Party and the Assignee declare that their Permanent Account Numbers are as follows: -

The Assignor No.1: ADIPS1145F
The Assignor No.2: AKKPS7290J

The Assignor No.3: AMFPS9558N
Pansn: AAACP6253D
The Confirming Party: AADPS4659N
The Assignee: AABPM0300L

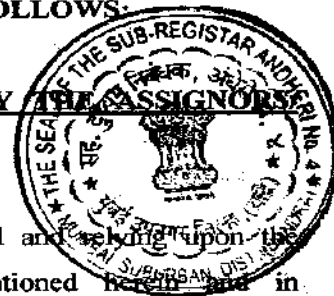
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- L. The Parties are now executing this Deed to complete the assignment, transfer and conveyance as stated herein above in the manner as provided hereinafter.

**NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY
AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**



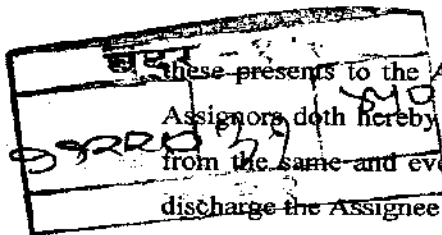
**ASSIGNMENT AND CONVEYANCE BY THE ASSIGNORS
VENDORS:**



In pursuance of the agreement as aforesaid and relying upon the representations of the Assignors as mentioned herein and in consideration of the Assignor's Consideration being the sum of Rs.24,50,00,000/- (Rupees Twenty Four Crores Fifty Lakhs only) comprising of (a) Rs.5,39,00,000/- (Rupees Five Crores Thirty Nine Lakhs only), out of which the sum of Rs.5,33,61,000/- (Rupees Five Crores Thirty Three Lakhs Sixty One Thousand only) is paid by the Assignee to the Assignor No.1 on or before the execution of this Deed and Rs.5,39,000/- (Rupees Five Lakhs Thirty Three Thousand only) deducted by the Assignee as and by of tax deducted at source under the applicable tax laws, (b) Rs.9,55,50,000/- (Rupees Nine Crores Fifty Five Lakhs Fifty Thousand only), out of which the sum of Rs. 9,45,94,500/- (Rupees Nine Crores Forty Five Lakhs Ninety Four Thousand Five Hundred only) is paid by the Assignee to the Assignor No.2 on or before the execution of this Deed and Rs.9,55,500/- (Rupees Nine Lakhs Fifty Five Thousand Five Hundred only) deducted by the Assignee as and by of tax deducted at source under the applicable tax laws, (c) Rs.9,55,50,000/- (Rupees Nine Crores Fifty Five Lakhs Fifty Thousand only), out of which the sum of Rs. 9,45,94,500/- (Rupees Nine Crores Forty Five Lakhs Ninety Four Thousand Five Hundred only) is paid by the Assignee to the Assignor No.3 on or before the execution of this Deed and Rs.9,55,500/- (Rupees Nine Lakhs Fifty Five Thousand Five Hundred only) deducted by the Assignee as and by of tax deducted at source under the applicable tax laws, being the full and final consideration paid by the Assignee on or before execution of

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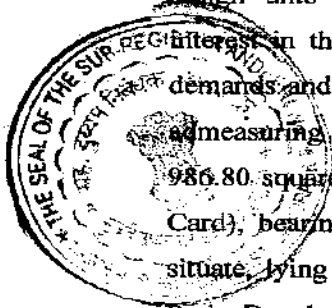
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Thus, a total sum of Rs 24,50,000/- (Rupees Twenty Four Lakhs and Fifty Thousand only) has been deducted by the Assignee as and by of tax deducted at source under the applicable tax laws.

(i) *Assignment*

The Assignors do and each of them doth hereby transfer and assign unto the Assignee, the full and complete leasehold interest in the said Land free from all encumbrances, claims, demands and litigations being all that piece and parcel of land measuring approximately 1,180 square yards equivalent to 986.80 square meters or thereabouts (as per Property Register Card), bearing Plot No. 41 in the estate of the said Society, situate, lying and being at N. S. Road No. 3 in the Juhu Vile Parle Development Scheme, Vile Parle (West), Mumbai- 400 056 and bearing C.T.S. No. 275 of Village Vile Parle (West), Taluka Andheri, within the Registration Sub-District of Bandra, District Mumbai Suburban, within Greater Mumbai and more particularly described in the **Schedule** hereunder written and shown demarcated in a red colour boundary line on the plan annexed hereto and marked as **Annexure "A"** together with hereditaments and entitlements arising therefrom and **TOGETHER WITH** all the rights, privileges, benefits directly and/or indirectly attached to the said Land and all the estate right, title and interest, easements, appurtenances belonging to the Assignors together with all the benefits of the said Lease Deed **TOGETHER WITH** the benefit and entitlement of all the beneficial covenants as provided in title deeds pertaining to the said Land **TOGETHER WITH** all and singular edifices, court yards, the rights yards, compounds, sewers, fences, trees, drains, ways, paths, passages, wells, waters, water courses, lights, liberties, rights, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said Land, hereditaments and premises or any part thereof belonging or in anywise appertaining to or with the same or any part thereof

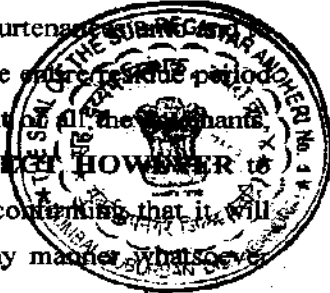


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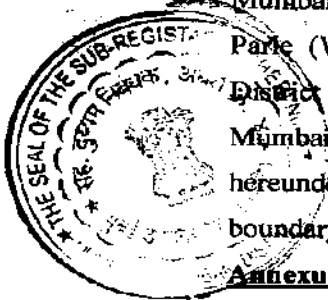
now or at any time heretofore, usually held, used, occupied or enjoyed or reputed or known as part of member thereof AND **ALSO TOGETHER WITH** all the deeds, documents, writings, vouchers and other evidence of title relating to the said Land or any part thereof **AND ALL** the estate, right, title, interest, use, in, to out of and upon the said Land at law and in equity, hereditaments and premises and every part thereof hereby assigned, transferred and assured with their and every of their rights, members and appurtenances **TO HAVE AND TO HOLD** all and singular the said Land hereby assigned, transferred, released, or assured or intended so to be with their and every of their right, members and appurtenances **AND** the use and benefit of the Assignee for the entire residue period under the said Lease Deed and the benefit of all the covenants, rights and entitlements thereunder **SUBJECT HOWEVER** to the Assignee agreeing, undertaking and confirming that it will not hold the Assignors responsible in any manner whatsoever and whensoever and/or for any reason whatsoever with respect to the said TDR claimed to be loaded by Pansn and the Confirming Party on the said Property **AND SUBJECT ALSO TO** terms and conditions contained in clause 8(ii) regarding the Swastik Plaza Unit (as defined below) **AND THAT THE** Assignors doth hereby further covenant that the said Lease Deed constitutes a valid, good and subsisting and effectual lease inter-alia of the said Land hereby assigned, transferred, assured, released, or expressed so to be and the same has not been forfeited or surrendered or become void or voidable **AND** the rent reserved and the covenants contained in the said Lease Deed on the part of the Assignors as the lessees thereof to be paid, observed and performed have been duly paid, observed and performed by the Assignors upto the date of these presents **AND** the Assignee doth hereby covenants with the Assignors that the Assignee shall and will at all times henceforth during the entire residue term of lease under the said Lease Deed pay to the said Society, the rent reserved under the said Lease Deed and observe and perform all the lessee's covenants and conditions contained in the said Lease Deed **AND** pursuant to the execution of this Deed, the Assignee has become the absolute lessee in respect of the said Land under the said Lease Deed; and

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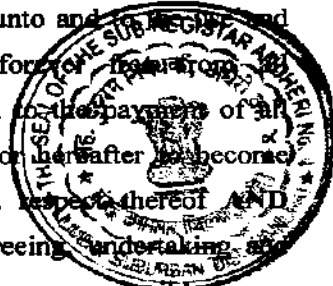
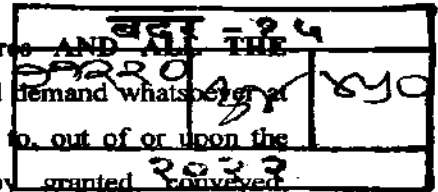
Conveyance	
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Further, the Assignors hereby grant, convey, transfer and assign unto the Assignee free from all encumbrances, claims, demands and litigations, (a) all the structures, hereditaments and premises including the building known as 'Girish Kunj' consisting of ground plus two upper floors and part third floor with two closed garages, being the Building standing on all that piece and parcel of land admeasuring approximately 1,180 square yards equivalent to 986.80 square meters or thereabouts (as per Property Register Card), bearing Plot No. 41 in the estate of the said Society, situate, lying and being at N. S. Road No. 3 in the Juhu Vile Parle Development Scheme, Vile Parle (West), Mumbai- 400 056 and bearing C.T.S. No. 275 of Village Vile Parle (West), Taluka Andheri, within the Registration Sub-District of Bandra, District Mumbai Suburban, within Greater Mumbai and are more particularly described in the **Schedule** hereunder written and shown demarcated in a red colour boundary line on the plan annexed hereto and marked as **Annexure "A"**, being the said Land subject to tenancies in favour of the Tenants in respect of the Tenanted Premises in the Building and (b) the said Shares being two fully paid-up shares of Rs. 50/- (Rupees Fifty only) each bearing distinctive Share Nos. 81 to 82 (both inclusive) issued by the Swastik Co-operative Housing Society Limited under the Share Certificate dated 12th June 1991 bearing No. 41 in lieu of the Original Share Certificate (the Building and the said Shares are hereinafter collectively referred to as "the said Premises") **TOGETHER WITH** all the incidence of the ownership of the Premises and/or the part thereof **TOGETHER WITH** all the singular the court yards, areas, sewers, drains, ditches, fences, ways, paths, passages, terrace, waters, water courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the Building or any part thereof belonging or arising from in any wise appertaining to or with the same or any part thereof now at or any time heretofore, usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or to be appurtenant thereto **TOGETHER WITH** liberties, benefits, privileges, profits, deposits, advantages, rights, entitlements and appurtenances



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whatsoever relating to the said Shares **AND ALL THE**
ESTATE right, title, interest, claim and demand whatsoever at
 law and in equity of the Assignors in, to, out of or upon the
 Premises or any part thereof hereby **granted, conveyed,**
 transferred, assigned and assured or intended or expressed so to
 be with their and every of their rights, members and
 appurtenances **TO HAVE AND TO HOLD** all and singular the
 said Premises hereby granted, sold, conveyed, transferred,
 assured or intended or expressed so to be with its and every of
 its rights, members and appurtenances unto and **for the use and**
 benefit of the Assignee absolutely forever **free from**
 encumbrances **SUBJECT HOWEVER** to the payment of all
 municipal assessments and taxes now or hereafter **become**
 payable to the concerned authority in respect thereof **AND**
SUBJECT ALSO to the Assignee agreeing **undertaking and**
 confirming that it will not hold the Assignors responsible in any
 manner whatsoever and whensoever and/or for any reason
 whatsoever with respect to the said TDR claimed to be loaded
 by Pansn and the Confirming Party on the said Property **AND**
 pursuant to the execution of this Deed, the Assignee has
 become the absolute owner of the Building subject to tenancies
 in favour of the Tenants in respect of the Tenanted Premises and
 the absolute owner of the said Shares and all benefits attached
 thereto.



2. **ASSIGNORS' / VENDORS' COVENANTS:**

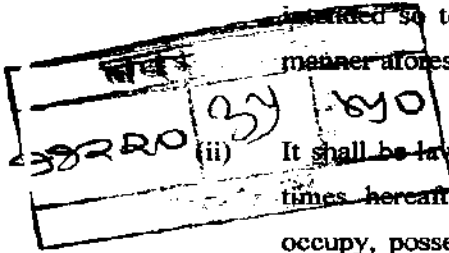
The Assignors doth hereby for themselves and their respective heirs, executors and administrators covenant with the Assignee as mentioned below and as mentioned in Clause 8 herein below:

- (i) Notwithstanding any act, deed, matter or thing whatsoever by the Assignors or any person or persons lawfully or equitably claiming by, from, through, under or in trust for the Assignors made, done, committed, omitted or knowingly or willingly suffered to the contrary they the Assignors now have in themselves good right, full power and absolute authority to assign the said Land (for the residue unexpired of the said Term) as also grant, convey, transfer and assure the said Premises

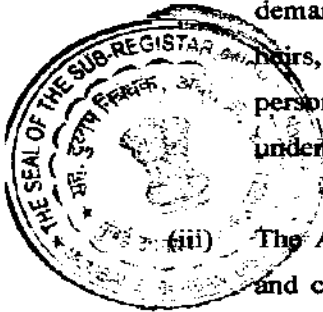
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hereby granted, conveyed, assigned, transferred and assured or intended so to be unto and to the use of the Assignee in the manner aforesaid;



(ii) It shall be lawful for the Assignee from time to time and at all times hereafter peaceably and quietly to hold under, upon, occupy, possess and enjoy and the said Land hereby assigned and transferred and the Building hereby granted, conveyed, transferred and assured with their appurtenances and from the date of execution of this Deed and receive the rents issues and profit thereof and of every part thereof and for his own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Assignors or their respective heirs, executors and administrators or by any of them or by any person lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them;



(iii) The Assignors further covenant that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Assignors well and sufficiently saved, defended, kept harmless and indemnified the Assignee of from and against all former and other estate, title, charges and encumbrances whatsoever or either already or hereafter had made, executed, occasioned or suffered by the Assignors or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for the Assignors or any of them in respect of the said Land and the said Premises;

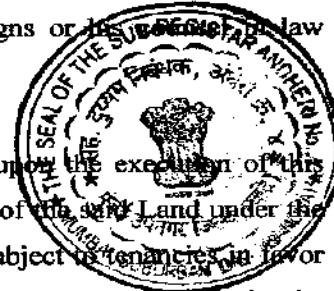
- (iv) The Assignors have not at any time heretofore made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reasons or means whereof they are prevented from assigning and transferring the said Land and conveying, transferring, assigning and assuring the said Premises in the manner aforesaid or whereby or by reason or means whereof the same or any part thereof may be charged, encumbered, impeached or prejudicially affected in estate, title or otherwise howsoever;

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- (v) The Assignors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said Land hereby assigned and transferred and the said Premises or any part thereof hereby, sold transferred and assured by, from, under or in trust for the Assignors or their respective heirs, executors and assigns hereafter at the written request of the Assignee do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyance and assurances in law whatsoever for better and more perfectly assuring the said Land and the said Premises and every part thereof as the Assignee or his heirs, executors, assigns or assigns or his executors in law shall reasonably require;

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- (vi) The Assignors hereby confirm that upon the execution of this Deed, the leasehold rights in respect of the said Land under the Lease Deed and the said Premises, subject to tenancies in favor of the Tenants in respect of the Tenanted Premises in the Building, shall absolutely vest in the Assignee and the Assignee has become the lessee of the said Land and the absolute owner of the said Premises.

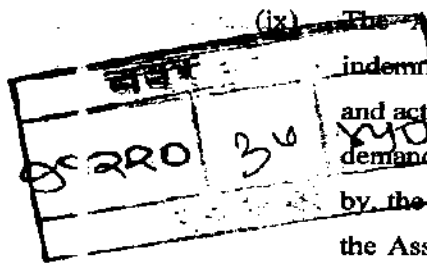


- (vii) The Assignors shall be liable to pay property taxes, non-agricultural assessments, municipal outgoings, cesses, taxes, rates, and other charges, including electricity charges, water charges, etc. and all other outgoings payable in respect of the said Land and the Premises for the period prior to the date of execution of this Deed (even if the demand in respect thereof is received after the execution of this Deed) and shall keep the Assignee indemnified against the same.

- (viii) In the present Deed of Assignment, a representation and warranty is given by Pansn with the confirmation of the Confirming Party to the Assignee in respect of the Transferable Development Rights to the extent of 990 square meters equivalent to 10,657 square feet i.e. the said TDR. The Assignee hereby agrees, undertakes and confirms that it shall not hold the Assignors responsible in any manner or for any reason whatsoever in respect of the said TDR.

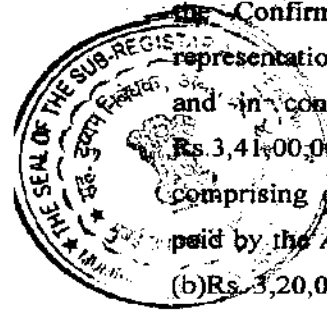
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(ix) The Assignors, hereby indemnify and keep the Assignee indemnified and saved harmless of, from and against all direct and actual losses, penalties, suits, proceedings, litigations, costs, demands, claims, liabilities, assessments and expenses incurred by the Assignee or that may be caused, suffered or incurred by the Assignee as a result of any of the declarations, statements, assurances, representations, warranties and covenants of the Assignors contained herein being false or untrue.

3. **PANSN AND THE CONFIRMING PARTY:**



Further, in pursuance of the agreement as aforesaid between Pansn and the Confirming Party and the Assignee and relying upon the representations of Pansn and the Confirming Party as mentioned herein and in consideration of Pansn's Consideration being a sum of Rs.3,41,00,000/- (Rupees Three Crores Forty-One Lakhs only) comprising of (a) Rs 21,00,000/- (Rupees Twenty One Lakhs only) paid by the Assignee to Pansn prior to the execution of this Deed, and (b)Rs. 3,20,00,000/- (Rupees Three Crores Twenty Lakhs only) paid by the Assignee to Pansn on or before the execution of this Deed towards the full and final consideration for transferring and assigning all right, title and interest of Pansn in respect of the said TDR and/or FSI and/or development potential emanating therefrom as loaded on the said Property or otherwise whatsoever in favour of the Assignee (the payment and receipt whereof Pansn doth hereby admits and acknowledges and of and from the same and every part thereof doth hereby acquit, release and discharge the Assignee forever),



- (i) Pansn doth hereby with the confirmation of the Confirming Party hereby transfer, sell, grant, convey and release, assure and assign unto the Assignee, the said TDR i.e. TDR to the extent of 990 square meters equivalent to 10,657 square feet and/or FSI and/or development potential emanating therefrom as loaded on the said Land or otherwise together with all the benefits and entitlements attached therewith, with clear and marketable title free from all encumbrances, claims and litigations, to the end and intent that the said TDR and/or FSI and/or development potential emanating therefrom as loaded on the said Land or otherwise shall vest absolutely in favour of Assignee together

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with all rights, privileges and benefits incidental and attached thereto, and

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- (ii) Pansn and the Confirming Party hereby declare and confirm that the said Pansn Writing read with the draft development agreement (being Exhibit N-1 annexed to the Complaint in the said Pansn Suit) stands terminated and Pansn further doth hereby with the confirmation of the Confirming Party, release, relinquish, convey and transfer in favour of the Assignee all their right, title and interest, by whatsoever name called, in respect of the said Property or the development rights in respect thereof or otherwise with clear and marketable title free from all encumbrances, claims and litigations, to the land and interest in as far as it relates to the claim of Pansn and the Confirming Party to the said TDR and/or the said Property and/or the development rights in respect thereof and that Pansn and the Confirming Party shall have no right, title and interest by any name whatsoever in respect of the said Property and/or development rights in respect thereof and/or under the said Pansn Writing read with the draft development agreement (being Exhibit N-1 annexed to the Complaint in the said Pansn Suit) or otherwise howsoever.

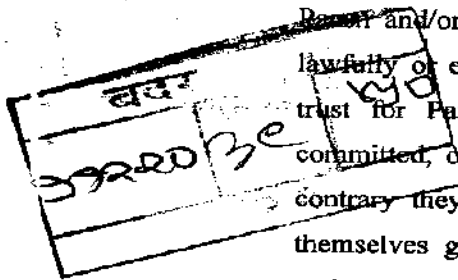
- (iii) In view of the amicable settlement arrived between the Parties and further, the Parties having executed the Consent Terms, the Notice of Lis Pendens dated 3rd October, 2007 registered with the office of Sub-Registrar of Assurances under Serial No. AND-4/7177 of 2007 filed by Pansn in respect of the said Pansn Suit hereby stands duly withdrawn and cancelled.

The rights, title and interest as mentioned above in sub-clause (i) and (ii) including in respect of the said TDR, which have been granted, conveyed, release and relinquished in favour of the Assignee are hereinafter collectively referred to as "Pansn's Rights".

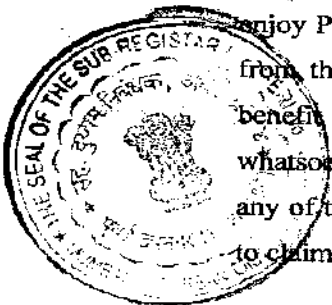
4. COVENANTS OF PANSN AND THE CONFIRMING PARTY:

Pansn and the Confirming Party do each of them hereby with covenant with the Assignee as mentioned below:

- (i) Notwithstanding any act, deed, matter or thing whatsoever by Pansn and/or the Confirming Party or any person or persons lawfully or equitably claiming by, from, through, under or in trust for Pansn and/or the Confirming Party made, done, committed, omitted or knowingly or willingly suffered to the contrary they Pansn and the Confirming Party now have in themselves good right, full power and absolute authority to assign, transfer, release and convey Pansn's Rights or intended so to be unto and to the use of the Assignee in the manner aforesaid;



- (ii) It shall be lawful for the Assignee from time to time and at all times hereafter peaceably and quietly to hold under, upon and enjoy Pansn's Rights hereby transferred, conveyed and released from the date of execution of this Deed for his own use and benefit without any suit, interruption, claim and demand whatsoever from or by Pansn and/or the Confirming Party or by any of them or by any person lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them;



- (iii) Pansn and/or the Confirming Party further covenant that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by Pansn and/or the Confirming Party well and sufficiently saved, defended, kept harmless and indemnified the Assignee of from and against all former and other estate, title, charges and encumbrances whatsoever or either already or hereafter had made, executed, occasioned or suffered by Pansn and/or the Confirming Party or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for Pansn and/or the Confirming Party or any of them in respect of Pansn's Rights;

- (iv) Pansn and/or the Confirming Party have not at any time heretofore made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reasons or means whereof they are prevented from transferring, conveying and releasing Pansn's Rights in the manner aforesaid or whereby or by reason or means whereof the same or any part thereof may be charged,

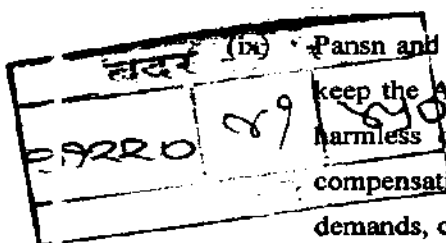
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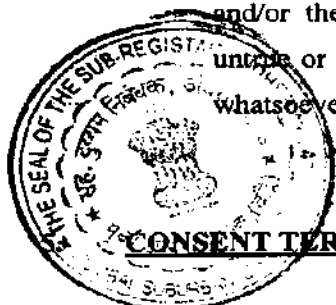
and all persons having or

- ter and the undersigned
thereof as the assignee
his country in law
confirm that the

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Pansn and the Confirming Party, do hereby indemnify and shall keep the Assignee fully and effectively indemnified and saved harmless of, from and against all losses, penalties, interest, compensation, judgments, suits, proceedings, litigations, costs, demands, claims, liabilities, assessments, damages and expenses (including, without limitation, legal costs, attorneys' fees and disbursements), incurred by, imposed upon or asserted against the Assignee including the costs and expenses for enforcing the indemnity, that may be caused, suffered or incurred by the Assignee as a result of any of the declarations, statements, assurances, representations, warranties and covenants of Pansn and/or the Confirming Party contained herein being false or untrue or incomplete or incorrect or misleading in any manner whatsoever.

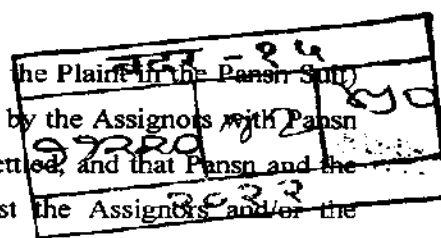


CONSENT TERMS:

In the said Pansn Suit, the Assignors (arrayed as Defendant Nos. 1, 2 and 3), Pansn (the Plaintiff) through the Confirming Party (Defendant No. 5) and the Assignee (arrayed as Defendant No. 4) have filed the said duly executed Consent Terms (in the format attached at Annexure "E" hereto), prior to the execution of this Deed. The Hon'ble Bombay High Court has taken the Consent Terms on record and has passed the said Order in terms of Consent Terms. Although, the said Order has not been uploaded, all parties to this Deed of Assignment admit that they were present before the Hon'ble Bombay High Court when the matter was called out and that all parties agree and undertake that the Consent Terms have been taken on record by the Hon'ble Bombay High Court. It is expressly agreed, recorded and declared that any of the Parties hereto shall not question the non-uploading of the said Order passed by the Hon'ble Bombay High Court as a ground to claim that the settlement has not been arrived at between the parties or to claim that there is an encumbrance, claim, demand and litigation in respect of the said Property and/or the development rights in respect thereof and/or the TDR or any part thereof. The parties hereto confirm that the Consent Terms record the full and final settlement between the Parties hereto and that all claims of Pansn and the Confirming Party with regard to said Pansn Writing read with the draft development

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agreement (being Exhibit N-1 annexed to the Plaint in the Pansn Suit) and all other documents, if any, executed by the Assignors with Pansn and/or the Confirming Party have been settled, and that Pansn and the Confirming Party have no claim against the Assignors and/or the Assignee and/or the said Property and/or the development rights in respect thereof and/or the said TDR. The Assignee confirms that the Assignors shall not be liable to pay any amounts to Pansn and/or the Confirming Party, and all such amounts have been or shall be paid by the Assignee alone to them.



6. REPRESENTATIONS AND WARRANTIES OF THE ASSIGNORS:

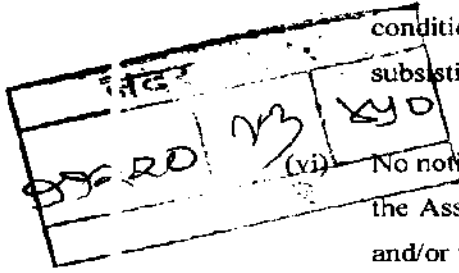
The Assignors hereby jointly and severally represent, warrant and declare that:



- (i) The said Society is the owner of the said Land.
- (ii) The Assignors are the lessees of the said Land and are entitled to the leasehold rights in respect of the said Land and the Assignors are the absolute owners of the said Premises and their title in respect of the leasehold right in the said Land and the ownership rights in respect of the Premises is clear and marketable and free from all encumbrances, claims and litigations (save the said TDR claimed to be loaded on the said Property by Pansn and the Confirming Party and the said tenants occupying the said Tenanted Premises) and the Assignors have full authority without any restriction to enter into the transaction as contemplated herein.
- (iii) The details pertaining to the Tenants and Tenanted Premises as mentioned in Annexure – "D" hereto are true and correct.
- (iv) Save and except the Assignors and the said Tenants occupying the said Tenanted Premises, there are no other persons/ tenants/ occupants who are in occupation of the said Land and the Building.

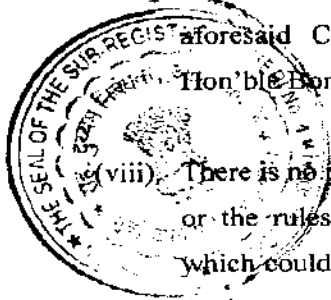
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- (v) The Assignors have fully complied with the terms and conditions of the said Lease Deed and the same is valid and subsisting.



- (vi) No notice of any breach and/or termination has been received by the Assignors from the said Society in respect of the said Land and/or under the said Lease Deed.

- (vii) The Assignors have not entered into any deeds, documents, agreements, understandings and writings of any nature whatsoever with any person or party in respect of their leasehold rights in respect of the said Land and/or the Premises, save and except the said Pansn Writing with Pansn in respect of which the said Pansn Suit had been filed by Pansn, in which Suit the aforesaid Consent Terms have been duly filed before the Hon'ble Bombay High Court.



- (viii) There is no proceeding pending under the Income Tax Act, 1961 or the rules made thereunder in respect of the said Property which could affect the transaction hereunder or the rights of the Assignee under this Deed, and, to the best knowledge of the Assignors, there is no proceeding, in respect of the tenancy rights of the said Tenants in respect of the said Tenanted Premises;

- (ix) Save and except the said PANSN Suit in which the Assignors, Assignee, Pansn and Confirming Party have signed and filed the Consent Terms as mentioned hereinabove, the said Property and/or any part thereof and/or the said Shares are not subject to any litigation or proceedings (including any proceedings under the Income Tax Act, 1961) in any court or tribunal or arbitration or revenue proceedings or quasi-judicial proceedings.

- (x) There is no attachment or injunction on the said Property and/or the said Shares either before or after judgment or in custody/symbolic or physical possession of the Court Receiver or any other receiver appointed by order of competent court and there is no money decree passed against the Assignors in respect of the said Property or any part thereof and/or the said Shares or in respect of the development thereof.

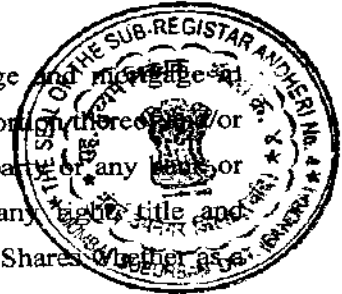
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(xi) There are no litigations pending between the Assignors and the said Tenants or any of them in respect of the said Tenanted Premises or any part thereof.

(xii) No third-party rights of any nature whatsoever have been created / undertaken by the Assignors with respect to the said Property or any part thereof and/or the said Shares, of any nature whatsoever, save the said TDR claimed to be loaded by Pansn on the said Property).

(xiii) The Assignors have not created any charge and mortgage in respect of the said Property or any part or portion thereof or the said Shares in favor of any person or party or any bank or financial institutions and no person has any right title and interest in the said Property and/or the said Shares whether as a mortgagee or charge holder or otherwise.

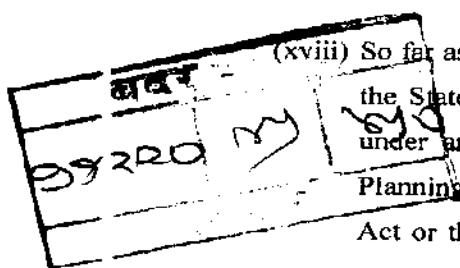


(xiv) Save and except the Building including the 2(two) garages, there are no structures on the said Land.

(xv) There are no Wealth Tax, Sales Tax or GST or VAT or other Taxation proceedings either for recovery or otherwise initiated by any Taxation Authorities or Local Authorities pending against the Assignors whereby the right of the Assignors to transfer the said Property and/or the said Shares in the manner as provided herein are in any way affected.

(xvi) The Assignors have not received any notices, claims and demands from the Government and any of its departments in respect of payment of stamp duty, or penalties, or unearned income, on any past documents/instruments in respect of the said Property or any part thereof and/or the said Shares.

(xvii) So far as the Assignors are aware, there is no easement, impediment, prohibition, restriction under any contract of any Applicable Law or negative covenant running with the said Land, whereby the Assignors are or will be in any manner restrained, prohibited, prevented from undertaking the transaction contemplated herein.



(xviii) So far as the Assignors are aware, no notice from the Central or the State Government or any other local body or authority or under any law including the Land Acquisition Act or Town Planning Act or the Epidemic Disease Act or Defence of India Act or the Requisition and Acquisition of Lands Act, or under tenancy and agricultural laws, or municipal acts or any state or central legislation, rules, regulation, ordinance, order, notification, resolution including any notice for acquisition or requisition of or in respect of the said Property or any part thereof and/or the said Shares has been received or served.

(xix) There is no subsisting/surviving Exemption Order issued under the provisions of Section 20 of the ULC Act, 1976 with respect to the said Land, and no part of the said Land has been or ever was subject to proceedings under Section 10(3) and/or 10(5) of the ULC Act, 1976, and the said Land is not affected by the provisions of the ULC Act, 1976.

(xx) There have been no proceedings initiated, no notices been served on and/or received by the Assignors and no orders affecting or relating to the said Land have been passed under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976.

(xxi) No part of the FSI or development potential of the said Land (except the said TDR claimed to be loaded by PANSN on the said Land) has been utilized by the Assignors and/or any third party and/or marketed/sold to any third party at any point of time, except the FSI utilized in the construction of the Building, and the Assignee has made his own enquiries and has satisfied himself with regard to the area of the said Land, the set back area (if any), condition of the said Land, potentiality of development, availability of FSI, TDR FSI, fungible FSI, Revenue Records, City Survey Records and the carpet area of each Flat/Block/Premises in the Building.

(xxii) There is no prohibitory order or order of attachment of any department of income tax for taxes or of any department of the Government, Central and/or State, CBI, Enforcement

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Directorate, local body, public authority, court or tribunal for taxes, levies, dues and cesses in respect of the said Property or any part thereof and/or the said Shares and/or preventing or restraining the Assignors from entering into this Deed.

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(xxiii) Save and except the Society NOC, no consent from any third party is required for the transaction contemplated herein.

(xxiv) No person/s other than the Assignors have any right, claims or demand in respect of the said Property (subject to the tenancy rights of the said Tenants in the said Tenanted Premises) and the said Shares and the development potential of the said Land, (except the said TDR claimed to be loaded by PANSN on the said Land for which the Assignee agrees, undertakes and confirms that it will not hold the Assignors responsible for any reason whatsoever.



(xxv) No part of the said Land is forest land (either protected forest or reserved forest or private forest) and the said Land is also not affected by Coastal Regulation Zone.

(xxvi) So far as the Assignors are aware, there are no restrictions, reservations or designations under any law by any department of the government or any other local body or authority or Government Ordinance, Order, Notification or otherwise or under the Development Plan, 2034 that may, adversely impact the development of the said Land.

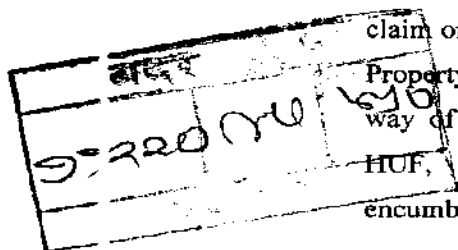
(xxvii) There is no temple, or any other place of worship on the said Land or any portion thereof. No part of the said Land is dedicated orally or in writing to religious or charitable uses or used as a place of worship by them.

(xxviii) No part of the said Property has been dedicated as a wakf.

(xxix) So far as the Assignors are aware, the said Land falls under the Residential Zone.

(xxx) Save and except the said Tenants and the said TDR claimed to be loaded by PANSN on the said Land, nobody either as a co-

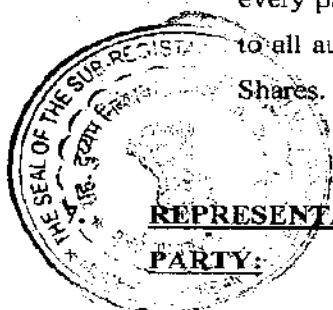
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owner, coparcener, partner, tenant, has any right, title, interest, claim or demand of any nature whatsoever in to or upon the said Property or any part thereof and/or the said Shares including by way of sale, agreement for sale, charge, lien, mortgage, gift, HUF, trust, lease, sub-lease, license, tenancy, easement, encumbrance, or otherwise howsoever.

(xxxii) There are no minors interested in the said Property or any part thereof and/or the said Shares and the said Property and/or the said Shares are not a HUF property.

(xxxiii) The Assignors and the said Tenants have paid to-date all property taxes, municipal taxes, etc. on the said Property and every part thereof and all other amounts and outgoings payable to all authorities, in respect of the said Property and/or the said Shares.



REPRESENTATIONS OF PANSN AND THE CONFIRMING PARTY:

Pansn and the Confirming Party hereby declare, represent and warrant to the Assignee as mentioned below:

- (i) The title of Pansn in respect of the said TDR is clear and marketable free from all encumbrances, claims and litigations.
- (ii) The name of the Confirming Party is appearing on the Development Right Certificates and other records maintained by MCGM as the director of Pansn and the same is only for the purpose of convenience and the Confirming Party has no right, title and interest of any nature whatsoever in the said TDR and/or the DRC and/or the said Property and/or the development rights pertaining thereto.
- (iii) Save and except Pansn, nobody else has any claim, right, title and/or interest in the respect of the said TDR including any benefits arising therefrom including the TDR FSI loaded pursuant thereto and Pansn alone is entitled to transfer and convey the said TDR to the Assignee as mentioned hereinabove.

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(iv) That there are no suits, proceedings, claim or demand of any nature or kind filed and/or pending and/or subsisting in any Court of Law and/or Authority and/or otherwise in respect of Pansn's Rights and there is no impediment against Pansn by reason of any Order, Decree or Injunction of any Court of Law and/or Authority and/or otherwise howsoever in entering into this Deed and conveying and transferring Pansn's Rights to the Assignee.

(v) Pansn has not sold/ transferred / assigned/ gifted/ exchanged/ mortgaged / charged / encumbered or otherwise created any third party rights in respect of Pansn's Rights of any nature whatsoever and/or entered into any agreement / arrangement / deed / writing / document of any nature whatsoever in respect thereof, to/ with any person or persons by reason whereof Pansn is prevented from entering into these presents or otherwise.

(vi) Pansn and/or the Confirming Party has not entered into any letter of allotment, booking form, agreement for sale, agreement to sell in respect of any premises in the Building and/or the building to be constructed on the said Land and neither Pansn nor the Confirming Party has received any consideration, whether monetary or otherwise, from any third party in respect of Pansn's Rights and/or any premises in the Building and/or the building to be constructed on the said Land.

(vii) Pansn and the Confirming Party have good right, full power and absolute authority to enter into this Deed and to carry out the transaction contained herein and Pansn has full right to transfer, convey and release their right, title and interest in respect of Pansn's Rights in favour of the Assignee as contained herein.

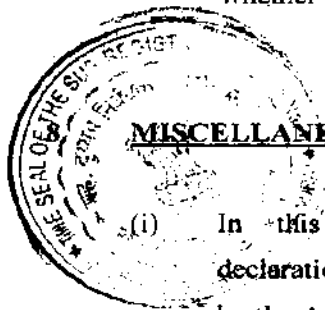
(viii) There are no Wealth Tax, Sales Tax or GST or VAT or other taxation proceedings either for recovery or otherwise initiated by any taxation authorities or local authorities pending against Pansn and/or the Confirming Party whereby their right to transfer and convey Pansn's Rights in the manner as provided herein are in any way affected.

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- (ix) There is no prohibitory order or order of attachment of any department of income tax for taxes or of any department of the Government, Central and/or State, CBI, Enforcement Directorate, local body, public authority, court or tribunal for taxes, levies, dues and cesses in respect of Pansn's Rights or any part thereof and/or preventing or restraining Pansn and/or the Confirming Party from entering into this Deed.

- (x) Pansn and/or the Confirming Party has not created any charge and mortgage in Pansn's Rights or any part or portion thereof in favor of any person or party or any bank or financial institutions and no person has any right, title and interest in Pansn's Rights whether as a mortgagee or charge holder or otherwise.

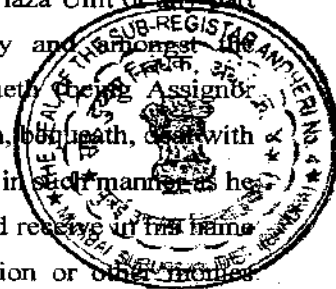


MISCELLANEOUS:

- (i) In this Deed of Assignment various representations, declarations, confirmations, indemnities, etc., have been given by the Assignors, Pansn and the Confirming Party, respectively, to the Assignee. The Assignors state that they are not responsible for any of the representations, declarations, confirmations, indemnities, etc., made or given by Pansn and/or the Confirming Party to the Assignee, whether with regard to the said TDR and/or otherwise whatsoever, and the Assignee hereby declares, confirms and assures the Assignors that he will not hold the Assignors responsible in any manner whatsoever and under any circumstances whatsoever in this regard and/of make any claim of any nature whatsoever against the Assignors in this regard. Similarly, it is agreed, confirmed and understood by and amongst the parties hereto that Pansn and the Confirming Party are not responsible for any of the representations, declarations, confirmations, indemnities, etc., made or given by the Assignors and that the Assignee hereby declares, confirms and assures Pansn and the Confirming Party that he will not hold them responsible in any manner whatsoever and under any circumstances whatsoever in this regard and/or make any claim of any nature whatsoever against them in this regard.

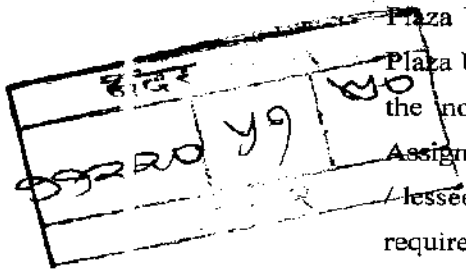
- (ii) The Assignors clarify and the Assignee confirms that the Unit No.39 on the first floor of the building known as Swastik Plaza standing on property bearing Plot No. U-8-2, Vaikunthal, Menta Marg, in the Juhu Vile Parle Development Scheme, Juhu, Mumbai 400049 ("Swastik Plaza Unit"), does not and shall not form or be deemed to form part of the subject matter of the Deed of Assignment herein in favour of the Assignee. The Assignee shall not make any claim in respect of the Swastik Plaza Unit. The Assignee shall not be responsible/liable in any manner whatsoever in respect of the said Swastik Plaza Unit or any part thereof. It has inter se been agreed by and amongst the Assignors that the said Girish Vrajlal Sheth (the Assignor No.1 herein) shall alone be entitled to retain, hold, manage, use, and dispose off the said Swastik Plaza Unit in such manner as he may deem fit in his absolute discretion, and receive in full and appropriate to himself the consideration or other moneys received on any such transfer. The rights reserved by the Assignors (i.e. with the Assignor No.1) in respect of the Swastik Plaza Unit shall be deemed to a covenant running with the land and shall bind all future transferees/lessees of the said Land and the Assignor No.1 and the transferees/acquirers of the Swastik Plaza Unit shall alone be entitled to all benefits that may accrue, whether now or in future with regard to the Swastik Plaza Unit including new permanent alternate premises as a result of redevelopment of the building Swastik Plaza in future and/or any other benefits arising therefrom. The Assignors their heirs/ executors / administrators / transferees / lessees / licensees shall be solely liable to bear and pay all property taxes, municipal outgoings, cesses, taxes, rates, and other charges, including electricity charges, water charges, etc. and all other outgoings payable in respect of the said Swastik Plaza Unit and further abide by and comply with at all times the terms, conditions and covenants mentioned in the Agreement dated 8th June, 1989 executed between the said Society and Tejpal Tulsidas Raimangia and Agreement dated 21st November, 1989 executed between Tejpal Tulsidas Raimangia and Vrajlal Dharamsey Sheth ("Swastik Plaza Unit Agreements"). For the aforesaid purpose, the Assignee for self and on behalf of his heirs, executors, administrators and assigns and as the lessee of the said Land, further agrees that if the consent of the said Society is

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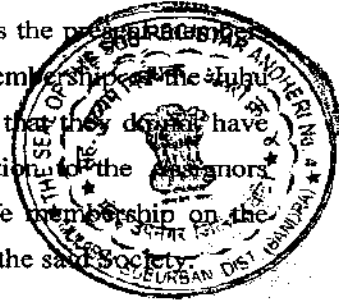


required, for retention by the Assignor No.1 of the Swastik Plaza Unit and/or for the transfer/lease/license of the Swastik Plaza Unit to any third party or person and/or for the transfer of the nominal membership (if any) and/or for admitting the Assignor No.1 his heirs / executors / administrators / transferees / lessees / licensees as a nominal member of the said Society (if required) only for the purpose of holding and/or utilizing the said Swastik Plaza Unit, then the Assignee herein for self and on behalf of his heirs, executors, administrators and assigns and as the lessee of the said Land, agrees to sign and execute all such forms, applications, declarations and writings as may be required by the said Society, without demanding any monies consideration in any form. It is also hereby clarified that the Assignors and/or their heirs / executors / administrators / transferees / lessees / licensees by virtue of being a nominal member of the said Society with respect to the said Swastik Plaza Unit, shall have no right, title, interest of any nature whatsoever over the said Property or any part thereof and the Assignee shall be the sole and absolute owner of the said Property. Further, in the event, if due to any amendment of the bye -laws/rules/regulations of the said Society in the future or if any views taken by the said Society whereby, the Assignors their heirs / executors / administrators / transferees / lessees / licensees become entitled to any right of whatsoever nature in respect of the said Property or any part thereof by virtue of being a nominal member of the said Society with respect to the Swastik Plaza Unit, the Assignors and/or their heirs / executors / administrators / transferees / lessees / licensees expressly declare and confirm that they shall at no point in time make any claim of any nature whatsoever with respect to the said Property. That the Assignors and/or their heirs / executors / administrators / transferees / lessees / licensees right is limited at all times only to the extent of the Swastik Plaza Unit. The Assignors and/or their heirs / executors / administrators / transferees / lessees / licensees shall sign and execute all such forms, applications, declarations and writings as may be required by the Assignee to confirm and effectuate the aforesaid and shall address all necessary letters/correspondences to the said Society in this regard. The Assignor No.1 is in the possession of the Swastik Plaza Unit and he shall be entitled to part with possession of the

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57220	Unit
framed by the said	

same to the third party to whom he transfers the Swastik Plaza Unit in accordance with the terms of the Swastik Plaza Unit Agreements, bye laws, rules and regulations framed by the said Society (as amended from time to time). All costs and expenses for the transfer/lease/license/disposing of the said Swastik Plaza Unit including but not limited to transfer charges, donations, stamp duty, registration charges etc. shall be borne and paid by the Assignors and/or their heirs / executors / administrators / transferees / lessees / licensees

- (iii) The Assignors herein in their capacities as the members of the said Society are entitled to the Membership of the Juhu Vile Parle Club. The Assignee confirms that they do not have and shall not hereafter raise any objection to the Assignors applying to Juhu Vile Parle Club for life membership on the basis of them being erstwhile members of the said Society.
- (iv) The Parties to this Deed, hereby confirm that the consideration as mentioned in this Deed is adequate and the sufficiency and validity of which they shall not challenge hereinafter.
- (v) It is agreed between the Parties that each Party shall be liable to bear and pay their income tax in respect of income received by each Party and neither Party shall bear and pay the income tax and all other taxes payable by the other Party.
- (vi) The persons signing this Deed on behalf of the respective Parties represent and covenant that they have the authority to sign and execute this Deed on behalf of the Parties for whom they are signing.
- (vii) The Parties agree that this Deed supersedes all prior agreements, contracts and arrangements between the Parties.
- (viii) All the stamp duty and registration charges on this Deed including for assignment of leasehold rights in the said Land and transfer and assignment of the said Building and the TDR shall be borne and paid solely by the Assignee. The Parties hereto agree and undertake to admit the execution of this Deed before the concerned office of Sub-Registrar of Assurances and attend



their office to complete the registration of this Deed as may be required by the Assignee/ Purchaser.

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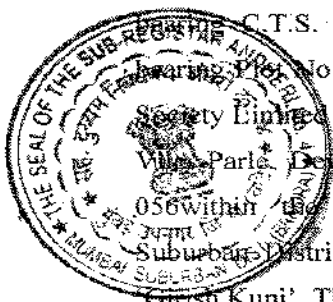
Each Party shall bear and pay the fees of their respective Advocates' / Legal Advisors'.

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

THE SCHEDULE ABOVE REFERRED TO:

(Description of the said Property)

All that piece and parcel of leasehold land admeasuring approximately 1,180 square yards equivalent to 986.80 square meters or thereabouts



C.T.S. No 275 of Village Vile Parle, Taluka Andheri and bearing Plot No 41, in the estate of the Swastik Co-operative Housing Society Limited situate, lying and being at N. S. Road No. 3 in the Juhu Vile Parle Development Scheme, Vile Parle (W), Mumbai- 400 056 within the Registration Sub-District of Bandra, in Mumbai Suburban District together with building standing thereon known as 'Girish Kunj'. The said Land is bounded as follows:

On or towards West	:	By 40 feet Road;
On or towards East	:	By Plot No.25 & Plot No.24, bearing CTS Nos.265 & 266;
On or towards North	:	By Plot No.40, bearing CTS No.276;
On or towards South	:	By Plot No.42, bearing CTS No.254.

SIGNED AND DELIVERED

by the withinnamed

"Assignor/ Vendor No.1"

MR. GIRISH VRAJLAL SHETH

in the presence of

)

)

)

)

)

Girish V. Sheth



1. *S.V. Thakkar*

2. *(Signature)*

10/2/20

2/2

SIGNED AND DELIVERED

by the withinnamed

"Assignor/ Vendor No.2"

MR. VATSAL GIRISH SHETH

in the presence of

1. S.V. Thakkar

2. [Signature]

[Signature]



SIGNED AND DELIVERED

by the withinnamed

"Assignor/ Vendor No.3"

MR. DARSHIL GIRISH SHETH

in the presence of

1. S.V. Thakkar

2. [Signature]

बदर - २५		
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[Signature]



SIGNED AND DELIVERED for and

on behalf of the within named 'Pansn

being **PANSN CONSTRUCTION**

AND DEVELOPERS PRIVATE

LIMITED by its Director, Mr. Haresh

Shah, pursuant to the Resolutions

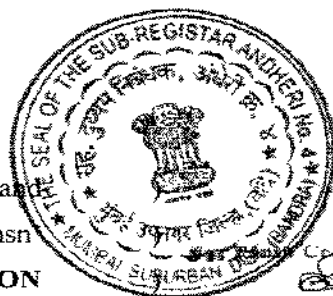
passed by its Board of Directors at their

meeting held on 23rd February 2022, in

the presence of:

1. [Signature]

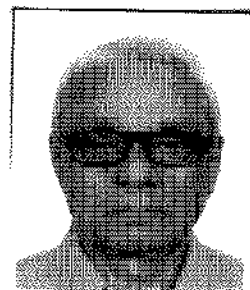
2. [Signature]



Construction & Developers Pvt. Ltd.

[Signature]

Director



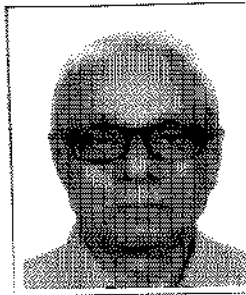
[Signature]

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SIGNED AND DELIVERED for and
on behalf of the within named 'the
Confirming Party'

MR. HARESH SHAH

in the presence of:



[Signature]

1. *Runahar*

2. *Yash*



[Signature: Mehul Kirit Mehta]

SIGNED AND DELIVERED for and
on behalf of the within named 'the
Assignee/ Purchaser' MR. MEHUL
KIRIT MEHTA in the presence of.

1. *Runahar*



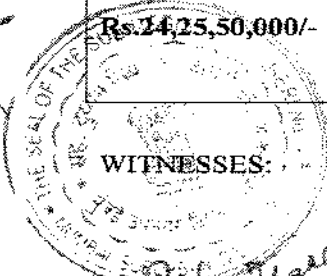
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RECEIVED from the withinnamed Assignee, a sum of Rs. 24,50,00,000/- (Rupees Twenty Four Crores Fifty Lakhs only) being the full and final Assignor's Consideration payable by the Assignee to the Assignors towards the (i) transfer and assignment of the leasehold rights in respect of the said Land and transfer of the said Shares (ii) sale, assignment, conveyance and transfer of the Building in the following manner:

Amount (Rs.)	Payment Details	Tax Deducted at Source (TDS)	Total Amount (Rs.)	In Favour of
Rs.3,00,00,000/- (Rupees Three Crores Only)	By Demand Draft No. 017248 dated 23-02-2022 drawn on HDFC Bank, Vile Parle (West) Branch		Rs.3,00,00,000/- (Rupees Three Crores Only)	Assignor No.1 - Girish Vrajlal Sheth
Rs.2,33,61,000/- (Rupees Two Crores Thirty Three Lakhs Sixty One Thousand Only)	By Demand Draft No. 037316 dated 10/08/2022 drawn on HDFC Bank, Vile Parle (West) Branch	Rs.5,39,000/- (Rupees Five Lakhs Thirty Nine Thousand Only)	Total Rs.2,39,00,000/- (Rupees Two Crores Thirty Nine Lakhs Only)	Assignor No.2 - Girish Vrajlal Sheth
Rs.9,45,94,500/- (Rupees Nine Crores Forty Five Lakhs Ninety Four Thousand Five Hundred Only)	By Demand Draft No. 037317 dated 10/08/2022 drawn on HDFC Bank, Vile Parle (West) Branch	Rs.9,55,500/- (Rupees Nine Lakhs Fifty Five Thousand Five Hundred Only)	Rs.9,55,50,000/- (Rupees Nine Crores Fifty Five Lakhs Fifty Thousand Only)	Assignor No.2 - Vatsal Girish Sheth

Rs.9,45,94,500/- (Rupees Nine Crores Forty Five Lakhs Ninety Four Thousand Five Hundred Only)	By Demand Draft No. <u>037318</u> dated <u>10/08/2022</u> drawn on HDFC Bank, Vile Parle (West) Branch	Rs.9,55,500/- (Rupees Nine Lakhs Fifty Five Thousand Five Hundred Only)	Rs.9,55,50,000/- (Rupees Nine Crores Fifty Five Lakhs Fifty Thousand Only)	Assignor No.3 – Darshil Girish Sheth
Total: Rs. 24,25,50,000/-		Total: Rs. 24,50,000/-	Total: Rs. 24,50,00,000/-	



WITNESSES:

1. SV Sheth

2. [Signature]

WE SAY RECEIVED

1. Girish V Sheth

Girish Vrajlal Sheth

2. [Signature]

Vatsal Girish Sheth

3. [Signature]

Darshil Girish Sheth

(Assignors)

बदर		
११२२०	५०	४५०

बदर - १५		
९९२२०	५१	४५०
२०२२		

RECEIVED from the withinnamed Assignee, a sum of Rs. 3,41,00,000/- (Rupees Three Crores Forty One Lakhs only) being the full and final Pansn's Consideration payable by the Assignee to Pansn and the Confirming Party for the transfer, sale, grant, conveyance of the said TDR in the following manner:

Amount (Rs.)	Payment Details	In favour of
Rs.21,00,000/- (Rupees Twenty One Lakhs Only)	By Cheque No. 000677 dated 23-02-2022 drawn on HDFC Bank, Vile Parle (West) Branch	Pansn Construction and Developers Private Limited
Rs.3,20,00,000/- (Rupees Three Crores Twenty Lakhs Only)	By Demand Draft No. 037319 dated 10/08/2022 drawn on HDFC Bank, Vile Parle (West) Branch	Pansn Construction and Developers Private Limited

WITNESSES:

1. Ramesh Gupta

WE SAY RECEIVED

For PANSN Construction And
Developers Private Limited

For Pansn Construction and Developers Private Limited.

(Authorized person)

2. Anjali Patel
ANJALI PATEL

Confirmed by:

Haresh Shah
Haresh Shah (Confirming Party)

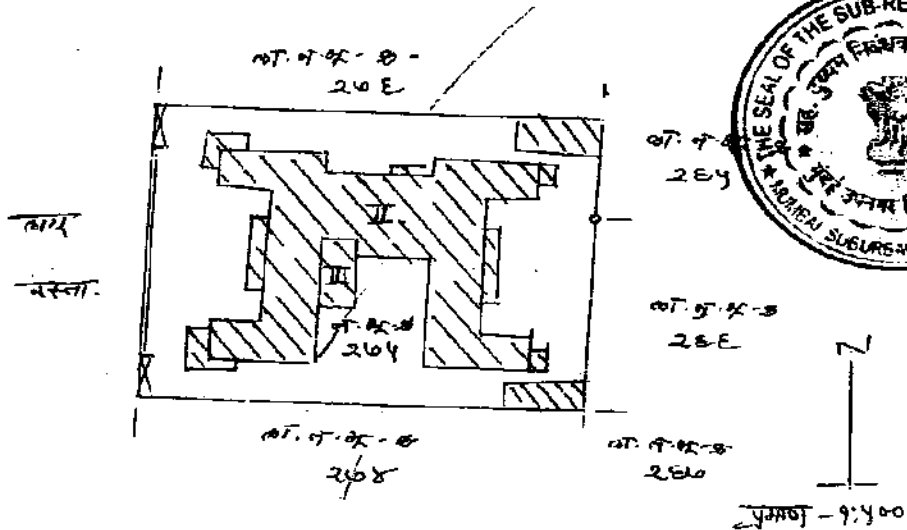
बख्तर - १५५		
०१२०५८	४८	६५०
२०२२		



Annexure "A"
(Plan of the said Land)

बदर - १५		
०१२२०	६०	४५०

अजिमाद:- श्री. उद्योग उपाध्याय सांख्यिक मजदूर नगर मजदूर
 विवेकानंद सांख्यिक मजदूर पुनर्विनिर्माण कार्यालय ४५
 फसल न. ४५-३-२०५ नकाशा नं. ४५३२०५ नमूना



रिफ. न. ४५-३-२०५ (१५५००) २०५३
 लीट न. ४५-३-२०५ (१५५००)

न. ४५-३-२०५ - १५५००

न. ४५-३-२०५ (१५५००) न. ४५-३-२०५ (१५५००)

न. ४५-३-२०५ (१५५००) न. ४५-३-२०५ (१५५००)

न. ४५-३-२०५ (१५५००) न. ४५-३-२०५ (१५५००)

न. ४५-३-२०५ (१५५००) न. ४५-३-२०५ (१५५००)

न. ४५-३-२०५ (१५५००) न. ४५-३-२०५ (१५५००)

सत्य-प्रतिनिधि

(Signature)

नगर मजदूर नगर मजदूर विभाग

CL
 11/11/20

वर्ग - २५	
५२२०	६१५०



Annexure "B"
(Copy of the PR Card of the said Land)

बदर - १५		
57220	६२	५०
२०२२		



महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

नाम/पेठ : विलेपार्ले(२)		सामुदायिक/म.पु.का. : नगर धुनपन अधिकारी, विलेपार्ले			385
नगर धुनपन क्रमांक	सिट नंबर	प्लॉट नंबर	ब्लॉक नं. १०	वारपाधिकार	साक्षरता विलेपार्ले आकाराचा किना वाळवाला उपशिल आणि त्याच्या केंद्रवाचणीची निवड वेळ
२७५			१८६.८०	सी	सा.१-८-६७ ते ३१-७-७०/३२.१० वर साल पावून ३५.५० १-८-७१ पासून.

धुनपन अधिकारी	
हस्ताक्षर धुनपन अधिकारी	H व स्वस्तिक को ऑपरेटिव्ह हाऊसिंग सोसायटी कोस्टीन सि.नं. १५० प्रमाणे.
पट्टेदार	L [श्री.गिरीश डी. शेट]
धुनपन अधिकारी	
हस्ताक्षर	



दिनांक	व्यवहार	सहायक	सहायक
०८/०५/१९७०	श्री.स.व्या १९५६ च्या मजग मजगचे कन्यासलगत म.वा.स. च्या १९५८ अंमलबजावणी कायदानुसार व म.स.व्या नमूने सर्वेक्षी करवावुसार क्षेत्र आकाराचे संपादन केले.		सहा- ०८/०५/१९७० वि.वि.मि.पु.अ. न.पु.अ.क.३
२९/०५/१९७०	श्री.अपर उपजिल्हाधिकारी अथेरी यांचेकडील पु.नं.८८८-८८९ अंमलबजावणी विलेपार्ले साध गोंद वेतली.		सहा- २९/०५/१९७० न.पु.अ.क.३
०२/०७/१९७३	धुनपन विलेपार्ले आकार म.अपर उपजिल्हाधिकारी पु.नं.८८९ यांचेकडील आदेश क्र.८८८/८८९/७३ दिनांक ३-७-७३ प्रमाणे धुनपन विलेपार्ले आकार व मुद्रातवाड		सहा- ०२/०७/१९७३ न.पु.अ.क.३ न.पु.अ.क.३
१६/०८/१९७३	म.अपर उपजिल्हाधिकारी पु.नं.८८९ यांचेकडील आदेश क्र.८८९/८८९/७३ दिनांक १०/८/७३ अन्वये विलेपार्ले सा-याची नोंद वेतली.		सहा- १६/०८/१९७३ न.पु.अ.क.३
२८/०३/२००७	गिरीश डी.शेट हे दिनांक २५/१०/२००५ रोजी व श्रीमती.जसवंती गिरीश डी.शेट या दि.५/७/१९७८ रोजी मजग प्रतिष्ठापन मृत्युचक्रावळी व जबाबान्वये वारसाची नोंद केली	L श्री.गिरीश गिरीश डी.शेट [१८६.८० चौ.मी.] र.प.१० चौ.मी [३ श्रीमती.ड.सा जसवंती शेट [३ श्रीमती.गिरीश नरेश शेट [३ श्रीमती.जसवंती किरीट शेट]	केंद्रकार क्र.३३३ प्रमाणे सहा- २८/०३/२००७ न.पु.अ.विलेपार्ले
२८/०३/२००७	म.अपर उपजिल्हाधिकारी अथेरी १ मुंबई उपनगर विलेपार्ले यांचेकडील नोंदणीकृत दस्त क्र.८६५/२००७ दि.३/२/२००७ अन्वये श्रीमती.ड.सा जसवंती शेट या, श्रीमती.गिरीश नरेश शेट व श्रीमती.जसवंती किरीट शेट यांची व.पु.अ.क.३ मधील क्षेत्र १८६.८ चौ.मी वरील त्यांचा हक्क श्री.गिरीश गिरीश डी.शेट यांचे लाभार्थी सोपुन विलेपार्ले श्रीमती.ड.सा जसवंती शेट या, श्रीमती.गिरीश नरेश शेट व श्रीमती.जसवंती किरीट शेट यांची नोंद केली.		केंद्रकार क्र.३३३ प्रमाणे सहा- २८/०३/२००७ न.पु.अ.विलेपार्ले
१८/११/२०१५	म.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.सा.पु.१/मि.प./अथेरी नोंद/२०१५ पुणे दि.१६/३/२०१५ व इतरांचे आदेश क्र.न.पु.विलेपार्ले/के.क्र.१०२२ दिनांक १८/११/२०१५ अन्वये केवळ यांचेकडील नोंदबद्दीवरील क्षेत्र व विकसित पत्रिकेवरील क्षेत्र मजग असलेले विकसित पत्रिकेवर नमूद अंती क्षेत्रावरील नजरे सहाय्यी पूर्णक आत घेऊन चौ.मी दाखल केले.		केंद्रकार क्र.१०२२ प्रमाणे सहा- १८/११/२०१५ न.पु.अ.विलेपार्ले
०७/०६/२०२२	बळीसपत्र नोंद - सह पु.मि. अथेरी ५ यांचेकडील र.प.क. ३७३०/२०२२ दिनांक १७/०३/२०२२ अन्वये श्री.गिरीश गिरीश डी.शेट यांनी बळीसपत्र दिल्याने बळीसपत्र क्षेत्रासाठी बळीसपत्र देणार यांचे नाव दाखल केले.	सह पु.मि. अथेरी ५ ३७३०/२०२२ ०७/०३/२०२२ वर्गीकृत गिरीश डी.शेट ३८४.८५ चौ.मी	केंद्रकार क्र.१०५६ प्रमाणे सहा- ०७/०६/२०२२ न.पु.अ. न.पु.अ. विलेपार्ले

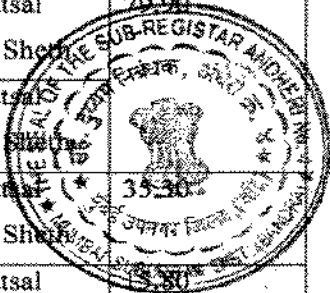
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बदर - १५		
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२०२२		

Annexure "C"
(Details pertaining to the Assignors' Premises)

Sr No.	Flat No.	Floor	Name of Assignors	Flat Area in square mtrs. (carpet area)
01	01	Ground	Girish Sheth, Vatsal Sheth & Darshil Sheth	60.70
02	11	Second	Girish Sheth, Vatsal Sheth & Darshil Sheth	79.90
03	12	Second	Girish Sheth, Vatsal Sheth & Darshil Sheth	79.90
04	301	Third	Girish Sheth, Vatsal Sheth & Darshil Sheth	35.30
05	Garage No. 2	Ground	Girish Sheth, Vatsal Sheth & Darshil Sheth	



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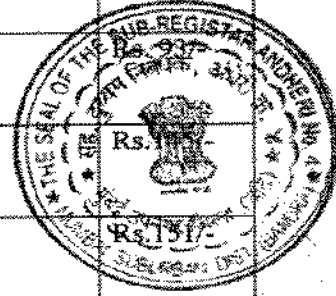
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Annexure "D"

(Details pertaining to the said Tenants and the said Tenanted Premises)

बदर - १५		
२९२२०	६६	१५०
२०२२		

Sr. No.	Flat No.	Name of Tenants	Flat Area in sq. mtrs. (Carpet Area)	Rent per Month
Ground Floor				
1	2	Mr. Vipinchandra K. Modi	78.50	Rs. 202/-
2	3	Mrs. Urmilaben (Bakula) K. Mehta	37.50	Rs. 151/-
3	4	Mr. Maheshchandra Chandulal Patni	59.20	Rs. 151/-
4	5	Mr. Pravinchandra P. Madia	59.20	Rs. 151/-
First Floor				
5	6	Mrs. Jyotsnaben L. Shah	63.20	Rs. 166/-
6	7	Mrs. Ushaben H. Parikh	63.20	Rs. 166/-
7	8	Mrs. Prabhaben Nandlal Shah	53.40	Rs. 148/-
8	9	Mrs. Vasuben S. Jasani	63.20	Rs. 166/-
9	10	Mrs. Dakshaben Narendra Chitroda	63.20	Rs. 166/-
Second Floor				
10	12A	Mrs. Ushaben H Parikh	44.60	Rs. 130/-
11	13	Mr. Jayantilal Vrajlal Shah	53.40	Rs. 151/-
12	14	Mrs. Pushpaben L. Mehta	63.20	Rs. 171/-
13	15	Mr. Vasantbhai C. Tolia	63.20	Rs. 171/-
14	Garage No.01	Mr. Vasantbhai C. Tolia	15.80	



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९९२२०	६०	४५०
२०००		



ANNEXURE "E"
(Agreed format of the Consent Terms)

बदर - १५		
९२२०	२८	४५०
२०२२		

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION

SUIT NO.2631 OF 2007

1.	PANSN CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED, a Company registered under the Companies Act, 1956 having its registered office at Sarvodaya, 26, Sarojini Road, Vile Parle (West), Mumbai 400 056.	)	
2.	HARESH SHAH, of Mumbai Indian Inhabitant having his address at G/2 Sarvodaya, 26 Sarojini Road, Vile Parle West, Mumbai - 400 056.	)	
Versus			...PLAINITFFS
1.	GIRISH VRAJLAL SHETH, of Mumbai Indian Inhabitant, having address at Girish Kunj, 2 nd Floor, Plot No.41, Swastik Society, N.S. Road No.3, JVPD Scheme, Vile Parle (West), Mumbai 400 056.	)	
2.	VATSAL GIRISH SHETH, of Mumbai Indian Inhabitant, having address at Girish Kunj, 2 nd Floor, Plot No.41, Swastik Society, N.S. Road No.3, JVPD Scheme, Vile Parle (West), Mumbai 400 056.	)	
3.	DARSHIL GIRISH SHETH, of Mumbai Indian Inhabitant having	)	

बदर - 1
99220 SE 18/05

address at Girish Kunj, 2 nd Floor, Plot No.41, Swastik Society, N.S. Road No.3, JVPD Scheme, Ville Parle (West), Mumbai 400 056.	)	
MEHUL KIRIT MEHTA, of Mumbai Indian Inhabitant having his address at Shreenath House, Rama Residency, Dadabhai Cross Road No. 3, Vile Parle (West), Mumbai 400 056.	)	
	)	...DEFENDANTS



CONSENT TERMS

By consent of the parties, the following party be added as Plaintiff No.2:

HARESH SHAH, of Mumbai Indian Inhabitant having his address at G/2 Sarvodaya, 26 Sarojini Road, Vile Parle West, Mumbai – 400 056.”

2. By consent of the parties, the following parties be added as Defendant Nos. 2, 3 & 4:

“2. **VATSAL GIRISH SHETH**, of Mumbai Indian Inhabitant having address at Girish Kunj, 2nd Floor, Plot No.41, Swastik Society, N.S. Road No.3, JVPD Scheme, Vile Parle (West), Mumbai 400 056.

3. **DARSHIL GIRISH SHETH**, of Mumbai Indian Inhabitant having address at Girish Kunj, 2nd Floor, Plot No.41, Swastik Society, N.S. Road No.3, JVPD Scheme, Vile Parle (West), Mumbai 400 056.

4. **MEHUL KIRIT MEHTA**, of Mumbai Indian Inhabitant having his address at Shreenath House, Rama Residency,

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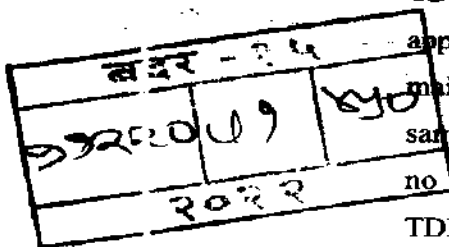
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Dadabhai Cross Road No. 1, Vile Parle (West), Mumbai 400 056."

Dadabhai Cross Road No. 1, Vile Parle - 400 056		
39220	00	250
Business of developing real estate.		

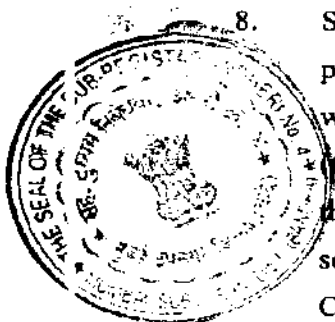
3. Plaintiff No.1 is involved into the business of developing real estate.
4. Defendant Nos. 1, 2 and 3 are the lessees in respect of all that piece and parcel of land admeasuring approximately 1,180 square yards equivalent to 986.80 square meters or thereabouts (as per Property Register Card), bearing Plot No. 41 in the name of the Swastik Co-operative Housing Society Ltd., (hereinafter called "said Society"), situate, lying and being at Dadabhai Cross Road No. 3 in the Juhu Vile Parle Development Scheme, Vile Parle (West), Mumbai- 400 056 and bearing C.T.S. No. 275 of Village Vile Parle (West), Taluka Andheri, within the Registration Sub-District of Bandra, District Mumbai Suburban, within Greater Mumbai ("said Plot") which is owned by the said Society and are also owners of the structure standing on the said Plot ("the said Building") subject to certain tenancies in respect of the premises as comprised therein. Further, the Defendant Nos.1 to 3 are members of the said Society holding two fully paid-up shares of Rs. 50/- (Rupees Fifty only) each ("said Shares") bearing distinctive Share Nos. 81 to 82 (both inclusive) issued by the said Society in respect of the said Plot. The said Plot, the said Building and the said Shares are collectively hereinafter referred to as "the said Property". By consent of the Plaintiffs and Defendant No. 1 (the Original Defendant), Mr. Vatsal Girish Sheth and Mr. Darshil Girish Sheth have been added as party Defendant Nos.2 and 3 to this Suit.
5. Mr. Mehul Kirit Mehta (now the Defendant No.4) is also involved into the development of the real estate and with whose intervention the Plaintiff and the Defendant Nos.1, 2 and 3 have now amicably settled their disputes and differences in this Suit. By consent of the Plaintiffs and Defendant Nos. 1 to 3, Mr. Mehul Kirit Mehta has been added as Defendant No.4 to this Suit.

6. Plaintiff No.1 through its director Plaintiff No.2 purchased the said TDR (as defined below) and the name of Plaintiff No.2 is appearing on the Development Right Certificates and other records maintained by MCGM as the director of Plaintiff No.1 and the same is only for the purpose of convenience and Plaintiff No.2 has no right, title and interest of any nature whatsoever in the said TDR and/or the DRC and/or the said Property and/or the development rights pertaining thereto. By consent of Plaintiff No.1 and Defendant Nos. 1 to 4, Plaintiff No.2 i.e. Shri. Haresh Shah has been added as Plaintiff No.2 to this Suit.



7. In view of aforesaid, the Parties agree that this Suit be disposed of in terms of these Consent Terms.

8. Simultaneously with the execution of these Consent Terms, the parties to this suit have already executed a Deed of Assignment which has been entered into between the Defendant Nos.1 to 3 (therein collectively referred to as "the Assignors/ Vendors") of the first part, Plaintiff No.1 (therein referred to as "Pansn") of the second part and Plaintiff No.2 (therein referred to as "the Confirming Party") of the third part and the Defendant No.4 (therein referred to as "the Assignee / Purchaser") of the fourth part ("Deed of Assignment"), Copy whereof (without annexures) is marked and annexed as Annexure - "A" hereto. Under the Deed of Assignment, the Defendant Nos.1 to 3 have *inter alia* conveyed all their right, title and interest in respect of the said Plot, the said Building and the said Shares in favour of the Defendant No.4 for the consideration as mentioned therein. Also, under the Deed of Assignment, Plaintiff No.1 along with the confirmation of Plaintiff No.2 have duly conveyed and transferred to Defendant No.4 all their right title and interest in respect of the Transferable Development Rights of 990 square meters equivalent to 10,357 square feet claimed to have been loaded by the Plaintiff on the said Plot ("said TDR") for the consideration as mentioned therein.



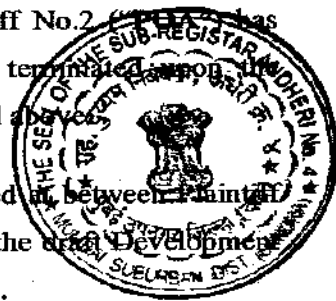
9. The Plaintiffs doth hereby agree, confirm and declare as follows:

- (i) The Plaintiffs have no right, title and interest of any nature whatsoever in respect of the said Property or any part thereof.

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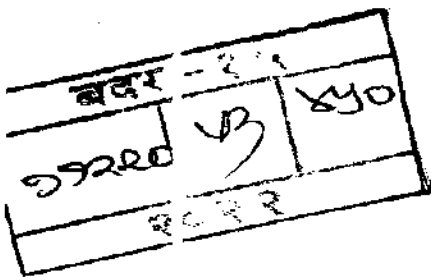
बदर - १५		
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- (ii) The Memorandum of Understanding dated 27th February, 2003 between Plaintiff No.1 and the Defendant No.1 ("MOU") was duly terminated by and under the Defendant No.1's letter dated 12th January, 2005 and the Plaintiffs hereby accept the termination and confirms that it has no claim of any nature whatsoever thereunder.
- (iii) The Power of Attorney dated 8th April, 2003 executed by the Defendant No.1 in favour of Plaintiff No.2 has stood duly revoked, cancelled and terminated upon termination of the MOU as mentioned above.
- (iv) No contract of any nature was arrived at between Plaintiff No.1 and the Defendant No.1 under the said Development Agreement (Exhibit N-1 to the Plaint).
- (v) Any writings or oral discussions, if any, between the Plaintiffs on one hand and the Defendant Nos.1 to 3 on other hand relating to the said Property and/or its development or otherwise, stand duly terminated and cancelled and the Plaintiffs have no claims of any nature against any of the other Defendants and/or the said Property and/or the TDR claimed to be loaded by the Plaintiffs on the said Property.
- (vi) Under the Deed of Assignment, Plaintiff No.1 together with the confirmation of Plaintiff No.2 has duly conveyed and transferred all their right title and interest in respect of the said TDR, for the consideration as mentioned therein.
- (vii) Plaintiff No.1 has received the entire consideration as mentioned in the Deed of Assignment from Defendant No.4 and it has no claim of any nature whatsoever against any of the Defendants in respect thereof.
- (viii) The Notice of Lis-pendense dated 3rd October, 2007 registered with the office of the Sub-Registrar of Assurances under Serial No. AND-4/7177/2007 filed by



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Plaintiff No.1 is hereby duly withdrawn and stands cancelled.



- (ix) The Plaintiffs have not entered into any letter of allotment, booking form, agreement for sale/ to sell or any writings in respect of any additional premises in the said Building contemplated to be constructed pursuant to the said MOU or otherwise and the Plaintiffs have not received any consideration whether monetary or otherwise from any third party in respect of such premises and the Plaintiffs have not created any third party rights of any nature whatsoever in respect thereof.



- (x) The Plaintiffs, jointly and/or severally, shall execute and sign such further writings, declarations, deeds and documents as may be required by Defendant No.4 for the purpose of more effectually transferring the rights, title and interest in respect of said TDR in favour of Defendant No.4 in the records of Municipal Corporation of Greater Mumbai and/or any other authority.

- (xi) The Plaintiffs hereby unconditionally withdraw all the allegations, claims, contentions, disputes and proceedings made or initiated by them against the Defendant Nos.1 to 3 or any of them.

10. The Defendant Nos. 1 to 3 also hereby unconditionally withdraw all the allegations, claims, contentions, disputes and proceedings made or initiated by them against the Plaintiffs.

11. The Plaintiffs and Defendant Nos.1 to 3 hereby confirm and declare that Defendant No.4 shall be entitled to deal with the said Property in the manner as Defendant No.4 may deem fit including the disposal thereof in any manner and/or the development / redevelopment thereof, after the execution of the Deed of Assignment in his favour.

12. The Plaintiff and Defendants hereby agree and undertake to cause to register the Deed of Assignment with the concerned office of

Handwritten signature and initials.

the Sub-Registrar of Assurances simultaneously with the signing and the filing of these Consent Terms with this Hon'ble Court.

57

बदर - २५	
2022	2022

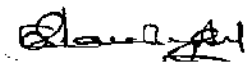
13. In the event of either of the parties failing to admit execution of the Deed of Assignment before the concerned office of the Sub-Registrar of Assurances on the date of execution thereof or in any case prior to the expiry of 7 (seven) days from the date of execution thereof, the other party shall be entitled to seek assistance of the Prothonotary and Senior Master or such other officer that may be appointed by him to appear before the office of concerned Sub Registrar of Assurances to admit execution of the said Deed of Assignment and cause registration thereof.
14. The Parties hereby confirm that they have no grievance against each other, and Parties shall do and execute all further necessary acts, deeds, matters and things to give effect to these Consent Terms. These Consent Terms will be binding on the successors, assignees and nominees of each of the Parties hereto.
15. The captioned Suit stands disposed off in terms of these Consent Terms.
16. Each party hereto, hereby gives an undertaking to this Hon'ble Court to strictly perform the terms of these Consent Terms.
17. Liberty to the parties to apply, if necessary.
18. Each of the Parties represent and confirm that they are duly authorised and have obtained the requisite resolutions, if required, to that effect to enter into these Consent Terms and there is no circumstance that exists that prohibits or restricts any of them in entering into the same and implementing the same. A copy of the board resolution passed by Plaintiff No.1 is also attached to the present Consent Terms and is marked and annexed as Annexure - "B" hereto.
19. No order as to costs.
20. Certified copy to be expedited.

Dated this _____ day of _____, 2022

For Dnsn Construction and Developers Private Limited	
39220	vy 
Authorised Signatory (Plaintiff No.1)	

Shri. Haresh Shah

For S. Pathak & Co.


(Plaintiff No.2)

Partner
Advocate for the Plaintiffs

 **Shri. Girish Vrajlal Sheth**
(Defendant No.1)

Shri. Vatsal Girish Sheth

(Defendant No.2)

Shri. Darshil Girish Sheth

(Defendant No.3)

Mrs. Jacinta D'silva
Advocate for Defendant Nos. 1 to 3

Shri. Mehul Kirit Mehta

For _____


(Defendant No.4)

Advocates for Defendant No.4

Annexure - "F"
(Copy of the Society NOC)

बदर - १५		
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ESTD. 1947 Regd. No. B-291

THE SWASTIK CO-OPERATIVE HOUSING SOCIETY LTD.

Corres. Add: Swastik Plaza
V.L. Mehta Road, JVPD Scheme,
Next to Kala Niketan Vile Parle (W).
Mumbai - 400 042

Reg. Off: Vishnuprasad Desai Bhavan,
V.L. Mehta Road,
Juhu Dev. Scheme,
Vile Parle (W), 400 056.

Dt. 26-07-2022

To,
Shri Girish Vrajlal Sheth, & Others.
Plot No. 41, Swastik Society,
N.S. Road No. 3, JVPD Scheme,
Vile Parle, (W), Mumbai-400056.



SOC NOC for transfer of plot no. 41, of Swastik Society.

Re: Hearing your letter Dt. 22-07-2022, Society has no objection for transfer of plot no. 41 in favor of Shri Mehul Kirti Mehta, transfer application will be considered in managing Committee only after receiving the application in the prescribed form along with registered agreement and charges as applicable by the Society.

Thanking you,
Yours faithfully,
For The Swastik Co-Op. Housing Society Ltd

Ashok A. Patel
Shri Ashok Patel
Hon. Secretary



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Annexure – "G"

(List of original Title Documents handed over by the Assignors to the Assignee)

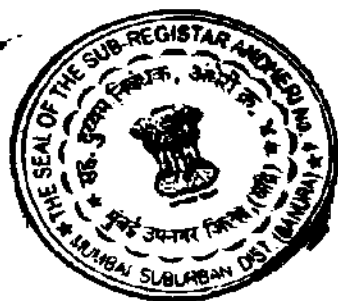
बंदर - १५		
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1. Indenture of Lease dated 30th October, 1966 registered with the office of Sub-Registrar of Assurances, Bandra under Serial No. 2474 of 1966 executed by Swastik Co-operative Housing Society Limited in favor of Mr. Vrajlal Dharamsey Sheth and Smt. Jashwanti Vrajlal Sheth;
2. Share Certificate dated 11th November, 1968 bearing No. 74 issued by Swastik Co-operative Housing Society Limited in favour of Mr. Vrajlal Dharamsey Sheth;
3. Share Certificate dated 12th June, 1991 bearing No. 4 issued by Swastik Co-operative Housing Society Limited in favour of Mr. Vrajlal Dharamsey Sheth;
4. Deed of Release dated 2nd February 2007 registered with the office of Registrar of Sub- Assurances, Bandra bearing Serial No BDR-1/861 of 2007 executed by (i) Hansa Vrajlal Sheth, (ii) Meenakshi Vrajlal Sheth and (iii) Urvashi Vrajlal Sheth in favour of Girish Vrajlal Sheth;
5. Deed of Gift dated 16th March, 2022 registered with the office of the Sub-Registrar of Assurances, Bandra bearing Serial No BDR-15/3730 of 2022 executed by Girish Vrajlal Sheth in favour of Mr. Darshil Girish Sheth and Mr. Vatsal Girish Sheth.



Handwritten signatures and initials: a small mark, a large 'G', 'C13', and 'Wous'.

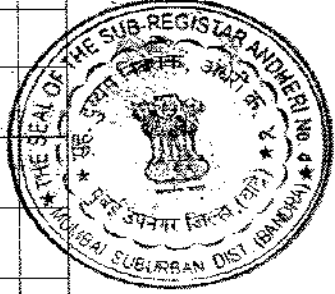
लॉकर - १५		
७१२६०	७६	४५०
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**LIST OF TENANTS
GIRISH KUNJ**

Plot No-41, Swastika Society, N. S. Road No-3, NYPD Scheme, Vileparle (W), Mumbai-400056

Sr. No	Name of Tenants	Res. Plot No.	Carpet Area (Per Sq. ft.)	Room (Per Mont h) R. M. S.	Reg. No.	Valid Card	Valid Card	Vol. No.	Other Proofs	Remark
								OL ID 199 5	NE W 202 2	
1	Mr. Vipinchandra K. Modi	2	78.50	202/-	1990	2022	1995	503	186	DC-7/2020 Court Order-1980, MTNL-2022, Aadhar card
2	Mrs. Jamilaben (Bakula) K. Melha	3	37.50	93/-	1975	2022	1994	512	189	MTNL-2009, DL-1994, Passport-1995, Aadhar card
3	Mr. Maheshchandra Chandulal Puri	4	59.20	145/-	1984	2022	1995	514	192	MTNL-1995/2022, GAS-1983, Bank Passport-1998, Passport, DC, Aadhar Card
4	Mr. Datta Chandra P. Madia	5	49.50	152/-	1985	2022	2022	518	198	MTNL-2016, Passport-2014, AADHAR
5	Mrs. Jayashree Singh	6	63.20	166/-	1965	2022	1967	523	204	MTNL-1980/2022
6	Mrs. Ushaben H. Parikh	7	63.20	166/-	1995	2022	1994			PASSPORT-1986, DL-1963, MTNL-2022
7	Mrs. Prabhaben Nandlal Shah	8	53.40	148/-	1994	2022	2021	529	211	MTNL-1992/2022, DL-1987, PASSPORT-1995
8	Mrs. Visuben S. Jasani	9	63.20	166/-	1965	2022		536	213	MTNL-2022
9	Mrs. Dakshaben Narendra Chitroda	10	63.20	166/-		2022	1995		241	REGD TENANCY AGREEMENT-2004
10	Mrs. Ushaben H. Parikh	12A	44.60	130/-						
11	Mr. Jayantilal Vrajilal Shah	13	53.40	151/-	1972	2021				DC-2019, Aadhar
12	Mrs. Pushpaben L. Melha	14	63.20	171/-	1989	2022	1987	549	228	INDIAN POST-1967, MTNL-2021, Passport-1986, Aadhar
13	Mr. Vasantbhai C. Tolia	15	63.20	171/-	1978	2022		551	235	Passport-1990, Passport-1977, BC-1993, DL-1958, Marriage certificate-1990, Aadhar
14	Mr. Vasantbhai C. Tolia	Garage No-1	15.80							



3 (अमित पटेल)

सहाय्यक नगर रचनाकार

बदर - १५	
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बदल - १५	
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MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP3420211111353336 D.P. Rev. dt. Refer Inward Number: K/W/2021/111353338 Payment Receipt Dated 02/11/2021

बदर - १५		
DP342021	1111353336	K/W
2021		

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

To.

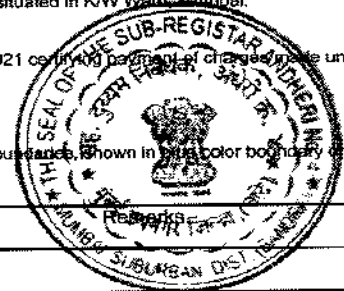
Mr./Mrs. ashim aft khatri
501 eastern court , telpal road , vile parle east

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 275 of VILE PARLE Village situated in K/W Ward, Mumbai.

Ref : Application u/no. K/W/2021/111353338 Payment Chaitan No. DP3420211111353336 Dated 02/11/2021 continuing payment of charges made under Receipt no. 1820063632 Dated 02/11/2021

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries shown in color boundary in the accompanied plan, are as follows.

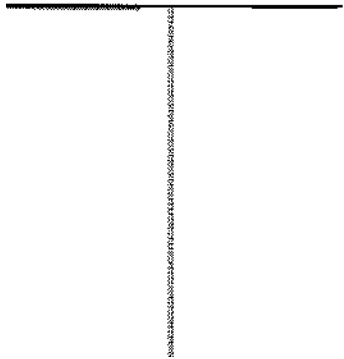


Description	Nomenclature	Remarks
CTS No.	275	
Village	VILE PARLE	
Development Plan 2034 referred to Ward	KAW	
Zone [as shown on plan]	Residential (R)	
Sanction affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	NIL
	Proposed Road Widening	NIL
Reservation affecting the Land [as shown on plan]	NO	
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	NO	
Existing amenities abutting the Land [as shown on plan]	NO	
Whether a listed Heritage building/ site:	Yes / No	
Whether situated in a Heritage Precinct:	Yes / No	
Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No	
Whether a listed archaeological site (ASI):	Yes / No	
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No	
Note: The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.		

This is electronically generated report. Hence personal signature is not required.

CHE/DP3420211111353336/DP/K/W

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Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.
Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.
The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DPA/UD-11 dt 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under: 2022
Notifications: MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034 Plans: EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

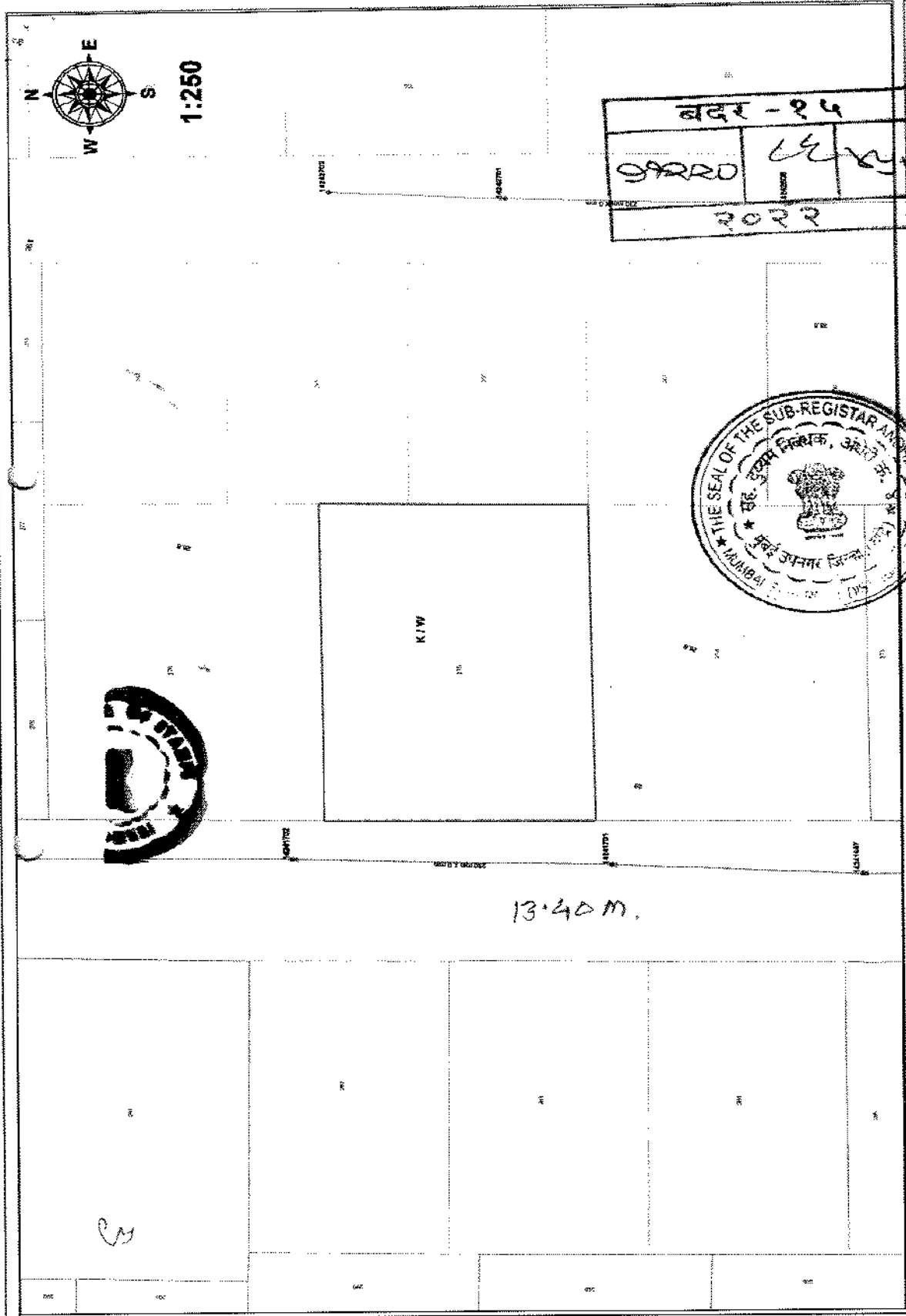
Additional Information
Water pipe line: Water pipe line of the plot (2.72 meters far) has NA mm pipe diameter.
Sewerline Remark: Sewer Manhole near the plot (Node No. 14241701, 5.48 meters far) has invert level 24.82 meters with reference to Town Hall Datum (T.H.D.).
Ground level: The plot has minimum 28.00 meters and maximum 29.00 meters ground level with reference to Town Hall Datum (T.H.D.).
RL Remark: REGULAR LINE REMARKS (Traffic): As far as Traffic department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 275 of Village VILE PARLE in K/W ward of M.C.G.M. as shown bounded blue on accompanying plan. REGULAR LINE REMARKS (Survey): As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 275 of Village VILE PARLE in K/W ward of M.C.G.M. as shown bounded blue on accompanying plan.
Acc: As Plan
Note: The above information is as per the data received from concerned MCGM Departments.

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MUNICIPAL CORPORATION OF GREATER MUMBAI
(Development Plan Department)

Land Bearing CTS No(s) 275 of VILE PARLE VILLAGE IN KOW WARD

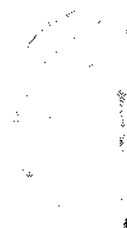
This plan is to be read with additional information given in letter no CH/E/DP/4262/11/11135336/DP/MS/KW

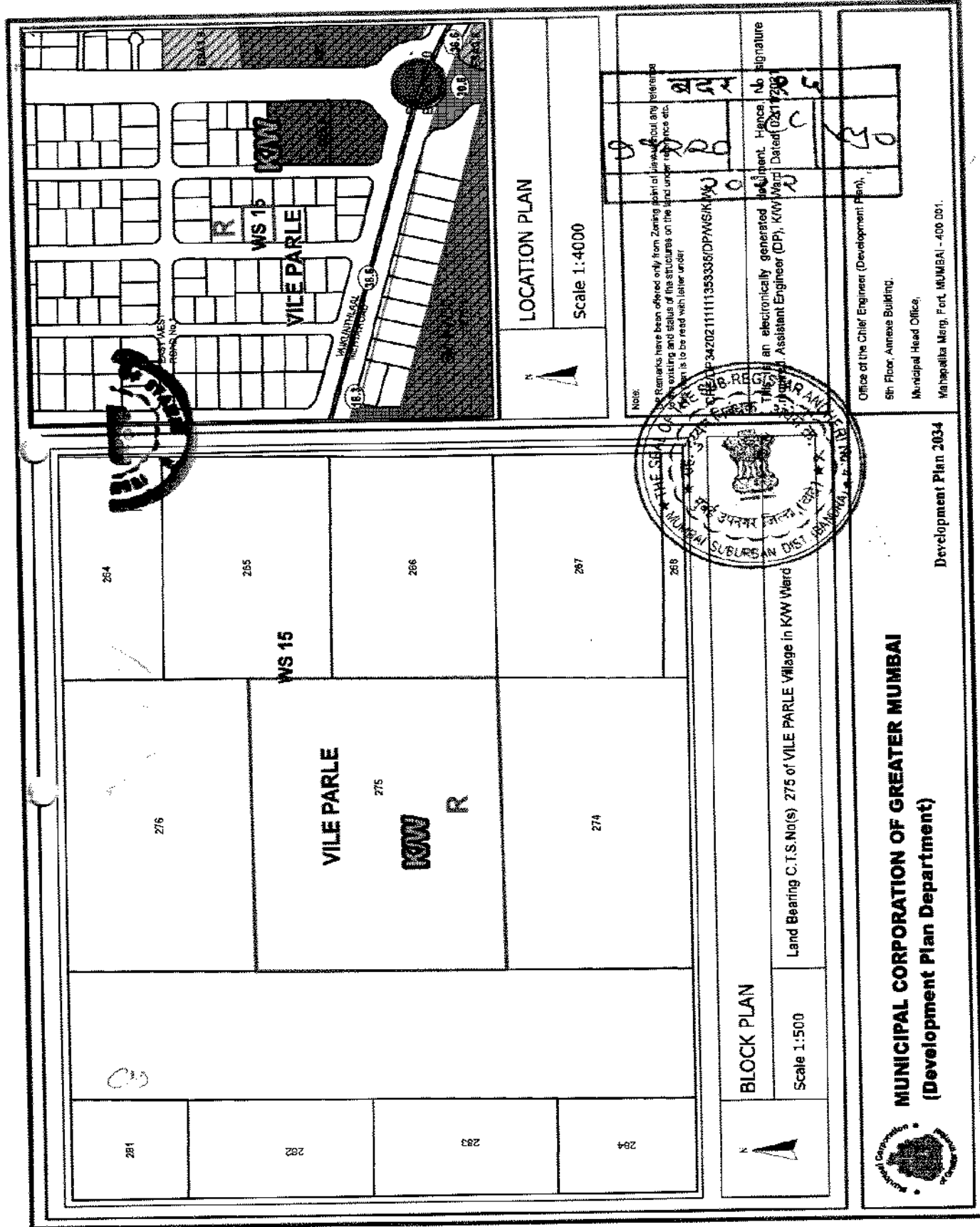
Legend

- Sewer Manholes
- Sewer Lines
- Storm Water Drains
- Survey Road/Line
- Contours
- Vard Boundary
- Traffic Road/Line
- Sewer Lines

Generated On: 11/7/2021

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BMPP-3780-81-135 B'ks. of 100 Lvs.

MUNICIPAL CORPORATION OF BOMBAY

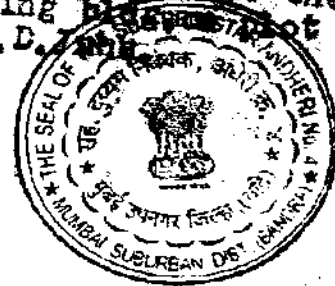
CE/8292/BSII/WK. No.

3780	Cs	3780
3780		
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To

Shri M.V. Gandhi, Architect,
Shri Mahayir Chambers, 4th floor, Banaji Street,
Bombay 23.

Subject : B.C.C. for the additions
and alterations to the
existing building Plot No. 4
J.V.F.D. Juhu.



SIR,

Reference :

The Completion Certificate submitted by you on 14-12-83
for the above work, is hereby accepted.

Yours faithfully,

sec

Executive Engineer, Bldg. Proposals.
Zone

No. CE/8292/BSII/WK. of 18 JAN 1984

Copy forwarded for information to—

- (1) W. — Ward.
- (2) A. A. & C. — Ward.
- (3) E. E. V. —
- (4) M. I. — Ward.
- (5) A. E. W. W. — Ward.
- (6) W. O. — Estate.
- (7) Owner Shri Vrajilal D. Sheth, Plot No. 41, R.S. Road No. J.V.F.D. Juhu.

IGK

Executive Engineer, Bldg. Proposals.
Zone

बदर - १५		
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बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

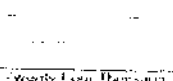
मालमत्ता करदेयक

गृहसुबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये राजवण्यात घालेली मालमत्ता कराचे देवक.

लॉकर क्रमांक KW2407710050000	मालमत्ता का वर्ष 2020-2021	चेक क्रमांक 202010BIL12645593 202020BIL12645594	चेक दिनांक 01/01/2021
पक्षकारों के नाम व पता : SHRI GIRISH V SETHI		प्रेषक - Asstt. Assessor & Collector, K West Ward, Municipal Office Building, Paltram Road, Off S. M. Road, Opp. Anand Station, Andheri (West), Mumbai - 400 058.	नगर - २५ ०१२२० ९२ ४५८
PLOT NO 41, GIRISHKUNJ, N S RD NO.3 JVPD SCHEME,VILEPARLE E (WEST) MUMBAI 56		ईमेल - anackw.ac@mcom.gov.in	दूरध्वनी क्र 022 2624 9594
फलमत्ता प्राप्तकर्ता, मध्यमिका कृषाका, जगाती नाथ/ विंग को ही, समरक, एनएच रोड, गांधी मैदान गांधी चौरवाली मार्ग, दिल्ली, भारत में स्थित है।		LESSOR THE SWARTIC CO-OPERATIVE HOUSING SOCIETY LTD. LESSEE, SHRI GIRISH VRAJLAL SETHI	

प्रथम नतिविधि दिनांक:	01/12/1966	जलजोशनी कामेंग:	मूल्य: ₹ 59716780
मूल्य पाठ्यवली मूल्य: ₹ Five Crore Ninety Seven Lakh Sixteen Thousand Seven Hundred Eighty, Only (अक्षरी)			
दि. 31/03/2010 वा तारखेपर्यंतची वसुली	₹ 0	दि. 01/04/2010 ते 31/03/2020 वा तारखेपर्यंतची वसुली	
एक वसुली दिनांक:	01/04/2020	ते	31/03/2021

क्रमांक	दिनांक	विवरण	प्रमाणित
01/04/2020	30/09/2020	6870	6870
0	0	0	0
4961	4961	0	0
0	0	3094	3094
2876	2876	2518	2518
0	0	143	143
3595	3595	24057	24057
0	0	0	0
0	0	0	0
0	0	0	0
24057	24057	0	0
0	0	0	0



THE SEAL OF THE GOVERNMENT OF MAHARASHTRA
मुंबई सरकार

31/03/2021

--- make payment through NEFT:

SC - 501A0000100, Beneficiary A/C No:- MCG4PTKW140/710050000, Name-MCGM Property Tax. Please note, amount gone through NIFT will be collected against oldest bills first. Cheque may be drawn in the name of

महाराष्ट्र शासन, शिक्षण विभाग, मुंबई
 शिक्षण विभाग, मुंबई, महाराष्ट्र शासन, शिक्षण विभाग, मुंबई

सामाजिक व परिस्थितीकीय साधनायक रोबनेश्वरगत खटी-गतीची पूर्तता करणा-या पात्र मातमतास मातमत्ता करणीन सर्वसाधारण कर या बटकाव 5% दे 16% तयलत अनुत्तेय आहे.

मा.से. कुटुंब याशी संबंधित

$$x = \frac{1}{2} \left(1 + \sqrt{1 + 4x^2} \right)$$

५. शास्त्रों का स्वरूप ध्यान

५.३. मरुभूमि-भ्रमर-राश्याः



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E & Q E

नंबर - १५		
३४५०	९३	४५०
१५/५/२०		



क्रमांक

पु/खी

महाराष्ट्र राज्य न्यायिक निवाचन क्षेत्र क्रमांक ३८ - विलेपार्ले

मुंबई जिल्हा

मुंबई न्यायिक क्षेत्र

सदस्य दिनांक : १ जानेवारी १९९५

वॉटर - १५

97220

2022

निवाचन क्षेत्रातील निवासी निवासी भवन, पहिला मजला, खो. क्र. १५, उत्तर दक्षिण रोड नं. ७, जे. पी. डी. स्किम, विलेपार्ले (प) मुंबई - ४०० ०५५.

अ) जे. पी. डी. स्किम उत्तर दक्षिण रोड नं. ३, मालती निवास ते भानुकुंज.

ब) अमु ते नरसीमोनजी इन्स्टिट्यूट.

क) निशानीता ते अमी.

मतदान केंद्र / यादीचा भाग क्रमांक : १००

मतदान केंद्र / यादीचा भाग क्रमांक : १००	पु/खी	अ.नं.	मकलात खोली नं.	मतदाराचे नांव (वडील आई किंवा पतीचे नावसह)	पु/खी	अ.नं.	मकलात खोली नं.	मतदाराचे नांव (वडील आई किंवा पतीचे नावसह)
पो. डी. स्किम उत्तर दक्षिण रोड नं. ३, मालती निवास ते भानुकुंज.								
मालती हाऊस								
श्री. रानी काल्या	पु.	७३						
श्री. देवकी शोना	खी	६२						
श्री. संजय शोना	पु.	२८						
मेहता जेठालाल दारकादास	पु.	७३						
मेहता अर्यत जेठालाल	पु.	४२						
मेहता इला जयंत	खी	३८						
ओडवले यशवंत माळू	पु.	५०						
पारेख रुशनबी रमणिलाल	खी	६६						
शहा तिलाबाई खिम्बजी	खी	६५						
शहा जितेंद्र खिम्बजी	पु.	४५						
शहा रेखा विठेंद्र	खी	४२						
शहा हिरेन सोमचंद	पु.	३०						
शहा लीना हिरेन	खी	२५						
सप्रेम								
शहा महेंद्र प्रेमचंद	पु.	५५						
शहा नलिनो महेंद्र	खी	५१						
शहा देवांग	पु.	२२						
शहा अश्विन प्रेमचंद	पु.	५१						
शहा मीरा अश्विन	पु.	४४						
मनसुख सोसायटी								
झवेरी राजन रसिकलाल	पु.	३८						
झवेरी विभा राजन	खी	३६						
झवेरी मकेशभाई रसिकलाल	पु.	४२						
झवेरी मीना मुकेशभाई	खी	३९						
मनिभुवन								
पटेल अम्पालाल घेलाभाई	पु.	८७						
पटेल अशोक अम्पालाल	पु.	४३						
पटेल अरुणा अशोक	खी	४२						
पटेल हिमांणी अशोक	खी	१८						
पटेल जेसा अम्पालाल	पु.	४१						
पटेल जसोदा पेश	खी	४०						
पटेल मेघना पेश	खी	१८						
पटेल भरत अम्पालाल	पु.	३७						
पटेल निता भरत	खी	३६						
मनिभुवन								
गोसर दत्तात्रय इसराज	पु.	४०						
गोसर हेमा इसराज	खी	३९						
पटेल हरिभाई भास्करदास	पु.	३५						
पटेल अरुण हरिभाई	पु.	३६						
पटेल रमा हरिभाई	पु.	३७						
शहा धनंजय हरिभाई	पु.	३८						
शहा रश्मि हरिभाई	पु.	३९						
ठक्कर प्रदीप विमणलाल	पु.	४०						
ठक्कर जयिना विमणलाल	पु.	४१						
ठक्कर परेश विमणलाल	पु.	४२						
ठक्कर जितेंद्र विमणलाल	पु.	४३						
ठक्कर ज्योतीबेन विमणलाल	खी	४४						
ठक्कर सुरेशभाई विमणलाल	पु.	४५						
तन्ना महेश हंसराज	पु.	४६						
तन्ना दक्षा महेश	खी	४७						
तन्ना सागर महेश	पु.	४८						
इंद्रनिल - बी								
भाटीया कौशिक गोकुलदास	पु.	४९						
भाटीया सोनी कौशिक	खी	५०						
मेघदीप								
शहा अवनिश रविलाल	पु.	५१						
शहा सुनिता अवनिश	खी	५२						
शहा विरल अवनिश	पु.	५३						
शहा सरस्वतीबेन रविलाल	खी	५४						
संपत विठ्ठलदास पुरुषोत्तम	पु.	५५						
संपत प्रतिमा विठ्ठलदास	खी	५६						
संपत नमिता विठ्ठलदास	खी	५७						
शहा नवनीतभाई समलदास	पु.	५८						
शहा कांताबेन नवनीतभाई	खी	५९						
शहा पंकज नवनीतभाई	पु.	६०						
शहा दिपाली पंकज	खी	६१						
शहा लुशाब पंकज	खी	६२						
मेहता प्रकाशकुमार शांतीलाल	पु.	६३						
मेहता अलकाबेन प्रकाशकुमार	खी	६४						
पारीख कपीलाबेन धनश्याम	पु.	६५						
पारीख रजनीकांत धनश्याम	खी	६६						

बदर - ३५		
२७-२०	२५	४५०
२०२२		



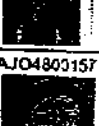
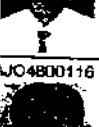
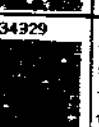
तद्वर - २५		
३३२२०	२०	४५०
२०३२		



विधानसभा मतदारसंघाचा क्रमांक, नाव व आरक्षण स्थिती : 165 - अंधेरी पश्चिम (सर्वसाधारण)		यादीभाग क्रमांक 260	
विधानसभा मतदारसंघ ज्या लोकसभा मतदारसंघात अंतर्भूत आहे त्या लोकसभा मतदारसंघाचा क्रमांक व नाव आणि आरक्षण स्थिती : 27 - मुंबई उत्तर पश्चिम (सर्वसाधारण)		बदल - १५	
पुनरिक्षणाचा तपशील		२०२० ए ४५०	
पुनरिक्षणाचे वर्ष	2022	यादीची अवळ	
अहंता दिनांक	01-01-2022	सखोल पुनरिक्षणात तयार झालेली मूळ मतदार यादी - २००२ मध्ये सर्व पुरवणी याचा एकीकरण व विलीनीकरण करून तयार करण्यात आलेली विशेष पुनरिक्षण २०२२ ची प्रारूप मतदार यादी व पुरवणी मतदार यादी १ अंतर्भूत असलेली अंतिम मतदार यादी २०२२	
पुनरिक्षणाचा प्रकार	विशेष संक्षिप्त पुनरिक्षण २०२२		
प्रसिध्दीचा दिनांक	05-01-2022		
यादी भाग आणि मतदान क्षेत्र तपशील			
यादीभागातील विभागाचे नाव व क्रमांक			
- जया रुदन बी वल्लभनगर सोसायटी, ३ रा रोड, जे. व्ही. पी. डी. स्क्रीम जुहू विलेपार्ले प - ऊदगीठ-नं. ३३ वल्लभनगर सोसायटी, ३ रा रोड, जे. व्ही. पी. डी. स्क्रीम जुहू विलेपार्ले प - रामनिवास-नं. ३४ वल्लभनगर सोसायटी, ३ रा रोड, जे. व्ही. पी. डी. स्क्रीम जुहू विलेपार्ले प - टिबरोबाळ हाऊस-नं. ३३ स्वस्तिक सोसायटी, ३ रा रोड, जे. व्ही. पी. डी. स्क्रीम जुहू विलेपार्ले प - प्रभु कृपा-अ स्वस्तिक सोसायटी, ३ रा रोड, जे. व्ही. पी. डी. स्क्रीम जुहू विलेपार्ले प - प्रभु कृपा-बी स्वस्तिक सोसायटी, ३ रा रोड, जे. व्ही. पी. डी. स्क्रीम जुहू विलेपार्ले प - विजय-नं. ३३ स्वस्तिक सोसायटी, ३ रा रोड, जे. व्ही. पी. डी. स्क्रीम जुहू विलेपार्ले प - विजय-नं. ३३ स्वस्तिक सोसायटी, ३ रा रोड, जे. व्ही. पी. डी. स्क्रीम जुहू विलेपार्ले प - सुख-नं. ३३ स्वस्तिक सोसायटी, ३ रा रोड, जे. व्ही. पी. डी. स्क्रीम जुहू विलेपार्ले प - पुन-नं. ३३ स्वस्तिक सोसायटी, ३ रा रोड, जे. व्ही. पी. डी. स्क्रीम जुहू विलेपार्ले प - मिरीस कुंज-नं. ४१ स्वस्तिक सोसायटी, ३ रा रोड, जे. व्ही. पी. डी. स्क्रीम जुहू विलेपार्ले प		मूळ नगर विकास गाव पॅरिस स्थानक तालुका जिल्हा पिन कोड 	
मतदान केंद्राचा तपशील			
मतदान केंद्राचा अनुक्रमांक व नाव		मतदान केंद्राचा प्रकार (पुरुष/महिला/सर्वसाधारण)	सर्वसाधारण
260- उत्तर दक्षिण रोड, नं. ७ जुहू विलेपार्ले रोड, मुंबई उपनगर - ४०००४९		या यादी भागातील सहायकारी मतदान केंद्राची संख्या	०
मतदान केंद्राचा पत्ता			
जमुनाबाई नरसी शाळा नरसी मुंजी भवन, तळमजला रुम नं. डब्ल्यू-४			
मतदारांची संख्या			
सुरुवातीचा अनुक्रमांक	शेवटचा अनुक्रमांक	एकूण मतदार	
		पुरुष	महिला
		तृतीय पंथी	एकूण
1	729	347	380
		0	729

बदर - १५		
००२२०	२९	४५०
२०२२		



177 નામ : રમણ વસાવ વસાવ વહીવટી નામ : વસાવ વસાવ વય : 25 લિંગ : પુરુષ AJO4230376 	178 નામ : સુરજ મોદી વહીવટી નામ : રિનલ મોદી વય : 20 લિંગ : પુરુષ AJO5855394 	179 નામ : વેલ્લી વરલકુમાર મોદી વહીવટી નામ : વરલકુમાર મોદી વય : 73 લિંગ : મહિલા KNF0837781 
180 નામ : વાલકુલા વિનોયમંદ્ર મોદી વહીવટી નામ : વિનોયમંદ્ર મોદી વય : 64 લિંગ : મહિલા AJO5745181 	181 નામ : મરતકુમાર વાલકુલાલ મોદી વહીવટી નામ : વાલકુલાલ મોદી વય : 22 લિંગ : પુરુષ AJO100963 	182 નામ : વિવેક શરતકુમાર મોદી વહીવટી નામ : શરતકુમાર મોદી વય : 22 લિંગ : પુરુષ KNF1675636 
183 નામ : અમલ વિનલ મોદી વહીવટી નામ : વિનલ મોદી વય : 46 લિંગ : મહિલા KNF1675628 	184 નામ : હર્ષદ મરતકુમાર મોદી વહીવટી નામ : મરતકુમાર મોદી વય : 46 લિંગ : પુરુષ AJO5745153 	185 નામ : હર્ષદમલ વેડાલલ મોદી વહીવટી નામ : વેડાલલ મોદી વય : 60 લિંગ : પુરુષ AJO5745146 
186 નામ : વિનોયમંદ્ર વાલકુલાલ મોદી વહીવટી નામ : વાલકુલાલ મોદી વય : 61 લિંગ : પુરુષ AJO3123903 	187 નામ : હર્ષદ અમિલ મોદી વહીવટી નામ : અમિલ મોદી વય : 39 લિંગ : મહિલા AJO4800157 	188 નામ : અમિલમલ હર્ષદજી મોદી વહીવટી નામ : હર્ષદજી મોદી વય : 39 લિંગ : પુરુષ AJO4800108 
189 નામ : અમલ વાલકુલાલ મોદી વહીવટી નામ : વાલકુલાલ મોદી વય : 61 લિંગ : મહિલા AJO4800116 	190 નામ : અમિલ વાલકુલાલ મોદી વહીવટી નામ : વાલકુલાલ મોદી વય : 46 લિંગ : પુરુષ AJO4800124 	191 નામ : અમિલમલ હર્ષદજી મોદી વહીવટી નામ : હર્ષદજી મોદી વય : 39 લિંગ : પુરુષ AJO5515531 
192 નામ : અમલ વાલકુલાલ મોદી વહીવટી નામ : વાલકુલાલ મોદી વય : 61 લિંગ : મહિલા AJO5745179 	193 નામ : અમિલ મોદી વહીવટી નામ : મોદી વય : 54 લિંગ : પુરુષ KNF0834311 	194 નામ : અમિલમલ હર્ષદજી મોદી વહીવટી નામ : હર્ષદજી મોદી વય : 39 લિંગ : પુરુષ KNF0834523 
195 નામ : અમલ વાલકુલાલ મોદી વહીવટી નામ : વાલકુલાલ મોદી વય : 61 લિંગ : મહિલા KNF0829051 	196 નામ : અમિલ મોદી વહીવટી નામ : મોદી વય : 54 લિંગ : પુરુષ KNF0829069 	197 નામ : અમિલમલ હર્ષદજી મોદી વહીવટી નામ : હર્ષદજી મોદી વય : 39 લિંગ : પુરુષ AJO3123940 
198 નામ : અમલ વાલકુલાલ મોદી વહીવટી નામ : વાલકુલાલ મોદી વય : 61 લિંગ : મહિલા KNF0834537 	199 નામ : અમિલ મોદી વહીવટી નામ : મોદી વય : 54 લિંગ : પુરુષ KNF0834911 	200 નામ : અમિલમલ હર્ષદજી મોદી વહીવટી નામ : હર્ષદજી મોદી વય : 39 લિંગ : પુરુષ KNF0834317 
201 નામ : અમલ વાલકુલાલ મોદી વહીવટી નામ : વાલકુલાલ મોદી વય : 61 લિંગ : મહિલા KNF0834309 	202 નામ : અમિલ મોદી વહીવટી નામ : મોદી વય : 54 લિંગ : પુરુષ KNF0834329 	203 નામ : અમિલમલ હર્ષદજી મોદી વહીવટી નામ : હર્ષદજી મોદી વય : 39 લિંગ : પુરુષ AJO0834075 
204 નામ : અમલ વાલકુલાલ મોદી વહીવટી નામ : વાલકુલાલ મોદી વય : 61 લિંગ : મહિલા AJO0834085 	205 નામ : અમિલ મોદી વહીવટી નામ : મોદી વય : 54 લિંગ : પુરુષ AJO0834095 	206 નામ : અમિલમલ હર્ષદજી મોદી વહીવટી નામ : હર્ષદજી મોદી વય : 39 લિંગ : પુરુષ AJO0834108 