DEED OF ASSIGNMENT

M/S. ASHTAVINAYAK ENTERPRISES

PLOT NO. D-5, ADDL. MIDC JALGAON – 425003

MAHAVIR M. JAIN & ASSOCIATES
"ARHAM"
PLOT NO.6, SBI COLONY, AADARSH NAGAR, NEAR RTO OFFICE,
JALGAON, 425001 (M.S)
P:H – 0257-6677849 / 6677848

Receipt (pavti)

356/3723
Monday,October 25 ,2021
5:11 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 4338 दिनांक: 25/10/2021

गावाचे नाव: मेहरुण
दस्तऐवजाचा अनुक्रमांक: जलन3-3723-2021
दस्तऐवजाचा प्रकार : भाडेपट्ट्याचे हस्तांतरणपत्र
सादर करणाऱ्याचे नाव: मे. अष्टविनायक एन्टरप्रायजेस या भागीदारी फर्मचे भागीदार अमरलाल परमानंद खत्री (दि असायनी)

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1000.00
पृष्ठांची संख्या: 50	
एकूण:	रु. 31000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
5:31 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Class-2 Jalgaon 3

बाजार मुल्य: रु.52352991 /-
मोबदला रु.95000000/-
भरलेले मुद्रांक शुल्क : रु. 4750000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007956512202122E दिनांक: 25/10/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.1000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2510202108695 दिनांक: 25/10/2021
बँकेचे नाव व पत्ता:

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये सत्यमेव जयते Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2021 ◑ BF 680711

जळगाव - ३
दस्त क्र. 3023/2021
9/40

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००९०
10 AUG 2021
सक्षम अधिकारी

This **DEED OF ASSIGNMENT** is made at Mumbai on this 17th day of September 2021 and to be executed with SRO (Jalgaon) on 25/10/2021

BETWEEN

ESTRELA BATTERIES LIMITED a company incorporated under the provisions of Companies Act, 1913 (CIN: U99999MH1939PLC003031) and having its registered address at Room No. 40, 4th Floor, Yusuf Building, Veer Nariman Road, Fort, Mumbai – 400 023 hereinafter referred to as "**ASSIGNOR**" (which expression shall unless it be repugnant to the context shall mean and include the said Company, its successors-in-interest and assigns) of the FIRST PART

A N D

M/S. ASHTAVINAYAK ENTERPRISES a Partnership Firm registered under the Indian Partnership Act, 1932 having its PAN NO. ABVFA8101A and its registered office at Plot no. D-58, Addl. MIDC, Jalgaon 425001

For Estrela Batteries Ltd.

Director.

जळगाव - ३
दस्त क्र. ३४२३/२०२१
२४०

ESTRELA BATTERIES LTD.
Yusuf Building,
Room No. 40, 4th Floor
Veer Nariman Road
Fort, Mumbai - 400 023

फक्त प्रतिज्ञापत्रासाठी

मुद्रांक विकत घेणाऱ्याचे नाव _____

मुद्रांक विकत घेणाऱ्याचे रहिवाशी पत्ता _____

मुद्रांक विक्रिबाबतची नोंद वही अनु. क्रमांक _____ दिनांक _____

मुद्रांक विकत घेणाऱ्याची सही परवानाधारक मुद्रांक विक्रेत्याची सही

परवाना क्रमांक : ८०००९०

मुद्रांक विक्रीचे नाव/पत्ता : श्री. कल्पेश प्रेमजी गाला

शॉप नं.४, भाग्योदय बिल्डींग, ७९ कपीलदास मास्टर रोड,फोर्ट, मुंबई-४०० ००५.

17 AUG 2021

17 AUG 2021

शासकीय कार्यालयासाठी/न्यायालयासाठी प्रतिज्ञापत्र करण्यासाठी मुद्रांक कागदाची आवश्यकता नाही. (कलम ३ अन्वये वि. दि. ०१/०७/२००४) नुसार

ज्या कारणासाठे रु.दाची मुद्रांक खरेदी केला त्यांनी त्याद कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

REGISTRAR CLASS-2 जळगाव-१ THE SEAL OF THE JOINT ... JALGAON-1

through its Partners (1 Amarlal Parmanand Khatri (2) Preshit Subodh Seth, (3) Ajinkya Vijay Banwat and (4) Ronit Ravindra Jagwani, hereinafter referred to as "**ASSIGNEE**" (which expression shall unless it be repugnant to the context shall mean and include the partners or partner for the time being of the firm and heirs, executors, administrators and assigns of the last surviving partner) of the OTHER PART

जे.वी.पी. – 3
दस्त.क्र.3023/2029
3170

WHEREAS

a) Maharashtra Industrial Development Corporation, a corporation constituted under Maharashtra Industrial Development Act 1961 [hereinafter referred to as **"MIDC"**] is the Owner of and well possessed all that piece and parcel of land known as Plot No. D- 5, admeasuring in total of 12,093.00 sq. meters situated in the Additional Jalgaon Industrial Area, Jalgaon, within the village limits of Mehrun, Taluka and Registration Sub-District Jalgaon, District and Registration District Jalgaon [hereinafter referred to as the **"Said Property"**] and more particularly described in the **SCHEDULE** hereunder written; and

b) Vide registered Lease Deed dated 21st September 1978 duly registered in the Office of Sub-Registrar of Bombay bearing Registration No R-1444 of 1978, MIDC granted lease hold rights in favour of the Assignor in respect of the said Property for a period of 95 years commencing from 1st day of April 1978 upon the terms and conditions more particularly stated in the said Lease Deed; and

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 JALGAON-3

c) MIDC thereafter constructed a Shed on the said Property admeasuring 2534.07 sq. meters as per Plans duly approved by the Assignor and handed over the constructed Shed to the Assignor; and

ESTRELLA BATTERIES LIMITED MUMBAI.

For Estrela Batteries Ltd.

Director.

जलन - 2

दस्त.क्र 3023/2029

840

SUB-REGISTRAR CLASS-2

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 HALDAGHI

d) The Assignor is in exclusive use, occupation and possession of the said Property together with the structures standing thereon since 1978 as Lessee thereof; and

e) The Assignor was running its business activities from the said Property after obtaining relevant licenses and permission from concerned authorities; and

f) The Assignee has approached the Assignor with a request to assign all their leasehold rights in the said Property along with structures standing thereon for the residue period of the Lease Deed dated 21st September 1978; and

g) The Assignor agreed to assign their leasehold rights in the said Property along with structures standing thereon on 'as is where is basis' to the Assignee for the residue period of Lease for lumpsum consideration of Rs 9,50,00,000/- (Rupees Nine Crore Fifty Lakhs only) and the Assignee will obtain/procure all necessary permissions, sanctions and NOC from MIDC.

h) The Assignee after inspecting the said Property and investigating the title documents of the Assignor provided & explained by Assignors in respect of the said Property along with structures standing thereon, and on being fully satisfied, offered to accept assignment of the Assignor's leasehold rights for the residue period of the Lease in the said Property on 'as is where is basis' and agreed to pay lumpsum amount of Rs 9,50,00,000/- (Rupees Nine Crore Fifty Lakhs only) to the Assignor. The Assignee also represented to the Assignor that the Assignee, at its own cost will approach and obtain all necessary permissions, sanctions and NOC from MIDC and other concerned authorities to record the Assignment; and

For Estrela Batteries Ltd.

Director.

जा ल ना - ३
दस्त.क्र.३७२३/२०२१
४१०



जलना - 3
दस्त क्र. 3073/2021
60/40

i) The Assignee has on or before the execution of this Deed, paid to the Assignor sum of Rs 9,40,50,000/- (Rupees Nine Crore Fourty Lakhs Fifty Thousand only) as under:-

i) Rs. 2,00,00,000/- (Rupees Two Crore only) vide Demand Draft no. 466556 dated 4th August 2021 drawn on Kotak Mahindra Bank Ltd. through Shri Subodh Motichand Bundel Khandi, father of one of the Partner of the Assignee; and

ii) Rs 2,00,00,000/- (Rupees Two Crore only) on 9th September 2021 vide RTGS through Central Bank Of India by the Assignee; and

iii) Rs 5,40,50,000/- (Rupees Five Crore Ninety Lakh only) on 17th September 2021 vide RTGS through Central Bank Of India by the Assignee.

j) The Assignee has requested the Assignor to execute this Deed of Assignment in their favour, which the Assignor has agreed to do in the manner hereinafter appearing.

NOW THIS DEED WITNESSETH that :

1) The aforesaid recitals shall be treated as forming an integral part of the operative portion of this DEED and this DEED shall be read, understood and construed accordingly.

In the premises aforesaid and in consideration of the sum of Rs.9,40,50,000/- (Rupees Nine Crore Fourty Lakhs Fifty Thousand only) paid by the Assignee to the Assignor as aforesaid (the payment and receipt whereof the Assignor doth hereby admits and acknowledges and of from the same and every part thereof doth hereby acquits, releases and discharges the Assignee for ever), together with sum of Rs 9,50,000/- (Rupees Nine Lakh Fifty

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 JALGAON-2

ESTRELA BATTERIES LIMITED MUMBAI.

For Estrela Batteries Ltd.

Director.

ज ल न – ३
दस्त.क्र.३४२३/२०२१
₹140

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 JALGAON-3