

342/1765

Friday, March 03, 2023

8:10 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 2350 दिनांक: 03/03/2023

गावाचे नाव: म्हसनतपुर

दस्तऐवजाचा अनुक्रमांक: अगग5-1765-2023

दस्तऐवजाचा प्रकार: भाडेपट्ट्याचे हस्तांतरणपत्र

सादर करणाऱ्याचे नाव: मे. मिलेनियमप्रो नेस्ट एलएलपी तर्फे भागीदार श्री. अमित विजयकुमार पाटणी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

एकूण:

रु. 31400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

8:25 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Aurangabad V

बाजार मूल्य: रु.91984977 /-

मोबदला रु.95000000/-

भरलेले मुद्रांक शुल्क : रु. 4750000/-

सह दुय्यम नोंदणीकृत क्र.-२
औरंगाबाद क्र.-५

1) देयकाचा प्रकार: DHC रक्कम: रु.1400/-

डीडी धनादेश/पे ऑर्डर क्रमांक: 0303202311953 दिनांक: 03/03/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016233061202223E दिनांक: 03/03/2023

बँकेचे नाव व पत्ता:

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सादर करणाऱ्याचे नाव: मे. मिलेनिपमप्रो नेस्ट एलएलपी तर्फे भागीदार श्री. अमित विजयकुमार पाटणी -

नोंदणी फी

रु. 30000.00

दस्तहाताळणी फी

रु. 1400.00

पुष्ताची संख्या: 70

एकूण:

रु. 31400.00

आपणास मूळ दस्त, धबनेल प्रिंट, सूची-२ अंदाजे

8:25 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Aurangabad V

बाजार मूल्य: रु. 91984977/-

मोबदला रु. 95000000/-

भरलेले मुद्रांक शुल्क : रु. 4750000/-

सह दु. २३/०३/२०२३
औरंगाबाद ज. -५

1) देयकाचा प्रकार: DHC रक्कम: रु. 1400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0303202311953 दिनांक: 03/03/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016233061202223E दिनांक: 03/03/2023

बँकेचे नाव व पत्ता:

Received on 13/03/2023
Regional
MIDC, Aurangabad
Sign



CHALLAN
MTR Form Number-6

दस्तावेज क्रमांक



68+2 = 70

GRN	MH016233061202223E	BARCODE			Date	03/03/2023-11:04:19	Form ID	60
Department			Inspector General Of Registration					
Stamp Duty			Payer Details					
Type of Payment			Registration Fee		TAX ID / TAN (If Any)			
					PAN No.(If Applicable)			
Office Name			ARB6_AURANGABAD NO 6 SUB REGISTRAR		Full Name		WEST PIONEER PROPERTIES INDIA PRIVATE LIMITED	
Location			AURANGABAD					
Year			2022-2023 One Time		Flat/Block No.		Plot No. X-4	
Account Head Details			Amount In Rs.		Premises/Building			
0030046401 Stamp Duty			4750000.00		Road/Street		MIDC Chikalthana Industrial Area	
0030063301 Registration Fee			30000.00		Area/Locality		Aurangabad	
					Town/City/District			
					PIN		4 3 1 0 0 1	
					Remarks (If Any)			
					SecondPartyName=Millenniumpro Nest LLP~			
Total			47,80,000.00		Amount In		Forty Seven Lakh Eighty Thousand Rupees Only	
					Words			
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN		Ref. No.	
					00040572023030350288		IK0CDBBHM2	
Cheque/DD No.					Bank Date		RBI Date	
					03/03/2023-11:24:05		Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA	
Name of Branch					Scroll No. , Date		Not Verified with Scroll	

Department ID :

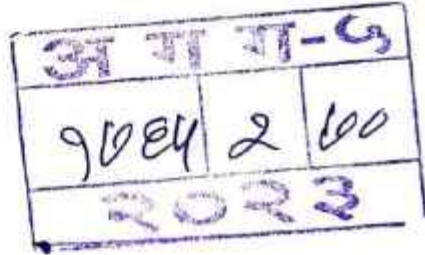
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

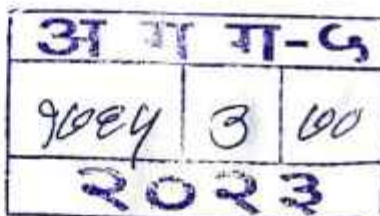
Mobile No. : 0000000000

सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी सदर चलन लागू नाही.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0303202311953	Date 03/03/2023
Received from WEST PIONEER PROPERTIES INDIA PRIVATE LIMITED, Mobile number 0000000000, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Aurangabad 6 of the District Aurangabad.	
Payment Details	
Bank Name SBIN	Date 03/03/2023
Bank CIN 10004152023030311078	REF No. IGAPFPKH12
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 0303202311953

Receipt Date 03/03/2023

Received from WEST PIONEER PROPERTIES INDIA PRIVATE LIMITED, Mobile number 0000000000, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered on Document No. 1765 dated 03/03/2023 at the Sub Registrar office Joint S.R.Aurangabad 5 of the District Aurangabad.

DEFACED

₹ 1400

DEFACED

Payment Details

Bank Name SBIN

Payment Date 03/03/2023

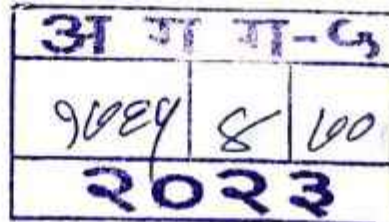
Bank CIN 10004152023030311078

REF No. IGAPFPKH12

Deface No 0303202311953D

Deface Date 03/03/2023

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



Zone-

Valuation : Rs. 9,19,84,977/-

Consideration : Rs. 9,50,00,000/-

Stamp Affixed : Rs. 47,50,000/-

Registration Duty : Rs. 30,000/-



DEED OF ASSIGNMENT

THIS DEED OF ASSIGNMENT MADE AND EXECUTED AT Aurangabad on this 03rd day of March, 2023.

BETWEEN

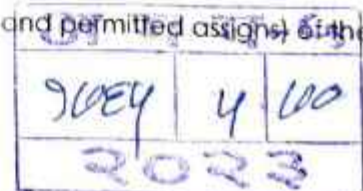
WEST PIONEER PROPERTIES (INDIA) PRIVATE LIMITED, a company incorporated under the Companies Act, 2013 having its registered office at 69-C, Ashiana, 2nd Floor, Bhulabhai Desai Road, Mumbai-400026 through its authorized signatory Mr. Rajendra Anaji Mhatre, age 52 yrs. hereinafter referred to as "**THE ASSIGNOR**" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include its successors) of the **ONE PART**

AND

M/s. Millenniumpro Nest LLP, a company registered under the Companies Act, 1956, having its registered office at Aurangabad, through its Partners (1) Mr. Amit Vijaykumar Patni, age 37 years (2) Mr. Pawan Amrutlal Motwani, age 40 years, (3) Mr. Parth Ajay Agrawal, age 22 years (4) Mr. Akash Kishore Nathani, age 31 years, and (5) Mr. Raj Girdharilal Tanwani, age 25 years for sake of brevity hereinafter called and referred to as "**the Assignee**" (which expression shall unless the context does not so admit, include its partners, executors, administrators and permitted assigns) of the Other Part;

WHEREAS

- (a) By and under a Deed of Lease dated 4th March 1983 (hereinafter for brevity's sake referred to as "the said Lease") Maharashtra Industrial Development Corporation (MIDC) granted a lease in



favour of Lorcom (Protectives) Limited in respect of Plot No. 1-B2 admeasuring approximately 19,134 Sq. Mtrs, in the Chikalthane Industrial Area of Maharashtra Industrial Development Corporation (MIDC), within the village limits of Mhasanapur & within the limits of Aurangabad Municipal Corporation, Taluka and Registration Sub-District Aurangabad, District and Registration District Aurangabad together with the ownership of the structures standing on the said Plot (hereinafter for brevity's sake referred to as "the said immovable property"), all in the state of Maharashtra, for a term of 95 years computed from 1st September 1981 at a yearly rent of Re.1/- and on the other terms and conditions therein contained. The said Lease has been registered with the Sub-registrar of Assurances at Bombay under no. BOM/R/749/1983 (and the duplicate of the said Lease has also been registered under no. BOM/R/750/1983).



- (b) The name of Lorcom (Protectives) Limited was changed to T.T.K. Biomed Limited effective 15th February 1993 as was evidenced by a fresh certificate of incorporation granted by the Additional Registrar of Companies, Maharashtra, Bombay.
- (c) Pursuant to the Order passed by the High Court of Chennai on 16th June 2000 in Company Petition No. 112 of 2000 and the order passed by the High Court of Bombay on 20th July 2000 in Company petition no. 437 of 2000 T.T.K. Biomed Limited was merged into T.T.K. Healthcare Limited and inter alia the said immovable property thereby came to be vested in T.T.K. Healthcare Limited.
- (d) A registered Deed of Modification dated 25th February 2004 records the above.



- (e) By a Deed of Assignment dated 30th November 2006, T.T.K. Healthcare assigned and transferred its right, title and interest in the said immovable property to Premchand Technopark Private Limited.
- (f) By a Deed of Assignment dated 29th March 2007 (registered with the Sub Registrar of Assurances Aurangabad under no. AGG3-1188-2007), Premchand Technopark Private Limited assigned and

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transferred it's right, title and interest in the said immovable property to the Assignor abovenamed.

(g) By a letter dated 26th February 2009 bearing no.1056 addressed by MIDC to the Assignor, MIDC granted permission for change of user of the said immovable property from industrial user to commercial purpose.

(h) Thus, the Assignor is the Lessee of and is seized and possessed of and /or sufficiently entitled to the leasehold interest in commercial Plot No. 1-B2 admeasuring approximately 19,134 Sq. Mtrs, in the Chikalthana Industrial Area of Maharashtra Industrial Development Corporation (MIDC), within the village limits of Mhasanatpur & within the limits of Aurangabad Municipal Corporation, Taluka and Registration Sub-District Aurangabad, District and Registration District Aurangabad (hereinafter referred to as "the said leasehold property") on the terms and conditions contained in the aforesaid Lease dated 4th March 1983 (hereinafter for brevity's sake referred to as "the said Lease"). The said Lease in respect of the said leasehold property is valid and subsisting and the Assignor has been in possession of the said leasehold property since the Assignor acquired it.

(i) The sanctioned user of the said leasehold property is for commercial use;

(j) The Assignor declares that the Assignor has not availed of any financial facility on the security of the said leasehold property and has not created any encumbrances thereon;

(k) The Assignor has submitted a proposal to MIDC for sub-division of the said leasehold Plot No 1B-2 into sub plots of different dimensions and areas. MIDC has approved such sub-division of the said leasehold property vide it order dated 22-Feb-2022 bearing no. MIDC/RO(ABD)/CHK/LMS-599/173.

(l) Subsequent to the aforesaid Sub-Division order, MIDC has issued Corrigendum dated 29-12-2022 bearing no. MIDC/ROA/CHK/E-



31-12-22		
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37745/2022, to the aforesaid Sub-Division order, due to the change in numbers, areas and locations of plots.

(m) Thereafter the aforesaid Sub Division order dated 22-Feb-2022 and the Corrigendum dated 29-12-2022 were cancelled by MIDC and a fresh Sub-Division order dated 03-Jan-2023 bearing no. MIDC/RO(ABD)/CHK/LMS-599/03137 has been issued by MIDC, subject to the terms and conditions stipulated by MIDC in its aforesaid order dated 03-Jan-2023 and accordingly the said Plot No 1B-2 has been sub-divided into 6 sub plots (Plot Nos. X-1 to X-6).

(n) The Assignee is desirous of acquiring the leasehold interest of the Assignor in commercial Sub Plot no. X-4 (hereinafter for brevity's sake referred to as "the said Sub-Plot") more particularly described in the Schedule hereunder written and shown bounded red on the plan hereto annexed and marked "A";

(o) On the basis of the assurances given by the Assignor and on the basis of documents provided by the Assignors, the Assignee has inspected the said Sub-Plot and confirms that the said Sub-Plot, the user whereof is commercial, is suitable for the purposes of the Assignee; the Assignee has also verified and ascertained the title and ownership of the Assignor to the said leasehold property and to the said Sub-Plot in particular and is satisfied with the same;

The Assignor has agreed to has agreed to sell, assign and transfer to the Assignee and the Assignee has agreed to acquire from the Assignor, the leasehold rights of the Assignor in the said Sub Plot at or for the agreed lumpsum price of Rs. 9,50,00,000/- (Rupees Nine Crore Fifty Lakhs Only).

(q) The Assignor hereby declares and confirms that:



(i) The Assignor is in possession of the said Sub Plot;

There are no proceedings instituted by or against the Assignor in respect of the said Sub Plot and pending in any Court or before any authority;

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(r) The Assignor has filed an application for Transfer Plot no. 1B-2 sub-divided Plot no. X-4 admeasuring 3181.00 Sq. Mt. on 04/01/2023 and accordingly MIDC has granted, its consent to the transfer and assignment of the leasehold rights of the Assignor in the said Sub Plot in favour of the Assignee and the Assignor has made payment of the required transfer fee to MIDC and MIDC has issued Transfer order dated 24-Feb-2023 bearing no. MIDC/RO(ABD)/CHK/LMS-599/1006 Hereto annexed and marked 'B' is a copy of the said Transfer Order.

NOW THIS DEED WITNESSETH AS UNDER:-

In pursuance of the agreement as above, the Assignee has, prior to the execution of this Deed, paid to the Assignor part payment of Rs. **1,00,00,000/-** (Rupees One Crore Only) as under.

SR.NO	AMOUNT	DATE	RTGS/CHEQUE	BANK
1	90,00,000	23/02/2023	RTGS	HDFC
2	10,00,000	01/03/2023	RTGS	HDFC
	1,00,00,000	Total		

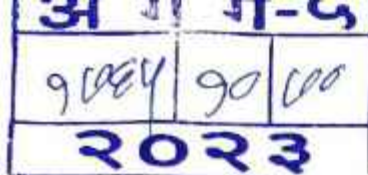
(the payment and receipt whereof the Assignor doth hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and discharge the Assignee forever) and in further consideration of the covenant on the part of the Assignee, the Assignee irrevocably undertaking to pay to the Assignor the balance of the consideration namely, Rs. 8,50,00,000/- (Rupees Eight Crore Fifty Lakhs Only) as under,

Sr.	Amount	Date	Cheque	Bank
	8,40,50,000	05-Jun-2023	000005	HDFC
	9,50,000	TDS @ 1% PAID IN THE NAME OF ASSIGNOR		
	8,50,00,000	Total		

Original cheque of the same is handed over to the Assignor, by receiving in the aggregate the lump-sum consideration of Rs. 9,50,00,000/- (Rupees Nine Crore Fifty Thousand Only) (less TDS in accordance with the provisions of the Section 194-IA of the Income Tax Act) Subject to realization of aforesaid cheque dated 05/06/2023, the Assignor doth hereby assign and transfer in favour of the Assignee, the leasehold rights of the Assignor in and over that piece and parcel of land or ground being Sub Plot no. X-



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4 (admeasuring 3,181.00 sq. meters or thereabouts) being part of leasehold plot No. 1-B-2 of the Chikalthana Industrial Estate of MIDC (hereinafter referred to as "the said premises") all of which are more particularly described in the Schedule hereunder written, lying and being at Chikalthana Industrial Area, within the village limits of Mhasanatpur & within the limits of Aurangabad Municipal Corporation, Taluka and Registration Sub-District Aurangabad, District and Registration District Aurangabad, TOGETHER WITH all and singular fences, drains, waters, water-courses, plants, lights, liberties, privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said premises described in the Schedule hereunder written or any part thereof belonging or in any wise appertaining to or with the same or any part thereof now or at or any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto AND ALL THE ESTATE right, title, interest, claim and demand whatsoever at law and in equity of the Assignor into out of or upon the said premises or any part thereof hereby conveyed, assigned and transferred or intended or expressed so to be UNTO the Assignee but subject to the payment by the Assignee to the Assignor of the balance consideration together with interest thereon if applicable, for all the residue now unexpired of the term of years granted under the Deed of Lease dated 4th March 1983 with right to get the same renewed and under and subject to the terms, covenants and conditions in the said Deed of Lease and which henceforth on the part of the Assignee its successors and/or assigns ought to be observed and performed AND ALSO SUBJECT to the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government of Maharashtra or to the Aurangabad Municipal Corporation (AMC) or MIDC or any other public body in respect thereof SUBJECT TO the Assignee complying with all the terms and conditions of the aforesaid order of sub-division of MIDC dated 03-Jan-2023 bearing no. MIDC/RO(ABD)/CHK/LMS-599/03137, and other orders / conditions that may be imposed by MIDC and /or any public body or authority; the Assignor doth hereby covenant with the Assignee that notwithstanding

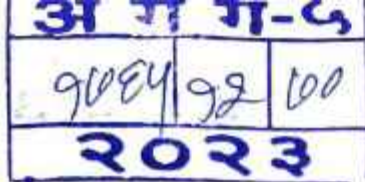


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any act, deed, matter or thing whatsoever by the Assignor or any person or persons lawfully or equitably claiming by, from, through, under or in trust for the Assignor made, done, committed or omitted or knowingly or willingly suffered to the contrary, the Deed of Lease dated 4th March 1983 is valid and subsisting and has not been terminated or forfeited or surrendered or become void or voidable and that the rent, covenants and conditions in the said Deed of Lease dated 4th March 1983, reserved and contained have on the Assignor's part been duly paid, observed and performed upto the date of these presents AND the Assignor doth further covenant with the Assignee that notwithstanding any such act, deed or thing as aforesaid the Assignor has in itself good right, full power and absolute authority to sell, assign and transfer the said premises more particularly described in the Schedule hereunder written hereby assigned and transferred or intended or expressed so to be UNTO the Assignee for the unexpired residue of the term of the said Deed of Lease dated 4th March 1983 in the manner aforesaid AND THAT the Assignee upon payment to the Assignor of the balance consideration in full together with interest, if applicable, but not otherwise, shall and may, at all times during the unexpired residue of the said term peaceably and quietly enter upon, have, occupy, possess and enjoy the said premises described in the Schedule hereunder written and receive the issues and profits thereof and of every part thereof for their own use and benefit without any suit, eviction, interruption, claim or demand whatsoever from or by the Assignor or by any person or persons lawfully or equitably claiming or to claim by from or under it AND free and clear and freely, clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the Assignor well and sufficiently saved, defended and kept harmless and indemnified of, from and against all estates, titles, charges and/or encumbrances whatsoever had, made, executed, occasioned or suffered by the Assignor or by any other person or persons lawfully or equitably claiming any estate or interest whatsoever in the said premises described in the Schedule hereunder written or any part thereof from under or in trust for the Assignor AND further that on the Assignor receiving in full, the balance consideration together with interest, if any, that maybe



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payable by the Assignee but not otherwise, the Assignor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said premises described in the Schedule hereunder written or any part thereof from, under or in trust for the Assignor shall and will from time to time and at all times hereafter during the said term, at the request and cost of the Assignee, do and execute or cause to be done and executed all such further and other acts, deeds and assurances in the law whatsoever, for the better and more perfectly assigning transferring and assuring the said premises described in the Schedule hereunder written hereby assigned and every part thereof UNTO and to the use of the Assignee for the unexpired residue of the said term as by the Assignee, their successor or successors or assigns or their Counsel in law, shall be reasonably required AND the Assignee doth hereby covenant with the Assignor that the Assignee will at all times, hereafter during the said term pay the proportionate amount of rent reserved by the said Deed of Lease dated 4th March 1983 and observe and perform all the covenants and conditions contained in the said Lease and henceforth on the part of the Assignee and/or their successor or successors or assigns to be observed and performed and will at all times hereafter keep indemnified the Assignor from and against the payment of the said rent and the observance and performance of the said covenants and conditions and all actions, suits, claims and demands whatsoever for or on account of the same or in anywise relating thereto.

AND THE ASSIGNOR doth declare that it has paid all the Municipal Taxes, MIDC charges etc. in respect of said plot and for the sale of the said plot till today and in case of any further demand of taxes and charges by MIDC / Municipal Corporation in respect of the said plot, in future, the Assignor will clear the same.

Any deficit amount /additional dues related to differential premium / transfer charges, stamp duty, registration fees for this deed will be borne by the Assignee alone. Any taxes till the registration of this deed will be borne and paid by the Assignor and after the registration all future taxes will be paid by the Assignee.



The Assignee has covenant with the Assignor that the Assignee will comply with all the terms and conditions of the aforesaid transfer order of MIDC dated 24-Feb-2023 bearing no. MIDC/RO(ABD)/CHK/LMS-599/1006.

AND THE ASSIGNOR doth declare that the original title deeds and documents which are in the possession of the Assignor are as per list hereto annexed and marked "C".

AND THE ASSIGNOR on receipt of the balance consideration together with the interest, if applicable due to delay in payment of consideration, doth hereby covenant with the Assignee that the Assignor shall unless prevented by fire or some inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the Assignee, their successor or successors or assigns, produce or cause to be produced to them or to their respective Attorneys or Attorney or agent or agents at any trial, hearing, omission, examination or otherwise as occasion shall require the title deeds listed in Statement "C" hereto annexed, for the purpose of maintaining, defending and proving their estate, title or possession to the said premises hereby assigned, transferred and assured or intended so to be and also at the like request and cost, deliver or cause to be delivered to the Assignee, their successor or successors or assigns for the time being of the said premises or any part thereof, such attested or other copies, extracts or abstracts from the said documents referred to in Statement "C" as they may require and shall in the meantime and unless prevented as aforesaid keep the said documents safe, unobliterated and un-cancelled.

AND THE ASSIGNOR declares that the Assignor is retaining with itself the title deeds referred to in Statement "C" as it continues to hold plots in the layout. If the Assignor ceases to hold any interest in any of the plots in the layout then and in such eventuality the Assignor shall hand over to the person who acquires the last plot of the Assignor, the title deeds and documents and require such person to covenant as per the terms of the aforesaid covenant for production of title deeds.

AND THE ASSIGNEE HEREBY IRREVOCABLY COVENANT with the Assignor that the Assignee shall pay to the Assignor the balance



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consideration of Rs. 8,40,50,000/- (Rupees Eight Crore Forty Lakhs Fifty Thousand Only) on deposit of the cheque and has this day handed over to the Assignor aforesaid Postdated Cheque for the balance consideration, photo-copy whereof are hereto annexed in Schedule "D". The Assignee hereby covenants with the Assignor that the Assignee shall ensure that there are sufficient funds in the account so as to ensure that the cheques when deposited by the Assignor on the date mentioned on the cheque, are honored. The Assignor has handed over to the Assignee full and complete vacant possession of the said premises.

AND IT IS FURTHER AGREED BETWEEN THE ASSIGNOR AND THE ASSIGNEE as an essential and vital term and condition of this Assignment that in the event any of the above postdated cheques given by the Assignee to the Assignor are dishonored due to default by the Assignee, then and in such an event on the dishonor of the first of such cheques this Deed of Assignment granted by the Assignor in favour of the Assignee, shall ipso facto stand cancelled and terminated.

In the aforesaid circumstances but not otherwise, the part consideration paid by the Assignee to the Assignor will be refunded by the Assignor to the Assignee, subject to and only after the assignee executing and registering a Deed of Cancellation, cancelling this Deed of Assignment and writings to MIDC and other authorities, in order to effectively cancel the transfer order annexed hereto as annexure B and after doing all acts, deeds matters and things to put an end to this transaction and restore the title of the Assignor to the said premises.

AND IT IS HEREBY AGREED AND DECLARED that the said lumpsum purchase-price is the true market value of the said premises AND THAT the stamp duty and registration charges of and incidental to the Deed shall be borne and paid by the Assignor alone.

The Assignor has borne all expenses in respect of the transfer / assignment of the said plot viz. payment of differential premium / transfer charges to MIDC, stamp duty, registration fee etc.



AND THAT each party shall separately bear and pay their respective Advocates' professional charges.

SCHEDULE

All that piece and parcel of land of commercial use bearing Sub Plot No. X-4 admeasuring 3181 Sqm., situated at MIDC Chikalthana Industrial Area, within the village limits of Mhasnadpur & within the limits of Aurangabad Municipal Corporation, Taluka and Registration Sub-District Aurangabad, District and Registration District Aurangabad and bounded as follows that is to say:

On or towards North by : Sub Plot No. X-3,
On or towards South by : MIDC Green belt,
On or towards East by : 24.00 Mtr. Wide Road,
On or towards West by : Sub Plot No. X-5.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hand the day and year first hereinabove written.

Signed and Delivered by the within named Assignor West Pioneer Properties (India) Private Limited, pursuant to a resolution dated 07-Dec-2022 passed by its Board of Directors, by the hand of Mr. Rajendra Anaji Mhatre an authorized signatory of the Company in the presence of:



For West Pioneer Properties (India) Pvt. Ltd

[Signature]
Authorized Signatory

1. *Martin Lakde*
Board by Pass, Aurangabad.

2. *Mayur P. KAKA*
Arthant Nagar, AUB'd.

[Handwritten signatures]

[Handwritten signature]

[Handwritten signature]



Signed and Delivered by the within
named Assignee M/s.
Millenniumpro Nest LLP, pursuant to
a resolution dated 07-Dec-2022
passed by its Board of Directors by
the hand of partner and authorized
signatory of the firm

[Signature]

1. Mr. Amit Vijaykumar Patni

[Signature]

2. Mr. Pawan Amrutlal Motwani,

[Signature]

3. Mr. Mr. Parth Ajay Agrawal

[Signature]

4. Mr. Akash Kishore Nathani

[Signature]

5. Mr. Raj Girdharilal Tanwani

in the presence of :

1. Nitin Bapusaheb Kakde
B/O:- Beed - BYPASS, A'bad.

2. Mayur Prakash Kala
B/O:- Jawahar Colony,
Aurangabad.



[Signature]



[Signature]



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List of Documents

1. Deed of Assignment dated 29th March 2007 (registered with the Sub Registrar of Assurances Aurangabad under no. AGG3-1188-2007).
2. Sub Division Order of MIDC dated 03-Jan-2023 bearing no. D-03137.

Drafted by - Party .



Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel: (0240) 331013, 331172

Fax: 2331324

E-mail: roaurangabad@midcindia.org

REGIONAL OFFICE, AURANGABAD
MIDC INDUSTRIAL AREA, NEAR
RAILWAY STATION
AURANGABAD - 431005

By Regd. Post A.D.

Letter No.: MIDC/RO(ABD)/CHK/LMS-599/

D-03137

Date: 03-Jan-2023

TO,

M/s West Pioneer Properties (India) Pvt.Ltd.
Ashiana, 69-C, Bhulabhai Desai Road,
Mumbai-400 026.

Subject :- **CHIKALTHANA INDUSTRIAL AREA**
Commercial Plot No.1-B-2 Sub-division of plot
Read :- Letter dated 03.01.2023.

Sir,

This is to inform you that the Corporation has examined your request and decided to Sub-divide Commercial Plot No. 1-B-2 having area 19134 respectively into 6 parts as under.

Details of sub division.

Sr. No.	Plot No	Plot Area (m2)	Name of Lessee/Transferee
1.	X-1	3759.04	M/s West Pioneer Properties (India) Pvt .Ltd.
2.	X-2	3912.22	M/s West Pioneer Properties (India) Pvt .Ltd.
3.	X-3	4085.88	M/s West Pioneer Properties (India) Pvt .Ltd.
4.	X-4	3181.00	M/s West Pioneer Properties (India) Pvt .Ltd.
5.	X-5	1858.00	M/s West Pioneer Properties (India) Pvt .Ltd.
6.	X-6	2337.86	M/s West Pioneer Properties (India) Pvt .Ltd.
	Total	19134.00	

1. The lessee should keep the marginal distance on all the plots as per D.C. Rules of Corporation, and the construction on sub-divided plots should be as per D.C. Rules 2009.
2. The revised time schedule of 2 years from the date of issue of this order is granted for development of all the sub divided plots.
3. All the internal infrastructure within the plots such as Roads, street light, water supply pipeline, drainage pipeline shall be provided by the Lessee. As per the D. C. Rule of the Corporation. The Lessee has to bear the cost of construction and Maintenance of the said infrastructure.
4. You will not approach the Corporation in future for issues pertaining to escape of sub-





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divided plots.

5. You will have to take prior permission of Executive Engineer & SPA, Aurangabad for demolition of existing structure / building.
6. The construction in marginal open space of the proposed sub divided plots shall be removed at your own risk & cost.
7. You will have to obtain revised building plan approval & revised Occupancy Certificate for each sub-divided plot from the SPA of MIDC.
8. If the issue of any outstanding dues against the said plots arises in future you will have to pay the same unconditionally.
9. Before developing infrastructural work such as road, electric line, water line etc. it is obligatory to obtain permission from Aurangabad Municipal Corporation.
10. This office sub division order No.173 dated 22.02.2022 & corrigendum No.E37745 dt.29.12.2022 treated as cancelled.
11. The Letter is hereby issued approved by Regional Officer, MIDC, Aurangabad

Area Manager

MIDC Aurangabad

1. Executive Engineer, MIDC, Civil Division, Aurangabad for information.
2. Assistant Planner, MIDC, Regional Office, Aurangabad, for information.
3. Mr. A. D. Shirse, Head Surveyor MIDC, Regional Office, Aurangabad, for supply of measurement plans of the above sub-divided plots.





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MIDC

उद्योगात् सफल समृद्धि

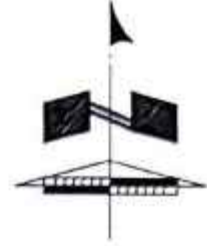
CHIKALTHANA INDUSTRIAL AREA

VILLAGE : MHASNADPUR

TALUKA & DIST.: AURANGABAD

PLOT NO. X-4

AREA=3181 SQM.



SCALE: 1CM = 15 MTR.

PREPARED BY

(Signature)
(A.D. SHIRSE)
HEAD SURVEYOR
R.O., MIDC, AURANGABAD



Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel: (0240) 331013, 331172

Fax: 331324

E-mail:

ROAURANGABAD@MIDCINDIA.ORG

REGIONAL OFFICE, AURANGABAD

MIDC INDUSTRIAL AREA, NEAR

RAILWAY STATION

AURANGABAD - 431005

By Regd. Post A.D.

Letter No.: MIDC/RO(ABD)/CHK/LMS-599/1006

Date: 24-Feb-2023

TO,

M/s West Pioneer Properties (India) Pvt. Ltd.
69-C, Ashiana, Bhulabhai Desai Road
Mumbai.



Subject :- CHIKALTHANA INDL. AREA

Commercial Plot X-4 (Area 3181 sqm)

Request for grant of consent for transfer

Read:- Letter dated 04/01/2023.



****ORDER****

Lease Date : 4th day of March, 1983 read with Deed of Modification Regd.No.405 dt.25.02.2004, Deed of Assignment regd. No.5887 dt.13.12.2006, Deed of Assignment regd. No.1188 dt.29.3.2007.

Lessees

M/s West Pioneer Properties (India) Pvt. Ltd.

Transferee:

Mr. Amit Vijaykumar Patni, Mr. Pawan Amrutlal Motwani, Mr. Parth Ajay Agrawal, Mr. Akash Kishore Nathani & Mr. Raj Girdharilal Tanwani Partners of M/s Millenniumpro Nest LLP

By a marginally noted Lease executed by the Maharashtra Industrial Development Corporation in favour of the Lessee the Corporation in consideration of the stipulation and conditions on the part of the Lessee therein contained, agreed to grant in favour of the Lessee a lease of above plot of land and the building and constructions erected thereon in the matter specified in the said lease. At the request of the Lessee the Corporation subdivided the said Plot No.1-B-2 area adm. 19134 m². Out of that following is one TRANSFEE.

Sr.	Plot No	Area in Sqm	Built-up Area in Sqm	Party Name	Party Address	Permitted use
1	X-4	3181.00	0.00	Mr. Amit Vijaykumar Patni, Mr. Pawan Amrutlal Motwani, Mr. Parth Ajay Agrawal, Mr. Akash Kishore Nathani & Mr. Raj Girdharilal Tanwani Partners of M/s Millenniumpro Nest LLP	CTS No.15854/B/1, Showroom No.202, Matrix Complex, Kalda Corner, Aurangabad.	Commercial use



The Lessees in pursuance of sub-clause (v) of clause 2 of said Lease represented to the Corporation for grant to it's of consent for transfer and assignment of its interest under or the benefit of the said Lease in respect of the subdivided plot No. X-4 in favour of the transferee.

The Corporation has after due consideration of the said request of the Lessee decided to grant its consent to the transfer by the Lessees at the benefit of its interest under the said Lease subject to the following condition:

(a) The consent is hereby granted subject to payment to the Corporation by the Lessee of the sum of **Rs.42,85,800/- + GST Rs.7,71,444/- Total Rs.50,57,244/- (Rs. Fifty Lakh Fifty Seven Thousand Two Hundred Forty Four only)** paid vide Receipt No.GL23588199 dated **23rd February -2023**.

(b) The consent is restricted to the transfer and assignment of the said agreement in favour of the transferees alone and in case the transferees purposes to make any further transfer of assignment or parting wholly or partially with the possession of the plot of land or any part thereof the transferees will have to make a fresh application for consent.

(c) The revised time schedule for obtaining B.C.C. is hereby granted for 2 years from the date of issue of sub division of plot order dt. **3rd Jan-2023**.

(d) The Transferees should obtain all necessary Government permission and consent from MPCB before starting business.

(e) The lessee/s shall deliver at the Lessee/s expense a copy of the Deed of Assignment to the Corporation as provided in sub-clause(v) of clause 2 of the said lease and such copy shall be furnished in duplicate within 30 days of from the date of issue of this order.

(f) The transferee shall utilize at least 40% FSI & obtain BCC on or before 1st Jan-2025 otherwise the terms and conditions mentioned in the circular No.C-05579 dt.21.06.2019 will be binding on transferee.

(g) The Transferee shall start its business activities within 2 years from the date of issue of this office Sub Divided of plot vide No.D03137 dt.03/01/2023 otherwise the guidelines for grant of extension of time limit will be binding on the transferee.

(h) The terms & conditions laid down in the Sub division order dated 03/01/2023 is binding on the transferee.

(i) You will not approach the Corporation in future for issues pertaining to approach road or shape of sub- divided plots.

Thanking you



TO,

M/s West Pioneer Properties (India) Pvt. Ltd.
69-C, Ashiana, Bhulabhai Desai Road
Mumbai.



Yours faithfully,

**TUKARAM
BALIRAM
INGOLE**

Area Manager,
MIDC, AURANGABAD.

**Mr. Amit Vijaykumar Patni & other 4 Partners of M/s Millenniumpro Nest LLP, CTS
No.15854/B/1, Showroom No.202, Matrix Complex, Kalda Corner, Aurangabad.**

Copy to Executive Engineer, MIDC, Civil Division, Aurangabad.

Copy to Assistant Planner, MIDC Regional Office, Aurangabad for information.

Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Regional Office, Aurangabad

Tel : +91-240-2331013 +91-240-2346321
Fax : +91-240-2346422
E-mail : roaurangabad@midcindia.org

MIDC Industrial Area,
Near Railway Station,
AURANGABAD
431005

No.

✓ TO 1056
M/s. West Pioneer Properties (India) Pvt.Ltd.,
Ashiyana 69-c, Bhulabhai Desai Road,
Mumbai-400026.

Date : 25-Feb-2009

26-02-09



Subject : Plot No : 1, 1-A & 1-B/2
: Chikhalthana INDUSTRIAL AREA
Amalgamation of Plots. & Change in user.

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Dear Sirs,

Please refer to your letter dated . 24.02.2009.

Since you have paid Rs.46954900/- (Rs. FourCrore Sixty nine lakh fifty four thousand nine hundred only.

The Corporation has pleased to grant you permission for amalgamation of Plot No. 1, 1-A & 1-B/2 in Chikhalthana Indl. Area.

on the following terms and conditions.

- 1) that the permission is granted only to utilise the marginal distance between the common boundary of above plots.
- 2) that the plots will be treated as separate plots for all other purposes.
- 3) that the period of lease would be co-terminus.
- 4) that for further construction D.C. Rules will be applicable for the entire area of the plots.

The regular amalgamation of above three plots will be granted after utilisation of the plots.

Further the permission for change in user as commercial purpose instead of Industrial purpose is also granted to you.

Thanking you!

Yours faithfully

Regional Officer,
MIDC, AURANGABAD



Copy f.w.cs to The Chief Planer ,MIDC, Mumbai for favour of information please.
Copy fwcs to Executive Engineer, MIDC, Civil /E & M Dn. Aurangabad for information.





The valuation as per MIDC Record for
 area 19134 sq.mt. @ 538/- per sq.mt with building.
 = Rs. 1,02,36,690/- — Actual consideration
DEED OF ASSIGNMENT Rs. 24,00,00,000/-

महाराष्ट्र
 स्टेट्स
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 MAR 28 2007

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 MAHARASHTRA



For BOI SHAREHOLDING LTD.

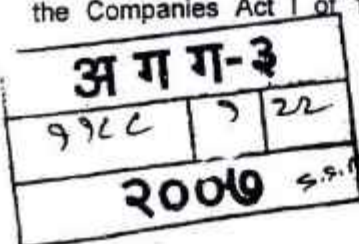
Authorised Signatory
 D-312PVC R. 122004/1192-54

THIS INDENTURE made at Mumbai/Aurangabad the 29th day of March 2007 Between **PREMCHAND TECHNOPARK PRIVATE LIMITED**, a company incorporated under the Companies Act I of 1956, having its Registered Office at Plot No.D-5, API Compound, MIDC, Chikalthana, Aurangabad 431210 and bearing company identification no. U72900 MH 2006 158850, hereinafter called "**the Assignor**" (which expression shall, unless it be repugnant to the context or meaning thereof, include its predecessor or successors) of the First Part, **AJANTA INFRASTRUCTURES PRIVATE LIMITED**, being a company incorporated under the Companies Act I of , 1956 having its registered office at plot no. D-5, API Compound, MIDC, Chikalthana, Aurangabad 431210 bearing company identification no. U7010 MH 2003 PTC 142817 hereinafter for brevity's sake called "**the Confirming Party**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successor / successors) of the Second Part And **WESTFIELD RETAIL PRIVATE LIMITED**, also a Company incorporated under the Companies Act I of 1956, having its Registered Office at

Q. S. M.

For BOI SHAREHOLDING LTD.
 BOI SHAREHOLDING Ltd.
 94843
 101483
 MAR 28 2007
 Authorised Signatory
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INDIA STAMP DUTY MAHARASHTRA



"Ashiana", 69-C, Bhulabhai Desai Road, Mumbai 400 026 bearing company identification no. U51909MH2004PTC149915 hereinafter called **"the Assignee"** (which expression shall, unless it be repugnant to the context or meaning thereof, include its successor or successors and assigns) of the Third Part;
WHEREAS:

Plan

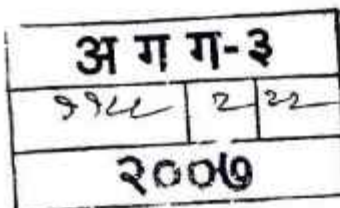
(a) By and under a Deed of Lease dated 4th March 1983 (hereinafter for brevity's sake referred to as "the said Lease") Maharashtra Industrial Development Corporation (MIDC) granted a lease in favour of Lorcom (Protectives) Limited in respect of Plot No.1-B/2 admeasuring approximately 19,134 sq. metres situated in the Chikalthana Industrial Area of MIDC within the limits of village Mhasanatpur (now located within the limits of the Aurangabad Municipal Corporation) within the limits of the Taluka and District of Aurangabad together with the building and structures then standing thereon and at anytime thereafter standing thereon hereinafter for brevity's sake referred to as "the said immovable property" (which is more particularly described in the Schedule hereunder written and is shown bounded red on the plan hereto annexed) for a term of 95 years computed from 1st September 1981 at a yearly rent of Re.1/- and on the other terms and conditions therein contained.

(b) The said Lease has been registered with the Sub-registrar of Assurances at Bombay under no.BOM/R/749/1983 (and the duplicate of the said Lease has also been registered under no.BOM/R/750/1983).

(c) The name of the Lessee Lorcom (Protectives) Limited was changed to T.T.K. Biomed Limited effective 15th February 1993, evidenced by a fresh certificate of incorporation granted by the Additional Registrar of Companies, Maharashtra, Bombay.

(d) Pursuant to the Order passed by the High Court of Chennai on 16th June 2000 in Company Petition No. 112 of 2000 and the order passed by the High Court of Bombay on 20th July 2000 in Company petition no. 437 of 2000 T.T.K. Biomed Limited was merged into T.T.K. Healthcare Limited and interalia the said immovable property thereby came to be vested in T.T.K. Healthcare Limited.

(e) A Deed of Modification dated 24th February 2004 executed between MIDC and T.T.K. Healthcare Limited reflects / evidences that in the circumstances aforesaid, the Lessee under the said Lease dated 4th March 1983 be read as T.T.K. Healthcare Limited. The said Deed of Modification dated 24th



S.S.M.



February 2004 has been duly registered with the Joint District Registrar Class I, Aurangabad.

(f) By and under a registered Deed of Assignment dated 30th November 2006 T.T.K. Healthcare Limited transferred and assigned interalia all its right, title and interest in the said immovable property to and in favour of the assignor abovenamed. Thus, the said immovable property has become vested in the Assignor abovenamed.

(g) The said immovable property was mortgaged by the Assignor to Small Industries Development Bank of India, Mumbai (SIDBI) as and by way of an equitable mortgage. The Balance amount due by the Assignor to SIDBI on the security of the equitable mortgage of the said immovable property was Rs.4,58,43,288/- (Rupees Four Crores Fifty Eight Lacs Forty Three Thousand Two Hundred Eighty Eight) as on the date hereof.

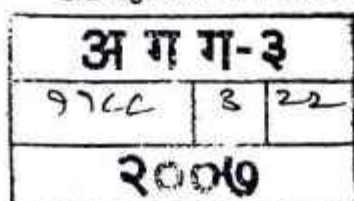
(h) The Assignor and the Confirming Party had entered into an arrangement and commitment in respect of the said immovable property.

(i) In supersession and cancellation of all such arrangements between the Assignor and the Confirming Party and with the consent, concurrence and participation of the Confirming Party, the Assignor has agreed to sell assign and transfer the said immovable property to and in favour of the Assignee for a lumpsum consideration of Rs.24,00,00,000/- (Rupees Twenty Four Crores).

(j) The said Indenture of Lease dated 4th March 1983 contains a covenant on the part of the Assignor as Lessee interalia not to assign or part with possession of the said immovable property or any part thereof without the previous written consent of the Chief Executive Officer (CEO) of MIDC, who is empowered to grant such consent subject to such conditions as he may think fit including a condition for payment of premium;

(k) As required by the aforesaid Registered Indenture of Lease dated 4th March 1983, the Assignor applied to MIDC for written consent of the CEO of MIDC to the sale and transfer by the Assignor in favour of the Assignee of the said leasehold land with the building and structures standing thereon described in the Schedule hereunder written;

(l) By his Order/Consent in writing dated 29 March 2007, the CEO of MIDC has granted his written consent for such sale and assignment, by the Assignor to and in favour of the Assignee, of the said leasehold Plot No.1-B/2 together with the building and structure standing thereon, described



in the Schedule hereunder written, the Assignee having paid to MIDC a sum of Rs.1,34,000/- (Rupees One Lac Thirty Four Thousand) being the amount of premium demanded by the CEO of MIDC;

(m) The Assignee has at or prior to the date hereof paid to the Assignor the entire lumpsum consideration of Rs.24,00,00,000/- (Rupees Twenty four Crores) as under:

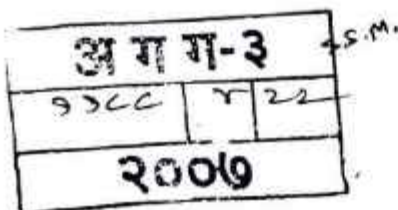
(i) The Assignee has at or prior to the date hereof paid to the Assignor a sum of Rs.2,20,00,000/- (Rupees Two Crores Twenty Lacs) (the payment and receipt whereof the Assignor doth hereby admit and acknowledge and of and from the same and every part thereof the Assignor doth hereby acquit, release and discharge the Assignee).

(ii) The Assignee has at or prior to the date hereof at the request and by the direction of the Assignor and on behalf of the Assignor paid to Small Industries Development Bank of India (SIDBI) a sum of Rs.4,58,43,288/- (Rupees Four Crores Fifty Eight Lacs Forty Three Thousand Two Hundred Eighty Eight) (the payment and receipt whereof the Assignor doth hereby admit and acknowledge and of and from the same and every part thereof the Assignor doth hereby acquit, release and discharge the Assignee).

(iii) The Assignee has at or prior to the date hereof at the request and by the direction of the Assignor and on behalf of the Assignor paid to the Confirming Party a sum of Rs.17,00,00,000/- (Rupees Seventeen Crores) (the payment and receipt whereof the Assignor doth hereby admit and acknowledge and of and from the same and every part thereof the Assignor doth hereby acquit, release and discharge the Assignee).

(iv) The Assignee has at or prior to the date hereof paid to the Assignor the balance sum of Rs.21,56,712/- (Rupees Twenty One Lacs Fifty Six Thousand Seven Hundred Twelve) (the payment and receipt whereof the Assignor doth hereby admit and acknowledge and of and from the same and every part thereof the Assignor doth hereby acquit, release and discharge the Assignee).

(n) The responsibility and liability for payment of stamp duty and registration charges of and incidental to this Deed, is of the Assignee.



NOW THIS INDENTURE WITNESSETH that in consideration of the aforesaid lumpsum amount of Rs.24,00,00,000/- (Rupees Twenty Four Crores) paid by the Assignee to and by the direction and on behalf of and on account of the Assignor as recited in recital (m) above at or prior to the execution of this Deed (the payment and receipt whereof the Assignor doth hereby admit and acknowledge and of and from the same and every part thereof the Assignor doth hereby acquit, release and discharge the Assignee) The Assignor with the consent, concurrence and participation of the confirming Party Doth hereby sell, assign and transfer UNTO the Assignee ALL AND SINGULAR the said leasehold land hereditaments and premises TOGETHER WITH the factory buildings and other structures, standing thereon, (hereinafter referred to as "the said premises") more particularly described in the Schedule hereunder written TOGETHER ALSO WITH ALL AND SINGULAR the other structures, court-yards, areas, compounds, sewers, ditches, fences, drains, ways, paths, passages, common gullies, waters, water-courses, plants, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said premises or any part thereof belonging or in any wise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof or to belong or be appurtenant thereto, AND ALL the estate, right, title, interest, claim and demand whatsoever both at law and equity of the Assignor in all and singular the said premises hereby sold, assigned and transferred or intended or expressed so to be UNTO the Assignee for all the residue now unexpired term of 95 years granted under the aforesaid Indenture of Lease dated 4th March 1983 at the said rent of Re.1/- per year reserved by the Lease and under and subject to

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the covenants and conditions contained in the said Lease and which henceforth on the part of the Lessee its successor and/or assigns ought to be observed and performed AND ALSO SUBJECT to the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government of Maharashtra or to MIDC or any other public body in respect thereof AND the Assignor doth hereby declare to and or



whosoever by the Assignor or any person or persons lawfully or equitably claiming from through under or in trust for the Assignor made, done, committed or omitted or knowingly suffered to the contrary, the hereinbefore recited Indenture of Lease dated 4th March 1983 is now a good and effectual lease in law of the said land, hereditaments and premises described in the Schedule hereunder written and hereby sold, assigned or expressed so to be and has not

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been terminated or forfeited or surrendered or become void or voidable and that the rent, covenants and conditions by and in the said Indenture of Lease reserved and contained have on the Assignor's part been duly paid, observed and performed upto the date of these presents AND the Assignor doth further covenant with the Assignee that notwithstanding any such act, deed or thing as aforesaid the Assignor now has in itself good right, full power and absolute authority to sell, assign and transfer the said premises described in the Schedule hereunder written and hereby sold, assigned and transferred or intended or expressed so to be UNTO the Assignee for the unexpired residue of the said term of 95 years in manner aforesaid And that the Assignee shall and may at all times hereafter during the unexpired residue of the said term peaceably and quietly enter upon, have, occupy possess and enjoy the said leasehold land hereditaments and premises described in the Schedule hereunder written and receive the issues and profits thereof and of every part thereof for its own use and benefit without any suit eviction interruption claim or demand whatsoever from or by the Assignor and/or the Confirming Party or by any person or persons lawfully or equitably claiming or to claim by from or under it or any of them AND that free and clear and freely, clearly and absolutely acquitted exonerated and forever discharged or otherwise by the Assignor well and sufficiently saved, defended and kept harmless and indemnified of from and against all estates, titles, charges and/or encumbrances whatsoever (including freed and discharged from the aforesaid equitable mortgage which was created by the Assignor in favour of Small Industries Development Bank of India had, made, executed, occasioned or suffered by the Assignor or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for the Assignor AND FURTHER THAT the Assignor and/or the Confirming Party, and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said leasehold land, hereditaments, and premises described in the Schedule hereunder written or any part thereof from under or in trust for the Assignor and/or the Confirming Party shall and will from time to time and at all times hereafter during the said term, at the request and cost of the Assignee, do and execute or cause to be done and executed all such further and other acts, deeds and assurances in law whatsoever, for the better and more perfectly assigning, transferring and assuring the said leasehold land, hereditaments and premises described in the Schedule hereunder written and hereby assigned and every part thereof UNTO and to the use of the Assignee for the unexpired residue of the said term as by the Assignee its successor or successors or assigns or their Counsel in law shall be reasonably required AND



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२०२३		

अ ग ग-३		
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the Confirming Party so far as it relates to its own acts and deeds only but not further, doth hereby covenant with the Assignee that it the Confirming Party has not at any time done or omitted to do or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof the sale, assignment and transfer of the said premises, is or may in any wise be impeached, affected or encumbered in title, estate or otherwise howsoever AND the Assignee doth hereby covenant with the Assignor that the Assignee will at all times hereafter during the said term pay the rent reserved by the said Indenture of Lease dated 4th March 1983 and observe and perform all the covenants and conditions contained in the said Indenture of Lease and henceforth on the part of the Lessee its successor or successors or assigns to be observed and performed and will at all times hereafter keep indemnified the Assignor from and against the payment of the said rent and the observance and performance of the said covenants and conditions and all actions, claims and demands whatsoever for or on account of the same or in anywise relating thereto.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hand the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of leasehold land or ground bearing Plot No. 1-B/2 admeasuring approximately 19,134 sq. mtrs. together with the factory building and other structures standing thereon situated in Chikalthana Industrial Area of MIDC in the Revenue Village Mhasanatpur within the limits of Aurangabad Municipal Corporation, Taluka and District Aurangabad and bounded as follows, that is to say:-

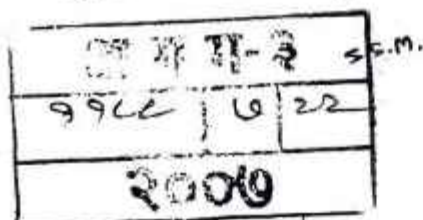
On or towards the North by: Plot No.1

On or towards the South by: MIDC land and then by the Aurangabad - Jalna Road

On or towards the East by: Private Land

On or towards the West by: Plot No.1-B/1 and MIDC Land / Road

THE COMMON SEAL of PREMCHAND)
TECHNOPARK PRIVATE LIMITED was)
hereunto affixed pursuant to the Resolution)
of its Board of Directors dated 17th January)
2007 in the presence of Santosh S. Muthiyar,)
a Director of the said Company, who has)
signed these presents in the presence of.)
Rajkumar - G. Ladniya.

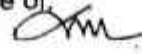


S.S. Muthiyar

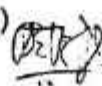
11/06/07



THE COMMON SEAL of **AJANTA**)
INFRASTRUCTURES PRIVATE LIMITED)

was hereunto affixed pursuant to the)
Resolution of its Board of Directors)
dated 18th January 2007 in the presence)
of Vinod P. Surana, a Director of the)
said company who has signed these)
presents in the presence of)
T. Suman Kumar 



THE COMMON SEAL of **WESTFIELD**)
RETAIL PRIVATE LIMITED was hereunto)
affixed pursuant to the Resolution of its)
Board of Directors dated 12th January)
2007 in the presence of Sundeep Kumar,)
the Authorised signatory of the said)
company who has signed these presents)
in the presence of Vijay. S. Devadiga 



Received at or prior to the date hereof)
of and from the within named Assignee a sum)
of Rupees Twenty four Crores.)

Rs.24,00,00,000/-

We say received

For Premchand Technopark Private Limited



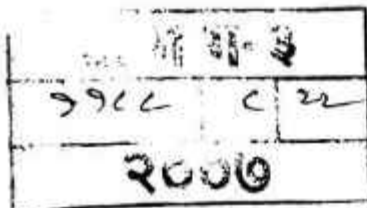

(Director)



The PAN no. of the Assignor is : **AAECP0045M.**

The PAN no. of the Confirming Party is : **AAECA7855J.**

The PAN no. of the Assignee is : **AAACW5756A.**



S.S.M.



प्राप्त की क्रमांक

205
नॉवम्बर १९ म.
Regn. 39 m.

दस्तावेजनामा/सर्वाधिकार 99LL

दिनांक 20/3/06 म. 19

दस्तावेजनामा प्रकार—

सादर करणाराचे नाव—

आतीलप्रमाणे की मिळाली.—

मोदीनी की

मकल की (कोसिप्रो)

पुष्पांकनाची मकल की

टपालबर्थ

मकल किंवा आपने (कसने ६४ ते ६७)

मोघ किंवा निरीक्षण

दंड—कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित मकला (कलम ५७) (कोसिप्रो)

इतर की (मागील पानावरील) बाब

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दस्तावेज
मकल

शेजी सवार होईल व नोंदणीकृत डाकेने पाठवली जाईल.
या कार्यालयात येण्यात येईल.

सहस्रमुखी निलंबित २
२५ मी.पुष्पा २५००००

दस्तावेज छाकी नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा.
हवाली करावा.

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2023		



सादरकर्ता.