Receipt (pavti)

76/14400 पावती Original/Duplicate
Monday,October 18 ,2021 नोंदणी क्रं. :39म
1:12 PM Regn.:39M

पावती क्रं.: 16735 दिनांक: 18/10/2021

गावाचे नाव: मिरे
दस्तऐवजाचा अनुक्रमांक: टनन4-14400-2021
दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र
सादर करणाऱ्याचे नाव: मेसर्स क्रिसेंट शेल्टर्स चे अधिकृत स्वाक्षरीकर्ता / भागिदार हिलाल अमिरअली मर्चंट यांच्यातर्फे मुखत्यार हितेश भास्कर शेट्टी

| | |
|---|---|
| नोंदणी फी | रु. 30000.00 |
| दस्त हाताळणी फी | रु. 2000.00 |
| पृष्ठांची संख्या: 100 | |
| एकूण: | रु. 32000.00 |

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:31 PM ह्या वेळेस मिळेल.

Joint Sub Registrar,Thane 4

सह. दुय्यम निबंधक वर्ग-२
ठाणे. क्र. ४

बाजार मुल्य: रु.6212568 /-
मोबदला रु.17500000/-
भरलेले मुद्रांक शुल्क : रु. 1050000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1810202101819 दिनांक: 18/10/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007602628202122E दिनांक: 18/10/2021
बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत मिळाला

# CHALLAN

**MTR Form Number-6**

| GRN | MH007534398202122E | BARCODE | | Date | 14/10/2021-15:40:48 | Form ID | 25.1 |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| **Department** | Inspector General Of Registration | **Payer Details** | |
| **Type of Payment** | Stamp Duty<br>Sale of Non Judicial Stamps IGR Rest of Maha | **TAX ID / TAN (If Any)** | |
| | | **PAN No.(If Applicable)** | AACFC4645C |
| **Office Name** | THN4_THANE NO 4 JOINT SUB REGISTRA | **Full Name** | CRESCENT SHELTERS |
| **Location** | THANE | | |
| **Year** | 2021-2022 One Time | **Flat/Block No.** | C T S NO 4152, VILLAGE MIRA |
| **Account Head Details** | **Amount In Rs.** | **Premises/Building** | |
| 0030046401 Sale of NonJudicial Stamp | 1060000.00 | **Road/Street** | MAHAJAN WADI, MIRAROAD EAST |
| | | **Area/Locality** | THANE |
| | | **Town/City/District** | |
| | | **PIN** | 4 0 1 1 0 7 |
| | | **Remarks (If Any)** | PAN2=AALFK9926C~SecondPartyName=KEWALRAJ AND COMPANY LLP~ |
| | | **Amount In Words** | Ten Lakh Fifty Thousand Rupees Only |
| **Total** | 10,50,000.00 | | |

| | | | | | |
|---|---|---|---|---|---|
| **Payment Details** | IDBI BANK | **FOR USE IN RECEIVING BANK** | | | |
| **Cheque-DD Details** | | Bank CIN | Ref. No. | 69103332C21101416530 | Z707813128 |
| Cheque/DD No. | | Bank Date | RBI Date | 14/10/2021-15:42:37 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID : Mobile No. : 9004493906

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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9 / 800



Print Date 14-10-2021 03:42:50

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| दस्त क्रमांक १४४०० / २०२१ |
| २ / १०० |

# CHALLAN

MTR Form Number-6

| GRN | MH007602628202122E | BARCODE | | Date | 18/10/2021-10:31:26 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Registration Fee<br>Ordinary Collections IGR | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | AAOFC4645D |
| Office Name | THN4_THANE NO 4 JOINT SUB REGISTR | Full Name | CRESCENT SHELTERS |
| Location | THANE | | |
| Year | 2021-2022 One Time | Flat/Block No. | C T S NO 4152, VILLAGE MIRA |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030063301 Amount of Tax | 30000.00 | Road/Street | MAHAJAN WADI, MIRAROAD EAST |
| | | Area/Locality | THANE |
| | | Town/City/District | |
| | | PIN | 4 0 1 1 0 7 |
| | | Remarks (If Any) | PAN2=AALFK9926C~SecondPartyName=KEWALRAJ AND COMPANY LLP~ |
| | | Amount In Words | Thirty Thousand Rupees Only |
| Total | 30,000.00 | | |

| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 69103332021101811398 | 2708242778 |
| Cheque/DD No. | | Bank Date | RBI Date | 18/10/2021-10:32:57 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID :

Mobile No. : 9004493906

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी कराव्याच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

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₹ 1900



Print Date 18-10-2021 10:33:12




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| दस्त क्रमांक १४४०० /२०२१ |
| ४ / १०० |

| Department of Stamp & Registration, Maharashtra | | | |
|---|---|---|---|
| Receipt of Document Handling Charges | | | |
| **PRN** | 1810202101819 | **Date** | 18/10/2021 |
| Received from M/s. Crescent Shelters Through Its Authorized Partner Hilal Amirali Merchant Through Its Constituted Attorney Hitesh Bhaskar Shetty, Mobile number 9004493905, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R.Thane 10 of the District Thane. | | | |
| **Payment Details** | | | |
| **Bank Name** | sbiepay | **Date** | 18/10/2021 |
| **Bank CIN** | 10004152021101801680 | **REF No.** | 202129182652609 |
| This is computer generated receipt, hence no signature is required. | | | |

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५ / १००




| ट.न.न. - ४ |
| --- |
| दस्त क्रमांक १४८०० /२०२१ |
| ६ / १०० |

# DEED OF CONVEYANCE

**THIS DEED OF CONVEYANCE** made at Mumbai this 18th day of October in the Christian Year Two Thousand Twenty One **BETWEEN M/S. KEWALRAJ AND COMPANY LLP**, (formerly known as Kewalraj And Company Private Limited), a Limited Liability Company registered under Limited Liability Partnership Act, 2008 and comprising of its Partners **(1) MR. PRAMOD HARIKISHAN MALHOTRA, (2) SMT. NEERU KULBHUSHAN KHANNA, (3) MR. VINOD HARIKISHAN MALHOTRA, (4) MR. KAPILL KEWAL MALHOTRA AND (5) MR. NAKUL PRAMOD MALHOTRA** and having their office at E-3, Cuffe Castle, Colaba, Mumbai-400 005, through its authorised partners **(1) PRAMOD HARIKISHAN MALHOTRA AND (2) KAPILL KEWAL MALHOTRA,** hereinafter called **"THE VENDORS"** (which expression shall unless it be repugnant to the context or the meaning thereof mean and include partner or partners for the time being of the said firm, the survivor or survivors of them and the respective heirs, executors and administrators of ~~such~~ survivor and his/her or their assigns) of the **FIRST PART AND**

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**(1) MR. PRAMOD HARIKISHAN MALHOTRA, (2) MRS. NEERU KULBHUSHAN KHANNA, (3) MR. VINOD HARIKISHAN MALHOTRA,** through his duly authorized Attorney **MR. PRAMOD HARIKISHAN MALHOTRA, (4) MR. KAPILL KEWAL MALHOTRA and (5) MR. NAKUL PRAMOD MALHOTRA** all Indian Inhabitants hereinafter called "**CONFIRMING PARTY**" (which expression shall unless it be repugnant to the context or the meaning thereof mean and include their respective heirs, executors and administrators) of the **SECOND PART.**

**AND MESSRS. CRESCENT SHELTERS,** a Partnership Firm incorporated under the Indian Partnership Act, 1932 acting through its authorized partners **(1) MR. HILAL AMIRALI MERCHANT (2)MR. JITENDRA RAMNARAYAN SINGH (3) MR. SURAJ RAMESH SINGH and (4) MR. MOHAMMED AAHIL MERCHANT,** all of Mumbai Indian Inhabitants and having its Office at Crescent Business Fark, 8th Floor - Near Sakinaka Telephone Exchange, Andheri-Kurla Road, Ancheri (East), Mumbai – 400 072 hereinafter called the **"PURCHASERS"** (which expression shall unless it be repugnant to the context or the meaning thereof mean and include partner or partners for the time being of the said firm, the survivor or survivors of them and the respective heirs, executors and administrators of such survivor and his/her or their assigns) of the **THIRD PART.**

**WHEREAS** by Deed of Conveyance dated 27th February, 1960 presented at the office of the Sub-Registrar Thane under Serial No.94 and registered with the Sub-Registrar of Assurances at Thane under Registration No. 105 of 1960 on 18th March, 1960 and made between Seth Kalyanji Lalji and Others therein called the Vendors of the One Part and M/s. Kewalraj And Company Private Limited therein called the Purchaser of the Other Part, the said Vendors sold and conveyed to the said Purchaser all those pieces or parcels of lands or grounds situate lying and being at Village Mira, in Taluka Thane in the Registration District and Sub-District of Thane and admeasuring 9710 sq. yds. and more particularly described in the Firstly and Secondly First Schedule hereunder written (hereinafter referred to as "**the said Larger Property**") for the price and on the terms contained therein;

**AND WHEREAS** the said Larger Property is falling under the Industrial Zone (I-2);

**AND WHEREAS** the said Kewalraj And Company Private Limited converted itself into Kewalraj And Company LLP bearing No. AAA-7846 under Section 58(1) of Limited Liability Partnership Act, 2008 on 1st February, 2012 as per Limited Liability Partnership Agreement dated 1st February, 2012;

**AND WHEREAS** accordingly the Vendors became entitled to the said Larger Property and other part thereof;

**AND WHEREAS** the Limited Liability Partnership Agreement of the Vendors was amended on 31st March, 2015, 1st September, 2016 and 1st March, 2018 and as a result of which the present Partners of the Vendors are the only Partners entitled to the Assets of the Vendors including the said Larger Property;

**AND WHEREAS an** area admeasuring 271.96 Sq. Yds. equivalent to 227.40 Sq. Meters and bearing C.T.S. No.4152 of Village Mira and having agricultural user and forming part of the said Larger property is held by the Vendors as set out in the Second Schedule hereunder written (hereinafter referred to as "**the said Premises**").

**AND WHEREAS** the reference of the said premises i.e. an area of 227.40 sq. mtr. is appearing in the Enquiry Register Book and a separate Property Register Card is issued for the said area of 227.40 sq. mtr. The copies of the said Enquiry Register Book and Property Register Card are annexed herewith and marked as **LETTERS - 'A' and 'B'** respectively.

**AND WHEREAS** the vendors have agreed to sell with the consent of the Confirming Party and the Purchasers have agreed to purchase the said Premises for consideration of Rs. 1,75,00,000/- (Rupees One Crore Seventy Five Lakhs Only) to be paid by the Purchasers to the Vendors on the execution of these presents, after deducting 1% of the total consideration as required to be deducted under Section 194 IA of the Income Tax Act, 1961;

**AND WHEREAS** the PAN number of the Vendors is AALFK9926C.

**AND WHEREAS** the PAN Number of the Confirming Party are

| SR. NO. | NAME | PAN NOS. |
|---|---|---|
| 1. | PRAMOD HARIKISHAN MALHOTRA | AHNPM9944K |
| 2. | MRS. NEERU KULBHUSHAN KHANNA | AQAPK8355N |
| 3. | VINOD HARIKISHAN MALHOTRA | AFRPM8376D |
| 4. | KAPILL KEWAL MALHOTRA | AAEPM1669H |
| 5. | NAKUL PRAMOD MALHOTRA | AAAPM7424Q |

**AND WHEREAS** the PAN number of the Purchasers is AAOFC4645D.

**AND WHEREAS** by Resolution dated 07/10/18 passed in the meeting of Partners of the Vendors, (1) Pramod H. Malhotra and (2) Kapill K. Malhotra are jointly or severally duly authorized to execute this Deed of Conveyance and all deeds, documents and writings in favour of the Purchasers as set out therein, a copy of the said Resolution is hereto annexed and marked with **LETTER - 'C'.**

**AND WHEREAS** the Vendors have represented to the Purchasers that:-

(i) The title of the Owners in respect of the said premises is absolutely clear and marketable and free from all encumbrances and reasonable doubts including free from any oral or written agreement, sale, transfer, conveyance, assignment, gift, lease, tenancy, monthly tenancy, leave & license, right of way, easement and third party adverse/proprietary or pecuniary right, title, interest and/or claim of any third party, inheritance, succession, adoption any testamentary, disposition suit, litigations, legal proceedings, restrictive, covenants, statutory notice / order / notification or law attachment, acquisition / requisition or authority howsoever.

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(ii) They have legal right, absolute title and authority as on the date hereof to deal with and dispose of the said premises more particularly described in Second Schedule hereunder written to any person or persons of their choice without any lawful restriction curtail.

(iii) They have not received any notice for acquisition of the said premises, more particularly described in Second Schedule hereunder written.

(iv) There is a proper access to the said premises, more particularly described in Second Schedule hereunder written.

(v) There is no prohibitory order issued by any taxing and/or revenue authorities for sale and./or transfer of the said premises or any part thereof, more particularly described in Second Schedule hereunder written

**AND WHEREAS** the Vendors have agreed to execute this Deed of Conveyance in respect of the said Premises more particularly described in the Second Schedule hereunder written in favour of the Purchasers as hereinafter appearing.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the Agreement between the Vendors and the Purchasers and in consideration of Rs. 1,75,00,000/- (Rupees One Crore Seventy Five Lakhs Only) being the full purchase price paid by the Purchasers to the Vendors and comprising of Rs. 1,73,25,000/- (Rupees One Crore Seventy Three Lakhs Twenty Five Thousands Only) paid by the Purchasers to the Vendors by Pay Order No. 050942 dated 06th October, 2021 issued from (H.D.F.C. Bank Ltd., Kandivali East Branch) in favour of the Vendors and Rs.1,75,000/- (Rupees One Lakh Seventy Five Thousands Only) deducted by the Purchasers as Tax Deductable at Source under Section 194-IA of the Income Tax Act, 1961 and paid by the Purchasers to the Income Tax Authority and aggregating to Rs. 1,75,00,000/- (Rupees One Crore Seventy Five Lakhs Only) being the full purchase price paid by the Purchasers to the Vendors (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and acquit and release and discharge the

Purchasers from the payment and receipt thereof and every part thereof) **THEY** the Vendors do hereby grant, sell, convey and assure with the consent of the Confirming Party unto and to the Purchasers for ever all those Agricultural pieces or parcels of land or ground situate , lying and being at Village Mira, Taluka Thane in the Mira Bhayander Municipal Corporation in the Registration District and Sub-District of Thane admeasuring 271.96 sq. yds. equivalent to 227.40 Sq. Mts And bearing C.T.S. No.4152 of Village Mira And more particularly described in the Second Schedule hereunder written and as shown on the Plan annexed hereto and delineated thereon in red colour boundary line (hereinafter referred to as "the said premises") **TOGETHER WITH ALL AND SINGULAR** ways, paths, passages, areas, common trees, waters, water courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said premises **AND** also together with such of all the deeds documents, writings, vouchers and other evidences of title relating to the said premises or any part thereof as are in the possession of the Vendors together with documents of title as set out in the Third Schedule hereunder written **TO HAVE AND TO HOLD** the said Premises hereby granted conveyed and assured or expressed so to be with their and every of their rights members and appurtenances **UNTO AND TO THE USE** of the Purchasers as for ever **AND ALL** the estate, right, title, interest use inheritance premises possession benefit claim and demand whatsoever both at law and in equity of the Vendors into out of or upon the said Premises and every part thereof **TO HAVE AND TO HOLD** all and singular the said premises hereby granted, conveyed, assured and intended or expressed so to be with their and every of their right members and appurtenances unto and to the use and benefit of the Purchasers forever **SUBJECT TO** the payment by the Purchasers of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to Mira Bhayander Municipal Corporation or the Government of Maharashtra or any other Public Body or Authority as the case may be **AND** the Vendors do hereby for themselves and its Partners and their successors covenant with the Purchasers that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any person or persons lawfully or equitably claiming by from through under or in trust for them made done committed omitted or willingly suffered to the contrary the Vendors now have in themselves good, right, full power and

absolute authority to grant convey and assure the said Premises hereby granted, conveyed or assured or intended so to be unto and to the use of the Purchasers in the manner aforesaid **AND** that it shall be lawful for the Purchasers from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, posses and enjoy the said premises hereby granted with their appurtenances and receive the rents, issues and profits thereof and of every part thereof and for their own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or its successors or any of them from or by any person or persons lawfully or equitably claiming or to claim by from, under or in trust for them or any of them AND that free and clear freely and clearly and absolutely acquitted exonerated, released and forever discharged or otherwise by the Vendors well and sufficiently saved defended, kept harmless and indemnified of and from against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had made executed occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for them and further that **THEY** the Vendors and all persons having or lawfully or equitably claiming any estate right title or interest at law in equity in the said Premises hereby granted or any part thereof by from under or in trust for them the Vendors or its successor or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such lawful and reasonable acts, deeds, matters, conveyances and assurances in the law whatsoever for the better further and more perfectly and absolutely granting and assuring the said Premises and every part thereof granted unto and to the use of the Purchasers in the manner aforesaid at the costs of the Purchasers as shall or may be reasonably required by the Purchasers under law **AND THE CONFIRMING PARTY** do hereby covenant with the Purchasers that they have not done any act, deed, matter or thing and they are not party or privy to any act, deed, matter or thing which prevents or prejudices the right of the Confirming Party to confirm the sale and transfer of the said premises by the Vendors to the Purchasers and Vendors and Confirming Party do hereby jointly and severally confirm that the Purchasers are in possession of the said premises and every part thereof.

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**AND** this Indenture further witnesseth that the rate, rent, taxes assessments an all the outgoings of the said premises till the date of execution hereof shall be paid by the Vendors and same shall thereafter be borne and paid exclusively by the Purchasers.

**AND** this Indenture further witnesseth that the Purchasers herein shall be entitled to enter and record their names in the property cards, 7/12, 6/12 & 8-A Extract, of Land Revenue Records, as absolute Owners, of the said premises more particularly described in second schedule hereunder written as on the execution & registration of this Deed of conveyance for which the Vendors have no objection and hereby give their irrevocable consent and permission.

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

## THE FIRST SCHEDULE ABOVE REFERRED TO

**FIRSTLY :**

All those pieces or parcels of Paddy or agricultural lands or ground hereditaments and premises situate lying and being at mite in Taluka Thana in the Registration Sub-District and District Thana and defined on the Plan hereto annexed and standing in the name of Kalyanji Lalji and others ten and here to description in the Revenue Village records of the collector Thane as under:

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| S. No. | Hissa No. | Area A. G. |
|---|---|---|
| 99 | 1 | 0 – 15 ½ |
| 99 | 3 | 0 – 1 ¼ |
| 99 | 5 | 0 – 5 ¼ |
| 99 | 6 | 0 – 3 ¼ |
| 99 | 7 | 0 – 3 ¼ |
| 101 | 1 | 0 – 11 ¼ |
| 101 | 2 | 0 – 11 ¼ |
| 105 | 6 | 0 – 1 ¾ |
| 106 | 4 | 0 – 6 ¼ |
| 106 | 5 | 0 – 11 ¾ |
| **8530 Sq. Yard** | | **1 – 30 ¼** |

**SECONDLY :**

All those pieces or parcels of non-agricultural lands or ground hereditaments and premises situate lying and being at Mira in Taluka, Registration sub-district and District Thana admeasuring 1180 sq. yard and delibrared on the Plan standing in the name of Kalyanji Haji and other ten and bears the description in the revenue village records of the collector Thana as under;

| S. No. | Hissa No. | Area A. G. |
|---|---|---|
| 99 | 1 | 0 - ¾ |
| 99 | 2 | 0 - 1 ¼ |
| 99 | 8 | 0 – 7 ¾ |
| | | **0 - 9 ¾** |

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## THE SECOND SCHEDULE ABOVE REFERRED TO

**ALL THAT** piece or parcel of Agricultural land or ground situate lying and being at Mira (Mahajanwadi), Taluka Thane within the limits of Mira-Bhayander Municipal Corporation in the Registration District and Sub-District of Thane admeasuring 271.96 sq. yards equivalent to 227.40 sq. mtrs. or thereabouts bearing City Survey No.4152 of Village Mira.

## THE THIRD SCHEDULE ABOVE REFERRED TO

(List of Documents/Title Deeds handed over by the Vendors to the Purchasers)

1. Deed of Conveyance dated 27th February, 1960 presented at the office of the Sub-Registrar Thane under Serial No.94 and registered with the Sub-Registrar of Assurances at Thane under Registration No. 105 of 1960 on 18th March, 1960

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दस्त क्रमांक 9800 / २०२१
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**SIGNED SEALED AND DELIVERED** )

by the withinnamed **"VENDORS"** )

**M/S. KEWALRAJ AND COMPANY LLP,** )

(formerly known as Kewalraj and Company )

Private Limited) Through its duly Authorised )

Partners, )

**(1) PRAMOD HARIKISHAN MALHOTRA** and)

Pramod Malhotra



**(2) KAPILL KEWAL MALHOTRA,** )

in the presence of... ... ... ... )



**SIGNED SEALED AND DELIVERED** )

by the withinnamed **"CONFIRMING PARTY"** )

**(1) PRAMOD HARIKISHAN MALHOTRA,** )

Pramod Malhotra



**(2) MRS. NEERU KULBHUSHAN KHANNA,)**

Neeru Khanna.




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१७ / १००

(3) VINOD HARIKISHAN MALHOTRA, )

(through his duly authorized attorney )

MR. PRAMOD HARIKISHAN MALHOTRA,) )



(4) KAPILL KEWAL MALHOTRA )



(5) NAKUL PRAMOD MALHOTRA )

in the presence of... ... ... ... )



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दस्त क्रमांक १४८०० / २०२१

९८/ ४००

**SIGNED SEALED AND DELIVERED** )

by the withinnamed **"PURCHASERS"** )

**MESSRS. CRESCENT SHELTERS** )

through its authorized partners )

**(1) MR. HILAL AMIRALI MERCHANT** )



**(2) MR. JITENDRA RAMNARAYAN SINGH** )



**(3) MR. SURAJ RAMESH SINGH** )



**(4) MR. MOHAMMED AAHIL MERCHANT** )



in the presence of.. ... ... ... )

1. Jamus B. More

2.

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दस्त क्रमांक १४४०० / २०२१

१८ / २००

**RECEIVED OF AND FROM** the withinnamed Purchasers lump sum amount of Rs. 1,75,00,000/- (Rupees One Crore Seventy Five Lakhs Only) being the full purchase price and comprising of Rs. 1,73,25,000/- (Rupees One Crore Seventy Three Lakhs Twenty Five Thousands Only) paid by the Purchasers to the Vendors by Pay Order No. 050942 dated 06th October, 2021 issued from (H.D.F.C. Bank Ltd., Kandivali East Branch) in favour of the Vendors and Rs.1,73,250/- (One Lakh Seventy Three Thousand Two Hundred Fifty Only) deducted by the Purchasers as Tax Deductable at Source under Section 194-IA of the Income Tax Act, 1961 and paid/to be paid by the Purchasers to the Income Tax Authority and aggregating to Rs. 1,75,00,00,000/- (Rupees One Crore Seventy Five Lakhs Only) being the full purchase price paid by the Purchasers to the Vendors.

**WE SAY RECEIVED:**

**For M/s. KEWALRAJ AND COMPANY LLP.**

**(1) MR. PRAMOD HARIKISHAN MALHOTRA,**

**(2) MR. KAPILL KEWAL MALHOTRA**

**(Partners)(VENDORS)**

**WITNESSES:**

1. Damus B. Moras

2.

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दस्त क्रमांक ९१४००
२०२१
२० / ९००

# LETTER – 'A'



G. M., R. E., No. MISC-3126-B, dated 19-11-[illegible]

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|---|---|---|---|---|---|---|---|---|---|
| 56 | 904/3 | 2404 | ठाणे रा. ठाणे | 1947 | अ ते ह | - | 1942 | | |
| 55 | 904/3 | 904 | ठाणे रा. ठाणे | — | — | ठाणे | 1943 | | |
| (55) | 904/3 | 902 | ठाणे रा. ठाणे | — | — | — | — | | |
| 560 | 904/3 | 904.6 | ठाणे (आगरी) कुणबी मिश्र-नौगा सरवाड | — | — | — | 1945 | | |

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मुद्रांक क्रमांक 98800 / 1942

29 / 200

| ७ | ८ | ९ | १० | ११ | १२ | १३ |
|---|---|---|---|---|---|---|
| | | कुलिवाकि ३४ दिनांकी<br>दस्त क्रमांक<br>दु.दु.<br>ठाणे/तिथेही. | | | | |
| | क | आ.क्र. २८ चु.नं. १०६ कि<br>दिवित आहे -<br>ठाणे चा.नं. ८८ २०१७ दस्त क्रमांक<br>आहे.<br>सा.दु.नि.ठाणे | | पाहुन घ्या | | १०१५/ |
| | | चा.नं. ८५, दस्त क्रमांक<br>दु.दु.नि.ठाणे | | | | |
| | क<br>NA/SR-1747<br>२०-७-६१<br>दिवित आहे<br>२८ मार्च ८१ | चा.नं. ८५, दस्त क्रमांक<br>दु.दु.नि.ठाणे | | पाहुन घ्या | | १५४८/ |

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दस्त क्रमांक १४४०७ / २०२२
०२ / १००

# LETTER – 'B'




महाराष्ट्र शासन

## मालमत्ता पत्रक

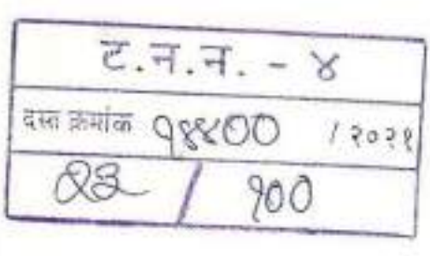
4152

| गाव/पेठ : मिरा | | | तालुका/न.भू.का. : उप अधीक्षक भूमि अभिलेख, ठाणे | | जिल्हा : ठाणे |
|---|---|---|---|---|---|
| नगर भूमापन क्रमांक | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या सेवेचे तपशील आणि त्याच्या फेरतपासणीची नियत वेळ |
| ४५२ | - | | २२९.७० | शेती | - |

| | |
|---|---|
| सुविधाधिकार | - |
| हक्काचा मुळ धारक वर्ष:१९८४ | H शेती |
| पट्टेदार | - |
| इतर भार | - |
| इतर शेरे | - |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक(धा) पट्टेदार(प) किंवा भार | साक्षांकन |
|---|---|---|---|---|
| ३१/०७/२०१५ | मा.जमाबंदी आयुक्त अधि संचालक भूमि अभिलेख (महाराष्ट्र राज्य) पुणे यांचे कडील परिपत्रक क्रमांक /न.भू.प/मि.प.अक्षरी नोंद /२०१५ पुणे दिनांक १६/०२/२०१५ अन्वये मिळकत पत्रिकेवरील मुद्द क्षेत्राची अभिलेखावरून खात्री करून सदर मिळकतीचे अक्षरी क्षेत्र दोनशे सत्तावीस पुर्णांक चार दशांश चौ.मी. अशी नोंद केली. | | | फेरफार क्र.९९ प्रमाणे सही- ३१/०७/२०१५ उप अधीक्षक भूमि अभिलेख, ठाणे |

हि मिळकत पत्रिका (दिनांक २/११/२०२१ ३:२३:३० PM रोजी) डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक ७/२८/२०२१ ११:३६:०८ AM
वैधता पडताळणी साठी http://aaplesbhilekh.mahabhumi.gov.in/DSLR/propertycard या संकेत स्थळावर जाऊन २१०९१०००००२१२०६४१ हा क्रमांक वापरावा.



# LETTER – 'C'

KEWALRAJ AND COMPANY LLP
E-3, CUFFE CASTEL, CUFFE PARADE, COLABA, MUMBAI – 400005.
TEL.: 91 – 22 – 2218 2003 / 2218 2067
Email.:kewalraj.windmil @gmail.com / kewalraj@gmail.com

Resolution passed in the meeting of the Partners of **M/s. Kewalraj And Company LLP**, (formerly known as Kewalraj And Company Private Limited), a Limited Liability Company registered under Limited Liability Partnership Act, 2008 and comprising of its Partners (1) Mr. Pramod H. Malhotra, (2) Smt. Neeru K. Khanna, (3) Mr. Vinod H. Malhotra (participated by Video Conferencing), (4) Mr. Kapill K. Malhotra and (5) Mr. Nakul P. Malhotra having their office at E-3, Cuffe Castle, Colaba, Mumbai-400 005 on 07th day of October, 2021.

1. **RESOLVED** that Kewalraj And Company LLP (formerly known as 'Kewalraj And Company Private Limited) do sell the pieces or parcels of lands or grounds situate lying and being at Mira (Mahajanwadi), Taluka Thane in the Mira Bhayander Municipal Corporation in the Registration District and Sub-District of Thane and more particularly described in the Schedule at the foot hereof, (hereinafter referred to as "the said Property") to M/s. Crescent Shelters or their nominees for the aggregate price of Rs.1,75,00,000/-(Rupees One Crore Seventy Five Lakhs Only) and on the terms mutually agreed as evidenced by Draft Conveyances and other documents produced before the Partners and approved by the Partners including Mr. Vinod H. Malhotra from Texas, U.S.A.

2. **RESOLVED FURTHER** that the Conveyances and all other documents such as Declaration, Irrevocable Power of Attorney, Letter of Possession, Transfer Letters etc. will be executed in favour of M/s. Crescent Shelters or their nominees by the Partners of M/s. Kewalraj And Company LLP, Pramod Harikishan Malhotra and Mr. Kapill Kewal Malhotra as Designated/Authorised Partners in favour of M/s. Crescent Shelters and the Partners of M/s. Kewalraj And Company LLP together with M/s. Crescent

KEWALRAJ & CO. LLP MUMBAI 400005.



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28 / 900

Shelters shall register the same with the concerned Sub-Registrar of Assurances and admit execution thereof.

3. **RESOLVED FURTHER** that M/s. Kewalraj And Company LLP simultaneously upon receipt of the entire aggregate price of Rs.1,75,00,000/- (Rupees One Crore Seventy Five Lakhs Only) do hand over quiet, vacant and peaceful possession of the said property to M/s. Crescent Shelters or their nominees and also hand over all documents and muniments of title as delivery of Title Deeds in their possession to the said M/s. Crescent Shelters upon completion of the transaction of sale.

4. **RESOLVED FURTHER** that M/s. Kewalraj And Company LLP do carry out all acts, deeds, matters and things as may be found necessary and expedient for the transfer of the said property in favour of M/s. Crescent Shelters or their nominees from time to time at the sole costs, charges and expenses of M/s. Crescent Shelters and or their nominees and the same shall be binding upon all the Partners of M/s. Kewalraj And Company LLP.

Certified true copy of the Resolution passed by Partners of M/s. Kewalraj And Company LLP.

For M/s. Kewalraj And Company LLP

Kapill K. Malhotra
(Designated and Authorised Partner)

Mr. Pramod Harikishan Malhotra
(Designated and Authorised Partner)

KEWALRAJ & CO. LLP MUMBAI 400008.



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दस्त क्रमांक १४००/२०२१
२५/१०२

KEWALRAJ AND COMPANY LLP
E-3, CUFFE CASTEL, CUFFE PARADE, COLABA, MUMBAI – 400005.
TEL.: 91 – 22 – 2218 2003 / 2218 2067
Email.:kewalraj.windmill@gmail.com / kewalraj@gmail.com

Seal of The Joint Sub Registrar, Thane
ठाणे.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece or parcel of Agricultural land or ground situate lying and being at Mira (Mahajanwadi), Taluka Thane within the limits of Mira-Bhayander Municipal Corporation in the Registration District and Sub-District of Thane admeasuring 271.96 sq. yards equivalent to 227.40 sq. mtrs. or thereabouts bearing City Survey No.4152 of Village Mira.

KEWALRAJ & CO. LLP MUMBAI 400005.



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दस्त क्रमांक १४४०७ / २०२१
२६ / १०७

# मिरा भाईंदर महानगरपालिका

## MIRA BHAINDAR MUNICIPAL CORPORATION

कार्यालय: स्वामी विवेकानंद भवन, आर.बी.के.स्कूलच्या बाजूला, कनकिया, मिरारोड (पूर्व), ता.मिरा भाईंदर, जि.ठाणे-४०११०७. • दूरध्वनी : 022-28121455 • Email ID : mbmc.tp@gmail.com

नगररचना विभाग

जा.क्र. : मिभा/मनपा/नर/ 2090/ 2029 - 2022 दिनांक : 09/09/2021

प्रति,

मे. केवलराज अँण्ड कंपनी एल एल पी
इ-3, कफ कॅस्टल, कफ परेड, मुंबई - 400 005.

विषय - झोन दाखला बाबत.
स.क्र. 24 (नविन) 99 (जुना); स.क्र. 27 (नविन) 101 (जुना), स.क्र. 29 (नविन) 105 (जुना); स.क्र. 35 (नविन) 106 (जुना)

संदर्भ - आपला दि.08/09/2021 रोजीचा अर्ज.

महोदय,

मिरा भाईंदर शहराची विकास योजना (वगळलेला भागसोडून) दि.14/05/1997 रोजी मंजूर झालेली असून दि.15/04/1997 पासून अंमलात आलेले आहे. वगळलेल्या भागाची विकास योजना दि.25/08/2000 रोजी मंजूर झालेली असून दि.15/10/2000 पासून अंमलात आलेली आहे.

1) मौजे महाजनवाडी, स.क्र. 24 (नविन) 99 (जुना) ही जागा मंजुर विकास योजनेनुसार औद्योगिक विभागात (I-2 Zone) समाविष्ट असून उर्वरीत जागा 18.00 मी. रुंद विकास योजना रस्त्याने बाधीत होत आहे.
2) मौजे महाजनवाडी, स.क्र. 27 (नविन) 101 (जुना) ही जागा मंजुर विकास योजनेनुसार औद्योगिक विभागात (I-2 Zone) समाविष्ट असून उर्वरीत जागा 18.00 मी. रुंद विकास योजना रस्त्याने बाधीत होत आहे.
3) मौजे महाजनवाडी, स.क्र. 29 (नविन) 105 (जुना) ही जागा मंजुर विकास योजनेनुसार औद्योगिक विभागात (I-2 Zone) समाविष्ट असून उर्वरीत जागा 15.00 मी. व 18.00 मी. रुंद विकास योजना रस्त्याने बाधीत होत आहे.
4) मौजे महाजनवाडी, स.क्र. 35 (नविन) 106 (जुना) ही जागा मंजुर विकास योजनेनुसार औद्योगिक विभागात (I-2 Zone) समाविष्ट असून उर्वरीत जागा 18.00 मी. रुंद विकास योजना रस्त्याने बाधीत होत आहे.

अटीशर्ती :-

1. विकास योजना रस्ता व आरक्षण बाधीत होत असल्यास त्यांची आखणी प्रत्यक्ष जागेवरील सिमांकनानुसार ग्राह्य धरणेत येईल.
2. सदरचा झोन दाखला केवळ जागेचे झोन दर्शविण्याच्या मर्यादित असून त्यायोगे जागेची मालकी सिद्ध होत नाही.

(केशव शिंदे)
नगररचनाकार
मिरा भाईंदर महानगरपालिका

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दस्त क्रमांक 9880 / 2021
21 / 500