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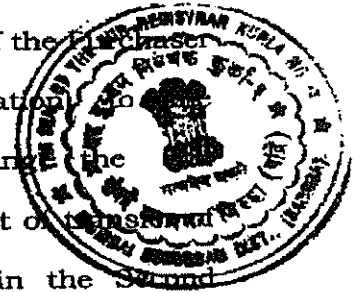
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20. The Purchasers is assessed to Income Tax under Permanent Account No. AAAAK 4865G.

21. For the purpose of Stamp Duty on this deed, the Market Value of the said land hereby conveyed is estimated at Rs. 4,75,89,000/- (Rupees Four crore Seventy five lakhs eighty Nine Thousand only.)

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. In pursuance of the said agreement and in consideration of the aggregate amount of Rs.44,19,000/- (Rupees Forty Four Lakhs Nineteen Thousand only) paid by all the members of the [Society] (then under formation and incorporation) [Developers/Confirming Party/ Promoters, being the] consideration receivable by the Promoter in respect of the said Property, more particularly described in the [Schedule] hereunder written, and in further consideration of the Order dated 5-10-2011 passed by the District Dy. Registrar II of Co-operative Societies, Eastern Suburb Mumbai and the certificate of entitlement dated 5-10-2011 issued by the said the District Registrar II of Co-operative Societies, Eastern Suburb Mumbai, said Developers/Owners/Promoters shall be deemed to have granted, sold, conveyed and assured unto the executants Society the said piece or parcel of land or ground at Plot No 'C' Survey No. 44 Hissa No 7 (part), bearing C. T. S. No 661/1 (part), & 661/2, of Village Nahur situated at Hira Nagar, Nahur Road, Mulund (West), Mumbai 400080, admeasuring about 4658 sq. meters or thereabouts, along with the said Building known as "Kanta & Surendra", together with all the ancillary structures standing thereon, which is more particularly described in the Schedule hereunder written **TOGETHER WITH** all and singular, the courts,



महानगर पालिका,
उप प्रमुख अभियंता इमारत प्रस्ताव
(पूर्व उपनगर) यांचे कार्यालय
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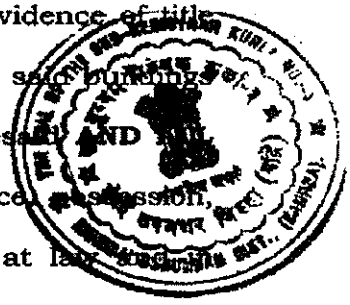


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yards, areas, compounds, sewers, ditches, fences, trees, drains, ways, paths, passages, common passages between the flats, common Gullies, wells, waters, water courses, plants, lights, liberties, privileges, easements, profits, advantages, rights, and appurtenances whatsoever to the said piece of parcel of land or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part thereof or to be appurtenant thereto **AND ALSO TOGETHER WITH** all the deeds, documents, writings, vouchers and other evidence of title relating to the said Plot or any part thereof and the said buildings and other structures constructed thereon as aforesaid **AND** that the estate, right, title, interest and inheritance, possession, property, benefit, claim and demand whatsoever at law, equity of the Promoter into, out of upon the said Plot or any part thereof and the said Building constructed thereon which shall be deemed to have been granted, conveyed, assured or intended or expressed so to be with, Or, unto and to the use and benefit of the executants Society absolutely **SUBJECT HOWEVER** to the payment of all rents, taxes, assessments, rates and duties now chargeable upon the same or which may hereafter become payable in respect thereof to the Government of Maharashtra or any other public body **AND THAT** the executants Society shall and may at all times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the said plot and the said building and other structures constructed thereon and receive the rents, and profits thereof and every part thereof for the use of and benefit of its members without any suit, eviction, interruption, claim or demand whatsoever from or by the Promoter or its successors and assigns

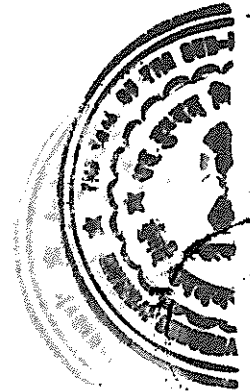


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उप प्रमुख अभियंता इमारत प्रस्ताव
(पूर्व उपनगरे) यांचे कार्यालय
17 NOV 2016
जीवावसीएचई/बीपी /

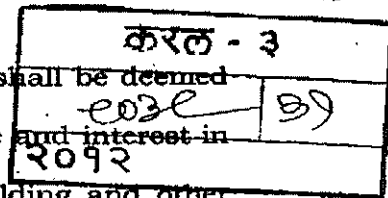
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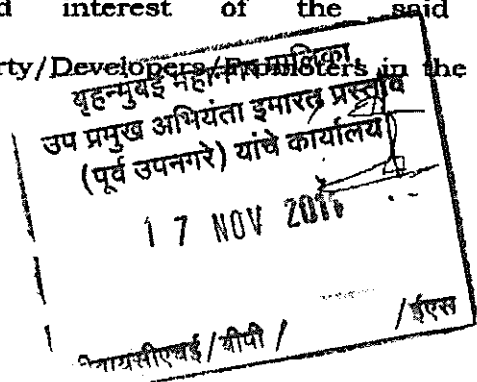
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by, from, under or in trust for the Promoter who shall be deemed to have transferred and conveyed all its right, title and interest in the said plot of land together with the said building and other structures standing thereon more particularly described in the Schedule hereunder written unto and to the use of the executants Society absolutely.

2. It is confirmed that Purchasers of flats from the said Developers viz. Hira Nagar Constructions have paid stamp duty under the Bombay Stamp Act, 1958 and got their Agreements for Maharashtra Ownership Flats Act, 1963 executed with the said Promoter and certain Purchasers have registered under the Indian Registration Act, 1908. All the (93 flats + 10 shops) = 103 members have paid the full consideration amount of Rs. 44, 19,000/- (Rupees Forty Four Lacs Nineteen Thousand only) to the said Developers and nothing is due and payable to the Developers/ Owners/Promoters. The Executants Society is entitled to have deemed conveyance of the said property together with the building "Kanta & Surendra" And other structures constructed on the said land by the Developers/Owners/Promoters, more particularly described in the Schedule hereunder written in favour of the said Society Viz Kanta Surendra Co-operative Housing Society Ltd. The Competent Authority Viz. the District Deputy Registrar of Co-operative Societies has issued Certificate of entitlement as per the provisions of sub-section (4) of Section 11 of MOFA which is hereto annexed and marked as "Annexure-E."

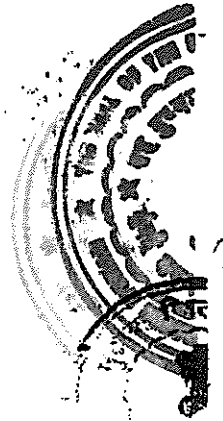
3. That by virtue of this deed of Deemed Conveyance the right, title and interest of the said Owners and Confirming Party/Developers/Promoters in the said property shall be deemed



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महाराष्ट्र सरकार
 मुंबई नगरपालिका
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to have been conveyed and transferred from the said Owners/Confirming Party/Developers/Promoters to the said Society as per the provisions of Deemed Conveyance contained in Section 11 of the Maharashtra Ownership Flats (Regulations of the Promotion of Construction, Sale, Management and Transfer Act, 1963.

4. **AND LASTLY** it is recorded that no separate consideration is being paid by the Purchasers to the Developers/Owners/Promoters in respect of this Deed save and except the aggregate sum of Rs. 44,19,000/- (Rupees Forty Four Lakhs Nineteen Thousand) already received under various agreements mentioned in Third Schedule hereunder written to and on which said agreements the stamp duty has been paid and which said payment of stamp duty is herein adjusted as per provision of Article 25 read with second proviso to Explanation I of Schedule I of Bombay Stamp Act, 1958.
5. **AND THAT** the stamp duty (if any) and registration charges in respect of the present Deed of Conveyance shall be borne and paid by the Purchasers.

FIRST SCHEDULE ABOVE REFERRED TO:

All that piece or parcel of land or ground together with structure standing thereon and known situated lying and being at Plot. "C" bearing Survey No. 44 Hissa No. 7 (Part) C.T.S. No. 661/1(part), & 661/2, in the revenue Village Nahur, Taluka Kurla, Mumbai Suburban Dist, admeasuring an area about 4669.60 square meters or thereabout and entered in the Revenue and Survey Records and assessed by the Mumbai Municipal Corporation under "T" Ward.

बृहन्मुंबई महानगर पालिका,
उप प्रमुख असियंता कुमार प्रस्ताव
(पूर्व उपनक्षेत्र) कार्यालय
17 NOV 2016
डीवायसीएचई/बीपी / ईएस

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SECOND SCHEDULE ABOVE REFERRED TO:

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All that piece or parcel of land or ground together with two buildings and structure standing thereon and known "Kanta" and "Surendra" and society known as "Kanta Surendra Co-Operative Housing Society Ltd" situated at Hira Nagar, Nahur Road, Mulund (West), Mumbai - 400 080, situated lying and being at Plot "C" bearing Survey No. 44, Hissa No. 7 (Part) C.T.S. No. 661/1 (Part) admeasuring an area about 647.2 Square Meters & 661/2, admeasuring an area about 4010.8 Square Meters (as per property Card) and 4190.5 Square Meters as per actual site survey in the revenue Village Nahur, Taluka Kurla, Mumbai Suburban Dist, total area admeasuring about 4658.00 Square meters as per Property Card and 4837.70 Square meters or thereabout as per actual site survey and entered in the Revenue and Survey Records and assessed by the Mumbai Municipal Corporation under "T" Ward, and bounded as follows:-

On or towards the East: Partly by lands belonging to Pandurang Keshav Shinde and another and bearing Plot No 'E' and partly by land belonging to the said Pandurang Keshav Shinde and another and bearing Plot No 'S' and bearing same Survey numbers.

On or towards West by: By Land bearing the same Survey No bearing Plot No C.

On or towards the South: By 120 feet wide Goregaon - Mulund Link Road;

On or towards the North: By 30 feet wide internal means of access.

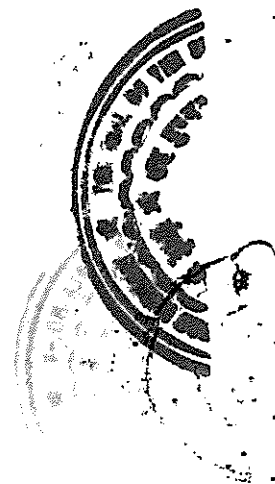
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बृहन्मुंबई महानगर पालिका,
उप प्रमुख (नगर) इमारत प्रस्ताव
(पूर्व उपनगर) यांचे कार्यालय

17 NOV 2016

डीवायसीएचई/बीपी / ईएस

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THIRD SCHEDULE ABOVE REFERRED TO:

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LIST AND NAMES OF THE MEMBERS

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

SIGNED AND DELIVERED by the
Within named the Owner /Vendor

PURUSHOTTAM KHUNULAL SADH

SURESHCHANDRA PURUSHOTTAM SADH

GIRISHCHANDRA PURUSHOTTAM SADH

RAMESHCHANDRA PURUSHOTTAM SADH,

In the presence of

1. ✓

2. ✓

SIGNED AND DELIVERED by the

Within named the Developers/Confirming party

M/S. HIRA NAGAR CONSTRUCTIONS

Through its Partner/Proprietor/Director

In the presence of

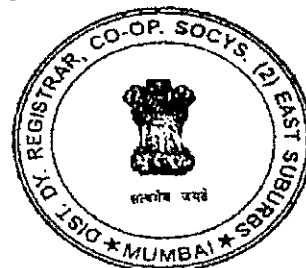
1. ✓

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जा.क. मुंबई जिल्हा - २/बी-१/
होमिंग डी.एस. कन्स्ट्रक्शंस/
५०६/२०११ दिनांक
५/१०/११ *Jawade*

Jawade
District Deputy Registrar,
Co-op. Societies (2) (East Suburb), Mumbai

Signed as per order



बृहन्मुंबई महानगर पालिका,
उप प्रमुख अभियंता इमारत प्रस्ताव
(पूर्व उपनगर) यांचे कार्यालय

17 NOV 2011

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THE COMMON SEAL of the "Purchasers"
KANTA SURENDRA CO-OPERATIVE HOUSING
SOCIETY LIMITED,

Is Hereto affixed pursuant to the resolution
of the Managing Committee dated

10/11 2012,

Through its

(CHAIRMAN) MR. K. S. S. AMIN

For Kanta Surendra Co-op. H.S. Ltd.

Chairman
Treasurer

Secretary/Jt. Secretary

(SECRETARY) MR. M. K. SHELAR

For Kanta Surendra Co-op. H.S. Ltd.

Chairman
Treasurer

Secretary/Jt. Secretary

(TREASURER) MR. K. M. VIJAYAN

For Kanta Surendra Co-op. H.S. Ltd.

Chairman
Treasurer

Secretary/Jt. Secretary

(JT. SECRETARY) MR. R. K. PILLAI

For Kanta Surendra Co-op. H.S. Ltd.

In the presence of:

Chairman
Treasurer

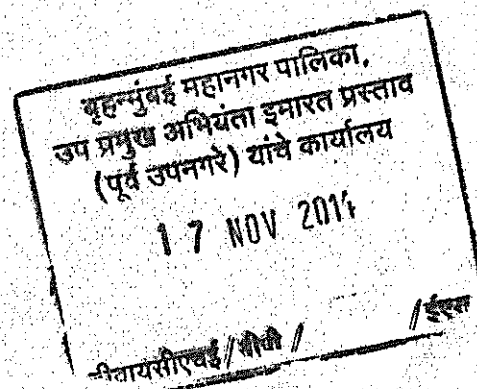
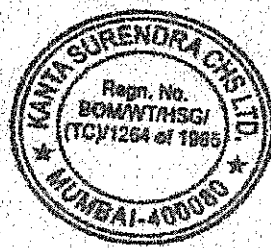
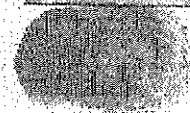
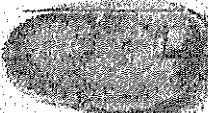
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2. K. D. KANGLE

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KANTA SURENDRA CO-OPERATIVE HOUSING SOCIETY LTD.
LIST OF PRESENT MEMBERS

KANTA APPARTMENT

SR NO	FLAT NO	NAME OF THE MEMBERS	Date of Agreement	Agreement Value	Market value	Stamp Duty	Built Up Area sq. ft.	Document No.
1	A01	MR. DOMINIC JOSEPH	18.05.1999	430,000		6,650	430	NOT REGD
2	A02	MR. RAJIV VISHWANATH KOTIAN & MR. VISHWANATH BALA KOTIAN	19/04.2007	1,000,000	1,051,747	35,200	430	BDR/14/3299/2007
3	A03	MRS. RAJANBEN PRATAPRAI QANDHI	25.04.2004	550,000	643,386	17,360	430	BDR/7/5341/2004
4	A04	MRS. RAJAWA MAHADEV BAIKAR	27.05.1999	400,000		11,330	430	NOT REGD
5	A101	MRS. RADHADEVI VISHWAKARMA	13.10.1980	43,000		5	430	NOT REGD
6	A102	MRS. CHANDRIKA KANTILAL SHAH (GOGRI) & MR. KANTILAL PASUBHAI SHAH (GOGRI)	31.03.2003	560,000	703,296	20,960	430	BDR/7/2937/2003
7	A103	MRS. BHANUREN MULCHAND SHAH (GADA) & MR. KIPUN MULCHAND SHAH (GADA)	20.06.1997	387,000			430	NOT REGD
8	A104	MRS. PRAKASH KAUR R. THIND	13.10.1980	43,000		5	430	NOT REGD
9	A201	MR. KOYAPPA MADHOM VIJAYAN	03.08.1983	75,250		5	430	P-BOM-2130-83
10	A202	MR. ERROL A. MENEZES	13.10.1980	43,000		5	430	NOT REGD
11	A203	MRS. JACINTHA ROBERT RODRIGUES legal heir of MR. ROBERT RODRIGUES	23.06.1982	50,000		5	430	NOT REGD

बहुमूल्य महानगर पालिका,
उप प्रमुख अभियंता इमारत प्रस्ताव
(पूर्व उपनगरे) यांचे कार्यालय
17 NOV 2019

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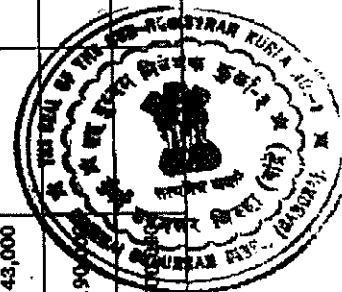
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KANTA SURENDRA CO-OPERATIVE HOUSING SOCIETY LTD.

LIST OF PRESENT MEMBERS

KANTA APARTMENT

SR NO	FLAT NO	NAME OF THE MEMBERS	Date of Agreement	Agreement Value	Market value	Stamp Duty	Built Up Area sq. ft.	Document No.
12	A204	MR. B. A. MENDONCA legal heir of MRS. ALICE MENDONCA	13.06.1981	43,000		10	430	PS-2075-81
13	A301	MRS. MILAGRENE P. D'SOUZA legal heir of MR. PETER ANTHONY D'SOUZA	12.10.1982	43,000		5	430	
14	A302	MR. RAJUL ISHWAREKUMAR SOMAIYA & MRS. KALPANA RAJUL SOMAIYA	15.08.1993	279,500	347,500	6,400	430	COSE/AMN/9180/08
15	A303	MRS. ARUNA SOHAN KATARIA	13.06.2006	975,000	914,285	31,350	430	EDR-7-3714-06
16	A304	MRS. FLAVIA N PEREIRA (DURADO)	31.05.1981	43,000		5	430	PS-2317-81
17	B01	MRS. MANGALA SRINIVASAN & MR. N SRINIVASAN	05.12.1985	107,500		5	430	NOT REGD
18	B02	MRS. SHAILA RAMECHANDRA MORE	26.12.1980	43,000		5	430	PS-370-82
19	B03	MISS. SUPRIYA MAHOHAR GAOKAR legal heir of MR. MAHOHAR V GAOKAR	20.05.1981	30,340		5	430	NOT REGD
20	B04	MR. NARESH V PARMAR & MRS. VARSHA N. PARMAR	09.09.2010	2,000,000	1,882,116	32,600	430	HDR-14-7712-10
21	B101	MRS. SARAH PINTO	09.09.1981	43,000		5	430	NOT REGD
22	B102	MR. STANY RUDOLPH PINTO & MRS. SARAH PINTO	09.09.1990	190,000		6,960	430	COSE/AMN/10313/08
23	B103	MR. NITIN MANUSHAI DOSHI & MRS. MEENA NITIN DOSHI	19.2.2004			17,360	430	NOT REGD



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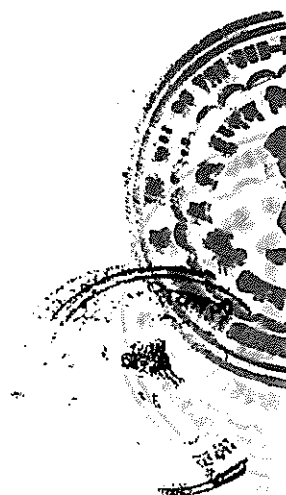
SEVENTH LIST OF PRESENT MEMBERS

बृहन्मुंबई महानगर पालिका,
उप प्रमुख अभियंता इमारत प्रस्ताव
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KANTA SURENDRA CO-OPERATIVE HOUSING SOCIETY LTD.

LIST OF PRESENT MEMBERS

KANTA APPARTMENT

SR NO	FLAT NO	NAME OF THE MEMBERS	Date of Agreement	Agreement Value	Market value	Stamp Duty	Built Up Area sq. ft.	Document No.
35	C03	DR. SHAILENDRA SHIVDAS KANAWARE & DR. SHIVDAS SHANKAR KANAWARE	12.12.2002	614,000	639,520	17,150	430	EDR-7-9190-02
36	C04	DR. AMOL SHIVDAS KANAWARE	07.06.2011	NIL	1,438,500	25,770	430	EDR-7-4452-2011
37	C101	MR. E.D. KARGLE	3.10.1980	43,000		5	430	PS-255-81
38	C102	MR. HASMUKH K. VED	28.10.1980	43,000		5	430	PS-1154-83
39	C103	MR. S. C. SWAMINATHAN	20.05.1981	43,000		5	430	PS-2209-81
40	C104	MR. JAYA CHINAPPA SHETTY	18.08.1999	475,000	475,000	8,000	430	EDR-3-2562-99
41	C201	MR. YASHWANT K. JADHAV & MRS. YASHWANT JADHAV Legal heir of MR. TULSHIRAM TUKARAM MOHITE	31.01.1994	250,000		11,050	430	ADJ. DONE
42	C202	MR. HARSHADRAI N. SHAH & MRS. VANILA J SHAH	17.12.1999	400,000		5,750	430	NOT REGD
43	C203	MRS. LILY CORREA	06.07.1981	43,000		10	430	NOT REGD
44	C204	MR. PRAKASH BHAGVATLAL JOSHI (DANO)	22.03.2004	750,000		23,750	430	EDR-7-3275-04
45	C301	MRS. GURVANTI DINESH SHAH legal heir of MR. SHAMJI CHAMPSEI SHAH	15.03.1982	94,750		5	430	NOT REGD

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KANTIA SURENDRA CO-OPERATIVE HOUSING SOCIETY LTD.

LIST OF PRESENT MEMBERS

KANTIA APPARTMENT

SR NO	FLAT NO	NAME OF THE MEMBERS	Date of Agreement	Agreement Value	Market value	Stamp Duty	Built Up Area sq. ft.	Document No.
46	C302	MR. V.K. MOHAN	24.04.1991	175,000		4,060	430	NEW/AMN/1789/99
47	C303	MRS. JULIET EUDOLPH D'SILVA	01.07.1992	240,000		3,020	430	AMN/3105/1996
48	C304	MR. MAHESH JIVRAM THAKKAR	12.07.1997	600,000		100	430	NOT REGD
		TOTAL					20640	



बृहन्मुंबई महानगर पालिका,
छप प्रमुख अभियंता इमारत प्रस्ताव
(पूर्व उपनगरे) यांचे कार्यालय
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