389/15149 **पावती** Original/Duplicate

Wednesday,October 13 ,2021 नोंदणी क्रं. :39म

6:10 PM Regn.:39M

पावती क्रं.: 16578 दिनांक: 13/10/2021

गावाचे नाव: पी.एस.पहाडीगोरेगांव

दस्तऐवजाचा अनुक्रमांक: बरल-6-15149-2021

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: मेसर्स कृष्णा डेव्हलपर्स चे पार्टनर केतन छगनलाल पटेल

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2880.00
पृष्ठांची संख्या: 144	
एकूण:	रु. 32880.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

6:30 PM ह्या वेळेस मिळेल.

सह.दु.नि.बोरीवली-6

सह. दुय्यम निबंधक, बोरीवली क्र. ६,
मुंबई उपनगर जिल्हा.

बाजार मुल्य: रु.9657696 /-

मोबदला रु.9000000/-

भरलेले मुद्रांक शुल्क : रु. 483000/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 2880/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007265609202122E दिनांक: 13/10/2021

बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENTS
DELIVERED ON 9C/10/2021

VALUACATION SHEET

CTS NO 975, VILLAHE PAHADI GOREGAON WEST

बरल - ६/

	9	

२०२१

Plot Area	414.40 sq.mtr	
	x 2	
	828.8	
Less: Tanent Area	-438.26	
	390.54	

(a)	390.54 x 51,600	2,01,51,864
(b)	875.78 MCGM Tax 886.29 Rent PM 1762.07 x 112 months	1,97,352
(C)	414.40 X 51,600 * 0.5	1,06,91,520
Market Value =	A+B-C	96,57,696
	I.E	96,58,000
	Consideration Value :-	90,00,000/-

सह. दुय्यम निबंधक, बोरीवली क्र. ६,
मुंबई उपनगर जिल्हा.

CHALLAN

MTR Form Number-6

GRN MH007265609202122E	**BARCODE**	Date 08/10/2021 13:10:18	Form ID 38A

बरल - ६/ २०२१

Payer Details

Department	Inspector General Of Registration		
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	९५१२२ २ ९२२
		PAN No.(If Applicable)	AAKFK8745M
Office Name	BRL6_JT SUB REGISTRAR BORIVALI 6	**Full Name**	MS Krishna Developers
Location	MUMBAI		
Year	2021-2022 One Time	**Flat/Block No.**	CTS No.975,Village Pahadi Goregaon-west Amar
		Premises/Building	Bhavan

Account Head Details	Amount In Rs.
0030045501 Stamp Duty	483000.00
0030063301 Registration Fee	30000.00
Total	5,13,000.00

Road/Street	Nadiadwala Colony No.2,Malad West
Area/Locality	Mumbai
Town/City/District	
PIN	4 0 0 0 6 4
Remarks (If Any)	
PAN2=ADMPD8619H~SecondPartyName=Amish Vijay Desai and Other~CA=9000000~Marketval=965769	
Amount In Words	Five Lakh Thirteen Thousand Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021100868053	IK0BIBARU2
Cheque/DD No.		Bank Date	RBI Date	08/10/2021-13:24:21	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 :

Mobile No. : 9027969151

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 दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Print Date 08-10-2021 01:21:34

बरल - ६/
३ | २०२१

CHALLAN
MTR Form Number-6

GRN	MH007265609202122E	**BARCODE**		**Date** 08/10/2021-13:19:16	**Form ID** 36A

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	AAXFK6745M
Office Name	BRL6_JT SUB REGISTRAR BORIVALI 6	**Full Name**	MS Krishna Developers
Location	MUMBAI		
Year	2021-2022 One Time	**Flat/Block No.**	CTS No.975,Village Pahadi Goregaon-west Amar
		Premises/Building	Bhavan

Account Head Details	Amount In Rs.
0030045501 Stamp Duty	483000.00
0030063301 Registration Fee	30000.00
Total	5,13,000.00

Road/Street	Nadiadwala Colony No.2,Malad Wast
Area/Locality	Mumbai
Town/City/District	
PIN	4 0 0 0 6 4
Remarks (If Any)	
PAN2=ADMPD8619H~SecondPartyName=Amish Vijay Desai and Other~CA=9000000~Marketval=9657000	
Amount In Words	Five Lakh Thirteen Thousand Rupees Only

DEFACED ₹513000.00 DEFACED

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021100868053	IK0BIBARU2
Cheque/DD No.		Bank Date	RBI Date	08/10/2021-01:21:27	11/10/2021
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		282 , 11/10/2021	

Department ID : Validity unknown Mobile No. : 9027969151

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

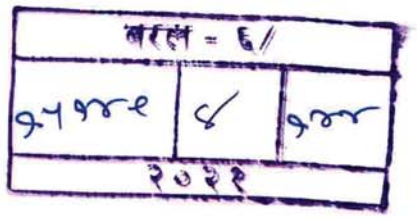
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Digitally signed by DSC VIRTUAL TREASURY MUMBAI 03 Date: 2021.10.13 18:14:54 IST Reason: Secure Document Location: India

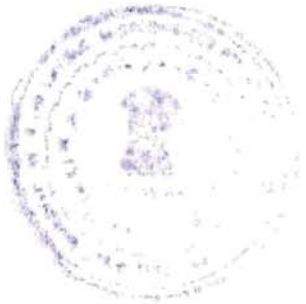
Challan Defaced Detail

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-389-15149	0003543801202122	13/10/2021-18:10:21	IGR195	30000.00

GRN :	MH007265609202122E	Amount : 5,13,000.00	Bank : STATE BANK OF INDIA	Date :	08/10/2021-13:19:16
2	(iS)-389-15149	0003543801202122	13/10/2021-18:10:21	IGR195	483000.00
			Total Defacement Amount		**5,13,000.00**







Validity unknown

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 03
Date: 2021.10.13
18:14:54 IST
Reason: Secure
Document
Location: India

बरल - ६/
९५१९९ | ५ | १०००
२०२१

THE SEAL OF THE SUB-REGISTRAR ASSURANCES
MUMBAI SUBURBAN DIST.

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made and entered into at Mumbai this 13th day of October 2021.

BETWEEN

1. **AMISH VIJAY DESAI, (PAN : ADMPD8619H) AGE 48 YEARS** of Mumbai, Adult, Indian Inhabitant, having his address at B-603, Silver Palace, J. B. Nagar, Andheri (E), Mumbai 400 059.
2. **SHYAM BIHARILAL GEHANI, (PAN : ACRPG0668D) AGE 57 YEARS** of Mumbai, Adult, Indian Inhabitant, having his address at 2, Alankar Bldg, 1st Floor, Nadiadwala Colony No.1, S.V.Road, Malad West, Mumbai 400 064. hereinafter collectively called **"THE VENDORS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors and administrators) of the **One Part;**

AND

M/S. KRISHNA DEVELOPERS, (PAN : AAXFK6745M), a Partnership firm registered under the Indian Partnership Act, 1932 having its registered address at 3rd and 4th Floor, Plot No. 137AB, Government Industrial Estate Charkop, Kandivali (W),

Mumbai- 400 067 through its partners **1) SHRI KETAN CHHAGANLAL PATEL (PAN : AACPP0604P) AGE 51 YARS, 2) SHRI HITEN KIRAN KOTHARI (PAN : AADPK6933F) AGE 34 YEARS, 3) SHRI PRANAV HARESH UPADHYAY (PAN : ABRPU4195J) AGE 35 YEARS and 4) SHRI AMISH VIJAYKUMAR DESAI (PAN : ADMPD8619H) AGE 48 YEARS** hereinafter called **'THE PURCHASERS'** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Partner/s for the time being constituting the said firm, the survivor/s of them and the heirs, executors and administrators of the last surviving Partner and/or their assigns) of the **Other Part.**

WHEREAS

a) One Mr. Ashok Vinaykumar Oza in his capacity as the last surviving legal heir and next kin of Late. Amritlal Popatlal Oza, his grandfather (who died intestate on 22nd August, 1962), Late, Ajwalibai Amritlal Oza, his grandmother (who died intestate on 24th November, 1968), Late Vinaykumar Amritlal Oza, his father (who died intestate on 1st August, 1989), Late. Vasantiben Vinay Oza, his mother (who died intestate on 5th August, 1989) became entitled to all that piece and parcel of land and ground adm. 414.40 Sq. Mtrs. or thereabouts, bearing Survey No- 370 to 374, CTS No. 975, along with a structure standing thereon known as 'Amar Bhavan' (hereinafter referred to as **'said structure'**) situate, lying and being at Nadiadwala Colony No. 2, Malad (W), Mumbai- 400 064 in Revenue Village Pahadi Goregaon West, Taluka- Borivali, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban (hereinafter referred to as **'said land'**) comprising of ground plus two upper floors and comprising of 12 tenements occupied by 12 tenants. Hereto Annexed as **Annexure–1,** being the particulars of the tenants and the respective tenements occupied by them, the floor, the area of the tenement, the monthly rent being paid by them etc. The said land and the said structure shall hereinafter collectively be referred to as **'said property'** which is more particularly described in the First Schedule hereunder written.

b) By a Conveyance dated 19th May, 2006 made and executed between Mr. Ashok Vinaykumar Oza being the Vendor therein referred to of the One Part and the Vendors herein being the Purchasers therein referred to of the Other Part, the said Mr. Ashok Vinaykumar Oza sold, granted, transferred, conveyed and assured unto the Vendors the said property, for the consideration and upon the terms and conditions as more particularly recorded in the said Deed of Conveyance dated 19th May, 2006.

c) The said Deed of Conveyance dated 19th May, 2006 has been duly registered with the sub-registrar of Assurances at Borivali (2) under **registration no. BDR5-4313-2006** on **20th May, 2006**. Hereto annexed and marked **Annexure - 2** is the [illegible] said registered Deed of Conveyance dated **19th May, 2006.**

d) The Vendors herein thereafter took over the legal possession of the said land and the said structure from Mr. Ashok Vinaykumar Oza and have been ever since in exclusive and undisturbed legal possession of the said property.

e) By their letter dated 1st July, 2006, the Vendors applied to the City Survey officer, Goregaon, Mumbai to mutate their name in the relevant property cards pertaining to the said property and the City Survey officer accordingly mutated the names of the Vendors herein in the relevant property cards in respect of the said land. Hereto annexed and marked **Annexure - 3** is a copy of the latest Property Card in respect of the said land showing the names of the Vendors as the owners thereof.

f) Vide Letter dated 1st June, 2006 addressed by Mr. Ashok Vinaykumar Oza to all the tenants of the said structure, Mr. Ashok Vinaykumar Oza attorned all the tenancies of his tenants in the name of the Vendors herein. Since then all the tenants of the said structure are paying monthly rent in respect of the tenements occupied by them to the Vendors herein.

g) The said structure standing on the said land comprises of ground plus two upper floors and has 12 tenements, which are occupied by 12 tenants.

h) The said property is being assessed to tax by the MCGM in the names of the Vendors under property **A/c no. (UID) PN 2400950050000**. Hereto annexed and marked **Annexure - 4** is a copy of the No Dues Certificate issued by the MCGM, Assessment & Collection Department up to 31st March, 2021.

i) The Vendors herein are desirous of selling, transferring and conveying the said property to the Purchasers herein.

Prior to the execution and registration of this Conveyance, the Vendors have represented to the Purchasers as under:-

1. that there are no pending litigations in respect of the said property in any courts of law in India;
2. that the Vendors title to the said property is clear, marketable and free from all encumbrances and reasonable doubts.
3. that the said structure having become dilapidated, unfit for human habitation and beyond repairs. The Municipal Corporation of Greater Mumbai **('MCGM')** had called upon the Vendors to carry out a Structural Audit of the said structure. As per the Structural Audit Report prepared by the Structural Auditor of the Vendors, the said Structure was in C-1 category.

k) Based on the aforesaid representations of the Vendors, the Purchasers have agreed to purchase the said property and the Vendors have agreed to execute this Deed of Conveyance in favour of the Purchasers in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in consideration of the lump sum full and final consideration and/or purchase price of **Rs. 90,00,000/- (Rupees Ninety Lakhs Only)** paid by the Purchasers to the Vendors

(Shyam B Gehani Rs.45,00,000/- (Rupees Forty Five Lakhs) & Ankit V Desai Rs. 45,00,000/-) (Rupees Forty Five Lakhs) simultaneously upon the execution of these presents (the payment and receipt whereof the Vendors doth hereby admit and acknowledge and of and from the same and every part thereof do forever acquit, release and discharge the Purchasers and or their nominees) The Purchaser shall deduct TDS of 1% on the said consideration amount and deposit the same in the name of Vendors in the income Tax Department towards TDS u/s 194-1A of the Income Tax Act and issue TDS certificate to the Vendors to that effect. **THEY THE VENDORS** do hereby grant, sell, convey, transfer, assign and assure unto the Purchasers forever [illegible] all that piece and parcel of land and ground adm. **414.40 Sq. Mtrs.** or thereabouts, bearing Survey No- 370 to 374, CTS No. 975, along with a structure standing thereon known as 'Amar Bhavan' (hereinafter referred to as **'said structure'**) comprising of ground plus two upper floors and comprising of 12 tenements occupied by 12 tenants "As Is WHERE IS BASIS" situate, lying and being at Nadiadwala Colony No. 2, Malad (W), Mumbai- 400 064 in Revenue Village Pahadi Goregaon West, Taluka- Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban (hereinafter referred to as **'said land'**) as more particularly described in the First Schedule hereunder and delineated on the City Survey plan hereto annexed as **Annexure - 5** and thereon shown surrounded by red colour boundary line (hereinafter to be collectively referred to as the **"said property"**) **TOGETHER WITH** all and singular the house, outhouses, structures, edifices, buildings, court yards, drains, areas, compounds, sewers, ditches, walls, fences, trees, shrubs, ways, paths, passages, commons, gullies, wells, waters, water courses, plants, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said land or ground hereditaments and premises or any part thereof, now belonging to or in anywise appertaining to or with the same or any part thereof now at or any time heretofore, usually held, used, occupied, or enjoyed therewith or reputed or known as part or member thereof and to belong to or appurtenant thereto **AND ALL THE ESTATE**, right, title, interest, use, inheritances, property, possession, benefits, claim

and demand whatsoever at law and in equity of the Vendors into out of or upon the said land, hereditaments and premises or any part thereof **TO HAVE AND TO HOLD** all and singular the said property hereby granted, released, conveyed and assured and intended or expressed so to be with this and every of their rights, members and appurtenances **UNTO AND TO THE USE AND BENEFIT** of the Purchasers absolutely and forever subject to the payment henceforth of all rates, taxes, assessments, dues and duties, now chargeable upon the same or hereafter to become payable to the Government of Maharashtra or any other local or public body or authority in respect thereof **AND THEY THE VENDORS** doth hereby for themselves and their respective heirs, executors, administrators, legal representatives and assigns do hereby covenant with the Purchasers **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person/s lawfully or equitably claiming by, from through under or in trust for them made, done, committed, omitted or knowingly suffered to the contrary **THEY THE VENDORS** have in them good right, full power and absolute authority to grant, release, convey and assure the said property hereby granted, released, conveyed, assured as the case may be or intended to be unto and to the use of the Purchasers in any manner aforesaid **AND THAT** it shall be lawful for the Purchasers from time to time and at all times hereinafter peaceably and quietly to hold, enter upon, occupy, possess and enjoy the said property, hereby granted, conveyed, transferred and assured with its appurtenances and receive the rents, issues and profits, thereof and of every part thereof to and for their own use and benefit without any suit, lawful eviction, interrupted claim and/or demand whatsoever from or by the Vendors or their successors or any of them from or by any person/s lawfully or equitably claiming or to claim by, from, under or in trust for them **AND THAT** free and clear and 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 from and against all former and other estate, title, charges and encumbrances, whatsoever either already or to be hereafter made, executed, occasioned or suffered by the Vendors or by any of the person or persons lawfully and/or equitably claiming or to claim by, from,

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under or in trust for him **AND FURTHER THEY THE VENDORS** and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said property hereby granted, conveyed, transferred and assured or any part thereof by from under or in trust for them, the Vendors or their heirs, 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 further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better and more perfectly and absolutely granting and assuring as the case may be the said property and every part thereof hereby granted unto and to the use of the Purchasers in the manner aforesaid as shall be reasonably required by the Purchasers, their respective heirs, executors, administrators and/or assigns or his/her/their Counsel-in-law for assuring the said property and every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the Purchasers in the manner aforesaid **AND THEY** the Vendors do so far as it relates to his own acts, deeds only but not further, or otherwise do hereby further covenant with the Purchasers that the Vendors have not at any time heretofore made, done, executed, omitted or knowingly or willingly permitted suffered or been party or privy to any act, deeds, matter or things whereby or by reason or means whereof they are prevented from conveying, transferring and assuring the said property in the manner aforesaid or whereby or by reason or means whereof the same or any part thereof is/are can/shall or may be charged, encumbered impeached or prejudicially affected in estate, title or otherwise howsoever **AND THIS DEED FURTHER WITNESSETH THAT** the Vendors have simultaneously upon the execution of these presents handed over to the Purchasers the legal peaceful and physical possession of the said property and the Purchasers do hereby confirm that they have received the legal peaceful possession of the said property "AS IS WHERE IS BASIS" **AND THIS DEED FURTHER WITNESSETH THAT** the consideration amount as herein mentioned has been fixed on a lumpsum basis as herein mentioned and that the same shall not be increased and/or decreased irrespective of there being any increase and/or decrease

in the available FSI due any change in D.C. Rules including fungible FSI or any other FSI as may be available under the law shall belong to the Purchasers absolutely and that the Vendors have no claim of whatsoever nature in respect thereof **AND THIS DEED FURTHER WITNESSETH THAT** simultaneously upon the execution of these presents, the Vendor has also executed the following documents in favour of the Purchasers (i) Possession Letter (ii) Irrevocable Power of Attorney and (iii) Declaration Cum Indemnity **AND THIS DEED FURTHER WITNESSETH THAT** simultaneously upon the execution of these presents, the Vendors have handed over to the Purchasers all the originals of the title deeds and other documents relating to the said property, with a view to enable the Purchasers to protect their title to the said property **AND THIS DEED LASTLY WITNESSETH THAT** the stamp duty and registration charges payable on this Deed shall be borne and paid by the Purchasers alone.

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

THE FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

All that piece and parcel of land and ground adm. 414.40 Sq. Mtrs. or thereabouts, bearing Survey No- 370 to 374, CTS No. 975, along with a structure standing thereon known as 'Amar Bhavan' comprising of ground plus two upper floors and comprising of 12 tenements occupied by 12 tenants situate, lying and being at Nadiadwala Colony No. 2, Malad (W), Mumbai- 400 064 in Revenue Village Pahadi Goregaon West, Taluka- Borivali, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

SIGNED, SEALED AND DELIVERED)

BY THE WITHINNAMED)

1. AMISH VIJAY DESAI)

(PAN: ADMPD8619H))

2. SHYAM BIHARILAL GEHANI)

(PAN : ACRPG0668D))

"THE VENDORS")

IN THE PRESENCE OF)

1. ASHOK PANDEY

2.







SIGNED, SEALED AND DELIVERED)

BY THE WITHINNAMED)

M/S. KRISHNA DEVELOPERS)

by the hand of their authorized Partners)

MR. KETAN CHHAGANLAL PATEL)



MR. HITEN KIRAN KOTHARI)



MR. PRANAV HARESH UPADHYAY)

MR. AMISH VIJAYKUMAR DESAI)

"THE PURCHASERS")

IN THE PRESENCE OF LALIT D. KALADI)

1.

2.



For KRISHNA DEVELOPERS

PARTNER

For KRISHNA DEVELOPERS

PARTNER

For KRISHNA DEVELOPERS

PARTNER

For KRISHNA DEVELOPERS

PARTNER

RECEIPT

RECEIVED of and from the withinnamed)
Purchasers the day and year first hereinabove written)
a sum of Rs.90,00,000 (Rupees Ninety Lakhs Only))
Only) paid simultaneously upon the execution and)
registration these presents as and by way of full and)
final payment of the purchase price and/or)
consideration amount in respect of the said)
property paid by them to us in the following manner) **Rs.90,00,000/-**

Subject to Realisation of Cheques.

Sr No	Cheque No.	Date	Amount (Rs.)	Drawn on	Paid To
1	000002	30/09/2021	30,00,000.00	Hdfc Bank	Amish Desai
2	000007	13/10/2021	14,55,000.00	Hdfc Bank	Amish Desai
3	TDS		45,000.00		Amish Desai
4	000008	13/10/2021	44,55,000.00	Hdfc Bank	Shyam Gehani
3	TDS		45,000.00		Shyam Gehani
		Total	**Rs.90,00,000.00**		

We say received,

1. **AMISH VIJAY DESAI**

2. **SHYAM BIHARILAL GEHANI**

"VENDORS"

Witnesses:

1.

2.