

Valuation Sheet		बरेल - ६/	
Final Plot No. 681, Borivali TPS III, Survey No. 13, Hissas No. 9,		६३३८	१०६
C.T.S.NO. 66, (Original Plot No. 413)		२०२१	
Village Shimpoli/Borivali			
Zone 84/377			
Land Rate Rs. 63,700/-			
Plot Area 1229.50 sq.mts.			
Valuation Working			
1229.50 x 63700 x 0.80% = 6,26,55,320/-			
Say Market Value Rs. 6,26,55,500/-			
Agreement Value Rs. 6,60,00,000/-			
Stamp Duty Rs. 19,80,000/-			
Registration Fees Rs 30,000/-			
Note:			
Market Value is calculated @ 80% of land Rate .			
as per 2021-22 Ready Reckoner guide line No 22 a			



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



Digitally signed by DS DEPARTMENT OF REGISTRATION
AND STAMPS
Date: 2021.04.29 17:51:34 +05:30
Reason: For security purpose
Institution: Pune



Department of Stamp & Registration, Maharashtra		बरेली - ६/	
Receipt of Document Handling Charges		E33C	२ १०६
PRN	2804202100755	Date	28/04/2021 २०२१
Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Borivali 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	sbiplay	Date	28/04/2021
Bank CIN	10004152021042800653	REF No.	202111842476719
This is computer generated receipt, hence no signature is required.			

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2804202100713	Date	28/04/2021
Received from DHC, Mobile number 0000000000, an amount of Rs.920/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Borivali 4 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	sbiplay	Date	28/04/2021
Bank CIN	10004152021042800617	REF No.	202111842332093
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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2804202100755	Receipt Date	28/04/2021
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Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 6338 dated 28/04/2021 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name	sbiipay	Payment Date	28/04/2021
Bank CIN	10004152021042800653	REF No.	202111842476719
Deface No	2804202100755D	Deface Date	28/04/2021

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 D ocument H andling C harges Inspector General of Registration & Stamps	
Receipt of Document Handling Charges	
PRN 2804202100713	Receipt Date 28/04/2021
Received from DHC, Mobile number 0000000000, an amount of Rs.920/-, towards Document Handling Charges for the Document to be registered on Document No. 6338 dated 28/04/2021 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.	
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Payment Details	
Bank Name sbiepay	Payment Date 28/04/2021
Bank CIN 10004152021042800617	REF No. 202111842332093
Deface No 2804202100713D	Deface Date 28/04/2021
This is computer generated receipt, hence no signature is required.	





CHALLAN
MTR Form Number-6



GRN	MH014047518202021M	BARCODE	Date: 26/03/2021 11:18:14 Form ID: 252	
Department	Inspector General Of Registration		Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	E33L 4 98E	
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1	PAN No.(If Applicable)	AAICG8720G	
Location	MUMBAI	Full Name	GEETASPANS REALTORS PVT LTD	
Year	2020-2021 One Time	Flat/Block No.	FINAL PLOT NO 681 BORIVALI TPS III	
Account Head Details	Amount in Rs.	Premises/Building		
0030045501 Stamp Duty	1980000.00	Road/Street	DERASAR LANE HARIDAS NAGAR BORIVALI WEST	
0030063301 Registration Fee	30000.00	Area/Locality	MUMBAI	
		Town/City/District		
		PIN	4 0 0 0 9 2	
		Remarks (If Any)	PAN2=ADGPA3105M-SecondPartyName=AMRISHCHANDRA AGARWAL AND OTHERS-CA=660000000	
		Amount in Words	Twenty Lakh Ten Thousand Rupees Only	
Total	20,10,000.00			
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque/DD Details	Bank CIN	Ref. No.	00040572021032687211 CPAATBUIH9	
Cheque/DD No.	Bank Date	RBI Date	26/03/2021-00:00:00 Not Verified with RBI	
Name of Bank	Bank-Branch		STATE BANK OF INDIA	
Name of Branch	Scroll No. , Date		287 , 30/03/2021	

Department ID :

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

Mobile No. : 9594950056

सदर चलन केवल मुख्य निबंधक कार्यालयत नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Handwritten signatures





CHALLAN
MTR Form Number-6

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GRN	MH014047518202021M	BARCODE			Date	26/03/2021-11:19:14	Form ID	25.2
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable) AAICG8720G			
Office Name BRL1_JT SUB REGISTRAR BORIVALI I					Full Name GEETASPANS REALTORS PVT LTD			
Location MUMBAI					Flat/Block No. FINAL PLOT NO 681 BORIVALI TPS III			
Year 2020-2021 One Time					Premises/Building			
Account Head Details			Amount in Rs.		Road/Street DERASAR LANE HARIDAS NAGAR BORIVALI WEST			
0030045501 Stamp Duty			1960000.00		Area/Locality MUMBAI			
0030063301 Registration Fee			30000.00		Town/City/District			
					PIN 4 0 0 0 9 2			
Remarks (If Any) PAN2=ADGPAS105M-SecondPartyName=AMRISHCHANDRA AGARWAL AND OTHERS-CA=86000000					Amount in Twenty Lakh Ten Thousand Rupees Only			
					Words			
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK			
Cheque/DD Details					Bank CIN	Ref. No.	00040572021032667211	CPAATBUIH9
Cheque/DD No.					Bank Date	RBI Date	26/03/2021-00:00:00	30/03/2021
Name of Bank					Bank-Branch STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date 267 , 30/03/2021			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
खदर चलन केवल दुखन नितक कार्यालय नोदणी करावयाच्या दस्तासारी लागू आहे . नोदणी न करावयाच्या दस्तासारी खदर चलन लागू नाही .

Validity unknown

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VIRTUAL TREASURY
MUMBAI 03
Challan Defaced on 2021-04-26
12:18:21+05
Reason: Signature
Defacement
Location: India

Reason: Security Defacement					
Sr. No.	Defacement Location	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-389-6338	0000398633202122	28/04/2021-12:11:22	IGR195	30000.00
2	(IS)-389-6338	0000398633202122	28/04/2021-12:11:22	IGR195	1960000.00
Total Defacement Amount					20,10,000.00

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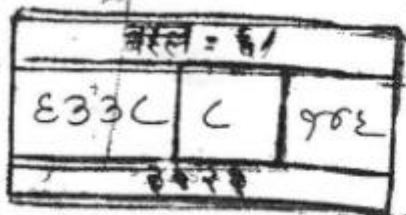
DEED OF CONVEYANCE

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THIS DEED is made and entered at Mumbai, on this 26th day of MARCH of the Christian Year Two Thousand Twenty One, **BY AND BETWEEN (1) SHRI. AMRISHCHANDRA JAGDISHNARAIN AGARWAL**, an Indian Inhabitant having its address at Agarwal Golden Chambers, 5th Floor, Off New Link Road, Fun Republic Lane, Andheri (West), Mumbai 400 053, (2)(a) **SMT. SMITA ASHOK AGARWAL**, (2)(b) **SMT. POOJA SHAIKH [NEE. POOJA ASHOK AGARWAL]** & (2)(c) **SMT. SALONI PANDEY [NEE. SALONI ASHOK AGARWAL]** all Indian Inhabitants having their address at Agarwal Golden Chambers, 5th Floor, Off New Link Road, Fun Republic Lane, Andheri (West), Mumbai 400 053 & (3) **SHRI. AJAY JAGDISHNARAIN AGARWAL**, an Indian inhabitants, having its address at 10th Floor, First Avenue Building, Goregaon Mulund Link Road,

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Malad (West) Mumbai - 400 064, hereinafter for the sake of brevity collectively referred to as **"THE VENDORS"** [which expressions shall unless it be repugnant to context and meaning thereof, would mean and deem to mean and include their respective legal heirs, representatives, executors, administrators and assigns] of the **ONE PART A N D GEETASPANS REALTORS PRIVATE LIMITED, [CIN No. U45209MH2021PTC355964]** a company incorporated under the provisions of The Companies Act 2013, having its address at SH-2 A B Comm. Janki Heritage, 150 Feet Road, Near Reena Mehta College, Bhayandar (West), District - Thane 401 101, hereinafter for the sake of brevity referred to as **"THE PURCHASER"** [which expression shall unless it be repugnant to the context or meaning thereof would mean and deem to mean and include the said company, its successors and assigns] of the **OTHER**



diverse deeds, factors and circumstances including intestate succession and survivorship, one Barkya Pandu Mali and his sons viz:- (1) Pandurang Barkya Mali, (2) Bhaskar Barkya Mali & (3) Mukund Barkya Mali, being joint owners, were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to several pieces or parcels of lands, hereditament and premises situate at, being and lying at Revenue Village - Shimpoli, Taluka - Borivali, Mumbai Suburban District, which is now falling with the local limits of R/North/South Ward of Municipal Corporation of Greater Mumbai, hereinafter collectively referred to as **"The Larger Properties"**.

- b) Somewhere in the year 1957, the said Barkya Pandu Mali and his sons effected an oral partition of the Larger Properties amongst themselves.
- c) By virtue of such oral partition, the properties which are described in the First Schedule written hereunder came to be allotted and apportioned in favour of the said Barkya Pandu Mali and some of sch

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- i) The inheritance and devolution of the said Entire Land, by the said Mukund Barkya Mali is also duly recorded in the revenue records, by and vide a Mutation Entry No. 151. By and vide the said Mutation Entry, the name of the said Sakubai Barkya Mali, the mother of Mukund Barkya Mali, was also recorded as a co-owner of the said Entire Land.
- j) In the premises as aforesaid, the said Mukund Barkya Mali & Sakubai Barkya Mali become jointly entitled to the said Entire Land, as absolute owners thereof.
- k) By and vide an Agreement For Sale dated 6th July 1974, the said Mukund Barkya Mali & Sakubai Barkya Mali, had agreed to sell, transfer, assign and convey the said Entire Land, in favour of one Shri. Kanayalal Kalooji Jain & Shri Narain Tulsidas Kanal, at and on the following conditions and for valid consideration.



- l) The said Entire Land were affected by Town Planning Scheme - III of Borivli III.
- m) By and vide an Agreement dated 5th August 1974 and duly recorded in a formal Agreement dated 18th September 1974, the said Kanayalal Kalooji Jain & Narain Tulsidas Kanal had in-turn agreed to sell various properties, including said Entire Land, in favour of one Shri. Jagdishnarain Agarwal, for valid consideration, at and on the terms and conditions, which are more particularly described therein.
- n) The said Kanayalal Kalooji Jain & Narain Tulsidas Kanal with the due consent and concurrence of the said Mukund Barya Mali & Sakubai Barkya Mali, had handed over the quiet, vacant, peaceful and actual possession of the said Entire Land, in favour of the said Shri. Jagdishnarain Agarwal, in part performance of the terms of the said Agreement For Sale dated 18th September 1974.

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- o) Dispute and differences arose by and between the said Mukund Barkya Mali and Sakubai Barkya Mali and the said Kanayalal Kalooji Jain & Narain Tulsidas Kanal and the said Shri. Jagdishnarain Agarwal, in respect of the transaction, as contemplated by the said Agreement dated 18th September 1974 and consequently, the said Shri. Jagdishnarain Agarwal has filed a suit, being Suit No. 358 of 1980, in the High Court, judicature at Bombay, against the said Mukund Barkya Mali and Sakubai Barkya Mali and the said Kanayalal Kalooji Jain & Narain Tulsidas Kanal, for the specific performance of the said Agreement dated 18th September 1974 and also obtained an ad-interim and interim relief of preventive injunction in the abovesaid suit, being Suit No. 358 of 1980. The said suit is transferred to Mumbai Bench of the Court, Mumbai Branch and presently numbered as 7061 of 1980.
- p) Prior to the filing of the abovesaid suit, being Suit No. 358 of 1980, the said Sakubai Barkya Mali died on 08th June 1974. By a family arrangement, as stated hereinabove, her rights, interest, claim and benefits in respect of the said Entire Land was inherited or devolved by the said Mukund Barkya Mali.
- q) Accordingly, by and vide a Mutation Entry Nos. 151 and 191, the name of the said Sakubai Barkya Mali came to be deleted from the revenue records of the said Entire Land.
- r) In the premises as aforesaid, the said Shri. Mukund Barkya Mali become the sole, absolute and exclusive owner of the said Entire Land.
- s) By and vide an Agreement dated 1st November 1986, the said Mukund Barkya Mali & his family members agreed to sell, their respective share and rights in the said Entire Land, in favour of one Shri. Parshuram Ranchandra Shinde & Shri. Chintaman Bhaskar Mali, subject to the outcome of the abovesaid suit, being Suit No. 358 of 1980.




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- 1) A Memorandum of Understanding came to be entered into by and between the said Shri. Jagdishnarain Agarwal and Shri. Parshuram Ramchandra Shinde and Shri. Chintaman Bhaskar Mali, in respect of the said Entire Land and accordingly, the said Shri. Parshuram Ramchandra Shinde and Shri. Chintaman Bhaskar Mali came to be added as parties in the abovesaid suit, on their contested application [i.e. Suit No. 358 of 1980].
- u) Dispute arose by and between Shri. Parshuram Ramchandra Shinde and Shri. Chintaman Bhaskar Mali and the said Shri. Jagdishnarain Agarwal and the said Mukund Barkya Mali and his family members consequently, and an another further suit came to be filed, being 2902 of 1996, in the High Court of Judicature of Bombay, against the said Shri. Jagdishnarain Agarwal and others, for the specific performance of the alleged agreement in respect of the said Entire Land and the said suit is dismissed for want for prosecution vide dated 11th January 2016.
- v) The Vendors do hereby represent and further record and state that the abovesaid Shri. Parshuram Ramchandra Shinde and Shri. Chintaman Bhaskar Mali and the said Shri. Jagdishnarain Agarwal and the said Mukud Bharkya Mali and his family members have subsequently joined the Deed of Conveyance dated 05th September 2014, as recited hereunder, in favour of the Vendors, in respect of the said Entire Land and therefore the Said Suit automatically renders infructuous.
- w) The said Shri. Jagdishnarain Agarwal died on 18th January 2004, leaving behind him, a writing dated 23rd November 2003, by way of last will and testament, leaving behind him the Vendors herein and Mr. Praful Jagdishnarain Agarwal, being his sons, Smt. Kantidevi Jagdishnaran Agarwal, being his widow and Smt. Beena Naresh Gupta, being his married daughter.



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By and vide the said last will and testament dated 23rd November 2003, the said Shri. Jagdishnarain Agarwal had bequeathed his rights and interest in the said Entire Land, in favour of the Vendors herein, being his sons.

In the meantime, the Town Planning Scheme - III of Borivali was finally sanctioned and implemented and accordingly, Final Plots bearing details as under:-

S. No.	H. No.	CTS No.	O.P. No.	F.P. No.	Area [Sq. Mtrs.]	Zoning
13	07	68	406	686	596.40	M & F
13	09	66	413	681	1229.50	P.G.
13	11	75	401	691	438.80	R Zone
13	04	57	369	-		
Total					2,264.70	



and more particularly described in the **Second Schedule** written hereunder in lieu of the said Entire Land and the abovesaid 3 (three) nos. Final Plots are hereinafter collectively referred to as "**The said Entire Plots**".

z) By and vide a duly registered Deed of Release dated 30th September 2011 [Regn. No. Borivali-5 BDR-2/8433/2011], the said Shri. Mukund Barkya Mali had released, relinquished, renounced and assigned all and entire his rights, interest, benefits in the said Entire Land in favour of his son Shri. Rajendra Mukund Mali.

aa) By and vide a duly registered Deed of Release dated 30th September 2011 [Regn. No. Borivali-5 BDR-2/8434/2011], one Thakubai Mukund Mali, i.e. wife of the said Mukund Barkya Mali had also released, relinquished, renounced and assigned all and entire her rights, interest, benefits in the said Entire Land in favour of her son Shri. Rajendra Mukund Mali.

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Handwritten signatures and initials: A circled 'P', a signature, a checkmark, and initials 'BA'.

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bb) By and vide a duly registered Deed of Release dated 30th September 2011 [Regn. No. Borivali-5 BDR-2/8436/2011], one Jayshree Mukund Mali [being the daughter of said Mukund Barkya Mali], had also released, relinquished, renounced and assigned all and entire her rights, interest, benefits in the said Entire Land in favour of Shri. Rajendra Mukund Mali.

cc) By and vide a duly registered Deed of Release dated 30th September 2011 [Regn. No. Borivali-5 BDR-2/8772/2011], one Hemlata Mukund Mali [being the daughter of said Mukund Barkya Mali] had also released, relinquished, renounced and assigned all and entire her rights, interest, benefits in the said Entire Land in favour of Shri. Rajendra Mukund Mali.



dd) By and vide a duly registered Deed of Release dated 30th September 2011 [Regn. No. Borivali-5 BDR-2/8773/2011], one Vanita Mukund Mali [being the daughter of said Mukund Barkya Mali] had also released, relinquished, renounced and assigned all and entire her rights, interest, benefits in the said Entire Land in favour of Shri. Rajendra Mukund Mali.

ee) By and vide a duly registered Deed of Release dated 30th September 2011 [Regn. No. Borivali-5 BDR-2/8774/2011], one Suchitra Mukund Mali [being the daughter of said Mukund Barkya Mali], for herself and for her son Sadanand, being the mother and natural guardian, had also released, relinquished, renounced and assigned all and entire her rights, interest, benefits in the said Entire Land in favour of Shri. Rajendra Mukund Mali.

ff) The said Kanayalal Kalooji Jain and Shri. Narain Tulsidas Kanal, by and vide a Deed of Confirmation dated 17th March 2012, confirmed, recorded and acknowledged that Agreement dated 18th September 1974 is valid, subsisting by and between themselves and the Vendors herein.

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gg) (1) Smt. Barkibai Pandurang Mali, (2) Shri. Bhagwan Pandurang Mali, (3) Smt. Mathurabai Yashwant Patil, (4) Smt. Uma Parshuram Patil, (5) Smt. Lalita Kishan Patil, (6) Bhauram alias Bhaurao Pandurang Mali, (7) Shri. Ramesh Pandurang Mali, (8) Smt. Mannini Haribhau Patil, (9) Smt. Manjula Pandurang Mali [Manjula Shantaram Bhoir], hereinafter referred to as Barkibai & 8 Others and (1) Parshuram Bhaskar Mali, (2) Chintaman Bhaskar Mali, (3) Smt. Parvati Bhaskar Mali [alias Surekha Narendra Kadu], (4) Durga Bhaskar Mali [alias Durga Vinayak Basvant], (5) Jayabai Bhaskar Mali [alias Jaya Diwakar Patil], (6) Gangabai Bhaskar Mali, (7) Dayaram Bhakar Mali, hereinafter referred to as Parshuram & 6 Others, are the surviving legal heirs of Barkya Pandurang Mali.

hh) In the year 2008, the said Shri. Parshuram Bhaskar Mali, deceased, was a co-owner of the said Entire Land, virtue of being the son and descendant of Sakubai Barkya Mali and had applied for cancellation of Mutation Entry Nos. 151 & 195 and also for entering his name in the revenue records as the heir of the deceased Sakubai Barkya Mali. The said application was disputed and resisted by the said Shri. Mukund Barkya Mali.

ii) The said Barkibai & 8 Others and some out of Pandurang & 6 Others have filed affidavit in the said proceeding on the application of the said Parshuram Bhaskar Mali, supporting the claim of Mukund Barkya Mali on the basis of the family settlement. The said application was allowed and the appeal against the said order before the Commissioner of Konkan Division, came to be upheld.

jj) The said Barkyabai & 8 Others and Parshuram & 6 Others have also made and executed a joint Affidavit Cum Declaration, inter-alia, admitting, confirming and also acknowledging the fact of family settlement and also reiterated the fact that the said Mukund Barkya Mali was alone entitled to the said Entire Land. By and vide the said

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Affidavit Cum Declaration, they have also admitted and confirmed and further acknowledged that they have no right, title or interest or benefits or claim of whatsoever nature, in respect of and/or against the said Entire Land.

kk) By and vide a duly registered Deed of Conveyance dated 2nd September 2014 [Regn. No. BRL-1-8179-2014 dated 05th September 2014] made and executed by the said Shri. Rajendra Mukund Mali, as the Vendor of the First Part, the said (1) Shri. Kanayalal Kalooji Jain & (2) Shri. Narain Tulsidas Kanal, as the First Confirming Parties of the Second Part, the said (1) Shri. Parshuram Ramchandra Shinde & (2) Shri. Parshuram Bhaskar Mali, as the Second Confirming Parties of the Third Part, the said (1) Smt. Kantidevi Jagdishnarain Agarwal, (2) Smt. Beena Jagdish Gupta, (3) Shri. Praful Jagdishnarain Agarwal, as the Third Confirming Parties, of the Fourth Part, the said Smt. Barkibai & 8 Others, as the Fourth Confirming Parties, of the Fifth Part, the said Parshuram & 6 Others, as the Fifth Confirming Parties, of the Sixth Part and the Vendors herein, as the Purchasers of the Seventh Part, the said Entire Plots came to be conveyed in favour of the Vendors herein, at and on the terms and conditions and for considerations, which are more particularly described in the said Deed of Conveyance dated 2nd September 2014.

ll) Accordingly, by and vide a Mutation Entry bearing No. 234, the said Entire Plots came to be mutated in the names of the Vendors herein.

mm) However, in view of the fact that the said Shri. Parshuram Bhaskar Mali has already joined as one of the Confirming Parties, in the Deed of Conveyance dated 2nd September 2014, as stated in recital No. jj hereunder. The said application by the said Shri. Parshuram Bhaskar Mali automatically become redundant and infructuous.

nn) In the premises as aforesaid, the Vendors herein become jointly entitled to the said Entire Plots, having 1/3rd undivided share and rights each.

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oo) The said Shri. Ashok Agarwal died intestate on 16th September 2020, at Mumbai, leaving behind him, the Vendors 2(a), 2(b) & 2(c), being his his widow and married daughters respectively, as his only legal heirs and representatives, entitled to his estates, including his 1/3rd undivided share and rights in the said Entire Plots, as per the Hindu law by which he was governed at the time of his death.

pp) 1 (one) piece of land out of the said Entire Plot, being **Final Plot No. 681 [Original Plot No. 413], [T.P.S. III of Borivali] Survey No. 13, Hissa No. 9**, admeasuring 1,229.50 sq. mtrs., of **Residential Zone**, **Shimpoli / Borivali**, Taluka - Borivali, Mumbai **Suburban District**, which is delineated in red coloured ink in the copy of the **Title Plan** annexed hereto and marked as Annexure - A and more particularly described in **Third Schedule** written hereunder and hereinafter referred to as **"The Said Plot/Land"**.



qq) In pursuant to negotiations by and between the parties hereto. The Purchaser herein authorized, Advocate P. Hari to issue public notices. The same was issued in Nav Shakti Daily & Free Press Journal both dated 12th February 2021, inviting any claim from public at large, in respect of and/or against the Said Land. Advocate P. Hari has issued letter dated 16th MARCH 2021 stating that pursuant to the public notice no claims or objections has been received by Adv. P. Hari, till this date.

rr) The Said Plot as per DCPR 2034 of Municipal Corporation of Greater Mumbai, falls under Residential Zone and reserved for Playground.

ss) The Vendors do hereby represent, declare and record as under:-

i) that the Said Plot as per the DCPR 2034 of M.C.G.M. falls under Residential Zone;

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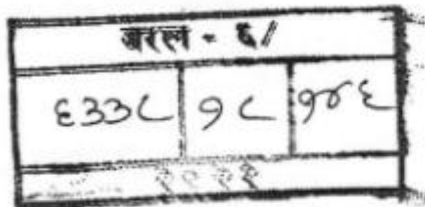
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- ii) that they themselves have not dealt with the Said Plot in any manner whatsoever, with any third party or parties, nor created any encumbrances of whatsoever nature in respect of and/or against the Said Plot;
- iii) that there is no notice from any body or authority including town planning authority for the acquisition and/or requisition of the Said Plot or any part thereof.



- that there is no boundary dispute with the owners and occupants of the adjacent land or lands;
- that the Said Plot is absolutely vacant and there is no structure or encumbrance whether legal or illegal so existing on the Said Plot;
- that there is no attachments or prohibitory orders as against or affecting the Said Plot and the Said Plot is free from all encumbrances or charges and/or is not a subject matter to any lis pendenz or easement or attachment either before or after judgment.
- vii) that they have a clear and marketable title to the Said Plot free from any encumbrances of whatsoever nature;
- viii) that they are not restricted by any provisions of or any order by Tax Act, Gift Tax Act, Wealth Tax Act, The Estate Duty Act, or under The Maharashtra Land Revenue Code or under The Bombay Tenancy & Agricultural Lands Act from disposing off the Said Plot;
- ix) that save and except themselves, no other person or persons has any rights, interest or benefits of whatsoever in respect of and/or against the Said Plot and as such they are entitled to deal with the Said Plot in any manner as they may in their sole discretion deem fit and proper.

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- tt) The Vendors herein were desirous of selling, transferring, assigning and conveying the Said Plot and the Purchaser herein, is also desirous of acquiring the Said Plot and in pursuance to the mutual discussions by and between the parties hereto, it is mutually decided to conclude the transaction in respect of the sale of the Said Plot by the Vendors in favour of the Purchaser.
- qq) Upon the payment of the entire amount of the agreed amount of consideration, the Purchaser herein has called upon the Vendors to execute conveyance of the Said Plot, in its favour and accordingly the Vendors are executing these presents:-



NOW THIS DEED WITNESSETH THAT in pursuant to the said agreement and in consideration of payment of a lumpsum amount of Rs. 60,00,000/- (Rupees Six Crore and Sixty Lac Only), being the full purchase price payable by the Purchaser to the Vendors, paid on or before execution of these presents and the payment and receipt whereof, the Vendors do each of them doth hereby admit, confirm and acknowledge and further do each of them doth hereby release, discharge, acquit and exonerate, the Purchaser from every part or obligation thereof forever. **THEY** the Vendors do each of them doth hereby grant, sell, release, convey and assure unto the Purchaser forever, the **Said Plot i.e. Final Plot No. 681 [Original Plot No. 413], [T.P.S. III of Borivali] Survey No. 13, Hissa No. 9**, admeasuring 1,229.50 sq. mtrs., of **Revenue Village - Shimpoli/Borivali**, Taluka - Borivali, Mumbai Suburban District and which is delineated in red coloured ink in the copy of the Table Plan annexed hereto and marked as **Annexure - A** and more particularly described in Third Schedule written hereunder, **TOGETHER WITH ALL** areas, compounds, sewers, ditches, fences, trees, drains, ways, paths, passages, common gullies, waters, water-courses, plants, lights, liberties, privileges, easement, profits, advantages, rights, members and appurtenances whatsoever to the Said Plot or any part thereof, belonging or in anywise appurtenant to or with the same or any part thereof now or at any time heretobefore, usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant

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thereto **AND ALSO TOGETHER** with true copies of all the deeds, documents, writings, vouchers and other evidence of title relating to the Said Plot or any part thereof.

AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity from the Vendors herein, into out of or upon the Said Plot or any part thereof **TO HAVE AND TO HOLD** all and singular the Said Plot hereby granted, released, conveyed and assured or intended or expressed to be with their and every rights, members and appurtenances unto and to the use and benefit of the said Purchaser forever, subject to the payment of all taxes, rates, rents, dues and duties now chargeable upon the same or hereafter to the Government of Maharashtra or to the Collector or any other public authority or authority in respect thereof.

The Vendors do each of them doth hereby for themselves and their legal heirs, representatives, executors and administrators covenant with the said Purchaser that notwithstanding any acts, deeds, matters or things whatsoever by the Vendors or by any person or persons lawfully or equitably claiming by, from, through or in trust from them, have not made, done, committed, omitted or knowingly or willingly suffered to the contrary, **THEY**, the Vendors, now doth in themselves have good, right, full power and absolute authority to grant, convey and assure the Said Plot hereby granted, conveyed or assured or intended so to be unto and to the use of the said Purchaser in the manner aforesaid.

AND that it shall be lawful for the Purchaser from time to time and at all times hereafter peacefully and quietly to hold, enter upon, have, occupy, possess and enjoy the Said Plot hereby granted with its appurtenances and receive its rents, issues and profits thereof and of every part thereof to and for its own use and benefit, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said Vendors and their respective legal heirs or any of them from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust from them or any of

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them **AND** that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the said Vendors well and sufficiently saved, defended, kept harmless and indemnified of, from and 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 said Vendors herein, or by any other person or persons lawfully or equitably claiming or to claim, by, from, under or in trust for them or any of them.

AND THIS INDENTURE FURTHER WITNESSETH that the said Vendors and all the persons having or lawfully or equitably claiming any estate, right, title or interest at law or in the Said Plot hereby granted or any part thereof, from under or in trust for them, the Vendors and their respective legal heirs or any of them shall and will from time to time and at all times hereafter at the request and the cost of the Purchaser 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 the law whatsoever for the better, further and more perfectly and absolutely granting and assuring the Said Plot and every part thereof, hereby granted unto and to the use of the said Purchaser in the manner aforesaid, as shall or may be reasonably required by the said Purchaser, its partners for the time being and from time to time, and their respective legal heirs, executors, administrators or assigns or their counsel/s in law and the Vendors, do each of them doth **HEREBY** covenant with the Purchaser that they the Vendors have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or thing, whereby they are prevented from granting and conveying the Said Plot in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise howsoever.

AND THIS INDENTURE FURTHER WITNESSETH that the Vendors do each of them doth hereby covenant with the Purchasers that they 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 Purchaser or the











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owner or owners for the time being of the Said Plot and hereditaments or any part thereof, produce or cause to be produced to the Purchaser or to its Attorney or Attorneys or agent or agents at any trial, hearing, commission, examination or otherwise as occasion shall require the title, deeds for the purpose of maintaining, defending and providing its/their estate, title or possession to the said piece or parcel of lands or grounds, hereditaments and premises the rights whereof are hereby sold, assigned, transferred and assured or intended so to be and also at the like requests and costs, deliver or cause to be delivered to the Purchaser or the owner or owners for the time being of the Said Plot or grounds, hereditaments and premises or any part thereof, such attested or other copies, extracts or abstracts from the such documents as, it/they may require and shall in the meantime and unless prevented as aforesaid keep the said documents safe, unobliterated and uncanceled.

NOW THIS DEED WITNESSTH FURTHER and its agreed, declared, recorded and acknowledged by the parties hereto as under:-



- a) that simultaneously on the execution of these presents, the Vendors have handed over the quiet, vacant, peaceful, actual and physical possession of the Said Plot in favour of the Purchaser;
- b) that whatever the stamp duty, registration fees and out of pocket expenses that become payable for registering these presents, shall be borne and paid by the Purchaser alone;
- c) that professional fees shall also be borne and paid by the Purchaser;
- d) that all the recitals made hereinabove shall form and become an integral part and parcel of these presents, as if, the same are expressly and specifically incorporated in the body of this deed and the same shall be read accordingly.

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IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands to these presents, the day and year first hereinabove

WITH

THE FIRST SCHEDULE HEREINABOVE REFERRED TO

ALL THAT pieces and parcels of lands or grounds bearing details as under:-

Survey No.	Hissa No.	CTS No.	Area [Sq. Mtrs.]
13	07	68	708
13	09	66	987
13	11	75	202
13	04	57	784

all of Revenue Village - Shimpoli/Borivali, Taluka - Borivali, Mumbai Suburban District and now falling within the local limits of R/C Mumbai Municipal Corporation.

THE SECOND SCHEDULE HEREINABOVE REFERRED TO

ALL THAT pieces and parcels of lands or grounds bearing Final Plots bearing details as under of the Town Planning Scheme - III of Borivali:-

S. No.	H. No.	CTS No.	O.P. No.	F.P. No.	Area [Sq. Mtrs.]	Zoning
13	07	68	406	686	596.40	M & P
13	09	66	413	681	1229.50	P.G.
13	11	75	401	691	438.80	R Zone
13	04	57	369	-	-	-
Total					2,264.70	-










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forming part of the properties which are more particularly described in the First Schedule written hereinabove.

THE THIRD SCHEDULE HEREINABOVE REFERRED TO

Final Plot No. 681 [Original Plot No. 413], [T.P.S. III of Borivali] Survey No. 13, Hissa No. 9, admeasuring 1,229.50 sq. mtrs., of Revenue Village - Shimpoli/Borivali, Taluka - Borivali, Mumbai Suburban District, now falling within the local limits of R/North/South Ward of Municipal Corporation of Greater Mumbai and which is delineated in red coloured ink in the copy of the Table Plan annexed hereto and marked as Annexure - A and forming part of Town Planning Scheme - III of Borivali and which is bounded as under:-



That I do say:-

On or towards North : By Final Plot No. 682
On or towards South : By 13.40 Mtrs. D.P. Road [6th Road]
On or towards East : By Final Plot No. 680 & 680B
On or towards West : By Final Plot No. 685.

and the same as per the DCPR 2034 of Municipal Corporation of Greater Mumbai falls under Residential Zone and reservation for Playground.

**SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED
"THE VENDORS"**

**(1) SHRI. AMRISHCHANDRA JAGDISHNARAIN)
AGARWAL
[PAN No. ADGPA3105M]**

Handwritten signature



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(2)(a) SMT. SMITA ASHOK AGARWAL
[PAN No. AABPA7270M]

Smitta



(2)(b) SMT. POOJA SHAIKH
[NEE. POOJA ASHOK AGARWAL]
[PAN No. ADLPA9780D]

Pooja



(2)(c) SMT. SALONI PANDEY
[NEE. SALONI ASHOK PANDEY]
[PAN No. AIQPA8850N]

Saloni



(3) SHRI. AJAY JAGDISHNARAIN AGARWAL
[PAN No. AAPA7571Q]

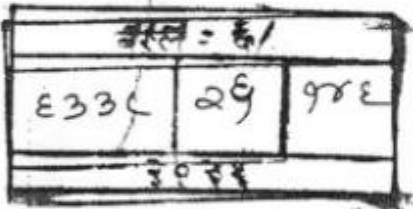
Ajay



In the presence of:-

1. Arif I. Tak *Arif*
2. Sayyehwan *Sayyehwan*





-20-

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED
"THE PURCHASER"

GEETASPANS REALTORS PRIVATE LIMITED)
[PAN No. AAICG8720G])
(through its authorized directors vide)
board resolution))

(1) SHRI SHARAD M BHUTRA

For GEETASPANS REALTORS PVT. LTD



Director

(2) SHRI MEET P DOSHI

For GEETASPANS REALTORS PVT. LTD



Director

In the presence of:-

1. Shri Asif J. T. J. Amun
2. Shri Say Chwan 82.



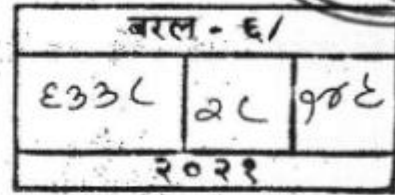
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RECEIPT

RECEIVED OF AND FROM the withinnamed Purchaser, an aggregate sum of Rs. 6,60,00,000/- (Rupees Six Crore Sixty Lac Only) by cheques/ RTGS bearing details as under, being the full and final consideration payable to us, as within provided:-

S N o	Name of Payee	Date	RTGS or Cheque	Bank	Amount [Rs.]
1	Amrishchandra Agarwal	10.03.2021 31.03.2021 20.04.2021	RTGS TDS 501457	SBI, Bhaindar (West)	1,33,98,750 1,65,000 84,36,250
2(a)	Smita Agarwal	10.03.2021 31.03.2021 20.04.2021	RTGS TDS 501460	SBI, Bhaindar (West)	44,66,250 55,000 28,12,084
2(b)	Pooja Agarwal	10.03.2021 31.03.2021 20.04.2021	RTGS TDS 501458	SBI, Bhaindar (West)	44,66,250 55,000 28,12,083
2(c)	Saloni Agarwal	10.03.2021 31.03.2021 20.04.2021	RTGS TDS 501459	SBI, Bhaindar (West)	44,66,250 55,000 28,12,083
3	Ajay Agarwal	24.03.2021 31.03.2021 20.04.2021	RTGS TDS ~~501456~~ RTGS	SBI, Bhaindar (West)	21,00,000 1,65,000 1,97,35,000
				Total	6,60,00,000





(3) *[Signature]*
[THE VENDORS]

1. Asif I. Talwar 
2. Sanghye Cha Daem. R.





Pre-Registration summary(नॉंदणी पूर्व गांधवारा)

389/6338

बुधवार, 28 एप्रिल 2021 12:11 म.नं.

दस्त गोपवारा भाग-1

बरल-6

दस्त क्रमांक: 6338/2021

दस्त क्रमांक: बरल-6 /6338/2021

बाजार मुल्य: रु. 6,26,55,500/- मोबदला: रु. 6,60,00,000/-

भरलेले मुद्रांक शुल्क: रु.19,80,000/-

दु. नि. सह. दु. नि. बरल-6 यांचे कार्यालयात

अ. क्र. 6338 चर दि.28-04-2021

रोजी 12:07 म.नं. वा. हजर केला.

पावती:6952

पावती दिनांक: 28/04/2021

सादरकरणाचे नाव: नीतास्पान्स रिजल्ट्स प्रा लि चे संचालक शरद एम भुतडा

नॉंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 2920.00

पृष्ठांची संख्या: 146

दस्त हजर करणाऱ्याची सही:

एकुण: 32920.00

सह. दुष्प्रतिनिधित्व, बोरीवली क्र. 6,
मुंबई उपनगर जिल्हा

सह. दुष्प्रतिनिधित्व, बोरीवली क्र. 6,
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 28 / 04 / 2021 12 : 07 : 34 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 28 / 04 / 2021 12 : 08 : 47 PM ची वेळ: (फी)

प्रतिज्ञापत्र

* सरर दस्तऐवज हा नॉंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नॉंदणीस दाखल केलेला आहे. *दस्तावीस संपूर्ण मजकूर, निष्कारक पत्रवली, साक्षीदार व सोबत नोंदलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेतरीर बाबीसाठी दस्त निष्कारक व कबुलीपत्रक हे संपूर्णपणे जबाबदार ठरवीक.

सिंहन देगारे : सिंहन देगारे :

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दस्तावेज प्रमाण-2

बरेल-6

दस्तावेज क्रमांक: 6338/2021

दस्तावेज क्रमांक : बरेल-6/6338/2021

दस्तावेज प्रकार :- अभिलेखीकरणपत्र

अनु क्र.

पक्षकाराचे नाव व पत्ता

नाव: अमरीशचंद्र जगदीशनाथरायण अगरवाल तर्फे मुख्यावर भानुप्रकाश यादव
पत्ता: प्लॉट नं. 5, माळा नं. 5 वा मजला, इमारतीचे नाव: अगरवाल गोल्डन चेंबर, ब्लॉक नं. ऑफ न्यू लिंक रोड, रोड नं. अंधेरी प मुंबई, महाराष्ट्र, मुंबई.
पिन नंबर: ADGPA3105M

नाव: शिवा अशोक अगरवाल तर्फे मुख्यावर भानुप्रकाश यादव
पत्ता: प्लॉट नं. 5, माळा नं. 5 वा मजला, इमारतीचे नाव: अगरवाल गोल्डन चेंबर, ब्लॉक नं. ऑफ न्यू लिंक रोड, रोड नं. अंधेरी प मुंबई, महाराष्ट्र, मुंबई.
पिन नंबर: AABPA7270M

3 नाव: पूजा सोख लक्ष्मीचे नाव पूजा अशोक अगरवाल तर्फे मुख्यावर भानुप्रकाश यादव
पत्ता: प्लॉट नं. 5, माळा नं. 5 वा मजला, इमारतीचे नाव: अगरवाल गोल्डन चेंबर, ब्लॉक नं. ऑफ न्यू लिंक रोड, रोड नं. अंधेरी प मुंबई, महाराष्ट्र, मुंबई.
पिन नंबर: ADLPA9780D

4 नाव: सलोनी पांडे लक्ष्मीचे नाव सलोनी अशोक अगरवाल तर्फे मुख्यावर भानुप्रकाश यादव
पत्ता: प्लॉट नं. 5, माळा नं. 5 वा मजला, इमारतीचे नाव: अगरवाल गोल्डन चेंबर, ब्लॉक नं. ऑफ न्यू लिंक रोड, रोड नं. अंधेरी प मुंबई, महाराष्ट्र, मुंबई.
पिन नंबर: AIQPA8850N

5 नाव: अजय जगदीशनाथरायण अगरवाल तर्फे मुख्यावर सरद मजरात केसरकर
पत्ता: प्लॉट नं. 10 वा मजला, इमारतीचे नाव: फस्ट अवेन्यु बिल्डिंग, ब्लॉक नं. गोरगाव मुलुड लिंक रोड, रोड नं. मालाड प मुंबई, महाराष्ट्र, मुंबई.
पिन नंबर: AAAPA7571Q

6 नाव: गीतास्वन्स रिप्लेटर्स प्रा लि चे संचालक सरद एम भुतडा
पत्ता: प्लॉट नं. एस एच -2, माळा नं. - इमारतीचे नाव: ए बी कॉम, ज्ञानकी हेरिटेज, ब्लॉक नं. 150 फिट रोड, रोड नं. भाईंदर प ठाणे, महाराष्ट्र, ठाणे.
पिन नंबर: AATCG8720G

7 नाव: गीतास्वन्स रिप्लेटर्स प्रा लि चे संचालक मीत पी दोबी
पत्ता: प्लॉट नं. एस एच -2, माळा नं. - इमारतीचे नाव: ए बी कॉम, ज्ञानकी हेरिटेज, ब्लॉक नं. 150 फिट रोड, रोड नं. भाईंदर प ठाणे, महाराष्ट्र, ठाणे.
पिन नंबर: AATCG8720G

पक्षकाराचा प्रकार

सिंहन देजार

वय :- 55

स्वाक्षरी:-

सिंहन देजार

वय :- 56

स्वाक्षरी:-

सिंहन देजार

वय :- 56

स्वाक्षरी:-

सिंहन देजार

वय :- 56

स्वाक्षरी:-

सिंहन देजार

वय :- 31

स्वाक्षरी:-

सिंहन देजार

वय :- 41

स्वाक्षरी:-

सिंहन देजार

वय :- 24

स्वाक्षरी:-

छायाचित्र



अंगठ्याचा ठसा



वरील दस्तऐवज करून देजार तपासणीत अभिलेखीकरणपत्र का दस्तऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ: 28 / 04 / 2021 12 : 18 : 24 PM

ओळख:-

खातील दस्तऐवज असे निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तीस ओळखतात, व त्याची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: महेंद्र शिगवण
वय: 34
पत्ता: सुमित समर्थ आर्केड आर रोड गोरगाव प मुंबई
पिन कोड: 400104

2 नाव: संजय चंदागण
वय: 51
पत्ता: सुमित समर्थ आर्केड आर रोड गोरगाव प मुंबई
पिन कोड: 400104

छायाचित्र

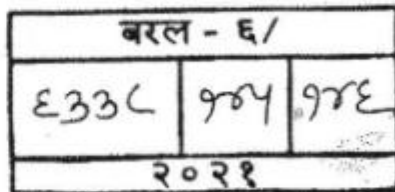


अंगठ्याचा ठसा



शिकका क्र.4 ची वेळ: 28 / 04 / 2021 12 : 19 : 59 PM

सह. न्यायाधीश, कोरीबली क्र. 6,
मुंबई उपनगर जिल्हा



CERTIFIED TRUE COPY
24 SEP 2021
RAJENDRA SINGH JADAUN
ADVOCATE & NOTARY
B/G-2, Shri Gajanan Prashanna C.H.S.,
Opp. Police Station, Bhayander (W),
Dist. Thane, State Maharashtra

