DEED OF ASSIGNMENT

Valued at Rs.7,50,00,000/-
(Rupees Seven Crore Fifty Lac only)
Market Value Rs.6,35,45,000/-
(Rupees Six Core Thirty Five Lac Forty Five Thousand only)
Item No.17.273/51
Page No.488
Mouza : Lendra
Stamp Duty : Rs.41,25,000/-
LBT 1% : Rs.7,50,000/-

This **Deed** is made at Nagpur on this 29th day of April 2014 By and Between:-

1. **Smt. Kundan Sheth, W/o Shri Navnit Sheth,** aged about 82 years, Occupation: Business, Resident of 95, Canal Road, Ramdaspeth, Nagpur- 440 010.(**PAN NO. AEHPS8401A**)

2. **Shri Bharat Sheth, S/o Shri Navnit Sheth,** aged about 57 years, Occupation: Business, Resident of 95, Canal Road, Ramdaspeth, Nagpur- 440 010 (**PAN NO.AROPS5854R**),

Hereinafter jointly referred to and called as **"TRANSFERORS"** which term and expression shall unless contrary or repugnant to the meaning or context thereof shall mean to include their legal heirs, representatives, nominees, assigns, agents, attorneys, successors, executors, administrators, liquidators etc. **OF THE FIRST PART.**

AND

M/s. Navnit Star Realty LLP, (PAN NO.AAJEN9917G) a registered Limited Liability Partnership Firm, bearing LLP Identification No.AAB-1651 under Certification of Incorporation dated 13.10.2012 and having its Registered Office at 14,Kachimet Road, Nagpur, Maharashtra, through its Partners –

1. **Shri Shreyash Jhaveri,** S/o Shri Ramniklal Jhaveri, aged about 57 years, Occupation: Business, Resident of Vipul 10, 28A, Ridge Road, Mumbai – 400 006, Maharashtra, (**PAN NO. AADPJ1214G**) and/or ;

2. **Shri Bharat Sheth, S/o Shri Navnit Sheth,** aged about 57 years, Occupation: Business, Resident of 95, Canal Road, Ramdaspeth, Nagpur- 440 010 (**PAN NO.AROPS5854R**) and/or ;

3. **Smt. Kundanben Sheth, W/o Shri Navnit Sheth,** aged about 82 years, Occupation: Business, Resident of 95, Canal Road, Ramdspeth, Nagpur – 440 010, (**PAN NO. AEHPS8401A**) and//or ;



4. **Shri Rahul Jhaveri, S/o Shri Rajiv Jhaveri,** aged about 29 years, Occupation: Business, Resident of 402, Citadel, 4th Floor, 18/8 L.D.Ruprael Marg, Mumbai – 400 006, Maharashtra (**PAN NO. AGCPJ3522E**) and/or ;

5. **Shri Rasesh Jhaveri, S/o Shri Shreyash Jhaveri,** aged about 30 years, Occupation: Business, Resident of Vipul 10, 28A, Ridge Road, Mumbai – 400 006, Maharashtra, (**PAN NO. AGCPJ3525D**) and/or ;

6. **Shri Chirag Sheth, S/o Shri Bharat Sheth**, aged about 35 years, Occupation: Business, Resident of Resident of 95, Canal Road, Ramdspeth, Nagpur – 440 010, (**PAN NO. AFJPS3231B**) **and/or ;**

Hereinafter referred to and called as **"TRANSFEREE",** which term and expression shall, unless contrary or repugnant to the meaning or context thereof, I mean to include its sucessors-in-office, representatives, nominees, assigns, agents, attorneys, successors, executors, administrators, liquidators etc. **OF THE OTHER PART.**

WHEREAS the Transferors are the owner of Nazul -Plot No.95, **admeasuring 12000 Sq.Ft or 1114.82Sq.Mtrs bearing City Survey No.1036, Sheet No.51/15 of Mouza Lendra** bearing Municipal House Nos.102, 102A, 102 B, 102 C and 102 D, Ward No.72, situated at Canal Road, Ramdaspeth, Tahsil and District Nagpur, more particularly described in the Schedule here under written and hereinafter referred to and called as **"THE SAID PROPERTY".**

AND WHEREAS the Transferors are also Partners in Transferee viz. M/s. Navnit Star Realty LLP.

AND WHEREAS Originally the said entire property comprising of 12,000 Sq.Ft area was in the name of Shri Shanti Swaroop Gupta who vide Sale Deed dated 28th day of January 1958 transferred and assigned the same in favour of Shri Jayantilal Shah. The said Sale Deed is registered in Book No.1, Volume No.263, from Page No.169 to 170 in the Office of the Sub Registrar, Nagpur.

AND WHEREAS Shri Jayantilal Shah expired at Nagpur and his entitlements to the aforesaid property admeasuring 12,000 Sq.Ft devolved on his Class I legal heirs Smt.Pushpaben (wife), Shri Ashwin Kumar (son), Shri Sanat (son) and Shri Shrenik (son) who became the absolute owners of the said property by Law of Intestate Sucession.

AND WHEREAS subsequently vide Deed of Transfer dated 30th day of March 1984 registered in Additional Book No.1, Volume No.661, From Page No.59 to 61, bearing Registration No.1944 (CH), Serial No.2103 (CH) in the Office of the Sub Registrar, Nagpur-3, Smt.Pushpaben, Shri Ashwin Kumar, Shri Sanat and Shri Shrenik, above mentioned, legal heirs of Late Shri Jayantilal Shah, transferred and assigned an area admeasuring 6176.19 Sq.Ft or 575.75 Sq.Mtrs in favour of Smt.Kundaben Navnitbhai Sheth and Shri Bharat Navnitbhai Sheth.

AND WHEREAS vide four Sale Deeds all dated 13.07.1984 Smt.Pushpaben, Shri Ashwin Kumar, Shri Sanat and Shri Shrenik transferred and assigned four flats details of which are given herein ;

a. Vide Sale Deed dated 13.07.1984, registered in Additional Book No.1, Volume No.733, From Page No.65 to 67, bearing Registration No.104 (CH), Serial No.5055 (CH)/106 (CH), transferred and assigned to Shri Bhogilal Maganlal Chheda with **895 Sq.Ft** constructed area being Flat No.1 alongwith garage and proportionate share in land.

b. Vide Sale Deed dated 13.07.1984, registered in Additional Book No.1, Volume No.692, From Page No.87 to 88, bearing Registration No.4880 (CH), Serial No.5057 (CH),transferred and assigned to Smt.Hansaben Maganlal Chheda with **1380 Sq.Ft** constructed area being Flat No.2 alongwith proportionate share in land.

c. Vide Sale Deed dated 13.07.1984, registered in Additional Book No.1, Volume No.692, From Page No.89 to 91, bearing Registration No.5058, Serial No.4881, transferred and assigned to Smt.Pramila W/o Shri Mahesh Shah with **762 Sq.Ft** constructed area being Flat No.3 alongwith terrace, with proportionate share in land.

d. Vide Sale Deed dated 13.07.1984, registered in Additional Book No.1, Volume No.692, From Page No.84 to 86, bearing **Registration No.4879 (CH), Serial No.5056 (CH),**transferred and assigned to Shri Mahesh Ramjibhai Shah with **1450 Sq.Ft** constructed area being Flat No.4 alongwith terrace with proportionate share in land.

AND WHEREAS by virtue of the four Sale Deeds referred to above the concerned owners/leaseholders have got the transacted property described in alphabetical order "a, b, c and d" transferred and assigned in favour of the respective purchasers alongwith proportionate undivided share in total land area equivalent to 5823 Sq.Ft.

AND WHEREAS from and out of the said property admeasuring about 12000 Sq.Ft or 1114.82 Sq.Mtrs an Approach Road having **12.6 Ft width out of which 7.6 Ft** is from the Service Lane and 5 Ft from the property of the Transferee as an access to the Transferee of the aforesaid four flats. The length of the Approach Road 91.1/2 Ft East-West direction.

AND WHEREAS the area purchased by Smt.Kundaben Navnit Sheth and Shri Bharat Navnit Sheth admeasuring **6176.19 Sq.Ft** and the property purchased by Shri Bhogilal Maganlal Chheda, Smt.Hansaben Maganlal Chheda, Smt.Pramila W/o Shri Mahesh Shah and Shri Mahesh Ramjibhai Shah admeasuring **5823 Sq.Ft** alongwith the road is more particularly shown in the Map Plan appended hereto with all details incorporated. The said **Map Plan** shall be deemed to be a part and parcel of this Deed.

AND WHEREAS Smt.Hansaben Maganlal Chheda expired at Nagpur on the 25th day of November 2010 bequeathing her entitlements in the property acquired as mentioned above in favour of her two daughter-in-law's Smt.Nirmala Bhogilal Chheda and Smt.Kamla Kishore Chheda.

AND WHEREAS vide Sale Deed dated 31.01.2012, registered at Serial No.1086, before the Joint Sub Registrar, Nagpur-8, Shri Bharat Navnit Sheth acquired the entire property admeasuring 5823 Sq.Ft or 540.969 Sq.Mtrs being a part of Nazul Plot No.95 referred to above from Shri Bhogilal Maganmal Chheda, Smt.Nirmala Bhogilal Chheda, Smt.Kamla Kishore Chheda, Smt.Pramilaben Mahesh Shah and Shri Mahesh Ramjibhai Shah.

AND WHEREAS by virtue of the aforesaid Sale Deed dated 30.03.1984, registered at Serial No.2103 (CH) before the Joint Sub Registrar, Nagpur-3, Smt.Kundaben Navnit Sheth and Shri Bharat Navnit Sheth have equal undivided right, title, share and interest in the property admeasuring 6176.19 Sq.Ft or 575.75 Sq.Mtrs in Nazul Plot No.95, Mouza Lendra, Tahsil and District Nagpur, and by virtue of another Sale Deed dated 31.01.2012, registered at Serial No.01086, before the Joint Sub Registrar, Nagpur-8, Shri Bharat Navnit Sheth has acquired entitlement in Nazul Plot No.95, Mouza Lendra, Tahsil and District Nagpur, to the extent of 5823 Sq.Ft or 540.969 Sq.Mtrs. Thus by virtue of the aforesaid two Sale Deeds the Transferors have entitlement to Nazul Plot No.95 in the following ratio:

i.	Shri Bharat Sheth Half of 6176.19 Sq.Ft or 575.75 Sq.Mtrs i.e. 3088.095 Sq.Ft or 287.875 Sq.Mtrs	3088.095
ii.	Smt. Kundaben Sheth Half of 6176.19 Sq.Ft or 575.75 Sq.Mtrs i.e. 3088.095 Sq.Ft or 287.875 Sq.Mtrs	3088.095
iii.	Shri Bharat Sheth 5823 Sq.Ft or 540.969 Sq.Mtrs	5823.000
	Total.....	12,000.000

Total Area 12000 Sq.Ft or 1114.82 Sq.Mtrs

AND WHEREAS the names of the Transferors are accordingly mutated in City Survey Property Card and Nagpur Municipal Corporation, Nagpur as the current owners/leaseholders of the property described in the schedule herein. The City Survey Property Card dipicts to be the property admeasuring **1204.3 Sq.Mtrs or 12963.08 Sq.Ft**

AND WHEREAS the Transferors have moved Nagpur Municipal Corporation, Nagpur and submitted a Building Plan to be sanctioned in the said property more particularly described in the **Schedule** herein. After assessing and evaluating the said **Building Plan** the Nagpur

ON THE 29TH DAY OF APRIL 2014.

Drafted by : P.G.Patil

WITNESSES:



1. Thorase.

2. Vishal Vijay Agrwal age-24 R/o. Timki, Nagpur



Kundan n. Sheth

Smt.Kundanben Navnit Sheth



Shri Bharat Navnit Sheth

TRANSFERORS

M/s.Navnit Star Realty LLP
Through its Partners



Shri Shreyash Ramniklal Jhaveri



Shri Bharat Navnit Sheth



Kundan n Sheth

Smt.Kundanben Navnit Sheth



Shri Rahul Rajiv Jhaveri



R.S. Jhaveri

Shri Rasesh Shreyash Jhaveri



Shri Chirag Bharat Sheth
TRANSFEREE

नगन - २
२६९ | २०९४
९९ | २३

SUB-REGISTRAR, CLASS-2



/PERMANENT ACCOUNT NUMBER

AFJPS3231B

नाम /NAME

CHIRAG BHARAT SHETH

पिता का नाम /FATHER'S NAME

BHARAT NANVNEET SHETH

जन्म तिथि /DATE OF BIRTH

20-11-1979

हस्ताक्षर /SIGNATURE

COMMISSIONER OF INCOME-TAX-I, NAGPUR

/PERMANENT ACCOUNT NUMBER

AEHPS8401A

नाम /NAME

KUNDAN NAVNEET SHETH

पिता का नाम /FATHER'S NAME

GIRJASHANKAR MONJI UDANI

जन्म तिथि /DATE OF BIRTH

28-09-1932

हस्ताक्षर /SIGNATURE

COMMISSIONER OF

/PERMANENT ACCOUNT NUMBER

AROPS5854R

नाम /NAME

BHARAT NAVNEET SHETH

पिता का नाम /FATHER'S NAME

NAVNEET MOHANLAL SHETH

जन्म तिथि /DATE OF BIRTH

21-05-1954

हस्ताक्षर /SIGNATURE

COMMISSIONER OF INCOME-TAX-I, NAGPUR

नगन – ३

२६८ | २०९

१६ | २३

SEAL OF THE SUB-REGISTRAR, CLASS-2

/PERMANENT ACCOUNT NUMBER

AADPJ1214G

नाम /NAME

SHREYASH RAMNIKLAL JHAVERI

पिता का नाम /FATHER'S NAME

RAMNIKLAL CHUNILAL JHAVERI

जन्म तिथि /DATE OF BIRTH

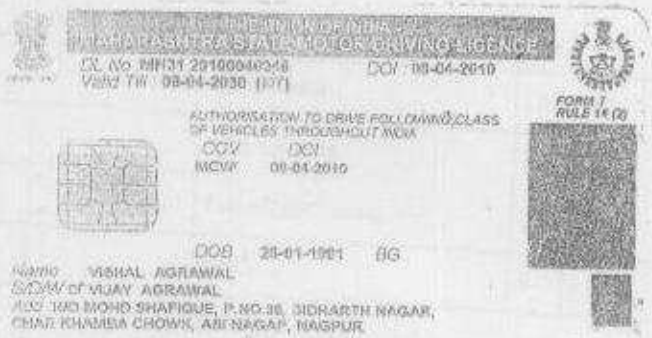
15-07-1967

हस्ताक्षर /SIGNATURE

DIRECTOR OF INCOME TAX (SYSTEMS)






MAHARASHTRA STATE MOTOR DRIVING LICENCE
DOI 08-04-2010
FORM 7
RULE 14 (2)
DOB 28-01-1981 BG
VISHAL AGRAWAL
S/D/W OF VIJAY AGRAWAL
Signature/Thumb Impression of Holder


नगण ३
२०९८
२३


SUB-REGISTRAR CLASS-2 NAGPUR CITY NO. 3
SEAL OF THE


GOVT. OF INDIA
JAYANT H HIWASE
HARISHCHANDRA VITHOBA HIWASE
21/03/1956
Permanent Account Number
AEPPH5423P
Signature

वरील दस्तऐवज करुन देणार तथाकथीत विक्रीपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:29 / 04 / 2014 10 : 56 : 17 AM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री जयंत हरीशचंद्र हिवसे . . वय:28 पत्ता:सोमवारी पेठ नागपूर पिन कोड:440009		
2	नाव:विशाल विजय अग्रवाल वय:24 पत्ता:टिमकी नागपूर पिन कोड:440018		

स्वाक्षरी

स्वाक्षरी

शिक्का क्र.4 ची वेळ:29 / 04 / 2014 10 : 56 : 49 AM

शिक्का क्र.5 ची वेळ:29 / 04 / 2014 10 : 57 : 11 AM नोंदणी पुस्तक 1 मध्ये

प्रमाणित करण्यात येते कि, या दस्तऐवजात एकूण 27 पाने आहेत.

सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र. ३.

सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्रं. ३,

1 .....नंबरचे बुकाचे
२९९ .....नंबरी नोंदला

सह दुय्यम निबंधक, वर्ग-२, नागपूर शहर क्र.३.
दि.29 माहे ..... साल २०१४

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH000326856201415M	0000242109201415
2	MH000327337201415M	0000242109201415

2689 /2014

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