

367/14351

Wednesday, September 13, 2023

2:07 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 15468 दिनांक: 13/09/2023

गावाचे नाव: दिंडोशी

दस्तऐवजाचा अनुक्रमांक: बरल-2-14351-2023

दस्तऐवजाचा प्रकार: असाईनमेंट डीड

सादर करणाऱ्याचे नाव: भिमराव मारुती घाडगे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 660.00

पृष्ठांची संख्या: 33

एकूण:

रु. 30660.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
2:27 PM ह्या वेळेस मिळेल.

सह दु.जि.का-बारीवली2

बाजार मूल्य: रु. 10110259.2/-

मोबदला रु. 11184000/-

भरलेले मुद्रांक शुल्क: रु. 734500/-

1) देयकाचा प्रकार: DHC रकम: रु. 660/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0923136006866 दिनांक: 13/09/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007929769202324E दिनांक: 13/09/2023

बँकेचे नाव व पत्ता:



RECORDED ORIGINAL NOTARIAL  
SERIALIZED On 14/9/23

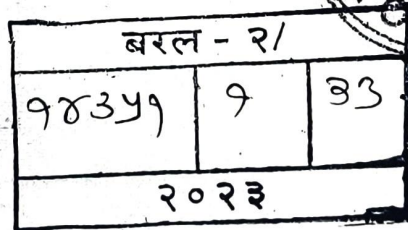


Verified the Original  
Certified True Copy

ARUN G. DESHMUKH  
REGO. No. 11252 B.Com., LL.B.,  
ADVOCATE HIGH COURT  
NOTARY GOVT. OF INDIA  
C/11, Laxmi Nagar, Bhamburda Road, Bhandra,  
Near. Nagpur Court Bldg. Bhandra-4

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID	20230913617			13 September 2023, 10:35:21 AM		
मूल्यांकनाचे वर्ष	2023					
जिल्हा	मुंबई (उपनगर)					
मूल्य विभाग	61-दिंडोशी ( बोरीवली )					
उप मूल्य विभाग	भुभाग: उत्तरेस वॉर्ड सीमा, पश्चिम व दक्षिणेस गावाची सीमा, पूर्वेस द्रुतगती मार्ग					
सर्व्हे नंबर /न. भू क्रमांक	सि.टी.एस. नंबर#61					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
	77580	151640	174380	189550	151640	चौरस मीटर
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	76.8 चौरस मीटर	मिळकतीचा वापर-	औद्योगिक गाळा	मिळकतीचा प्रकार-	बांधीव
	बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	27 वर्ष	बांधकामाचा दर -	Rs 30250/-
	उद्दवाहन सुविधा-	नाही	मजला -	0		
रस्ता सन्मुख -	Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
प्रत्येक मजल्यासाठी 4% वजावट नुसार	= 100% apply to rate = Rs.131644/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर					
	= (( (151640-77580) * (73 / 100) ) + 77580 )					
	= Rs 131644/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 131644 * 76.8					
	= Rs 10110259.2/-					
Applicable Rules	= .20.4					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतचा गल्लीचे मूल्य + वरील गल्लीचे मूल्य + बंदिसा वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिसा बात्कनी + मेकेनिकल वाहनतळ					
	= A + B + C + D + E + F + G + H + I + J					
	= 10110259.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
	= Rs.10110259.2/-					

Home Print



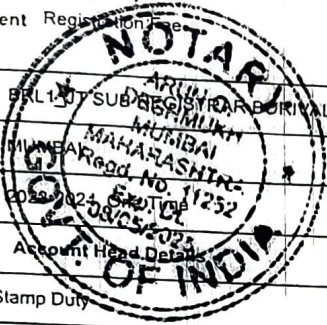




CHALLAN  
MTR Form Number-6



GRN	MH007929769202324E	BARCODE	11 1001 4 8 7007 111 1111 1110 1111 1111 1110 1111 1111 1111 1111 1111 1111 1111	Date	11/09/2023-12:29:51	Form ID	252				
Department				Inspector General Of Registration				Payer Details			
Type of Payment				Stamp Duty				Registration Fee			
Office Name				BRL107 SUBREGISTRATION ORIGINAL 1				TAX ID / TAN (If Any)			
Location				MUMBAI MAHARASHTRA				PAN No.(If Applicable)			
Year				2024				AABPG6029Q			
Account Head Details				Amount In Rs.				Full Name			
0030045501 Stamp Duty				734500.00				Bhimrao Maru Ghadge			
0030063301 Registration Fee				30000.00				Flat/Block No.			
								Gala Unit No B - 11, Synthofine Estate			
								Premises/Building			
								Off Aarey Road, Goregaon East			
								Area/Locality			
								Mumbai			
								Town/City/District			
								PIN			
								4 0 0 0 6 3			
								Remarks (If Any)			
								PAN2=AAIPS3943C-SecondPartyName=Vinodchandra Jivanlal Shah and			
								Pravinchandra Jivanlal Shah-			
Total				7,64,500.00				Amount In			
								Seven Lakh Sixty Four Thousand Five Hundred Rupees			
								Words			
								Only			
Payment Details				BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque/DD Details								Bank CIN			
Cheque/DD No.								Ref. No.			
Name of Bank								02300042023091164517			
Name of Branch								232543707575			
								Bank Date			
								RBI Date			
								11/09/2023-12:31:51			
								Not Verified with RBI			
								Bank-Branch			
								BANK OF MAHARASHTRA			
								Scroll No., Date			
								Not Verified with Scroll			



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालन केवल दस्तावेजों के नोंदणी के लिए ही वैध है। नोंदणी न करवाया गया दस्तावेजों के लिए सदर चालन लागू नहीं है।  
Mobile No. : 9821984175

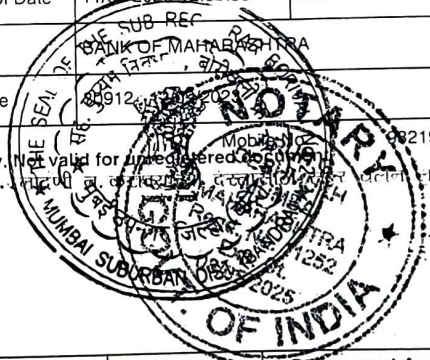
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CHALLAN  
MTR Form Number-6



GRN	MH007929769202324E	BARCODE			Date	11/09/2023-12:29:51	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty	Registration Fee		TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AABPG6029Q			
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			Full Name	Bhimrao Maruti Ghadge			
Location	MUMBAI			Flat/Block No.	Gala Unit No B - 11, Synthofine Estate			
Year	2023-2024 One Time			Premises/Building	Off Aarey Road, Goregaon East			
Account Head Details		Amount in Rs.		Road/Street	Mumbai			
0030045501 Stamp Duty		734500.00		Area/Locality	Mumbai			
0030063301 Registration Fee		30000.00		Town/City/District	Mumbai			
				PIN	4 0 0 0 6 3			
				Remarks (If Any)	PAN2=AAIPS3943C-SecondPartyName=Vinodchandra Jivanlal Shah and Pravinchandra Jivanlal Shah-			
				Amount In	Seven Lakh Sixty Four Thousand Five Hundred Rupees			
		7,64,500.00		Words	Only			
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA				Bank CIN	Ref. No.	02300042023091164517	232543707575	
Cheque-DD Details				Bank Date	RBI Date	11/09/2023-12:31:55	12/09/2023	
Cheque/DD No.				Bank-Branch		MUMBAI SUBURBAN		
Name of Bank				Scroll No. , Date		921984175		
Name of Branch								
Department ID :				NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.				
NOTE:- चढन केवल दुरम निबंधक कार्यालयात नोदणी करावयाच्या दस्त्यासाठी लागू आहे. नोदणी न करताच दस्त्यासाठी लागू नाही.				Validity unknown				
Digitally signed by DIRECTORATE OF ACCOUNTS AND TREASURY, MUMBAI 02, Date: 2023.09.13 15:33:00 IST				MUMBAI SUBURBAN				
Challan Defacement Reason: GBA Secure Document				OF INDIA				
Sr. No.	Defacement No.	Defacement Date	UserId	Defacement Amount				
1	(IS)-367-14351	0004230207202324	IGR191	30000.00				
2	(IS)-367-14351	0004230207202324	IGR191	734500.00				
Total Defacement Amount				7,64,500.00				



बरल - २/	
98341	Print Date 13-09-2023 13:32:00
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**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0923136006866

Receipt Date 13/09/2023

Received from DHC, Mobile number 0000000000, an amount of Rs.660/-, towards Document Handling Charges for the Document to be registered on Document No. 14351 dated 13/09/2023 at the Sub Registrar office Joint S.R. Borivali 2 of the District Mumbai Sub-urban District.

DEFACED

₹ 660

DEFACED

**Payment Details**

Bank Name MAHB

Payment Date 13/09/2023

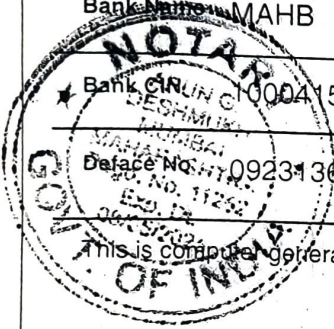
Bank A/c No. 0004152023091306462

REF No. 007241931

Deface No. 0923136006866D

Deface Date 13/09/2023

This is computer generated receipt, hence no signature is required.



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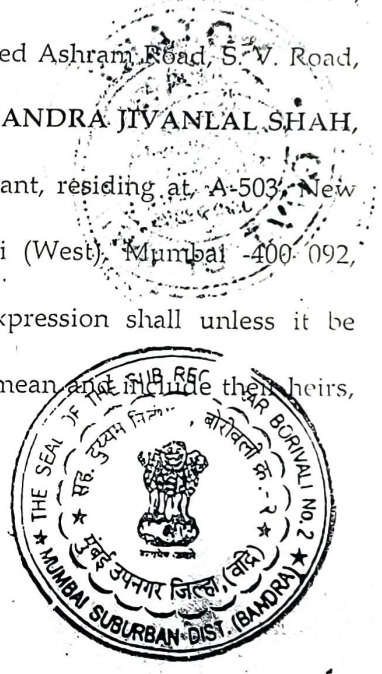
DEED OF ASSIGNMENT

THIS INDENTURE is made at Mumbai on this 13<sup>th</sup> day of Sept 2023

*[Handwritten signatures and initials]*

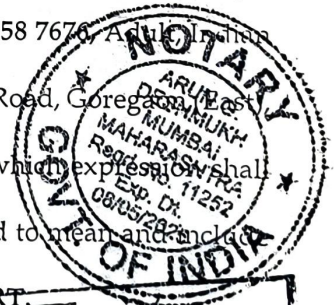
BY AND BETWEEN

(1) MR. VINODCHANDRA JIVANLAL SHAH, holding Aadhar No. 9665 0094 4792, Adult, Indian Inhabitant residing at B/102, Vrandavan, Umed Ashram Road, S. V. Road, Borivali (West), Mumbai - 400 092 and (2) MR. PRAVINCHANDRA JIVANLAL SHAH, holding Aadhar No. 9910 5440 9130, Adult, Indian Inhabitant, residing at A-503, New Swapnalok Society, S. V. Road, Natakwala Lane, Borivali (West), Mumbai - 400 092, hereinafter referred to as 'THE ASSIGNORS' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the ONE PART;



AND

MR. BHIMRAO MARUTI GHADGE holding Aadhar No. 5616 4658 7676, Adult, Indian Inhabitant, residing at B-402, Padmavati Nagar Building, Film City Road, Goregaon East, Mumbai - 400 063, hereinafter referred to as 'THE ASSIGNEE' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the OTHER PART



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**WHEREAS:**

1. At all material times, Synthofine Chemicals of India, a Company duly incorporated under the Companies Act, 1956 (hereinafter referred to as 'the Owner/Landlord') was and is absolutely seized and possessed of or otherwise well and sufficiently entitled to all those pieces or parcels of land or ground bearing C.T.S. No. 61 admeasuring

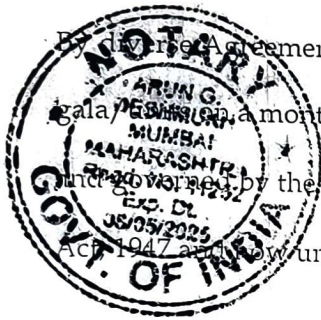
*[Handwritten signatures and initials]*



12689.6 sq. meters or thereabout of Revenue Village Dindoshi, Taluka Borivali, Mumbai Suburban District situated at Synthofine Estate, off. Aarey Road, Goregaon (East), Mumbai - 400 063 (hereinafter referred to as 'THE SAID PLOT OF LAND').

2. The Owner/Landlord constructed industrial building/s known as 'Synthofine Estate' comprising of 4 (Four) Wings earmarked as A, B, C & D consisting of various industrial gala/units. The said Plot of Land together with the industrial buildings are hereinafter collectively referred to as the said property, which is more particularly described in the First Schedule hereunder written.

3. By and under the Agreements/Writings, the Owner/Landlord demised various industrial gala/units on a monthly tenancy basis in favor of various persons/parties protected and governed by the then applicable Bombay Rents, Hotel & Lodging house Control Act, 1947 and now under the Maharashtra Rent Control Act, 1999.



4. By and under an Agreement/Writing dated 14<sup>th</sup> July 1995 (in particular, Clause 19 thereof) executed by and between the Owner/Landlord/Company and (1) Mr. Vinodchandra Jivanlal Shah jointly with (2) Mr. Pravinchandra Jivanlal Shah, hereinafter the Company agreed to demise unto Mr. Vinodchandra Jivanlal Shah & another tenancy on a monthly basis in respect of the Unit No. B - 11 admeasuring 300 sq. meters or thereabout (carpet area) equivalent on the Ground floor of the 'B' Wing in the building known as 'Synthofine Estate' comprised in the said property which is more particularly described in the Second Schedule hereunder written (hereinafter referred to as 'THE SAID PREMISES') and shown in yellow colour wash in the floor plan annexed and marked Annexure - I hereto and delineated thereon in red colour boundary line in lieu of a monthly rent and on the terms and conditions recorded therein.



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Mr. Pravinchandra Jivanlal Shah and Mr. Vinodchandra Jivanlal Shah, have jointly acquired the said premises and hence they are entitled to equal share, right, title and

*[Handwritten signature]*

*[Handwritten signature]*



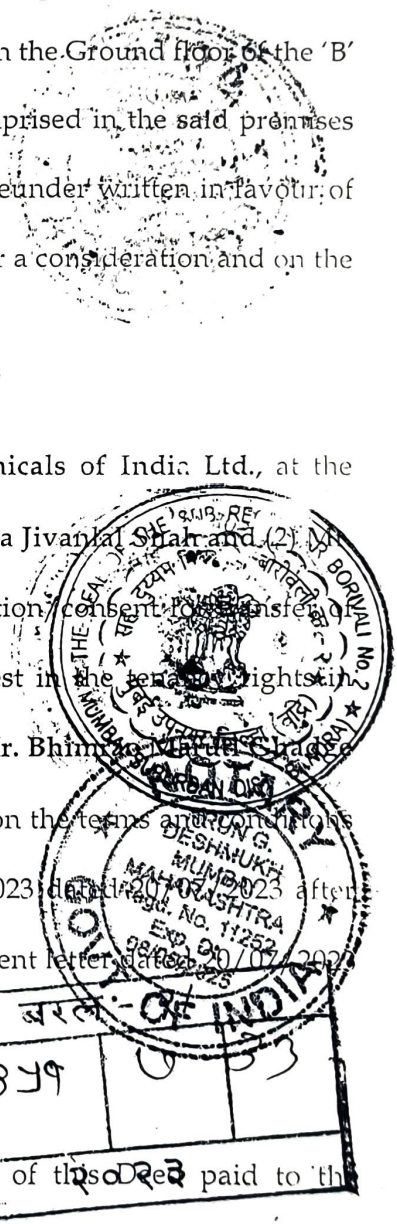
interest in the tenancy rights in respect of the said premises. Both the Assignors have defrayed the deposits/rent/taxes/expenses in respect of the said premises in equal proportion till date. A copy of the latest rent receipt in respect of the said premises is annexed hereto and marked as Annexure - II.

6. The Assignors herein i.e. Mr. Pravinchandra Jivanlal Shah and Mr. Vinodchandra Jivanlal Shah, are desirous of assigning/transferring their respective undivided share, right, title and interest in the tenancy rights in respect of Unit No. B - 11 admeasuring 64 sq. meters or thereabout (carpet area) on the Ground floor of the 'B' Wing in the building known as 'Synthofine Estate' comprised in the said premises more particularly described in the Second Schedule hereunder written in favour of the Assignee herein i.e. Mr. Bhimrao Maruti Ghadge for a consideration and on the terms and conditions as recorded herein.

7. The Owner/Landlord/Company i.e. Synthofine Chemicals of India Ltd., at the request of the Assignors herein i.e. (1) Mr. Pravinchandra Jivanlal Shah and (2) Mr. Vinodchandra Jivanlal Shah, has granted it's no objection/consent for the transfer of their respective undivided share, right, title and interest in the tenancy rights in respect the said premises in favour of the Assignee i.e. Mr. Bhimrao Maruti Ghadge and admit the Assignee as the Shareholder/member/s on the terms and conditions contained in its Consent Letter bearing No. SYC/23/2023 dated 20/07/2023 after execution of these presents. A copy of the aforesaid consent letter is annexed and marked as Annexure - III hereto.

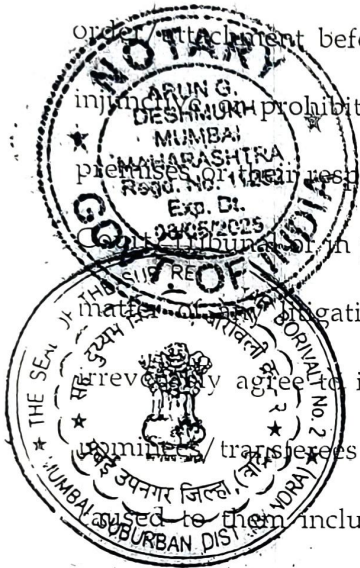
8. The Assignee has on or before the execution of this Deed paid to the Assignors, a consideration of Rs.1,11,84,000/- (Rupees One Crore Eleven Lakhs Eighty Four Thousand Only) towards the assignment of the undivided share, right, title and interest in the tenancy rights in the said premises as per the details set out in the receipt endorsed hereunder.

*[Handwritten signatures and stamps]*





9. The Assignee hereby agrees and confirms to abide by all the terms and conditions contained in the said Agreement as referred above. The Assignors confirm and record that they have not assigned or transferred or created any third-party rights in respect of the said premises or entered into any agreement/understanding in respect thereof or received any token/deposit/earnest money or otherwise or taken any loan/facility/financial assistance against security of the said premises. The Assignors have not received any notice from any parties and/or authorities in relation to the said premises and they are or any of them is not restricted, restrained or prohibited under any legislation, act, statute, law, rules, regulations etc. or by any order/attachment before or after judgment and/or by any other restraining or injunctive or prohibitive order from transferring the tenancy rights in the said premises or their respective shares are not attached or liable to be attached by any proceedings for any arrears of taxes or otherwise nor subject to any attachment, attachment, attachment or arbitration or any legal proceedings. The Assignors hereby agree to indemnify and keep indemnified the Assignee and/or their nominees/transferees from and against all and any damage or loss that may be caused to or incurred, sustained or suffered by the Assignee/Nominee/Transferee/s by virtue of any of the aforesaid representations, assurances, declarations and warranties made by the Assignors or any of them being untrue as a result of breach of covenants contained herein.



10. The Assignee shall be entitled to directly or indirectly sub-lease, assign, transfer or create any third-party rights in favour of its nominees or part with the possession of the said Unit No. B - 11 or part thereof as per the prevailing norms of the Owner/Landlord/Company.

11. That the Assignors have duly paid and discharged in full the debts and liabilities in respect of the said shares and the said premises including the Municipal outgoings,

taxes, property assessment taxes payable to M.C.G.M., maintenance charges payable to the said Company upto date or to the Association of the occupants of the said property. The Assignors shall be solely liable for all the maintenance charges, taxes, etc. (including municipal property taxes till the date of handing over of possession of the said premises to the Assignee. The Assignors shall also be solely liable for the charges incurred for obtaining the necessary clearances from the Urban Land Ceiling Department in respect of the said Premises/Unit. All costs of and incidental to this Deed including stamp duty, taxes, legal fees, registration charges and any other costs payable on transfer of the said premises shall be borne by the Assignee.

12. The Assignee shall be solely liable for all the maintenance charges, taxes, etc. including municipal property taxes from the date of handing over of possession of the said premises by the Assignors to the Assignee, irrespective of the date of execution of the Share Transfer by the Company.

13. The G.S.T. or any other indirect tax leviable on the present transaction shall be solely borne and paid by the Assignee. The same shall be paid by the Assignee to the Assignors before the due date for payment of the same with the Government Treasury and the same shall be deposited by the Assignee as stipulated in law and the Assignors shall provide the necessary proof of such deposit to the Assignee within 30 (Thirty) days of execution and registration hereof. The Assignee shall be liable to deduct tax at source (T.D.S.) if any applicable on the present transaction and deposit the same within the period stipulated in law and provide necessary proof of the same to the Assignors within 30 (Thirty) days of the execution and registration hereof.



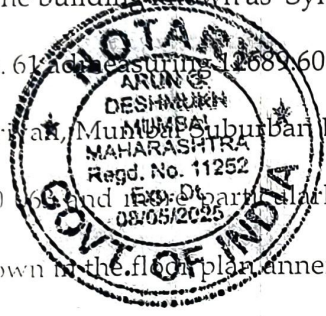
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14. Now, at the request of the Assignee, the Assignors have agreed to execute this Indenture of Assignment in favour of the Assignee in the manner hereinafter appearing.

*(Handwritten signatures and stamps)*



NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid agreement and in consideration of Rs.1,11,84,000/- (Rupees One Crore Eleven Lakhs Eighty Four Thousand Only) being the full and final consideration payable by the Assignee to the Assignors (the receipt whereof the Assignors doth hereby forever release, acquit and discharge the Assignee and endorses a separate receipt hereunder), the Assignors doth hereby assign and transfer unto the Assignee their respective undivided share, right, title and interest in the tenancy rights of the said premises i.e. Unit No. B - 11 admeasuring 64 sq. meters or thereabout (carpet area) on the Ground floor of the 'B' Wing in the building known as 'Synthofine Estate' standing on the land or ground bearing C.T.S. No. 61 admeasuring 12689.60 sq. meters or thereabout of Revenue Village Dindoshi, Taluka Borivli, Mumbai Suburban District situated off. Aarey Road, Goregaon (East), Mumbai - 400 068 and more particularly described in the Second Schedule hereunder written and shown in the floor plan annexed and marked Annexure - I and delineated thereon in red colour boundary line TOGETHER WITH the benefits of the said Agreement subject to the



also TOGETHER WITH ALL and singular the courts, yards, areas, wells, compounds, paths, passages, waters, water courses, sewers, trees, plants, lights, liberties, easements, profits, privileges, advantages, rights and appurtenances whatsoever to the said land, hereditaments and premises or any part thereof belonging or in anywise appertaining or with the same or any part thereof now or at any time heretofore usually held, used, occupied, enjoyed therewith or reputed or known as part member thereof or be appurtenant thereto. ALSO TOGETHER with all the deeds, documents, writings, vouchers and other evidence of title relating to the said



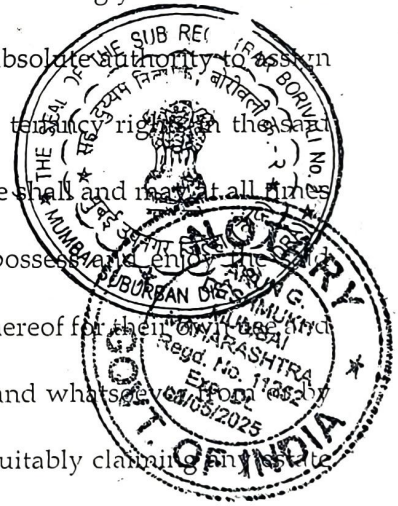
premises or any part thereof in the possession of the Assignors AND ALL THE ESTATE, right, title, interest, claim and demand whatsoever both at law and in equity of the Assignors into out of or upon the said premises or any part thereof. TO HAVE AND TO HOLD ALL AND SINGULAR and other premises hereby assigned or expressed so to be

with their and every of their rights, members and appurtenances UNTO AND TO THE USE and benefit of the Assignee henceforth and under the rent reserved by the hereinbefore recited Agreement and subject to the covenants and conditions as contained in the said Agreement and which henceforth on the part of the Assignee hereto be observed

*[Handwritten signatures and initials]*



and performed and **ALSO SUBJECT** to all rents, taxes, assessments, rates, duties now chargeable thereof to the government/semi-government/local authorities or any other public body in respect thereof **AND the Assignors DO AND EACH OF THEM DO TH** **HEREBY COVENANT** with the Assignee that notwithstanding any act, deed or thing by the Assignors or by any other person or persons lawfully or equitably claiming by from through under or in trust for it done, executed, committed by, omitted or knowingly suffered to the contrary the hereinbefore recited Agreement is now good and effectual, valid and subsisting tenancy in the law of the said piece or parcel of land therein comprised and hereby assigned and assured or expressed so to be and has not been forfeited or surrendered or become void or voidable and that the rents, covenants and conditions by and under the herein before recited Agreement reserved and contained have on the Assignors part as the Tenants been duly paid observed and performed upto the date of these presents and that notwithstanding any such act, deed or thing whatsoever by the Assignors or any person or persons lawfully or equitably claiming by from through under or in trust for them made, done, committed or omitted or knowingly suffered to the contrary the Assignors now have good right, full power and absolute authority to assign their respective undivided share, right, title or interest in the tenancy rights in the said premises and in the matter aforesaid **AND THAT** the Assignee shall and may at all times hereinafter during of the said term peacefully and quietly possess and enjoy the said premises, receive the rents and profits thereof and every part thereof for their own use and benefit and without any suit or lawful eviction claim or demand whatsoever from the Assignors or any person or persons lawfully having or equitably claiming any estate or interest in the said premises or any part thereof from under or in trust for the Assignors shall and will from time to time and at all times hereafter during the said term peacefully and quietly possess and enjoy the said premises, receive the rents and profits thereof and every part thereof for its own use and benefit and without any suit or lawful eviction claim or demand whatsoever from or by the Assignors or any person or persons lawfully or equitably claiming under or in trust for them **AND FURTHER** that the Assignors and all persons lawfully having or equitably claiming any estate or interest in the said premises or any part thereof from under or in trust for the Assignors shall and will from time to time

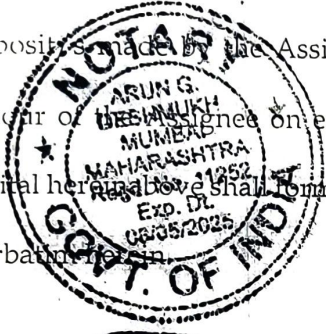


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*[Handwritten signatures]*



and at all times hereafter during the said term at the request and cost of the Assignee do and execute or cause to be done and executed all such acts, deeds and things whatsoever for the better and more perfectly assuring the tenancy rights in the said premises unto the Assignee as by the said Assignee shall or may be reasonably required and the Assignee DOTH HEREBY COVENANT WITH the Assignors that they, the Assignee will at all times hereafter during the said term pay the monthly rent reserved hereunder and observe and perform all the covenants and conditions contained herein henceforth on the part of the Assignee as the Tenant to be observed and performed. The security or any other deposits made by the Assignors with the Owner/Landlord shall stand transferred in favour of the Assignee on execution hereof. The terms and conditions contained in the recital hereinafores shall form an integral part hereof as if the same have been incorporated verbatim therein.



**THE FIRST SCHEDULE ABOVE REFERRED TO :**

All those pieces and parcels of the plot of land or ground bearing C.T.S. No. 61 admeasuring 1268 sq. meters or thereabout of Revenue Village Dindoshi, Taluka Borivali, Suburban District together with a building known as 'Synthofine Estate' consisting of 4 (Four) Wings earmarked as A, B, C & D standing thereon situated off Aarey Road, Goregaon (East), Mumbai - 400 063 in the Registration and sub-registration district of Mumbai and bounded as follows:

- On or towards North : By land bearing C.T.S. No. 40;
- On or towards South : By land bearing C.T.S. No. 40;
- On or towards East : By 44 feet internal road bearing C.T.S. No. 65;
- On or towards West : By land bearing C.T.S. No. 65/1.

*[Handwritten Signature]*

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THE SECOND SCHEDULE ABOVE REFERRED TO :

All those pieces and parcels of the Industrial Gala Unit No. B - 11 admeasuring 64 sq. meters or thereabout (carpet area) on the Ground floor of the 'B' Wing in the building known as 'Synthofine Estate' standing on the land or ground bearing C.T.S. No. 61 admeasuring 12689.60 sq. meters or thereabout of Revenue Village Dindoshi, Taluka Borivali, Mumbai Suburban District situated off Aarey Road, Goregaon (East), Mumbai - 400 063 in the Registration and sub-registration district of Mumbai.

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

SIGNED AND DELIVERED BY THE

Within named 'ASSIGNORS' i.e.

1. MR. VINODCHANDRA JIVANLAL SHAH

2. MR. PRAVINCHANDRA JIVANLAL SHAH

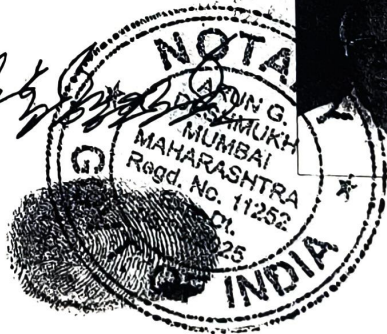
In the presence of .....

1.

श्री. वी. घाडगे

2.

यमर



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SIGNED AND DELIVERED BY THE

Within named 'ASSIGNEE' i.e.

MR. BHIMRAO MARUTI GHADGE



*Bhimrao*

In the presence of .....

1. *78*

2. *Ymst*

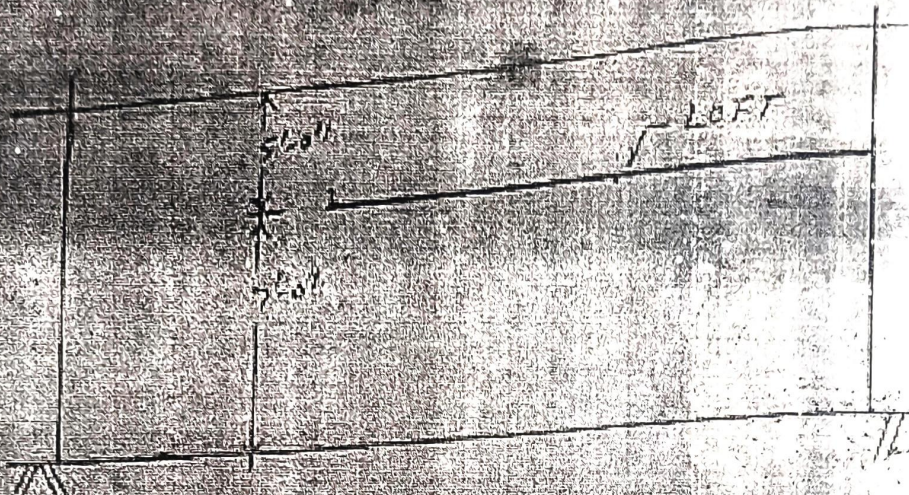


Verified the Original  
Certified True Copy

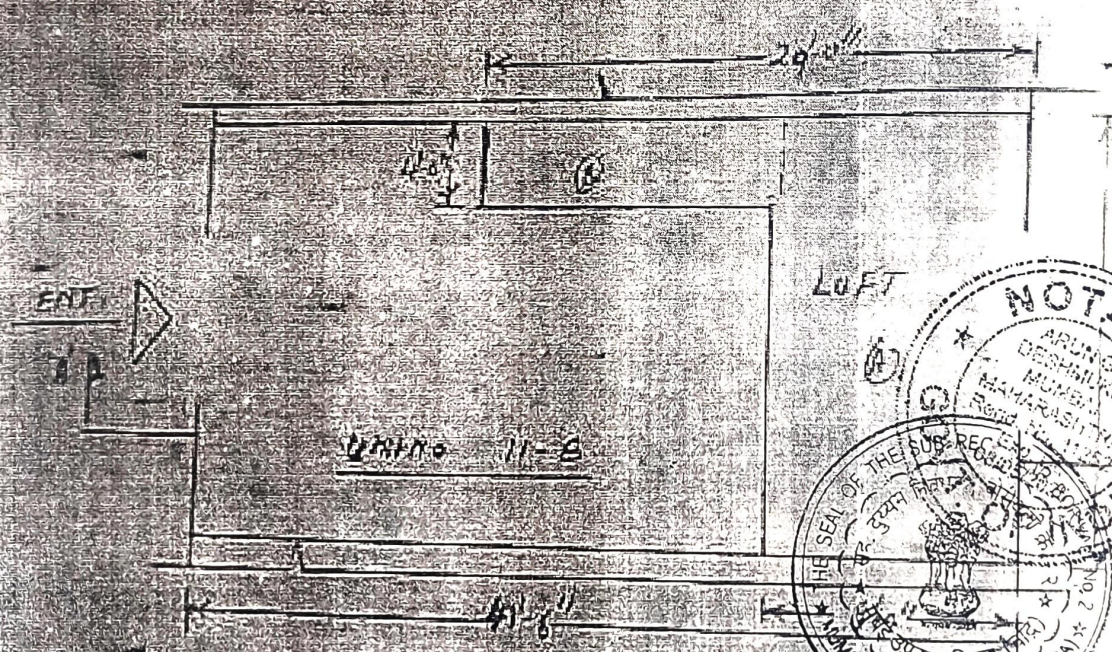
**ARUN G. DESHMUKH**  
REGD. No. 11252 B.Com., LL.B.,  
ADVOCATE HIGH COURT  
NOTARY GOVT. OF INDIA  
C/11, Laxmi Kertu, Balarama Bldg. Basement,  
Near Family Court, BKC, Bandra-A

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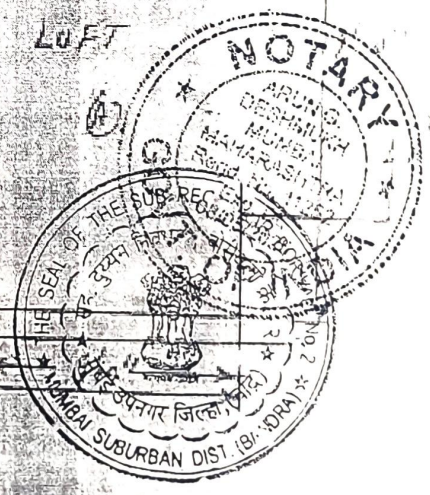




SECTION A-A



PLAN



AREA OF GALL = 41'-6" x 11'-8" = 480.5 sq. ft.

AREA of LOFT = 29'-0" x 11'-8" = 336.8 sq. ft.

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2023		