



VISHWAROOP INFOTECH PVT. LTD.

3rd Floor, Platina, Plot C-59, G-Block, BKC, Bandra (East), Mumbai - 400 051

Tel.: 67308400 • Fax: 67308401

E-mail: info@wadhwadevelopers.com • Website: www.thewadhwagroup.com

Date : August 1, 2012

To,

Mr. Arvind Jain
301, Gulshan Building No.1,
Juhu Gali, Andheri(W),
Mumbai- 58.

Dear Sir,

Re: Possession letter of Premises No.220 adineasuring 150sq.ft. carpet area on the Ground floor of the "RAGHULEELA ARCADE" in the VISHWAROOP INFOTECH PARK.

1. By an Agreement to Sale dated, 05/11/2007 registered with the Sub-Registrar of Assurances at Thane under Serial No.TNN6-05903-2007 on 19/11/2007 and made between ourselves as the Developer /Promoter of the One Part and Yourself as the Purchaser of the Other Part, we have sold to you, all the rights to the captioned premises on the terms and conditions therein contained.
2. In pursuance of the said Agreement, we hereby handover to you today the charge of the captioned premises with all the rights to the captioned premises. You shall take possession of the captioned premises as Purchaser thereof, subject to the terms, conditions, covenants and obligations as contained in the said Agreement.
3. We had received a part Occupation Certificate from the NMMC on 4th. June 2007.
4. We hereby confirm that you have paid to us, a sum of Rs.10,50,000/- (Rupees Ten Lakhs Fifty Thousand Only) being the consideration amount in terms of Clause 3 of the said Agreement.
5. You shall use the captioned premises for the purpose of which they were let out and strictly as per the terms and conditions of the said Agreement.
6. You have confirmed that you have verified and inspected the captioned premises and hereby record, declare and confirm that the area of the captioned premises is in accordance with the area that is stated in the said Agreement



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7. You shall pay the Municipal Taxes, society and other outgoings as specified in the clauses 37 & 38 of the Agreement.
8. You shall not make any changes in the exterior of the building, store etc... as agreed in the clause 41 of the said Agreement.
9. You have confirmed that we have completed the captioned premises in all respects as specified in the said Agreement and further that there are no defects in the said captioned premises, infrastructure facilities and other common amenities and facilities and you are fully satisfied in all respects.
10. The Purchaser shall ensure that if the premises is given on Leave and License or Lease the occupants of the Premises shall abide by the rules set out by the Park Management Company.
11. You are liable to pay the Cam charges and Property Tax charges from the date of Occupation Certificate received .

Kindly confirm the above by appending your seal/hand hereunder and on the duplicate hereof.

Yours faithfully,
For, VISHWAROOP INFOTECH PVT. LTD.

Director

I confirm the above,

Mr. Arvind Jain

AGREEMENT TO SALE

This **Agreement to sale** is made and entered into as **Navi Mumbai**, on this 24th July 2012, Between **Mr. Arvind Jain** (having I.T. PAN No.AABCV8153D), adults, Indian Inhabitants, having address at **301, Gulshan Building NO. 1, Juhu Galli, Andheri (W), Mumbai - 400 058**, hereinafter called the **Sellers** (which term expression shall unless it is repugnant to the context or meaning thereof shall mean and include all their legal heirs, nominees, successors and permitted assigns) **One Part.**



Arvind Jain

Arvind Jain

Arvind Jain

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| ५ | २९ |

And Mrs. Poonam Omprakash Matlani (having I.T.PAN No.- AHGPM7777B) & Mr. Omprakash Jai Paldas Matlani (having I.T.PAN No.- AIXPM4372Q) adult Indian Inhabitant, having address at Flat No. 201, 2nd Floor, Chhatrapati CHS, Kopari Colony, Thane (E), hereinafter called the Purchaser (which term and expression shall unless it is repugnant to the context or meaning thereof shall mean and include his heirs executors administrators and assigns) of the Other Part.

Whereas by letter of allotment dated 26th September, 2000, CIDCO allotted the Plot No.-34&38, in Sector-A, Vashi, Navi Mumbai to Wipro Ltd. on lease for 60 years on the terms and conditions therein contained.

And whereas by memorandum of understanding dated 30th March 2004, and made between Wipro Ltd., of the one part and Vishwarop InfoTech Privet Limited of the other part, Wipro Ltd. agreed to assign the allotment of the said plots to the Vishwarop InfoTech Privet Limited on the terms and conditions therein contained.

Whereas CIDCO by its letter dated 18th March 2004, granted no objection certificate for transfer of the said plots by Wipro Ltd., in favour of Vishwarop InfoTech Privet Limited.

Whereas by an agreement to lease dated 23rd April 2004, entered into between /s. city and Industrial Development Corporation Of Maharashtra Limited, hereinafter referred to as "The CIDCO") of the one part and Vishwarop InfoTech Privet Limited for the purpose and on the terms and conditions therein contained and agreed to grant a lease for a term of 60 years of all that piece or parcel of land bearing Plot Nos. 34, 35, 36, 37, 38, Sector-30-A, Vashi, Navi Mumbai, admeasuring about 15,517.55 Sq. mtrs. the premium and on the terms and conditions therein contained.



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9. This agreement shall be subject to the provisions contained in the **Maharashtra Ownership Flats** (regulation of the promotion of construction sale management and transfer) **Act 1963** and the **Maharashtra Ownership Flats** (regulation of the promotion of construction sale management and transfer) **Rules 1964** or any amendment for the time being in force.

Schedule Of The Unit

Commercial Unit No. 220, admeasuring about **150 sqft.** carpet area on the ground floor, in the building known as "**Vishwaroop I.T. Park**" **Plot No.-34, 35,& 38, Sector-30 A, Vashi, Navi Mumbai.** (building consisting of ground + 3 upper floors only)

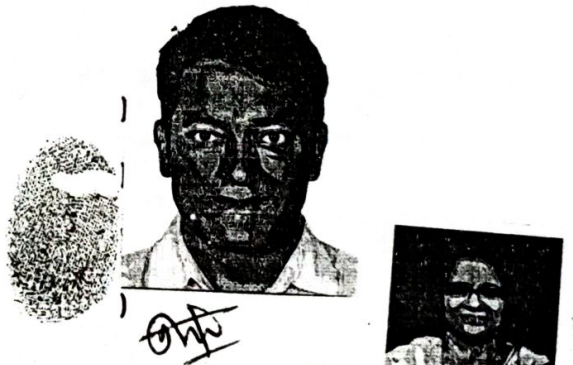
In Witness Whereof the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED

By the withinnamed sellers

Mr. Arvind Jain

In the presence of



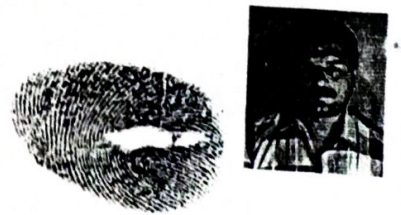
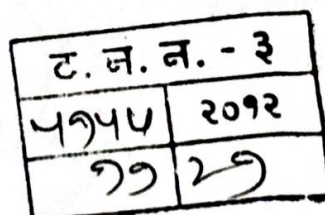
SIGNED SEALED AND DELIVERED

By the withinnamed purchaser

Mrs. Poonam Omprakash Matlani &

Mr. Omprakash Jai Paldas Matlani

In the presence of





06/05/2015

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दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 3174/2015

नोंदणी :

Regn.63m

गावाचे नाव : 1) वाशी

| प्रकार | अभिहस्तांतरणपत्र |
|--|------------------|
| (2) मोबदला | 2400000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 3782000 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास) | |

1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन :, इतर माहिती: कमर्शियल युनिट नं. 221, तळ मजला, विश्वरूप आय. टी. पार्क, प्लॉट नं. 34, 35 व 38, सेक्टर 30 ए, वाशी, नवी मुंबई. क्षेत्रफळ 150 चौ. फूट कारपेट एरिया. दस्त क्र. टनन3-500/2015 दि. 20/01/2015 अन्वये मुद्रांक शुल्क व नोंदणी फी वसूल((Plot Number : 34, 35 & 38 ; SECTOR NUMBER : 30 A ;))

1) 150 चौ.फूट पोटखराब क्षेत्र : 0 NA

किंवा जुडी देण्यात
असेल तेव्हा.

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| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- अरविंद जैन - - वय:-42; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 301, गुलशन बिल्डिंग नं. 1, जुहू गल्ली, अंधेरी वेस्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:-ABCPJ8212E |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- कैलाश हिराचंद डागा - - वय:-35; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी-20, श्री कृष्ण धाम को. ऑप. हौ. सोसा., एल. बी. एस. मार्ग, मुलुंड वेस्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AFPPD2919B |

(9) दस्तऐवज करून दिल्याचा दिनांक 05/05/2015

(10) दस्त नोंदणी केल्याचा दिनांक 05/05/2015

(11) अनुक्रमांक, खंड व पृष्ठ 3174/2015

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 600

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2015

MR 842339

मुद्रांक पेपर अल्दा क्लायलेट लॅम्प खाली तपाराले व एस. एम. एस. / संबंधित मुद्रांक विक्रेत्यांच्या दुरध्वनी / भ्रमणध्वनीद्वारे / संपर्क साधून तपाराले अशाता मेळ बरोबर आढळून आला



जिल्हा कोषागार कार्यालय,
ठाणे
24 APR 2015
मुद्रांक प्रमुख लिपीक / लिपीक
24/04/2015

राही /
दुय्यम निबंधक / दुय्यम निबंधक

SALE DEED

BETWEEN



MR. ARVIND JAIN

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दस्त क्र. 3908 / 2094

AND

9 / 26

MR. KAILASH HIRACHAND DAGHA

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भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

15 MAY 2015

T 294855



महाराष्ट्र MAHARASHTRA

जिल्हा कोषागार कार्यालय,

ठाणे

30 APR 2015

मुद्रांक पेपर अन्दा खायलेट लेम्प खाली तपासले व एस. एम. ए. / संबंधित मुद्रांक विक्रेत्याच्या दुरुधनी / शमणधनीवरून / संपर्क साधून तपासले असता मेळ बरोबर जाऊन आला

[Signature]

राही /

अध्यक्ष निबंधक / दुय्यम निबंधक

SALE DEED



BETWEEN

MR. ARVIND JAIN

AND

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दस्त क्र. ३१७४ / २०१५
३ / २६

MR. KAILASH HIRACHAND DAGHA

[Signature]

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SALE DEED

THIS SALE DEED made and entered into at Navi Mumbai on this 05th day of May, 2015 BETWEEN **MR. ARVIND JAIN** aged 42 years, (having I. T. PAN No. **ABCPJ8212E**) adults, Indian Inhabitant, having address at **301, Gulshan Building No. 1, Juhu Galli, Andheri (W), Mumbai - 400 058**, hereinafter for brevity's sake called and referred to as "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, administrations and permitted assigns) of the **ONE PART.**

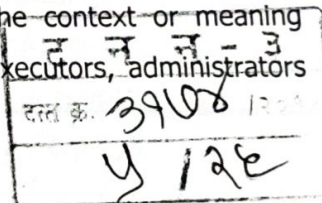
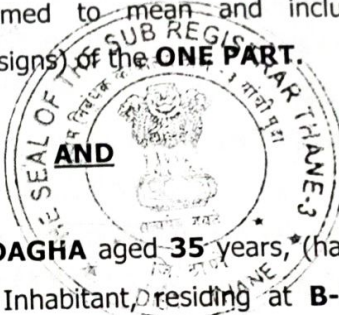
AND

MR. KAILASH HIRACHAND DAGHA aged 35 years, (having I. T. PAN No. **AFPPD2919B**) adults, Indian Inhabitant, residing at **B-50, Shri Krishna Dham CHS., L. B. S. Marg, Mulund (W), Mumbai - 400 080** hereinafter for brevity's sake called and referred to as "**THE TRANSFEREE**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and permitted assigns) of the **OTHER PART.**

WHEREAS by Letter of Allotment dated **26th September, 2000** CIDCO allotted the **Plot Nos. 34, 35 & 38** in Sector - **30 A, Vashi, Navi Mumbai** to **Wipro Ltd.**, on lease for **60 years** on the terms and conditions therein mentioned.

AND WHEREAS by Memorandum of Understanding dated **30th March, 2004** and made between **Wipro Ltd.**, of the One Part and **VISHWAROOP INFOTECH PRIVATE LIMITED** of the Other Part, **Wipro Ltd.** agreed to assigns the allotment of the said Plots to the **VISHWAROOP INFOTECH PRIVATE LIMITED** on the terms and conditions therein contained.

WHEREAS CIDCO by its letter dated **18th March, 2004** granted No Objection Certificate for transfer of the said Plots by **Wipro Ltd.**, in favour of **VISHWAROOP INFOTECH PRIVATE LIMITED.**



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WHEREAS by an Agreement to Lease dated **23rd April, 2004** entered into between **M/s. City and Industrial Development Corporation of Maharashtra Limited**, (hereinafter referred to as "**THE CIDCO**") of the ONE PART and **VISHWAROOP INFOTECH PRIVATE LIMITED** of the OTHER PART, the CIDCO granted license in favour of VISHWAROOP INFOTECH PRIVATE LIMITED for the purpose and on the terms and conditions therein contained and agreed to grant a lease for a terms **60 years** of all that Piece or parcel of land bearing **Plot Nos. 34, 35 & 38, Sector – 30 A, Vashi, Navi Mumbai**, admeasuring about **15,517.55 sq. mtrs.** at the premium and on the terms and conditions therein contained.

AND WHEREAS Superintending Industries Officer (I.T.) for the Development Commissioner (Industries), Government of Maharashtra by his letter dated **28th April, 2006** and addressed to the **VISHWAROOP INFOTECH PRIVATE LIMITED** inter-alia stated that it can use 40% of the total built up area for the use of support services, out of which 30% of the total built up area would be for the use of eligible ancillary support services (EASS) and 10% of the total built up area would be for **commercial** use of the **I.T. Park**.

WHEREAS **NAVI MUMBAI MUNICIPAL CORPORATION** has granted permission by its letter No. **NMMC/TPD/BP/Case No. A-2263/1690/04** dated **26/05/2004** to **VISHWAROOP INFOTECH PRIVATE LIMITED** to commence the construction work of the Building on the said **Plot Nos. 34, 35 & 38, Sector – 30 A, Vashi, Navi Mumbai, Tal. & Dist. Thane**;

AND WHEREAS the Promoter **VISHWAROOP INFOTECH PRIVATE LIMITED** had constructed Commercial Building on the said Plot Known as "**VISHWAROOP I. T. PARK**" as per the approved plan and Commencement Certificate from NMMC and applied for the Part Occupancy Certificate to the concerned Dept. of NMMC and the Occupancy Certificate vide Letter bearing No. नरवि/भोप्र/प्र.क.दस्तावेज/४२०१/१३३६७/३००८ dated **25/04/2008**.

The Promoter has sold **Commercial Unit No. 221** admeasuring about **150 sq. ft. Carpet area** on the **Ground Floor** in the Building known as "**VISHWAROOP I. T. PARK**" on **Plot Nos. 34, 35 & 38, Sector – 30 A, Vashi, Navi Mumbai** (hereinafter referred to as the said "UNIT") to **MR. ARVIND JAIN** i.e. the above named **Transferor** for the proper consideration vide Agreement For Sale executed between said The Promoter & Transferor on dated **19/11/2007** and the same has been registered with Sub-Registrar of

Assurances Thane, vide its Registration Document No. **TNN6-05902/2007** dated **19/11/2007** and transferring the above said UNIT premises in favor of the above named Transferor on terms and conditions mentioned therein; and on subsequent following of the terms and conditions of the said agreement the said Transferor is absolutely seized and posses of the rights interest and title of the said UNIT premises.

The Transferor has agreed to sell the said **Commercial Unit No. 221** admeasuring about **150 sq. ft. Carpet area** on the **Ground Floor** in the Building known as "**VISHWAROOP I. T. PARK**" on **Plot Nos. 34, 35 & 38, Sector – 30 A, Vashi, Navi Mumbai** to the Transferee for the Total consideration of **Rs. 24,00,000/- (RUPEES TWENTY FOUR LACS ONLY)** and upon the terms and conditions mutually agreed upon by and between the parties.

And The Transferee has paid to the Transferor an amount of **Rs. 24,00,000/- (RUPEES TWENTY FOUR LACS ONLY)** towards being paid by **FULL AND FINAL** payment of the sale price on or before the execution of this deed at present.

The Transferor have paid all the necessary charges of any nature whatsoever in respect of the said Unit and the Transferor have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.

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The Transferor in the past have not entered into any agreement either in the form of sale, lease exchange, assignment or in any other way whatsoever and they have not created any tenancy, leave and license or any other rights of the like nature in the said premises and they have not dealt with or disposed off the said Unit in any manner whatsoever.

The Transferor have good and clear title free from encumbrances of any nature whatsoever of the said Unit and every part thereof and there is as no outstanding estates or effects by way of lease lien, charges, inheritance, sale, gift, trust, mortgage or otherwise however outstanding against the Transferor and/or against the said Unit or any part thereof.

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The Transferor is not restricted either in the Income Tax Act, Gift Tax Act, or under any other statute from disposing off the said premises or any other statue from disposing stated in the Agreement.

The Transferor have not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement into this Agreement on the various terms and conditions as stated herein.

Relying upon the aforesaid representations and declarations made by the Transferor herein, the Transferee have agreed to purchase the said Unit.

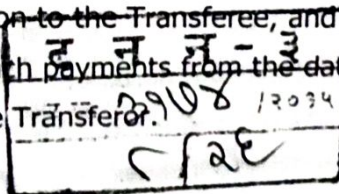
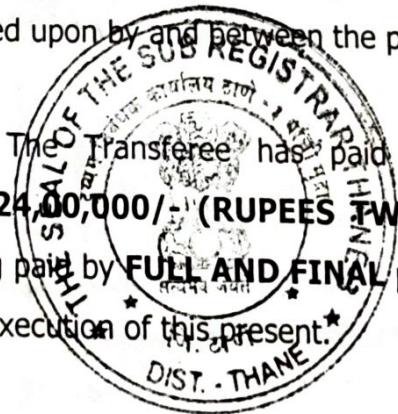
The Parties herein are desirous of recording the terms and conditions in writing as stated hereinafter.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Transferor hereby agree to sell transfer and assign all his rights, title and interest in and upon the **Commercial Unit No. 221** admeasuring about **150 sq. ft. Carpet area** on the **Ground Floor** in the Building known as **"VISHWAROOP I. T. PARK"** on **Plot Nos. 34, 35 & 38, Sector - 30 A, Vashi, Navi Mumbai**, to the Transferees for the Total consideration of **Rs. 24,00,000/- (RUPEES TWENTY FOUR LACS ONLY)** and upon the terms and conditions mutually agreed upon by and between the parties.

And The Transferee has paid to the Transferor an amount of **Rs. 24,00,000/- (RUPEES TWENTY FOUR LACS ONLY)** towards being paid by **FULL AND FINAL** payment of the sale price on or before the execution of this present.

2. The Transferor hereby agrees to pay all the outstanding; due for payment maintenance and service charges or any other dues payable to the Concerned Authorities, Electricity bill etc. till the date of handing over the possession to the Transferee, and whereas the Transferee shall be liable for all such payments from the date of taking possession of the said Unit from the Transferor.

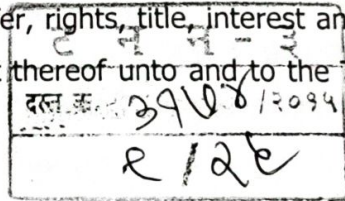


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3. That after taking possession of the said Unit from the Transferor, Transferee shall be entitled to have and hold the occupation and the Transferee can hold the same for unto and to the use and benefit for their heirs, executors, successors for ever without any claim, charge, interest, demand or lien of the Transferor or any person on his behalf or who may claim through him, subject only to on the part of the Transferee to pay the taxes, assessment, charges, duties Municipal authority Government or any local authority or corporation or proposed co-op. Society in respect of the said premises from the date of taking possession of the same.

4. That the Transferor hereby state and declare that they have not in any manner whatsoever dealt with their right in respect of the said Unit to anybody.

5. That the Transferor herein has handed over to the Transferee all documents in respect of the said flat and undertake that from time to time and at time hereafter and at the cost of the Transferee all documents in respect of the said Unit and undertake that from time to time and at all time hereafter and at the cost of the Transferee done or execute and procure all documents and such further assurances in law and better and very perfectly transfer, rights, title, interest and benefits in the said premises and every part thereof unto and to the Transferee use as aforesaid.



6. The Transferee shall also observe and perform all the stipulations and conditions laid down by the concerned authority and shall pay and contribute regularly and punctually towards taxes, expenses of other outgoings in accordance with terms of this Agreement.

7. That the Transferor hereby declares that they have paid all taxes and outgoings upto date in respect of the said premises and that if any amount is due from them to concern Authorities, the Corporation or Government and or to any other person, persons or authorities relating the said Apartment the same shall be paid by the Transferor and if any such amount is recovered from the Transferee, the Transferor doth hereby agree to indemnify and keep the Transferee indemnified there from.

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8. It is agreed by and between the parties hereto that all the taxes and outgoings of and from the taking possession of the said Unit shall be borne and paid by the Transferee.
9. The Transferor declares that they have handed over all the documents in respect of the said Unit to the Transferee.
10. The Transferee hereby agree to pay the Concerned Authorities the dues, water charges, service and maintenance charges, including periodical Ground / lease rent in respect of the said Unit from the date of possession and shall not without and shall INDEMNIFY and keep Identified the Transferor in this behalf.
11. The Transferor hereby declares that and assures that they have not, or before the date of this Agreement, mortgaged, transferred, assigned or alienated his interest in the capital of the said property hereinabove referred to.
12. The Transferor hereinafter at the request and cost of the Transferee shall execute any document, paper and writings as may be necessary for perfectly vesting said Unit and transferring the same unto the Transferee without any extra or excess consideration.
13. The **TRANSFEEE** have obtained the **Agreement For Sale** from the **TRANSFEROR** and registered the same with the Sub-Registrar of Assurances, * at Thane, * vide its Registration Document No. **TNN3-500-2015/8** Receipt No. **521**, dated **20/01/2015**.
14. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership of Unit premises act, 1963 and the Maharashtra Ownership of Apartment Rules, 1964 as amended upto dated or any other provisions of law applicable thereto.



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SCHEDULE OF THE UNIT

Commercial Unit No. 221 admeasuring about **150 sq. ft. Carpet area** on the **Ground Floor** in the Building known as "**VISHWAROOP I. T. PARK**" on **Plot Nos. 34, 35 & 38, Sector - 30 A, Vashi, Navi Mumbai**, (building consisting of Ground + 3 upper Floors Only).

IN WITNESS WHEREOF the parties hereto have is subscribed their respective hands on their respective hands on this day and year first hereinabove written.

SIGNED SEALED AND DELIVERED BY THE)
WITHIN NAMED TRANSFEROR)
MR. ARVIND JAIN)

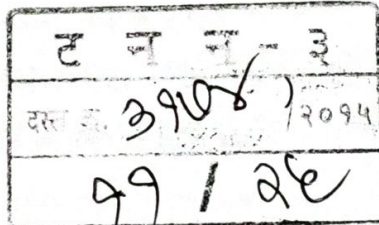
Arvind Jain



In the presence of)

1. *J. Vikram. C.*)

2. *Ashwini*



SIGNED SEALED AND DELIVERED BY THE)
WITHIN NAMED TRANSFEREE)
MR. KAILASH HIRACHAND DAGHA)

Kailash



In the presence of)

1. *J. Vikram. C.*

2. *Ashwini*



POSSESSION LETTER

I, **MR. ARVIND JAIN**, do hereby CERTIFY AND CONFIRM that I have handed over the peaceful vacant possession of **Commercial Unit No. 221** admeasuring about **150 sq. ft. Carpet area** on the **Ground Floor** in the Building known as "**VISHWAROOP I. T. PARK**" on **Plot Nos. 34, 35 & 38, Sector - 30 A, Vashi, Navi Mumbai**, to **MR. KAILASH HIRACHAND DAGHA**, the TRANSFEREE as per the Agreement dated _____ upon receiving the agreed consideration stated therein.

Arvind

MR. ARVIND JAIN

TRANSFEROR

Place :

Date :

Witness :

I, **MR. KAILASH HIRACHAND DAGHA** do hereby CERTIFY AND CONFIRM that I have received the peaceful vacant possession of **Commercial Unit No. 221** admeasuring about **150 sq. ft. Carpet area** on the **Ground Floor** in the Building known as "**VISHWAROOP I. T. PARK**" on **Plot Nos. 34, 35 & 38, Sector - 30 A, Vashi, Navi Mumbai**, from **MR. ARVIND JAIN**, the TRANSFEROR as per the Agreement dated _____.

Kailash

MR. KAILASH HIRACHAND DAGHA

TRANSFEREES

Place :

Date :

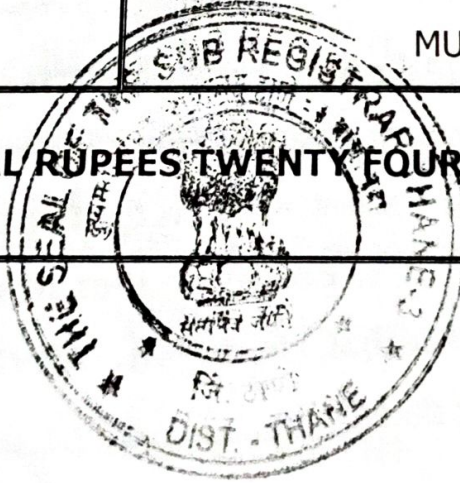
Witness :

| |
|-------------------------|
| ट न न - ३ |
| दस्तावेज क्र. ३९७४/२०१५ |
| ५३/२६ |

RECEIPT

RECEIVED with thanks a sum of **Rs. 24,00,000/- (RUPEES TWENTY FOUR LACS ONLY)** being paid by Cash / Cheque the **FULL AND FINAL** payment of the Sale Price from the withinnamed **"THE TRANSFEREE"** i.e. the party of the Second part in respect **Commercial Unit No. 221** admeasuring about **150 sq. ft. Carpet area** on the **Ground Floor** in the Building known as **"VISHWAROOP I. T. PARK"** on Plot Nos. **34, 35 & 38, Sector - 30 A, Vashi, Navi Mumbai.**

| <u>DETAILS OF PAYMENT</u> | | | | |
|---|-------------|--|--------------------------------------|--------------------|
| SR. NO. | DATE | CHEQUE NO. | DRTAWN ON (BANK & BRANCH) | AMOUNT |
| 1 | 26/04/2014 | 988612 | The Cosmos Co-Op. Bank Ltd. | 2,00,000/- |
| 2 | 26/04/2014 | 988611 | The Cosmos Co-Op. Bank Ltd. | 3,00,000/- |
| 3 | 02/05/2015 | ICICR42015050200051677 SHRI ARIHANT CO-OP. BANK LTD., MULUND | | 19,00,000/- |
| TOTAL RUPEES TWENTY FOUR LACS ONLY | | | | 24,00,000/- |



| |
|---------------------|
| ट न न - ३ |
| रत क्र. ३१०४ / २०१५ |
| १२/२६ |

I SAY RECEIVED

Rs. 24,00,000/-

MR. ARVIND JAIN

TRANSFEROR



नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला वाळा, बेलपूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दुरधनी क्र. : १७५७ ७० ७०
१७५७ ५७ ००
फैक्स : १७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./नरवि/भोप्र/ प्र. क्र. बी ४८०९/१३२६/२००८
दिनांक:- २५/०४/२००८

भोगवटा प्रमाणपत्र

- बाचले - १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुमपा/नरवि/बांप/प्र.क्र.ए-६२५४/३४३/२००७, दि. ०३/०२/२००७.
२) वास्तुविशारद हितेन सेठी अँण्ड असो., यांनी दि. ०६/१२/२००७ रोजी सादर केलेला बांधकाम पूर्णत्वाचा दाखला.

नवी मुंबई येथे भुखंड क्र. ३४, ३५ व ३८, सेक्टर ३०ए, वाशी, नवी मुंबई या जागेचे मालक मे. विश्वरूप इन्फोटेक प्रा. लि. यांनी जागेवरील बांधकाम दि. १६/०८/२००७ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद, हितेन सेठी अँण्ड असो., यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील सुधारित बांधकाम प्रारंभ प्रमाणपत्र दि. २५/०४/२००८ मध्ये नमूद केलेल्या अटी व शर्ती नुसार कार्यवाही केलेली आहे. त्यामुळे सदर जागेत.

- अ) यापूर्वी दि. ०४/०६/२००७ रोजीच्या प्रमाणपत्रानुसार अंशतः भोगवटा प्राप्त क्षेत्र.
वाणिज्य : १६५९६.४८ चौ.मी. (३५.६५ %)
वित्तीय सेवा देणाऱ्या आस्थापनासाठी : ३१०५.६१ चौ.मी. (६.६७ %)
एकूण बांधकाम क्षेत्र : ४७६५२.०९ चौ.मी. (४२.३२ %)
- ब) वर नमूद केलेल्या 'वाणिज्य' वापराच्या बांधकाम क्षेत्राच्या क्षेत्रफळ अनावधानाने गणण्यात आलेले असल्याचे दिसून येते. सध्या अंशतः भोगवटा प्रमाणपत्रात प्रत्यक्ष बांधकाम क्षेत्राचा तपशिल पुढील प्रमाणे वाचण्यात यावे.
वाणिज्य (शासनाकडील निर्णयामध्ये नमूद केलेल्या ११ निश्चित बाबींसह) : ६३९२.८९ चौ.मी. (२५.२३३ %)
वित्तीय सेवा क्षेत्रासाठी : ३१०५.६१ चौ.मी. (६.६७ %)
एकूण : ९४९८.५० चौ.मी. (४१.९०३ %)
- क) वरील एकूण बांधकाम क्षेत्राचा वापर निहाय विस्तृत तपशिल खालील प्रमाणे आहे.
(पुरक सेवा सुविधा (शासनाकडील निर्णयानमध्ये नमूद केलेल्या ११ निश्चित बाबी)
वित्तीय सेवा : ७६९८.२८३ चौ.मी. (१६.५३७ %)
वाणिज्य : ३६२५.०४२ चौ.मी. (७.७८६ %)
एकूण : ११३२३.३२५ चौ.मी. (४९.३२३ %)

दस्त ३ ५००
१२ २५

"जन्म असो वा मरण आवश्यक नोंदणीकरण"

Wadhwa Group Holdings Pvt. Ltd.

301, Platina, Plot No. C-59, G-Block, BKC, Bandra (East), Mumbai-400 098.

Tel: 022-67308400 • Fax: 022-67308401

E-mail: info@thewadhwagroup.com • Website: thewadhwagroup.com

CIN U45200MH1982PTC026214

15th January 2020

To:
The Manager
The Cosmos Co-Op Bank Ltd
Thane West Branch

Dear Sir,

Re: - Unit No. 221 situated on Ground Floor of the building known as "Raghuleela Arcade" forming a portion of "Vishwaroop I.T.Park" situated at Plot No.34, 35, 38, Sector 30A, Vashi, Navi Mumbai. ("said Unit").

Sub: - NOC for mortgage of the said Unit with Cosmos Bank

1. We have allotted a Unit No. 221 admeasuring 150 sq. ft carpet area on the Ground floor ("said Unit") of the building Known as "Raghuleela Arcade" forming a portion of "Vishwaroop I.T.Park" situated at Plot No.34, 35, 38, Sector 30A, Vashi, Navi Mumbai to Mr. Arvind Jain for a total consideration of Rs. 10,50,000/- (Rupees Ten Lakhs Fifty Thousand Only) under an Agreement for Sale dated 05th November 2007 bearing registration no TNN6-05902-2007 with the office of the Joint Sub Registrar of Assurances registered on 19/11/2007
2. Thereafter, Mr. Arvind Jain has sold the said Unit and all their rights, interest and title therein to Mr Kailash Hirachand Dagha ("Purchasers") under an Agreement for Sale dated 20th January 2015 registered under No. TNN3-500-2015 on 20/01/2015.
3. The Purchasers have vide letter dated 11/01/2020 intimated us that they have approached you for a facility against the mortgage of the said Unit and you have agreed to sanction/grant the facility to the Purchasers and the Purchasers has agreed to mortgage the said Unit in your favour.
4. We have no objection whatsoever to the Purchaser at their own costs, charges, risks and consequences mortgaging the said Unit to you as security for the amount advanced by you to them.
5. After creation of proper charge/mortgage and after receipt of the copies thereof from the Purchasers, we hereby agree to note your charge in our books in respect of the said Unit and also we will inform the society about your charge on the said Unit as and when the society is formed.

Yours faithfully,

For Wadhwa Group Holdings Private Limited

Authorised Signatory

