

74/24065

पावती

Original/Duplicate

Monday, December 13, 2021

नोंदणी क्र. :39म

1:01 PM

Regn.:39M

पावती क्र.: 26944 दिनांक: 13/12/2021

गावाचे नाव: पांचपाखाडी

दस्तऐवजाचा अनुक्रमांक: टनन2-24065-2021

दस्तऐवजाचा प्रकार : असाईनमेंट डीड

सादर करणाऱ्याचे नाव: इंपेरीटीव बिझनेस व्हॅचर्स प्रा.लि. तर्फे अधिकृत सही करणार मंजुषा सचिन पैठणकर - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2320.00

पृथांची संख्या: 116

एकूण:

रु. 32320.00

आपणास मूळ दस्त थंबनेल प्रिंट, सूची-२ अंदाजे

1:21 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 2

बाजार मुल्य: रु.59461150.2/-

मोबदला रु.73090300/-

भरलेले मुद्रांक शुल्क : रु. 913700/-

सह दुय्यम निवडक जग
ठाणे क्र. २

1) देयकाचा प्रकार: By Cash रक्कम: रु 2320/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009966117202122E दिनांक: 13/12/2021

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) On merger, demerger and reconstruction of registered IT/ITES units : क्रमांक मुद्रांक
2015/457/ अनी. सं.क्र.09 प्र.क्र.112/म-1 (Meger/Demerger of IT Units) दि.31/10/2015

Mujumdar
मुळ दस्त मिळाला

13/12/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 24065/2021

नोंदणी :

Regn:63m

गावाचे नाव : पांचपाखाडी

(1)विनेबाचा प्रकार	असाईनमेंट डीड
(2)मोवदला	73090300
(3) बाजारभाव(माडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	59461150.2
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्गन :सदनिका नं: युनित नं.402, माळा नं: 4 था मजला, इमारतीचे नाव: भैरव माईलस्टोन, ब्लॉक नं: वागळे इस्टेट, रोड : पांचपाखाडी ठाणे, इतर माहिती: प्लॉट नं.सी-15 क्षेत्र 5934.08 चौ फुट कार्पेट व 6 कार पार्किंग सहित.75 टक्के मुद्रांकशुल्का मध्ये सुट घेत आहे((Plot Number : C-15 ;))
(5) क्षेत्रफळ	1) 5934.08 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शार्पमाईड कन्सल्टनसी सर्विसेस प्रा.लि तर्फे अधिकृत सही करणार वीवेक जैन यांचे कु मु.म्हणून संतोष म्हसके वय:-38; पत्ता:-प्लॉट नं: 1003, माळा नं: 10, इमारतीचे नाव: रूहेबा सेंटर प्रीमायसेस सोसायटी, ब्लॉक नं: प्लॉट नं.214 , रोड नं: नरीमन पॉइंट मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400021 पॅन नं:-AABCS3989A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-इंगेरीटीव बिझनेस व्हॅचर्स प्रा.लि. तर्फे अधिकृत सही करणार मंजुषा सचिन पैठणकर -- वय:-45; पत्ता:-प्लॉट नं: युनित नं.701 , माळा नं: 7, इमारतीचे नाव: अम्फेटिक अस्मॉस आय टी पार्क , ब्लॉक नं: रोड नं..8 पडवळ नगर , रोड नं: वागळे इस्टेट ठाणे , महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं:-AACCI7893N
(9) दस्तऐवज करून दिल्याचा दिनांक	13/12/2021
(10)दस्त नोंदणी केल्याचा दिनांक	13/12/2021
(11)अनुक्रमांक,खंड व पृष्ठ	24065/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	913700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग = २
ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

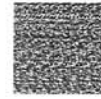


11/11/11

11/11/11



CHALLAN
MTR Form Number-6



GRN	MH009966117202122E	BARCODE			Date	10/12/2021-15:56:13	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)	AACCI7893N						
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR			Full Name	IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED						
Location	THANE										
Year	2021-2022 One Time			Flat/Block No.	UNIT NO 402 4th Floor Bhairav Milestone						
Account Head Details		Amount In Rs.		Premises/Building							
0030046401	Stamp Duty	913700.00		Road/Street	PLOT NO C-15 ROAD NO 16,WAGLE ESTATE						
0030063301	Registration Fee	30000.00		Area/Locality	Thane						
				Town/City/District							
				PIN		4	0	0	6	0	4
				Remarks (If Any)	PAN2=AABCS3989A--SecondPartyName=SHARPMIND CONSULTANCY SERVICES PVT LTD-CA=73090300						
Total		9,43,700.00		Amount In Words	Nine Lakh Forty Three Thousand Seven Hundred Rupees Only						
Payment Details				FOR USE IN RECEIVING BANK							
BANK OF BARODA											
Cheque-DD Details				Bank CIN	Ref. No.	02003942021121001011		1265471256			
Cheque/DD No.		Bank Date	RBI Date	10/12/2021-15:58:57		Not Verified with RBI					
Name of Bank		Bank-Branch		BANK OF BARODA							
Name of Branch		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.

Mobile No. : 9819337666

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

ठ न न - २
दस्त क्रमांक २००८५/२०२१
९ / ११६



[Handwritten Signature]

टन न - २
दस्त क्रमांक २४०६५ / २०२१
२ / ११६



THANE

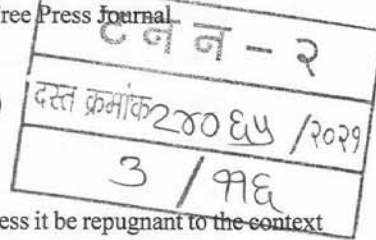
THIS DEED OF ASSIGNMENT is made at ~~Mumbai~~ this 13th day of Dec. 2021

between

**SHARPMIND CONSULTANCY SERVICES
PRIVATE LTD.,**

a Company incorporated under the Companies Act, I of 1956 and having its Registered Office at 1003, Raheja Centre Premises Co-operative Society Ltd., 10th Floor, Plot No. 214, Free Press Journal Marg, Nariman Point, Mumbai 400 021

(holding Permanent Account No. AABCS3989A)
(CIN No. U70100MH1995PTC087297)



hereinafter called "**the ASSIGNOR**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the **One Part**

And

IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED , -

Address at Unit No. 701, 7th Floor, Amfotech Amsons IT Park, Road No. 8, Padwal Nagar, Opp. MIDC Vardaan (Old Passport Office), Wagle Estate, Thane West, Thane - 400604.

and holding Permanent Account No (S). AACCI7893N

hereinafter called "**the ASSIGNEE**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include, in the case of individuals, the female gender and the plural, and his/her/their respective heirs executors administrators and permitted assigns, and in the case of a partnership firm, the partners for the time being thereof, the last survivor of them and the heirs executors administrators and assigns of such last surviving partner, and in the case of a Company/Society/Limited Liability Partnership, its successors and permitted assigns, and in all cases all persons claiming by under or through such Assignee including his/her/their/its successors-in-interest) of the **Other Part**:

The Assignor and the Assignee are hereinafter collectively referred to as "**the Parties**" and individually referred to as "**Party**"

WHEREAS:

- A. The Maharashtra Industrial Development Corporation Ltd. ("**MIDC**"), a statutory Corporation established and incorporated under Section 3 of the Maharashtra Industrial Development Corporation Act, 1961, being charged with developing lands into industrial areas and providing requisite infrastructure and granting developed plots on lease, has developed in Panchpakhadi, Thane within the limits of the Thane Municipal Corporation,





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दस्ता क्रमांक २४०८५/२०२१
४ / ११६

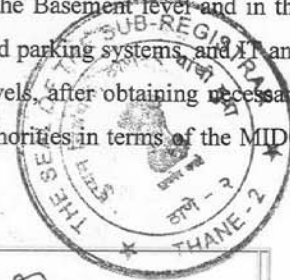
an Industrial Area called **Wagle Industrial Estate**, and has leased plots vested in it therein to various interested persons/businesses for carrying on permitted industrial activities therefrom.

- B. By an Indenture of Lease dated 30th March 1973, in consideration of the premium therein recorded to have been paid and the rents thereby reserved and the covenants and conditions also therein recorded and liable to be observed by the lessee for the time being thereof, MIDC demised unto one Paper Coat & Prints Private Ltd. ("**Paper Coat**") for the term of 99 (ninety-nine) years commencing from 1st November 1962 Plot No. C-15 in the said Estate, then admeasuring 5201 sq.mtrs. (which plot is more particularly described in the **First Schedule** hereunder written and is hereinafter referred to as "**the Plot**") together with the buildings and erections then (and/or for the time being) standing thereon,
- C. On 12th July 1989, pursuant to the Order passed by the Hon'ble Bombay High Court in Company Petition No.339 of 1988, Paper Coat was ordered to be wound up, and the Official Liquidator, High Court, Bombay was appointed Liquidator of the assets and properties of Paper Coat, and thereupon all the assets and properties of Paper Coat (including the Plot and the building(s) then standing thereon) came to vest in the Official Liquidator, High Court, Bombay,
- D. On the solicitation of the Official Liquidator, High Court, Bombay, the Assignor made an offer to purchase and acquire the Plot with the buildings and erections then standing thereon for the consideration conveyed to the Office of the Official Liquidator by the Assignor's Advocate's letter dated 27th September 1994; the Hon'ble Bombay High Court by an Order dated 12th October 1994 passed on the Report submitted by the Official Liquidator seeking sanction for the said sale, accorded its sanction to the said offer,
- E. Accordingly, and pursuant to the aforesaid, the Official Liquidator, High Court, Bombay, in his capacity as the Liquidator of Paper Coat, by an Indenture dated 27th November 1995 executed in favour of the Assignor, transferred and vested unto and in favour of the Assignor the Plot together with the buildings and structures thereon for the residual term of the Lease, subject to payment of the rents and observance and performance of the covenants and conditions recorded in the said Indenture of Lease dated 30th March 1973; the said Indenture is registered at the Mumbai Sub-Registry under Serial No. BBM/4766/1995 on 3rd December 1995,
- F. MIDC has pursuant to the aforesaid recognized the Assignor as the "Lessee" of the Plot and dealt with (and has been dealing with) the Assignor as such,

	
SHARPMIND CONSULTANCY SERVICES PRIVATE LTD	IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED

- G. The original user of the Plot was for 'Readymade Garments'; on the application of the Assignor, MIDC vide letter bearing No. MIDC/ROT-1/THN/C-15/4647 dated 27th November 2015 permitted change of activity on the Plot from "Readymade Garment" to "IT Park, i.e. IT Enabled Services, Computer Aided Design, Cyber Parlors, Web Designing, Data Processing, Data entry Operation", subject to the conditions stipulated therein,
- H. In terms of the provisions of the Development Control Regulations framed by the Government of Maharashtra for MIDC (with effect from 24th September 2009 for the "notified areas" under Section 40 (1A) of the Maharashtra Regional Town Planning Act, 1966, where MIDC is the Special Planning Authority) ("the Development Control Regulations, 2009"), the Maharashtra's Information and Technology / Information Technology Enabled Services Policy (IT/ITES) 2015 ("Maharashtra IT/ITES, 2015"), the Additional Development Control Provisions of MIDC for Integrated Industrial Areas (declared by the Government of Maharashtra u/s 43-1B of the Maharashtra Industrial Development Act, 1961 with effect from August 2015) ("the Additional Development Control Provisions for IIA") and other relevant Rules and Regulations framed by MIDC (collectively "**MIDC Rules and Regulations as amended uptodate**") and various permissions granted by MIDC to the Assignor from time to time, the Assignor is permitted to utilize the Plot for constructing Private Information Technology (IT) Park buildings thereon and occupying and using the units/premises therein for specified purposes such as IT Software, IT Hardware, IT Enabled Services, Support Services/ Facilities and other Services as may from time to time be notified in that behalf by the Government of Maharashtra ("**Specified Purposes**"),
- I. Portions of the Plot are in the course of development liable to be surrendered and handed over to MIDC for road-widening; the Assignor would in lieu thereof be granted compensatory area of construction, to be claimed and laid out as additional storeys on the Building to be constructed on the Plot,
- J. The Assignor has accordingly formulated a Scheme ("**the Scheme**") for development and construction (in **Phases**, in a staggered manner, as further construction is got sanctioned and becomes permissible) of a Building called **BHAIRAAV MILESTONE**, being a "Private IT Park" on the Plot, with parking at the Basement level and in the common open portions of the Plot multi-level mechanized parking systems, and IT and IT Support Units on the Ground to Eighteenth Floor levels, after obtaining necessary sanctions and approvals therefor from the concerned authorities in terms of the MIDC Rules and Regulations as amended update as under, viz.



	
SHARPMIND CONSULTANCY SERVICES PRIVATE LTD	IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED



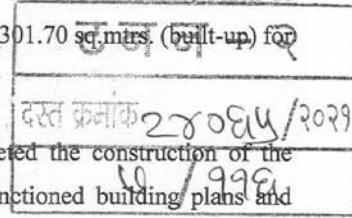
टनज - २	
दस्त क्रमांक २	Phase I Units on the Ground Floor
३	Phase II Units upto the Fifth Floor
	Phase III Units upto the Thirteen Floor
	Phase IV Units upto the Fifteenth Floor
	Phase V Balance development potential upto (but not exceeding) the Eighteenth Floor

the Assignor would lay out and complete such construction (in Phases as above) to the maximum extent permissible and sanctioned, and sell the various Units in the Building to interested persons on "ownership" basis, with the intention that in due course the acquirers of all Units in the Building, when completed (in all its Phases) shall join in the formation of a single Co-operative Society or Association of Unit-purchasers in the Building as a representative body of the acquirers of Units, which shall obtain the transfer and assignment of the lease of the Plot and the Building constructed thereon, as the nominee of the Unit-purchasers in the Building, (which Scheme of development proposed by the "ASSIGNOR" on the Plot is hereinafter referred to as "the said Scheme"),

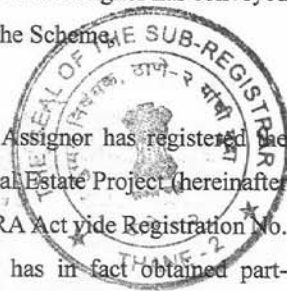
- K. The Assignor in terms of the Scheme would be laying out on the Basement Floor of the Building and in the common open portions of the Plot multi-level mechanized parking systems, wherein it would allot parking slots for exclusive use to acquirers of Units in the Building (in all its Phases),
- L. The Assignor intends that the whole Building, when fully laid out in terms of the Scheme (in all its Phases), would form part of a single development and all the amenities facilities and services provided in the Building shall avail to all the acquirers of Units in the Building,
- M. Pursuant to the Scheme, the Assignor in the first instance in Phase I got building plans sanctioned from MIDC for construction of Basement and Ground Floor of the Building under permit Certificate bearing No. MIDC/DE & PA-III/SPA/THN/C-15/IFMS-B-46224 of 2018 dated 26th April 2018 issued by the Office of the Deputy Engineer & PA-III, MIDC, Div. No. II, Wagle Estate, Thane MIDC,
- N. The Assignor, thereafter, vide further letter bearing No. MIDC/DE & PA-III/SPA/THN/C-15/IFMS-B-54845 of 2019 dated 7th May 2019 issued by the Office of the Deputy Engineer & PA-III, MIDC, Div. No. II, Wagle Estate, Thane obtained further approval of Revised Building Plan for IT Park Building and Drainage Plan Approval,

	
SHARPMIND CONSULTANCY SERVICES PRIVATE LTD	IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED

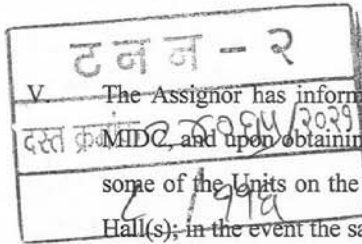
subject to the terms and conditions contained therein; the said letter granted fresh building plans approval of F.S.I. of 1416.28 sq.mtrs. (built-up) for the Ground Floor, F.S.I. of 1260.65 sq.mtrs. (built-up) for the First Floor and F.S.I. of 1301.70 sq.mtrs. (built-up) for the Second Floor of the Building,



- O. Pursuant to the aforesaid approvals, the Assignor completed the construction of the Building upto the Ground Floor level in terms of the sanctioned building plans and obtained part-Occupancy Certificate therefor from MIDC dated 22nd May 2019,
- P. The Assignor has still thereafter in Phase II undertaken construction of the First to Fifth Floors: in terms of the approval aforesaid, the Assignor has in the first instance laid out and completed construction of the Units on the First and Second Floors, and obtained further part-Occupancy Certificate therefor from MIDC dated 25th October 2019,
- Q. Pursuant to the aforesaid approvals, the Assignor completed the construction of the Building upto the Fifth Floor level in terms of the sanctioned building plans and obtained part-Occupancy Certificate therefor from MIDC dated 29th October 2021,
- R. The Assignor has thereafter vide letter bearing No. MIDC/DE & PA-III/SPA/THN/C-15/IFMS-D-43483 OF 2021 dated 6th January 2021 issued by the Office of the Deputy Engineer & PA-III, MIDC, Div. No. II, Wagle Estate, Thane obtained further approval the said letter provides for fresh building plans approval comprising of internal changes i.e. removal/additions of partition walls and change of serial numbers of units for the Ground Floor and First Floor of the said building,
- S. The Assignor would be laying out construction of Units on the further upper floors of the Building in further Phases (as disclosed hereinabove) after the Assignor receives requisite sanctions and approvals therefor,
- T. The Assignee has expressed a desire to acquire a Unit, being **Unit No.402** on the 4TH Floor of the building **BHAIRAAV MILESTONE** being constructed by the Assignor on the Plot on 'ownership' basis for the Specified Purposes, and the Assignor has conveyed that any sale of Units in the Building would be in terms of the Scheme,
- U. The Assignor has further informed the Assignee that the Assignor has registered the development of the Units on the First to Fifth Floors as a Real Estate Project (hereinafter referred to as "**the Project**") with MahaRERA under the RERA Act vide Registration No. P51700020951; as further disclosed above, the Assignor has in fact obtained part-Occupancy Certificate upto fifth floor (forming part of the Project) of the Building also,



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V. The Assignor has informed the Assignee that the Assignor would be applying to the MIDC, and upon obtaining requisite sanctions and approvals for the same, be laying out some of the Units on the Ground Floor as also portions of the upper floors as Banquet Hall(s); in the event the same are approved, the Assignor has conveyed that the Assignor would provide additional exclusive lift(s) for use of such Banquet Hall(s), beyond those stipulated by the MIDC and required to be provided for other Units in the Building in terms of the sanction; the Assignor has also informed that the Assignor has laid out substantially the whole of the First Floor as a single Unit: the Assignor reserves its right to in future carve out the same and lay out the same as separate Units in such manner as may be permitted by law and approved by the concerned authorities,

W. The Assignee, after fulfilling the eligibility criteria for occupying and using Units in the said IT Building as per the MIDC Rules and Regulations as amended upto date, has applied to the Assignor for allotment to him of an Unit in the Building to be constructed on the Plot, and the Assignor, subject to approval by MIDC, is intending to allot a Unit in the said IT Park Building to the Assignee, subject to the terms and conditions recorded in this Deed,

X. Relying upon the said application and the representations and declarations made by the Assignee as aforesaid and subject to approval of the Assignee to purchase and acquire / hold use and occupy an Unit in the Building by MIDC, the Assignor hereby agrees to sell to the Assignee an Unit in the said Building more particularly described in the Second Schedule hereunder written constructed on the Plot for the consideration and on the terms and conditions agreed upon between them,

Y. The Assignor has explained to the Assignee that save and except for portions of the Building which may be earmarked for use by purchasers of specified Units, and the Car Parking Spaces in the Basement Floor and in the open spaces of the compound of the building earmarked for use by the respective Assignees thereof, and the additional lifts beyond the 4 (four) lifts required to be provided as per statutory requirements, which may be provided by the Assignor (which may be allowed for exclusive use or access to some or more of the Units in the Building), the remaining portions of the Building will be available for common use by acquirers of all Units in the Building,

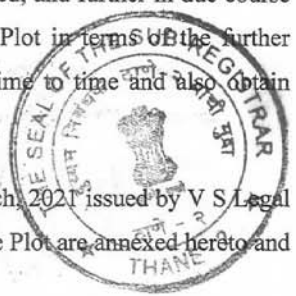
Z. The Assignor has further explained to the Assignee that though it has at this stage only obtained approvals for the Basement, Ground and six (part) upper floors of the Building from MIDC and obtained from it part-Occupancy Certificate upto the Fifth Floor level, it intends to construct the additional floors in the manner and to the extent disclosed in Recital Clause J above after receiving the necessary sanctions therefor; it would after

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receipt of necessary approvals, also get registered the areas so further approved with MahaRERA, if and to the extent necessary, and offer Units comprised in such Phases also for sale to interested third parties; the Assignor has further conveyed that though the Assignor presently proposes to complete the construction of the portions comprised in the various Phases as sanctioned, in the event of the Assignor receiving at any stage full approval for the entire development permissible on the Plot, or portions in any other manner than as anticipated and as set out in Recital Clause J, it reserves the right to complete the construction of the Building in such Phases, and apply for and obtain Occupancy Certificate for such completed portions of the Building.

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- AA. The Assignor has disclosed to the Assignee, the information, and offered to him inspection of the documents relating to the Project, and the plans, designs and specifications prepared by its Architects and of such other documents as are specified under the RERA Act and the MahaRERA Rules,
- BB. The Assignor has entered into a standard Agreement with Messrs. Apices Studio Private Ltd., Architects registered with the Council of Architects, and such Agreement is as per the format prescribed by the Council of Architects; the Assignor has appointed M/s. Epicons Consultants Private Limited Structural Engineer, for the preparation of the structural design and drawings of the Building, and the construction of the Building shall be under the professional supervision of the said Architects and Structural Engineers,
- CC. The Assignor, by virtue of the Deed of Assignment executed in its favour as mentioned in Recital Clause E above, and having been recognized as the Lessee of the Plot, is entitled to sole and exclusive rights to sell the Units in the Building to persons of its choice on "ownership" basis, and to enter into Deeds with acquirers of such Units and receive and appropriate to itself the entire sale proceeds therefrom,
- DD. The Assignor has complied with the various terms, conditions, stipulations and restrictions laid down by MIDC while developing the Plot, and obtained part-Occupancy Certificate upto the Fifth Floor level, in which the subject matter of this Deed is comprised; the Assignor shall complete the construction and obtain part-Occupancy Certificate for the Sixth (part) and upper floors of the Building when completed, and further in due course lay out further extent of construction permissible on the Plot in terms of the further approvals obtained from the concerned authorities from time to time and also obtain further part-Occupancy/Occupancy Certificate for the same,
- EE. Authenticated copies of the Certificate of Title dated 18th March, 2021 issued by V S Legal Associates and authenticated copies of the Property Card of the Plot are annexed hereto and marked Annexure "3" and Annexure "4" respectively,



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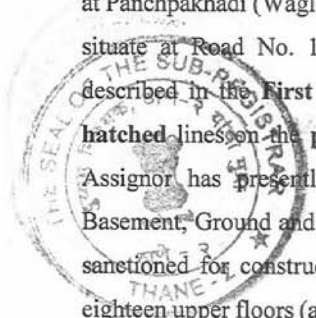
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 FF. This Deed to the extent it lays down covenants on the part of the Assignee to be observed for the common benefit of all the purchasers of Units in the Building shall enure to the benefit of all of them. and the terms and conditions thereof shall be available for enforcement not only by the Assignor herein, but also by the purchasers of the other Units, and this Deed shall bind to the extent applicable the permitted transferees of the Unit from the Assignee also, and shall be available for enforcement accordingly,

GG. Under Section 13 of the RERA Act, the Assignor is required to execute a written Deed for Sale of Unit No.402 on the 4th Floor of the Building agreed to be sold to the Assignee, being in fact these presents, and to also get this Deed registered under the Registration Act, 1908,

HH. The Assignee has, in the premises, after examining and assessing the aforesaid and after obtaining independent legal advice, and having satisfied himself as to the right and authority of the Assignor to sell Units in the Building in the manner effected hereby, and the sufficiency and completeness of the sanctions and permissions obtained and presently held by the Assignor and having made himself aware of the provisions of the RERA Act, the MahaRERA Rules and the Regulations framed thereunder as also the restrictions as to the user of the Unit and the qualifications for holding / occupying / using Units in the Building, agreed to purchase and acquire from the Assignor an Unit, being Unit No.402 on the 4th Floor of the Building BHAIIRAAV MILESTONE and 6 Car Parking Space(s) for the consideration and on the terms and conditions hereinafter set forth and recorded

NOW THIS DEED WITNESSETH and the Parties agree declare record and confirm as under:

1A. The Assignor shall, over Phases I to V (as disclosed in Recital J) construct and complete, in accordance with and after obtaining necessary consents, sanctions and approvals therefor, an IT Park Building comprising of Basement, Ground and Eighteen upper floors (of which building plans are presently sanctioned for Basement, Ground and Six (Part) upper floors) to be known as BHAIIRAAV MILESTONE on land bearing Plot No. C-15 at Panchpakhadi (Wagle Industrial Estate) admeasuring 5201 sq. mtrs. or thereabouts and situate at Road No. 16, Wagle Industrial Estate, Thane 400 604 more particularly described in the First Schedule hereunder written (which plot is shown marked by hatched lines on the plan thereof annexed hereto and marked Annexure "1"). The Assignor has presently got sanctioned building plans and obtained approvals for Basement, Ground and Six (part) upper floors, and will in due course get building plans sanctioned for construction of upto twelve additional floors, i.e. upto a maximum of eighteen upper floors (above the Ground Floor) on the Building, by using and utilizing the

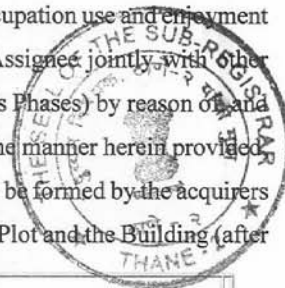


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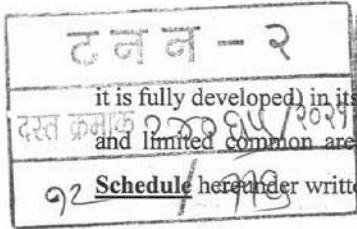
full development potential of the Plot, as presently available or as may hereafter become available, including on account of surrender of portions of the Plot liable to be handed over to the concerned authorities for road-widening.

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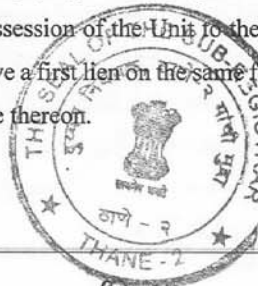
- 1B. The Assignor hereby agrees to sell to the Assignee, and the Assignee hereby agrees to purchase and acquire from the Assignor, on 'ownership' basis Unit No.402 on the 4th Floor of the Building **BHAIRAAV MILESTONE** ("the Building") admeasuring **5934.08** sq.ft. i.e. **551.29** sq.mtrs. carpet area or thereabouts as computed under the RERA Act ("RERA Carpet Area"), and does not include balcony / open terrace having area of **795.02** sq.ft. i.e. **73.86** sq. mtrs. constructed by the Assignor in accordance with the building plans sanctioned by MIDC (as amended upto date), with 6 Car Parking Space(s) in the mechanized parking facility in the Basement / Compound of the Building (which Unit is more particularly described in the **Second Schedule** hereunder written and is shown marked by **hatched lines** on the **plan** thereof annexed hereto and marked **Annexure "2"**, hereto, and which Unit, and unless the context does not so admit the said Car Parking Space (s), are hereinafter collectively referred to as "**the Unit**") at or for an aggregate lumpsum consideration of **7,30,90,300.00 Rupees: Seven Crore Thirty Lakh Ninety Thousand Three Hundred Only** ("**Consideration**") payable in the manner provided in Clause 1E below. The percentage of undivided interest of the Assignee in the common areas and facilities in the Building - limited or otherwise - pertaining to the Unit - shall be in the proportion of the carpet area of the Unit to the total carpet area of constructed Units in the whole of the Building, when completed, measured uniformly. The amenities fixtures and fittings to be provided in the Building are as set out in the **Third Schedule** hereunder written.
- 1C. The Assignor records that it has not claimed, and accordingly the Consideration does not include, any amount on account of common areas (other than the right to park cars, for which also the Assignor has not claimed any separate amount), and the right to such common areas (other than the right to park cars, which is specifically and individually granted and allotted) will accrue to the Assignee by reason of the purchase of the Unit by him from the Assignor under this Deed. The Assignor records and declares, and the Assignee is aware, that it has not charged any amount towards or on account of the common areas and facilities in the Building, and the right to occupation use and enjoyment of the said common areas and facilities shall accrue to the Assignee jointly with other acquirers of all the Units in the Building (as completed in all its Phases) by reason of, and on completing, the purchase of the Unit from the Assignor in the manner herein provided, but the possession thereof shall be handed over to the Society to be formed by the acquirers of Units in the Building only on Assignment of the lease of the Plot and the Building (after



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- 1D. The Assignor has informed the Assignee that it would, in due course, get sanctioned additional storeys to be laid out above the Sixth (Part) Floor of the Building, which would also form part of the Building. The same however does not form part of the Project presently registered with MahaRERA, and the Assignor shall, in due course, after obtaining necessary sanctions and approvals, register the same with MahaRERA before offering Units on such floors for sale to interested Assignees. The Assignee hereby records his consent to the Assignor, in due course, amending and altering the building plans now sanctioned to incorporate, authorize and get approved construction of such additional storeys in the Building. The consent recorded herein shall be deemed to be "consent" within the meaning of Section 14(2) of the RERA Act. Save as aforesaid, the Assignor shall obtain the prior written consent of the Assignee before effecting any variation or modification to the Unit which may adversely affect its area location or shape, except such alteration or addition required by any government authorities or due to change in any law. The Assignee however covenants with the Assignor that no such consent of the Assignee will be required for the Assignor to effect any modification, variation or amendment in the plans of the other Units in the Building.
- 1E. The Assignee shall pay to the Assignor the Consideration at Clause 1B above as follows, viz. ("**Payment Plan**") as per installments set out in the Statement, **Annexure "8"** hereto.
- 1F. Time shall be of the essence for making each of the above payments. Further, the Assignee declares and confirms that the Consideration is arrived at on the basis of the instalments in which the Assignee has agreed to pay the price of the Unit to the Assignor. The Assignee also confirms that he has agreed to pay the Consideration in instalments as above after taking inspection of the site, having regard to the price at which the Unit is offered and agreed to be sold by the Assignor to him, and reckoning that the Unit is complete in all respects and issued Occupancy Certificate and ready for possession; under no circumstance the Assignee will get possession of the Unit from the Assignor without first paying to the Assignor all amounts due hereunder; if nevertheless the Assignor offers possession of the Unit to the Assignee before recovery of the full price therefor, it shall have a first lien on the same for recovery of the balance of the unpaid price and the interest due thereon.



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2. **COVERED PARKING**


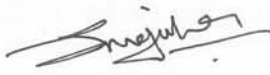
The Assignor records and clarifies that the Covered Parking Spaces, wherever granted/allotted, comprise an exclusive right to park a non-commercial light motor vehicle in such Space, and a non-exclusive right to access such Space through limited common portions of the Plot in which the Building is constructed. Each designated space (if the arrangement admits of so designating) shall entitle parking of one vehicle. Such parking space shall not be enclosed, and shall (wherever capable of being so designated) only be designated by any identifiable differentiator. The same shall be used by the Assignee as a prudent person, and without disrupting, obstructing or jeopardising the right of the other grantees/Assignees to use their respective spaces. The Assignee shall also not do anything which may cause damage to the said facility, or the uninterrupted use thereof. Such Covered Parking Space shall always be held appurtenant to the Unit, and shall only be dealt along therewith. Further, the Covered Parking Space shall not be permitted for use / parking of vehicles by a person who is not the holder/acquirer/occupier of a Unit in the Building.

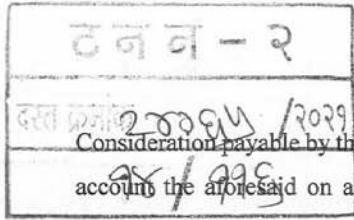
3. **FLOOR SPACE INDEX (FSI) CONSUMED ON THE PROJECT**

The Assignor declares that it has presently got building plans sanctioned (upto the Sixth (part) Floor) using 3978.63 sq. mtrs. of FSI as permissible under the MIDC Rules and Regulations as amended up to date. The Assignor records and declares that it shall, over Phases, claim avail of use and utilize the full development potential of the Plot, including on account of the compensatory construction allowable on surrender of portions of the Plot required to be surrendered for road-widening. The Assignor has conveyed that it is advised that the Building shall, in utilizing the full potential of the Plot, span over Basement, Ground, and Eighteen Upper Floors.

4. **CARPET AREA DISCLOSURE / VARIATION CLAUSE**

The Assignor has informed the Assignee, and the Assignee recognises that having regard to the physical limitations in matching all the dimensions in the manner and to the extent intended and/or desired by the Parties, and also having regard to the various constraints and indeterminates that affect the actual construction at site, there could be variation in the carpet area of the Unit by plus / minus 3% of the carpet area of the Unit as disclosed in Clause 1B above. Since the Unit is ready in all respects in any case, the Assignee has prior to the execution hereof inspected and physically measured the Unit and also acquainted first-hand with the various fixtures fittings and amenities provided therein. The Assignee has also inspected the Car Parking Space agreed to be granted to him. The

	
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Consideration payable by the Assignee to the Assignor has been reckoned after taking into account the aforesaid on a lumpsum basis. Accordingly, neither the Assignor nor the Assignee shall make any grievance or claim about the same. Further it is clarified that the Carpet Area stated above is reckoned on the basis of internal measurements as between unfinished wall surfaces.

5. **AMENITIES AND FIXTURES TO BE PROVIDED**

The Assignor has agreed to sell the Unit to the Assignee and the Assignee has agreed to purchase and acquire the same from the Assignor on a Bare Shell basis. The Unit as liable to be handed over by the Assignor to the Assignee is ready in all respects, and the Assignor is not liable to provide any additional fixtures fittings or amenities. The Assignee has prior to the execution hereof taken inspection of the Unit and acquainted himself first-hand with what is provided by the Assignor. The Assignee confirms that he accepts the Unit as completed, and shall not make any other requisition on the Assignor on such account. The Assignee shall at his own costs and without in any manner deviating from the sanctioned plans shall be entitled to complete the fit-out works and provide fixtures and fittings as per his choice. The Assignee also acknowledges that insofar as the completed portions of the Unit and of the Building are concerned, there may be variations in the quality, colour, shape, make or design of the materials used by the Assignors in the various Units forming the subject matter of the Project, and the Assignee shall not be entitled to, and shall not make any grievance on such account. The Assignor has further conveyed to the Assignee that it shall, in the common portions of the Building, provide amenities fixtures and fittings as more particularly set out in the **Third Schedule** hereunder written.

6. **ESCALATION**

The Consideration payable by the Assignee to the Assignor is escalation free, save and except escalation/increase on account of development charges payable to any statutory authority/local body/State or Central Government/MIDC and/or any increase in charges which may be levied or imposed by such Authority/local body/State or Central Government/MIDC from time to time. The Assignor agrees and undertakes that while issuing Demand Letter to the Assignee for increase in development charges, costs or levies imposed by such Authority, etc., it will enclose therewith the Notification / Order / Rule / Regulation in support of such charge, cost or levy.

7. **TAXES**

7.1 It is expressly recorded and clarified that the Consideration is the net amount payable by the Assignee to the Assignor, and does not include any amount on account of Goods and

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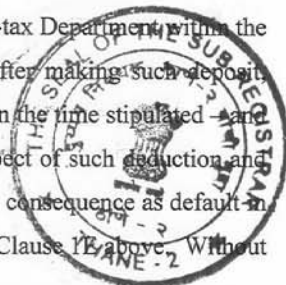
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Services Tax (GST) or any other tax, cess or levy which may be leviable on the construction laid out by the Assignor on the Plot, or on the transaction of sale by the Assignor of the Unit to him. If any amount is leviable or payable on the aforesaid account (whether presently, or as may hereafter be, imposed by the State Government, the Central Government, MIDC, the Thane Municipal Corporation or any other authority) including on the Assignor, either before or after the Assignee has taken possession of the Unit, the same (as also any interest or penalty claimed or levied thereon) shall be payable / liable to be reimbursed by the Assignee to the Assignor, in addition to the Consideration. In such event, the Assignee covenants with the Assignor that he will, forthwith on a demand being raised upon him in that behalf, pay and clear the same. It is further clarified that all consequences visited by law or as provided by these presents on, and all rights arising to the Assignor out of, non-payment of the Consideration (including liability to pay interest thereon on account of default in payment on the due date thereof) shall be attracted to the non-payment by the Assignee of any such charge or levy as if (for the said purpose) the same also formed part of the Consideration. The Assignee shall be liable to clear all such amounts prior to being entitled to claim / receive possession of the Unit from the Assignor as provided in Clause 15 below.

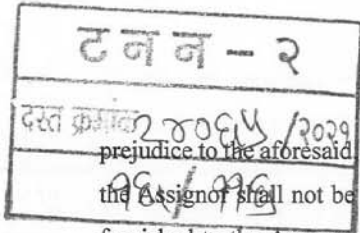
7.2 As per the law presently in force, GST is payable on the relevant instalment of the Consideration payable under the Deed herein. In terms of the law presently obtaining however, since Occupation Certificate is already obtained for the Unit, no GST is payable on the sale of the Unit, and accordingly no GST is claimed from the Assignee. In the event of any amendment to the regime of taxation as presently levied and/or presently applicable to the transaction, the Assignee shall comply with and discharge his obligation in relation to such impost or levy as applicable in full in the manner liable.

8. **TDS**

The Assignee is aware that by virtue of the provisions of Section 194-IA of the Income-tax Act, 1961 as now in force, he is required to deduct tax at source (TDS) @ 1% of the Consideration, and deposit the same to the credit of the Assignor with the Government Treasury. The Assignee shall accordingly deduct @ 1% (or at such revised rate as may be prescribed by the authorities at any relevant time hereafter) of the Consideration, and deposit the same to the credit of the Assignor with the Income-tax Department, within the time prescribed therefor. The Assignee shall, immediately after making such deposit, submit proof of such payment to the Assignor, and shall within the time stipulated - and not later - furnish to the Assignor the TDS Certificate in respect of such deduction and deposit. Any default in payment of TDS shall invite the same consequence as default in payment of any of the instalments as per the Payment Plan in Clause 15 above. Without



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prejudice to the aforesaid the Assignee confirms that he shall not be entitled to claim, and the Assignor shall not be liable to hand over to him, possession of the Unit until he has furnished to the Assignor TDS Certificates evidencing payment of the entire amount of deduction to the account and credit of the Assignor as above.

9. **TIME IS OF THE ESSENCE**

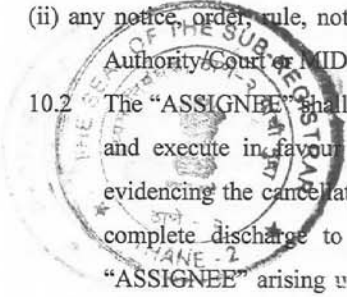
For purposes of this Deed, time is of the essence, for the Parties, and the Parties shall fully abide by their respective obligations hereunder within the time permitted to and/or agreed by them. The Assignor shall, in due course, on execution of the Assignment of the lease of the Plot and the Building in favour of the Society/other representative body got registered in respect thereof as provided in Clause 16 below, hand over the possession of the common areas and amenities in the Building set out in the **Fourth Schedule** hereunder written to such Society/representative body.

10. **TIME SCHEDULE / DELAYS / POSSESSION**

10.1 The "ASSIGNOR" shall offer possession of the said Unit to the "ASSIGNEE" on or before **31st December 2021** If the "ASSIGNOR" fails or neglects to offer possession of the said Unit to the "ASSIGNEE" by the aforesaid date on account of reasons beyond the control of itself and/or of its agents, and the "ASSIGNEE" chooses to withdraw from the Project, and conveys his intention so to do, then the "ASSIGNOR" shall be liable, on demand, to refund to the "ASSIGNEE" the amounts already received by it from the "ASSIGNEE" in respect of the said Unit with interest at the rate prescribed under the Rules framed under the RERA Act (RERA Rules) from the date the "ASSIGNOR" has received the said sum from the "ASSIGNEE" till the date the said amounts with interest thereon as aforesaid are repaid to him in full PROVIDED THAT the "ASSIGNOR" shall be entitled to reasonable extension of time for handing over possession of the said Unit to the "ASSIGNEE" on the aforesaid date if the completion of the Building is delayed on account of -

- (i) war, civil commotion or act of God, or
- (ii) any notice, order, rule, notification of the Government and/or other public or Competent Authority/Court or MIDC.

10.2 The "ASSIGNEE" shall, in such case, simultaneous with receipt of such amounts, make and execute in favour of the "ASSIGNOR" a duly stamped Deed of Cancellation evidencing the cancellation of the Deed for Sale executed in his favour, and a full and complete discharge to the "ASSIGNOR" of from and against any claim by the "ASSIGNEE" arising under or pursuant to this Deed, and also get such such Deed of Cancellation registered under the provisions of the Registration Act, 1908; further, upon



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such refund being made, the "ASSIGNEE" shall have no claim whatsoever against the "ASSIGNOR" under this Deed, and the "ASSIGNOR" shall thereupon be entitled to sell and dispose of the said Unit to any other person/s of its choice, without the "ASSIGNEE" being entitled to raise any objection to the same. The "ASSIGNOR" further agrees that if it is unable to hand over to the "ASSIGNEE" possession of the said Unit within the date aforesaid, and the "ASSIGNEE" does not intend to withdraw from the Project, the "ASSIGNOR" shall pay to the "the "ASSIGNEE" , on all amounts paid by him to the "ASSIGNOR" till that date, interest, for every month of delay in handing over possession of the said Unit to the "the "ASSIGNEE" , as specified in the RERA Rules.

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10.3 The Assignee is aware that possession of the common areas and amenities set out in the **Fourth Schedule** hereunder written will be handed over by the Assignor to the Society/representative body got registered as provided in Clause 16 below on execution of the Assignment of the Lease of the Plot and the Building constructed thereon in the manner disclosed in Recital J and in Clause 19 hereinbelow, after completion of full development of the remaining portions of the Plot, sale of all Units therein and realisation of the full proceeds thereof, and the Assignee will not make any grievance about the same.

11. OBLIGATION TO MAKE PAYMENTS

11.1 The Assignee shall make timely payments of the instalment and other dues payable by him as per the Payment Plan in Clause 1E above, and meet his other obligations hereunder, in the manner provided herein.

11.2 In the event the Assignee has obtained or availed of any loan from any Bank/Financial Institution to fund or part-finance the purchase of the Unit, or to pay the Consideration and other monies payable hereunder, then and in that event, the obligation to follow up and get the said Bank/ Financial Institution to disburse the instalment of the Consideration payable by the Bank/Financial Institution shall be on the Assignee; further, the Bank/ Financial Institution shall, in the first instance and pending the discharge of the Consideration in full, have a claim on the amounts disbursed by it (on account of the Assignee) to the Assignor as above, and on discharge of the Consideration in full, acquire a security interest in the Unit and the rights of the Assignee thereon.

12. INTEREST ON DELAYED PAYMENTS AND TERMINATION

12.1 The Assignee shall pay to the Assignor interest at such rate as may be prescribed under the RERA Rules on all delayed payments of monies becoming due hereunder. If the Assignee fails to pay any amount due hereunder on the due date thereof, and within a further period of fifteen days thereafter (together with interest as payable), despite a




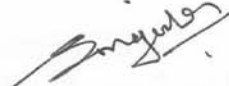
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written notice being delivered to him in that behalf, the same shall be construed as a **Default**. If the Assignee fails to pay the said sum (together with interest) after a second and a third like notice (as above) are issued, each of them shall again count as a **Default**.

In the event the Assignee commits three Defaults in all in payment of the amounts due by him hereunder to the Assignor, either of the amount originally due, or of any subsequent amount due, by failing to make payment as above, the notice issued by the Assignor for the third Default, shall, on failure by the Assignee to comply with the terms thereof within the period provided therein, operate to terminate the Deed herein. Failure to pay the monthly contributions during the period before transfer of the Plot and the said Building to the Society / other representative body to be got registered/formed in respect thereof as provided in Clause 16 below shall also, on failure to make such payment in the manner and within the period aforesaid, operate as and constitute a **Default**, giving rise to the same consequences as above. In like manner, in case the Assignee commits any breach of any of the other terms or provisions hereof, the Assignor shall, after giving to the Assignee fifteen days' written notice intimating the Assignee of the specific breach committed by him, call upon the Assignee to rectify such breach, and notify that in default of compliance, the Assignor shall be entitled to terminate the Deed herein. On failure of the Assignee to remedy such breach within the period aforesaid, the Assignor shall be entitled, at its discretion, to terminate this Deed. It is expressly clarified that payment of any amount less than the whole shall be construed as a **Default**, and all consequences arising therefrom shall follow accordingly.

12.2 Upon such termination of this Deed, the Assignor shall, at its discretion, be entitled to forfeit, out of the amounts paid by the Assignee hereunder, an amount equal to 25% (twenty five percent) of the Consideration, and in addition thereto, any brokerage and other actual expenses incurred by the Assignor for sale of the Unit to him, and will be liable to refund to the Assignee the amount, if any, received in excess thereof from him, but without interest; GST or any other tax, cess or levy as also stamp duty, registration charges and brokerage (if any), as may have been paid and/or incurred by the Assignee, shall be to the account of the Assignee, and the Assignee will not have any claim against the Assignor for and on account of the same. The Assignee may however, if otherwise entitled in law, obtain refund of such amounts from the concerned authorities, and the Assignor shall, so far as reasonably feasible, and without exposing itself to any cost or liability, make available to the Assignee any document, record or writing required for the purpose. The Assignee confirms that the aforesaid amount is fair and equitable, and is not harsh or unconscionable, and the same constitutes reasonable genuine and agreed pre-estimate of the damage which will be caused to the Assignor, and that the same is in the nature of "liquidated damages" and not "penalty". Upon such termination, the Assignor

	
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shall be entitled to sell and dispose of the Unit to any other person of its choice, and the Assignee shall not be entitled to raise any objection to the same.

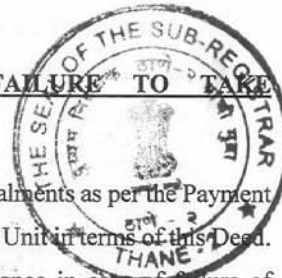
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12.3 Upon the events contemplated in Clause 12.1 materialising, and the Assignor terminating this Deed and refunding to the Assignee the amount liable to be refunded to him under Clause 12.2 above, the Assignor shall be entitled, in the name of the Assignee, to make and execute a Deed of Cancellation recording the cancellation of this Deed; the Assignee hereby irrevocably constitutes the Assignor as his Attorney for the purpose, with right power and authority to execute such Deed of Cancellation in his name, upon the events herein provided materialising; the Assignee covenants with the Assignor that any exercise of such power by the Assignor shall be binding upon him and all persons claiming by under or through him, and he shall not in any manner interfere with or obstruct the exercise by the Assignor (through its nominees) of such power, nor shall he do any act by which the exercise of such powers by the Assignor is in any manner impeded, hindered or interfered with; if the Assignee is aggrieved by any alleged wrongful exercise of powers by the Assignor (through its nominees) under the powers conferred by the Assignee as above, the Assignee shall be entitled to pursue his remedy against the Assignor in damages, but any such exercise of power by the Assignor (through its nominees) shall be binding upon the Assignee, and shall not be liable to be impeached, challenged or questioned; this forms one of the bases for the Deed herein between the Assignor and the Assignee.

12.4 For the purposes of Clauses 12.1 to 12.3 above, the forwarding by the Assignor of a cheque drawn in favour of the Assignee for such amount as is liable to be refunded in terms of Clause 12.2 above to the address of the Assignee as recorded on Page 1 hereof by Courier/Registered A.D. shall be sufficient compliance of all obligations owed by the Assignor to the Assignee in that behalf; the Assignee confirms that on the Assignor remitting such cheque to him in the manner aforesaid, and executing the Deed of Cancellation as aforementioned by recourse to the powers conferred by the Assignee to it separately as provided in Clause 12.3 above, the Assignor shall thereafter be entitled to deal with and dispose of the Unit in favour of any other person, free of any claim of the Assignee thereto.

13. **PROCEDURE FOR OBTAINING POSSESSION/FAILURE TO TAKE POSSESSION**

The Assignor shall make payment of the Consideration in instalments as per the Payment Plan in Clause 1E above, and thereafter take possession of the Unit in terms of this Deed. The Assignor agrees and undertakes to indemnify the Assignee in case of failure of fulfilment of any of the provisions, formalities, documents, etc. on the part of the



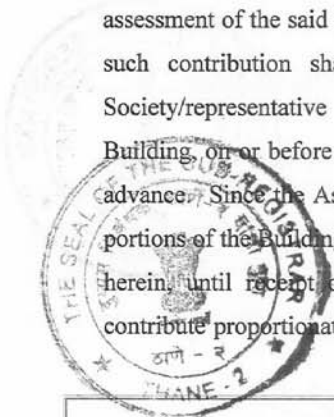
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Assignor. The Assignee shall take possession of the Unit from the Assignor within the time stipulated in the Payment Plan, by making payment of all amounts due and payable hereunder (including the amounts specified in Clauses 7 and 8 above and Clause 15.1 below), as also any interest or penalty as may be claimed, demanded or levied by statutory authorities (in respect of statutory payments, and default or failure by the Assignee to make such payments) and by executing necessary indemnities, undertakings and such other documents as prescribed in this Deed. On failure of the Assignee to take possession of the Unit in the manner and within the time period provided herein, the Assignee shall, without prejudice to any other liability which he may incur under this Deed and be liable to under law, become also liable to pay to the Assignor, and the Assignor shall become entitled to recover from the Assignee, the maintenance charges payable in respect of the Unit from the date of his being liable to take such possession.

14. **OUTGOINGS**

The Assignee herein shall, irrespective of whether he has actually taken possession of the Unit from the Assignor or not, commencing the day when he is required to make the last payment as per the Payment Plan and take possession of the Unit, become liable to pay, and pay, to the Assignor/Society/ other representative body proposed to be got registered as herein provided contribution towards the outgoings of the Unit at the provisional rate as intimated by the Assignor or the Society/representative body, subject to a minimum of **Rs 1,11,030/-** per month to meet the expenses in respect of the Unit towards lease rent, insurance premia, common electricity charges, repairs, facility management agency, salary of administrative and cleaning staff, payment to security agency or on any other account incidental to the management and maintenance of the Building and the working of the various services and facilities provided therein and of the Plot, and also a proper contribution for maintenance and management of the common areas in the IT Park and the GST (and any other tax levied thereon) leviable on account thereof; the Assignee shall, in addition, be liable to pay the proportionate share of municipal taxes, water charges and other government levies as may be determined prorata and communicated on the first assessment of the said IT Park being made by MIDC or other concerned local authority; such contribution shall be paid by the Assignee to the Assignor, or to the Society/representative body, if such Society/representative body is managing the Building, on or before the 5th (fifth) day of each calendar month to which it relates, in advance. Since the Assignee would be taking possession of the Unit, while remaining portions of the Building are still to be constructed and completed in the manner provided herein, until receipt of full Occupancy Certificate, the Assignee shall be liable to contribute proportionately towards the charges taxes and levies properly then apportion



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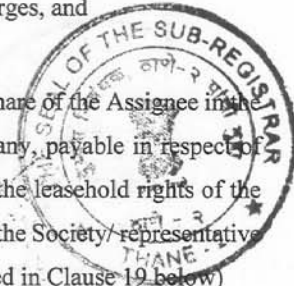
able to the portion of the Building as completed, which shall be revised from time to time as further portions get completed in the various Phases of development.

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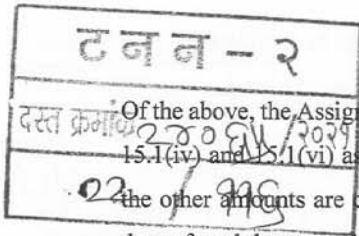
15. **DEPOSITS AND CHARGES**

15.1 The Assignee shall, before taking possession of the Unit, deposit with the Assignor the following amounts (as presently tentatively estimated), viz.

- i. **Rs.0.00** (Rupees one thousand one hundred only) towards the cost of 10 (ten) shares in the said Society and entrance fees thereto,
- ii. **Rs. 0.00** towards the proportionate share of the Assignee in respect of the Unit in the professional fees of the Advocates engaged but excluding the out-of-pocket charges and expenses for preparing, engrossing, stamping and registering the different documents, declarations, etc. to be executed by the Assignor, the acquirers of Units in the said building and the said Society/representative body proposed to be got registered from time to time and for registration of the said Society/body and transfer of the Project Land and the Building to it,
- iii. **As may be applicabl** being a proper proportion of any amount as may be liable to be paid to MIDC towards charges, premia and/or on any other account towards and/or of and incidental to the transfer and assignment of the lease in favour of the Society/body as herein contemplated,
- iv **Rs. 13,32,360.00** being twelve months' advance of the outgoings payable in respect of the Unit, calculated @ Rs. **1,11,030/-** per month as provided in Clause 14 above,
- v. **Rs. 0.00** towards the share of the Allottee for reimbursement of the deposits paid by the ASSIGNOR to the local authority, electric supply agency and the on account of deposits for water meter, electric meter and other utility and services connection charges, and
- vi. **AS APPLICABLE** towards the actual or proportionate share of the Assignee in the stamp duty and registration charges, if any, payable in respect of the Unit on the Deed of Assignment of the leasehold rights of the Plot and the Building to and in favour of the Society/representative body as herein contemplated (as disclosed in Clause 19 below)



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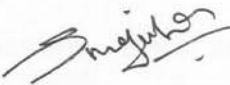
Of the above, the Assignor shall receive the amounts at Clauses 15.1(i), 15.1(ii), 15.1 (iii), 15.1(iv) and 15.1(vi) as deposits, and shall render account in respect thereof; insofar as the other amounts are concerned, it shall not be liable to render any account in respect thereof, and the same shall be apportioned towards and as "*agreed charges*".

15.2 The Assignor shall maintain a separate account in respect of amounts claimed and contributed at Clause 14 and Clauses 15.1(i), 15.1(ii) and 15.1 (iii) and 15.1 (iv) above, and shall utilise such amounts only for the purpose for which they have been received.

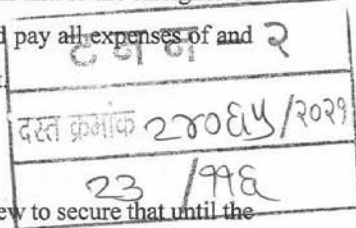
15.3 The amounts paid as deposits under Clauses 15.1(i), 15.1(ii), 15.1 (iii) and 15.1 (iv) above shall remain with the Assignor until the Plot and the Building are transferred in favour of the Society/Limited Company contemplated as herein provided; the Assignor shall, from and out of the amounts collected under Clause 14 above, pay the common expenses in respect of the Building. The Assignor shall, on transfer of the Plot and the Building to the Society/representative body, render to it a consolidated account of the total amount collected from all acquirers of Units [under Clause 14 as also the deposits (only) out of the amounts collected at Clause 15.1 above] and of the total amount spent out of the same, and pay over the excess or recover the deficit, as the case may be, to/from the said Society/representative body. The rendition of the consolidated account to the said Society/representative body and settlement of such account with it shall discharge the Assignor of its responsibility to refund excess and/or recover deficit, if any, out of such collections made from one or more of the acquirers of Units in the Building; the acquirers of Units in the Building as members of the said Society/representative body shall make up and adjust amongst themselves their respective accounts - the Assignee shall not be entitled to make any grievance or take any objection to the consolidation of all receipts and expenses in respect of the different Units in the Building as aforesaid.

16. SOCIETY FORMATION

The Assignee will actively assist and co-operate, after the requisite sanction for the full extent of construction proposed on the Plot is received and the requisite number of Units as reckoned in respect of the Building are sold, in the formation of a Co-operative Society or other representative body, comprising of acquirers of Units in the Building from the Assignor, in such name as the Assignor may determine, ("*the said Society/ Association*") with Bye-laws similar to the prescribed Model Bye-laws/Constitution as may be applicable, with changes therein as may be deemed necessary, and become and be a member thereof, and co-operate in obtaining the transfer and assignment of the leasehold rights of the Plot and the Building in favour of such Society/Association, and for such purpose from time to time sign, within seven days of demand, all letters writings and documents, including the Application for membership in the said Society/Association and

	
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for its registration, the Bye-laws and other relevant papers/documents for subscribing to become a member of such Association; he will not take any objection to any change or modification which may have to be made in the same as may be thought necessary or suggested by the Registering Authority in respect of the Society/ Association; he will also do all other acts deeds matters and things as the Assignor herein and/or the Assignor of such Society/Association may reasonably require, and incur and pay all expenses of and incidental thereto in the proportion of the carpet area of the Unit.

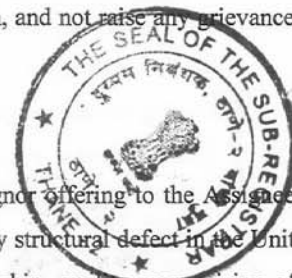


17. **FACILITY MANAGEMENT**

The Assignor has informed the Assignee that it would, with a view to secure that until the said Society/Association is able to take full and complete charge of the administration of the Building, on account of dissensions and/or disagreements amongst the acquirers of Units therein or otherwise, the maintenance servicing and working of the various amenities and facilities provided in the Building do not suffer, reserve the right to enter into an arrangement with a Professional Facility Management Agency for provision of cleaning of the common portions of the Building, lift and staircase, collection and disposal of garbage from individual Units, the working of water supply arrangements, the provision of proper security arrangements, the working of equipment's which may be provided for securing safety of the occupants in the Building, the maintenance of common portions of the Building and attending to the general maintenance thereof. As a term of the Agreement herein, with a view to achieving the aforesaid, the Assignor has stipulated that it will be entrusting the maintenance and upkeep of the aforesaid facilities, in the first instance, to a Facility Management Agency, and the acquirers of Units in the Building will be liable, as part of their obligations under this Deed, to contribute the proportionate share of the amounts payable to such Facility Management Agency for the proper upkeep and management of such facilities, including the fees and charges payable to them. The Assignee has acquainted himself with the said stipulation and the consequences thereof, including the resulting financial implications arising therefrom. The Assignee confirms that he shall abide by and give effect to the said stipulation, and not raise any grievance about the same.

18. **DEFECT LIABILITY**

- 18.1 If within a period of five years from the date of the Assignor offering to the Assignee possession of the Unit, the Assignee brings to its notice any structural defect in the Unit or in the Building, or any defect on account of workmanship, quality or provision of service as contracted hereunder, then, wherever possible, such defects shall be rectified by the Assignor at its cost; in case however it is not possible to do so, the Assignee shall

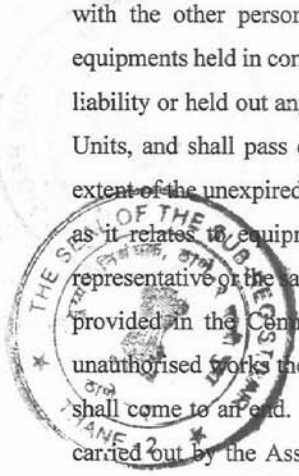


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be entitled to receive from the Assignor compensation for such defect in the manner provided under the RERA Act.

18.2 The Assignor has conveyed to the Assignee, and the Assignee acknowledges, that it is not in the business of manufacture of lifts, parking systems and/or of the several equipments (including those listed in the **Fifth Schedule** hereunder written) agreed to be provided either as a Common Amenity or Limited Common Amenity or in individual Units, and that the mechanised multi-level stack parking system and the passenger lifts and other equipments to be provided in the Building would be sourced from supplier(s) dealing in the product line. While the Assignor would obtain appropriate warranties as are customary from the supplier(s) of such product(s), the Assignee shall use the said facility at his own risk, and in the event of any mishap or accident in the course of working of the said facility, the Assignee shall in all events have his remedies on any account whatsoever against the concerned supplier, and not against the Assignor. The Assignor shall make available the benefit of the warranties available to it in the course of purchase by it of such equipments and/or unexpired portions thereof to the said Society/ Association. It is clarified that by granting / allotting parking spaces to the acquirers or Assignees of parking spaces in the Building, the Assignors shall not be deemed to have assumed any responsibility or held out any warranty as to its fitness for the purpose intended, or as to its safety or as to its ability to serve the purpose intended. The Assignee shall, jointly with the other persons availing the said facility / lift(s) / equipment(s) to be provided in the Common Areas and/or the equipment(s) provided in the Unit, be liable to ensure that the said facility / lift(s) / equipment(s) is/are used in the manner mandated to be used as a prudent person, and further from time to time along with the other persons entitled to and availing the said facility / lift(s) / equipments attend to the servicing and maintenance of the said facility / lift(s) / equipment(s), and secure and obtain compliance by all persons of all conditions as to its use, and for the said purpose contribute proportionately jointly with the other persons entitled to and availing the said facility / lift(s), and other equipments held in common. The Assignor shall also not be deemed to have assumed any liability or held out any warranty as to the various items to be provided in the individual Units, and shall pass on the warranty extended by the supplier to the Assignor, to the extent of the unexpired / residual term thereof. Further, in the event the Assignee, insofar as it relates to equipments provided in the Unit, and any of the Assignees, or their representative or the said Society/Association, insofar as it relates to any of the equipments provided in the Common or Limited Common Areas, changing or carrying out any unauthorised works thereto, all obligations of the Assignor in whatsoever manner arising shall come to an end. In like manner, on any renovation or further or additional works carried out by the Assignee to the Unit, or the acquirers of Units generally or the said



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Society/Association to the common portions of the Building, the Assignor's obligations as to any alleged defect in workmanship in this regard shall automatically lapse and come to an end.

- 18.3 The Assignee shall, in carrying out works within the Unit, i.e. in providing amenities, fixtures and fittings as desired by him therein so to make the same complete as per his desire, take all precautions to ensure that no part of the common portions of the said building is damaged, and further that there is no leakage from the Unit to the Unit below or to the adjoining Units. The Assignee shall carry out necessary waterproofing works, and shall himself be liable to abate any grievance about any leakage from within the Unit to the Units below or the adjoining Units.

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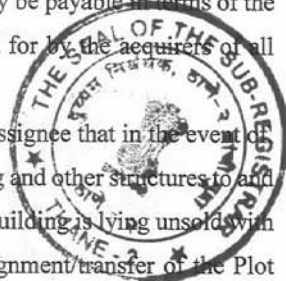
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19. **TRANSFER AND CONVEYANCE**

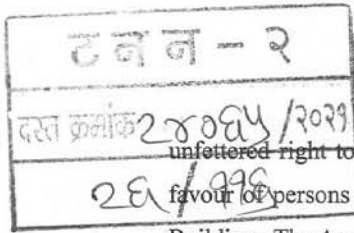
- 19.1 The Assignor has conveyed to the Assignee that it will, in due course, on completion of the full development of the Building, and after receipt of Occupancy Certificate for the whole of the Building, within the time prescribed in law, execute the Assignment of the leasehold rights of the Plot together with the Building (as constructed) in favour of the said Society/Association. The Assignor has conveyed to the Assignee that it has presently undertaken to construct the Building in Phases, depending upon the receipt of consents, sanctions and approvals from MIDC, and accordingly may obtain part-Occupancy Certificate(s) for the various portions of the Building, as and when completed, as set out separately herein. The Assignor records that in any event, having regard to the terms of the lease granted by MIDC in favour of its predecessor-in-title (and presently enuring in its favour), it would be able to transfer and assign the lease of the Plot and the Building in favour of the said Society/Limited Company only after the full development thereof is complete.

- 19.2 The Assignor has conveyed to the Assignee that after transfer and assignment of the lease in favour of the said Society/Association, the said Society/Association will be liable to abide by the terms of the Lease, and comply with all stipulations of MIDC in that behalf. Further, for the transfer and assignment of the Lease in favour of the said Society/Association, it shall be liable to pay to MIDC such sum as may be payable in terms of the policy of MIDC. The same shall be liable to be contributed for by the acquirers of all Units in the Building proportionately.

- 19.3 The Assignor has informed, conveyed and explained to the Assignee that in the event of and upon, transfer and Assignment of the Plot and the Building and other structures to and in favour of the said Society/ Association, if any Unit in the Building is lying unsold with the Assignor, the Assignor shall, notwithstanding such Assignment/transfer of the Plot and/or the Building, be entitled, in the same manner as prior to such transfer, to an



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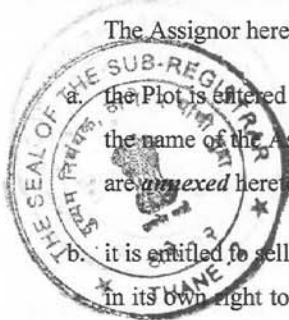


unfettered right to deal with and dispose of the unsold Units in the Building to and in favour of persons of its choice, and on like terms and conditions as other Units in the Building. The Assignee covenants with the Assignor that he shall not do any act by which he obstructs, interferes with or disrupts such right of the Assignor, and further that he shall as a member of the said Society/Association (when formed) ratify and affirm any such transaction, and on being advised and recommended by the Assignor, facilitate and cooperate the admission of such Assignee as a member of the said Society/Association, with the same right and subject to the same obligations as other members of the said Society/Association. The Assignee covenants with the Assignor to do all that is necessary to effectuate the aforesaid, and further to not do anything which may prevent the doing or achieving of the aforesaid. The Assignee further covenants with the Assignor to facilitate the said Society/ Association executing appropriate Writings in favour of the Assignor to record and effectuate the aforesaid, simultaneously with transfer of the Plot and the Building constructed thereon to and in favour of the said Society/Association as aforesaid.

- 19.4 Until transfer and Assignment of the leasehold rights in the Plot and the Building constructed thereon and the common areas in the Building to and in favour of the Society/Association as aforesaid, the authority of the acquirers of Units in the Building shall be subject to the overall control and authority of the Assignor over all or any of the matters concerning the Building and the amenities provided therein. The Assignor shall, upon execution of the Assignment in favour of the Society/Association as aforesaid, hand over vacant and peaceful possession of the common areas to the said Society/Association.
- 19.5 The Society/Association shall bear and pay all out-of-pocket expenses including stamp duty and registration charges, if any, and the professional fees of the Advocates engaged for the purpose of execution of such Assignment; the Society/Association shall also at its own costs apply for and obtain any permission or licence to assign, if any, needed from MIDC (the Lessor of the Property) for the purposes of execution of such Assignment in its favour.

20. **REPRESENTATIONS AND WARRANTIES BY THE ASSIGNOR**

The Assignor hereby represents and warrants to the Assignee as follows:





- a. the Plot is entered in the Property Register maintained by MIDC in respect of the Plot in the name of the Assignor; authenticated copies of the relevant Property Register Extract are annexed hereto and marked *Annexure "3"*,
- b. it is entitled to sell the Units in the Building on "ownership" basis on its own account and in its own right to interested persons as it chooses, and receive and appropriate to itself the entire sale proceeds therefrom; (however, the acquirers of Units are, having regard to

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the fact that the development of the Plot is as an "I.T. Park", liable at all times, including through its successors and assigns, to be compliant with the conditions and stipulations as to user of the Unit as and in the manner permitted),

- c. save and except as disclosed in the Certificate on Title issued in respect of the Plot and the leasehold rights thereto, there are no encumbrances upon the Plot; authenticated copy of the Report on Title to the Plot issued by V.S Legal Associates, Advocates High Court dated 18th March, 2021 and is annexed hereto and marked **Annexure "4"**,
- d. save and except as disclosed in the Report on Title aforesaid, there are no other litigations pending in respect of the said Project or the Plot in any other court authority or forum,
- e. it is, after obtaining requisite approvals from MIDC and other Competent Authorities, as Assignee of the Plot and the structures then standing thereon, carrying on construction of the Building on, the Plot in accordance with building plans sanctioned by and various other sanctions and approvals obtained by it from MIDC as amended from time to time and the terms conditions stipulations and restrictions imposed by MIDC while granting such sanction; the same have been obtained by following due process of law, and are all valid and subsisting; further, all approvals, licences and permits issued by the concerned statutory authorities with respect to the Project, the Plot and the Building have been obtained by following due process of law, and it has been, and shall at all times, remain, in compliance with all applicable laws in relation to the Plot, the Building and common areas, and has on completion of construction of the Building upto the Ground Floor level, and thereafter upto the Second Floor level and further upto Fifth Floor level, separately obtained part-Occupancy Certificates therefor from MIDC; it shall, similarly on completion of the further phases of construction of the Building, obtain part-Occupancy Certificates from MIDC upto such levels, and shall on completion of construction of the Building by utilising the full F.S.I. available and permissible thereon, obtain Occupancy Certificate for the Building; authenticated copies of the Approval and Commencement Certificate issued by MIDC in respect of the Project and the amendments thereto from time to time are annexed hereto and marked **Annexure "5" (Colly.)**; the part-Occupancy Certificate issued by the Deputy Engineer & PA-III, Special Planning Authority, Sub Dn MIDC, Division No. II, Thane dated 22nd May 2018 (for the Ground Floor Levels), the part-Occupancy Certificate issued by the Deputy Engineer & PA-III, Special Planning Authority, Sub Dn MIDC, Division No. II, Thane dated 25th October 2019 (upto the Second Floor Levels) is annexed hereto and marked **Annexure "6-A"** and **Annexure "6-B"**, and the part-Occupancy Certificate issued by the Deputy Engineer & PA-III, Special Planning Authority, Sub Dn MIDC, Division No. II, Thane dated 29th October 2021 (upto the Fifth Floor Levels) is annexed hereto and marked **Annexure "6-C"** respectively,

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it has the right to enter into this Deed, and has not committed or omitted to perform any act or thing, whereby the rights and interest agreed to be granted to the Assignee herein and hereunder, may be prejudicially affected,

- g. it is not restricted in any manner whatsoever from selling the Unit to the Assignee in the manner contemplated hereunder,
- h. it has duly paid, and shall continue to pay and discharge, the undisputed MIDC/governmental dues, rates, charges and taxes and other monies, levies, impositions, premia, damages and/or penalties and other outgoings whatsoever, payable with respect to the Plot to MIDC/government and other concerned authorities,
- i. it has neither received, nor has it been served with, any notice in respect of the Plot or the leasehold rights therein from MIDC, the Government or any local body or authority or under any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Plot); however a part of the Plot is affected by road set-back/earmarked for road-widening, and would be liable to be surrendered / handed to the concerned authorities for such road widening; the Assignor shall alone be entitled to the compensatory benefit granted in lieu thereof,
- j. at the time of execution of the Assignment of the leasehold rights in respect of the Plot and the Building in favour of the said Society/ Association, the Assignor shall hand over lawful, peaceful, possession of the common areas in the Building to it, and
- k. it has not entered into any Agreement for Sale, Development Agreement or any other agreement / arrangement with any person or party with respect to the Plot or any part thereof, or the Unit, which may in any manner affect the rights granted and/or agreed to be granted to the Assignee hereunder.

21. **IRREVOCABLE CONSENT**

In pursuance of the provisions of the said Scheme and as basis for the sale of the Unit by the Assignor to him, the Assignee hereby agrees and grants his irrevocable consent to the Assignor

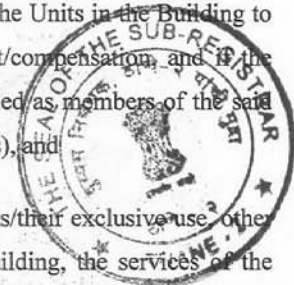
- a. developing the Plot in the manner disclosed herein, including laying out construction to the full extent permissible as disclosed herein, and using and exploiting the potential of the Plot to the maximum extent permissible, and in the said context and for the said purpose availing of additional construction which may become available on account of additional F.S.I. in future by any revision in the Government Policy applicable to the area

	
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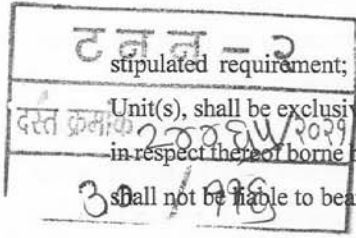
or the MIDC Rules and Regulations as amended upto date applicable in that behalf, and selling Units in the Building on 'ownership' or on any other basis to persons of their choice, and realising and appropriating to itself the entire sale proceeds therefrom, without the Assignee herein and/or the acquirers of other Units in the Building and/or the Society/ the Association having any right to object to the same or to lay any claim to any part of the sale proceeds therefrom; without detracting from the generality of what is provided hereinabove, the Assignee confirms and affirms his consent to the Assignor getting sanctioned and laying out additional storeys above the Sixth (Part) Floors of the Building (as now sanctioned) as separate Project(s) in the manner disclosed elsewhere in this Deed,

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- b. in the event of the Assignor obtaining part-Occupancy Certificate in respect of a portion of the sanctioned construction in respect of the Building and placing the Assignee in possession of the Unit, and its continuing and completing the remaining phases of development in the manner disclosed elsewhere herein, then and in that event, to not object to the carrying out of such works, and any nuisance or inconvenience which may be suffered during the period of such construction,
- c. ceding any part of the Plot or any portion of the Building for a sub-station as may be required by the Maharashtra State Electricity Distribution Company Ltd. (MSEDCL), and complying with all its requirements in the manner of installation and provision of electric supply, including granting any licence or sub-lease in respect of any portion of the Plot or the Building constructed thereon in its favour,
- d. changing the user of any part of the Plot and of the Building and/or of the Units therein (other than the Unit) and/or of any portion/s thereof after obtaining the prior written sanction in that behalf from MIDC, without adversely affecting the user of the Unit,
- e. making alterations in Units other than what is agreed to be sold to the Assignee herein, so as to permit any changed permitted user thereof by interested Assignees thereof as may not be objected to by MIDC, and selling such Units for such use, and also to amalgamating and/or sub-dividing or re-laying any of such units in such manner as it may desire,
- f. giving on "leave and licence", tenancy or lease basis any of the Units in the Building to persons of its choice, subject to payment of periodical rent/compensation, and if the Assignor so chooses, then to get itself or its nominees enrolled as members of the said Society/Association, when registered in respect of such Unit(s), and
- g. to providing to any one or more Unit(s) in the Building for its/their exclusive use other than the use of the common lifts to be provided in the Building, the services of the additional lifts intended to be provided by the Assignor in the Building, beyond the



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stipulated requirement; such lift(s), if granted for the exclusive of any acquirer/s of Unit(s), shall be exclusively maintained and paid for, and all taxes and outgoings payable in respect thereof borne by such Assignee(s) alone, and the said Society/Limited Company shall not be liable to bear or share any part thereof.

22. ASSIGNEE'S COVENANTS

The Assignee, so as to bind all persons claiming by under or through him, hereby covenants with the Assignor that he will -

- a. pay to the Assignor the instalments of price of the Unit and other amounts becoming due hereunder (including the amounts specified in Clause 15.1 above payable against possession of the Unit) on the respective due dates as provided herein, time being of essence,
- b. take possession of the Unit within fifteen days of the Assignor offering him possession thereof after executing appropriate documents recording and evidencing such possession, and pursuant to and to effectuate the provisions hereof, subject to the provisions of Clauses 1E, 7 and 8 above,
- c. not do any act, or set up any right or claim, which would in any manner interfere with, obstruct, jeopardise or disrupt the rights of the Assignor to develop the Project in the manner and to the extent herein disclosed, and to sell the various Units therein to persons of its choice in such manner as it is entitled, and to receive and appropriate to itself the entire proceeds therefrom,
- d. faithfully abide by all the terms, conditions and stipulations contained in this Deed and all applicable laws,
- e. observe and abide by the terms of the Lease under which the Plot is held from MIDC, and also the terms and conditions on which the approvals have been granted, and further contribute to and pay his share of the lease rent regularly and without default,
- f. use and/or permit to be used the Unit only as an IT unit/IT Support Unit or for such other purpose as may be permitted by MIDC, and not use or permit to be used the Unit for any other purpose, and in particular for any purpose which may or is likely to cause nuisance or annoyance to the occupiers of neighbouring building/s/Units or for any illegal or immoral purpose; the Assignee is further aware that in case he changes the user of the Unit, it would amount to breach of the terms of the lease granted by MIDC in its favour, and is likely to jeopardise the lease rights to the Plot and the construction as may for the time being stand thereon, and the Assignee shall not do anything in the Unit including

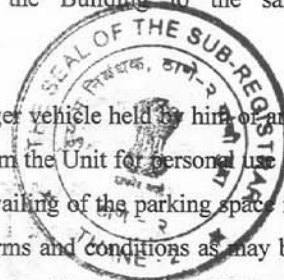
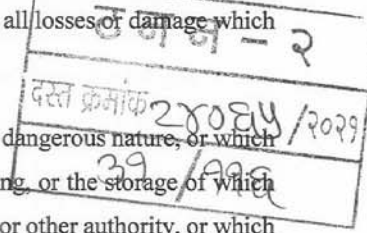
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change of user thereof which is likely to put in jeopardy the leasehold rights of the Assignor to the Plot; without prejudice to the aforesaid, in the event any loss or damage is caused to any part of the Plot or the Building or to the other acquirers of Units on account of any such unauthorised action on the part of the Assignee, the Assignee shall be liable to indemnify and keep indemnified the Assignor and/or the other acquirers/holders of Units in the Building of from and against all losses or damage which may be occasioned thereby,

- g. not store in the Unit any goods of a hazardous, combustible or dangerous nature, or which is likely to damage the construction or structure of the Building, or the storage of which is objected to or not approved/licensed by the concerned local or other authority, or which is prohibited by the terms of the Lease granted by MIDC in its favour

(if any damage or loss is caused to the Assignor or to other acquirers of Units in the Building by breach of the provisions of sub-clauses (f) or (g) above, or on account of any negligence or default on his part, he alone will be liable for the consequences thereof, and shall be liable to compensate the Assignor/such other acquirers for any loss damage expense or injury caused thereby),

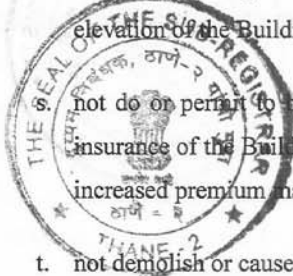
- h. not throw or permit to be thrown any dirt, rubbish, rags, garbage or other refuse from the Unit into the compound or any portion of the Plot or the Building or into any of the adjoining lands,
- i. not carry out or permit to be carried out in and from the Unit any activity of manufacture, or permit any of its employees to use the Unit for purposes of residence,
- j. by reason of acquiring an Unit in the Building, not claim any right to park motor vehicles in any part of the common open portions of the Building, or in any other area which may not be designated for car parking; if he so desires, he will park his vehicles in the Car Parking Space in any slot in the mechanised car parking facility acquired from the Assignor on 'ownership' basis or on licence, subject to payment of any charges due on account thereof, until transfer of the Plot and/or the Building to the said Society/Association as provided in Clause 19 above,
- k. be entitled to bring in and park only a car or other passenger vehicle held by him or any other employee/other person of the Assignee operating from the Unit for personal use in the designated car parking space; he shall, in using and availing of the parking space in the mechanised car parking facility, be subject to such terms and conditions as may be stipulated by the Assignor or (in due course) the said Society/Association, MIDC and other concerned authorities respecting its use; if any security deposit is payable to MIDC



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- or any other authority to ensure the specified user of the said facility, he will pay the same in addition to the amount payable to the Assignor as price therefor,
- l. pay to the Assignor, within fifteen days of demand, his share of security deposit demanded by MIDC/the concerned local authority or Government for providing water, electricity or any other service connection to the Building,
 - m. not encroach upon or make use of any portion of the Building not agreed to be acquired by him, or store anything in any part of the common open portions of the Building, including the portions outside the said Unit,
 - n. restrict his claims only to the Unit, and not claim any right to put up any construction on the Building, or to make any variation or alteration in the Unit, and also not claim any right to put up additional construction on the Building which may result in the reduction of further area of construction, if any, permissible on the Plot,
 - o. not let out, sub-let, transfer or part with possession of the Unit, or transfer or assign his right title or interest in the Unit or the benefit factor of this Deed until all amounts payable hereunder to the Assignor have been fully paid and discharged, and only if there is no subsisting breach or non-observance of any of the terms conditions or provisions hereof,
 - p. not slaughter any animal in the precincts of the Building,
 - q. at his own costs carry out all internal repairs, and maintain the Unit in good and tenantable repair and condition, from the date of his taking possession of the same, and not do or suffer to be done anything in or to the Building or the Unit which may be against the By-laws, Rules or Regulations of the concerned local or any other authority or the MIDC Rules and Regulations as amended upto date or any other Rule or Regulation framed by MIDC or which may be a breach of the covenants under the Lease on which the Plot is held, or alter or make any addition in or to the Building or the Unit,
 - r. not permit any part of the external walls of, or the terrace above, the Building to be used for putting up any hoarding or any neon signs on any basis whatsoever, or do or permit to be done anything in the Unit which may in any manner deface the look or external elevation of the Building.
 - s. not do or permit to be done any act or thing which may render void or voidable any insurance of the Building in which the Unit is situate or any part thereof, or whereby any increased premium may become payable in respect thereof,
 - t. not demolish or cause to be demolished the Unit or any part thereof, or make or cause to be made any addition or alteration of whatsoever nature to or in the Unit or any part

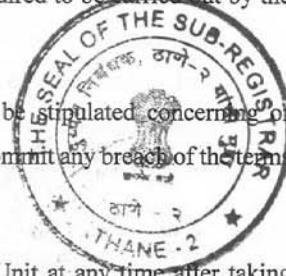




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thereof, or effect any alteration in the elevation or external colour scheme of the Building or any part of the common portions thereof, and keep the sewers, drains, pipes, etc. in the Building/the Unit in good and tenantable repair and condition, and in particular so as to support shelter and protect the other parts of the Building, and not chisel or in any other manner damage the columns, beams, walls, slabs, RCC parties or other structural members in the Building without the prior written permission of the Assignor or of the said Society/Association,

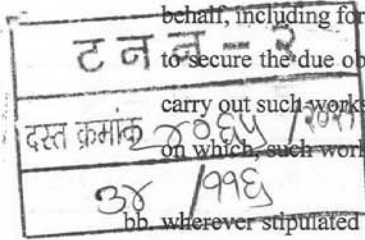
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- u. bear and pay a proper proportion of the dues, duties, impositions, outgoings and other burdens of any nature and kind whatsoever at any time hereafter imposed upon the Plot and/or the Building and/or upon the Assignor or Assignees/acquirers of Units therein by any authority including MIDC, the Thane Municipal Corporation, revenue authorities, etc.,
- v. along with acquirers of other Units in the Building, pay to MIDC, the local authority, State Government or any other authority any betterment charge, development tax, fire tax or any other tax or levy payable in respect of the Building, sharing the same amongst themselves in proportion of the carpet area of the Unit to the carpet areas of the all Units in the Building,
- w. on formation of the said Society/Association, do all acts as may be required to join and confirm any resolution for affirming the allotment by the Assignor of the car parking spaces in the Building to the occupants and/or acquirers of Units in the Building to whom the Assignor may have granted/allotted the same,
- x. within one month of demand by the Assignor, rectify any defect or want of repairs pointed out to him by the Assignor in the Unit,
- y. carry out, along with the acquirers of other Units in the Building at their joint costs, without holding the Assignor liable or responsible for the same, all repairs, additions and alterations in or to the Building and the Unit as may be required to be carried out by the Government/MIDC, local or any other authority,
- z. submit letters to, and, abide by such conditions as may be stipulated concerning or regulating the fit-outs to be carried out in the Unit, and not commit any breach of the terms thereof,
- aa. not carry out any addition alteration or renovation to the Unit at any time after taking possession thereof except after obtaining prior permission of the Assignor or the said Society/Association, as the case may be, in that behalf, and only after complying with



	
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such conditions as the Assignor / the said Society / Association may stipulate in that behalf, including for the said purpose by keeping deposited such sum as may be stipulated to secure the due observance and performance of the terms thereof, and to abide by and carry out such works only in the manner, and without committing any breach of the terms on which, such works have been permitted to be carried out,



bb. wherever stipulated by the Assignor / the said Society / Association as a term of the fit-out, carry out the waterproofing works in the Unit only through a common Contractor as may be designated by the Assignor / the said Society / Association for the purpose, and in compliance with the stipulation as may be imposed by such Contractor,

cc. not carry out any work in the Unit which may in any manner cause any damage to any of the Units above, below or adjacent to the same; if on account of any works so carried out by the Assignee, any loss or damage is caused to any of the neighbouring Units on the same floor or to the Units above or below the same, the Assignee shall at his own costs be liable to make good such loss or damage, and shall keep the Assignor and the Society/ Association indemnified of from and against any loss damage or consequence of such work carried out by the Assignee,

dd. allow the Assignor and its agents/servants to enter upon the Building (including the Unit) and carry out repairs therein for maintaining, rebuilding and keeping in good order and condition all sewers, drains, pipes, cables, water pipes, gutters, electric wires, etc. in the Building/the Unit and for other similar purposes, and also for cutting off water/electric supply to any Unit in the Building, the occupant whereof may have committed breaches of the terms of the Deed executed by him with the Assignor, or the Bye-laws and Regulations/ Constitution of the said Society/Association, and

ee. observe and perform all the Rules and Regulations which the Society / Association (as contemplated under Clause 16 above) may adopt at its inception and the additions, alterations or amendments which may be made therein from time to time for protection and maintenance of the Building and the Units therein, and for the observance and performance of the MIDC Rules and Regulations as amended upto date/ the Bye-laws Rules and Regulations of the concerned local authority and of the Government and other public bodies; the Assignee shall also contribute and pay regularly and punctually towards the taxes, expenses or other outgoings payable in respect of the Unit in accordance with the terms of this Deed.

23. COVENANTS FOR COMMON BENEFIT

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This Deed, to the extent it lays down covenants on the part of the Assignee to be observed for the common benefit of all acquirers of Units in the Building, is for the benefit of all acquirers of Units therein, and the terms and conditions hereof shall be available for enforcement not only by the Assignor herein, but also by the other members of the said Society/ Association.

24. **NAME OF SOCIETY/ASSOCIATION**

The name of the Building which is constructed by the Assignor, and in which the Unit is comprised, is **BHAIRAAV MILESTONE**, and the name of the Society/Association which will be got registered / incorporated by the acquirers of Units in the Building shall also contain the said name, and the Assignee herein or the acquirers of other Units in the Building or the said Society/ Association shall not change the same.

25. **NO GRANT, DEMISE OR ASSIGNMENT**

Nothing contained in this Deed is intended to be, nor shall be construed to be a grant, demise or assignment in law of the said Unit or of the Plot or the Building or any part thereof, such conferment to take place only on the assignment of the leasehold rights in respect of the Plot and the Building to the said Society/Association as provided in Clause 19 above; the Assignee shall have no claim save and except to the said Unit, and all open spaces, parking spaces, lobbies, staircase, terraces, etc. in the Building shall remain the "property" of the Assignor until the Plot and the Building are transferred by the Assignor to the said Society/Association as hereinbefore mentioned.



26. **REGISTRATION OF PROJECT**

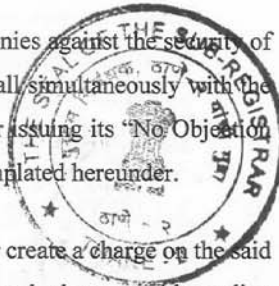
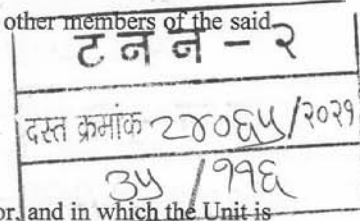
The Assignor has got the said Project registered under the provisions of the RERA Act with MahaRERA under No.P51700020951 (authenticated copy of which Registration Certificate is annexed hereto and marked **Annexure "7"**)

27. **ASSIGNOR SHALL NOT MORTGAGE OR CREATE A CHARGE**

27.1 The Assignor has informed the Assignee that it has raised monies against the security of the Plot from M/s. Vistra ITCL (India) Ltd. The Assignor shall simultaneously with the execution of this Deed obtain from the said Company a letter stating its "No Objection Certificate" for sale of the said Unit to the Assignee as contemplated hereunder.

27.2 After the Assignor executes this Deed, it shall not mortgage or create a charge on the said Unit, and if any such mortgage or charge is made or created, then notwithstanding anything contained in any other law for the time being in force, the same shall not affect

	
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the right and interest of the Assignee who has acquired or agreed to acquire the said Unit from the Assignor.

28. **RIGHT TO INSTALL LOGO**

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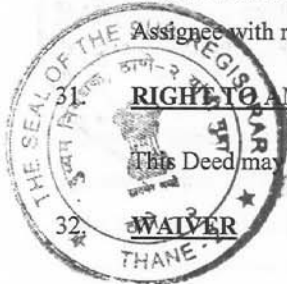
The Assignor will have a right to install its logo in/upon one or more places in the Building together with a Statement about the said Project having been developed by it, and the Assignor reserves to itself, and the Assignee covenants that he and the said Society/Association shall at all times facilitate, and not obstruct, full, free and complete right of way and means of access to such place/s at all times for the purpose of repairing, painting, altering or changing the said logo at its own costs, and the Assignee or the said Society/Association shall not change, remove or disturb the said logo under any circumstance whatsoever, or create any impediment to the exercise of such rights.

29. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THIS DEED**

Wherever in this Deed it is stipulated that the Assignee has to make any payment in common with other Assignees in the Building, the same shall be in proportion of the carpet area of the said Unit to the total carpet area of all the Units in the Building measured uniformly.

30. **ENTIRE DEED**

The Parties record that the Deed herein, with the Recitals, Schedules and Annexures thereto, constitutes and records the entire Deed arrived at between the Parties with respect to the subject matter hereof, and all understandings, Deeds, allotment letters, correspondence, arrangements, whether written or oral, if any, between the Parties with regard to the said Unit are superseded and/or merged in this Deed. The Parties further confirm that there is no collateral Deed or arrangement arrived at between them with regard to the said Unit and not recorded herein. Accordingly, the Assignee shall not set up or plead any right or claim on the basis of any brochure or other promotional material which may have been circulated or may hereafter be circulated in respect of the Building, it being agreed between the Parties that the full and complete Deed arrived at between the Parties is as recorded herein, and all prior representations made by the Assignor to the Assignee with regard to the said Unit shall be deemed to be merged herein.



31. **RIGHT TO AMEND**

This Deed may be amended only by the written consent of the Parties.

32. **WAIVER**

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Any delay or indulgence shown by the Assignor in enforcing the terms hereof, or any forbearance or giving of time by the Assignor to the Assignee, shall not be construed as waiver on the part of the Assignor of any breach or non-compliance with any of the terms or conditions hereof by the Assignee, nor shall the same in any manner prejudice the Assignor's rights in law or hereunder.

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33. **SEVERABILITY**

If any provision of this Deed is determined to be void or unenforceable under the provisions of the RERA Act, the MahaRERA Rules and Regulations made hereunder or under other applicable laws, such provision of this Deed shall be deemed to be deleted and/or amended insofar as void or unenforceable to the extent necessary to conform to the provisions of the RERA Act, the MahaRERA Rules and Regulations framed under the RERA Act, or the applicable law, as the case may be, and the remaining provisions of this Deed shall remain valid and enforceable as applicable at the time of execution of this Deed.

34. **BINDING EFFECT**

The act of forwarding this Deed by the Assignor to the Assignee does not create a binding obligation on the part of the Assignor or the Assignee, until:

- a. the Assignee signs and delivers this Deed with all the Schedules and Annexures hereto along with the payments due as stipulated in the Payment Plan under Clause 1E above within 30 (thirty) days from the date of receipt hereof by him, and
- b. appears for registration at the Office of the concerned Sub-Registrar of Assurances as and when intimated by the Assignor, and co-operates in getting this Deed registered with the said Office.

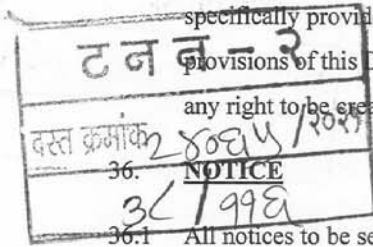
If the Assignee fails to execute and deliver this Deed to the Assignor within 30 (thirty) days from the date of its receipt thereof by him, and/or appear before the concerned Sub-Registrar for its registration as and when intimated by the Assignor, then the application of the Assignee for allotment/sale of the Unit in the Building shall stand cancelled without any further act of parties, and all sums paid/deposited by the Assignee in connection therewith, including the booking amount, shall stand forfeited to the Assignor, and the Assignee shall then cease to have any right or interest to or in the said Unit or against the Assignor.

35. **FURTHER ASSURANCES**



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The Parties agree that they will execute acknowledge and deliver to the other such instruments, and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Deed or of any transaction contemplated herein, or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.



36.1 All notices to be served upon the Assignee in connection with this Deed shall be deemed to have been duly served upon him if sent to the Assignee by Registered Post A.D., Courier, Hand Delivery or by email, to the address / Email ID (as the case may be) of the Assignee furnished by the Assignee to the Assignor from time to time.

ASSIGNOR:

Customer Relationship Manager (CRM)
The Corporate Park
16th Floor, Plot No. 14/15, Sector 18,
Next to Warana Dairy, Opp. Pudhari Press,
Sanpada, Navi Mumbai – 400703
Email : customercare@bhairaavlifestyles.com

And

IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED,

residing / having address at 701, 7th Floor, Amfotech Amsons IT Park, Road No. 8, Padwal Nagar, Opp. MIDC Vardaan (Old Passport Office), Wagle Estate, Thane West, Thane – 400604, and holding Permanent Account No (S). AACCI7893N

Email: sachin@theimperative.in

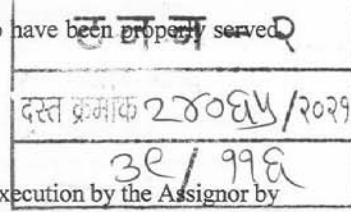
36.2 A Notice shall be deemed to have been served - if personally delivered at the time of delivery, and - if sent by Courier, Registered Post A.D. or by e-mail, at the time of delivery/receipt thereof to/by the person receiving the same. In the event the Assignee changes his address as recorded with the Assignor, he shall intimate the same to the Assignor, and thereupon all notices and communications by the Assignor to the Assignee shall be communicated at the said new address. Unless otherwise notified, communication to the address of the Assignee recorded with the Assignor shall be deemed to have been duly served upon the Assignee.



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37. **JOINT ALLOTEES**

In case there are joint Assignees of any Unit, all communications shall be sent by the Assignor to the Assignee whose name appears first in this Deed and at the address given by him, which shall to all intents and purposes be deemed to have been properly served upon all the Assignees.

38. **PLACE OF EXECUTION**

The execution of this Deed shall be completed only upon its execution by the Assignor by the hand of its Authorised Signatory at its address set out above. After the Deed is duly executed by the Assignor and the Assignee or simultaneously therewith, this Deed will be registered at the Office of the concerned Sub-Registrar of Assurances as provided in Clause 34 above.

39. **GOVERNING LAW**

This Deed and the rights, entitlements and obligations of the Parties under or arising hereunder shall be construed and enforced in accordance with the laws of India as applicable in Thane, and the Courts of law in Thane will have exclusive jurisdiction with respect to all matters pertaining to this Deed, and in particular shall always be subject to the provisions of the RERA Act, the MahaRERA Rules and the Regulations framed thereunder, or any statutory reenactment or modification thereof from time to time.

40. **STAMP DUTY AND REGISTRATION**

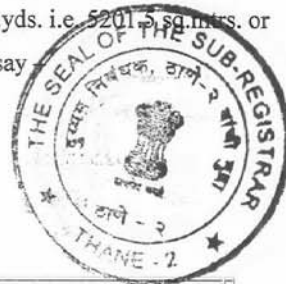
All stamp duty and registration charges payable on this Deed and on other documents to be executed pursuant hereto shall be borne and paid by the Assignee exclusively, and the Assignor shall not be liable to bear or pay any part of the same.

IN WITNESS WHEREOF the Parties have set and subscribed their respective signatures hereto at Thane in the manner hereinafter mentioned the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT the leasehold land bearing Plot No.C-15 in the Panchpakhadi (Wagle Industrial Area) within the village limits of Panchpakhadi, Taluka and District Thane, in the Registration Sub-District and District of Thane admeasuring 6220 sq.yds. i.e. 5201.5 sq.mtrs. or thereabouts situate at Road No. 16 and bounded as follows, that is to say

- On or towards the North and East - by MIDC Road,
 On or towards the South - by Plot No. C-16, and
 On or towards the West - by Plot No. C-14.

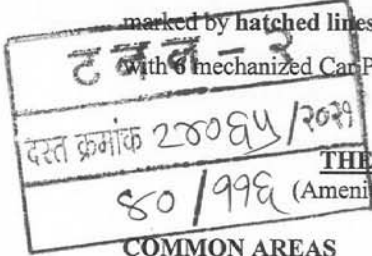


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THE SECOND SCHEDULE ABOVE REFERRED TO:

(being description of the Unit forming the subject matter of these presents)

ALL THAT the Unit No. 402 on the 4th Floor of **BHAIRAAV MILESTONE** admeasuring **5934.08** sq.ft. (i.e. **551.29** sq.mtrs. or thereabouts) RERA Carpet Area constructed on the lands more particularly described in the **First Schedule** hereinabove written and shown marked by **hatched lines** on the plan annexed hereto and marked **Annexure "2"** hereto, together with a mechanized Car Parking Slot in the Basement / Compound of the Building

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

(Amenities fixtures and fittings to be provided in the Building)

COMMON AREAS

1. Areas covered under the external and internal walls and pardies (built-up areas).
2. Staircases, lobbies, passages and landings, common terraces.

COMMON FACILITIES

1. Overhead and underground water storage tanks and water pipes, water meter, pump room with pumps and accessories.
2. Drainage and sewerage including septic tank and soak pit, etc.
3. Electrical common load wiring, starters/switches and all common wirings.
4. Common lights in staircases, landings, gates, terrace and compounds.
5. Compound gate/s
6. Common compound walls.
7. Lifts (4 Nos.).
8. Stilt Parking areas.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Common areas and Limited Common Areas appurtenant to the Building)



SHARPMIND CONSULTANCY SERVICES PRIVATE LTD	IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED

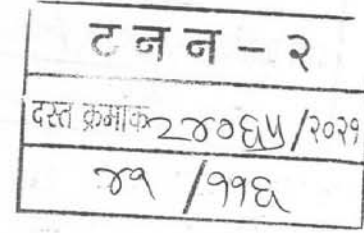
5. Pump Room
6. Lift Room and Lift well referable to the three passenger lifts and one Service Lift designated for general use of all Units across the Building.

LIMITED COMMON AREAS:

Lobby / Passage on every floor

COMMON AMENITIES:

1. Underground and overhead water tanks.
2. Automatic Lifts (three passenger lifts and one service lift) of good reputed Company. This shall not comprise the three additional lifts which may be provided for exclusive use of one or more Units, and are intended to be used as a servient amenity to such Unit(s).
3. Lifts.
4. Light and electrical fittings in the staircase, entrance hall and in the common passage.
5. Meter room.
6. Exterior.
7. External Plumbing fixtures and fittings
8. Firefighting system



LIMITED COMMON AMENITIES:

Terrace above the topmost floor, only to the extent required to service the common amenities mentioned above.

Mechanized Car Parking facility together with all attendant accessories thereto, which shall avail to the benefit of the persons who acquire and/or to whom exclusive right of user of such lift(s) is granted as servient to the use of Unit(s) in the Building

BUILDING – SPECIFIC COMMON AMENITIES:

1. R.C.C. underground and overhead water tanks.
2. Car Parks in the Basement of the Building.
3. Three passenger lifts and one Service Lift designated as for general use across Units in the Building
4. Light and electrical fittings in the staircase, entrance hall and in the common passage



SHARPMIND CONSULTANCY SERVICES PRIVATE LTD	IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED

टन नं- ३	Meter room
दस्ता क्रमांक 28095/1929	6. Exterior Plumbing fixtures
82/99a	7. Fire fighting system

THE FIFTH SCHEDULE ABOVE REFERRED TO:

1. Elevators (lifts) (4 Nos.).
2. Water Pumps
3. Fire-fighting Pumps, alarm system, sprinklers and equipment.
4. Electrical Panels and distribution system.
5. All types of Electrical switches and circuit breakers.
6. Exhaust fans, light fittings and all electrical appliances.
7. All other third party manufactured products and equipment.



SHARPMIND CONSULTANCY SERVICES PRIVATE LTD	IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED

SIGNED and **DELIVERED** by the)

for **SHARPMIND CONSULTANCY SERVICES PRIVATE LTD.,**

within named **ASSIGNOR**)

SHARPMIND CONSULTANCY SERVICES PRIVATE LTD.)

by the hand of its Authorized Signatory)

Mr. Viivek Jain)

in the presence of:)

SIGNED and **DELIVERED** by the)

within named **ASSIGNEE**)

_____)
in the presence of:)

IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED

THROUGH ITS PARTNER

IN THE PRESENCE OF

1. _____)

2. _____)

RECEIVED at or before the execution hereof of)

and from the Assignee above named the sum of)

Rs. 8,00,000.00/ (Rupees: Eight Lakh only)

expressed within to have been by the Assignee paid to us)

WE SAY RECEIVED, for
SHARPMIND CONSULTANCY SERVICES PRIVATE LTD
Authorized Signatory

Witnesses:

Viivek Jain



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दस्त क्रमांक 25084 / 2029
83 / 998

Manjusha S. Patthankar

Manjusha S. Patthankar



SHARPMIND CONSULTANCY SERVICES PRIVATE LTD	IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED

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88 / 99A

LIST OF ANNEXURES

Annexure 1 – Plan of the Plot (Layout Plan)

Annexure 2 – Typical Floor Plan of Unit

Annexure 3 - Extract from Property Register

Annexure 4 – Title Certificate

Annexure “5 Colly”– Commencement Certificate issued by MIDC in respect of the Project and the amendments thereto from time to time.

Annexure 6-A – Part-Occupancy Certificate upto the Ground Floor level

Annexure 6-B Part Occupancy Certificate upto the Second Floor level

Annexure 6C Part Occupancy Certificate upto the Fifth Floor level

Annexure 7 – RERA Registration Certificate

Annexure 8 – Payment Plan.



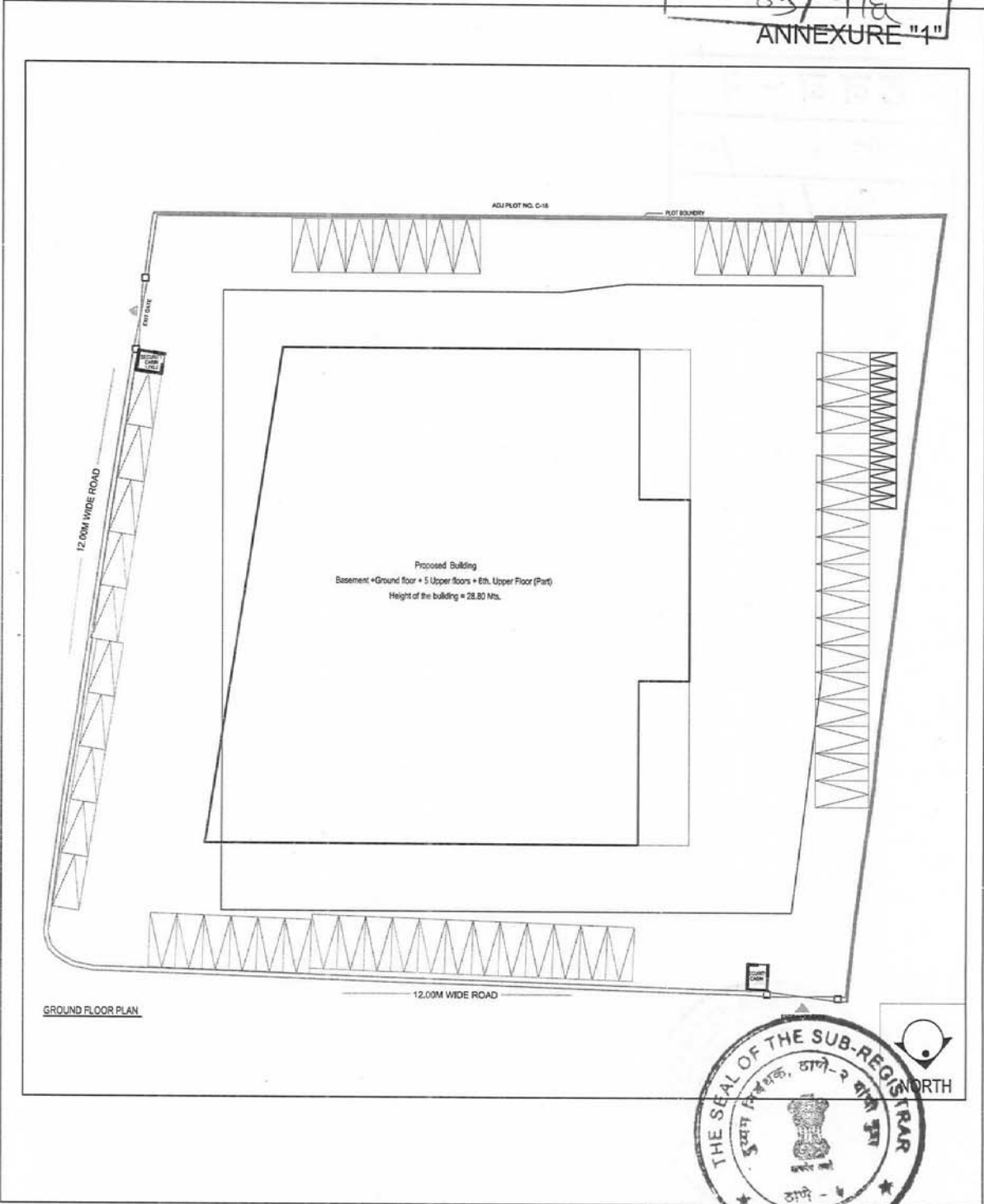
SHARPMIND CONSULTANCY SERVICES PRIVATE LTD	IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED

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दस्त क्रमांक 28084 / 2029

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ANNEXURE "1"



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दस्त क्रमांक २४०६५ / २०२१
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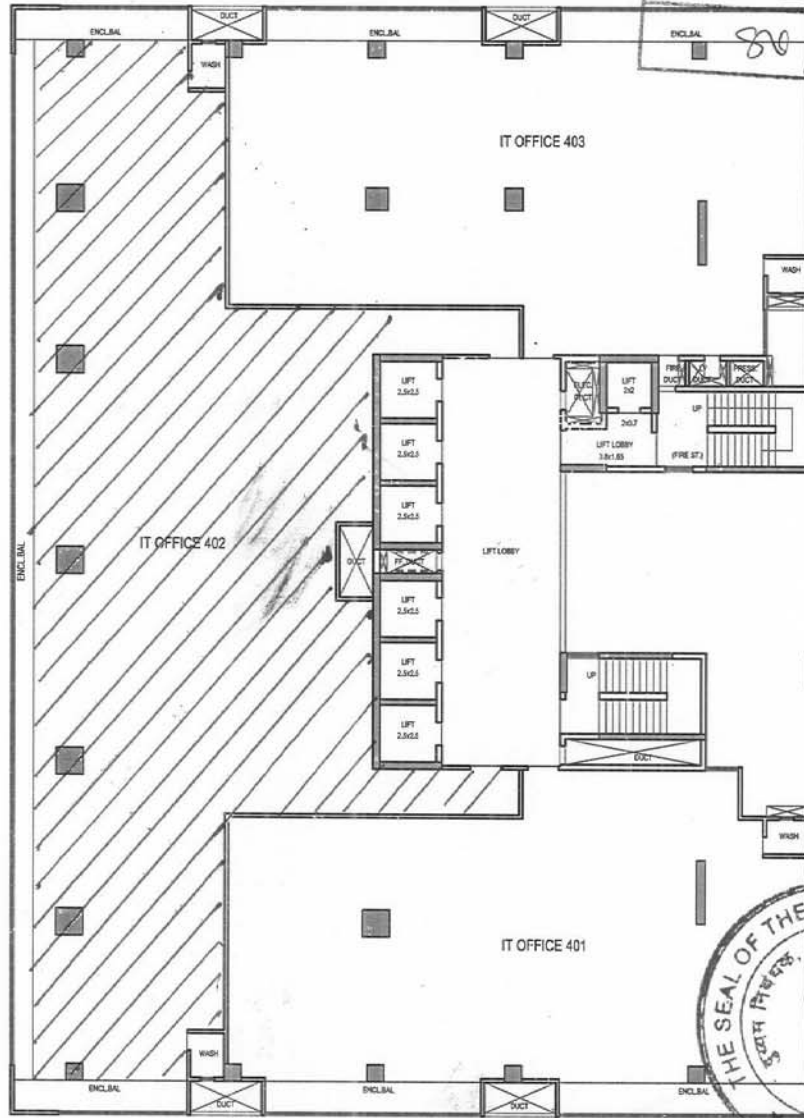


ANNEXURE "2"

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दस्ता क्रमांक २४०६५/२०२१

८०/११६



TYPICAL-4TH FLOOR PLAN



NORTH

PROPOSED PLAN OF COMMERCIAL UNIT. 402 ON 4th FLOOR OF PROJECT "BHAIRAAV MILESTONE"

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दस्ता क्रमांक २४०६५ / २०२१
४ / ११६



ANNEXURE-31



Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)
Property Card

Date:27-FEB-2019

1	Regional Office: Regional Office,Thane1	Case Id: 639
	Industrial Area: THANE INDL. AREA	Taluka: THANE
	District: THANE	Village: PANCHPAKHADI
	Plot Number	Area Of Plot(Sq.Mts.)
	C-C-15	5201
		Types Of Plot (Indl./Resi/Comm/O.S./AM/Shed/Gala)
		Industrial
2	Current Lessee	M/S.SHARPMIND CONSULTANCY SERVICES PVT LTD.
3	Original Allottee	M/S PAPER COAT & PRINT PVT LTD.
4	Constitution	PRIVATE LTD.
5	Offered Area(Sq.Mts.)	5201
6	Offered Rate(Rs.)	14
7	Area Actual Alloted(Sq.Mts.)	5201
8	Date of Allotment	13-MAY-1963
9	Date of Possession	21-JUN-1963
10	Date of AtoL Execution	26-NOV-1962
11	AtoL Registrations Nos	
12	AtoL Registration Date	
13	BCC Due Date	21-JUN-1966
14	Lease Type	Final
15	Date Of Lease Execution	30-MAR-1973
16	Lease Registration No1	
17	Lease Registration Date1	
18	Lease Registration No2	
19	Lease Registration Date2	
20	BCC Obtained Date	14-AUG-1970
21	Extension Date valid upto	

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४९/९९



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दस्त क्रमांक २००६५ / २०२१
५० / ११६

Date	Transaction	Name of Transferee/mortgagee	Attestation A.M./R.O.	Remark
------	-------------	------------------------------	-----------------------	--------

Transfer Order Date	Supplemental AtoL Date/ Deed Of Assignment	Transferee Details
16-DEC-1996	27/11/1995	From M/S PAPER COAT & PRINT PVT LTD., To M/S.SHARPMIND CONSULTANCY SERVICES PVT LTD.

Sanction Date	Bank Name	Sanctioned Amount
Mortgage No. : 3 31-Oct-2018	VISTRA ITCL (INDIA)LIMITED , THE IL& FS FINANCE CENTRE,BANDRA KURLA COMPLEX, , MUMBAI - 400051 Consent Date- 18-Feb-2019	Rs.38,00,00,000 /-
		Rs. 38,00,00,000 /-



Phodke
AREA MANAGER
REGIONAL OFFICE-1
M.I.D.C., THANE-400 604



V.S. Legal Associates

S. V. Lad

Advocates High Court

1A & 5, 5/A, 4th Floor, Kamanwala Chamber,
Premises Co-op. Society Ltd.
Sir P. M. Road, Mumbai 400 001
Tel. : 91-022-66316626
Tel. No. : 91-022-617559/60
Email Id: vs_legal@yahoo.co.in

VS/SHARPMIND CONSULTANCY SERVICES PVT. LTD./1979/2021 Date 16/03/2021

FORMAT - A

(Circular No.:- 28 /2021)

To
Sharpmind Consultancy Services Pvt. Ltd.
1003, 10th Floor, Raheja Center,
Free Press Journal Marg,
Nariman Point- 400021.

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दस्त क्रमांक २४०६५ /२०२१
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LEGAL TITLE REPORT

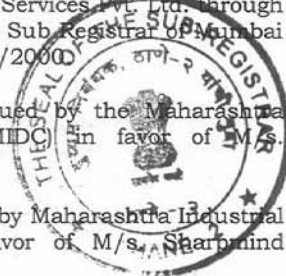
Sub: Title Clearance Certificate with respect to land bearing Plot No. C-15, comprising of adm. 5201 Sq. Mtrs area, in the Wagale Industrial Estate. M.I.D.C., of Village Panchpakhadi, Taluka & District Thane (Hereinafter referred as the "said Plot")

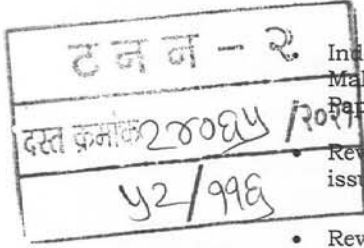
I have investigated the title of the said plot on the request of (M/s. Sharpmind Consultancy Services Pvt. Ltd.) and following documents i.e.:-

- 1) **Description of the property-** Plot No. C-15, comprising of adm. 5201 Sq. Mtrs area, in the Wagale Industrial Estate. M.I.D.C., of Village Panchpakhadi, Taluka & District Thane.
- 2) **The documents of allotment of Plot (Examined by me)-**

Photocopies:

- Indenture of Lease dated 30/03/1973 executed between Maharashtra Industrial Development Corporation being owner of the said plot of land bearing Plot No. C-15, comprising an Adm. area 5201 Sq. Mtrs. in favor of M/s. Paper Coat & Prints Pvt. Ltd.
- Indenture dated 27/11/1995 executed between The Official Liquidator High Court Bombay being the Liquidator of M/s. Paper Coat & Prints Pvt. Ltd and M/s. Sharpmind Consultancy Services Pvt. Ltd.
- Index II in respect of Assignment dated 27/11/1995 executed between Official Liquidator of High Court, Mumbai through Deputy Officer and M/s. Sharpmind Consultancy Services Pvt. Ltd. through Director Madanlal P. Jain, registered with Sub Registrar of Mumbai City-2 under Sr. No. 4766/1995 on 07/12/2000
- Possession letter dated 03/05/1995 issued by the Maharashtra Industrial Development Corporation (MIDC) in favor of M/s. Sharpmind Consultancy Services Pvt. Ltd.
- Transfer Order dated 16/12/1996 issued by Maharashtra Industrial Development Corporation (MIDC) in favor of M/s. Sharpmind Consultancy Services Pvt. Ltd.





Indenture of Lease dated 30/03/1973 executed between Maharashtra Industrial Development Corporation (MIDC) and M/s. Paper Coat & Prints Pvt. Ltd.

Revised Building Approval Plan dated 02/01/2018, 07/05/2019 issued by Maharashtra Industrial Development Corporation (MIDC).

- Revised Building & Drainage Plans dated 03/09/2019, 18/02/2021 issued by Maharashtra Industrial Development Corporation (MIDC).
- Certificate of Registration of Project Bhairaav Milestone dated 31/01/2018 issued by Maharashtra Real Estate Regulatory Authority. (MAHARERA).
- Commencement Certificate dated 27/02/2018 issued by Maharashtra Industrial Development Corporation (MIDC).
- Part Occupancy Certificate dated 22/05/2019 issued by Maharashtra Industrial Development Corporation (MIDC).
- Certificate of Registration dated 18/04/2019 issued by Ministry of Corporate Affairs.
- Certificate of Registration of Project Bhairaav Milestone, Phase II dated 18/05/2020 issued by Maharashtra Real Estate Regulatory Authority. (MAHARERA)
- NOC from the MIDC for creating lease on the said Plot.

3) **Property Card** dated 27/02/2019 issued by Maharashtra Industrial Development Corporation in the name of Current Lessee as M/s. Sharpmind Consultancy Services Pvt. Ltd. and Original Allottee as M/s. Paper Coat & Print Pvt. Ltd.

4) Search Report for 30 years from 1992 till 2021.

(Separately enclosed herewith and marked as Annexure-B)

2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **M/s. Sharpmind Consultancy Services Pvt. Ltd.** is clear, marketable and without any encumbrances except mortgage of **Vistra ICCL India Ltd.**

Property:-

Plot No. C-15, comprising of adm. 5201 Sq. Mtrs area, in the Wagale Industrial Estate. M.I.D.C., of Village Panchpakhadi, Taluka & District Thane.

(4) Qualifying comments/ remarks if any: The title of **M/s. Sharpmind Consultancy Services Pvt. Ltd.** is clear, marketable and without any encumbrances except mortgage of **Vistra ICCL India Ltd.**

3) The report reflecting the flow of the title of the (owner/promoter/ developer/ company) on the said land.

(Separately enclosed herewith and marked as Annexure-A)



Date :-16/03/2021

Signature of the Advocate

Place : Mumbai

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५३ / ११६



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दस्ता क्रमांक 28084/2029 Annexure-A
USA/1998

After going through the record of documents made available to us, it is observed that Maharashtra Industrial Development Corporation (MIDC) was the owner of the property bearing Plot No. C-15, comprising of an adm. area 5201 Sq. Mtrs in the Wagale Industrial Estate. M.I.D.C., lying and situated at Village Panchpakhadi, Taluka & District Thane (Hereinafter referred as the "said Plot")

By an Indenture of Lease dated 30/03/1973 executed between Maharashtra Industrial Development Corporation (MIDC) being owner of the land bearing Plot No. C-15, comprising an adm. 5201 Sq. Mtrs. area in favor of M/s. Paper Coat & Prints Pvt. Ltd. for the period of 95 years on the terms and conditions contained therein.

The said M.I.D.C. granted permission to M/s. Paper Coat & Prints Pvt. Ltd. to secure the due payment of the Loans advanced by State Bank of India, Wagale Industrial Estate, M.I.D.C. Thane.

Whereas, the said M/s. Paper Coat & Prints Pvt. Ltd prior to the Order for winding up of it had approached State Bank of India, Wagale Estate Branch, Thane for loans and the said Bank extended various facilities on mortgage of the Plot No. C-15, Road No. 16, M.I.D.C. Thane, together with factory permission thereon.

The said M/s. Paper Coat & Prints Pvt. Ltd was ordered to wind up on 12/07/1989 in Company Petition No. 339 of 1988.

Whereas, the Official Liquidator attached to the Hon'ble High Court, Bombay pursuant to the said Order for winding up of M/s. Paper Coat & Prints Pvt. Ltd. took possession of the said Plot No. C-15 at Village Panchpakhadi, Taluka & District Thane together with structures thereon and invited offers for sale of the said Plot and Factory premises.

The said M/s. Sharpmind Consultancy Services Pvt. Ltd. by their Advocates letter dated 27/09/1994 offered to purchase the said Plot and Factory premises thereon and what is basis for a total consideration of Rs. 70,00,000/-.

Whereas, the Official Liquidator, High Court, Bombay submitted a Report dated 10/10/1994 seeking orders of Hon'ble Company Judge, High Court, Bombay for accepting the said offer of M/s. Sharpmind Consultancy Services Pvt. Ltd as the same was higher than all previous offers and on Receipt of the said purchase consideration of Rs. 70,00,000/- to hand over the physical possession of the said Plot of the land together with Factory premises thereon.

Whereas the Hon'ble Company Judge (Thane) on the said Report of the Official Liquidator, ordered on 12/10/1994 to accept the offer of M/s. Sharpmind Consultancy Services Pvt. Ltd.

The said M/s. Sharpmind Consultancy Services Pvt. Ltd has paid the full purchase consideration of Rs. 70,00,000/- and the Official Liquidator has handed over vacant and peaceful possession of the said Plot and Factory premises thereon on 09/05/1995.

By an Indenture dated 27/11/1995 the said Official Liquidator High Court Bombay being the Liquidator of M/s. Paper Coat & Prints Pvt. Ltd assign their rights, title and interest in respect of the Plot of land together with factory structures to M/s. Sharpmind Consultancy Services Pvt. Ltd. on the terms and conditions contained therein. Which is duly registered with the Sub-Registrar of Assurances at Mumbai under Sr. No. BBM/4766/1995 dated 07/12/2000.

The MIDC vide its Letter No. MIDC/ROT/THN/C-15/5431 dated 16/12/1995 has transferred in its record the said land in the name of the M/s. Sharpmind Consultancy Services Pvt. Ltd.

It is observed that Maharashtra Industrial Development Corporation (MIDC) has also issued Commencement Certificate dated 27/02/2018 to Erect I.T. Park Building on Plot No. C-15.

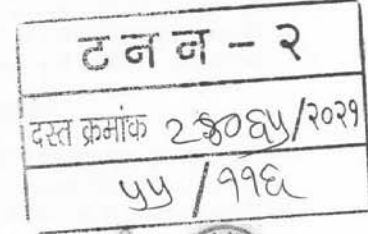
M/s. Sharpmind Consultancy Services Pvt. Ltd. has registered the project by the name of "Bhairav Milestone" under the provisions of the Real Estate (Regulation and Development) Act. 2016 with the Real Estate Regulatory Authority under Registration

No. P51700015119 dated 31/01/2018 (referred to as the said project)

After completion of the IT Park Building Part Occupancy Certificate dated 22/05/2019 is issued by Maharashtra Industrial Development Corporation (MIDC).

M/s. Sharpmind Consultancy Services Pvt. Ltd. has registered the project by the name of "**Bhairaav Milestone Phase-II**" under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority under Registration No. P51700020951 dated 18/05/2020 (referred to as the said project)

By a Mortgage Deed dated 25/02/2019 executed the said M/s. Sharpmind Consultancy Services Pvt. Ltd. & others have mortgage the above said Factory premises Basement + Ground + 1st to 5th floor construct on Plot No. C-15, adm. 5201 Sq. Mtrs area to Vistra ICCL India Ltd., for the terms and conditions contained therein. Which is duly registered with the Sub-Registrar of Assurances at Thane under Sr. No. TNN-6/2358/2019 dated 25/02/2019.



Date :-16/03/2021

Signature of the Advocate

Place : Mumbai



Annexure-B**SEARCH REPORT**

In respect of Property situate at Village Panchpakhadi, Taluka & District Thane within the limits of Sub-Registrar Mumbai & Thane land bearing,
दस्त क्रमांक 28084/2029
48/99

Plot No.
C-15

Factory premises comprising an adm. 5201 Sq. Mtrs area, in the Wagale Industrial Estate. M.I.D.C., constructed on the land bearing Plot No. C-15 lying and situated at Village Panchpakhadi, Taluka & District Thane (hereinafter referred to as the said property, Shop & Bungalow for brevity's sake)

OWNERS: M/s. Sharpmind Consultancy Services Pvt. Ltd

THIS IS TO CERTIFY THAT I have taken search in respect of the above said property for the period of 30 years from 1992 to 2021 in the Office of Sub-Registrar of Mumbai & Thane which is as follows: -

Search for the YEAR [1992 to 2021] :-

1992	Nil
1993	Nil
1994	Nil
1995	Nil
1996	Nil
1997	Nil
1998	Nil
1999	Nil
2000	Entry in Index II Entry in Index Book Indenture dated 27/11/1995. Plot No. C-15, comprising an Adm. area 5201 Sq. Mtrs area. The Official Liquidator High Court Bombay being the Liquidator of M/s. Paper Coat & Prints Pvt. Ltd And M/s. Sharpmind Consultancy Services Pvt. Ltd Registered under Sr. No. BBM/4766/1995 Dated 07/12/2000.
2001	Nil
2002	Nil
2003	Nil
2004	Nil
2005	Nil
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2011	Nil
2012	Nil
2013	Nil
2014	Nil (Records not maintained properly)
2015	Nil (Records not maintained properly)
2016	Nil (Records not maintained properly)
2017	Nil (Records not maintained properly)
2018	Nil (Records not maintained properly)
2019	Entry in Index II (Records not maintained properly) Mortgage Deed dated 25/02/2019 (Rs. 38,00,00,000/-) Factory premises Basement + Ground + 1 st to 5 th floor construct on Plot No. C-15, comprising an Adm. area 5201 Sq. Mtrs at Village Panchpakhadi Tal. & Dist. Thane

	M/s. Sharpmind Consultancy Services Pvt. Ltd. & others And Vistra ICCL India Ltd Registered under Sr. No. TNN-6/2358/2019 Dated 25/02/2019.
2020	Nil (Records not maintained properly)
2021	Nil (Records not maintained properly)

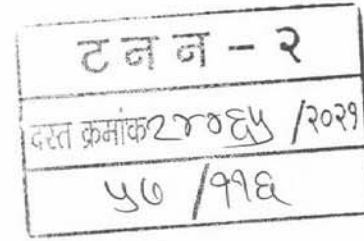
Attached Govt. Fees paid vide Challan No. MH013271054202021E Dated - 16/03/2021.

Note :- Register of Computerized Print copies of Index II are prepared for search from Feb. 2002 onward, which have not been maintained property and manual books are in partly torn untidy and loose condition.

Place: Mumbai

Date: 16/03/2021

Mr. Rajendra Arekar



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दस्त क्रमांक २४०६५/२०२१
५८/११६

१ - २२३
२ - २२३
३ - २२३



1

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

Deputy Engineer & PA-III, Sub Division, MIDC, Div. No. II, Wagle Estate, Thane-400 604.

Tel-91-22-25822592

email:de3thane2@midcindia.org



MIDC

No. MIDC/DE & PA-III/SPA/THN/C-15/
IFMS-A-69288/of 2018
Office of the Deputy Engineer & PA-III,
MIDC, Div. No. II, Wagle Estate, Thane.
Date : 27/02/2018

To,
✓ M/s. Sharpmind Consultancy Services Pvt. Ltd.,
Plot No. C-15, Road No.
MIDC, Wagle Industrial Area,
THANE (w) 400 604.

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दस्त क्रमांक २००६५ / २०२९

५९ / १९६

COMMENCEMENT CERTIFICATE

Dear Sir,

With reference to your online application No SWC Tracking ID No. SWC/2/521/20170929/517789 and compliance dated 09/02/2018 for the grant to sanction of commencement certificate to carry out development work and Building Permit under section 45 of M.R. & T.P Act, 1966 to erect I.T. Park building on Plot No. C-15 in Wagle Industrial Area, Thane, the commencement/Building permit is granted subject to the following condition & for total Built up Area as per the approval to the plan attached.

- 1) The land vacated in consequence of the Enforcement of the setback rule part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or use or permitted to be used by any person until occupancy permission has been granted.
- 3) The commencement certificate-building permit shall remain valid period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land, which does not vest in you.
- 5) Minimum two trees in plots of 200.00 Sq. Mtrs. & such No. of trees at the rate of one tree per 100.00 Sq. Mtrs. for plots more than 200.00 Sq. Mtrs. in area shall be planted & protected.
- 6) In case of group housing, minimum two trees per tenement shall be planted and protected.
- 7) The Party should inform the commencement of work as per approval issued by this Office.
- 8) After Completion of building up to plinth level, the same shall be intimated for inspection and issue of plinth Completion Certificate.



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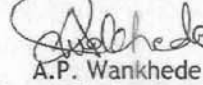
दस्त क्रमांक २००६५/२०२१

2

You have make provisions as per NBC code as mentioned in provisional NOC of The Chief Fire Officer & Fire Adviser, MIDC, HQ, Andheri (E), Mumbai-93 & obtain final NOC from The Chief Fire officer & Fire Adviser, M.I.D.C., HQ, Andheri (E), Mumbai-93 before submission of an application for B.C.C.

- 10) You have to submit approved plan copy & certificate duly approved by the factory inspector before application for B.C.C.
- 11) Water rate will be charged in 1.5 times till you complete construction of obtain Building Completion Certificate, which may please note.
- 12) You have to obtain Final NOC from The Chief Fire Officer, & Fire Adviser MIDC, Udyog Sarathi, Andheri, Mumbai-93.

Yours faithfully,



A.P. Wankhede

Deputy Engineer & PA-III
Special Planning Authority Sub Dn.
MIDC, Division No. II, Thane.

- Copy submitted to The Collector, Collector office, District-Thane for favour of information please.
- Copy submitted to The Municipal Commissioner, TMC, Mahanagar Palika Bhavan, Panch pakhadi, Thane for favour information please.
- Copy submitted to The Chief fire officer & Fire Advisor, Udyog Sarathi, MIDC HQ, Mahakali Caves Road, Marol, Andheri, Mumbai-93 for favour of information please.
- Copy submitted to the Executive Engineer, MIDC, Division No. II, Mahape for favour of information please.
- Copy submitted to Regional Officer, MIDC., Regional Office, Thane for favour of information please.
- Copy f.w.c's to Architect, M/s. POSITRON, 302, 3rd Floor, Sambhav I.T. Park, Plot No. B-5, Road No. 2, Behind APLAB, Wagle Industrial Area, Thane (w) 400 604 for information please.
- Copy to Guard File.



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A GOVERNMENT OF MAHARASHTRA UNDERTAKING)



No.MIDC/DE & PA-III/SPA/C-15/THN/
IFMS-D-85059/of 2016
Office of the Deputy Engineer & PA-III,
MIDC, Div. No. II, Wagle Estate, Thane
Date : 22/11/2016

To,
M/s. Sharpmind Consultancy Services Pvt. Ltd.,
Plot No. C-15,
MIDC, Wagle Industrial Area,
Thane - 400 604.

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दस्त क्रमांक २००६५/२०२९

६९/९९६

Sub : 1) Building plan approval 2) Drainage Plan approval

Ref : 1) Online application Submitted through BPAMS ,
SWC/2/5212/20160705/407103.

Dear Sir,

You have submitted application for approval to 1) Building plan
2) Drainage plan.

Above application are examined through AUTODCR and following
approvals are hereby granted...

A) Building plan approval

Since you have paid following.....

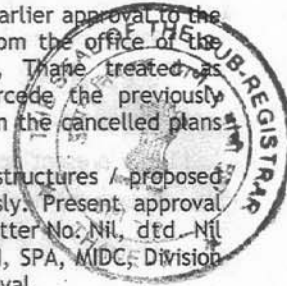
- Scrutiny fees, amounting to Rs. 15976.00 vide Payment receipt No. 1073/CH/2324/2016 , dtd. 23/09/2016.
- Development charges, amounting to Rs.10,62,792.00- vide Payment receipt No. 1073/CH/2740/2016 , dtd. 14/11/2016.
- Labour cess amounting to Rs. 3,82,800.00/- vide Payment receipt No. 1073/CH/2740/2016 , dtd. 14/11/2016.

1) The set of plans, received from you vide letter cited above, is hereby approved subject to acceptance and follow up of following conditions by you.

2) You had submitted plans and drawing for 1736.49 Sqm. of plinth area for the plot area 5201.00 Sqm., at present this office has approved plans for total upto date 1736.49 Sqm. of built up area. This office has approved 3 No. of drawing, details of which are mentioned on the accompanying statement.

A. In case of approval to the modified plans, the earlier approval to the building plans granted vide letter No Nil from the office of the Executive Engineer, MIDC, Division No. II, Thane treated as cancelled. The drawings approved now supercede the previously approved drawings. You are requested to return the cancelled plans to this office for cancellation and record.

B. The drawings submitted now includes existing structures / proposed structures, which were not approved previously. Present approval along with the previously approved plans vide letter No. Nil, dtd. Nil from the office of the Deputy Engineer & PA-III, SPA, MIDC, Division No. 2, Thane is to be treated as combined approval.



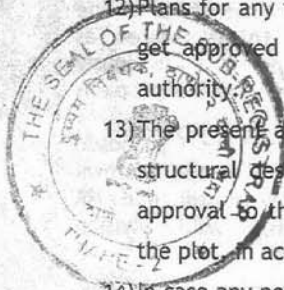
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- 3) In addition, to this approval the plot holder shall obtain approval for plans from other requisite authorities as per necessity, such as from :-
- Factory Inspector
 - Department of explosive

This building plan approval is with respect to planning point of view and in accordance to MIDC's Development Control Rules, since MIDC is Special Planning Authority (SPA) for this Area.

- You will obtain Environment Clearance Certificate before Commencement of any construction activities, if applicable to their project as per the notification issued by MoEF, Govt. of India vide Notification issued by MoEF, New Delhi dtd. 14/09/2006 and its subsequent amendments'.
- You are requested to submit certified copies of above approvals from the concerned authorities to this office, in triplicate before any work is started OR within three months from the date of issue of this letter whichever is earlier.
- For the sanitary block, overhead water storage tank shall be provided at the rate of 500 liter per W.C. or Urinal.
- For necessary approach road to the plot from the edges of MIDC. Road, 900mm dia CD works or a slab drain of required span and size shall be provided.
- Temporary structures shall not be allowed except to during construction period (after obtaining prior approval from Executive Engineer.) and the same shall be demolished immediately after building work is completed.
- During the period of construction, stacking of materials shall be done only in the area of plot allotted. In no case, material be stacked along MIDC, road land width/open plot area.
- The marks demarcating boundary of the plot shall be preserved properly and kept in good condition and shown to department staff as and when required.
- No tube well, bore well or open well shall be dug.
- Plans for any future additions, alterations or extensions will have to be get approved from this office, as well as from concerned competent authority.
- The present approval to the plans does not pertain to approval to the structural design, RCC members, foundations etc. It is only locational approval to the layout of various structures & floors with reference to the plot in accordance to MIDC DCR.
- In case any power line is passing through the plot, the plot holder should approach MSEDCI and obtain their letter specifying the vertical and



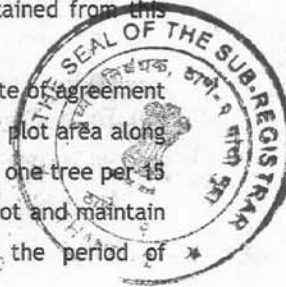
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- 15) The compound wall gate should open inside the plot and if the plot is facing on two or more sides of the road then gate shall be located at least 15 m. away from the corner of junction or roads.
- 16) Plot holders shall make his own arrangement for 24 hours of storage of water, as uninterrupted water supply cannot be guaranteed.
- 17) In case, water stream/ nallah is flowing through the allotted plot, the plot holder has to ensure that the maximum quantity of rain water that flows at the point of entry of stream is allowed to flow uninterruptedly through the plot and upto the point of out flow of the original stream. The points of entry and exit of the natural stream shall not be changed. The detailed plans section and design for allowing maximum expected discharge of rain water through the plot have to be furnished to this office and no filling of plot and diversion of nalla is allowed unless a written permission is obtained from the Executive Engineer/SPA.
- 18) This permission stands cancelled, if no construction work is started within 12 months from the date of issue of this letter or the date given in the agreement to lease to start construction work whichever is earlier. The date of starting construction work and date of completion shall be informed to the Executive Engineer in charge immediately. The construction shall be completed within the given stipulated time limit as per the lease agreement.
- 19) Breach of any rules stipulated will render the plot -holder liable for action as provided in MIDC., Act 1961 (II of 1962 and regulations made there under) and also terms of lease agreement and schedule of penalties prescribed by the Corporation for this purpose.
- 20) This office is empowered to add, amend, vary or rescind any provisions of Building Rules & regulations from time to time as it may deem fit, and the plot-holder has to be abide by these rules and regulations.
- 21) As soon as the building work is completed, the plot-holder shall approach to the concerned Deputy Engineer/Executive Engineer, to get the work verified and building shall not be occupied unless building completion certificate and occupancy certificate is obtained from this office.
- 22) The plot-holder within a period of one year from the date of agreement to lease, shall plant at least one tree per 100 Sq. m. of plot area along the periphery of the plot. In addition, he shall also plant one tree per 15 m. on the frontage of road or part thereof inside the plot and maintain the trees so planted in good condition throughout the period of agreement to lease.



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- 23) The basement if provided is to be used only for storage purpose. No manufacturing activities are allowed, similarly toilet is not allowed at the basements.
- 24) The Name and plot number shall be displayed at main entrance of plot.
- 25) The plot holder shall construct ETP as per consent of MPCB & treat & dispose effluent as per MPCB Consent to establish & operate.
- 26) The plot holder shall ensure that, the foundation of the building / structure shall rest on the firm strata and not on made up / filled ground. The Architect and structural consultant appointed by the owner will be solely responsible for this condition.
- 27) MIDC issues permission for development of plots which are situated on river banks, adhering to the contents of the River Policy dt. 13th July 2009 and as per category of Industries. PIL No. 17 of 2011 is filed against this policy at the Hon'ble High Court Bombay. It is clarified that, grant of any permission by the MIDC to any new industry in industrial estate situated on river banks will be subject to any further orders which may be passed by Hon'ble High Court, Bombay under PIL No. 17 of 2011.
- 28) Since you have consumed 0.33 % of F.S.I. as per the approved plan, you are requested to utilize remaining FSI as per agreement to lease.

C] Drainage

i) Drainage Plan Approval (Internal Works)

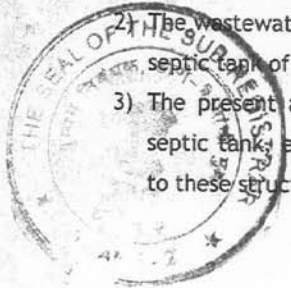
The set of plans in triplicate received along with the letter under reference for the above work is scrutinized the proposal is approved subject to condition as follows:

The work of internal and external water supply and sanitary fittings etc for the above building shall be carried out through the licensed plumber registered at local authority or of Environmental Engineering Department, or Govt. of Maharashtra.

- 1) The work should be carried out as per specifications confirming to I.S.S. In case they are not covered under I.S.S. then standard practice allowed by Municipal Corporation / or Local Council shall be followed.

2) The wastewater from water closets and urinals shall be passed through a septic tank of standard design.

- 3) The present approval to the plans does not pertain to the design of septic tank, effluent treatment plant etc. It is only locational approval to these structures with reference to the plot.

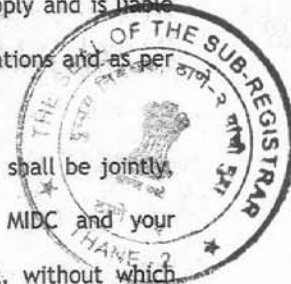


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- 4) You will be allowed to join your effluent to MIDC's common effluent collection system only after obtaining of necessary N.O.C. from M.P.C. Board and actual commissioning of pretreatment activity the factory effluent will be allowed to connect to MIDC system.
- 5) Overhead water tank shall be provided at the rate of 500 Litters per W.C./ Urinal provided.
- 6) The waste water from the closets and Urinals shall be passed through the septic tanks, which is to be adequate to meet the requirements of the persons working in the factory and process waste if any, prior to septic tank in series with suitable size of 100 mm dia sewer trap, inspection chamber with 80 mm dia vent pipe shall be provided.
- 7) All vent pipes shall be minimum 80 mm dia size.
- 8) All rain water down take pipes shall be minimum 100 mm dia and should be provided at the rate of 1 Nos. Per 25 Sq. m. of roof area.
- 9) All S.W. pipes shall be minimum of 150 mm dia size.
- 10) It should be seen that no overflow of water from the soak pit or any process waste enters in to adjoining property or road.
- 11) Rain water pipes are not to be connected to underground effluent collection system. Separate drainage system shall be provided for collection of Industrial and Domestic wastes. Manholes shall be provided at the end of collection system with arrangements for measurement of the flow.
- 12) In case any of the requirements, stated as above is violated by the plot holder then he is liable for disconnection of water supply and is liable for action provided under MIDC, Act and various regulations and as per provision in the lease agreement.
- 13) The completion of work as per above requirements, it shall be jointly inspected by the concerned Deputy. Engineer, of MIDC and your representative who has designed and executed work, without which drainage completion certificate will not be issued.



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14) The waste water after treatment shall be soaked in a soak pit, if sewer line is not available for the plot; whereas if effluent collection system, of MIDC is functioning, then effluent shall be connected to the same after getting drainage plans approved from this office. The effluent shall be outletted only after pretreatment confirming to the standards stipulated by Maharashtra Pollution Control Board of Govt. of Maharashtra and after obtaining their consent under water Act 1974, Air Act 1981, & Hazardous waste Rules 2008 and subsequent amendments.

Thanking you.

Yours faithfully



Deputy Engineer & PA-III
Special Planning Authority Sub Dn.
MIDC, Division No. II, Thane.

- DA :-
1. One Statement showing details of drawings and built up area approved.
 2. Copy of approved drawings/plans.
 3. Approved drainage plans (Internal) Approved drainage plans (External)
 4. Plan showing water supply connection.

Copy f.w.c.s to.....

- 1) The Collector, Thane District, Thane for favour of information.
- 2) The Commissioner, Thane Municipal Corporation, Thane for favour of information.
- 3) The Regional Officer, MIDC, Regional Office, Thane-1, Office Complex bldg. Near Check Naka, Wagle Industrial Area, Thane (w) 400 604 for information.
- 4) The Chief fire officer & Fire Advisor, "Udyog Sarathi", MIDC HQ, Mahakali Caves road, Marol, Andheri (E), Mumbai-93 for favour of information.

Copy submitted to (In case DE is SPA).....

- 1) The Executive Engineer, MIDC, Division No. II, Mahape for favour of information please.

Copy to.....

- 1) Copy to the Tax Officer, Municipal Council, Thane for information.
- 2) Copy f.w.c.s. to Architect, M/s. Jayant Sinari, 1, Ahmed Mansion, K Dhuru Road, Opp. Kirti College, Prabhadevi, Mumbai-400 028 for information please.





**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)**

Office :- Deputy Engineer & PA-III, Sub Division, MIDC, Div. No.II, Wagle
Estate, Thane -400 604.
e-mail : de3thane@midcindia.org Phone No. 91-22-25822592

PART OCCUPANCY CERTIFICATE

To,
M/s. Sharpmind Consultancy Services Pvt. Ltd.
Plot No. C-15, Road No. 16,
MIDC, Wagle Industrial Area,
Thane (W) 400604

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दस्त क्रमांक २००६५/२०२१
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This is to certify that the development work of IT Park building as per approval vide letter No. MIDC/SPA/THN/C-15/ IFMS-B-54845 of 2019 dtd 07/05/2019 on Plot No. C-15, Road No. 16, MIDC, Wagle Industrial Area, Thane (W) 400604 i.e. up to Ground floor having total built up area- 1416.28sq.m. is completed under the supervision of M/s. APICES Studio Pvt. Ltd., Architect, CA/96/20591 valid upto 31/12/2028 is permitted to occupy on the following grounds:

1. All precautionary measures shall be taken to ensure public safety & health safety at your own risk & cost.
2. Provision of sufficient water supply at your own risk & cost.
3. Provision of sufficient power supply at your own risk & cost.

Thanking you,

Yours faithfully,

ANIL P
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DEVELOPMENT CORPORATION,
ou=SPECIAL PLANNING AUTHORITY
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A. P. Wankhede
Deputy Engineer & PA-III
Special Planning Authority Sub Dn.
MIDC, Division No .II, Thane.

DA : Detailed Area Statement

No. MIDC /DE&PA-III/SPA/C-1/IFMS- B 72139 / 2019
Office of the Deputy Engineer & PA-III
MIDC Sub Division,
Wagle Industrial Area, Thane-400604.
Date :22/05/2019

- Copy submitted to The Regional Officer, MIDC, Regional Office, Thane-1, Office Complex bldg. Near Check Naka, Wagle Industrial Area ,Thane (w) 400604 for information.
- C.f.w.c's to M/s.APICES Studio Pvt. Ltd., 203 Lodha Supremus, Road No. 22, Wagle Estate, Thane(W) for information please.
- Copy to Guard File.



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1. Name of the Plot holder : M/s. Sharpmind Consultancy Services Pvt. Ltd.
2. Address : Plot No. C-15, Road No. 16, MIDC, Wagle
Industrial Area, Thane (W) 400604
3. Plot area : 5201.00 sqm
4. Approval of Plans : MIDC/SPA/THN/C-15/ IFMS-B-54845 of 2019
dtd 07/05/2019
6. Built-up Area Approved : 3978.63 sq.m.
7. Previous OC issued : NIL
8. Status of construction
on site as per site Inspection
report : Completed as per approved plans.
- a) Built up area completed in
all respect : 1416.28 sq.m.
- b) FSI Details : FSI Consumed = 0.27%
9. Remarks as per Site : Building is completed as per
Inspection Report (submitted by Architect,
approved plans & as per MIDC DCR-2009
10. Total Area that could be
Considered as built up
area (Sq.m.) : 1416.28 sq.m.

Area Statement for Part O.C. of I.T. Park Building at Plot No. C-15

Sr. No.	Floor	Area to be Occupied (in sq.m.)	Approved Built up Area (in sq.m.)
1	Basement	2805.75 (free of FSI)	2805.74 (Free of FSI)
2	Ground Floor	1416.28	1416.28
3	1 st Floor	-----	1260.65
4	2 nd Floor	-----	1301.70
Total BUA		1416.28	3978.63

1. Built up Area : 1416.28 Sq.m.
2. FSI Consumed : 1416.28/5201.0
= 0.27 < 1
3. Date of inspection : 22/05/2019

The above mentioned premises may be occupied.



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A.P. Wankhede
Deputy Engineer & PA-III
Special Planning Authority Sub Dn.
MIDC, Division No. II, Thane.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(a Government of Maharashtra Undertaking)

**MIDC**

Deputy Engineer & PA-III, Sub Division, MIDC, Div. No. II, Wagle Estate, Thane-400 604.

Tel-91-22-25822592

email:de3thane2@midcindia.org

PART OCCUPANCY CERTIFICATE

To,
M/s. Sharpmind Consultancy Services Pvt. Ltd.
 Plot No. C-15, Road No. 16,
 MIDC, Wagale Industrial Area,
 Thane (W) 400604

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This is to certify that the Part development work of IT Park building completed as per approval vide letter No. **MIDC/SPA/THN/C-15/ IFMS-C-92945 of 2019 dtd 03/09/2019 on Plot No. C-15, Road No. 16, MIDC, Wagle Industrial Area, Thane (W) 400604** i.e. Basement + Ground Floor + 1st Floor + 2nd floor having total **built up area- 3531.92 sq.m.** under the supervision of **M/s. APICES Studio Pvt. Ltd., Architect, CA/96/20591 valid upto 31/12/2028** is permitted to be occupied on the following grounds:

1. All precautionary measures shall be taken to ensure public safety & health safety at your own risk & cost.
2. Provision of sufficient water supply at your own risk & cost.

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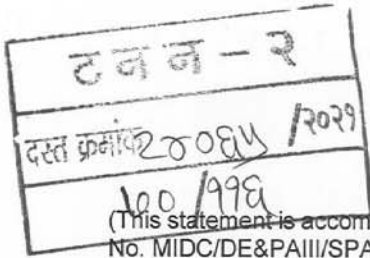
DA : Built up Area Statement

Deputy Engineer & PA-III Special
 Planning Authority Sub Dn.
 MIDC, Division No. II, Thane.

No. MIDC/DE & PA-III/SPA/C-1/IFMS-D52323/2019
 Office of the Deputy Engineer & PA-III,
 MIDC Sub Division, Wagle Industrial
 Area, Thane-400604.
 Date : 25/10/2019

- Copy submitted to The Regional Officer, MIDC, Regional Office, Thane-1, Office Complex bldg. Near Check Naka, Wagle Industrial Area, Thane (w) 400604 for information.
- C.f.w.c's to M/s. APICES Studio Pvt. Ltd., 203 Lodha Supremus, Road No. 22, Wagle Estate, Thane (W) for information please.
- Copy to Guard File.



**Built up Area Statement**

(This statement is accompanied with Part Occupancy Certificate issued by this office vide No. MIDC/DE&PA/III/SPA/C-14/IFMS/ D52323 dated 25.10.2019)

1. Name of the Plot holder : **M/s. Sharpmind Consultancy Services Pvt. Ltd.**
2. Address : **Plot No. C-15, Road No. 16, MIDC, Wagle Industrial Area, Thane (W) 400604**
3. Plot area : **5201.00 sqm**
4. Approval of Plans : **MIDC/SPA/THN/C-15/ IFMS-C-92945 of 2019 dtd 03/09/2019**
6. Built-up Area Approved : **7738.76 sq.m.**
7. Previous OC issued : **MIDC /DE&PA-III/SPA/C-1/IFMS- B 72139 / 2019**
8. Status of construction on site as per site Inspection report : **Completed as per approved plans.**
- a) Built up area completed in : **3531.92 sq.m.**
all respect
- b) FSI Details : **FSI Consumed = 0.68 %**
9. Remarks as per Site : **Building is completed as per approved plans & as per MIDC DCR-2009**
10. Total Area that could be Considered as built up area (Sq.m) : **3531.92 sq.m.**

Area Statement for Part O.C. of I.T. Park Building at Plot No. C-15

Sr. No.	Floor	Area to be Occupied (in sq.m.)	Approved Built up Area (in sq.m.)
1	Basement	3174.09 (Free of FSI)	3174.09 (Free of FSI)
2	Ground Floor	1177.44	1177.44
3	1 st Floor	1155.34	1155.34
4	2 nd Floor	1199.14	1199.14
5	3 RD Floor	-----	1213.95
6	4 th Floor	-----	1213.95
7	5 th Floor	-----	1213.95
8	6 th Floor	-----	529.0
9	Excess Balcony Area		35.99
Total BUA		3531.92	7738.76

1. Built up Area : 3531.92 Sq.m.
 2. FSI Consumed : 3531.92/5201.0 = 0.68 < 1.5
 3. Date of inspection : 25/10/2019
- The above mentioned 3531.92 m2 built up area is permitted to be occupied.



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Deputy Engineer & PA-III
Special Planning Authority Sub Dn.
MIDC, Division No. II, Thane.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

Deputy Engineer & PA-III, Sub Division, MIDC, Div. No. II, Wagle Estate, Thane-400 604.

Tel-91-22-25822592

email:de3thane2@midcindia.org

ANNEXURE 6-C

**MIDC****PART OCCUPANCY CERTIFICATE**

To,
M/s. Sharpmind Consultancy Services Pvt. Ltd.
 Plot No. C-15, Road No. 16,
 MIDC, Wagle Industrial Area,
 Thane (W) 400604

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This is to certify that the Part development work of IT Park building completed as per approval vide letter No.MIDC/DE&PA-III/SPA/THN/C15/ IFMS/ A60704/of 2021 dtd 18/02/2021 on Plot No. C-15, Road No. 16, MIDC, Wagle Industrial Area, Thane (W) 400604 i.e. Ground Floor to 5th Floor having total built up area- 7209.77 Sq.m. under the supervision of M/s. APICES Studio Pvt. Ltd., Architect, CA/96/20591 valid upto 31/12/2028 is permitted to be occupied on the following grounds:

1. All precautionary measures shall be taken to ensure public safety & health safety at your own risk & cost.
2. Provision of sufficient water supply at your own risk & cost.

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 Industrial Area
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DA : Built up Area Statement

Deputy Engineer & PA-III
 Special Planning Authority Sub Dn.
 MIDC, Division No II, Thane.

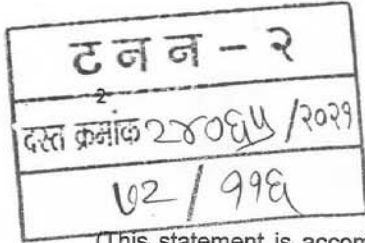
No. MIDC/IFMS/THANE I/E&MD/SubdnThane
 PAIII/2021/E26777

Office of the Deputy Engineer & PA-III,
 MIDC Sub Division, Wagle Industrial
 Area, Thane-400604.

Date : 29/10/2021



- Copy submitted to The Regional Officer, MIDC, Regional Office, Thane-1, Office Complex bldg. Near Check Naka, Wagle Industrial Area, Thane(w)400604 for information.
- Copy fwc's to M/s. APICES Studio Pvt. Ltd., 203 Lodha Supremus, Road No. 22, Wagle Estate, Thane(W) for information please.
- Copy to Guard File.



Built up Area Statement

(This statement is accompanied with Part Occupancy Certificate issued by this office vide No. MIDC/IFMS/THANE I/E&MD/Subdn Thane PA/III/2021/E26777)

- Name of the Plot holder : M/s. Sharpmind Consultancy Services Pvt. Ltd.
- Address : Plot No. C-15, Road No. 16, MIDC, Wagle Industrial Area, Thane (W) 400604
- Plot area : 5201.00 sqm
- Approval of Plans : MIDC/DE&PA-III/SPA/THN/C15/ IFMS/ A60704/of 2021 dtd 18/02/2021
- Built-up Area Approved : 7738.76 Sq.m.
- Previous OC issued : MIDC/DE&PA-III/SPA/C-15/IFMS- D52323/2019 dated 25/10/2019.
- Status of construction on site as per site Inspection report : Completed as per approved plans.
- a) Built up area completed in all respect : 7209.77 Sq.m.
- b) FSI Details : FSI Consumed = 1.38%
- Remarks as per Site : Building is completed as per approved plans & as per MIDC DCR-2009
- Total Built Up Area that could be Considered for Part OC : 7209.77 Sq.m.

Area Statement for Part O.C. of I.T. Park Building at Plot No. C-15

Sr. No.	Floor	Approved Built up Area (in sq.m.)	Area to be Occupied (in sq.m.)	Remark
1	Basement	3174.22 (Free of FSI)	-----	-----
2	Ground Floor	1177.44 + 70.00 (Free of FSI)	1177.44	As per Second Part OC vide letter No.D-52323 dated 25/10/2019
3	1 st Floor	1155.34	1155.34	
4	2 nd Floor	1199.14	1199.14	
5	3 rd Floor	1225.95	1225.95	Present Part OC for 3 rd , 4 th and 5 th floor
6	4 th Floor	1225.95	1225.95	
7	5 th Floor	1225.95	1225.95	
8	6 th Floor	529.00	--	
Total BUA		7738.76	7209.77	Upto date OC

- Built up Area : 7209.77 Sq.m.
- FSI Consumed : 7209.77 / 5201.00 = 1.38 < 1.5
- Date of inspection : 27/10/2021

Above mentioned 7209.77 m² built up area is permitted to be occupied.



DASTAGIR
MAHAMAD
BIJALI

Digitally signed by DASTAGIR
MAHAMAD BIJALI
DN: cn=DASTAGIR MAHAMAD
BIJALI, o=PERSONAL
Reason: I am approving this
document
Location: Thane (Wagle)
Industrial Area
Date: 2021.10.29 22:19:05.30

Deputy Engineer & PA-III
Special Planning Authority Sub Dn.
MIDC, Division No. II, Thane.

ANNEXURE 7



Maharashtra Real Estate Regulatory Authority

**REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'**

[See rule 6(a)]

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दस्तावेज क्रमांक २००६५ / २०२१
७३ / ११६

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700020951

Project: BHAIIRAV MILESTONE PHASE, Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO. C-15 ROAD NO. 16, WAGALE ESTATE, THANE at Thane (M Corp.), Thane, Thane, 400604;

- Sharpmind Consultancy Services Private Limited** having its registered office / principal place of business at
Tehsil: Ward FSouth, District: Mumbai City, Pin: 400033.
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **23/05/2019** and ending with **30/06/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 25-06-2020 10:21:43

Dated: 18/05/2020
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

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दस्त क्रमांक २४०६५/२०२१
७४/११६



ANNEXURE "8"

SHARPMIND CONSULTANCY SERVICES PVT. LTD.

Project: Bhairaav Milestone	IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED	Dated: Dec 08, 2021
Sub Project: Bhairaav Milestone - Phase II	Type: IT Office	Unit No. :402

PAYMENT SCHEDULE AS ON DATE:

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दस्त क्रमांक २४०६५/२०२१

७५/११६

Sr.No.	Event	Amount	Amount Outstanding
1	On Booking	8,00,000	0
2	1 st Instalment	20,00,000	20,00,000
3	2 nd Instalment	20,00,000	20,00,000
4	3 rd Instalment	39,70,836	39,70,836
5	4 th Instalment	6,43,19,464	6,43,19,464
Total		7,30,90,300	7,22,90,300



टनन - २
दस्त क्रमांक २४०६५/२०१
७६/११६



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

Head office 'UdyogSarathi' Mahakali Caves Road, Andheri (East), Mumbai-400093.

☎ 022- 2687 0027 / 52 / 54 / 73 FAX: 022- 26871587

No./MIDC/TA

Date - 03/12/2021

IT/(SW)/Registration/11/24/MIDC/00318

Dated- 03/12/2021

This is to certify that

M/s. Imperative Business Ventures Pvt. Ltd.,

having their Office Address

Unit No.701, 7th Floor, Amfotech Amsons IT Park, Road No.08, Padwal Nagar, Opp. MIDC Vardaan (Old Passport Office), Wagle Estate, Thane (W)-400604.

Telephone No.

9004097838

Fax No.

--

E-mail

rachel@theimperative.in

Business Address

"Bhairaav Milestone", Unit No.401, 402 & 403 4thFloor, Plot No.C-15, Road No.16, Wagle Estate, MIDC, Thane- (W), Thane-400604.

Telephone No.

9004097838

Fax No.

--

E-mail

rachel@theimperative.in

Bearing Udyam Registration No. UDYAM-MH-19-0066079, Dt.15/06/2021 is granted Registration as IT/ITES unit under IT/ITES Policy-2015 for following item.

1. Software Development.
2. Back-Office Operations.

{ IT/ITES }

The unit shall utilize the entire premises for above mentioned IT/ITES activity and the same should be marketed IT/ITES activity only & annual turnover in IT/ITES activity shall always exceed 75% of total turnover. The unit shall maintain percentage of local person as per Govt. of Maharashtra policy.

This Registration is valid for a period of three years from the date of issue. The Registration is issued because of relocation of M/s. Imperative Business Ventures Pvt. Ltd. at Thane.

Place : Mumbai.

Date :- 03/12/2021.



Technical Advisor
M.I.D.C. Mumbai-400093

- C.C. to: 1.Regional Officer, MIDC, Thane & Mahape for information and further needful.
2. General Manager, District Industries Centre, Wagle Estate, Thane-400604.

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दस्त क्रमांक २००८५/२०२१
७८ / ११६



Receipt (pavti)

336/2878

पावती

Original/Duplicate

Tuesday, February 23, 2021

नोंदणी क्र.: 39म

8:20 PM

Regn.: 39M

पावती क्र.: 3026 दिनांक: 23/02/2021

गावाचे नाव: पांचपाखाडी
दस्तावेजाचा अनुक्रमांक: टनन6-2878-2021
दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: विवेक मदनलाल जैन --

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

एकूण:

रु. 460.00

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दस्त क्रमांक 28084 / 2021

७९/११६

आपणास मूळ दस्त, थंबनेल ग्रिंड, सूची-२ अंदाजे
8:40 PM ह्या वेळेस मिळेल.

विशेष अधिकारी ठाणे ६
Sub-Registrar Thane 6
(वर्ग - २)

बाजार मूल्य: रु. 0/-

मोबदला रु. 1/-

भरलेले मुद्रांक शुल्क: रु. 500/-

- 1) देयकाचा प्रकार: By Cash रक्कम: रु 360/-
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

मुळ दस्तऐवज परत दिला

विशेष
सा. वि. वि. अधिकारी, ठाणे क्र. ६
मुळ दस्तऐवज परत मिळाला

पक्षकाराची सही

Vivek M. Jain

1/1



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दस्त क्रमांक २००६५ / २०२१
८० / ११६





महाराष्ट्र MAHARASHTRA

2020

15

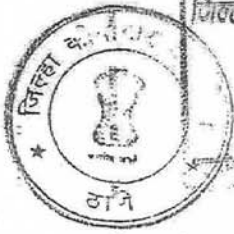
JAN 2021

दस्तावेज नं - 2

BA 083765

जिल्हा कोठावागार कार्यालय, ठाणे

28 DEC 2020



दस्त क्रमांक 28084 / 2021

19/1/2021

919

SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, Viivek Madanlal Jain, Director and Authorized Signatory of M/s Sharpmind Consultancy Services Private Limited, and Akkshay Jain, Power of Attorney holder, vide Registered Power of Attorney dated 23/02/2021 bearing Registration No. TNN6-2877-2021, for and on behalf of Viivek Madanlal Jain, Director of M/s Sharpmind Consultancy Services Private Limited, a Company, registered under Indian Companies Act, 1956 (as amended from time to time) and having its registered office at 1003 Raheja Centre Premises Coop Soc. Ltd., Plot No. 214, Free Press Journal Marg, Nariman Point, Mumbai -400 021 (duly authorized vide Board Resolution dated 20.11.2020) as also the said company

Handwritten signatures and initials.



15 JAN 2021

१. मुद्रांक विधी नोंदवही अनु. क्रमांक	69589 दिनांक
२. दस्ताचा प्रकार	Post
३. दाख नोंदणी करणारा अधिकाऱ्याचा नाव?	होय / नाही
४. मिश्रकामाचे शीट क्रमांक काय ?	
५. मुद्रांक विभाग वीस / काय स्थान	Sharpmind Consultancy Ser. Pvt. Ltd.
६. मुद्रांक नोंदवही नोंदणी स्थान	Bhairav House, Muthiyaya Residency,
७. इतर नोंदवही नोंदणी स्थान काय आहे ?	Dattaram Laxi Marg, Opp. Hakoba Centre,
८. मुद्रांक मुद्रांक संख्या	Kalachowky Mumbai-400 033.
९. परवानगीसाठी मुद्रांक विभागाचे धर्ती व परवानगीसाठीचे मुद्रांक विभाग पत्तिका	609am - 500
१०. परवानगीसाठी मुद्रांक विभागाचे धर्ती व परवानगीसाठीचे मुद्रांक विभाग पत्तिका	रामदास वि. महारामर परवानगी क्र. १२०१०२६ १५/१२/२०२०, ठाणे, ता. १५/१२/२०२०

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दस्ता क्रमांक 20084 / 2029
12 / 996

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is having its Corporate Office at The Corporate Park, 16th Floor, The Corporate Park, Plot No. 14&15, Sector 18, Near Warna Dairy Vashi Navi Mumbai 400 709

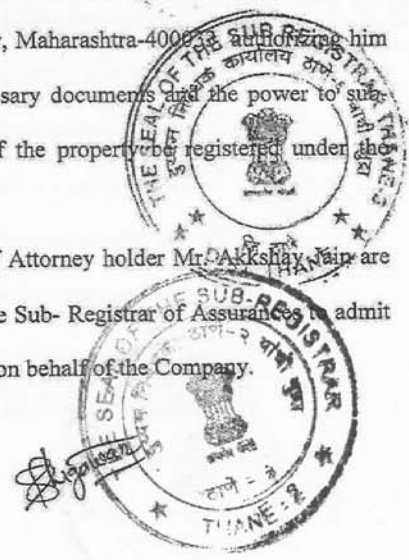
दस्तावेज - २
दस्तावेज क्रमांक २४०६५ / २०२१
३ / ११६

WHEREAS

1. M/s Sharpmind Consultancy Services Private Limited is the owner and developer of the project known as "BHAIRAAV MILESTONE THANE" (hereinafter referred to as the 'said premises') and is also entitled to sell, assign, lease, grant on leave and license basis the said premises of the project constructed/ to be constructed on a part of land bearing 16th Road, Plot No. C-15, Wagle Industrial Estate, Thane -400604.
2. M/s Sharpmind Consultancy Services Private Limited is a private limited Company having (1) Mr. Madanlal Pukhraj Jain (2) Mr. Viivek Madanlal Jain as its Directors.
3. Mr. Madanlal Pukhraj Jain & Viivek M Jain, Directors of M/s Sharpmind Consultancy Services Private Limited, have been individually and severally authorized by the Board to deal with the property in the said premises (in the project known as "BHAIRAAV MILESTONE THANE") in any manner and also have powers to authorize any person in their behalf and also on behalf of the said company.
4. One of the aforesaid Directors, namely Mr. Viivek Madanlal Jain has executed a Power of Attorney in favour of Mr Akkshay Jain, S/o Mr Madanlal Pukhraj Jain, R/o 2104, Parshwa Padma, Muthaliya Residency, Dattaram Lad Marg, Opp Hakoba Centre, Kalachowky, Mumbai, Kalachowky, Maharashtra-400033 authorizing him to deal with the property, signing of necessary documents and the power to sub-delegate for the purpose of registration of the property under the provisions of Registration Act 1908.
5. Since any of the Directors or the Power of Attorney holder Mr. Akkshay Jain are unable to personally attend the Office of the Sub- Registrar of Assurances to admit execution of the documents executed by us on behalf of the Company.

२४०६५	२०२१
३	११६

[Handwritten signatures]
Pharke



6. I/We am/ are, therefore, desirous of appointing a competent person on my/our behalf to attend the Office of the concerned Sub-Registrar of Assurances and admit execution thereof in our name.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS that

ट न न	VIVEK MADANLAL JAIN, Director and Authorized Signatory and/ or
दस्त क्रमांक 2008/2029	AKKSHAY JAIN, Power of Attorney holder, vide Registered Power of Attorney
८६/१९९	duly executed by the Director of M/S SHARPMIND CONSULTANCY SERVICES PRIVATE LIMITED of Mumbai, Indian Inhabitant, having our

address as aforesaid, do hereby appoint, nominate and constitute (1) Mr. SANTOSH VITHOBA MHASKE, having residential address at Mugavali post-Hodgaon Raigarh, Hodgaon Maharashtra-402104 and (2) Mr. PRAVIN KASHIRAM SHIGAVAN, having residential address at 27, Shivtar Road, Murde, Khed, Ratnagiri, Maharashtra -415709 (who are hereinafter referred to as "Said

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४	१८

Attorney(s)"), to be our true and lawful Attorney((s) severally and individually only and in respect of registration of the units in the property known as 'Bhairav Milestone, Thane', on behalf of the aforesaid company and to do the following acts, and deeds, with right, power and authority to act in this behalf:

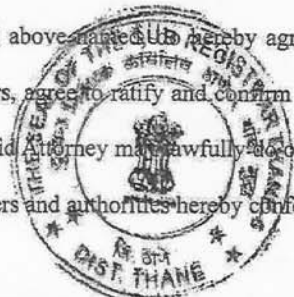
1. To attend the office of the concerned Registrar/ Sub-Registrar of Assurances or any other Competent Authority and to Lodge deeds, documents and writings executed by us for and on behalf of the company.
2. In the said context and for the said purpose, to comply with the requisitions of the concerned authority, including by signing the requisite forms and other writings as may be required and
3. TO DO all acts necessary to get the said documents and writings registered under the provisions of the Registrations Act, 1908.



AND FOR THE SAID PURPOSE TO DO all acts and exercise all powers as may be necessary.

Pravin
Shigavan

AND We, the aforesaid, **Mr.VIIVEK MADANLAL JAIN AND/ Mr. AKKSHAY JAIN**, the principal above named hereby agree and undertake for myself and respective successors, agree to ratify and confirm and keep ratified and confirm all and whatever my said Attorney may lawfully do or cause to be done in or about the exercise of the powers and authorities hereby conferred.



2507/2029
4/19

IN WITNESS WHEREOF WE the aforesaid **Mr.VIIVEK MADANLAL JAIN** AND **Mr.AKKSHAY JAIN** have set subscribed his signature hereto, at Mumbai on this 23 day of ^{Feb} January 2021.

2507/2029
दस्ता क्रमांक 28084/2029
43/99A

SIGNED and DELIVERED by the)
Within named

1) **Mr.VIIVEK MADANLAL JAIN**

Vivek M Jain



2) **Mr.AKKSHAY JAIN**

In the presence of.

1. MUKUND KULKAR

Mukund Kulkar



2. M. B. NACHAR

ACCEPTED by the
within named

1) **Mr. SANTOSH VITHOBA MHASKE**

Santosh Mhaske



2) **Mr. PRAVIN KASHIRAM SHIGAVAN**

In the presence of.

1. MUKUND KULKAR

Mukund Kulkar



2. M. B. NACHAR



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दस्त क्रमांक 28064/2029

1/14/2021

ca/mca

HT/LTIP E-Bill



Maharashtra State Electricity Distribution Co. Ltd.

BILL OF SUPPLY FOR THE MONTH OF Dec 2020

000001047011756

GSTIN: 27AA ECI2933K1ZB

THANE (U) CIRCLE :539

Website : www.mahadiscom.in

WAGLE ESTATE DIVISI : 409

HSN CODE: 27160000

WAGLE ESTATE S/DN. : 542 1

Consumer No. : 000011250599
Consumer Name SHARPMIND CONSULTANCY SERVICES PVT.
Address : PLOT-C-15 NR.BRADMA CO. RD.NO.16 WAGLE ESTATE

Village : THANE Pincode : 400604

Table with columns: BILL DATE, DUE DATE, IF PAID UPTO, IF PAID AFTER, Last Receipt No./Date, Last Month Payment, Scale / Sector. Values include dates like 09-01-2021, 25-01-2021 and amounts like 1,36,020.00.

Table with columns: Email ID, Mobile No., Meter No., Activity, Seasonal, Load Shed Ind, Tariff, Connected Load (KW), Urban/Rural Flag, Express Feeder Flag, Contract Demand (KVA), 50% of Con. Demand(KVA), Feeder Voltage (KV), LIS Indicator, Sanctioned load (KW), DTC, PC-MR-ROUTE-SEQ, BU, PC.

Table with columns: Date of Connection, Category, LT COMM ABV, GSTIN, Supply at, Elec. Duty, PAN, Prev. Highest (Mth), Prev. Highest Bill Demand (KVA), Security Deposit Held Rs., Add. S.D. Demanded Rs., Bank Guarantee Rs., S.D. Arrears Rs.

Handwritten text: टनन - २, ४ 2506 2029, ६ 75

BILLING HISTORY table with columns: Bill Month, Consumption (Units), Bill Demand (KVA), Bill Amount. Rows from Nov 2020 to Dec 2019.

CUSTOMER CARE Toll Free No. 1912, 1800-102-3435, 1800-233-3435. Includes a circular stamp with 'SUB' and 'ST. THANE'.

For making Energy Bill Payment through RTGS/NEFT mode, use following details

- Beneficiary Name: MSEDCL
Beneficiary Account Number: MSEDCL01000011250599
IFS Code: SBIN008965
Name of Bank: STATE BANK OF INDIA
Name of Branch: IFB BKC
Bill Amount: 1,36,020.00

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.

Advertisement for 'आता रवीन औद्योगिक वीज जोडणो अधिक सुलभतेने' with logos and contact information.

https://ws.mahadiscom.in/wsd/wss



Important Message

- Consumers can pay online using Net Banking, Credit/Debit cards at <https://wss.mahadiscom.in/wss/wss-after-registration>.
- Submit / update your E-mail ID and mobile number to Circle office for receiving prompt alerts through SMS.
- Submit / update your PAN and GSTIN to circle office with copies of PAN and GSTIN for verification.
- Special desks operational for HT Consumers, please contact: htconsumer@mahadiscom.in for any clarification / query or grievance.
- This Electricity Bill should not be used for the address proof and as a proof of property ownership.
- For Any Payment to MSEDCL, ENSURE & INSIST for computerised receipt with unique system generated receipt number.
- Do not accept handwritten receipts. Pay online to avoid any inconvenience.

16 JAN 2021

CURRENT CONSUMPTION DATE 01.12.21 / 01.11.21						
Reading Date	KWH	KVAH	RKVAH (LAG)	RKVAH (LEAD)	KW (MD)	KVA (MD)
Current 31-12-2020	146832.400	164123.000	52426.000	2225.400	21.840	27.540
Previous 30-11-2020	139839.400	156691.000	50918.800	2123.400		
Difference	6993.000	7432.000	1507.200	102.000		
Multiplying Factor	1.000	1.000	1.000	1.000	1.000	1.000
Consumption	6993.000	7432.000	1507.000	102.000	22.000	28.000
LT Metering	0.000	0.000	0.000	0.000	0.000	0.000
Adjustment	0.000	0.000	0.000	0.000	0.000	0.000
Assessed Consump	0.000	0.000	0.000	0.000	0.000	0.000
Total Consumption	6993.000	7432.000	1507.000	102.000	22.000	28.000

BILLING DETAILS

Billed Demand (KVA)	32	@ Rs.	403	Demand Charges	12,896.00
Assessed P.F.		Avg. P.F.	0.980	Wheeling Charge @ 01.45	10,139.85
Billed P.F.	0.980	L.F.		Energy Charges	89,720.19
Consumption Type	Units	Rate	Charges Rs.	TOD Tariff EC	00.00
Industrial	0	00.00	00.00	FAC @ 00.00 Ps/U	23,559.95
Residential	0	00.00	00.00	Electricity Duty (21.00 %)	00.00
Commercial	6,993	12.83	89,720.19	other charges	1,331.47
E.D. on (Rs) 9	Rate %	Amount Rs.	0.00	Tax on Sale @ 19.04 Ps/U	-1,682.85
	0.00	0.00	0.00	P.F. Penal Charges/P.F. Inc.	00.00
	0.00	0.00	0.00	Charges For Excess Demand	00.00
	0.00	0.00	0.00	Debit Bill Adjustment	885.00
	0.00	0.00	0.00	TOTAL CURRENT BILL	1,36,283.81
	0.00	0.00	0.00	Current Interest 06-01-2021	00.04
	0.00	0.00	0.00	Principle Arrears	-266.08
	0.00	0.00	0.00	Interest Arrears	00.00
	0.00	0.00	0.00	Total Bill (Rounded) Rs.	1,36,020.00
	0.00	0.00	0.00	Delayed Payment Charges Rs.	1,703.55
	0.00	0.00	0.00	Amount Payable 25-01-2021 After	1,37,720.00
	0.00	0.00	0.00	Amount Rounded to Nearest Rs.(10/-)	
Amount in Words	ONE LAKH SIX THOUSAND TWENTY				

Message: Your mobile number is 98*****90. For updation/registration of mobile number use Mahadiscom website or Mobile App or send sms to 9930399303 as follows MREG 0090 1250599.

DIGITAL PAYMENT DISCOUNT OF Rs. 276.27 WILL BE CREDITED IN SUBSEQUENT BILL, IF PAID BY DIGITAL MODE ON OR BEFORE 25-01-2021.

In case of energy bill paid through NEFT / RTGS, date of amount credited in MSEDCL bank account will be considered as bill payment date.

As per MERC order for Case No.322 of 2019, revised Cheque Bounce charges of Rs. 750, plus GST or Bank charges whichever is higher will be applicable from 01 April 2020.

Message: Prev.Prompt Payment Cr.(Rs.) -1045.38/Please refer copy of the bill for details./Pay by DD/CASH/ONLINE/As per Income Tax provision vide section 269-ST cash receipt of Rs.2.00 lakhs and above will not be accepted by MSEDCL against any type of Payment.

Prev Prompt Payment Credit:-1045.38

Prev Digital Mode Payment Credit:-261.34

As per MTR order (322/2019) revised tariff for FY 2020-21 is effective from 01.04.2020.

Prompt Payment Discount: Rs. 1,105.07, if bill is paid on or before 18-01-2021.

CONDITIONS

- The total bill amount of the bill may be remitted by a Crossed Demand Draft/Cheque drawn in favor of 'Maharashtra State Electricity Distribution Co. Ltd.' Whenever Security Deposit is demanded separate Cheque/Bank Draft should be sent.
- The current bill is payable within fifteen days from the date of issue of the bill. Even if there is any discrepancy in the bill or any other clarification needed, consumers are requested to pay the billed amount in full provisionally or under protest subject to review and subsequent adjustment, so that payment of delayed payment charges is avoided.
- This bill is issued subject to the provision of the 'Conditions and Miscellaneous charges for supply of Electrical Energy' of the company.
- Please quote the Consumer Number on the back of the Cheque. The payment of this bill should be made at Company's office



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दस्त क्रमांक २००६५ / २०२१
१८ / १९९

**Sharpmind Consultancy Services
Private Limited**

CIN: U70100MH1995PTC087297



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD AT THE REGISTERED OFFICE OF THE COMPANY AT 1003, 10TH FLOOR, RAHEJA CENTRE PREMISES CO-OP SOC LTD., PLOT NO. 214, FREE PRESS JOURNAL MARG, NARIMAN POINT, MUMBAI-400021 ON 20TH NOVEMBER, 2020 AT 11:00 A.M

"RESOLVED THAT the Consent of the Board be and is hereby accorded for the execution and signing of the Sale Deed, Agreement for sale, Assignment Deed, Leave and License Agreement or any other document (herein referred to as 'said Agreements') to be entered into between the Company and other parties for and in connection with sale, assignment, lease, leave and license of the property of the company known as 'Bhairaav Milestone' situated at 16th Road, Plot No. C-15, Wagle Industrial Estate, Thane -400604 (hereinafter referred to as the 'said property')."

"RESOLVED FURTHER THAT Mr. Madanlal Pukhraj Jain or Mr. Viivek Madanlal Jain, Directors of the Company be and are hereby severally authorized to negotiate, settle and finalize the terms and conditions of the deal and the most advantageous price for and in connection with the above."

"RESOLVED FURTHER THAT any of the said directors be and are hereby authorized to sign and execute the requisite Agreements including Agreement for Sale, Sale Deed, Assignment Deed, Leave and License Agreement and such other documents as may be found necessary and present the said documents so signed and executed on behalf of the company for registration before the necessary Sub-Registrar including the Registrar or sub-Registrar of Assurances and admit execution of the documents."

"RESOLVED FURTHER THAT the aforesaid Directors are also authorized to do all such acts, matters, deeds and things and give such directions as may be required, necessary, expedient or desirable for giving effect to the said Agreement(s) for sale, lease, assignment, leave and license etc including the registration of the said property before the requisite authorities including appointment or engagement of persons or representatives as may be required in this connection and as they may deem fit."

"RESOLVED FURTHER THAT the company herein agrees to ratify and confirm all such acts, deeds and things as may be done by the said directors or person(s) appointed, engaged or authorized by them for and in connection with the above."

"RESOLVED FURTHER THAT a certified copy of the resolution be given to any one concerned or interested in the matter."

:: Certified True Copy:

For Sharpmind Consultancy Services Private Limited

Madanlal Pukhraj Jain

Director

DIN No. 00328460

Place: Mumbai

Date: 20.11.2020

Viivek Madanlal Jain

Director

DIN No.00328635

ट. न. न. ६
२०६८ / २०२१
१९९



Navi Mumbai Corporate Office:
16th Floor, The Corporate Park, Plot No. 14 & 15,
Sector 18, Near Warna Dairy, Vashi,
Navi Mumbai - 400 703. | Tel: 022-2777 0707

Email: info@bhairaavlifestyles.com | Web: www.bhairaavlifestyles.com

ट न न - २
दस्त क्रमांक २४०६५ / २०२१
८९/११६

ट. न. न. ६
२७८ २०२१
९/१८



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VIIVEK M JAIN

MADANLAL PUKHRAJ JAIN

27/12/1974

Permanent Account Number
AAFPJ1494G

Viivek M Jain

Signature



10022013

ट न न - २
दस्त क्रमांक 28084 / 2029
२० / ११६

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHARPMIND CONSULTANCY SERVICES
PRIVATE LIMITED

07/04/1995

Permanent Account Number

AABCS3989A



ट. न. १. ३
२८७८ २०२९
२० १८



Viivek M Jain



भारत सरकार
Government of India



अक्षय जैन
Akshay Jain
जन्म तारीख / DOB : 05/08/1984
पुरुष / Male



9962 6774 7662

आधार - सामान्य माणसाचा अधिकार

ट न न - २
दस्त क्रमांक 28084 / 2029
९९/९९६



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता 2104, पार्श्व पद्म, मुठालिया
रिजिडेंन्स, दत्ताराम लाड मार्ग, हाकोबा
सेंटर समोर, कालाचोकी, मुंबई,
महाराष्ट्र, 400033

Address: 2104, Parshwa Padma, Muthaliya
Residency, Dattaram Lad Marg, Opp
Hakoba Centre, Kalachowky, Mumbai,
Kalachowki, Maharashtra, 400033

9962 6774 7662

1947
1800 300 1947

mailto:uidai.gov.in

www.uidai.gov.in


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

AKKSHAY JAIN
MADANLAL PUKHRAJ JAIN

05/08/1984
Permanent Account Number
AEGPJ8440K

Signature



Handwritten signature

ट. न. न. ६
२८०८ २०२९
९९ ९९





भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No: 12078007701354

To,
 सानोश विठोबा म्हास्के
 Santosh Vithoba Mhaske
 Jirgaon, Jirgaon Post, Jirgaon
 Hodgaon
 Hodgaon, Manggaon, Rajapur
 Maharashtra 402104
 932252199

Ref: 829 / 16G / 1529715 / 1930578 / P



SH030310767FT



आपला आधार क्रमांक / Your Aadhaar No.:

6414 4831 2274

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
 Government of India



सानोश विठोबा म्हास्के
 Santosh Vithoba Mhaske
 जन्म तारीख / Year of Birth: 1982
 पुरुष / Male



6414 4831 2274

आधार - सामान्य माणसाचा अधिकार

ट न न - २
 दस्त क्रमांक २४०६५ / २०२१
 ए२ / ११६

ट. न. ६
 २५७ / २०२१
 ७२ / १८

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

SANTOSH VITHOBA MHASKE
 VITHOBA KERU MHASKE
 28/08/1982
 Permanent Account Number
 AKIPM7058G




Phaske



भारत सरकार
 Unique Identification Authority of India
 Government of India

नामंकन क्रम / Enrollment No. : 2006/80053/03250

To
 Pravin Kashiram Shigvan
 प्रविण काशिराम शिगवण
 27
 Shivtar Road
 Murda
 Khed
 Murde, Ratnagiri,
 Maharashtra - 415709
 9594893668

28/03/2012



KA585895289FH

58589528



ट न न - २
 दस्त क्रमांक २००६५ / २०२१
 ९३ / ११६

आपका आधार क्रमांक / Your Aadhaar No. :

3832 9353 8271

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



प्रविण काशिराम शिगवण
 Pravin Kashiram Shigvan

जन्म तिथि / DOB: 02/10/1986

पुरुष / Male

3832 9353 8271



ट. न. न. ६
 २०६८ / २०२१
 १३ / १८

मेरा आधार, मेरी पहचान

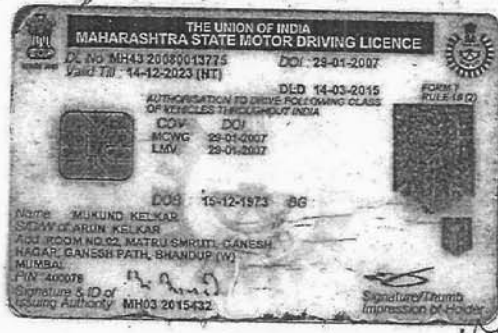
आयकर विभाग
 INCOME TAX DEPARTMENT
 PRAVIN K SHIGWAN
 KASHIRAM BABU SHIGWAN
 02/10/1986
 Permanent Account Number
 DVNPS1704N

भारत सरकार
 GOVT. OF INDIA




Signature





ट न न - २
दस्त क्रमांक २००८५ / २०२१
९४ / ११६

ट. न. न. ६
२०८ / २०२१
१४ / ११



आयकर विभाग
 INCOME TAX DEPARTMENT
 MAHESH BARKYA NACHARE
 BARKYA NACHARE
 06/02/1991
 Permanent Account Number
 AKTPN2111L
 भारत सरकार
 GOVT. OF INDIA

टनन - २
 दस्त क्रमांक २००६५ / २०२१
 ९५ / ११६

ट. न. न. ६
 २०६ / २०२१
 ११ / ११



336/2878

मंगळवार, 23 फेब्रुवारी 2021 8:21 म.नं.

दस्त घोषवारा भाग-1

दनन6

दस्त क्रमांक: 2878/2021

दस्त क्रमांक: दनन6 /2878/2021

बाजार मूल्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु. 500/-

द. नि.सह. नि. दनन6 याचे कार्यालयात अ. क्रं. 2878 वर दि. 23-02-2021
दस्तावेजाचे क्रमांक: 2878/2021
२६/११९

पावती: 3026

पावती दिनांक: 23/02/2021

सादरकरपाराचे नाव: विवेक मदतलाल जैन --

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

एकूण: 460.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane ठाणे ६

(तग - २)

सहाय्यक उपनिबंधक ठाणे ६

(तग - २)

दस्ताचा प्रकार: कुलमुखत्यागपत्र

मुद्रांक शुल्क: (48-क) जेव्हा त्यामुळे खंड (अ) मध्ये उल्लेखिलेल्या बाबींहीन अन्य असा एकाच संव्यवहारात एकाच किंवा अधिक व्यक्तींस काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्रं. 1 23 / 02 / 2021 08 : 19 : 48 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 23 / 02 / 2021 08 : 20 : 22 PM ची वेळ: (फी)



प्रतिज्ञा पत्र

सादर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत सरतुलीनुसार नोंदणीस दाखल केला आहे. दस्तऐवजाला संपुर्ण मजकूर, निमादक व्यक्ती, साक्षीदार व नोंदणी अधिकारी यांच्यासमवेत दस्तावेजाची सत्यता, वैधता, कायदेशीर बाबीसह सार्वजनिक निमादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सादर हस्तांतरण करणाऱ्याचे संपत्तासून / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

विवेक देगार सही

विवेक देगार सही



23/02/2021 8 24:18 PM

दस्त गोपवारा भाग-2

टनन6 9019
दस्त क्रमांक:2878/2021

दस्त क्रमांक :टनन6/2878/2021
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

टनन-2

दस्त क्रमांक 280811/2021

अनु.क्र. पक्षकाराचे नाव व पत्ता

1 नाव:संतोष विठोबा म्हसके --
पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: मुगवली,पोस्ट-
होडगाव,जि-रायगड, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र,
रायघर(एमएच).
पॅन नंबर:

पक्षकाराचा प्रकार
पॉवर ऑफ अटॉर्नी
होल्डर
वय :-36
स्वाक्षरी:-
Thane

छायाचित्र

अंगठ्याचा ठसा



2 नाव:विवेक मदनलाल जैन --
पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस
नं-1003,दहावा मजला, रहेजा सेंटर प्रिमायसेस
सि.एच.एस.लि,प्लॉट नं-214,नरीमन पॉइंट,मुंबई, ब्लॉक नं. -
रोड नं. -, महाराष्ट्र, मुंबई.
पॅन नंबर:

कुलमुखत्यार देणार
वय :-47
स्वाक्षरी:-
Vivek Jain



3 नाव:प्रवीण काशीराम शिववण --
पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 27,शिवतर
रोड,मुंबई,खेड,जि-रत्नागिरी, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र,
रत्नागिरी.
पॅन नंबर:

पॉवर ऑफ अटॉर्नी
होल्डर
वय :-30
स्वाक्षरी:-
Pravin Kashiaram Shivvan



4 नाव:अक्षय मदनलाल जैन --
पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस
नं-1003,दहावा मजला, रहेजा सेंटर प्रिमायसेस
सि.एच.एस.लि,प्लॉट नं-214,नरीमन पॉइंट,मुंबई, ब्लॉक नं. -
रोड नं. -, महाराष्ट्र, मुंबई.
पॅन नंबर:

कुलमुखत्यार देणार
वय :-35
स्वाक्षरी:-
Akshay Jain



वरील दस्ताऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:23 / 02 / 2021 08 : 22 : 38 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्ताऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु.क्र. पक्षकाराचे नाव व पत्ता

1 नाव:मुकुंद अरुण केळकर --
वय:45
पत्ता:सेक्टर-19,वाशी,नवी मुंबई.
पिन कोड:400703

स्वाक्षरी
Mukund

छायाचित्र

अंगठ्याचा ठसा



2 नाव:महेश नाचरे --
वय:29
पत्ता:सेक्टर-19,वाशी,नवी मुंबई
पिन कोड:400703

स्वाक्षरी
Mahesh



<https://10.10.246.39/MarathiReport/MLReport/HtmlReportSummary2.aspx?cross=HNWPoZq4595>



ट न न - २
दस्ता क्रमांक २००६५ / २०२१
९८ / ११६

2/23/2021

Summary-2

शिका क्र.4/वी वेळ: 23 / 02 / 2021 08 : 23 : 33 PM

शिका क्र.६/वी वेळ: 23 / 02 / 2021 08 : 23 : 47 PM नॉवपी पुस्तक 4 मध्ये

Joint Sub Registrar Thane 6
सह दुय्यम निबंधक ठाणे ६

Payment (महात्ता. २)

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Mudrank	BA083765	1201028	500	SD		
2		By Cash			360	RF		
3		By Cash			100	RF		

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

2878 /2021

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

ट. न. न. ६
२००६५ / २०२१
९८ / ११६

प्रमाणित करण्यास येतं आहे. प्रमाणित दस्तावेज प्रमाणित
पाने आहेत.
सह दुय्यम निबंधक, ठाणे-६ (वर्ग-२)
पुस्तक क्र. २१८८
क्रमांक २१८८
सह दुय्यम निबंधक, ठाणे-६ (वर्ग-२)
दिनांक २३ मार्च २०२१



टनन - २

दस्त क्रमांक २००६५ / २०२१

९९ / ११६

कुलमुखत्यार पत्राचे घोषणापत्र

मी, श्री/श्रीमती/सौ अंतीक मलसे या
द्वारे घोषित करतो की, दुय्यम निबंधक, ठाणे - २ यांचे कार्यालयात
असाइनमेंट डी या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यांत आला
आहे. श्री/श्रीमती/सौ वीरक जैन व इतर यांनी
दिनांक २३/०२/२०२१ रोजी मला दिलेल्या कुलमुखत्यारपत्रांच्या आधारे
मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबूलीजबाब
दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांची कुलमुखत्यारपत्र रद्द
केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही
मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र
रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून
उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सादरचे कथन चुकीने
आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८१ अन्वये शिक्षेस
मां पात्र राहिन याची मला जाणीव आहे.

ठिकाण : ठाणे

दिनांक : १३/१२/२०२१

Phatke
सही

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार



१-१५
२०२१

ट न न - २
दस्त क्रमांक २००६५ / २०२१
१०० / ११६



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

VIIVEK M JAIN

MADANLAL PUKHRAJ JAIN

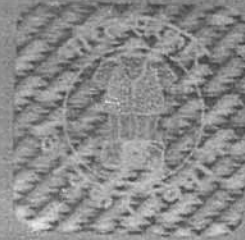
27/12/1974

Permanent Account Number

AAFPJ1494G

Viivek M Jain

Signature



10022013

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दस्त क्रमांक 28084 / 2029

१०१ / ११६

आयकर विभाग

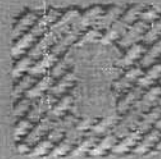
INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SHARPMIND CONSULTANCY SERVICES
PRIVATE LIMITED



07/04/1995

Permanent Account Number

AABCS3989A

04022010

Viivek M Jain



ट न न - २
दस्त क्रमांक २००६५ / २०२१
१०२ / ११६

१ - १२३५
१०१ / ११६





Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number : 27AACCI7893N1ZQ

टनन - २
दस्त क्रमांक 28084 / 2029
903/99E

1.	Legal Name	IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED			
2.	Trade Name, if any	IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED			
3.	Constitution of Business	Private Limited Company			
4.	Address of Principal Place of Business	FIRST FLOOR, FLAT NO 103, SADGURU APARTMENT, MITHAGAR ROAD, NANEPADA MULUND EAST, Mumbai Suburban, Maharashtra, 400081			
5.	Date of Liability	01/07/2017			
6.	Period of Validity	From	01/07/2017	To	NA
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority				
Signature					
Signature Not Verified Digitally signed by DS GOODS AND SERVICES TAX NETWORK 1 Date: 2018.07.19 9:24:34 IST					
Name					
Designation					
Jurisdictional Office					
9.	Date of issue of Certificate	19/07/2018			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of application on 01/07/2017.



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दस्ता क्रमांक २४०९५ / २०२१
१०८ / ११६



GSTIN 27AACCI7893N1ZQ
Legal Name IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED
Trade Name, if any IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED

Annexure A

Details of Additional Places of Business

Total Number of Additional Places of Business in the State 0



Signature





GSTIN 27AACCI7893N1ZQ
 Legal Name IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED
 Trade Name, if any IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED

Annexure 3
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 दस्त क्रमांक 28084 / 2029
 904 / 998

Details of Managing / Whole-time Directors and Key Managerial Persons

1		Name	MANJUSHA SACHIN PAITHANKAR
		Designation/Status	DIRECTOR
		Resident of State	Maharashtra
2		Name	MANISHA MANOHAR BHAGARE
		Designation/Status	DIRECTOR
		Resident of State	Maharashtra



Manjusha



न न - २
दस्तावेज क्र. 2808A / 2029
908 / 998



प्रारूप 1
पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U74140MH2011PTC225110 2011 - 2012

मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स

IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक उन्नीस दिसम्बर दो हजार ग्यारह को मुंबई में जारी किया जाता है।

Form 1
Certificate of Incorporation

Corporate Identity Number : U74140MH2011PTC225110 2011 - 2012
I hereby certify that IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given at Mumbai this Nineteenth day of December Two Thousand Eleven.

Registrar of Companies, Maharashtra, Mumbai

कम्पनी रजिस्ट्रार, महाराष्ट्र, मुंबई

*Note: The corresponding form has been approved by VIJAYA NAGORAO KHANDARE, Deputy Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2006. The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :

Mailing Address as per record available in Registrar of Companies office:

IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED
FLAT NO 103, FIRST FLOOR, SADGURU APARTMENT, NANEPADA, MITHAGAR ROAD,
MULUND - EAST,
MUMBAI - 400081,

Mumbai



Signature

GOVERNMENT OF MAHARASHTRA

महाव्यवस्थापक, जिल्हा उद्योग केंद्र, ठाणे

General Manager, DIC, Thane

कमर्शियल कॉम्प्लेक्स बिल्डिंग पहिला मजला, मुलुंड चेकनाका समोर, वागळे इस्टेट, ठाणे ४००६०४.

1st Flr. Commercial Complex Bldg., Opp. Mulund Check naka, Wagle Estate, Thane-400604

Phone - 022-25822013, Fax - Extn. 28, email- didichthane@maharashtra.gov.in

जा.क्र.जिउकेला/मु.शु.मा.प्र.क्र.२६२८/Imperative Business Ventures Pvt.Ltd./२०२१-२२ दिनांक :- ०९/१२/२०२१

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दस्त क्रमांक २००६५ / २०२१

१०६ / ११६

प्रमाणपत्र

मे. Imperative Business Ventures Pvt.Ltd., युनिट नं. ४०१, ४०२, ४०३, ४ थी मजला, भैरव माईलस्टोन आयटी पार्क, प्लॉट नं. सी-१५, रोड नं. १६, वागळे इंडस्ट्रीयल इस्टेट, एम.आय.डी.सी, ठाणे (प)-४००६०४. या ब्रिगर सार्वजनीक क्षेत्रातील माहिती तंत्रज्ञान पार्क मध्ये युनिट नं. ४०१ चे चटई क्षेत्र ३१९.३२ चौ. मी. (एकूण चटई क्षेत्र तीनशे एकोणीस पूर्णांक बत्तीस चौ.मी.). युनिट नं. ४०२ चे चटई क्षेत्र ५५१.२९ चौ. मी. (एकूण चटई क्षेत्र पाचशे एक्कावन्न पूर्णांक एकोणतीस चौ.मी.). युनिट नं. ४०३ चे चटई क्षेत्र ३२०.४३ चौ. मी. (एकूण चटई क्षेत्र तीनशे वीस पूर्णांक त्रेचाळीस चौ.मी.). नवीन माहिती तंत्रज्ञान सहाय्यभूत सेवा उद्योगासाठी सदर घटक मुंबई मुद्रांक शुल्क अधिनियम- १९५८ अंतर्गत शासन आदेश क्र. मुद्रांक-२०१५/४५७/अनौ.सं.क्र. ०९/प्र.क्र. ११२/म-१, दिनांक ३१.१०.२०१५ नुसार खाजगी माहिती तंत्रज्ञान उद्यानातील “ नवीन माहिती तंत्रज्ञान सहाय्यभूत सेवा घटक ” म्हणून प्रमाणित करण्यात येत आहे.

सदर प्रमाणपत्र हे मुंबई मुद्रांक शुल्क अधिनियम - १९५८ (१९५८ चा मुंबई ६०) यांचे कलम ०९ च्या खंड (अ) प्रमाणे (अनुच्छेद ६० खालील) भाडेपट्ट्याचे अभिहस्ततांतरण पत्र, एकूण चटई क्षेत्र ११९१.०४ चौ. मी. (एकूण चटई क्षेत्र एक हजार एकशे एक्क्यान्नऊ पूर्णांक शून्य चार चौ.मी.) निष्पादित करणेसाठी योग्य असलेल्या मुद्रांक शुल्काच्या ७५ टक्के मुद्रांक शुल्क माहिती तंत्रज्ञान पत्रता प्रमाणपत्र देण्यात येत आहे.



महाव्यवस्थापक
जिल्हा उद्योग केंद्र, ठाणे

कार्यालयीन पत्ता :-

मे. Imperative Business Ventures Pvt.Ltd., युनिट नं. ७०१, ७०२, ७०३, ४ थी मजला, भैरव माईलस्टोन आयटी पार्क, रोड नं. ०८, पडवळ नगर, एम.आय.डी.सी वरदान (जुना पासपोर्ट ऑफिस) समोर, वागळे इंडस्ट्रीयल इस्टेट, एम.आय.डी.सी, ठाणे (प)-४००६०४.

कारखान्याचा पत्ता :-

मे. Imperative Business Ventures Pvt.Ltd., युनिट नं. ४०१, ४०२, ४०३, ४ थी मजला, भैरव माईलस्टोन आयटी पार्क, प्लॉट नं. सी-१५, रोड नं. १६, वागळे इंडस्ट्रीयल इस्टेट, एम.आय.डी.सी, ठाणे (प)-४००६०४.

प्रत:-

- १) जिल्हा सह निबंधक तथा मुद्रांक जिल्हा अधिकारी, शहरी विभाग - ठाणे.
- २) उद्योग सह संचालक, कोकण विभाग, ठाणे.
- ३) निवड नस्ती

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दस्त क्रमांक २००६५ / २०२१

१०८/११६



टन न - २
दस्त क्रमांक 2008/1/2029
१०८/११६



IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED

HEAD OFFICE :

Thane (W) : Unit No. 701, 7th Floor, Amfotech Amsons IT Park,
Road No. 8, Padwal Nagar, Opp. MIDC Vardaan (Old Passport Office),
Wagle Estate, Thane (W) 400604, Maharashtra, India.
CIN : U74140MH2011PTC225110

+91 22 6255 8700 info@theimperative.in

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF THE COMPANY HELD ON Saturday 4th September 2021 AT 11.00 A.M. AT FLAT NO 103, FIRST FLOOR, SADGURU APARTMENT NANEPADA, MITHAGAR ROAD, MULUND – EAST, MUMBAI 400081.

PURCHASE OF NEW PROPERTY

RESOLVED THAT, the consent of the Company be and is hereby accorded to purchase commercial property/office at Wagles estate i.e. Unit No. 401-402-403, 4th Floor, Bhairav Milestone, Road No 16, Plot No C -15, Wagle Industrial Estate, Next to Caprihans, Thane West admeasuring Carpet Area of approx. 14325 Sq. Ft. which is being developed by M/s. Sharpmind Consultancy Services Pvt Ltd having its corporate office at The CORPORATE PARK, 16th Floor, Plot No. 14/15, Sector 18, Next To Warana Dairy,Opp. Pudhari Press, Sanpada, Navi Mumbai - 400 703.

RESOLVED FURTHER THAT Mrs. Manjusha Sachin Paithankar, Managing Director of the company be and is hereby authorized to sign agreements, deeds and all related documents and to do all such acts deeds and things necessary for acquiring and registration of the property in the name of Imperative Business Ventures Private Limited

RESOLVED FURTHER THAT, token money of Rs. 25 lacs (Rupees Twenty-Five Lacs Only) from Company's Cosmos bank account be given to M/s. Sharpmind Consultancy Services Pvt Ltd to confirm the booking of the said property.

RESOLVED FURTHER THAT, a Term loan for this purpose be sought from any financial institution that gives best credit terms.

M/s. Imperative Business Ventures Private Limited

Mrs. Manjusha Sachin Paithankar
Managing Director
DIN NO : 05107225

Mrs. Sakshi Sanjay Paithankar
Director
DIN NO : 07417810



Date: 4th September 2021



www.theimperative.in

Consulting

Outsourcing

Technology

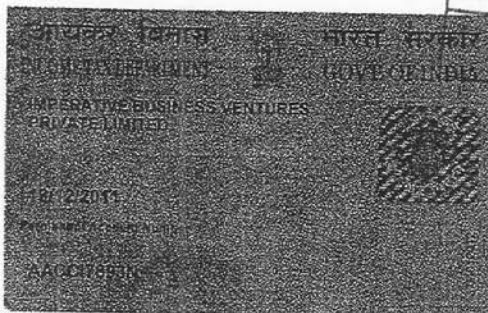
टन नं - २
दस्त क्रमांक ४०८५ / २०२१
११० / ११६



टनन - २

दस्ता क्रमांक २४००६५ / २०२१

१११ / ११६





Manisha

Manoj



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 दस्त क्रमांक ४०६५ / २०२१
 ११२ / ११६

  **आधार**

भारत सरकार
Government of India

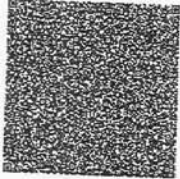
भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक/ Enrolment No.: 0000/00611/41543

Download Date: 13/02/2019

To
 मंजुषा सचिन पैठणकर
 Manjusha Sachin Patthankar
 C/O W/O Sachin Madhukar Patthankar
 Flat No 2502 25th Floor Dosti Majesta Building
 Dosti Imperia Opp R Mall Chithalsar Road
 Manpada Thane West
 Ghodbunder Road
 Thane
 Chitlalsar Manpada
 Thane Maharashtra - 400607
 932299074

Issue Date: 08/12/2019



आपला आधार क्रमांक / Your Aadhaar No. :
6463 5515 2346
 VID : 9129 0023 9949 9825

माझे आधार, माझी ओळख

  **आधार**

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक/ Enrolment No.: 0000/00611/41543

Download Date: 13/02/2019

To
 मंजुषा सचिन पैठणकर
 Manjusha Sachin Patthankar
 जन्म तारीख/DOB: 02/06/1975
 महिला/ FEMALE



Issue Date: 08/12/2019





आपला आधार क्रमांक / Your Aadhaar No. :
6463 5515 2346
 VID : 9129 0023 9949 9825

माझे आधार, माझी ओळख

  **AADHAAR**

माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाईन XML / ऑनलाईन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रियेद्वारे तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

■ आधार देशभरात वैध आहे

■ आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते

■ आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्यावत ठेवा

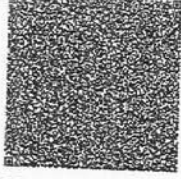
■ आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

■ Aadhaar is valid throughout the country.

■ Aadhaar helps you avail various Government and non-Government services easily.

■ Keep your mobile number & email ID updated in Aadhaar.

■ Carry Aadhaar in your smart phone - use mAadhaar App.



पत्ता:
 मंजुषा सचिन पैठणकर, फ्लॉट नं २५०२ २५ वा मजला दोस्ती मजिस्ता बिल्डिंग, दोस्ती इम्पेरिया ऑपरिंग रोल डोस्टी इम्पेरिया ऑपरिंग रोल चिथलसर रोड, मन्पाडा ठाणे पश्चिम, ठाणे, महाराष्ट्र - ४००६०७

Address:
 C/O W/O Sachin Madhukar Patthankar, Flat No 2502 25th Floor Dosti Majesta Building, Dosti Imperia Opp R Mall Chithalsar Road, Ghodbunder Road, Manpada Thane West, Thane, Maharashtra - 400607

6463 5515 2346
 VID : 9129 0023 9949 9825

1947 | help@uidai.gov.in | www.uidai.gov.in

Manjusha

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202112132038	13 December 2021, 12:07:56 PM			
मूल्यांकनाचे वर्ष	2021				
विलय	ठाणे				
मूल्य विभाग	सातुबा : ठाणे				
उप मूल्य विभाग	5/15/C-5(4) वागळे औद्योगिक वसाहतीतील भुखंड क्रमांक सी-२४९				
क्षेत्राचे नांव	Thane Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्रारानुसार मूल्यदर रु.					
कुली जमीन	निवासी सदनिका	कार्यलक्ष	दुकाने	औद्योगिक	योगदानाचे एकक
40700	84800	99600	120000	99600	चौ, मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम खेप (Built Up)-	606.41 चौ. मीटर	मिळकतीचा वापर-	कार्यलक्षे/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वर्ष -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.99600/-
उदाहरण सुविधा -	आहे	मजला -	1st To 4th Floor		
संमिश्र वापरच्या इमारतीवर्धिल कार्यालक्षे/व्यावसायिक - नाही					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-मानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा-मानुसार टक्केबंदी) * मजला निहाळ पट/वाड				
	= (99600 * (100 / 100)) * 100 / 100				
	= Rs.99600/-				
मिळकतीच्या संज्ञानुसार मूल्यदर	= 95% of 99600 = 94620				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 94620 * 606.41				
	= Rs.57378514.2/-				
E) बदिले याला हलाखे क्षेत्र	83.64चौ. मीटर				
बदिले याला हलाखे मूल्य	= 83.64 * (99600 * 25/100)				
	= Rs.2082636/-				
Applicable Rules	= 3.8 क .15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + हलाखेचे मूल्य + रेडीवॉन मजला क्षेत्र मूल्य + हलाखे मजलीचे मूल्य (कुली बाकळी) + उभित मजलीचे मूल्य + बदिले याला हलाखेचे मूल्य + कुल्या बसिकीवरील बाळ हलाखे मूल्य + इमारती जोडणीच्या कुल्या जोडणे मूल्य + बदिले यालाळी + स्वयंप्रतिष्ठे मालाळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 57378514.2 + 0 + 0 + 0 + 2082636 + 0 + 0 + 0 + 0 + 0				
	=Rs.59461150.2/-				
	= ₹ पाच करोड चौन्व्याणव लाख एकसठ हजार एक शें पन्नास /-				

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ट न न - २
दस्त क्रमांक 200843/2029
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दस्त क्रमांक 28064 / 2029
998 / 998



74/24065

सोमवार, 13 डिसेंबर 2021 1:01 म.नं.

दस्त गोषवारा भाग-1

टनन2

995/1998

दस्त क्रमांक: 24065/2021

दस्त क्रमांक: टनन2 /24065/2021

बाजार मूल्य: रु. 5,94,61,150/- मोबदला: रु. 7,30,90,300/-

भरलेले मुद्रांक शुल्क: रु.9,13,700/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) On merger, demerger and reconstruction of registered IT/ITES units : क्रमांक मुद्रांक 2015/457/ अतौ. सं.क्र.09 प्र.क्र.112/म-1 (Meger/Demerger of IT Units) दि.31/10/2015

दु. नि. सह. दु. नि. टनन2 यांचे कार्यालयात

पावती:26944

पावती दिनांक: 13/12/2021

अ. क्रं. 24065 वर दि.13-12-2021

सादरकरणाराचे नाव: इंपेरीटीव बिझनेस व्हॅचर्स प्रा.लि. तर्फे
अधिकृत सही करणार मंजुषा सचिन पैठणकर - -

रोजी 1:01 म.नं. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 2320.00

पृष्ठांची संख्या: 116

एकूण: 32320.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 2

Joint Sub Registrar Thane 2

दस्ताचा प्रकार: असाईनमेंट डीड

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 क्रं. 1 13 / 12 / 2021 01 : 01 : 05 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 13 / 12 / 2021 01 : 01 : 41 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

म्हणं दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपूर्ण मजकूर निष्पक्ष व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबी साठी खात्रीस निष्पक्ष व्यक्ती संपूर्णपणे जबाबदार आहेत. इतक्या तद्वर इस्तांतरण दस्तांमुळे उच्च न्यायन/कोर्टासन यांच्या कोणत्याही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

[Signature]
निवृत्त न्याय सचिव

[Signature]
निवृत्त न्याय सचिव
POA



13/12/2021 1 25:45 PM

दस्त गोथवारा भाग-2

दनन2

दस्त क्रमांक:24065/2021

दस्त क्रमांक :दनन2/24065/2021

दस्ताचा प्रकार :-असाईनमेंट डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शार्पमाइंड कन्सल्टनसी सर्विसेस प्रा.लि तर्फे अधिकृत सही करणार वीवेक जैन यांचे कु मु.म्हणुन संतोष म्हसके पत्ता:प्लॉट नं: 1003, माळा नं: 10, इमारतीचे नाव: रहेजा सेंटर प्रीमायसेस सोसायटी, ब्लॉक नं: प्लॉट न.214, रोड नं: नरीमन पॉइंट मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AABCS3989A	लिहून देणार वय :-38 स्वाक्षरी:- <i>Praske</i>		
2	नाव:इपेरीटीव बिझनेस व्हॅचर्स प्रा.लि. तर्फे अधिकृत सही करणार मंजुषा सचिन पैठणकर -- पत्ता:प्लॉट नं: युनित नं.701, माळा नं: 7, इमारतीचे नाव: अम्फोटिक अम्मोस आय टी पार्क, ब्लॉक नं: रोड नं..8 पडवळ नगर, रोड नं: वागळे इस्टेट ठाणे, महाराष्ट्र, THANE. पॅन नंबर:AACCI7893N	लिहून घेणार वय :-45 स्वाक्षरी:- <i>Smijug</i>		

वरील दस्तऐवज करून देणार तथाकथीत असाईनमेंट डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:13 / 12 / 2021 01 : 25 : 24 PM

ओळख:-

दस्तऐवज निष्पादनाचा कवुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार इपेरीटीव बिझनेस व्हॅचर्स प्रा.लि. तर्फे अधिकृत सही करणार मंजुषा सचिन पैठणकर --	13/12/2021 01:24:59 PM	मंजुषा सचिन पैठणकर F XXXX XXXX 2346
2	लिहून देणार शार्पमाइंड कन्सल्टनसी सर्विसेस प्रा.लि. तर्फे अधिकृत सही करणार वीवेक जैन यांचे कु मु.म्हणुन संतोष म्हसके	13/12/2021 01:24:42 PM	संतोष विठोबा म्हसके M XXXX XXXX 2274

शिक्षा क्र.4 ची वेळ:13 / 12 / 2021 01 : 25 : 29 PM

शिक्षा क्र.5 ची वेळ:13 / 12 / 2021 01 : 25 : 43 PM नोंदणी पुस्तक 1 मध्ये

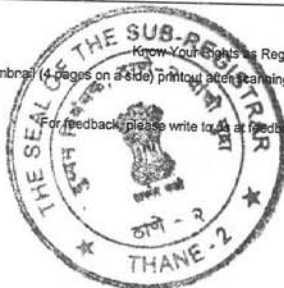
Joint Sub Registrar Thane 2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED	eChallan	02003942021121001011	MH009966117202122E	913700.00	SD	0004771449202122	13/12/2021
2	IMPERATIVE BUSINESS VENTURES PRIVATE LIMITED	eChallan		MH009966117202122E	30000	RF	0004771449202122	13/12/2021
3		By Cash			2320			

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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पहीले नंबरचे पुस्तक अ. नं. 24065 पर चौकला.

Reshmee
श्री. वी. देशमुख
सह. मुख्य निबंधक ठाणे क्र 2
दि. 28.12.2021

