



28/01/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 1077/2020

नोंदणी :

Regn.63m

गावाचे नाव : किरोळ

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	37985400
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	27409963.35
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: ऑफिस नं. 812, माळा नं: 8 वा मजला, इमारतीचे नाव: निलकंठ कॉर्पोरेट आय टी पार्क, ब्लॉक नं: व्हिलेज किरोळ, रोड : घाटकोपर पश्चिम,मुंबई - 400086, इतर माहिती: लोवर बेसमेंट लेवलवर एका मागे एक दोन कारपार्किंग सहित ----- सदर मिळकतीचे मौजे किरोळ,सी टी एस नं 240,240/1 ते 240/8 ---- ऑफिसचे क्षेत्र 1625.09 चौ फूट कारपेट ----((C.T.S. Number : 240,240/1 to 240/8 ;))
(5) क्षेत्रफळ	1) 181.24 चौ.मीटर
(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:-निलकंठ अर्बन डेव्हलपर्स प्रायव्हेट लिमिटेड पूर्विचे नाव असीम रिअॅलिटी प्रायव्हेट लिमिटेड चे संचालक निरज एम पटेल तर्फे कबुलिजबाबाकरीता कु मु म्हणून जुगल पटेल वय:-44; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: निलकंठ कॉर्पोरेट आय टी पार्क, ब्लॉक नं: प्लॉट नं. 240, 240/ 1 - 8, किरोळ रोड, रोड नं: विद्याविहार पश्चिम , मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AAFCA8887K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कोन्वेन्ट्स टेकनॉलॉजिस प्रायव्हेट लिमिटेड चे संचालक सुनील प्रभाकर तोलामती वय:-50; पत्ता:-युनिट नं. 502, ए विंग, स्काइलाइन एपिटोम, प्लॉट नं. 3, किरोळ रोड, जॉली जिमखानाच्या जवळ, विद्याविहार पश्चिम , मुंबई, घाटकोपर वेस्ट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400086 पॅन नं:-AADCC8181E 2): नाव:-कोन्वेन्ट्स टेकनॉलॉजिस प्रायव्हेट लिमिटेड चे संचालक राजेश राम शेटी वय:-48; पत्ता:-प्लॉट नं: युनिट नं. 502, माळा नं: -, इमारतीचे नाव: ए विंग, स्काइलाइन एपिटोम, ब्लॉक नं: प्लॉट नं. 3, किरोळ रोड, जॉली जिमखानाच्या जवळ, रोड नं: विद्याविहार पश्चिम , मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AADCC8181E
(9) दस्तऐवज करून दिल्याचा दिनांक	28/01/2020
(10)दस्त नोंदणी केल्याचा दिनांक	28/01/2020
(11)अनुक्रमांक,खंड व पृष्ठ	1077/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2279200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

1701077

Tuesday, January 28, 2020

7:20 PM

पावती

Original/Duplicate

नोंदणी क्र. 39M

Regn. 39M

पावती क्र. 118/ दिनांक: 28/01/2020

गावाचे नाव किरौळ

दस्तावेज नोंदी क्रमांक करल2-1077-2020

दस्तावेज नोंदी प्रकार करार-नामा

सादर करणाऱ्याचे नाव को-व्हे-टस टेक-नॉलॉजिस प्रायव्हेट लिमिटेड चे संचालक सुनील प्रभाकर तोलामत्ती

नोंदणी फी
दस्ताना नोंदणी फी
पृष्ठांची संख्या: 110

रु. 30000.00

रु. 2200.00

एकूण:

रु. 32200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:39 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 27409963.35/-

मोबदला रु. 37985400/-

भरलेले मुद्रांक शुल्क : रु. 2279200/-

सह दु निबंधक कुर्ला 2

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011171069201920E दिनांक: 28/01/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु. 2200/-

Handwritten signature

ORIGINAL REGISTERED
DOCUMENT DELIVERD OK

30 JAN 2020

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202001283319			27/Jan/2020 16:59:19		
मूल्यांकनाचे वर्ष	2019					
जिल्हा	मुंबई (उपनगर)					
मूल्य विभाग	101-निकरोळ - कुली					
उप मूल्य विभाग	101-199प्रमाण उत्तरेस लाल बदादूर शास्त्री मार्गे व पूर्वेस मान कड दक्षिणेस मध्य रेल्वे वाईन व पश्चिमेस मान कड					
सर्व्हे नंबर व भू क्रमांक	शि टी एस नंबर#210					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कागोला	दुकान	श्रीःश्रीःश्रीः	सौ अमापनाचे एकक
62800	126100	138700	131300	136100		वोरस मीटर
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)	181.21 चौरस मीटर	मिळकतीचा वापर	कागोला-वास्तविक	मिळकतीचा प्रकार	बांधीव
	बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे वय	0.10 वर्ष	मूल्यदर/बांधकामाचा दर	Rs 138700
	उद्देवाहन सुविधा	आहे	मजला	5th Floor To 10th Floor		
संमिश्र वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - No						
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt 02/01/2018						
मजला निहाय घट वाढ	= 105% apply to rate - Rs 145635/-					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((145635-62800) * (100 / 100)) + 62800) = Rs 145635/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 145635 * 181.24 = Rs 26394887.4/-					
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	27.88 चौरस मीटर = 27.88 * (145635 * 25/100) = Rs 1015075.95/-					
एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेज्जनाईन मजला क्षेत्र मूल्य + लगतच्या मज्जेचे मूल्य + वरील मज्जेचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भांडीच्या खुल्या जागेचे मूल्य + बंदिस्त वाहनाचे = A + B + C + D + E + F + G + H + J = 26394887.4 + 0 + 0 + 0 + 1015075.95 + 0 + 0 + 0 + 0 = Rs 27409963.35/-					

9066 2 990
2020

Home Print



सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा





CHALLAN
MTR Form Number-6



GRN	MH011170032201920E	BARCODE			Date	23/01/2020-17 14 19	Form ID	25 1
Department	Inspector General Of Registration			Payer Details		करल-२		
Type of Payment	Non-Judicial Customer-Direct Payment Sale of Non Judicial Stamps SoS Mumbai only			TAX ID (If Any)				
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5 ✓			PAN No.(If Applicable)	AADCC8181E	१०००६ ३ ११०		
Location	MUMBAI			Full Name	Conventus Technologies Private Limited			
Year	2019-2020 One Time			Flat/Block No.	240			
Account Head Details	Amount In Rs.			Premises/Building				
0030045501	Sale of NonJudicial Stamp		2279200.00	Road/Street	150 975			
				Area/Locality	Kiroli Mumbai			
				Town/City/District				
				PIN	4	0	0	0 8 6
				Remarks (If Any)	PAN2=AAFCA8887K-PN=Neelkanth Urban Developers Private Limited-CA=			
Total	22,79,200.00			Amount In Words	Twenty Two Lakh Seventy Nine Thousand Two Hundred Rupees Only			
Payment Details	UNION BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	02901792020012320669	36877422	
Cheque/DD No.				Bank Date	RBI Date	23/01/2020-17.17:40	Not Verified with RBI	
Name of Bank				Bank-Branch	UNION BANK OF INDIA			
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.

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

Mobile No : 9619889121

det H *Shetty*



12.00 Am



2

करल-२		
१०७७	५	११०
२०२०		



SALE AGREEMENT OF NEELKANTH CORPORATE IT PARK

ARTICLES OF AGREEMENT made at Mumbai this 28th day of January 2020 BETWEEN NEELKANTH URBAN DEVELOPERS PVT. LTD. (PAN NO. AAFCA8887K), (previously known as "Asim Reality Pvt. Ltd.") a Company registered under the provisions of The Companies Act, 1956 having its Registered Office at Neelkanth Corporate IT Park, Plot No. 240, 240/1-8, Kirol Road, Vidyavihar (W), Mumbai - 400 086, hereinafter referred to as "the Owner /Developers" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successor or successors and assigns) of the First Part, AND Conventus Technologies Private Limited (PAN No. AADCC8181E) having address at Unit No. 502, A Wing, Skyline Epitome, Plot No. 3, Kirol Road, Near Jolly Gymkhana, Vidyavihar (West), Mumbai - 400 086. hereinafter referred to as "the Purchaser or the Purchasers" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include in the case of individual or individuals, his/her/their respective heirs, executors and administrators, in the case of firm, the partners or partner for the time being thereof, the survivors or survivor of them and the heirs, executors and administrators of the last such survivors or survivor and in the case of a company, its successor or successors AND their respective permitted assigns) of the Second Part.

[Handwritten signature]
[Handwritten initials]


[Handwritten signature]


[Handwritten signature]

20606 E 1990
2020
WHEREAS:

a). Prior to 20th March, 1972 one Shamsheer Sterling Cable Corporation Limited (hereinafter referred to as "the said Company") was seized and possessed or otherwise entitled to all that piece or parcel of land or premises, hereditaments and premises situated at Kiroli, bearing Plot No. 7, Suburban Scheme-I of Kurla Kiroli, CTS Nos. 240 and 240/1 to 8 containing, by admeasurement 16,243 sq. mtrs. or thereabouts (i.e. 19430 sq. yds. or thereabouts) (hereinafter referred to as "the said land") together with the factory building and machinery embedded in earth and other structures standing thereon (hereinafter collectively referred to as "the said premises").

b). The said Company mortgaged the said property in favor of Syndicate Bank, then known as The Syndicate Bank Ltd. to secure diverse credit facilities granted by the Bank to the said Company.

As the said Company has failed to repay its dues with interest thereon, the said Syndicate Bank filed Suit No. 216 of 1972 In Bombay High Court against the said Company & Others inter alia for recovery of its dues by enforcement of securities.

d). By an Order dated 13 April, 1972, passed by the Hon'ble Bombay High Court, the Court Receiver attached to Bombay High Court was appointed as Receiver of the mortgaged properties including the said property with all powers under Order 40 Rule 1 of the Code of the Civil Procedure, 1908.

e). The Hon'ble Court directed the Court Receiver to sell the suit properties including the said property.

f). The Court Receiver, High Court, Bombay accepted the offer of one M/s. Pravin Trading Corporation (hereinafter referred to as "the Auction Purchaser") and sell was confirmed by the Hon'ble Court by its Order dated 18th December, 1975.

g). Entire consideration was paid to the Court Receiver, High Court, Bombay, by the said Auction Purchaser and the possession of mortgaged properties



[Handwritten signature]



[Handwritten signature]

करल-२		
१०७७	७	११०
२०२०		

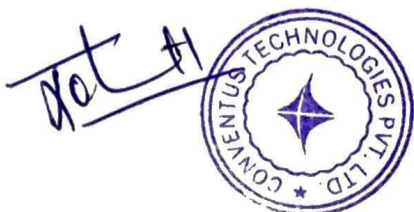
including the said premises was delivered by the Court Receiver to the said Auction Purchaser.

- h). By a Deed of Dissolution dated 15th November, 1978, made between the Partners of the said Auction Purchaser viz. (1) Patwari Exports Pvt. Ltd., (2) Newal Electricals Pvt. Ltd. and (3) Anil Agarwal and (4) Sterlite Cables Limited Partnership carried on by them under the name and style of M/s. Pravin Trading Corporation was dissolved and upon dissolution Sterlite Cables Limited became entitled to all the right, title and interest of the Auction Purchaser including the right, to acquire the said premises and other assets thereon from the Court Receiver, High Court, Bombay.
- i). The name of the said Sterlite Cables Limited was changed to Sterlite Industries (India) Ltd. as recorded in Certificate of Incorporation dated 11th February, 1986 issued by Registrar of Companies, Mumbai.
- j). By Deed of Conveyance dated 30th July, 1986, made between the Court Receiver, High Court, Bombay, as Receiver in Suit No. 216 of 1972, as Vendor of the First Part, the partners of the said Purchaser firm M/s. Pravin Trading Corporation viz. (1) Patwari Exports Pvt. Ltd., (2) Sterlite Industries (India) Ltd., (3) Newal Electricals Pvt. Ltd. and (4) Anil Agarwal, all carrying on business in partnership in the firm name and style of M/s. Pravin Trading Corporation, as Confirming Parties of the Second Part and Sterlite Industries (India) Ltd. as Purchaser of the Third Part, which was registered with the Sub-Registrar Mumbai, under Sr. No. S-BBJ/2800/86 on 11th June, 1997, the said premises was conveyed in favor of the said Sterlite Industries (India) Ltd. and their name was entered into the Property Cards as Owner.
- k). By and under an Agreement for Sale dated 6th March, 2007 made between the said Sterlite Industries (India) Ltd. as Vendor of the One Part and Asim Reality Pvt. Ltd. as the Owner/Developer was then known, therein mentioned as Purchaser of the Other Part, registered with the Sub-Registrar, Kurta-1, under Sr. No. BDR-3/2488/2007 on 3rd April, 2007, the said Sterlite Industries (India) Ltd. agreed to sell the said lands, hereditaments and premises admeasuring 16102 sq. mtrs. (as per property cards) to the Owner /Developers herein for the consideration and on the terms and conditions therein contained.



2

Signature



करल-२		
५१७०६	८	११०
२०२०		

The said Sterlite Industries (India) Ltd. also executed a Power of Attorney on 2nd April, 2007, in favor of two of the Directors of Owner/ Developers which was duly registered with the Sub Registrar Kurla I, under Sr. No. BDR 3/2489/2007 on 3rd April, 2007.

m) The Competent Authority Urban Lands (Ceiling & Regulation) Act, vide its letter dated 16th April, 2007, inter alia informed the said Sterlite Industries (India) Ltd. that permission under Sec. 22 of ULC Act can be considered only when the said lands become vacant after all the structures are demolished.

n) The ULC Act as applicable to the State of Maharashtra was subsequently repealed.

o) In the meantime name of Asim Realty Pvt. Ltd. was changed to Neelkanth Urban Developers Pvt. Ltd. consequently fresh Certificate of Incorporation was issued by the Registrar of Companies Maharashtra on 15th November, 2007.

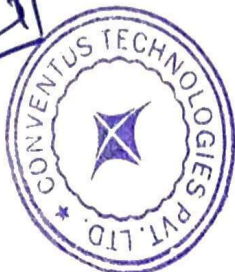


By and under the Deed of Conveyance dated 13th February, 2008 made between Sterlite Industries (India) Ltd. as Vendor of the One Part and Owner/Developer as Purchaser of the Other Part, registered with the Sub Registrar, Kurla-1, under Sr. No. BDR-3/1366/2008 on 13th February, 2008, said Sterlite Industries (India) Ltd. granted, conveyed sold and transferred the said lands, hereditaments and premises bearing CTS Nos. 240, 2401/1 to 8 admeasuring 16,102 sq. mtrs. (as per property cards) at Village Kirol (Kurla) in favor of the Owner/Developers herein.

q) In the premises aforesaid, the Owner/Developer became owner of the said premises bearing CTS Nos. 240, 2401/1 to 8 admeasuring 16,102 sq. mtrs. at Village Kirol (Kurla) in the Mumbai Suburban District in Greater Mumbai. Part of the said property admeasuring about 2,636.44 Sq.mtrs., falls under setback for widening the existing road, which is required to be handed over to the Corporation. Till the time same is handed over to and transferred in favor of the Corporation, The Corporation withheld permission to use 10% of total FSI and additional FSI which is otherwise permitted to be consumed on the said property.

Handwritten signature

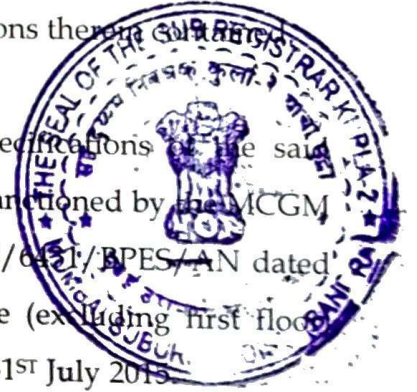
Handwritten signature



Handwritten signature

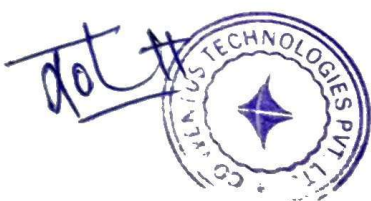
करल-२		
१०००	२	११०
२०२०		

- r). The Owner/Developers intend to develop the said property as IT Park and have appointed S.V. Thakkar & Associates as Architect and Sandip Shikhare & Associates as Design Architect for development of the said Property and have entered into Agreements with them. The Owner/Developers have also appointed Sterling Engineering Consultancy Services Pvt. Ltd. as Structural Engineers. The Owner/Developers shall avail the services of the said Architects and Structural Engineers or such other Architects and Structural Engineers as the Owner/Developers may appoint till completion of the development of the said Properties.
- s). Directorate of Industries issued Letter of Intent for setting up Private Sector Information Technology Park on the terms and conditions thereof.
- t). The Owner/Developers have got the plans and specifications for the said Building to be constructed as I T Park approved and sanctioned by the MCGM and obtained Intimation of Disapproval (IOD) No.CE/6431/BPES/AN dated 22/11/2007 and obtained part Occupancy Certificate (excluding first floor) vide its letter bearing No. CE/6431/BPES/AN dated 31st July 2013.
- u). While sanctioning the plans for the said Building the concerned local authorities and/or government has laid down certain terms, conditions stipulations and restrictions which are to be observed and performed by the Owner/Developers while developing the said Property and the said Building and upon due observance and performance of which only the occupation and the Completion Certificate in respect of the said Building shall be granted by the concerned local authority. The Owner/Developers shall observe, perform and comply with the said terms, conditions and stipulations. Up to issue of Occupation Certificate and therefore same shall be observed by purchaser/society.
- v). The Owner/Developers accordingly have commenced and completed construction of building on the said property to be known as NEELKANTH CORPORATE IT PARK (hereinafter referred to as the said Building and/or the said Complex) in accordance with the building rules and regulations and by-laws of the Municipal Corporation of Greater Mumbai (hereinafter referred to as "the MCGM") and also subject to such terms and conditions as imposed by the State Government /Competent Authority;



[Handwritten signature]

[Handwritten signature]



करल-२		
१०६६	१०	११०
२०२०		

The Purchasers have taken the inspection of copies of the documents relating to the said Property including Conveyances dated 30th July, 1994 in favor of Sterlite Industries (India) Ltd. and Conveyance dated 13th February, 2008 in favor of the Owner/Developers, LOI issued by Directorate of Industries as well as plans, designs and specifications prepared by the architects approved by the Corporation and all other documents as specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction Sale, Management and Transfer) Act, 1963 and the Rules made there under.

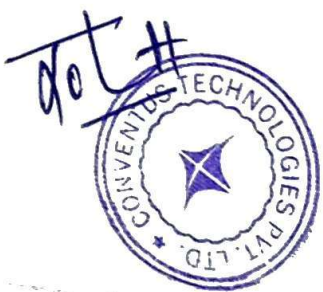
- x). The copy of Certificate of the Title issued by M/s. Purnanand & Company, Advocates as well as the Property Register Cards in respect of the said Property showing nature of the title of the Owners/Developers and the rights of the Owner/Developers are annexed hereto and marked as Annexure "A" and "B". The Purchasers accept the said Title Certificate and agree not to raise any further or other requisition or objections to the title of the Owners and the Owner/Developers. The xerox copy of the Part Occupation Certificate dated 31st July 2015 is annexed hereto and marked "Annexure C".



The Purchasers are carrying out IT Services/IT Enable Services facilities and are entitled to purchase premises in Neelkanth Corporate IT Park constructed by the Owner/Developers.

- bb). The Purchasers have approached the Owner/Developers with a request to sell to the Purchasers Office No. 812 admeasuring 1625.09 Sq. ft. of carpet area or thereabout on the **Eighth** floor of the said Building known as NEELKANTH CORPORATE IT PARK being constructed on the said property (hereinafter referred to as "the said Premises"), which the Owner/Developers have agreed to.
- cc). The Owner/ Developers have informed the Purchasers that the said Premises is ready for use and Prior to the execution of these presents the Purchaser has paid to the Owner/Developers a sum of **Rs. 3,76,05,546/- (Rupees Three Crore Seventy Six Lakhs Five Thousand Five Hundred Forty Six Only)**, being part payment of the sale price of the said Premises agreed to be sold by the

Handwritten signature



Handwritten signature

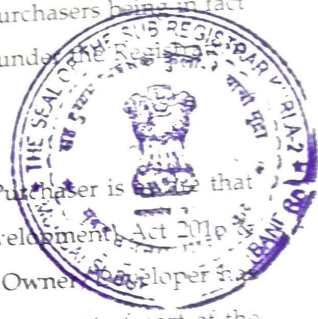
करल-२		
१०६०६	११	११०
२०२०		

Owner Developers to the Purchaser (the payment and receipt whereof the Owner Developers doth hereby admit and acknowledge).

dd) The Developers have availed financial assistance from J M Financial Credit Solutions Ltd. ("the lender") against security of certain unsold Units as mentioned in the Common Indenture of Mortgage and hypothecation of entire receivable from sold and unsold office in the said property.

ee). Under Section 4 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (herein referred to as "the said Act") the Owner/Developers are required to execute a written Agreement for sale of the said premises to the Purchasers being in fact these presents and also to register the said Agreement under the said Act.

ff). It is hereby informed to the Purchaser herein and the Purchaser is advised that from 1st May 2017 the Real Estate (Regulation and Development) Act 2016 and Maharashtra Rules 2017 have been implemented. The Owner/Developer has informed the Purchaser that the occupancy certificate in respect of part of the building wherein the office premises to be purchased by the Purchaser is located, is already obtained hence it should be treated as completed project. The Developer will take steps to register the part of the Project for balance construction for which occupancy certificate is not received within 90 days from the Maharashtra Rera authorities.



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, UNDERSTOOD, DECLARED, CONFIRMED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The parties hereby acknowledge and confirm that the aforesaid recitals form an integral part of this Agreement.
2. The Owner/Developers has constructed building comprising of 2 level basement, ground floor and 8 upper floors on the said property more particularly described in the Schedule hereunder written in accordance with the plans specifications and designs approved by MCGM and other local authorities which have been seen and approved by the Purchasers.

Handwritten signature



Handwritten signature

करल-२

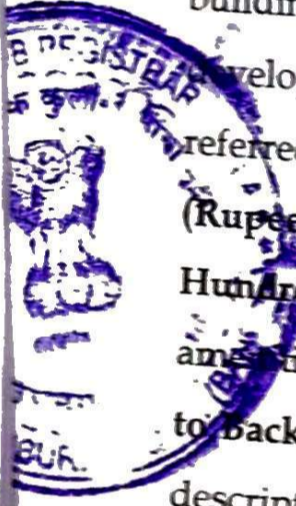
0600 92 990

020

3. The Owners/Developers have represented to and assured the Purchasers that their title to the said property and the premises hereby agreed to be sold to the Purchaser is marketable and free from all reasonable doubts except the said mortgage of J M Financial and are fully aware that the Purchasers have agreed to purchase the premises hereby agreed to be sold to the Purchasers relying upon the said representation and assurances of the Owners/Developers contained in this agreement. The Owner/Developers have obtained the NOC dated 20.01.2020 from J.M. Financial to sale Said Premises to the Purchaser (Annexed herewith NOC Copy dated 20.01.2020)

4. The Purchaser hereby agrees to purchase from the Owner/Developers and the Owner/Developers hereby agree to sell to the Purchaser Office No. 812 admeasuring 1625.09 Sq. ft. of carpet area or thereabout on the Eighth floor of the said Building bounded by red color boundary line on the typical floor plan hereto annexed and marked as Annexure "C" on the Upper floor of the said building to be known as "NEELKANTH CORPORATE IT PARK" being developed by the Owner/Developers on the said property (hereinafter referred to as "the said Premises") at or for a price of Rs. 3,79,85,400/- (Rupees Three Crore Seventy Nine Lakhs Eighty Five Thousand Four Hundred Only) which includes proportionate price of the common areas and amenities appurtenant to the said Premises along with right to use Two (Back to Back) car parking spaces on lower basement level. The nature, extent and description of the common/limited common areas and amenities which shall be available to the Purchaser, are more particularly described in the Second Schedule hereunder written.

The Purchaser/s hereby confirms that the consideration mentioned hereinabove is net amount. The Purchaser/s alone is liable to bear and pay any amount required to be paid to Central / State Government or any local authority by way of Sale Tax, Works Contract Tax, Service Tax, VAT and any other Tax or payments, by whatever name it is called including all kinds of statutory payments and liabilities (whether payable as per present Law/s and/or as per future Law/s and all liabilities arising there under whether under change/s, modification/s, amendment/s, enactment/s etc. and/or otherwise in any manner whatsoever, including all Acts, rules, regulations and due to any judicial view, review, interpretation and for reason/s whatsoever) for sale of the said premises shall be paid, incurred and settled by the Purchaser/s immediately without making the Owner/Developers herein



Handwritten signature and a circular stamp at the bottom left corner.

Handwritten mark or signature at the bottom right corner.

करल-२		
१००६	९३	९९०
२०२०		

liable/responsible for the same in any manner whatsoever. In case of any delayed payment towards any and/or all taxes, duties, levies, cess etc. (whether direct or indirect (including but not limited to service tax, VAT etc)) by the Purchaser/s, the Purchaser/s shall apart from penalty or interest charged by such authorities be liable to pay interest @ 18% p.a. on the amount if any paid by to the Owner/Developers to such authorities.

5. The Purchaser hereby agrees to pay to the Owner/Developers the said price of Rs. 3,79,85,400/- (Rupees Three Crore Seventy Nine Lakhs Eighty Five Thousand Four Hundred Only) in the following manner:

Sr. No.	Amount	Stages
1.	Rs. 11,00,000 /-	Earnest Money
2.	Rs. 3,65,05,546 /-	Already Received
3.	Rs. 3,79,854/-	On or before 30 th January 2020.

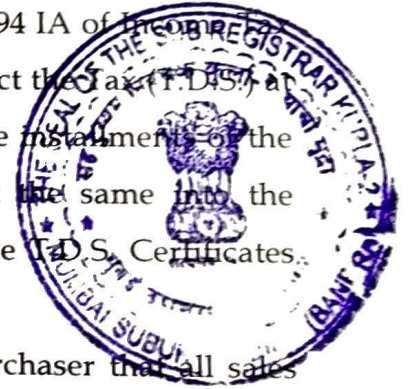
In accordance with the provisions of Section 194 IA of Income Tax Act, 1961 the Flat Purchaser is obliged to deduct the Tax (T.D.S) at the rate of 1 % from the amount of each of the instalments of the purchase price of the said Flat and deposit the same into the Government Treasury in time and furnish the T.D.S. Certificates for the same to the Developers immediately.

The Developers has also informed to the Purchaser that all sales proceeds to deposited in the designated Escrow Account No. 01180350000589 open with HDFC Bank as mentioned in NOC dated 20.01.2020 of J.M. Financial .

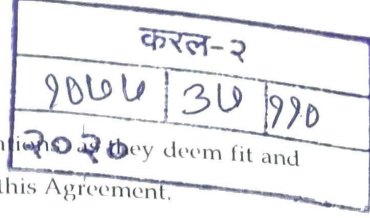
6. Purchasers are aware that the Owner/Developers are constructing the said property as I.T. Park and the premises therein is to be utilized in accordance with the permission granted by Department of Industries. Purchasers have confirmed that they are I.T./ I.T.E.S. facilities as such are entitled to use the said premises.

[Handwritten signature]

[Handwritten signature]



be formed any such organization and/or organization which they deem fit and proper in the manner as provided hereinbefore in this Agreement.



45. If the Owner/Developers due to any reason cannot execute Conveyance transferring the right, title and interest in the said Building and in the said Property as provided hereinbefore then the Owner/Developers for this purpose shall be entitled to execute such deeds, documents or assurances as permissible under law for the time being in force and wherever the word Conveyance and/or Deed/s of transfer is/are referred to in this agreement the same shall be deemed to mean and include the document or documents by which the right title and interest whether divided or undivided is transferred by the Owner/Developers in the said Building and in the said Property and the Purchaser/s shall not raise any objection in that behalf.
46. In this Agreement unless there is anything inconsistent with or repugnant to the subject or context (a) SINGULAR shall include PLURAL and vice versa and (b) MASCULINE shall include FEMINE and vice versa.
47. All letters, notices, circulars, receipts issued by the Owner/Developers as contemplated by and under this Agreement shall be deemed to have been duly served/delivered to the Purchaser and shall discharge the Owner/Developers completely and effectually of their obligations, if sent to the Purchaser under certificate of posting or registered post acknowledgement due at the following address (or at any other address as may have been subsequently notified by the Purchaser as and by way of change of address and if such change is confirmed by the Owner/Developers);



Conventus Technologies Pvt. LTD.

A/502, 5th Floor, Skyline Epitome,
Kirod Road, Vidyavihar West, Mumbai 400 086.

48. This Agreement shall be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 or the Maharashtra Apartment Ownership Act (Mash Act. No. XV of 1971) whichever may be adopted by the Owner/Developers and the rules made there under.



कॉल-२
 १००० ३६ १९९०
 २०२०

charges and expenses in connection with the costs of the preparing, the conveyance and all other agreements, assignment deed transfer deed or any other documents required to be executed by the Developer and the stamp duty and registration charges payable thereon as well as the entire professional costs of the Attorney, of the Owner/Developers M/s PURNANAND & CO. for preparing and approving all such documents shall be borne and paid by the society/association or proportionately by all the Purchasers of premises in the said Building. The Stamp duty and Registration charges incidental to this Agreement shall also be borne and paid by the Purchaser.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this writing the day and the year hereinabove written.



THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land or ground in (Kurla) Kirol admeasuring 16.102 square meters or thereabouts (including area of 2636.44 Sq.mtrs under set back required to be handed over to MCGM) bearing C.T.S. No. 240, 240/1 to 240/8 of village Kirol within Registration Sub-District of Bandra in Mumbai Suburban District in Greater Mumbai and bounded as follows:

- On or towards the North by : Existing 27.45 mtrs. Road
- On or towards the South by : 18.3 mtrs. wide Existing D.P.Road
- On or towards the East by : Existing Vidyavihar Station Road
- On or towards the West by : Adjoining CTS No. 236

Shubh

not H

[Signature]

[Signature]

[Signature]

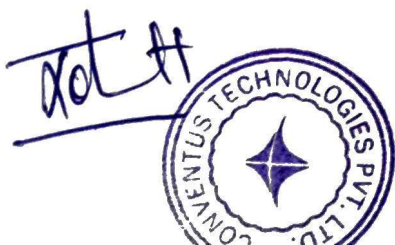
(DES
 1.
 2.
 3.
 4.
 5.
 6.
 7.
 8.
 9.

करल-२		
१०६६	३९	११०
२०२०		

THE SECOND SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF COMMON/LIMITED COMMON AREAS AND AMENITIES)

1. Building shall be of R.C.C. frame structure.
2. All external and internal walls shall be as per M.C.G.M. requirements.
3. Internal plaster in gypsum plaster in shops and sand faced/neeru in common areas and external plaster in double coat sand face finish.
4. **Wood Work:**
 - (a) **Unit Doors** - Rolling shutters with/without perforated G.I. Sheet with Oil painted from both the sides. Handle with locking arrangements in itself.
5. **Plumbing:** AC/PVC/CI pipes with C.I. fittings from outside. Concealed pipes in toilet. Overhead and underground water-tanks with pumps and pump room as per BMC rules.
6. **Electricity Works:** single phase supply in unit.
7. **Colors:** Building shall be painted with lime wash from inside and swon-cem paint or its equivalent from outside.
8. **Common Areas:**
 - a) Staircase and main passage of multistoried building.
 - b) Compound except podium/basement parking spaces.
 - c) Pump Room.
 - d) Lift room and lift well.
 - e) Toilet at ground floor and typical floors.
 - f) Entrance Hall on ground floor/Atrium and other area.
9. **Common Amenities:**
 - a) R.C.C. underground water tanks.
 - b) Overhead tank.
 - c) Pumps
 - d) Lifts.
 - e) Light and electric fittings in staircase and entrance hall/Common passage/Atrium.
 - f) Meter's cabin
 - g) Exterior plumbing fixtures.



10. Limited Common Areas:

- a) Parking space in compound/basement/podium level.
- b) Terrace attached to offices/units.
- c) Terrace above the top floor of the building.
- d) Atrium on Lower Ground Floor/Podium Level.
- e) Open Space in front and surrounding the shops at Ground Level.

करल-२		
१०६०६	४०	९९०
२०२०		

N REPOF

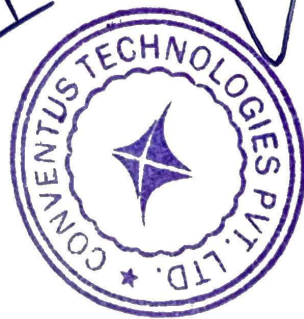
R

K OF INDL
BRANCH
ST) MUMI

Handwritten signature

Handwritten signature

Handwritten signature



करल-२		
१०७७	४१	११०
२०२०		

SIGNED SEALED AND DELIVERED by the
Owner/Developers within named
NEELKANTH URBAN DEVELOPERS
PVT LTD.

Through it's Director
Niraj m. patel

in the presence of.....

1. Karan malhotra Karan
2. AMIT SINGH Amit

SIGNED SEALED AND DELIVERED
the within named Purchaser
CONVENTUS TECHNOLOGIES PVT. LTD.

1) SUNIL TOLAMATI (DIRECTOR)
Sunil

2) RAJESH RAM SHETTY (DIRECTOR)
Ram Shetty

in the presence of

1. Karan malhotra Karan
2. AMIT SINGH Amit

RECEIVED of and from the
within named Purchaser a sum
of (Rupees Three Crore Seventy Six Lakhs
Five Thousand Five Hundred Forty Six Only
by Cheque / RTGS being part
payment of purchase price paid
by the Purchaser to us.

For Neelkanth Urban Developers
Pvt. Ltd.



Director/Authorised Signatory

M/S. CONVENTUS TECHNOLOGIES PVT. LTD.

Director



M/S. CONVENTUS TECHNOLOGIES PVT. LTD.



Director



Rs. 3,76,05,546/-

WE SAY RECEIVED,

For NEELKANTH URBAN DEVELOPERS PVT. LTD.

Signature of the Director/Authorised Signatory.

DIRECTOR/AUTHORISED SIGNATORY

करल-२
 १००८ ४३ ११०
 २०२०



NEELKANTH CORPORATE PARK
 LAYOUT PLAN



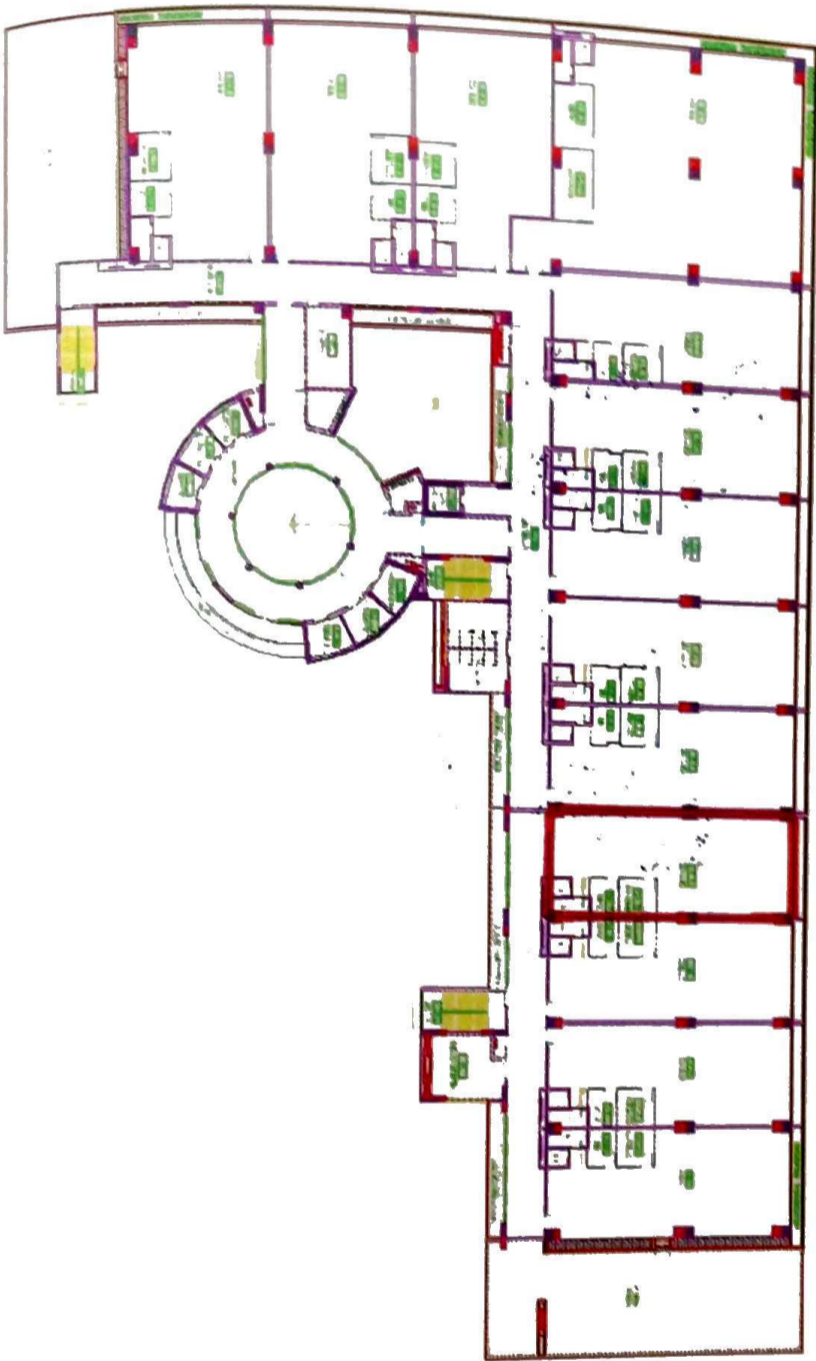
2

Full sign

Handwritten signature

Handwritten signature

करल-२		
१००८	४५	११०
२०२०		



NEELKANTH CORPORATE PARK

8TH FLOOR PLAN

OFFICE NO 812
(INDICATED IN MATCH)

NOTE: THIS DOCUMENT IS VALID ONLY IF IT IS REGISTERED WITH THE SUB-REGISTRAR, MUMBAI SUBURB.

Full sign

Shubh

Not H



MUNICIPAL CORPORATION OF GREATER MUMBAI
No.CE/6431/BPES /AN **31 JUL 2015**

Office of the Dy. Chief Engineer
Bldg. Proposals (E.S.),
Near Raj Legacy,
Opp. Paper Mill Compound,
L.B.S. Road, Vikhroli (W),
Mumbai - 400 083.

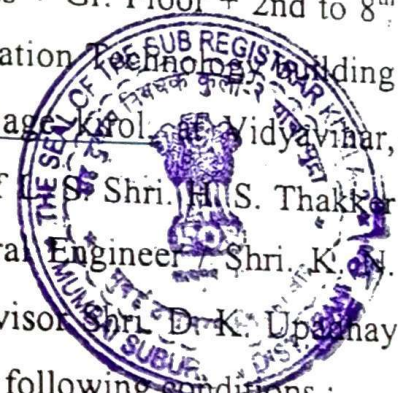
To,
Asim Realty Pvt. Ltd. ✓
Neelkanth Corporate I. T. Park,
Plot No. 240, 240/ 1 to 8, Kirol Road,
Vidyavihar (W) Mumbai - 400086.

करल-२		
१०००	४०	११०
२०२०		

Sub. : Part Occupation to proposed (i.e. 2 level Basements + Gr. Floor + 2nd to 8th (pt.) upper floors only) (Excluding First Floor) Information Technology building on plot bearing C.T.S. Nos. 240, 240/1 to 8 of village kirol, at Vidyavihar, Ghatkopar(W), Mumbai.

Sir,

The Part Occupation to proposed (i.e. 2 level Basements + Gr. Floor + 2nd to 8th (pt.) upper floors only) (Excluding First Floor) Information Technology building on plot bearing C.T.S. Nos. 240, 240/1 to 8 of village Kirol at Vidyavihar, Ghatkopar(W), Mumbai completed under supervision of Shri. H.S. Thakker having Licensed No. T 107/L. S. & Licensed Structural Engineer Shri. K.N. Hadkar having License No. STR/H/12 and Site Supervisor Shri. D.K. Upadhyay having Licensed No. U/7/SS-I may be occupied on the following conditions :



1. That the certificate under Sec. 270-A of the Bombay Municipal Corporation Act shall be submitted within 3 months.
2. That the Set-back area shall be got transferred in the name of MCGM, before asking full OCC.
3. All the balance IOD conditions to be complied.
4. That as per the circular u/no.CHE/2456/DP/GEN dtd.:06/04/2015 the area falling under proposed D.P. Road / Road widening under Drat D.P. 2034, shall be handed over to M.C.G.M. free of cost & free from all encumbrances & transfer the same in the name of M.C.G.M. within a period of 6 month from the date of sanction of draft development plan 2034 by the state Govt.
5. An registered U/T for agreeing to hand over the land affected by proposed road /road widening as per draft D.P. 2034, which will be binding an legal heirs/successes/assignees/flat purchases & a suitable conditions to the effect incorporating in sale agreement shall be submitted.

CEI 643/IBPES/AN 31 JUL 2015

6. That as per circular u/no.CHE/27921/DP/GEN dt.06/01/2014, the owner/ Developer / Architect /L.S. shall compile and handover to the society & in case of society as applicant shall handover to all the members / prospective buyers following documents :- a) Ownership document, b)Copies of IOD, CC subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans, c) copies of Soil Investigation Reports, d)RCC details and canvas mounted structural drawings, e) Structural Stability Certificate from Licensed Structural Engineer, f)Structural Audit Reports, g)All details of repairs carried out in the buildings, h) Supervision certificate issued by the Licensed Site Supervisor, i) Building Completion Certificate issued by L.S. / architect, j) N.O.C. and completion certificate issued by the C.F.O., k)Fire Safety Audit carried out as per the requirement of C.F.O. The above documents / plans shall be handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting Occupation Certificate.

कमल-२	१०७७	४८	११०
२०२०			



That the registered Undertaking / Indemnity bond for incorporating the condition of handing over of document to the society / end user as per circular no. CHE/27921/DP/GEN dt.06/01/2014 shall not be submitted & copy of agreement showing the above conditions shall not be submitted.

A set of certified completion plans is returned herewith.

Note : This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

sd/-
Executive Engineer
(Building Proposal)E.S.-II

Copy forwarded for information to the Arch.

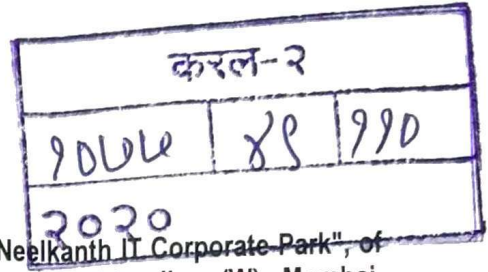
M/s. H. S. Thakker & Associates

TRUE COPY
@mm

sd/-
Executive Engineer
(Building Proposal)E.S.-II

20th January 2020

Neelkanth Urban Developers Pvt. Ltd.
Neelkanth Corporate IT Park,
Plot No. 240/240-1-8, Kirol Rd,
Vidyavihar (W),
Mumbai - 400086



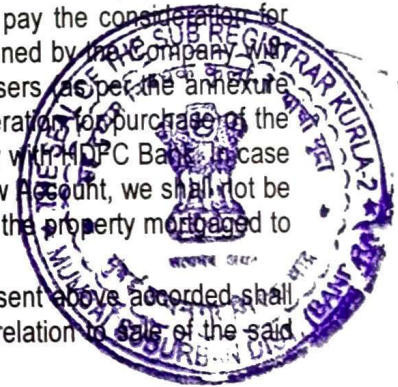
Dear Sir,

Re: Consent for release of mortgage over Unit No. 812 in the building "Neelkanth IT Corporate Park", of Neelkanth Urban Developers Private Limited ("The Company"), located at Vidyavihar (W), Mumbai, mortgaged to JM Financial Credit Solutions Limited in pursuance of the Indenture of Mortgage executed on 9th October 2015.

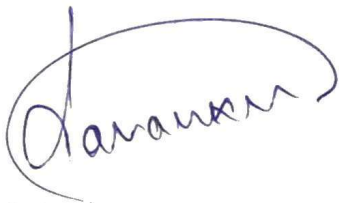
You have informed us that you have agreed to sell the captioned unit(s) (hereinafter the "Unit(s)") to the persons listed as per the annexure hereto (the "Purchasers") and for that purpose, you have requested us to release our mortgage right on the said Unit(s) to enable sale of the Unit(s) to the Purchasers.

We state that consent is hereby accorded and the mortgage right over the Unit(s) is hereby released, and that we shall have no claim, right title or interest in respect of the Unit(s) whatsoever subject to the following conditions:

1. This consent hereby granted is restricted to release of mortgage over the Unit(s) described above in the project "Neelkanth Corporate IT Park" of the Company, in order to enable sale of the Unit(s) to the Purchasers, as mentioned under the annexure hereto. Notwithstanding anything contained hereinabove, the consent hereby granted shall not be deemed to release the mortgage for any other unit(s) in the said project.
2. You have informed us that, as required by us, the Agreement for Sale executed by you with the Purchasers contains / shall contain a provision requiring the Purchasers to pay the consideration for purchase of Units directly into the Escrow Account No. 01180350000589 opened by the Company with HDFC Bank. The consent hereby granted is therefore subject to the Purchasers (as per the annexure hereto) depositing all the sale proceeds payable to the Company as consideration for purchase of the Units into the Escrow Account No. 01180350000589 opened by the Company with HDFC Bank. In case of default by the Purchaser in depositing the sale proceeds in the said Escrow Account, we shall not be bound by the consent given hereby and shall retain all rights and claims over the property mortgaged to us.
3. In the event the sale to the Purchasers is cancelled for any reason, the consent above accorded shall stand revoked forthwith and you shall have to apply for a fresh consent in relation to sale of the said Unit(s) to any other person.



Yours faithfully,
For JM Financial Credit Solutions Limited



Authorized Signatory

ANNEXURE

Name of the Purchaser	Unit No.	Carpet Area* (Sq. ft.)	Total Consideration (INR)	Amount Received (INR)
Conventus Technologies Pvt. Ltd.	812	1625.09	3,79,85,400	11,00,000

*plus 2 car parks on lower basement (back to back)

करल-२		
१०००	५०	११०
२०२०		

VALID UPTO

30 JAN 2009

Gen - २२९ - ५५०० (२)

MUNICIPAL CORPORATION OF GREATER MUMBAI
 FORM 'A'
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
 No. CE/ 6431 /MPESAN 31 JAN 2008
 COMMENCEMENT CERTIFICATE

To,
 M/s. Asim Realty Pvt. Ltd.
 CA. K. R. WADKAR

With reference to your application No. 3919 dt. 30/7/2007
 for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the
 Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission
 under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. 17
 on plot No. - C.T.S. No. 210, 240/1 to 8 Divn/ Village Town
 Planning Scheme No. - situated at Road / Street Ghatkopar



- N: The Commencement Certificate / Building permit is granted on the following conditions -
- 1) The land vacated on consequence of the endorsement of the set back line / road widening line shall form part of the public street.
 - 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
 - 3) The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.
 - 4) This permission does not entitle you to develop land which does not vest in you
 - 5) This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
 - 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if
 - a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act. 1966.

करल-२		
१०६०६	५१	११०
२०२०		

9
R

Gen - 224

- 2 -

7) The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri V.D. Ingavde Executive Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act.



The C.C. is valid upto 30 JAN 2009

C.C. upto Basement/plinth.

For and on behalf of Local Authority,
The Municipal Corporation of Greater Mumbai

[Signature] 31/1/2008
Executive Engineer (Building Proposal)
Eastern Suburbs
FOR

CE/6431/BPES/AN 28 NOV 2009

Re-endorsement of Plinth C.C. & C.C. upto top of 2nd floor as per approved amended plans dt 18/7/2009

CE/6431/BPES/AN 17 OCT 2010

Full C.C. as per approved amended plans dt 16/6/2010

[Signature] 28-11-2009
Executive Engineer Building Proposal
(Eastern Suburbs.)

[Signature] 11/10/11
Executive Engineer Building Proposal
(Eastern Suburbs.) file

