



CHALLAN
MTR Form Number-6



GRN	MH001900954202021E	BARCODE	Date		02/07/2020-13:40:14	Form ID	252
Department			Inspector General Of Registration				
Type of Payment			Stamp Duty Registration Fee				
Office Name			BOM2 JT SUB REGISTRAR MUMBAI CITY 2				
Location			MUMBAI				
Year			2020-2021 One Time				
Account Head Details			Amount In Rs.		Premises/Building		
0030045501 Stamp Duty			1846000.00		Road/Street		
0030063301 Registration Fee			30000.00		Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					PAN2=AATPM6901H-SecondPartyName=Mr Manish		
					Mandhana-CA=34924637-Marketval=1		
Total			18,76,000.00		Amount In Words		
					Eighteen Lakh Seventy Six Thousand Rupees Only		
Payment Details			STATE BANK OF INDIA				
Cheque/DD Details			FOR USE IN RECEIVING BANK				
Cheque/DD No.			Bank CIN	Ref. No.	00040572020070207891	CKN1832881	
Name of Bank			Bank Date	RBI Date	02/07/2020-13:43:21	Not Verified with RBI	
Name of Branch			Bank-Branch		STATE BANK OF INDIA		
			Scroll No. . Date		Not Verified with Scroll		
Department ID :			MUMBAI				
NOTE: This challan is valid for document registration only. Not valid for unregistered document.			MUMBAI				
Challan Defacement Details			MUMBAI				
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount		
1	65)-508-3739	0000614443202021	02/07/2020-16:31:37	IGR549	1846000.00		
2	65)-508-3739	0000614443202021	02/07/2020-16:31:37	IGR549	30000.00		
Total Defacement Amount					18,76,000.00		



Santhosh
Santhosh

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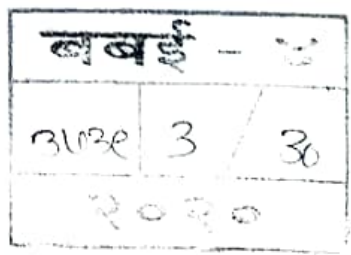
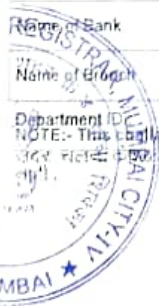
CHALLAN
MTR Form Number-6



GRN	MH001900954202021E	BARCODE	[Barcode]		Date	02/07/2020-13:40:14	Form ID	25 2
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)		ABAFM3661N		
Office Name BOM2_JT SUB REGISTRA MUMBAI CITY 2				Full Name		MS Manav Yarn LLP		
Location MUMBAI				Flat/Block No.		Unit No. 8, Ground Floor, Peninsula Centre		
Year 2020-2021 One Time				Premises/Building				
Account Head Details			Amount In Rs.		Road/Street		Dr. S. S. Rao Road, Parel, Mumbai	
0030045501	Stamp Duty		1846000.00		Area/Locality		1337.31 Sq. Ft.	
0030063301	Registration Fee		30000.00		Town/City/District			
				PIN		4 0 0 0 1 2		
				Remarks (If Any)		PAN2=AATPM6901H-SecondPartyName=Mr Manish B Mandhana-CA=34924637-Marketval=1		
				Amount In		Eighteen Lakh Seventy Six Thousand Rupees Only		
Total				18,76,000.00		Words		

Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572020070207891	CKN1832881		
Cheque/DD No.		Bank Date	RBI Date	02/07/2020-13:43:21	Not Verified with RBI		
Name of Bank		Bank-Branch		STATE BANK OF INDIA			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

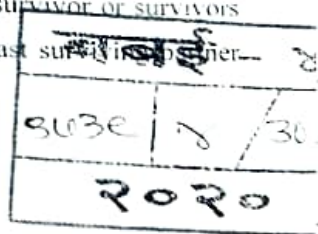
Department ID: [Blank] Mobile No.: 9324034566
 NOTE:- This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंद घेतल्यानंतर दस्तऐवज नोंदणी कार्यालयाच्या नोंदणी कार्यालयाच्या दस्तऐवजासाठी लागू आहे. नोंदणी न करतावयाच्या दस्तऐवजासाठी सदर चलन लागू नाही.



THIS AGREEMENT OF SALE CUM TRANSFER is made and entered into at Mumbai this 2nd day of July, 2020 between (1) **SHRI MANISH B. MANDHANA** aged 51 years, having **PAN NO. AATPM6901H** and (2) **SHRI PRIYAVRAT P. MANDHANA**, aged 31 years, having **PAN NO. APMPM6832M**, both of Mumbai Indian Inhabitants, having address at 22/23, Mount Unique, 62-A, Pedder Road, Mumbai-400026, hereinafter referred to as "**TRANSFERORS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors and administrators and assigns) of the **ONE PART**;

AND

M/s. MANAV YARN LLP, a Limited Liability Partnership firm incorporated and registered under the provisions of the Limited Liability Partnership Act, 2008, having **PAN NO. ABAFM3661N** and having its registered office at 7, Dadi Seth Agiary Lane, 1st Floor, Kalbadevi Chamber, Kalbadevi Road, Mumbai-400002, hereinafter referred to as "**TRANSFeree**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their partner or partners for the time being constituting the said firm, survivor or survivors of them, the heirs, executors, administrators of such last surviving partner and assigns) of the **OTHER PART**.



WHEREAS:

a. Pursuant to an Agreement for Sale dated 26th April, 2012 made and executed between Pearl Shelters Private Limited, therein referred to as the Transferor of the First Part and the Transferors herein therein referred to as the Transferees of the Second part, the aforesaid Pearl Shelters Private Limited sold and/or transferred the ownership Premises being Unit Nos. 006, 007 and 008 on the ground floor of the building known as Peninsula Centre, situate at Dr. S.S. Rao Road, Parel, Mumbai -400012 and admeasuring 5,825 sq. feet (saleable area) or 4,480 sq. feet or thereabouts.

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Handwritten signature of Priyavrat P. Mandhana

together with 6 car parking spaces bearing Nos. 7, 8, 9, 10, 11 and 16 in the basement in the aforesaid building, to the Transferors herein, for the valuable consideration and upon the terms therein mentioned. The aforesaid Agreement for Sale dated 26th April, 2012 is duly registered with the Sub-Registrar of Assurances under Serial No.BBE2-02882-2012 on 26th April, 2012.

b. Pursuant to the aforesaid Agreement for Sale dated 26th April 2012 and on receipt of the entire consideration amount therein mentioned, the said Pearl Shelters Private Limited also handed over the vacant and peaceful possession of the above mentioned Unit Nos.006, 007 & 008 alongwith the 6 car parking spaces bearing Nos. 7, 8, 9, 10, 11 and 16 in the basement in the building Peninsula Centre, to the Transferors herein and the Transferors are in exclusive use, occupation and possession of the same until this date.

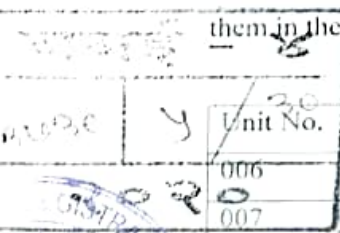
c. The purchasers of the units in the building Peninsula Centre, formed a co-operative society in the name of Peninsula Centre Co-operative Premises Society Ltd., and also got the same registered in accordance with provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No.MUM/WF-S/Gen-(O)8693/2016-17 dated 11th May, 2016 (hereinafter for the sake of brevity referred to as the "said Society").

The said Society further admitted the Transferors herein as the members thereof and also allotted the following shares of Rs. 50/- each, to the Transferors vis-à-vis the aforesaid Unit Nos.006, 007 & 008 held by them in the building of the said Society i.e.

Unit No.	Share Certificate No.	Distinctive Nos.
006	20	311 to 320 (both inclusive)
007	21	321 to 330 (both inclusive)
008	22	331 to 340 (both inclusive)

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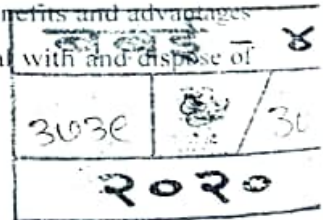


e. The ownership Premises being Unit No. 008 admeasuring 1337.31 sq. ft. on the ground floor of the building known as Peninsula Centre of the Peninsula Centre Co-operative Premises Society Ltd., situate at Dr. S.S. Rao Road, Parel, Mumbai 400012, together with 2 car parking spaces bearing Nos.11 & 16 in the basement in the aforesaid building. (hereinafter for the sake of brevity the said Unit No. 008 and the 2 car parking spaces bearing Nos. 11 & 16 are collectively referred to as the "said Unit") together with the 10 shares of Rs.50/- each, bearing distinctive nos.331 to 340 (both inclusive) comprised in Share Certificate No.22 pertaining to Unit no.008 (hereinafter for the sake of brevity referred to as the "said shares") issued by the said Society, forms the subject matter of the present agreement and is more particularly described in the schedule hereunder written.

f. In the circumstances hereinabove mentioned, the Transferors are the members of the said Society and are in exclusive use, occupation and uninterrupted possession of the said Unit and are further well and sufficiently entitled to all other right, title, interest, benefits and advantages appertaining the said Unit and are also entitled to deal with and dispose of the same as they may deem fit and proper.

g. The Transferors declare that:

- (i) prior to the execution of these presents, the Transferors had created a charge on the said Unit and said Shares and also the Unit Nos.006 & 007 mentioned above vide an Indenture of Mortgage dated 27th June, 2018 in favour of IDBI Trusteeship Services Limited ("Mortgagee / Debenture Trustee") to secure the Privately Placed Unsecured Redeemable Non-Convertible Debentures ("NCDs") aggregating to Rs.80/- Crore issued by Mahan Synthetic Textiles Private Limited (the Debenture Holder being 'Styrax Commodities Ltd.).
- (ii) the aforesaid IDBI Trusteeship Services Limited have pursuant to the consent and confirmation received from the Debenture Holder granted and/or accorded their No Objection for the sale and/or

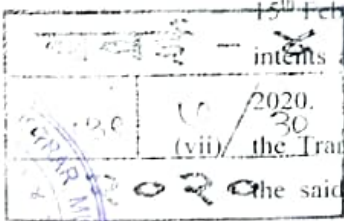


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transfer the said Unit and the said Shares, vide their Letter dated 29th June 2020. As per the terms of the said Letter dated 29th June 2020, the consideration amount for the sale and/or transfer of the said Unit and the said Shares is to be paid over and/or deposited in a Designated bank Account as more particularly mentioned in the said Letter dated 29th June 2020. A copy of the said Letter dated 29th June 2020 from IDBI Trusteeship Services Limited is hereto annexed and marked as **Annexure "A"**.

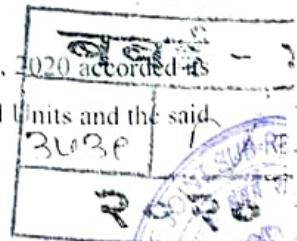
- (iii) the aforesaid Letter dated 29th June 2020 further records that on compliance of the terms contained therein, the said Debenture Trustees i.e. IDBI Trusteeship Services Limited, shall also execute the release deed and/or re-conveyance of the said Unit and the said Shares.
- (iv) the Transferors have complied with all terms contained in the aforesaid Letter dated 29th June 2020 including making all payments therein mentioned [save and except to the extent of the payment required to be made under these presents].
- (v) save and except to the extent of the aforesaid, the said Unit and the said shares is free from all encumbrances, litigations, mortgages and are having marketable title.
- (vi) prior to the execution of these presents, the Transferors had let out the said Unit alongwith the Unit Nos.006 & 007, strictly on leave and license basis to one The Mandhana Retail Ventures Limited, by virtue of an Leave and License Agreement dated 15th February, 2018, made and executed between the Transferors herein therein referred to as the Licensors of the One Part and The Mandhana Retail Ventures Limited, therein referred to as the Licensee of the Other Part and the aforesaid Leave and License Agreement dated 15th February, 2018 has been duly cancelled and/or terminated for all intents and purposes vide a Letter of Termination dated 29th May, 2020.
- (vii) the Transferors are in exclusive use, occupation and possession of the said Unit and save and except them, no one else is in use, occupation and/or possession of the said Unit or any part thereof.



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- (viii) neither the Transferors nor any person or persons on their behalf have entered into any agreement for sale, lease agreement, tenancy agreement in respect of the said Unit or any part thereof and neither have the Transferors accepted any earnest or token amount in respect of the said Unit in any manner whatsoever.
- (ix) the Transferors have paid the electricity bills in respect of the said Unit till the date hereof and now nothing is due and payable by them to the BEST Ltd., and/or any other concerned authority in that regard.
- (x) save and except the Transferors, no one has any share, right, title and interest in the said Unit or any part thereof.
- (xi) the aforesaid Agreement for Sale dated 26th April, 2012 is valid and subsisting and the same is neither terminated nor revoked at any time.
- (xii) there are no insolvency proceedings either initiated or against the Transferors or any of them.
- (xiii) neither Income Tax nor any other similar tax or dues, is and payable by the Transferor in respect of the said and the aforesaid shares or otherwise howsoever.
- (xiv) all outgoings and other maintenance charges in respect of the said Unit has been paid by the Transferors to the aforesaid Society and other concerned authorities upto 31st March, 2020 and nothing is due and payable by them on that account to anyone concerned upto the said date i.e. 31st March, 2020.
- (xv) the said Society has vide its Letter dated 29th June, 2020 accorded its No Objection to the sale and/or transfer of the said Units and the said Shares.
- h. Relying upon the representations, declarations and confirmations made by the Transferors and believing the same to be true, the Transferee has agreed to purchase and/or acquire the Unit and the said Shares in respect thereof, together with all furniture, fittings, amenities etc., installed in the said Unit and further together with all the proportionate rights, benefits and advantages under the aforesaid Agreement for Sale dated 26th



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April, 2012 and also together with all the proportionate rights, benefits and advantages and all other incidental benefits appertaining thereto and also the common amenities attached to the said Unit in the said Society, free from all encumbrance, mortgages, litigations and with marketable title, from the Transferors at or for the lump sum total consideration of Rs.3,49,24,637/- (Rupees Three Crore Forty Nine Lakhs Twenty Four Thousand Six Hundred and Thirty Seven only) and on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT OF SALE CUM TRANSFER WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The recitals contained above forms an integral part of this Agreement as if the same were set out and incorporated in the operative part hereof.

2. The Transferors hereby sell and/or transfer unto the Transferee and the Transferee hereby acquire and/or purchase from the Transferors the said ownership Premises being Unit No. 008 admeasuring 1337.31sq. ft. on the ground floor of the building known as Peninsula Centre of the Peninsula Co-operative Premises Society Ltd., situate at Dr. S.S. Rao Road, Parel, Mumbai 400012, together with 2 car parking spaces bearing Nos.11 & 16 in the basement in the aforesaid building (hereinafter for the sake of brevity the said Unit No.008 and the 2 car parking spaces bearing Nos. 11 & 16 are collectively referred to as the "said Unit"), together with the 10 shares of Rs.50/- each, bearing distinctive nos. 331 to 340 (both inclusive) comprised in Share Certificate No.22 pertaining to Unit no.008 (hereinafter for the sake of brevity referred to as the 'said shares') issued by the Peninsula Centre Premises Co-operative Society Ltd; registered under No. MUM/WI-S/Gen-(O)8693/2016-17 dated 11th May, 2016 under the Maharashtra Co-operative Societies Act,1960 (hereinafter for brevity's sake referred to as the 'said Society') and as more particularly described in the schedule hereunder written, together with all furniture, fittings, amenities



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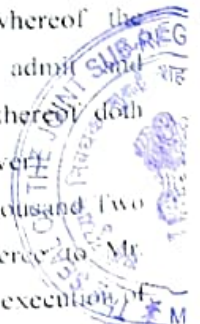
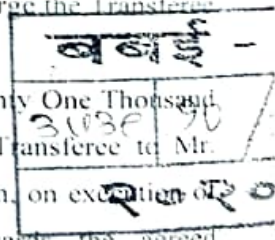
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etc., installed in the said Unit and further together with all the proportionate rights, benefits and advantages under the aforesaid Agreement for Sale dated 26th April, 2012 and also together with all the proportionate rights, benefits and advantages and all other incidental benefits appertaining thereto and also the common amenities attached to the said Unit in the aforesaid building, free from all encumbrances, liabilities, litigations, mortgages and with marketable title at or for the lump sum consideration of Rs.3,49,24,637/- (Rupees Three Crores Forty Nine Lakhs Twenty Four Thousand Six Hundred and Thirty Seven only) and the said sum is paid by the Transferee to the Transferors in the following manner:-

- (a) a sum of Rs.3,38,79,883/- (Rupees Three Crores Thirty Eight Lakhs Seventy Nine Thousand Eight Hundred and Eighty Three only) by a pay order drawn in favour of the Denture Holder, M/s. Tyrax Commodities Ltd., and deposited in the designated bank account mentioned in the NOC letter dated 29th June 2020 from IDBI Trusteeship Services Limited, for and on behalf of Transferors. The payment and receipt whereof the Transferors do and each of them doth hereby admit and acknowledge of and from the same and every part thereof doth forever acquit, release and discharge the Transferee (the Transferee forever).
- (b) a sum of Rs. 5,71,570/- (Rupees Five Lakhs Seventy One Thousand Five Hundred and Seventy only) paid by the Transferee to Mr. Manish B. Mandhana, the Transferor No. 1 herein, on execution of these presents being the part payment towards the agreed consideration amount (the payment and receipt whereof the Transferors do and each of them doth hereby admit and acknowledge of and from the same and every part thereof doth forever acquit, release and discharge the Transferee forever).
- (c) a sum of Rs. 2,11,249/- (Rupees Two Lakhs Eleven Thousand Two Hundred and Forty Nine only) paid by the Transferee to Mr. Priyavrat P. Mandhana, the Transferor No. 2 herein, on execution of these presents being the part payment towards the agreed consideration amount (the payment and receipt whereof the

Signature
Manish B. Mandhana

Signature
Priyavrat P. Mandhana



Transferors do and each of them doth hereby admit and acknowledge of and from the same and every part thereof doth forever acquit, release and discharge the Transferee forever).

- (d) the balance sum of Rs. 2,61,935/- (Rupees Two Lakhs Sixty One Thousand Nine Hundred and Thirty Five only) [viz. Rs. 1,30,967.50/- (Rupees One Lakh Thirty Thousand Nine Hundred and Sixty Seven and Fifty paise only) for and on behalf of Mr. Manish B. Mandhana and (Rupees One Lakh Thirty Thousand Nine Hundred and Sixty Seven and Fifty paise only) for and on behalf of Mr. Priyavrat P. Mandhana], towards TDS deducted @ 0.75 % on the total consideration amount in accordance with the amended provisions of section 194-IA of the Income Tax Act, 1961], is paid by the Transferee on execution of these presents, the payment receipt whereof the Transferee has handed over to the Transferors before execution of these presents.

3. Simultaneously on execution of these presents, the Transferors shall hand over and/or cause IDBI Trusteeship Services Limited to hand over, to the Transferee the following documents i.e. to say

(a) Certified true copy of the Agreement for Sale dated 26th April, 2012 and executed between Pearl Shelters Private Limited, therein referred to as the Transferor of the First part and the Transferors herein referred to as the Transferees of the Second part;

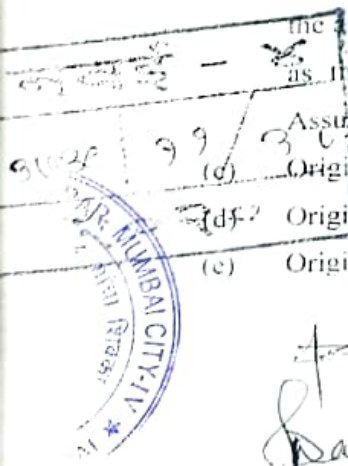
(b) Certified true copy of the Agreement for Sale dated 28th July, 2003 and executed between the Morarajee Goculdas Spinning & Weaving Company Limited, therein referred to as the Vendors and

the aforesaid Pearl Shelters Private Limited herein therein referred to as the Purchasers and duly registered with the Sub-registrar of Assurances at Mumbai under Serial No.BBB2-05198-2003.

(c) Original Share Certificate bearing No.22.

(d) Original last paid maintenance bills in respect of the Unit No.008.

(e) Original last paid electricity bills in respect of the Unit No.008.



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- (f) Original NOC Letter dated 29th June 2020 issued by the said Society interalia according its no objection for the sale and/or transfer of the said Unit and the said Shares.
- (h) Original Letter dated 29th June, 2020 from IDBI Trusteeship Services Limited according its no objection for the sale and/or transfer of the said Unit and the said Shares.

4. It is further agreed by and between the parties that simultaneously on execution of these presents, the Transferors shall at their own costs and expenses, cause IDBI Trusteeship Services Limited to execute the release deed and/or re-conveyance of the said Unit and the said Shares, for all intents and purposes and shall also cause the same to be duly registered with the office of the sub-registrar of assurances.

5. Simultaneously on execution of these presents, the Transferors have handed over the vacant and peaceful possession of the said Unit to the Transferee, free from all encumbrances, liabilities, mortgages, attachments and with marketable title.

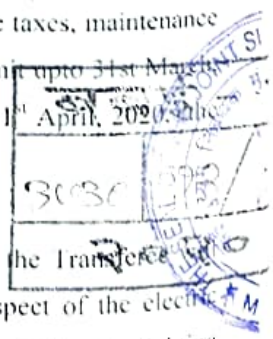
6. Simultaneously on execution of these presents, the Transferors shall tender their resignation of the membership of the said society and apply to the said Society to transfer the said Unit and the said Shares in the record of the said Society or any other concerned authority, from the names of the Transferors to the name of the Transferee or its successors and/or assigns as the case may be, in place and the stead of the Transferors.

7. The Transferors declare and covenant that all the taxes, maintenance charges and/or other outgoings in respect of the said Unit upto 31st March 2020, have been paid by the Transferors and effective 1st April, 2020 onwards same shall be borne and paid by the Transferee alone.

8. Simultaneously on execution of these presents, the Transferee shall be entitled to get the electricity bill transferred in respect of the electric meter and the deposits if any, for the supply of electricity for lighting

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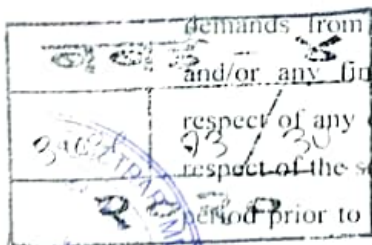
purpose to the said Unit to their name in the record of BEST Ltd., and/or from any other concerned authority or authorities.

9. On execution of these presents, the Transferee and/or its successors and assigns shall and will at all times be entitled to use, possess and enjoy the said Unit, without any interruption, claim or demand of whatsoever nature either from the Transferors or any other person or persons lawfully or equitably claiming by from through under or in trust for the Transferors and/or any of them.

10. The Transferor hereby agrees that they shall and will at all times hereafter at any time whenever called upon by the Transferee or its Advocates and Solicitors, do and execute and perform any further lawful acts, deeds, matters and things whatsoever for more perfectly transferring the said Unit and the said Shares, unto and in favour of the Transferee, at the costs and expenses of the Transferee alone.

11. Simultaneously on execution of these presents, the Transferors agree, declare and undertake to sign all such applications, documents etc., as may be required to be signed for the purposes of full, final and effectual transfer of the said Unit and the said Shares, to the name of the Transferee in the records of the said Society and/or any other concerned authority at the costs and expenses of the Transferee.

12. The Transferors, their respective heirs, executors and administrators, do hereby warrant, certify and undertake from time to time and at all times hereafter save harmless and indemnified the Transferee, its partners, their respective heirs, executors, administrators and assigns, from and against all claims and demands from any person or persons claiming through the Transferors and/or any financial institution or bankers, income tax authorities, in respect of any outstanding amounts due and payable by the Transferors in respect of the said Unit and/or on any account whatsoever pertaining to the said Unit prior to the execution of these presents and save and except to the extent mentioned in clause no. 7 hereinabove.



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13. Stamp duty and registration charges of this Agreement for Sale cum Transfer shall be borne and paid by the Transferee alone.

14. The Transfer charges and the donation (if any) for transfer of the said Unit and the said shares, from the name of the Transferors to the name of the Transferee, in the records of the said Society, shall be borne and paid by the Transferors and the Transferee in equal shares.

15. The Transferors and the Transferee shall bear and pay the charges of their respective Advocates.

THE SCHEDULE ABOVE REFERRED TO:

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२०३०	१४/३
२०२०	

Ownership Premises being Unit No. 008 admeasuring 1337.51 sq. ft. on the ground floor of the building known as Peninsula Centre, situate at Dr. S.S. Rao Road, Parel, Mumbai 400012, together with 2 car parking spaces bearing Nos.11 & 16 in the basement in the aforesaid building with the 10 shares of Rs.50/- each, bearing distinctive nos.331 inclusive) comprised in Share Certificate No.22 issued by Peninsula Centre Co-operative Premises Society Ltd; registered MUM/WF-S/Gen-(O)8693/2016-17 dated 11th May, 2016 under the Maharashtra Co-operative Societies Act,1960, together with all furniture, fittings, amenities etc., installed in the aforesaid Unit and further together with all the proportionate rights, benefits and advantages under the aforesaid Agreement for Sale dated 26th April, 2012 and also together with all the proportionate rights, benefits and advantages and all other incidental benefits appertaining thereto and also the common amenities attached to the aforesaid Unit in the aforesaid building and Society. The aforesaid building is constructed in the year 2002 and is standing on the land bearing Cadastral Survey No.63/74 and 107 of Parel Sewri Division.

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

SIGNED AND DELIVERED)
the within named "TRANSFERORS")
1. SHRI MANISH B MANDHANA)
2. SHRI PRIYAVRAT P. MANDHANA)
in the presence of.....)

Manish B Mandhana
Priyavrat P Mandhana

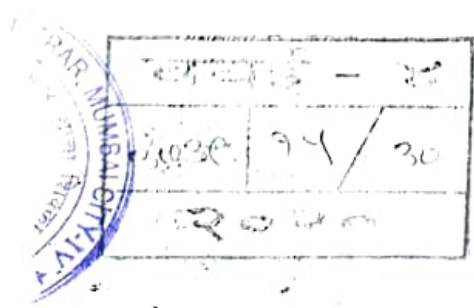
1) *[Signature]*
2) *[Signature]*



SIGNED AND DELIVERED)
the within named " TRANSFEREE")
M/S. MANAV YARN LLP)
through its Designated Partner)
Shri Mukeshkumar R. Shah)
who has in token thereof subscribed his)
signature hereto in the presence of....)

Mukesh R Shah

1) *[Signature]*
2) *[Signature]*



RECEIVED of and from withinnamed Transferee a sum of Rs.3,49,24,637/- (Rupees Three Crores Forty Nine Lakhs Twenty Four Thousand Six Hundred and Thirty Seven only) in the following manner, being the entire payment towards the agreed consideration amount to be paid by them to us as herein mentioned i.e.

Date	Cheque / Pay Order/ Banker's cheque No.	Bank	Branch	Amount	Payee Name
1.07.2020	677726	State Bank of India	SME Backbay Reclamation	Rs. 3,38,79,883	Styrax Commodities Ltd.
02/07/2020	708200	HDFC SBI	—	Rs. 5,71,570	Shri Manish B. Mandhana, Transferor No. (1)
02/07/2020	708201	HDFC SBI	—	Rs. 2,11,249	Shri Priyavrat P Mandhana, Transferor No. (2)
0.75% TDS				Rs. 2,61,935/-	Government treasury
Total				Rs.3,49,24,637/-	

We say received.

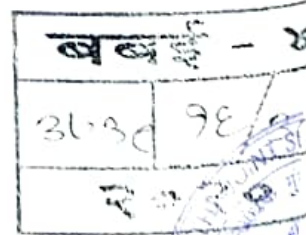
1. Shri Manish B. Mandhana

2. Shri Priyavrat P. Mandhana
Transferors

WITNESSES:

1. *[Signature]*

2. *[Signature]*





MANAV YARN LLP

YARN MERCHANT & COMMISSION AGENT

REGD OFFICE : 7, DADI SETH AGIARY LANE, KALBADEVI CHAMBER, 1ST FLOOR, MUMBAI - 400 002
E-mail : manavyarnllp@gmail.com

GSTIN : 27ABAFM3661N1ZY

CIN : LLPIN-AAD-6546

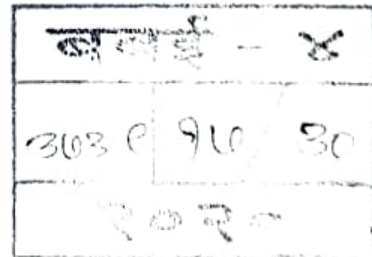
Ref. No. _____ Date _____
CERTIFIED COPY OF RESOLUTION PASSED IN THE MEETING OF
PARTNERS OF THE LLP HELD AT ITS REGISTERED OFFICE ON 1ST JULY,
2020 AT 11.00 A.M.

RESOLVED THAT the consent of the LLP be and is hereby given for purchase of Premises being Unit No. 008, on the ground Floor of the building known as Peninsula Centre together with 2 car parking spaces bearing Nos. 11 & 16 in the basement in the said building, standing on property bearing C. S. Nos 63/74 and 107 of Parel Sewree Division in the Registration District of Mumbai City situate, lying and being at Dr. S.S. Rao Road, Parel, Mumbai-400 012 together with Ten (10) shares Rs.50/- each fully paid up of Peninsula Centre Co-operative Premises Society Limited bearing distinctive numbers from 331 to 340 (both inclusive) under Share Certificate no. 22 from 1)MR. MANISH B. MANDHANA and 2)MR. PRIYAVRAT P. MANDHANA.

RESOLVED FURTHER THAT, Mr. Mukeshkumar R. Shah, Partner of the LLP, be and is hereby authorised to decide about lumpsum consideration amount and the other terms and conditions of purchase of above Premises and to sign and execute agreement/deed for such sale/transfer, prescribed forms, affidavits, undertakings, indemnity bonds and other necessary papers/documents as may be required or necessary and to present the such document/s before the Sub-Registrar of Assurances for the purpose of admission as to its execution and registration and further to do other acts, deeds or things as may be deemed necessary to complete formalities relating to sale/transfer of the said Premises

FOR M/S. MANAV YARN LLP

(Mr. Vikesh Pravin Jain)
Partner





बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेले आहे.

सेवा क्रमांक FS1200630090006	मासमत्ता करवर्ष 2019-2020	देयक क्रमांक 201910BIL09277531 201920BIL09277532	देयक दिनांक 18/05/2019
पत्रकाराचे नाव व पत्ता : Mr. MANISH B MANDHANA SMT. PRIYAVRAT P MANDHANA GR, U 6/7/8, PENUNSHULA CENTRE CO OP PREMISES SOC LTD, S S RAO ROAD, PAREL, LALBAUG, MUMBAI-400012		प्रेषक - सहा. क. व सं / विभाग: Asst. Assessor & Collector F/South ward, 1 floor, Room No. 7, B Jn. Of B. A. Road, & Elphinston Road, Parel, Mumbai-400 012.	
मासमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/विन. सी. टी. एल. क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गचे नंबर, ठिकाण, मासमत्तेचे वर्णन, करदात्याची नाव FS 554(1) 552(1) & 553 & 603 608 (1) & 608 (36) 29 D R S S RAO RD 327 29 DR BABASAHEB AMBEDKAR RD & 13 16 WD PAREL GOVT G RD PENINSULA CENTRE THE AGENTS MORARJI GOKULDAS SP. G & MFG CO LTD			
प्रथम करनिर्धारण दिनांक: 31/03/1961	जलबोझणी क्रमांक: -	एकूण भाडवली मूल्य: ₹ 102504560	
एकूण भाडवली मूल्य: ₹ Ten Crore Twenty Five Lakh Four Thousand Five Hundred Sixty Only (अक्षरी)			
देयक हटवण करतरेखेची 31/03/2010 या तारखेपर्यंतची पत्रवार्ती	₹ 0	01/04/2010 या तारखेनंतरची पत्रवार्ती	₹ 0
देयक कालावधी:	01/04/2019	ते	31/03/2020

कराचे नाव	01/04/2019	ते	30/09/2019	01/10/2019	31/03/2020
सर्वसाधारण कर			47901		47901
जल कर			0		0
जललाम कर			30160		30160
मलनिःसारण कर			0		0
मलनिःसारण साम कर			18629		18629
म.न.पा. शिक्षण उपकर			17741		17741
राज्य शिक्षण उपकर			14193		14193
रोजगार हमी उपकर			3548		3548
वृक्ष उपकर			887		887
पथ कर			23064		23064
एकूण देयक रक्कम			156123		156123
कलम 152 अ नुसार देहाची रक्कम			0		0
परताब्यावरील व्याजाची बसुली			0		0
आगाऊ अधिदानाचे समायोजन			0		0
अर्ली बर्ड योजनेनुसार लाभार्थी रक्कम			0		0
भरावयाची निव्वळ रक्कम			156123		156123
प्रतिदानाची निव्वळ रक्कम			0		0
* 30.06.2019 पर्यंत भरावयाची निव्वळ रक्कम			153373		153373
* 31.07.2019 पर्यंत भरावयाची निव्वळ रक्कम			154748		154748
* 31.07.2019 नंतर भरावयाची निव्वळ रक्कम			156123		156123
अदारी रकमे			₹ One Lakh Fifty Six Thousand One Hundred Twenty Three Only.		₹ One Lakh Fifty Six Thousand One Hundred Twenty Three Only
अंतिम देय दिनांक			26/08/2019		31/03/20

To make payment through NEFT:

IFSC - SBINCOLLEC, Beneficiary A/C No:- BMCPOFS1200630090006, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of "MCGM"

अर्ली बर्ड इन्वेन्टीव्ह स्कीम योजनेच्या माहितीसाठी याचे पत्र आहे.

मासमत्ता सेवा क्रमांकमधील पहिले ११ अंक इमारतीची यु.आय.डी. (युनिक आयडेंटिटी) असून, प्रत्येक इमारतीच्या मूळची भरावण यु.आय.डी. स्वीकर झाल्याचा प्रकल्प महापालिकेने हावी घेतला आहे. त्यामुळे महापालिकेच्या कोषासाठी कामासंबंधीतील पत्रव्यवहारात सदर यु.आय.डी. क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.

सत्य धरता
एक जगत स्वच्छता करे अर्थ

PENINSULA CENTRE CO-OPERATIVE PREMISES SOCIETY LIMITED
(Registered under the Maharashtra Co-operative Societies Act, 1961)
(Reg.No. MUM/WF-S/Gen (O) 8693/2016)

PENINSULA CENTRE CO-OPERATIVE PREMISES SOCIETY LIMITED

(Registered under the Maharashtra Co-operative Societies Act, 1960)
(Reg.No. MUM/WF-S/Gen (O) 8693/2016-17 dated 11.05.2016)

Regd. Off: Peninsula Centre, C.S.No.63/74 & 107 Parel Sewree Division
Dr.S.S.Rao Road, Parel, Mumbai - 400012.

SHARE CERTIFICATE

Share Certificate No : 22

Member Register No : 22

Authorized Share Capital Rs. 1,00,000/- Divided into 2,000 Shares of Rs.50/- each

This is to certify that Shri/Smt/M/s. MANISH B.MANDHANA & MR. PRIYAVRAT P.MANDHANA
Unit No.008 is the Registered Holder of 10 shares, numbered from 331 to 340, both inclusive of
Rs.500/- (RUPEES FIVE HUNDRED ONLY) in PENINSULA CENTRE CO-OPERATIVE
PREMISES SOCIETY LIMITED, Peninsula Centre, C.S.No.63/74 & 107 of Parel Sewree Division,
Dr.S.S.Rao Road, Parel, Mumbai - 400012, subject to the Bye-Laws of the said Society and that upon
each of such Shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at Mumbai, this 17th day of August 2017.



Signature

Chairman

Signature

Hon. Secretary

Signature

Treasurer

(PRO)



3030/90/30
2020

MRVL-10

A/19-20/04/18/10
T/HSV 19-20/02/913

भारतीय
Unique
मार्ग
माइ
जि

TATA POWER
YOUR POWER BILL
Lighting up Lives!

Name: Manish B. Mandhana & Priyavrat P. Mandhana
Address: Peninsula Centre - 006/ 007/ 008, Dr S S Rao Road, Behind Piramal Chambers Parel (E), Mumbai, 400012

EBILL : EBPP	
Current Bill Amount (before discount) ₹	62,147.00
Net other charges (incl. Tax & Surcharges) ₹	-135.00
Post Dues (आपूर्ति कर) ₹	0.00
Total Amount Payable (आपूर्ति कर सहित) ₹	62,012.00
Previous Dues Payable (आपूर्ति कर सहित) ₹	0.00

Consumer Number: 9000 0005 5037

Bill No	92251691001	Family Cat.	LT # (C) : LT-Commercial
Bill Date	03.02.2020	Nxt Mr Rdg Dt	20.02.2021
Bill Period	01.01.2020 To 31.01.2020	MRU	DMC01L
Bill Month	JAN 2020	Consumer	Direct
Meter No.	SC002030	Type of Supply	3PHASE
Metered Units	3,180	Supply Zone	City South MC01
Units Billed	3,180	Dispatch Zone	City South MC01

Bill Amount On or Before Disc Date - 10.02.2020 Rs. 61,514.00 Discount availed last month Rs. 540	Bill Amount On or Before Due Date - 24.02.2020 Rs. 62,012.00 *Due Date applicable for current bill amount only. Past dues payable immediately	Bill Amount After Due Date - 24.02.2020 Rs. 62,789.00
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For making bill payment through cheque, please ensure to submit cheque on **working days** only, so that payment will be realized on **discount / due date**.

Tata Power Customer Relations Centre - MON TO SAT: 8:00 TO 17:00 HRS & LUNCH: 14:30 TO 15:30 HRS ON SUNDAY & 4TH SATURDAY: 9:00 TO 15:00 HRS
Tata Power Dharavi Receiving Station, Near Shalimar Industrial Estate, Mahanga, Mumbai Dharavi Mumbai 400018
Electronic Drop Box
KALPA TARU DR S S RAO RD, Parel (E) Mumbai 400012.
Kalpataru CHS, Dr. S S Rao Road, Kalpataru Habitat, Parel Mumbai 400012
Cash / Cheque Counter
Tata Power Bill Collection Centre, Ganesh Galli, Opp Jain Temple, DSS Rao Road, Lalbaug Mumbai 400012.
Cash Payments are accepted at all Shreeco Vitthal Co-operative Bank, Saraswat Bank, Syndicate Bank and ICICI Bank branches (over the counter cash payment only). Cheque payments are also accepted at all ICICI Bank branches (Over the counter cheque payment only).



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2020
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For online payment & for a complete list of offline bill payment options, Log on to tatapower.com
National Automated Clearing House (NACH) for hassle free Bill Payment. Please register and link to your bank account.

Tata Power announces two exclusive launches for its Mumbai customers

VOLTAS USABLE | **Microsoft** | **Karala**

Partnerships for a Greener World!

MC/DSB01L99/10000

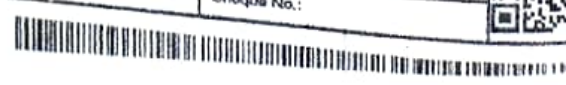
Your Mobile Number and Email Id mentioned below is registered with us. If in case of any change, kindly call our Toll Free 19191. Email us on 19191@tatapower.com or visit any of our Customer Relations Centres. We will be glad to assist you.

Tips to Save Electricity

- 1 Switch off the lights and fans when not in use.
- 2 Switch off the mains when the appliances are not in use.

Nilesh Nikumbh
Chief - Distribution Supply Management

THE TATA POWER COMPANY LIMITED			
Consumer Name: Manish B. Mandhana & Priyavrat P. Mandhana			
Consumer No: 9000 0005 5037			
Bill No: 92251691001	Bill Date: 03.02.2020	00:19.03.02.2020	
Cheque Date:	Discount Date: 10.02.2020	Bill Amount: 62,012.00	
	Due Date: 24.02.2020	Discount Amount: 61,514.00	
Payment should be made by crossed cheque/DD in favour of "Tata Power CA.NO. 9000 0005 5037"		Cheque No.:	
For multiple payments, write CA no & break-up of amount on back of the cheque.		Please don't leave	



PENINSULA CENTRE CO-OPERATIVE PREMISES SOCIETY LIMITED

(Registered under the Maharashtra Co-operative Societies Act, 1960)
(Reg.No. MUM/WF-S/Gen (O) 8693/2016-17 dated 11.05.2016)

Regd. Off: Peninsula Centre, C.S.No.63/74 & 107 Parel Sewree Division
Dr. S.S.Rao Road, Parel, Mumbai - 400012.

SHARE CERTIFICATE

Share Certificate No : 51 Member Register No : 58

Authorized Share Capital Rs. 1,00,000/- Divided into 2,000 Shares of Rs.50/- each

This is to certify that Shri/Smt/M/s. Manoj Yash LLP Unit No. 008 is the Registered Holder of 10 shares, numbered from 761 to 770 both inclusive of Rs. 500/- & Five Hundred only in PENINSULA CENTRE CO-OPERATIVE PREMISES SOCIETY LIMITED, Peninsula Centre, C.S.No.63/74 & 107 of Parel Sewree Division, Dr.S.S.Rao Road, Parel, Mumbai - 400012, subject to the Bye-Laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at Mumbai, this 24th day of Aug. 2020



Xi Chairman
Sandhuji Hon. Secretary
Wafar Treasurer

(P.T.O)



PENINSULA CENTRE CO-OPERATIVE PREMISES SOCIETY LIMITED

(Registered under the Maharashtra Co-operative Societies Act, 1960)
(Reg.No. MUM/WF-S/Gen (O) 8693/2016-17 dated 11.05.2016)
Regd. Off: Peninsula Centre, C.S.No.63/74 & 107 Parel Sewree Division
Dr.S.S.Rao Road, Parel, Mumbai - 400012.

SHARE CERTIFICATE

Share Certificate No : 22

Member Register No : 22

Authorized Share Capital Rs. 1,00,000/- Divided into 2,000 Shares of Rs.50/- each

This is to certify that Shri/Smt/M/s. MANISH B.MANDHANA & MR. PRIYAVRAT P.MANDHANA
Unit No. 008 is the Registered Holder of 10 shares, numbered from 331 to 340, both inclusive of
Rs. 500/- (RUPEES FIVE HUNDRED ONLY) in PENINSULA CENTRE CO-OPERATIVE
PREMISES SOCIETY LIMITED, Peninsula Centre, C.S.No.63/74 & 107 of Parel Sewree Division,
Dr.S.S.Rao Road, Parel , Mumbai - 400012, subject to the Bye-Laws of the said Society and that upon
each of such Shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at Mumbai, this 17th day of August' 2017.



Chairman

Chairman

Hon. Secretary

Hon. Secretary

Treasurer

Treasurer

(P.T.O)



MEMORANDUM OF TRANSFER OF SHARE(S) MENTIONED OVERLEAF

Date of Transfer :	Transfer No.:	Regn.No.of Transferor:	To whom Transferred :	Regn.No.of Transferee:
24/08/2020	01	22	m/s. MANAV PARN LLD Hon. Secretary: <i>Banikant Dixi</i> Chairman Com. Member	58
			Hon. Secretary Chairman Com. Member	
			Hon. Secretary Chairman Com. Member	
			Hon. Secretary Chairman Com. Member	
			Hon. Secretary Chairman Com. Member	



Place : Mumbai

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PENINSULA CENTRE CO-OP PREMISES SOCIETY LTD

Peninsula Centre, S.S. Rao Road, Parel, Mumbai 400 012
Reg no: MUM/WF-S/Gen (O)8693/2016-17 dated 11.05.2016
Email Id - peninsulacentre.manager@gmail.com

Date : 14th June'2021

To,
State Bank of India
SME Backbay Reclamation Branch,
Mittal Court, "B" Wing,
Ground Floor, Nariman Point,
Mumbai- 400021.

Subject : No Objection for mortgaging Unit No.008 of M/s.Manav Yarn LLP, in the building called Peninsula Centre, situated at C.S. No.63/74 & 107 Parel Sewree Division, Dr. S.S. Rao Road, Parel, Mumbai 400 012

Reference: Your request letter dated 14-06-2021 for NOC.

Dear Sir/ Madam,

This is to confirm that our above named society, registered under Regn.No **MUM/WF-S/Gen(O) 8693/2016-17 dated 11.05.2016**, is the owner of the above building however the conveyance of the land to society is yet to be done by the developer ' Peninsula Land Ltd'.

M/s. Manav Yarn LLP., is a member of our Society and Share Certificate No. 22 for shares bearing distinctive numbers 331 to 340 and Share Certificate No. 51 for shares bearing distinctive numbers 761 to 770 stand in their name and the said Unit no 008 is possessed by them.

We also confirm that there are no outstanding dues / charges payable by the said member in respect of the said unit. We hereby confirm that said unit, as well as the said building thereto is not subject matter of any encumbrance, charges or liability of any kind whatsoever and is free and marketable.


We confirm that there are no restrictive/negative covenants in the Bye laws/Rules of the above mentioned society concerning the transfer of shares/members interest in the society and other related matters.

We hereby confirm and agree that we have "No Objection" for mortgaging the said unit no.008 by said member M/s. Manav Yarn LLP by way of security for the loan in favour of State Bank of India. We hereby confirm having noted the charge and lien of State Bank of India on the said unit and the said shares and that no further transfer of interest in the said unit in any manner whatsoever shall be permitted without your written consent.

This NOC issued on the request of M/s. Manav Yarn LLP. for disbursement of loan against their unit no.008 in the Peninsula Centre building.

Yours faithfully,

For Peninsula Centre Co-Op. Premises Society Limited


Chairman
Place : Mumbai.



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Peninsula Centre Co-Operative Premises Society Ltd.

PENINSULA CENTRE, DR. S.S.RAO ROAD, PAREL, MUMBAI - 400 012

Regn. No. MUM/WF-S/GNL/(O)/8693/2016-17 Dated:11-05-2016

PAN : AAEAP2359J Service Tax Regn. No.:AAEAP2359JSD001

GSTIN :27AAEAP2359J1ZA

Bill No. : 8 Yr.2021-22

Date : 01-04-2021

M/s.Manav Yarn LLP

008, Peninsula Centre, Dr. S S Rao Road, Parel, Mumbai - 400 012

Party GSTIN :27ABAFM3661NIZY

Unit No.: 008

Chargeable Area : 1738.83 Sq.Ft.

Due Date: 15-05-2021

Tax Invoice for the period of April, 2021 to June, 2021

Particulars	Non Taxable Amt	Taxable Amt
1 Maintenance Charges		32911.00
2 Sinking Fund		1630.00
3 Repairs Fund		4891.00
4 Election Fund Contribution		45.00
5 Education Fund Contribution		30.00
6 Municipal Property Tax(Common Area Share)	2164.00	
7 Electricity Charges Contribution	4000.00	
8 Insurance		334.00
9 Water Charges Contribution	1400.00	
10 Major Repairs Contribution		0.00
11 Miscellaneous		0.00
12 Interest on Dues		0.00
SAC No. 999599	7564.00	39841.00
Sub-Total		47405.00
CGST @ 9%	3586	
SGST @ 9%	3586	7172.00
TOTAL		54577.00
Add : Previous outstanding	0.00	
Add : Previous Interest outstanding	0.00	0.00
Less : Adjustments / Rebate		0.00
GRAND TOTAL		54577.00

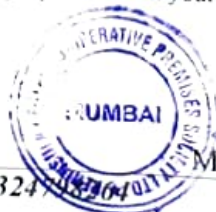
PAID
 Ch. NO.: 853344
 DATE: 21/04/2021
 AMOUNT: 54577/-
 BANK NAME: SBI



Rupees FiftyFour Thousand Five Hundred Seventy Seven Only

- Note1:** If payment is not made within 45 days from the first day of the month of the bill, interest @ 18% will be charged on the bill outstanding amount as per the provisions of the Bye Laws of the Society..
- Note2:** Please issue crossed cheque in the name of "PENINSULA CENTRE CO.OP. PREMISES SOCIETY LTD." Please mention Premises No., and name on the back side of the cheque. Please immediately intimate to the authority for any discrepancy in the bill or any query in the same at the society office or at peninsulacetre.manager@gmail.com.
- Note3:** Members can transfer the amount through NEFT/RTGS online at Savings A/c No 192200100044606, Bank Name : The Saraswat Co-Operative Bank Limited, Parel West Branch, IFSC Code :SRCB0000192, MICR Code: 400088079. Please intimate the society through email for proper credit in your ledger.

E.& O.E.



Manager