

318/3013

पावती

Original/Duplicate

Saturday, March 27 ,2021

नोंदणी क्रं. :39म

5:37 PM

Regn.:39M

पावती क्रं.: 3911 दिनांक: 27/03/2021

गावाचे नाव: मलबार

दस्तऐवजाचा अनुक्रमांक: बबई-3013-2021

दस्तऐवजाचा प्रकार: सेल डीड

सादर करणाऱ्याचे नाव: अशोक शंकरराव चव्हाण

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

एकूण:

रु. 31600.00

आपणास मूळ दस्त ,धंबनेल प्रिंट,सूची-२ अंदाजे

5:57 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.280969917.195 /-

मोबदला रु.270000000/-

भरलेले मुद्रांक शुल्क : रु. 8430000/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 1600/-

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013718521202021M दिनांक: 27/03/2021

बँकेचे नाव व पत्ता:

(Signature)
 दुय्यम निबंधक, मुंबई-1
 सह दुय्यम निबंधक
 मुंबई शहर क्र. १



Pm

3/27/2021

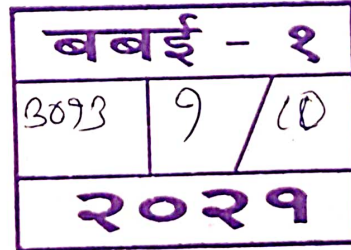
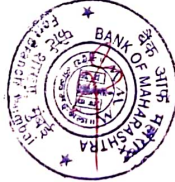


CHALLAN
MTR Form Number-6



SRN	MH013718521202021M	BARCODE			Date	23/03/2021-12:35:06	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR			PAN No.(If Applicable)	AHKPC1201C			
Location	MUMBAI			Full Name	Ms Sujaya Ashok Chavan and others			
Year	2020-2021 One Time			Flat/Block No.	Flat No.2A with adjacent terrace and 5 car parking spaces			
Account Head Details				Amount In Rs.	Road/Street			
030045501 Stamp Duty				8430000.00	47/L, Jagmohandas Marg, Malabar and Cumbala Hill Division			
00063301 Registration Fee				30000.00	Area/Locality			
					Mumbai			
					Town/City/District			
					PIN			
					4 0 0 0 3 6			
				Remarks (If Any)				
				PAN2=AACCA5779R-SecondPartyName=Alcove Construction Pvt Ltd-CA=270000000-MarketVal=280969917				
				Amount In	Eighty Four Lakh Sixty Thousand Rupees Only			
Total				84,60,000.00	Words			
Payment Details				BANK OF MAHARASHTRA				
				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02300042021032403893	002088206	
Cheque/DD No.				Bank Date	RBI Date	24/03/2021-10:49:34	Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9820781184
सदर चलान केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

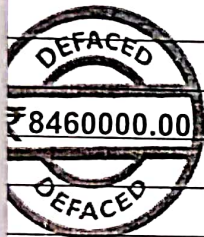




CHALLAN
MTR Form Number-6



GRN	MH013718521202021M	BARCODE	[Barcode]		Date	23/03/2021-12:35:06	Form ID	25.1
Department Inspector General Of Registration				Payer Details				
Type of Payment Stamp Duty Registration Fee				TAX ID / TAN (If Any)				
Office Name BOM1_MUMBAI CITY 1 SUB REGISTRAR				PAN No.(If Applicable)	AHKPC1201C			
Location MUMBAI				Full Name	Ms Sujaya Ashok Chavan and others			
Year 2020-2021 One Time				Flat/Block No.	Flat No.2A with adjacent terrace and 5 car parking spaces			
Premises/Building								
Account Head Details			Amount In Rs.					
0030045501 Stamp Duty			8430000.00		Road/Street	47/L, Jagmohandas Marg, Malabar and Cumbala Hill Division		
0030063301 Registration Fee			30000.00		Area/Locality	Mumbai		
					Town/City/District			
					PIN	4 0 0 0 3 6		
					Remarks (If Any)	PAN2=AACCA5779R-SecondPartyName=Alcove Construction Pvt Ltd-CA=270000000-Marketval=280969917		
					Amount In	Eighty Four Lakh Sixty Thousand Rupees Only		
Total			84,60,000.00		Words			
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02300042021032403893		210836768974
Cheque/DD No.				Bank Date	RBI Date	24/03/2021-10:49:34		25/03/2021
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch				Scroll No. , Date		10325 , 25/03/2021		



Department ID : **Signature Not Verified**
 NOTE:- This challan is valid document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9820781184
 सदर चलन केवल ऑनलाइन प्रणालीत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Digitally signed by DS
 VIRTUAL TREASURY
 MUMBAI 03
 Date: 2021.03.27
 17:48:29 IST
 Reason: Secure Document
 Location: India

Challan Defacement

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-318-3013	0006609507202021	27/03/2021-17:37:36	IGR182	30000.00



बबई - १		Print Date 27-03-2021 05:48:28
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GRN : MH013718521202021M Amount : 84,60,000.00

Bank : BANK OF MAHARASHTRA

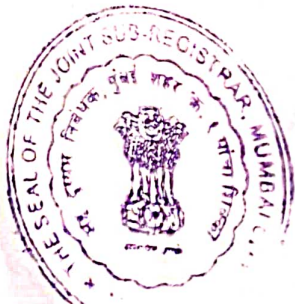
Date : 23/03/2021-12:30:30

2	(IS)-318-3013	0006609507202021	27/03/2021-17:37:36	IGR182	
Total Defacement Amount					

वर्क - २
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Signature Not Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 03
Date: 2021.03.27
17:48:29 IST
Reason: Secure
Document
Location: India

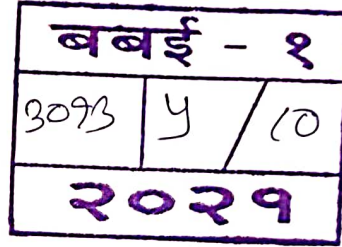


मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202103186483			18 March 2021,03:03:33 PM		
मूल्यांकनाचे वर्ष	2020					
जिल्हा	मुंबई(मेन)					
मूल्य विभाग	7-मलबार व खंबाला हिल डिव्हिजन					
उप मूल्य विभाग	7/61A रस्ता : जमनादास मेहता मार्ग व एल.जगमोहनदास मार्ग (नेपयन्ती रोड) - मुक्ता चौक ते बी. जे. खेर मार्गापर्यंत.					
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#448					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	भोजमापनाचे एकक
432610	869610	956250	1017875	869610		चौरस मीटर
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	340.02चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	उद्भवान सुविधा-	1-आर सी सी	मिळकतीचे वय-	4: to 50वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.869610/-
		आहे	मजला -	1st floor To 4th floor		
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ						
= 100% apply to rate= Rs.869610/-						
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर						
= ((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) * खुल्या जमिनीचा दर						
= (((869610-432610) * (50 / 100))+432610)						
= Rs.651110/-						
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 651110 * 340.02					
	= Rs.221390422.2/-					
E) बंदिस्त वाहन तळाचे क्षेत्र	46.45चौरस मीटर					
बंदिस्त वाहन तळाचे मूल्य	= 46.45 * (651110 * 25/100)					
	= Rs.7561014.875/-					
F) लगतच्या गच्चीचे क्षेत्र	199.73चौरस मीटर					
लगतच्या गच्चीचे मूल्य	= 199.73 * (651110 * 45/100)					
	= Rs.52018480.12/-					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळाघटाचे मूल्य + शेड/जॉईन बांधकाम क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + दफ्तरी भौतिकीय खुल्या जमिनीचे मूल्य + बंदिस्त बांधकाम					
	= A + B + C + D + E + F + G + H + I					
	= 221390422.2 + 0 + 0 + 0 + 7561014.875 + 52018480.12 + 0 + 0 + 0					
	=Rs.280969917.195/-					

Home Print



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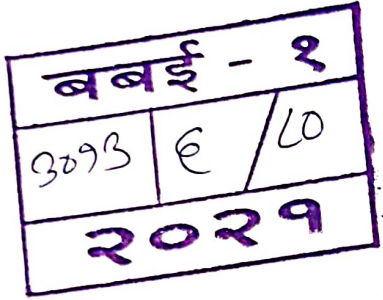
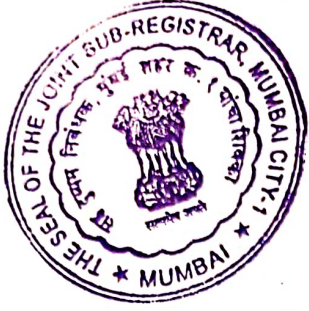
DEED OF SALE/TRANSFER

THIS DEED OF SALE/TRANSFER is made at Mumbai, this 25th day of March, in the Christian year of Two Thousand and Twenty One

BETWEEN

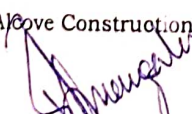


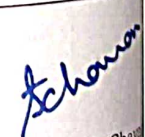
ALCOVE CONSTRUCTION PVT. LTD. (PAN: AACCA5779R), a Company, duly incorporated and registered under the Companies Act, 1956 and deemed to have been incorporated and registered under the Companies Act, 2013, having its registered office at Ganpati, 68/2 Harish Mukherjee Road, Kolkata - 700 025, hereinafter referred to as the **"the Vendor/Transferor"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **One Part**

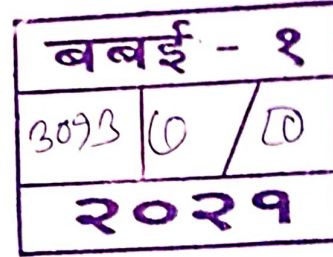
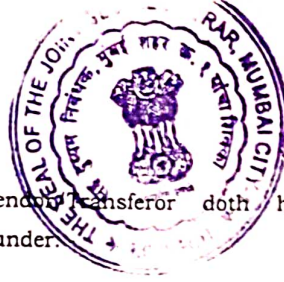
For Alcov Construction Pvt. Ltd.  (Rajendra Nangalia) Authorised Signatory	 (Ashok S. Chavan)	 (Sreejaya A. Chavan)	 (Sujaya A. Chavan)
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AND

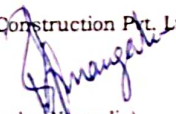

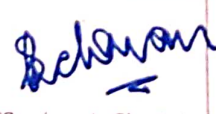

(i) MR. ASHOK SHANKARRAO CHAVAN [(60%) (PAN: AADPC2549P)], (ii) MS. SREEJAYA ASHOK CHAVAN [(20%) (PAN: AHKPC1201C)] and (iii) MS. SUJAYA ASHOK CHAVAN [(20%) (PAN: AHKPC1232H)], all of Mumbai, Indian Inhabitants, all residing at Flat No. 2A, 2nd floor, Swapnalok, 47/L, Jagmohandas Marg, Mumbai - 400 036, hereinafter referred to as **"the Purchasers/Transferees"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **Other Part**

For Above Construction Pvt. Ltd.  (Rajendra Nangalia) Authorised Signatory	 (Ashok S. Chavan)	 (Sreejaya A. Chavan)	 (Sujaya A. Chavan)
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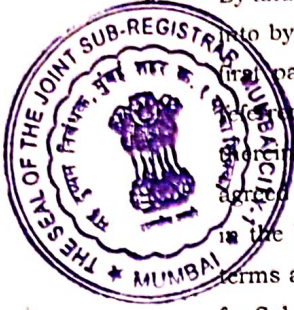


WHEREAS the Vendor/Transferor doth have represented to the Purchasers/Transferees as under:

- A. Prior to redevelopment, Parag Prem Builders Pvt. Ltd. ("**Builders**") were the owners of and/or otherwise well and sufficiently entitled to and then seized and possessed of all that piece and parcel of land bearing Cadastral Survey No. 448 (part), of Malabar Hill Division, 47/L, Jagmohandas Marg, formerly known as Nepean Sea Road, Mumbai - 400 036 and more particularly described in the **First Schedule** hereunder written ("**Property**").
- B. By and under an Agreement dated 24th January, 1977, duly entered into by and between the Builders, therein also referred to as "the Builders", of the one part and Mr. Arunkumar Mehta (2/3rd undivided share) and Mrs. Rajnika Arunkumar Mehta (1/3rd undivided share), therein and hereinafter individually and collectively referred to as "the Premises Holders" and "**Arunkumar**" and "**Rajnika**" and "**Arunkumar and Another**" respectively, of the other part, the Builders agreed to sell and transfer and Arunkumar and Another agreed to purchase and acquire Flat no. 2A. ("**Flat**") together with adjacent terrace, ("**Terrace**"), both located on the 2nd floor of the Building, known as "Swapnalok" ("**Building**") along with 5 car parking spaces (collectively "**Car Parkings**"), at and for the price and consideration and on the terms and conditions as more particularly mentioned in the said Agreement dated 24th January, 1977.
- C. Sometime around 1978, the then flat purchasers, which includes Arunkumar and Another, got together and formed a co-operative society known as "The Nepean Sea Road Parag Prem Premises Co-operative Society Ltd. ("**Society**")", under Registration No. BOM/GEN/1053 dated 23rd March, 1978, under the Maharashtra Co-operative Societies Act, 1960 ("**MCS Act**").
- D. On 1st August, 1979, the Society issued to Arunkumar 5 fully paid up shares of Rs. 50/- each, bearing Distinctive Nos. 386 to 390 (both inclusive), contained under Share Certificate No. 62 (respectively "**Shares**" and "**Share Certificate**"), a photocopy whereof, is hereto annexed and marked as **Annexure - 'A'**.
- E. The Shares, consequently and incidentally, the Flat, Terrace and the Car Parkings are hereinafter collectively referred to as "**Premises**". The Premises are more particularly described in the **Second Schedule** hereunder written.

For Alcove Construction Pvt. Ltd.  (Rajendra Mangalia) Authorised Signatory	 (Ashok S. Chavan)	 (Sreejaya A. Chavan)	 (Sujaya A. Chavan)
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F. By and under an Agreement for Sale dated 26th November, 1993, duly entered into by and between Arunkumar, therein referred to as "the Vendor", of the first part, Mr. Dilip Ramniklal Mehta, therein and hereinafter respectively referred to as "the Purchaser" and "Dilip", of the second part and Rajnika, therein referred to as the "Confirming Party", of the third part, Arunkumar agreed to sell and transfer his 2/3rd undivided share, right, title and interest in the Premises to Dilip, at and for the price and consideration and on the terms and conditions as more particularly mentioned in the said Agreement for Sale dated 26th November, 1993.

G. By and under an Agreement to Sale dated 3rd December, 1993, duly entered into between Rajnika, therein referred to as "the Vendor", of the first part, Mrs. Amita Samir Mehta, therein and hereinafter respectively referred to as the "the Purchaser" and "Amita", of the second part and Arunkumar, therein referred to as "the Confirming Party", of the third part, Rajnika agreed to sell and transfer her 1/3rd undivided share, right, title and interest in the Premises to Amita, at and for the price and consideration and on the terms and conditions as more particularly mentioned in the said Agreement for Sale dated 3rd December, 1993.

H. Dilip and Amita are hereinafter collectively referred to as "Dilip and Another".

I. Subsequent to the above, Dilip and Another, submitted with the Society all the requisite papers, including the photocopies of both the Agreements for Sale dated 26th November, 1993 and 3rd December, 1993, with a request to the Society to transfer the Premises in their favour. Accordingly, on 11th March, 1994, the Society duly transferred the Premises in favour of Dilip and Another.

J. By and under a Sale Deed dated 18th December, 2002, duly entered into by and between Dilip and Another, through their Constituted Attorney viz. Arunkumar, therein referred to as "the Vendors", of the first part and Mrs. Priti Paresh Pethani, therein and hereinafter respectively referred to as "the Purchaser" and "Priti", of the second part, duly registered in the office of the Sub-Registrar of Assurances at Mumbai, under Serial No. BBE-1/2627/2003, dated 9th April, 2003 read with a Deed of Rectification, Dilip and Another, sold, transferred, assigned, conveyed and assured all their respective undivided





For Alcove Construction Pvt. Ltd. (Rajendra Nangalia) Authorised Signatory	 (Ashok S. Chavan)	 (Sreejaya A. Chavan)	 (Sujaya A. Chavan)
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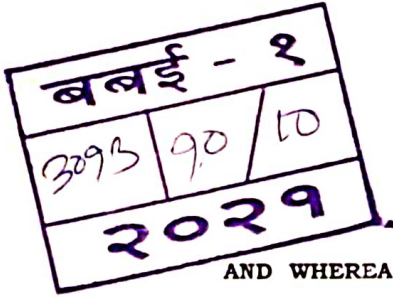


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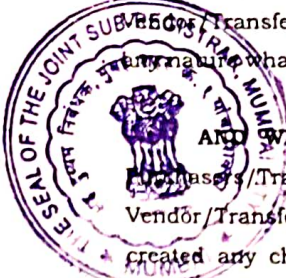
share, right, title, interest and claim in the Premises in favour of Priti, at and for price and consideration and on the terms, conditions and covenants as more particularly mentioned in the said Sale Deed dated 18th December, 2002.

- K. Subsequent to the above, Priti submitted with the Society all the requisite papers, including the photocopy of the Sale Deed dated 18th December, 2002, with a request to the Society to transfer the Premises in her favour. Accordingly, on 20th October, 2003, the Society duly transferred the Premises in favour of Priti.
- L. By and under a Deed of Transfer dated 30th December, 2014, duly entered into by and between Priti, therein referred to as "the Transferor", of the one part and Alcove Construction Pvt. Ltd., the Vendor/Transferor herein, therein referred to as "the Transferee", of the other Part, duly registered in the office of the Additional Joint Registrar, Mumbai City No. 1, under Sr. No. BBE1-12343-2014, Priti sold, transferred and conveyed the Premises in favour of the Vendor/Transferor, at and for the price and consideration and upon the terms, conditions and covenants as more particularly mentioned in the said Deed of Transfer dated 30th December, 2014. As more particularly mentioned in the aforesaid Deed of Transfer dated 30th December, 2014, the built up area of the Flat is 340.02 sq. mtrs., the area of the Terrace is 199.73 sq. mtrs. and the area of Car Parkings is 46.45 sq. mtrs.
- M. Subsequent to the above, the Vendor/Transferor submitted with the Society all the requisite papers, including the photocopy of the Deed of Transfer dated 30th December, 2014, with a request to the Society to transfer the Premises in its favour. Accordingly, on 28th March, 2015, the Society duly transferred the Premises in favour of the Vendor/Transferor.
- N. As the Vendor/Transferor is a private limited company, subsequent to the above and on 28th March, 2015, the Society issued to the Vendor/Transferor further 5 fully paid up shares of Rs. 50/- each, bearing Distinctive Nos. 496 to 500 (both inclusive), contained under Share Certificate No. 88, a photocopy whereof, is hereto annexed and marked as **Annexure - 'B'**. The definition of Shares (see recital D above), consequently the Premises (see recital E above), shall for the sake of convenience deemed to include the aforesaid further 5 shares of Rs. 50/- each, bearing Distinctive Nos. 496 to 500 (both inclusive), contained under Share Certificate No. 88.

For Alcove Construction Pvt. Ltd.  (Rajendra Nangalia) Authorised Signatory	 (Ashok S. Chavan)	 (Sreejaya A. Chavan)	 (Sujaya A. Chavan)
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AND WHEREAS the Vendor/Transferor has further represented to the Purchasers/Transferees and hereby further declares that except the Vendor/Transferor nobody else has or have got any right, title, interest or claim of whatsoever in the Premises or any part thereof;






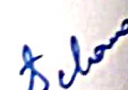
AND WHEREAS the Vendor/Transferor has further represented to the Purchasers/Transferees and hereby further declares that neither the Vendor/Transferor nor any one claiming by, under or through it has caused or created any charge, interest, lien, claim, mortgage or otherwise in any manner whatsoever encumbered the Premises or any part thereof **AND FURTHER MORE** that there is no litigation pending against the Vendor/Transferor and that there is no valid, subsisting or existing liability, lien and/or attachment levied in, upon or against the Premises;

AND WHEREAS relying and believing upon the aforesaid representations given by the Vendor/Transferor, the Purchasers/Transferees have agreed to purchase/acquire (in their respective undivided proportions) the Premises and all the other rights incidental thereto, with clear and marketable title and free from all encumbrances and to take possession of the Premises on the terms, conditions and covenants as more particularly hereinafter appearing;

AND WHEREAS on the completion of sale and transfer hereunder contemplated, the Vendor/Transferor shall execute (i) Deed of Indemnity, indemnifying the Purchasers/Transferees on the happening of the eventualities as more particularly mentioned therein and (ii) a Declaration, inter alia, declaring that its title to the Premises is free, clear and marketable;

AND WHEREAS the Vendor/Transferor has agreed to sale and transfer and the Purchasers/Transferees have agreed to purchase and acquire the Premises, at and for the total lumpsum price and consideration of Rs. 27,00,00,000/- (Rupees Twenty Seven Crores Only), free from all encumbrance and with clear and marketable title on the terms, conditions and covenants as hereinafter appearing;

AND WHEREAS the aforesaid price, consideration and value agreed upon between the Parties hereto, is in respect of the sale, transfer and assignment of the Premises, the membership of the Society and all the beneficial rights, title and interests therein of the Vendor/Transferor and incidental thereto, the possession, use and enjoyment of the Premises;

 For Alcove Construction Pvt. Ltd. (Rajendra Nangalia) Authorised Signatory	 (Ashok S. Chavan)	 (Sreejaya A. Chavan)	 (Sujaya A. Chavan)
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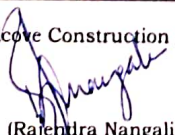



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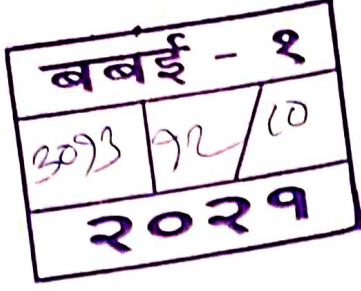
AND WHEREAS the Parties hereto (Mumbai) No. 20(1) and 20(2) both dated 1st March, 2021, whereby the Vendor/Transferor applied to the Society to grant it's no objection/sanction/permission to the intended/proposed sell and transfer of the Premises in favour of the Purchasers/Transferees, which said request was granted by the Society by its letter dated 25th March, 2021, photocopy whereof, is hereto annexed and marked as **Annexure - 'C'**. The Society has also by its another letter also dated 25th March, 2021, provided the details/particulars of the Building and the Premises, photocopy whereof, is hereto, annexed and marked as **Annexure - 'D'**. As more particularly stated in the letter dated 25th March, 2021 (annexed as Annexure - 'D' hereto), the carpet area of the Flat is 219.93 sq. mtrs.;

AND WHEREAS the Parties hereto, rely upon certain other papers viz. property card, the municipal tax bill, occupation certificate, Index-II in respect of the Deed of Transfer dated 30th December, 2014, registered under Sr. No. BBE 1-12343-2014, in the office of Additional Sub-Registrar, Mumbai City-1, copies whereof, are hereto annexed and marked as **Annexure - 'E'** (colly);

AND WHEREAS as aforesaid, the Vendor/Transferor has agreed to sell, transfer and assign the Premises, its membership of the Society and the Purchasers/Transferees have agreed to purchase and acquire the Premises, at and for the total lumpsum price and consideration of Rs. 27,00,00,000/- [(Rupees Twenty Seven Crores Only) ("**Purchase Price**")], free from all encumbrances and with clear and marketable title. The Purchase Price shall be paid by the Purchasers/Transferees to the Vendor/Transferor as under:

- (a) Rs. 2,00,00,000/- (Rupees Two Crores Only)
Being the part payment towards the Purchase Price paid by the Purchasers/Transferees simultaneously with the execution hereof (the payment and receipt whereof, the Vendor/Transferor doth hereby admits and acknowledges and of and from the same and every part thereof, acquits, releases and discharges the Purchasers/Transferees forever)
- (b) Rs. 27,00,000/- (Rupees Twenty Seven Lakhs Only)
Being Tax Deducted at Source ("**TDS**"), deductible at the rate of 1% of the Purchase Price in accordance with the provisions of Section 194 IA of the Income-tax Act, 1961 (the payment and receipt whereof, the

For Alcove Construction Pvt. Ltd.  (Rajendra Nangalia) Authorised Signatory	 (Ashok S. Chavan)	 (Sreejaya A. Chavan)	 (Sujaya A. Chavan)
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Vendor/Transferor doth hereby admits and acknowledges and of and from the same and every part thereof, acquits, releases and discharges the Purchasers/Transferees forever) and




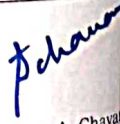
- (c) Rs. 24,73,00,000/- (Rupees Twenty Four Crores Seventy Three Lakhs Only) Being the balance of the Purchase Price payable within a period of six months from the date hereof. Simultaneously with the execution hereof, the Purchasers/Transferees have handed over their respective i.e. 5 (five) post dated cheques aggregating to Rs. 24,73,00,000/- (Rupees Twenty Four Crores Seventy Three Lakhs Only), being the balance of the Purchase Price as per the details/particulars provided in the receipt clause hereunder written, with right and authority to the Vendor/Transferor to deposit the same on its respective due dates without any other or further consent of the Purchasers/Transferees;



AND WHEREAS simultaneously with the execution hereof, the Vendor/Transferor has handed over to the Purchasers/Transferees quite, vacant, physical, peaceful and unencumbered possession of the Premises as the owners thereof, in part performance of the contract under Section 53-A of the Transfer of Property Act, 1882;

AND WHEREAS the Vendor/Transferor has agreed that on the completion of sale and transfer as hereunder contemplated they shall:

- (i) hand over to the Purchasers/Transferees all the original title deeds, documents and papers, etc., exclusively relating to the Premises as more particularly mentioned in the **Third Schedule** hereunder written and
- (ii) execute all the forms, papers, etc., to be filed with the Society for transfer of the Premises, in favour of the Purchasers/Transferees and hand over the same to the Purchasers/Transferees for being submitted to the Society and not otherwise;



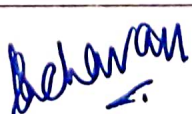

For Alcov Construction Pvt. Ltd.  (Rajendra Nangalia) Authorised Signatory	 (Ashok S. Chavan)	 (Sreejaya A. Chavan)	 (Sujaya A. Chavan)
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AND WHEREAS the Parties hereto, have agreed to reduce to writing the terms and conditions mutually agreed upon of the said sale and transfer of the Premises, as hereinafter appearing.

NOW THIS DEED OF SALE/TRANSFER WITNESSETH that in pursuance of the said agreement and in consideration of the Purchasers/Transferees simultaneously with the execution hereof, paying a sum of Rs. 2,00,00,000/- (Rupees Two Crores Only) to the Vendor/Transferor, being the part payment of the Purchase Price, paying Rs. 27,00,000/- (Rupees Twenty Seven Lakhs Only), being 1% TDS, deductible in accordance with provision of Section 194 1A of the Income-tax Act, 1961, aggregating to Rs. 2,27,00,000/- ((Rupees Two Crores Twenty Seven Lakhs Only) (the payment and receipt whereof, the Vendor/Transferor hereby admits and acknowledges and of and from the same and every part thereof, acquits, releases and discharges the Purchasers/Transferees forever)] and agreeing to pay the balance of the Purchase Price of Rs. 24,73,00,000/- (Rupees Twenty Four Crores Seventy Three Lakhs Only) within a period of six months from the date hereof, aggregating to Rs. 27,00,00,000/- (Rupees Twenty Seven Crores Only), being the full and final price and consideration payable by the Purchasers/Transferees to the Vendor/Transferor as aforesaid, **IT**, the Vendor/Transferor doth hereby sells, transfers and assigns unto the Purchasers/Transferees (in their respective undivided proportions i.e. 60%, 20% and 20% as above) forever all the beneficial rights, title, interests and claims therein and thereto, of the Vendor/Transferor herein, in 10 shares of Rs. 50/- each, bearing Distinctive Nos. 386 to 390 (both inclusive), contained under Share Certificate No. 62 and Distinctive Nos. 496 to 500 (both inclusive), contained under Share Certificate No. 88, issued by "The Nepean Sea Road Parag Prem Premises Co-operative Society Ltd. ("**Society**")", consequently and incidentally, Flat no. 2A, admeasuring 340.02 sq. mtrs. [(built up) (as per the letter dated 25th March, 2021, addressed by the Society the carpet area of the Flat is 219.93 sq. mtrs.) ("**Flat**")] together with adjacent terrace, admeasuring about 199.73 sq. mtrs. [built-up) ("**Terrace**")] , both located on the 2nd floor of the Building, known as "Swapnalok" ("**Building**") along with 5 car parking spaces, in aggregate admeasuring about 46.45 sq. mtrs. in the Building (collectively "**Car Parkings**"), which Building is standing on all that piece and parcel of land bearing Cadastral Survey No. 448 (part), of Malabar Hill Division, 47/L, Jagmohandas Marg, formerly known as Nepean Sea Road, Mumbai - 400 036 ("**Property**") and more particularly described in the **First Schedule** hereunder written, which Shares, consequently and incidentally, the Flat, the Terrace and the Car Parkings are hereinafter collectively referred to as the "**Premises**", together with the rights, privileges, advantages and appurtenance whatsoever into or upon the Premises or with the same or any part thereof, or at any time heretofore usually held,

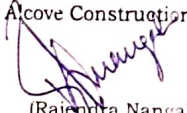


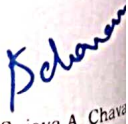
For Alcove Construction Pvt. Ltd.  (Rajendra Nangalia) Authorised Signatory	 (Ashok S. Chavan)	 (Sreejaya A. Chavan)	 (Sujaya A. Chavan)
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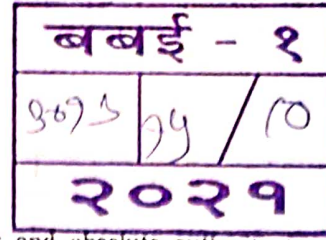
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used, enjoyed or occupied thereon or reputed or known as part or member thereof, or to belong or be appurtenant thereto, and also together with all the deeds, documents, vouchers and other evidences of title relating to the Premises and all other evidences in respect of the Premises or any part thereof, and all the estate, right, title, interest, use, inheritance, property, possession, benefit, claim, or demand whatsoever at law and in equity of the Vendor/Transferor in to, out of or upon the Premises **TO HAVE AND TO HOLD** all and singular the Premises hereby sold, transferred, assigned or intended or expressed so to be with their and every rights, members and appurtenances in to and to the use of the Purchasers/Transferees forever absolutely **SUBJECT** to the proportionate payment of all rents, rates, taxes, assessments, dues and outgoings, if any, now payable in respect thereof, or that may henceforth become payable presently to Society and/or the Government of Maharashtra, MCGM or any other local body or authority **AND SUBJECT ALSO** to the observance and performance by the Purchasers/Transferees simultaneously of the regulations and bye-laws of the Society **AND THE VENDOR/TRANSFEROR DOTH HEREBY** for itself and for its successors and assigns covenants as follows:

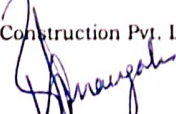



- (a) that, the Vendor/Transferor has duly paid and discharged in full the Society's debts and liabilities in respect of the Premises, including the municipal taxes, society outgoings, maintenance charges, etc., payable to the Society upto the date hereof;
- (b) that, the Vendor/Transferor is entitled to the Premises and that except it no other person or persons has or have any right, title, interest, claim or demand in to or upon the Premises;
- (c) that, the Vendor/Transferor has sole and absolute rights, title and interests in the membership of the Society and the Premises and the right and power to dispose of the same and there is no impediment or prohibition against the right, power and authority of the Vendor/Transferor to deal with and dispose off the same and the same are clear, marketable and free from encumbrances and that the Vendor/Transferor has not done or allowed or permitted to be done any act, deed or thing that may have resulted or tantamount to result in encumbering, charging, alienating or creating a lien over the Premises and/or its membership in any manner whatsoever;
- (d) that, notwithstanding any acts, deeds, matters or things, whatsoever done, committed or omitted by the Vendor/Transferor or any person or persons lawfully and equitably claiming by, from, through, under or in trust of it, the

For Alcove Construction Pvt. Ltd.  (Rajendra Nangalia) Authorised Signatory	 (Ashok S. Chavan)	 (Sreejaya A. Chavan)	 (Sujaya A. Chavan)
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Vendor/Transferor has full power and absolute authority to transfer the Premises and to relinquish and surrender its right, title, interest, claim and demand thereto, in favour of the Purchasers/Transferees;

- (e) that, the right, title and interest of the Vendor/Transferor to the Premises has not been the subject matter of any pending litigation or any attachment, either before or after judgment nor the same are subject of any attachment or prohibitory Orders issued by any Department of the State or Central Government or other Authorities, whereby, the Vendor/Transferor is prevented or restrained from assigning or transferring the Premises as envisaged under this Deed;
- (f) that, neither the Vendor/Transferor nor any one on its behalf have or has committed or omitted to do any act, deed, matter or thing, whereby, peaceful possession, occupation and enjoyment of the Premises and other rights and benefits in respect thereof, may become or may be prejudicially affected or encumbered in any manner;
- (g) that, the Vendor/Transferor has not created any lien or charge or mortgage or any encumbrances on the Premises and that there is no lis Pendens notice in respect of the Premises;
- (h) that, the Purchasers/Transferees shall peaceably and quietly enter upon and remain in possession of the Premises, without any interference, disturbance, interruption, claim or demand whatsoever by the Vendor/Transferor and/or person or persons lawfully and equitably claiming by, from, through, under or in trust for the Vendor/Transferor;
- (i) that, the Vendor/Transferor has not entered into any agreement for sale or created any third party rights in respect of the Premises;
- (k) that, no notice of attachment in respect of the Premises under the Income-Tax Act, 1961 or Sales-Tax Act, 1956 or any other statute/law has been issued or served and there is no prohibition against the Vendor/Transferor under the Income-Tax Act, 1961, Sales-Tax Act, 1956 or any other statute/law from transferring or alienating the Premises;
- (l) that, the Vendor/Transferor has good right, full power and absolute authority to sell and transfer the Premises and there is no impediment or restraint or

For Alcove Construction Pvt. Ltd.  (Rajendra Mangalia) Authorised Signatory	 (Ashok S. Chavan)	 (Sreejaya A. Chavan)	 (Sujaya A. Chavan)
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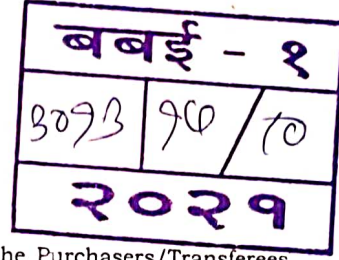


injunction against the Vendor/Transferor from being able to do so either under Income-Tax Act, 1961 or Gift-Tax Act, 1958 or Sales-Tax Act, 1956 or any other statute/law from selling or transferring the same;

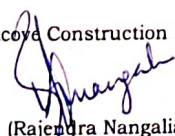

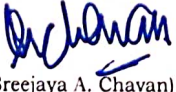

- (m) that, no notice has been issued for acquisition or requisition of the Premises or any part thereof, and further that there is no outstanding notice either for repairs or requiring any other thing to be complied with under the Municipal or other statute;
- (n) that, there are no circumstances, fact or act or any impediment prejudicially affecting full right and absolute authority of the Vendor/Transferor to sell and transfer the Premises and to transfer the membership of the Vendor/Transferor in the Society;
- (o) that, the Vendor/Transferor has not entered into any agreement or understanding or any arrangement of any nature whatsoever in respect of the Premises with any third party or persons;
- (p) that, the Purchasers/Transferees shall be entitled to all deposits, sinking fund and other amounts lying to the credit of the Vendor/Transferor with the Society or any other person or authority of and relating to the Premises.

AND THE VENDOR/TRANSFEROR DOTH HEREBY COVENANTS and agrees with and **UNDERTAKES** to the Purchasers/Transferees that the Vendor/Transferor shall and will from time to time and at all times throughout hereafter save harmless, indemnify and keep indemnified, the Purchasers/Transferees and their respective heirs, executors, administrators and assigns from and against all payments of municipal taxes, electricity charges, water charges, maintenance charges and all other outgoings payable by the Vendor/Transferor to the Society and/or MCGM and/or any other concerned authority or authorities in respect of the Premises till the date of completion of sale as hereunder contemplated **AND FURTHER THAT** this Indemnity shall endure for the benefit of the Purchasers/Transferees and their respective heirs, executors, administrators and assigns and all persons deriving or claiming any right, title or interest under this Deed of Indemnity **AND FURTHER THAT** the covenants, agreements, undertakings and indemnities herein contained shall remain in full force and effect for the benefit of the Purchasers/Transferees and their respective heirs, executors, administrators and assigns and all persons claiming under this Deed of Indemnity **AND THE VENDOR/TRANSFEROR DOTH HEREBY FURTHER**

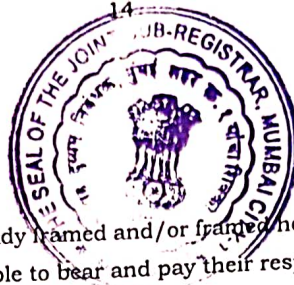
For Alcove Construction Pvt. Ltd. (Rajendra Nangalia) Authorised Signatory	 (Ashok S. Chavan)	 (Sreejaya A. Chavan)	 (Sujaya A. Chavan)
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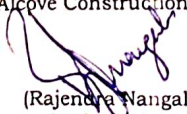


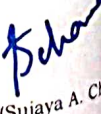
COVENANTS and agrees with and **UNDERTAKES** to the Purchasers/Transferees that the Vendor/Transferor shall and will from time to time and at all times throughout hereafter save harmless, indemnify and keep indemnified the Purchasers/Transferees and their respective heirs, executors, administrators and assigns from and against all claims, demands, including any demand, if any, being made by the Income-Tax Department in the matter of any capital gain tax liability or in respect of any proceedings initiated or passed by the Income-Tax Authorities, suits, proceedings, losses, damages, costs, penalties, charges and expenses that the Purchasers/Transferees may be made liable to pay, suffer or incur consequent upon (i) any of the statements, declarations, representations and assurances made and contained in this Deed or the Declaration executed simultaneously with the execution hereof, turning out to be wrong, false, inaccurate or incorrect and/or (ii) anybody else making any claim upon the Premises and/or all the other rights incidental thereto and/or (iii) anybody else challenging this Deed on any account whatsoever **AND FURTHER THAT** this Indemnity shall endure for the benefit of the Purchasers/Transferees and their respective heirs, executors, administrators and assigns and all persons deriving or claiming any right, title or interest under it **AND FURTHER THAT** the covenants, agreements, undertakings and indemnities herein contained shall remain in full force and effect for the benefit of the Purchasers/Transferees and their respective heirs, executors, administrators and assigns and all persons claiming under it **AND THE VENDOR/TRANSFEROR DOTH HEREBY COVENANTS WITH THE PURCHASERS/TRANSFEREES** that the Vendor/Transferor and all persons having or lawfully or equitably claiming by, under, through or in trust of it, any estate, right, title or interest at law or in equity in the Premises and all the other rights incidental thereto, hereby transferred and assigned or expressed so to be or any part thereof, by or under or in trust for the Vendor/Transferor or any one on its behalf shall and will from time to time hereafter at the request and cost of the Purchasers/Transferees do, execute or caused to be done and executed all such further and other act, deed, matter, thing, conveyance and assurance in the law whatsoever, including the Instrument of Transfer prescribed by and required to be submitted to the Society and/or any authority together with all applications, letters and communications that may be required to be addressed to any authority for transfer of the Premises in favour of the Purchasers/Transferees **AND THE PURCHASERS/TRANSFEREES DO AND EACH OF THEM DOTH HEREBY FOR THEMSELVES AND THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS COVENANT** with the Vendor/Transferor that they shall duly observe and perform the various covenants and obligations, if any, required to be observed and performed by them as the purchasers of the Premises and shall abide by, observe and perform all the rules,

For Alcoya Construction Pvt. Ltd.  (Rajendra Nangalia) Authorised Signatory	 (Ashok S. Chavan)	 (Sreejaya A. Chavan)	 (Sujaya A. Chavan)
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regulations and bye-laws already framed and/or framed hereunder from time to time and at all times hereafter, liable to bear and pay their respective share of outgoing, taxes, water charges, electricity charges, maintenance charges, if any, payable in respect of the Premises in accordance with the bills that may be raised presently by the Society **AND THIS DEED OF SALE/TRANSFER FURTHER WITNESSETH AND IT IS HEREBY AGREED** that on the completion of the transaction hereunder contemplated the Vendor/Transferor shall hands over to the Purchasers/Transferees all the original title deeds in respect of the Premises as more particularly described in the **Third Schedule** hereunder written **AND THIS DEED OF SALE/TRANSFER FURTHER WITNESSETH AND IT IS HEREBY AGREED** that simultaneously with the execution hereof the Vendor/Transferor has handed over to the Purchasers/Transferees quite, vacant, physical, peaceful and unencumbered possession of the Premises as the owners thereof, in part performance of the contract under Section 53-A of the Transfer of Property Act, 1882 **AND THIS DEED OF SALE/TRANSFER FURTHER WITNESSETH AND IT IS HEREBY AGREED** that on the completion of the transaction hereunder contemplated the Vendor/Transferor shall execute all the papers, forms, etc., required to be filed with the Society, including the Deed of Indemnity and Declaration and hands over the same to the Purchasers/Transferees **AND THIS DEED OF SALE/TRANSFER FURTHER WITNESSETH AND HEREBY AGREED** that the Purchasers/Transferees shall within a period of 30 (thirty) days from the date hereof, handover to the Vendor/Transferor the TDS Certificate in respect of 1% TDS deducted and paid to the Income-tax Department **AND THIS DEED OF SALE/TRANSFER FURTHER WITNESSETH** that the transfer fees payable to the Society shall be borne and paid by the Vendor/Transferor, however, the stamp duty and registration charges in respect of this Deed of Sale/Transfer and all other documents in pursuance hereof, are concerned the same, shall be borne and paid by the Purchasers/Transferees alone and the Vendor/Transferor shall not be liable to pay or contribute anything towards the same **AND THIS DEED OF SALE/TRANSFER FURTHER WITNESSETH THAT** this Deed of Sale/Transfer shall always be subject to the provisions of The Maharashtra Co-operative Societies Act, 1960, with rules made thereunder or The Maharashtra Ownership Flat (Regulation of the Promotions of Construction, Sale, Management and Transfer) Act, 1963, and the rules made thereunder or any amendment or re-enactment thereof, for the time being in force or any other provisions of law applicable thereto **AND THE DEED OF SALE/TRANSFER FURTHER WITNESSETH THAT** immediately subsequent to the execution hereof, the Parties shall forthwith and on the same day, if possible, attend the office of the concerned Joint Sub-Registrar, Mumbai City-1 and admit execution of this Deed of Sale/Transfer and the Purchasers/Transferees shall be entitled to take delivery of

For Alcove Construction Pvt. Ltd.  (Rajendra Nangalia) Authorised Signatory	 (Ashok S. Chavan)	 (Sreejaya A. Chavan)	 (Sujaya A. Chavan)
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the original of this Deed of Sale/Transfer from the office of the Joint Sub-Registrar, Mumbai City-1.

IN WITNESS WHEREOF the Parties hereto, have executed these presents the day and year first hereinabove mentioned.

:THE FIRST SCHEDULE ABOVE REFERRED TO:

(As per the Agreement dated 24th January, 1977)

ALL THAT piece and parcel of ground of pension and tax tenure (redeemed) together with the building standing thereon known as "Readymoney House" and outhouses, garages and other structures erected thereon situate at Nepean Sea Road (now known as Lady Laxmibai Jagmohandas Marg) without the Fort of Bombay containing by admeasurement 16,127 sq. yds i.e. 13,484.87 sq. mtrs. or thereabouts and situated within the City and Island and Registration Sub-District of Bombay and forming part and parcel of the property described in the First Schedule hereinabove written and registered by the Collector of Land Revenue under New No. B/3191 New Survey No. 3/7166 and Cadastral Survey No. 448 of Malabar Hill Division and assessed by the Assessor and Collector of the Municipal Rates and Taxes under 'D' Ward Nos. 3295 (1) (2) and 3296 (3-4) (4A), (4B), Street Nos. 49, 49-A, 47, 88AB, 47AB, 47 AC and bounded as follows:

On or towards North : Partly by the property bearing C.S. No. 1/454 and partly by the property bearing C.S. No. 1/455

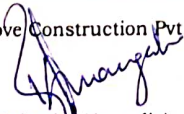



On or towards South : partly by the property bearing C.S. No. 3/448, partly by the property bearing C.S. No. 444 and partly by the property bearing Plot A belonging to Sir Hirji Cawasji Jahangir and two others

On or towards East : by the property bearing C.S. No. 438 and

On or towards West : by the Nepean Sea Road now known as Lady Laxmibai Jagmohandas Marg

:THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT 10 shares of Rs. 50/- each, bearing Distinctive Nos. 386 to 390 (both inclusive), contained under Share Certificate No. 62 and Distinctive Nos. 496 to 500 (both inclusive), contained under Share Certificate No. 88, issued by The Nepean Sea Road Parag Prem Premises Co-operative Society Ltd., consequently and incidentally, Flat no. 2A, admeasuring 340.02 sq. mtrs. [(built up) (as per the letter

For Alcove Construction Pvt. Ltd.  (Rajendra Nangalia) Authorised Signatory	 (Ashok S. Chavan)	 (Sreejaya A. Chavan)	 (Sujaya A. Chavan)
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