

84/1817
Thursday, March 15, 2018
1:29 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 2596 दिनांक: 15/03/2018

गावाचे नाव: कोलवडे (प्रभाव क्षेत्र)

दस्तऐवजाचा अनुक्रमांक: पलर-1817-2018

दस्तऐवजाचा प्रकार: भाडेपट्ट्याचे हस्तांतरणपत्र

सादर करणाऱ्याचे नाव: मे.कन्सेप्ट होम टेक्स्टाइल्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर व ऑथोराईज्ड ऑफिसर
प्रशांत सुरेश भणगे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

एकूण:

रु. 30840.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:24 PM ह्या वेळेस मिळेल.

Sub Registrar, Palghar
दुय्यम निबंधक पालघर

वाजार मूल्य: रु. 19730700/-

मोवदला रु. 27000000/-

भरलेले मुद्रांक शुल्क : रु. 1350000/-

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011814645201718E दिनांक: 14/03/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु. 840/-

मूळ दस्त पत्र वळवता



15/03/2018

सूची क्र.2

दुय्यम निबंधक : दु.नि.पालघर

दस्त क्रमांक : 1817/2018

नोदणी :

Regn:63m

गावाचे नाव : 1) कोलवडे (प्रभाव क्षेत्र)

| | |
|---|--|
| (1) विलेखाचा प्रकार | भाडेपट्ट्याचे हस्तांतरणपत्र |
| (2) मोबदला | 27000000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 19730700 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे कोलवडे,ता.पालघर येथील तारापूर औद्योगिक क्षेत्रातील प्लॉट नं. F-8/2 चे क्षेत्र 3000 चौ. मि. व त्या वरील फॅक्टरीचे बांधीव क्षेत्र 609 चौ.मि.((Plot Number : MIDC PLOT No F-8/2 ;)) |
| (5) क्षेत्रफळ | 1) 3000 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मे. वॉम्बे ऑक्सिजन कॉर्पोरेशन लिमिटेड तर्फे वाईस प्रेसिडेंट व ऑथोराईज्ड ऑफिसर हेमा रंगनाथन -- वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 22-बी, मित्तल टाँवर, वी-विंग, नरीमन पॉईंट, मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:- 400021 पॅन नं:-AAACB1753A |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-मे.कन्सेप्ट होम टेक्स्टाइल्स प्रायव्हेट लिमिटेड तर्फे डायरेक्टर व ऑथोराईज्ड ऑफिसर प्रशांत सुरेश भणगे -- वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 906, गंगाधर नगर सो.लि., कृष्णा नगरी जवळ, नेन्ती कॉलनी, बोरीवली पु. मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400056 पॅन नं:-AABCC5466G |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 15/03/2018 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 15/03/2018 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 1817/2018 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 1350000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेरा | |

दुय्यम निबंधक पालघर

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

पलघर

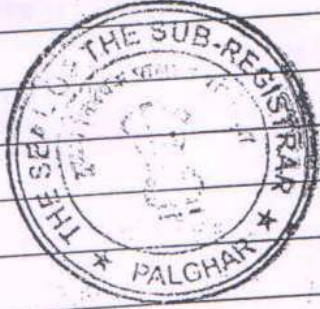
दस्तावेज क्र. 9190/2018

2 182

CHALLAN
MTR Form Number-6



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|-----------------------------|-----------------------------------|--------------------|--|-------------------------------|---------|----|
| GRN | MH011814645201718E | BARCODE | Date 14/03/2018-16:33:57 | | Form ID | 60 |
| Department | Inspector General Of Registration | | Payer Details | | | |
| Type of Payment | Stamp Duty Registration Fee | | TAX ID (If Any) | | | |
| Office Name | PLG_PALGHAR SUB REGISTRAR | | PAN No.(If Applicable) | AABCC5466G | | |
| Location | PALGHAR | | Full Name | CONCEPT HOME TEXTILES PVT LTD | | |
| Year | 2017-2018 One Time | | Flat/Block No. | F-8/2 | | |
| Account Head Details | Amount In Rs. | Premises/Building | MIDC TARAPUR | | | |
| 0030046401 Stamp Duty | 1350000.00 | Road/Street | KOLWADE | | | |
| 0030063301 Registration Fee | 30000.00 | Area/Locality | KOLWADE | | | |
| | | Town/City/District | 4 0 1 5 0 7 | | | |
| | | PIN | | | | |
| | | Remarks (If Any) | PAN2=AAACB1753A~SecondPartyName=BOMBAY OXYGEN CORPORATION LIMITED- | | | |
| Total | 13,80,000.00 | Amount In Words | Thirteen Lakh Eighty Thousand Rupees Only | | | |
| Payment Details | BANK OF MAHARASHTRA | | FOR USE IN RECEIVING BANK | | | |
| Cheque/DD Details | Bank CIN | Ref. No. | 02300042018031451379 | 006000608 | | |
| | Bank Date | RBI Date | 14/03/2018-16:35:08 | Not Verified with RBI | | |
| Cheque/DD No. | Bank-Branch | | BANK OF MAHARASHTRA | | | |
| Name of Bank | Scroll No. , Date | | Not Verified with Scroll | | | |
| Name of Branch | | | | | | |



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी सदर चलन लागू नाही.

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| दस्ता क्र. १९७/२०१८ |
| ३ १२ |

DEED OF ASSIGNMENT

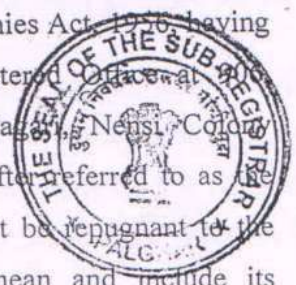
THIS DEED OF ASSICNMENT is made and entered into at Mumbai on this 15th day of March, 2013.

BETWEEN

BOMBAY OXYGEN CORPORATION LIMITED, a Public Limited Company incorporated under the Companies Act, 1956 bearing PAN no. AAACB1753A having its registered office at, 22/B, Mittal Tower, "B" Wing, Nariman Point, Mumbai- 400 021, Maharashtra, India, hereinafter referred to as the "the Assignor" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors) of the **One Part**.

AND

CONCEPT HOME TEXTILES PRIVATE LIMITED a Private Limited Company incorporated under the Companies Act, 1956 having its PAN No. AABCC5466G, having its Registered Office at, Gangadhar Nagar CHS Ltd, Near Krishna Nagar, Nensli, Colaba Borivali (E), Mumbai - 400066, India, hereinafter referred to as the "the Assignee" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors) of the **Other Part**;



The Assignor and the Assignee are hereinafter individually referred to as "Party" and jointly as "Parties".

WHEREAS:

- A) By and under the License Agreement dated 13th March 1985 executed between the Maharashtra Industrial Development Corporation ("MIDC") and Bombay Oxygen Corporation Limited ("the Assignor herein"), MIDC granted a license to the Assignor herein for a period of two (2) years in respect of Plot

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| For BOMBAY OXYGEN CORPORATION LTD | FOR CONCEPT HOME TEXTILES PVT. LTD. |
| MS. H. RENGANATHAN, DIRECTOR BOMBAY OXYGEN CORPORATION LIMITED | DIRECTOR CONCEPT HOME TEXTILES PRIVATE LIMITED |

पलघर
क्र. १८१०/२०१८
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No. F-8/2 in the Tarapur Industrial Area, within the Village limits of Kolwade, Taluka & District Palghar containing by admeasurement 3000 Square meters or thereabouts (hereinafter referred to as "the said Land") more particularly described in the Schedule thereunder written for the purposes of building and executing works thereon subject to the covenants and agreements therein contained. By and under the License Agreement, MIDC agreed that on the Executive Engineer certifying that the factory building and the works had been erected in accordance with the terms of the License Agreement they would grant a lease of the said Land and the factory building erected thereon to the Assignor herein for a term of 95 years.



B) Subsequently, the Assignor herein constructed building/ structures measuring in the aggregate 609 sq. mtrs. built up area or thereabout ("the said Structures") on the said Land and obtained Building Completion Certificate (BCC) and Drainage Completion Certificate (DCC) on 12th January 2017 in accordance with the Building plans sanctioned by MIDC.

C) By and under the Indenture of Lease dated 12th July, 2017 ("Lease Deed") executed between , therein referred to as the Lessor of the One Part and the Assignor herein, therein referred to as the Lessee of the Other Part, MIDC demised leasehold rights in respect of the said Land together with the said Structures, buildings and erections ("Leasehold Property") then or at any time standing and being thereon, in favour of Bombay Oxygen for a period of ninety five (95) years computed from 1st April, 1985 ("Lease Term") subject to the covenants and agreements therein contained.

D) The said Land and the said Structures together with the hereditaments, available facilities and utilities viz. power and water supply are hereinafter collectively referred to as "the said

For BOMBAY OXYGEN CORPORATION LTD

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| <p><i>Mr. Renganathan</i> MS. H. RENGANATHAN, VICE PRESIDENT (COMM.)</p> | <p>FOR CONCEPT HOME TEXTILES PVT. LTD. <i>[Signature]</i> DIRECTOR</p> |
| <p>BOMBAY OXYGEN CORPORATION LIMITED</p> | <p>CONCEPT HOME TEXTILES PRIVATE LIMITED</p> |

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| दस्ता क्र. १११७ / २०१८ |
| १४२ |

Tarapur Property" and more particularly described in the Schedule hereunder written and delineated in red colour boundary line on the plan annexed hereto as Annexure 1.

- E) It is mutually agreed to by and between the Parties that the Assignor shall assign its leasehold rights in the said Tarapur Property in favour of the Assignee for the residue now unexpired of the term of 95 years commencing from 1st April, 1985 (and any renewal thereof) as mentioned in the Lease Deed ("Unexpired Lease Term") on AS-IS-WHERE-IS BASIS for a consideration of Rs.2,70,00,000/- (Rupee Two Crore Seventy Lakhs Only).
- F) On the application made by the Assignee on behalf of the Assignor, MIDC on 1st February, 2018 issued Demand Notice demanding payment of Differential Premium and Processing Fee and GST for the transfer of the said Tarapur Property.
- G) The Assignee has paid an amount of Rs. 11,50,200/- (Rupees Eleven Lakhs Fifty Thousand Two Hundred Only) towards 10% differential payment vide Pay Order No. 001436 and Rs.2,360/- (Rupees Two Thousand Three Hundred Sixty Only) towards Processing Fees including GST vide pay order No. 001437 both dated 6th February 2018, as required under the Order. In case there is any other applicable levies by the authority then the same shall be paid by Assignee alone.
- H) MIDC vide its Order dated 12th February, 2018 ("Order") granted its consent to the aforesaid assignment of leasehold rights in the said Land and the said building Structures for the Unexpired Lease Term in favour of the Assignee but subject to the terms and conditions contained therein. A copy of the said Order is annexed hereto as Annexure 2.



For BOMBAY OXYGEN CORPORATION LTD

FOR CONCEPT HOME TEXTILES PVT. LTD. 3

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| <p><i>Signature</i> MS. H. RENGANK HAN, VICE PRESIDENT (COMM)</p> | <p><i>Signature</i> DIRECTOR</p> |
| BOMBAY OXYGEN CORPORATION LIMITED | CONCEPT HOME TEXTILES PRIVATE LIMITED |

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| पलर |
| दस्ता क्र. १७१०/२०१८ |
| १६ / १२ |

1. BOMBAY OXYGEN CORPORATION LIMITED
PAN: AAACBI753A

Address:

22/B, Mittal Tower, "B" Wing, Nariman Point, Mumbai-400 021, Maharashtra, India.

[Assignor]

2. CONCEPT HOME TEXTILES PRIVATE LIMITED
PAN: AABCC5466G

Address:

Office at 906, Gangadhar Nagar CHS Ltd, Near Krishna Nagari, Nensi Colony Borivali (E), Mumbai - 400066 Maharashtra, India.

[Assignee]



THE SCHEDULE AS ABOVE REFERRED TO
("the said Tarapur Property")

All that piece and parcel of Plot of Leasehold Land admeasuring 3000 square meter or thereabouts together with the building/ structures standing thereon admeasuring in the aggregate 609 sq. mtrs. built up area or thereabouts being Plot No. F-8/2 in the Tarapur Industrial Area, within the village limits of Kolwade and outside the Municipal limits in rural area, Taluka and Registration Sub-District Palghar and Registration District Palghar, earlier in District and Registration District Thane, shown surrounded by red colored boundary line on the plan annexed hereto and bounded as follows that is to say together with the fixtures, fittings, hereditaments, available facilities and utilities viz. power and water supply:

On or towards the North by : Road (R/W. 30.50 mtrs.)
On or towards the South by : Plot No. F-8/1
On or towards the East by : Plot No. F-8/1
On or towards the West by : Plot No. F-8/1

For BOMBAY OXYGEN CORPORATION LTD

M. H. Renganathan
MS. H. RENGANATHAN,
VICE PRESIDENT (COMM)
BOMBAY OXYGEN CORPORATION LIMITED

FOR CONCEPT HOME TEXTILES PVT. LTD.

P. B. J. C.
DIRECTOR
CONCEPT HOME TEXTILES PRIVATE LIMITED

पलर 15
 दस्त क्र. 2596/2018

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

SIGNED AND DELIVERED by)
 The within named "ASSIGNOR,")

**BOMBAY OXYGEN CORPORATION)
 LIMITED)**

Through its , Vice President (Commercial))
 and Authorized Officer Ms. Hema)
 Renganathan In pursuance of The)
 Authority granted by The Board of)
 Directors in its meeting held on 14th Day)
 of December, 2017)

In the presence of B P Mehta)
BHUPESH P. MEHTA)



For BOMBAY OXYGEN CORPORATION LTD
 MS. H. RENGANATHAN,
 VICE PRESIDENT (COMM)

SIGNED AND DELIVERED by)
 The within named)
 "ASSIGNEE")

**CONCEPT HOME TEXTILES)
 PRIVATE LIMITED)**

Through it's Director and Authorized)
 Officer Mr. Prashant Suresh Bhanage)
 In pursuance of The Authority granted by)
 the Board of Directors in its meeting held)
 on 28th Day of December, 2017)

In the presence of)
Niraj Saklecha)
Niraj Saklecha)



FOR CONCEPT HOME TEXTILES PVT. LTD.
 DIRECTOR

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| दस्ता वा. १६१७ / १९९८ |
| १८ २ |

RECEIPT

Received on the day and year first hereinabove
Written of and from the withinnamed Assignee the)
Aggregate consideration of Rs.2,70,00,000/-)
(Rupees Two Crores Seventy Lakhs Only) in the)
following manner:)

(i) A sum of Rs.67,50,000/- (Rupees Sixty Seven)
Lakhs Fifty Thousand Only) by way of Pay Order)
Dated 10.12.08 Bearing No.001406 issued by)
the Cosmos Co-operative Bank Ltd., Dahisar (E))
Branch in favour of the Assignor,)

(ii) A sum of Rs.1,99,80,000/- (Rupees One Crore)
Ninety Nine Lakhs Eighty Thousand Only) by way)
Of Pay Order bearing No.001455 issued by)
Cosmos Co-op Bank Bank, Dahisar (E) Branch in)
favour of the Assignor,)

(iii) Rs.2,70,000/- (Rupees Two Lakhs Seventy)
Thousand Only) deducted by the Assignee as tax)
deductible at Source (TDS) as required under the)
provisions of Section 194IA of the Income Tax Act,)
1961 deposited / to be deposited by the Assignee)
with the Income Tax Authorities)



being the consideration above mentioned to be)
paid by the Assignor to the Assignee)
Rs.2,70,00,000/-)

WE SAY RECEIVED

Hema Renganathan
BOMBAY OXYGEN CORPORATION LIMITED

MRS. HEMA RENGANATHAN

(Authorized Signatory)

WITNESSES:

1. *BP M etc*

2. *[Signature]*

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| BOMBAY OXYGEN CORPORATION LIMITED | CONCEPT HOME TEXTILES PRIVATE LIMITED |
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 ***MUMBAI DATED THIS 15th DAY
 OF MARCH, 2018.

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| पलघर |
| दस्ता क्र. ११९७ / २०१८ |
| १८ / १२ |

BETWEEN

M/S BOMBAY OXYGEN CORPORATION
 LIMITED [ASSIGNOR]

AND

M/S CONCEPT HOME TEXTILES PRIVATE
 LIMITED [ASSIGNEE]

DEED OF ASSIGNMENT



| | |
|--|--|
| For BOMBAY OXYGEN CORPORATION LTD <i>[Signature]</i> BOMBAY OXYGEN CORPORATION LIMITED | FOR CONCEPT HOME TEXTILES PVT. LTD. <i>[Signature]</i> DIRECTOR CONCEPT HOME TEXTILES PRIVATE LIMITED |
|--|--|