

Receipt (pavti)

530/10216

Friday, July 14, 2023

12:10 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 10707

दिनांक: 14/07/2023

गावाचे नाव: माजिवडे

दस्तावेजाचा अनुक्रमांक: टनन12-10216-2023

दस्तावेजाचा प्रकार : असाईनमेंट डीड

मादर करणाऱ्याचे नाव: मॅक्रोटिक डेव्हलपर्स लिमिटेड तर्फे ऑथराईज सिग्रेटरी अथर्व कुडतरकर -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1300.00

पृष्ठांची संख्या: 65

एकूण:

रु. 31300.00

आपणाम मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे

12:28 PM ह्या वेळेस मिळेल.

JSRTHANE12

सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. १२

वाजार मूल्य: रु. 177252000 /-

मोवदना रु. 820000000/-

भरलेले मुद्रांक शुल्क: रु. 41000000/-

1) देयकाचा प्रकार: DHC रकम: रु. 1300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1307202315838 दिनांक: 14/07/2023

बँकेचे नाव व पना:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004766798202324E दिनांक: 14/07/2023

बँकेचे नाव व पना:

मुख्य दस्तावेज परत मिळाला

स्थळी

[Signature]

नाम

.....



14/07/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 12

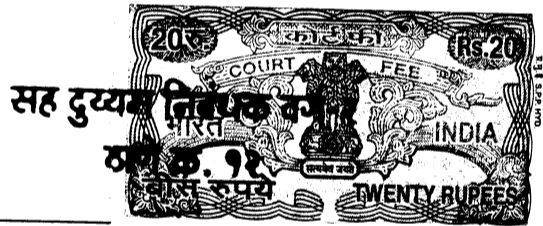
दस्त क्रमांक : 10216/2023

नोंदणी :

Regn:63m

गावाचे नाव : माजिवडे

(1) विलेखाचा प्रकार	अमाईनमेंट डीड
(2) मोवदला	820000000
(3) बाजारभाव(भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	177252000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: मौजे माजिवडे तालुका-जिल्हा ठाणे येथील सर्वे नं -146/4, 148/2/1(पार्ट), 412/2(पार्ट), 145/3/1(पार्ट)यांचे एकूण क्षेत्र 5539.68 चौ. मीटर पैकी 2890.37 चौ. मीटर इतके क्षेत्र हा डिड ऑफ अमाईनमेंट चा विषय आहे. मुद्रांक जिल्हाधिकारी ठाणे(शहर)यांचे अभिनिर्णय प्रकरण- एडीजे/आय. जी. आर. 108/340/2023 व मर्टीफीकेट नं. मीईआर-टीएचए-एडीजे-आयजीआर 108-340-2023. दिनांक 06-07-2023 नुसार मुद्रांक शुल्क वसूल इतर माहिती व मळकती मदर दस्तात नमुद केल्याप्रमाणे((Survey Number : 146/4, 148/2/1 (पार्ट), 412 /2(पार्ट), 145/3/1 पार्ट व दस्तात नमुद केल्याप्रमाणे ;))
(5) क्षेत्रफळ	1) 2890.37 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अमेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-कोठारी ऑटो पार्ट्स मॅन्युफॅक्चरिंग प्रायवेट लिमिटेड तर्फे संचालक राजेश पटेल तर्फे कु.मु म्हणून दिलीप सावंत - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 139, मेकमारीया चेम्बर, 2रा मजला, एन एम रोड, फोर्ट मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, . पिन कोड:-400023 फॅन नं:-AAACK4477C
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मॅक्रोटिक डेव्हलपर्स लिमिटेड तर्फे ऑथराईज सिग्रेटरी अथर्व कुडतरकर - वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412, 4था मजला, 17जी वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्निमन मार्केट, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 फॅन नं:-AAACL1490J
(9) दस्तावेज करून दिल्याचा दिनांक	14/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	14/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	10216/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	41000000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

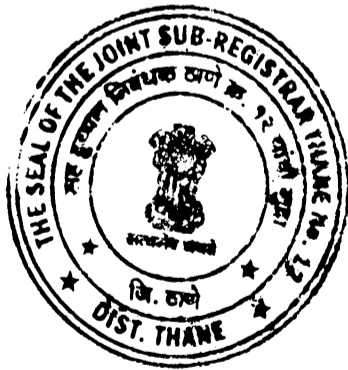


मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त 340/23

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. १२

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used As	Deface Number	Deface Date
1		Certificate	MH04765990202324E	ADJ 340/23	41000000	SD		
2		DHC		1307202315838	1300	RF	1307202315838D	14/07/2023
3		eChallan		MH004766798202324E	30000	RF	0002674315202324	14/07/2023

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



CHALLAN
MTR Form Number-6



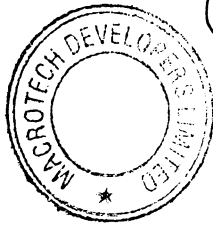
GRN	MH004766798202324E	BARCODE			Date	05/07/2023-20:07:43	Form ID	60	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				THN2_THANE 2 JOINT SUB REGISTRAR					
Location				THANE					
Year				2023-2024 One Time					
Account Head Details			Amount In Rs.		Premises/Building				
0030063301 Registration Fee			30000.00		Road/Street				
					Area/Locality				
					Town/City/District				
					PIN				
					4 0 0 6 0 1				
					Remarks (If Any)				
					SecondPartyName=KOTHARI AUTO PARTS MANUFACTURERS PVT LTD~				
					Amount In				
					Thirty Thousand Rupees Only				
Total			30,000.00		Words				
Payment Details				IDBI BANK					
Cheque/DD Details				FOR USE IN RECEIVING BANK					
				Bank CIN		Ref. No.		69103332023070611947 728793451	
Cheque/CD No.				Bank Date		RBI Date		06/07/2023-12:57:46 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

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



र न न १२	
दस्त क्र. १०२१६/२०२३	
१	६५

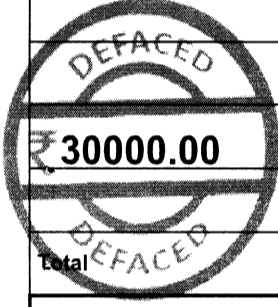




CHALLAN
MTR Form Number-6



GRN	MH004766798202324E	BARCODE					Date	05/07/2023-20:07:43	Form ID	60		
Department					Inspector General Of Registration							
Type of Payment					Stamp Duty Registration Fee							
Office Name					THN2_THANE 2 JOINT SUB REGISTRAR							
Location					THANE							
Year					2023-2024 One Time							
Account Head Details					Amount In Rs.		Premises/Building					
0030063301 Registration Fee					30000.00		Road/Street					
							Area/Locality					
							Town/City/District					
							PIN					
							4 0 0 6 0 1					
					Remarks (If Any)							
					SecondPartyName=KOTHARI AUTO PARTS MANUFACTURERS PVT LTD~							
					Amount In		Thirty Thousand Rupees Only					
					Words		30,000.00					
Payment Details					IDBI BANK							
Cheque-DD Details					FOR USE IN RECEIVING BANK							
					Bank CIN		Ref. No.		69103332023070611947		728793451	
Cheque/DD No.					Bank Date		RBI Date		06/07/2023-12:57:46		07/07/2023	
Name of Bank					Bank-Branch		IDBI BANK					
Name of Branch					Scroll No. , Date		100 , 07/07/2023					
Department ID :					0000000000		Mobile No.		0000000000			
<p>NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.</p> <p>सदर चलान केवल दरयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तऐवजासाठीच वैध आहे. नोंदणी न करता याच्या दस्तऐवजासाठी सदर चलान वाही.</p>												
Signature Not Verified					2		EY					
Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02					Date: 2023.07.14 12:16:21 IST		Reason: GRAS Secure DocuSign		Location: India			
Sr. No.	(iS)-530-10216	Defacement No.	0002674315202324	Defacement Date	14/07/2023-12:09:57	Userid	IGR540	Defacement Amount	30000.00			
Total Defacement Amount								30,000.00				





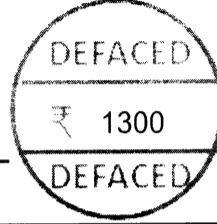
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1307202315838

Receipt Date 14/07/2023

Received from DHC, Mobile number 0000000000, an amount of Rs.1300/-, towards Document Handling Charges for the Document to be registered on Document No. 10216 dated 14/07/2023 at the Sub Registrar office Joint S.R. Thane 12 of the District Thane.



Payment Details

Bank Name SBIN

Payment Date 13/07/2023

Bank CIN 10004152023071314638

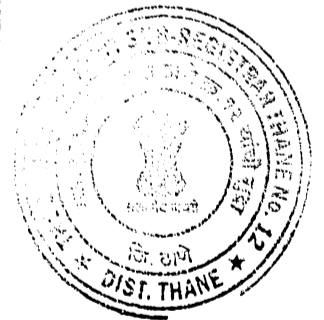
REF No. 319440999643

Deface No 1307202315838D

Deface Date 14/07/2023

This is computer generated receipt, hence no signature is required.

ट न न १२	
दस्तावेज. 40296 / 1307	
3	Ey





मुद्रांक जिल्हाधिकारी, ठाणे (शहर) यांचे समोर
महाराष्ट्र मुद्रांक अधिनियमा चे अंतर्गत कलम ३१ खालील प्रकरणातील आदेश.
अर्जदार :- मॅक्रोटेक डेव्हलपर्स प्रा.लि.

जा.क्र.अभिनिर्णय प्र.क्र. ३४०/२३/८४४०^{४८}/२०२३
सह जिल्हा निबंधक वर्ग-१ तथा मुद्रांक जिल्हाधिकारी,
ठाणे (शहर) यांचे कार्यालय, खोली क्र.४०६,४ था माळा,
जिल्हाधिकारी कार्यालय इमारत. आवार, ठाणे (प).
दि. ६ / ७ / २०२३.

प्रस्तावना -

१. संलेखाचा प्रकार :- डिड ऑफ असाईनमेंट
२. संलेख लिहून देणार :- कोठारी अॅटो पार्ट्स मॅन्युफॅक्चर्स प्रा.लि.
३. संलेख लिहून घेणार :- मॅक्रोटेक डेव्हलपर्स प्रा.लि.
४. मोबदला :- र.रु. ८२,००,००,०००/-
५. मिळकतीचे वर्णन :- सव्हे नं. १४६/४, क्षेत्र १०१५.६७ चौ.मी., सव्हे नं. १४८/२/१(पार्ट), क्षेत्र ३४९९.९७ चौ.मी., सव्हे नं. ४१२/२ (पार्ट), क्षेत्र ६७२६२ चौ.मी., सव्हे नं. १४५/३/१(पार्ट), क्षेत्र ३५१.४२ चौ.मी., एकूण क्षेत्र ५५३९.६८ चौ.मी. पैकी २८९०.३७ चौ.मी., मौजे- माजिवडे, त्त- जि- ठाणे.

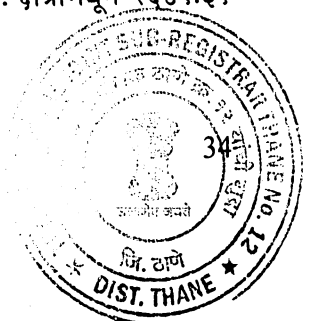
२/- प्रस्तुत अर्जदार यांनी महाराष्ट्र मुद्रांक अधिनियमा चे अंतर्गत कलम ३१ पोटनियम (१) मधील तरतुदीनुसार मुद्रांक जिल्हाधिकारी, ठाणे (शहर) यांचेकडे दिनांक २८/०६/२०२३ रोजी अभिनिर्णय अर्ज दाखल केला आहे. अर्जासोबत निष्पादन न केलेले डिड ऑफ असाईनमेंट व प्रतिज्ञापत्राचे प्रारूप इत्यादी कागदपत्रे सादर केली असून संलेखातील मुद्रांकाबाबत अभिनिर्णय मिळण्यासाठी विनंती केली आहे. तसेच अर्जदार यांनी अभिनिर्णय ऑनलाईन अर्ज दि.२७/०६/२०२३ रोजी केला असून, अभिनिर्णय फी रु.१००/- चलन क्र. MH००४२९१७४४२०२३२४E दि.२७/०६/२०२३ रोजी शासनाच्या लाभात जमा केली आहे.

- ३/- अर्जदार यांनी प्रस्तुत डिड ऑफ असाईनमेंटचे संलेखावर किती मुद्रांक शुल्क आकारता येईल.या प्रयोजनार्थ अर्जासोबत उक्त अधिनियमातील कलम ३१ (२) नुसार खालील कागदपत्रे सादर केली आहेत.
१. महाराष्ट्र मुद्रांक अधिनियमा चे अंतर्गत कलम ३१(२) नुसार प्रतिज्ञापत्र.
२. डिड ऑफ असाईनमेंटचे प्रारूप

४/- विषयांकित दस्तातील विषय वस्तु असलेल्या मुद्रांक शुल्क निर्धारण करणेकरिता डिड ऑफ असाईनमेंट मधील मिळकत सव्हे नं. १४६/४, क्षेत्र १०१५.६७ चौ.मी., सव्हे नं. १४८/२/१(पार्ट), क्षेत्र ३४९९.९७ चौ.मी., सव्हे नं. ४१२/२ (पार्ट), क्षेत्र ६७२६२ चौ.मी., सव्हे नं. १४५/३/१(पार्ट), क्षेत्र ३५१.४२ चौ.मी., एकूण क्षेत्र ५५३९.६८ चौ.मी. पैकी २८९०.३७ चौ.मी., मौजे- माजिवडे, ता- जि- ठाणे येथील आहे.

५/- विषयांकित दस्त हा डिड ऑफ असाईनमेंटचा असून, सदर दस्त हा कोठारी अॅटो पार्ट्स मॅन्युफॅक्चर्स प्रा.लि. व मॅक्रोटेक डेव्हलपर्स लिमिटेड यांचे दरम्यान झालेला आहे. सदर दस्तातील जमिनी हया बिनशेती झालेल्या असल्याचे ७/१२ उता-यावरून दिसून येत आहेत. सदर जमिनीचे एकूण क्षेत्र ५५३९.६८ चौ.मी. क्षेत्रामधून २६४९.३१ चौ.मी. वजा करता जागेचे क्षेत्र २८९०.३७ चौ.मी. इतके शिल्लक राहिले आहे.

उत्तर नं १२	
दस्त क्र १०२१ ६/२३	
४	६५



६/- विषयांकित दस्तातील मिळकतीचे सहायक नगररचनाकार यांनी बाजारमूल्य रक्कम रु.१७,७२,५२,०००/- इतके निश्चित केले असून, दस्तामध्ये मोबदला र.रु. ८२,००,००,०००/- इतका नमूद केलेला आहे. बाजारमूल्य रकमेपेक्षा मोबदला रक्कम रु. ८२,००,००,०००/- हे जास्त असल्याने, यावर महाराष्ट्र मुद्रांक अधिनियमाचे अनु- ६० सह २५(b) नुसार ५% प्रमाणे रक्कम रु.४,१०,००,०००/- इतके मुद्रांक शुल्क वसूल करणे आवश्यक आहे.

खालील अटी व शर्ती यांच्या अधिन राहून सदर प्रकरणांत अंतिम आदेश पारीत करण्यात येत आहेत.

१. महाराष्ट्र मुद्रांक अधिनियम कलम ३२ B व कलम ५३ (१A) च्या अधिन राहून सदरहू आदेश पारीत करणेत येत आहेत.
२. महाराष्ट्र मुद्रांक अधिनियम कलम २८ मध्ये नमूद केल्याप्रमाणे मुद्रांक शुल्क /मुल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रक्कमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परिस्थिती याबाबी संलेखात पुर्णपणे व खरेपणाने नमूद केलेल्या आहेत असे अर्जदारांनी प्रतिज्ञापत्राद्वारे खात्री करून दिली आहे. कलम २८ चे तरतुद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम-६२अन्वये शास्तीची कार्यवाही करणे अधिन राहून आदेश देत आहे.
७. कलम २८ चे अनुपालन न केल्याचे भविष्यात निर्देशनास आल्यास मुंबई मुद्रांक अधिनियम कलम ४६ व महाराष्ट्र जमिन महसूल संहिता १९६६ अन्वये शास्तीसह मुद्रांक शुल्क वसूल करणेचे अधिन राहून आदेश देणेत येत आहे.
४. दस्तातील नमूद लिखाणाच्या व सोबत सादर केलेल्या कागदपत्राच्या खरेखोटेपणा संदर्भात हे कार्यालय जबाबदार राहणार नाही. याबाबतची संपूर्ण जबाबदारी दस्त निष्पादकावर राहिल.
५. सदर दस्तातील नमूद मिळकतीच्या संदर्भात कोणत्याही न्यायालयात दावा अथवा वाद चालू असेल तर त्याची संपूर्ण जबाबदारी दस्त निष्पादकावर राहिल.


अंतिम आदेश

वर नमूद केलेल्या बाबीच्या पार्श्वभूमीवर मी खाली स्वाक्षरी करणार मुद्रांक जिल्हाधिकारी, ठाणे शहर प्रश्नाधिन डिड ऑफ असाईनमेंटचे संलेखावर महाराष्ट्र मुद्रांक अधिनियमाचे अनु- अनु- ६० सह २५(b) अन्वये ५% प्रमाणे रक्कम रु.४,१०,००,०००/- (रक्कम रु. चार कोटी दहा लाख मात्र) इतके मुद्रांक शुल्क आकारणेचे आदेश देण्यात येत आहेत.सदरील मुद्रांक शुल्क आपणांस मान्य असल्यास हा आदेश प्राप्त झाल्यापासून ६० दिवसांच्या आंत दस्तावर मुद्रांक शुल्काचा भरणा GRAS या प्रणालीव्दारे ऑन-लाईन <https://gras.mahakosh.gov.in/echallan> या वेबसाईटवरून करता येईल. उपरोक्त मुद्रांक शुल्क रु. रु.४,१०,००,०००/- लेखाशिर्ष (HEAD) ००३००५१७०१ देय आहे. सदर रक्कम ऑन-लाईन भरल्यानंतर संबंधित पक्षकाराने चलनाची प्रत या कार्यालयात सादर करावी.

ठिकाण :- ठाणे.

दिनांक :- / /२०२३




(नारायण राजपूत)
मुद्रांक जिल्हाधिकारी,
ठाणे (शहर)

टक्का १२	
प्रत:-	१. मॅक्रोटिक डेव्हलपर्स लिमिटेड २. सह दुय्यम निबंधक ठाणे.क्र. १ वी.
दस्त क्र.	१०२९६
५	६५

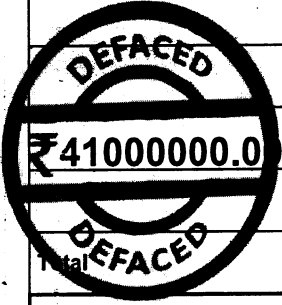


CHALLAN
MTR Form Number-6



GRN MH004765990202324E	BARCODE	Date 05/07/2023-19:42:54	Form ID
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Department Inspector General Of Registration		Payer Details	
Non-Judicial Stamps		TAX ID / TAN (If Any)	
Type of Payment Duty on doc Voluntarily brought for Adjud IGR RoM		PAN No.(If Applicable)	AAACL1490J
Office Name THD1_JT DIST REGISTRAR THANE URBAN		Full Name	Macrotech Developers Limited
Location THANE		Flat/Block No.	Survey no 146/4 and others
Year 2023-2024 One Time		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	Majiwade Thane
0030051701 Amount of Tax	41000000.00	Area/Locality	Thane
		Town/City/District	
		PIN	4 0 0 6 0 1
		Remarks (If Any)	ADJ FILE NO 340/2023
		Amount In	Four Crore Ten Lakh Rupees Only
		Words	
			4,10,00,000.00



Payment Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332023070611793 728791775
Cheque/DD No.		Bank Date	RBI Date 06/07/2023-12:44:23 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. Date	Not Verified with Scroll

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी सदर चलन लागू नाही.

Mobile No 9833607635

9029E

E Ey

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1		0002468218202324	06/07/2023-18:09:56	IGR108	41000000.00
Total Defacement Amount					4,10,00,000.00

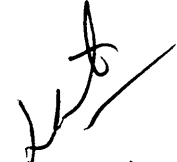
प्रमाणपत्र

प्रमाणित करण्यात येते की, अभिनिर्णय प्र.क्र. ३४०/२०२३ करिता मॅक्रोटेक डेव्हलपर्स लिमिटेड यांनी मुद्रांक शुल्क रक्कम रु. ४,१०,००,०००/- (अक्षरी रु. चार कोटी दहा लाख मात्र) GRAS प्रणाली अंतर्गत दिनांक ०५/०७/२०२३ रोजी भरलेली असून, त्यांचा GRN NO. MH004765990202324E असा आहे. सदरचा भरणा शासन जमा झाल्याबाबतची खात्री GRAS प्रणाली द्वारे करण्यात आली असून, चलन दि.०६/०७/२०२३ रोजी विरूपित (DEFACE) करण्यात आले आहे.

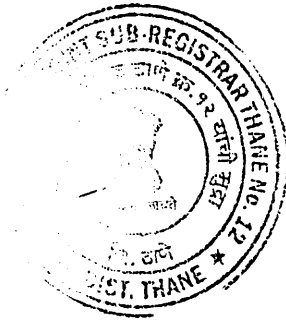
ठिकाण :- ठाणे

दिनांक :- / /२०२३




(नारायण राजपूत)
मुद्रांक जिल्हाधिकारी
ठाणे (शहर)

ट न न १२	
दस्त क्र. १०२९६	
७	६५



सह जिल्हा निबंधक कार्यालयातील सहाय्यक नगर रचनाकार यांनी करावयाच्या मूल्यांकन
अहवाल प्रपत्राचा नमुना

प्रकरण क्र. ADJ/ ३४०/२०२३

दिनांक :- २८/०६/२०२३

विषय :- मुल्यांकन अहवाल

मौजे-माजिवडे, ता.जि.ठाणे येथील

स.नं. १४६/४ क्षेत्र १०१५.६७ चौ.मी.

स.नं. १४८/२/१(पार्ट) क्षेत्र ३४९९.९७ चौ.मी.

स.नं. ४१२/२(पार्ट) क्षेत्र ६७२.६२ चौ.मी.

स.नं. १४५/३/१(पार्ट) क्षेत्र ३५१.४२ चौ.मी.

एकूण क्षेत्र ५५३९.६८ चौ.मी. पैकी २८९०.३७ चौ.मी.

- १) लिहून देणार :- कोठारी, अँटो पार्टस् मॅन्युफॅक्चरींग प्रा. लि.
(असाईनर/प्रथम पक्षिय)
- २) लिहून घेणार :- मॅक्रोटेक डेव्हलपर्स लिमिटेड (असाईनी/इतर पक्षिय)
- ३) दुय्यम निबंधक कार्यक्षेत्राचे नाव :- ठाणे मनपा क्षेत्र
- ४) दस्ताचा प्रकार :- Deed of Assignment
- ५) दस्त निष्पादित आहे/नाही :- अनिष्पादित
- असल्यास निष्पादनाचा दिनांक :- सन २०२३-२४
- ६) मिळकतीचा प्रकार :- जमिन
- ७) दस्त मिळकतीचे वर्णन :- वरील प्रमाणे
- ८) दस्तातील मोबदला :- रु. ८२,००,००,०००/-
- ९) सन २०२३-२४ चे बाजारमुल्य दर तक्त्यानुसार -- मुल्यदर विभाग ६/२६-४अ, खुली जमीन
दर रु. ४४,६००/- प्रति चौ.मी. इतका आहे.
- १०) मुल्यांकन :- सदर दस्ताचे अवलोकन केले असता सदरचा दस्त हा कोठारी अँटो पार्टस् मॅन्युफॅक्चरींग प्रा.
लि. (असाईनर/प्रथम पक्षिय) व मॅक्रोटेक डेव्हलपर्स लिमिटेड (असाईनी/इतर पक्षिय) यांचे दरम्यान झालेला
आहे सदरच्या जमिनी हया बिनशेती झालेल्या असल्याचे ७/१२ उता-यांबद्दल दिसून येता आहेत. उपरोक्त
नमुद जमिनीचे एकूण क्षेत्र ५५३९.६८ चौ.मी. क्षेत्रमधून २६४०.२२ चौ.मी. क्षेत्र मजजा करता येईल. उर्वरित क्षेत्र
२८९०.३७ चौ.मी. इतके शिल्लक राहते.

सबब बाजारमुल्य खालील प्रमाणे परिगणित होत आहे.

$$= २८९०.३७ \times ४४६०० \times १.१० \times १.२०$$

$$= रु. १७,७२,५२,०००/-$$

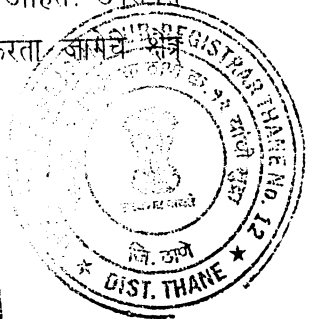
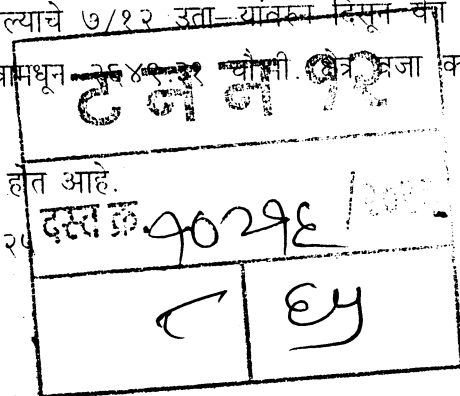
$$११) मोबदला रु. ८२,००,००,०००/-$$

$$१२) मुल्यांकन = मोबदला = रु. ८२,००,००,०००/-$$

(अक्षरी रुपये व्यापैशी कोटी मात्र)

ठाणे

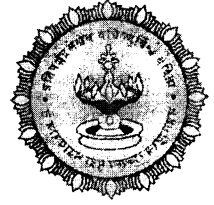
दिनांक :- /०६/२०२२



AKGunde
03/06/2023
रचना सहायक



Office of the Collector of Stamp, Thane City
Certificate Under Sec.32 of Maharashtra Stamp Act. 1958



Received Adjudication Fee RS.
100/- vide e-Challan GRN No.
MH004291744202324E Dated
27-06-2023.

Ret

Collector of Stamps
Thane City

हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम
अन्वये निर्गमित केलेले आहे. परंतु उक्त दस्त
नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल
झाल्यास, नोंदणी अधिनियम, १९०८, च्या
तरतुदीनुसार नोंदणी अधिकारी दस्त
नोंदणीची कार्यवाही करतील.

Ret

मुद्रांक जिल्हाधिकारी
Thane City



Case No. Adj/IGR108/340/2023

Certificate Number: CER-THA-ADJ-IGR108-340-2023

Market Value/Value (if any): Rs. 177252000

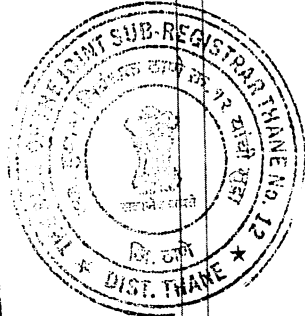
Consideration Amount (if any): Rs. 820000000

Received from Macrotech Developers Limited
Residing at 412 Vardhaman Chambers Cawasji
Patel Road Horniman Circle Fort 400001. Stamp
duty of Rs. 41000000/- (Rs. Four Crore Ten Lakh
only). Vide e-Challan GRN No MH004765990202324E
Dated :- 05-7-2023 The defacement number is
0002468218202324.

Certified Under Section 32 of the Maharashtra Stamp
Act, that the full duty of Rs. 41000000/- (Rs. Four
Crore Ten Lakh only) with which this instrument is
chargeable under Article 60-Transfer of Lease of
Schedule I of the said Act, has been paid.

This Certificate is subject to the provisions of section
53(A) of the said Act.

ट न न १२	
दस्त क्र १०२१६/२०२३	
e	ey



Place: Thane City

Date: 6/7/23

जाक ८४५२

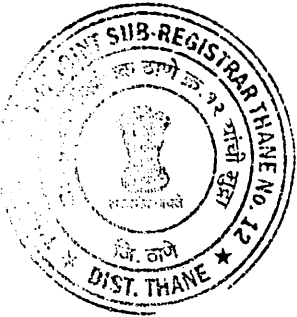
Collector of Stamps
Thane City

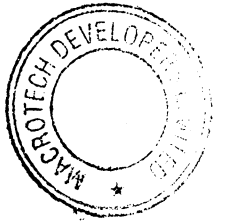
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DEED OF ASSIGNMENT

This DEED OF ASSIGNMENT ("Deed") is made at Mumbai this 14TH day of July, Two Thousand and Twenty-Three ("Effective Date") BETWEEN:

KOTHARI AUTO PARTS MANUFACTURERS PRIVATE LIMITED (PAN No.: AAACK4477C), a private limited company incorporated and registered under the provisions of Indian Companies Act, 1956 and validly existing under the Companies Act, 2013 (bearing CIN: U34100MH1959PTC011267), and having its registered office at 139, Sekaria Chambers, 2nd Floor, N.M. Road, Fort, Mumbai - 400 023, Maharashtra, India, represented by its duly authorized signatory Rajesh Patel authorized vide its board resolution dated 15TH May 2023 (hereinafter referred to as the "Assignor", which expression shall, unless it be repugnant to the subject, meaning or context thereof, be deemed to mean and include its predecessors-in-title, successor or successors-in-title) of the ONE PART;

AND

MACROTECH DEVELOPERS LIMITED (PAN No.: AAACL1490J), a public listed company incorporated under the provisions of the Companies Act, 1956 and validly existing under the Companies Act, 2013 (bearing CIN: L45200MH1995PLC093041), and having its registered office at 412, Floor-4, 17G Vardhaman Chambers, Cawasji Patel Road, Horniman Circle, Fort, Mumbai 400 001, Maharashtra, India, represented by its duly authorized signatory Atharva Kulkarni authorized vide its board resolution dated 10TH June 2022 (hereinafter referred to as the "Assignee", which expression shall, unless it be repugnant to the subject, context or meaning thereof, be deemed to mean and include its successors-in-title and assigns) of the OTHER PART

(The Assignor and the Assignee are hereinafter, where the context so permits, referred to individually as a "Party" and jointly as the "Parties").

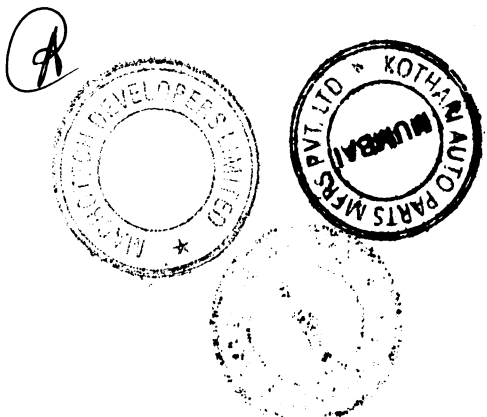
WHEREAS:

A. The Assignor hereby represents to the Assignee that:

(i) The Assignor is absolutely entitled to perpetual leasehold rights and/or otherwise is seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of contiguous land bearing Survey No. 146/4 admeasuring 1,015.67 square metres, old Survey No. 148/2 now corresponding to new Survey No. 148/2/1(part) admeasuring 3,499.97 square metres, Survey No. 412/2(part) admeasuring 672.62 square metres and old Survey No. 145/3 and now corresponding to new Survey No. 145/3/1(part) admeasuring 351.42 square metres, altogether admeasuring in the aggregate 5,539.68 square metres or thereabouts situate, lying and being at Village Majiwade, Taluka Thane and within the limits of the Thane Municipal Corporation and delineated in black colour boundary line on the plan hereto annexed and marked as Annexure "A" and more particularly described in the First Schedule hereunder written (hereinafter referred to as the "Land") together with all the structures standing thereon;

(ii) By and under an Indenture of Conveyance dated 6th June, 1959 executed among (i) Cecelia Igniesious De'Monte, (ii) Violetta De'Monte, (iii) Ursulla Igniesious De'Monte, (iv) Anest Igniesious De'Monte and (v) Frank Igniesious De'Monte therein referred to as the 'Vendor' of the First Part, Jaydeep Papers Industries,

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therein referred to as the 'Confirming Party' of the Second Part and Krishna Silicate and Glass Works Limited, therein referred to as the 'Purchaser' of the Third Part and registered with the office of the jurisdictional Sub-Registrar of Assurances under Serial No. 605 of 1959, the Vendors therein with the consent of the Confirming Party therein sold, transferred, conveyed and assured unto the Purchaser therein *inter alia* all that piece and parcel of land admeasuring in the aggregate 46,512 square yards or thereabouts equivalent to 38,889.95 square metres or thereabouts all situate at Village Majiwade, Taluka and District Thane ("Larger Land") including the Land, at or for the consideration and in the manner contained therein;

(iii) By and under an Indenture dated 26th March, 1970 executed between Krishna Silicate and Glass Works Limited, therein referred to as the 'Vendor' of the One Part and Krishna Glass Private Limited ("KGPL") therein referred to as the 'Purchaser' of the Other Part and registered with the office of the jurisdictional Sub-Registrar of Assurances under Serial No. BOM/1383 of 1970, the Vendor therein granted, sold, transferred, assigned, released and assured unto the KGPL the Larger Land, at or for the consideration and in the manner contained therein;

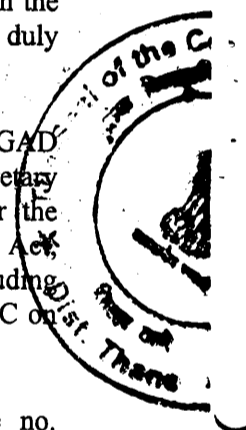
(iv) By an Order dated 25th May, 2003 passed by the Labor Commissioner and the Order dated 11th August, 2003 passed by the Director of Industries, KGPL was granted permission to close down the industries, *inter alia*, on the Original Leased Land (*as defined hereinbelow*) on the terms and conditions as more particularly contained therein and all the terms and conditions contained in the aforesaid order and any and all labour dues in relation to KGPL have been duly paid and cleared;

(v) By and under an undated Order bearing reference no. ULC/K-55/MC/DC/GAD passed by the Joint Director of Industries and the Ex-Officio Deputy Secretary to the Government, Housing and Special Assistance Department under the provisions of Section 20(i) of the Urban Land (Ceiling and Regulation) Act, 1976 (hereinafter referred to as "ULC"), the lands belonging to KGPL including the Larger Land were exempted from the provisions of Chapter III of ULC on the terms and conditions as more particularly contained therein;

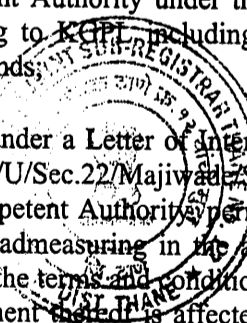
(vi) By and under an Order dated 29th October, 2003 bearing reference no. ULC/TA/TN1/Majiwade/SR-157 passed by the Additional Collector and Competent Authority under the provisions of Section 8(4) of ULC, the lands belonging to KGPL including the Larger Land were held not to be surplus vacant lands;

(vii) By and under a Letter of Intent dated 31st October, 2003 bearing reference no. ULC/TA/U/Sec.22/Majiwade/SR-340 addressed by the Additional Collector and Competent Authority, permission was granted to KGPL for redevelopment of lands admeasuring in the aggregate 23,879.87 square metres including the Land on the terms and conditions contained therein and neither the Land nor the development thereof is affected by the provisions of the Urban Land (Ceiling and Regulation) Act, 1976;

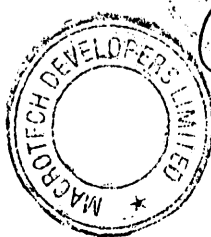
(viii) By and under a Development Agreement dated 24th December, 2003 executed between KGPL through its Power of Attorney holder Mr. Anil V. Shah, therein referred to as the Owners of the one part and Neelkanth Palm Realty ("NPR"), therein referred to as the Developers of the other part, registered with the office of the jurisdictional Sub-Registrar of Assurances under Serial No. TNN-



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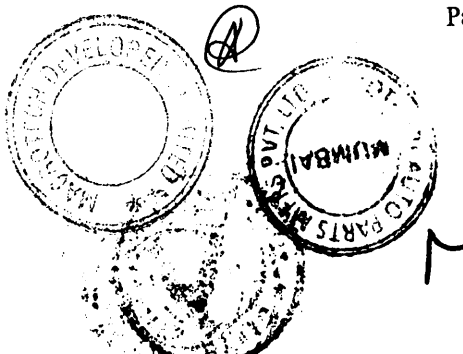


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2/6753/2003, KGPL granted development rights in respect of the Larger Land unto the Developers therein at and for the consideration and on the terms and conditions as more particularly contained therein;

- (ix) Pursuant to the aforesaid Development Agreement dated 24th December, 2003, a Power of Attorney dated 24th December, 2003 was executed by KGPL irrevocably nominating, constitution and appointing Mukesh M. Patel and Anil V. Shah, jointly and severally, as their true and lawful attorneys to do on their name and on their behalf but at the cost of the NPR all the acts, deeds, matters and things as more particularly contained therein, *inter-alia*, including to enter into any agreement for sale of in respect of Larger Land and to sign and execute the same on their behalf as the Confirming Party and to present any agreements or documents executed on their behalf for registration, to admit execution before the sub-registrar of assurances;
- (x) By and under an Indenture of Lease dated 29th March, 2007 executed among KGPL through its Power of Attorney holder Mr. Anil V. Shah, therein referred to as the 'Owner' of the First Part and NPR, therein referred to as the 'Developers' of the Second Part and the Assignor herein, therein referred to as the 'Lessee' of the Third Part and registered with the office of the jurisdictional Sub-Registrar of Assurances under Serial No. TNN-1/2064 of 2007, KGPL with the consent of NPR, granted a lease in perpetuity and demised in favour of the Assignor herein, all that piece and parcel of land bearing Survey Nos. 148/2 & 148/3 admeasuring in the aggregate 4,205 square metres, Survey No. 146/4 admeasuring 1,180 square metres and Survey No. 412/2 admeasuring 477 square metres and admeasuring in the aggregate 5,860 square metres from and out of the Larger Land (hereinafter collectively referred to as the "Original Leased Land") commencing from 1st February, 2007, at or for the rent and on the terms and conditions more particularly contained therein;
- (xi) By a Fresh Certificate of Incorporation Consequent on Change in Name dated 19th October 2007 issued by the Deputy Registrar of Companies the name of KGPL was changed to KGPL Industries and Fininvest Private Limited;
- (xii) By and under an Indenture of Surrender of FSI/TDR Benefit and Modification of Lease dated 15th April, 2011 executed amongst KGPL Industries and Fininvest Private Limited through its Power of Attorney holder Mr. Anil V. Shah, therein referred to as the 'Owner' of the First Part and NPR, therein referred to as the 'Developer' of the Second Part and the Assignor herein, therein referred to as the 'Lessee' of the Third Part and registered with the office of the jurisdictional Sub-Registrar of Assurances under Serial No. TNN-5/3648 of 2011, the Assignor herein surrendered unto the Owner/ Developers therein, the certain FSI/TDR benefit out of the Original Leased Land and the Assignor retained the Original Leased Land alongwith the base FSI thereof at or for the consideration and in the manner contained therein;
- (xiii) By and under a Deed of Further Modification of Lease dated 13th September, 2012 executed amongst KGPL Industries and Fininvest Private Limited through its Power of Attorney holder Mr. Anil V. Shah, therein referred to as the 'Owner' of the First Part and NPR, therein referred to as the 'Developer' of the Second Part and the Assignor herein, therein referred to as the 'Lessee' of the Third Part and registered with the office of the jurisdictional Sub-Registrar of Assurances under Serial No. TNN-5/7764 of 2012, the parties thereto confirmed that the aforesaid Indenture of Lease dated 29th March, 2007 and the Indenture



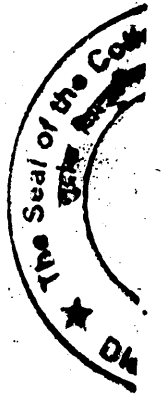
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of Surrender of FSI/ TDR Benefit and Modification of Lease dated 15th April, 2011 are valid, subsisting and binding upon them and further modified the area and description of the Original Leased Land to all that piece and parcel of land bearing Survey No. 146/4 admeasuring 1,015.67 square metres, old Survey No. 148/2 now corresponding to new Survey No. 148/2/1(part) admeasuring 3,499.97 square metres, Survey No. 412/2(part) admeasuring 672.62 square metres and old Survey No.145/3 and now corresponding to new Survey No. 145/3/1(part) admeasuring 351.42 square metres, altogether admeasuring in the aggregate 5,539.68 square meters or thereabouts situate, lying and being at Village Majiwade, Taluka Thane and within the limits of the Thane Municipal Corporation and further that the FSI utilized/ proposed to be utilized for structure having an area of 345.62 square meters constructed/ to be constructed on the Land shall be deducted from the FSI of the Land;

(xiv) Under the aforesaid (1) Memorandum of Understanding dated 14th March, 2011, (2) Indenture of Surrender of FSI/TDR Benefit and Modification of Lease dated 15th April, 2011 and (3) Deed of Further Modification of Lease dated 13th September, 2012, the name of KGPL Industries and Finvest Private Limited has been wrongly recorded as KGPL Industries and Fininvt Private Limited and the same should always be read as KGPL Industries and Finvest Private Limited;

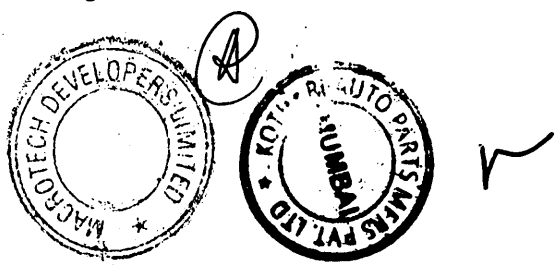
(xv) By and under a Deed of Grant of FSI/ Development Agreement dated 28th January, 2013 executed between the Assignor herein, of the One Part and (i) Vicky Harishchandra Patil and (ii) Naren Harishchandra Patil of the Other Part and registered with the office of the jurisdictional Sub-Registrar of Assurances under Serial No. TNN-5/975 of 2013, the Assignor herein granted to Vicky Harishchandra Patil and Naren Harishchandra Patil, FSI to the extent of 325.90 square metres available on the, *inter alia*, Land to be consumed thereon for construction of a bungalow for the use of Vicky Harishchandra Patil and Naren Harishchandra Patil consisting of a structure of ground + 2 upper floors ("Bungalow"), on the terms and conditions more particularly contained therein;

(xvi) By and under a Supplementary Agreement dated 18th November, 2021 executed between the Assignor, therein referred to as the Vendor of the One Part and (i) Vicky Harishchandra Patil and (ii) Naren Harishchandra Patil, therein referred to as the Purchasers of the Other Part and registered with the office of the jurisdictional Sub-Registrar of Assurances under Serial No. TNN-5/16880 of 2021, the Assignor herein granted unto the Purchasers therein additional FSI admeasuring 81.5 square metres out of the land bearing Survey No. 145/1/1(part) (forming part of the adjoining lands in the Project) and Survey No. 148/2/1(part) (forming part of the Land) in addition to the FSI of 325.90 square metres granted under the aforesaid Deed of Grant of FSI/ Development Agreement dated 28th January, 2013 altogether aggregating to FSI of 407.47 square metres (hereinafter referred to as the "Bungalow FSI") for the construction of the Bungalow by utilizing the Bungalow FSI, at and for the consideration and in the manner more particularly contained therein; The Bungalow and the Bungalow FSI has been transferred from and out of the FSI available/ arising from the Land and form part of the Excluded Area (*as defined hereinbelow*) herein and further, the reference of Survey No. 145/1/1(part) (forming part of the adjoining lands) in the Supplementary Agreement dated 18th November, 2021 is erroneous and inadvertently recorded in the aforesaid Supplementary Agreement dated 18th November, 2021;



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the plan hereto annexed and marked as **Annexure "A"**, has been/ shall be duly constructed by the Assignor and handed over to Vicky Harishchandra Patil and Naren Harishchandra Patil and the Assignee herein shall not be liable for any claims in relation to the Bungalow and/or the Bungalow FSI and the Assignor shall indemnify and make good any and all loss and/or costs as be suffered and/or incurred by the Assignee in relation thereto;

- (xviii) The Assignor is absolutely seized and possessed of and otherwise well and sufficiently entitled to the perpetual leasehold rights in the Land including right to develop the same;
- (xix) The Land is free from all encumbrances, liens, mortgages, charges, actions, acquisition or requisition proceedings, any other legal proceedings, agreements, tenancies, fines, penalties, taxes, third party covenants and conditions, third party rights or restrictions of any kind or nature whatsoever save and except as recorded in hereinbelow;
- (xx) The Land is being developed by the Assignor as an amalgamated layout along with the adjoining properties comprising of 4 (four) phases ("**Project**") *inter alia* in a phase-wise manner as detailed hereunder:

a. Phase 1 comprising of 1 (one) tower having ground + stilt + 23 upper floors under construction on a portion of the Land along with adjoining lands with related infrastructure and amenities and together with structures constructed/ to be constructed thereon, and is shown delineated in **blue diagonal lines hatch** on north side on the plan annexed hereto as **Annexure "A"** ("**Phase 1 Property**");

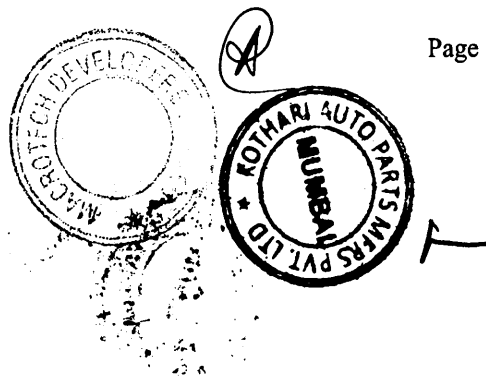
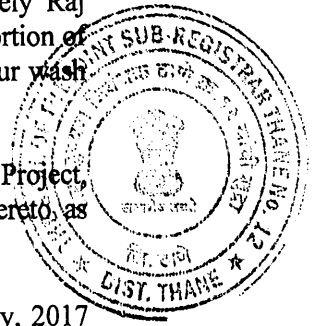
b. Phase 2 development consisting of two residential towers namely Raj Tattva Phase II Wing C and Wing D ~~constructed to be constructed~~ on a portion of the Land along with adjoining lands and is shown delineated in **blue colour wash** on the plan annexed hereto as **Annexure "A"** ("**Phase 2 Property**"); and

c. Phase 3 development on the adjoining lands forming part of the Project, and is shown delineated in **white colour wash** on the plan annexed hereto as **Annexure "A"** ("**Phase 3 Property**").

- (xxi) By and under a Debenture Trust cum Mortgage Deed dated 31st January, 2017 registered with the office of the Jurisdictional Sub-Registrar of Assurances under Serial No. TNN5/1432/2017 executed between the Assignor herein, therein referred to as the Company/ Mortgagor of the First Part, Rajesh Construction Company Private Limited therein referred to as the Promoter 1 of the Second Part, Mr. Rajesh Patel therein referred to as the Promoter 2 of the Fourth Part, Mr. Harish Patel therein referred to as the Promoter 3 of the Fifth Part, IDFC Score Fund ("**IDFC**"), therein referred to as the Investor of the Sixth Part and Vistra ITCL (India) Limited (formerly known as IL&FS Trust Company Limited), therein referred to as the Debenture Trustee or the Trustee of the Seventh Part ("**IDFC Facility**"), the Assignor herein has issued and allotted 5000 unlisted, unrated, secured, redeemable, non-convertible debentures of face value of Rs.1,00,000/- (Rupees One Lakh Only) each for an aggregate value of Rs.50,00,00,000/- (Rupees Fifty Crores Only) and granted, conveyed, transferred, assigned, assured an absolute first and exclusive charge by way of first ranking English mortgage over, *inter alia*, certain units to be constructed on the Phase 2 Property and Phase 3 Property aggregating to 83,975 square feet



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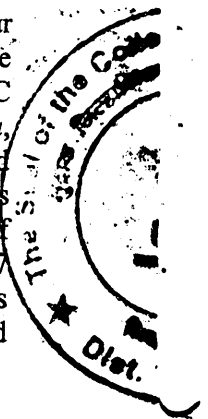
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saleable area unto the Debenture Trustee therein ("IDFC Mortgaged Units") in the manner and on the terms and conditions as more particularly contained therein;

(xxii) By and under an Unilateral Deed of Mortgage dated 7th July, 2017 registered with the office of the jurisdictional Sub-Registrar of Assurances under Serial No. TNN5/8141/2017 executed between the Assignor herein, therein referred to as the Party of the One Part and Housing Development Finance Corporation Limited ("HDFC"), therein referred to as the Party of the Other Part, the Assignor has, *inter-alia*, granted, conveyed, assigned, assured and transferred by way of first and exclusive mortgage and charge on properties including the Land in favour of HDFC excluding the IDFC Mortgaged Units on the terms and conditions mentioned therein;

(xxiii) By and under an Indenture of Mortgage dated 31st August, 2018 registered with the office of the jurisdictional Sub-Registrar of Assurances under Serial No. TNN5/12302/2018 executed between the Assignor herein, therein referred to as the Party of the One Part and HDFC therein referred to as the Party of the Other Part, the Assignor has, *inter-alia*, granted, conveyed, assigned, assured and transferred by way of first and exclusive mortgage and charge over properties including the Land in favor of HDFC on the terms and conditions mentioned therein;

(xxiv) By and under an Indenture of Mortgage for creation of additional security dated 31st August, 2018 registered with the office of the jurisdictional Sub-Registrar of Assurances under Serial No. TNN5/12305/2018 executed between the Assignor herein, therein referred to as the Party of the One Part and HDFC therein referred to as the Party of the Other Part, the Assignor has, *inter-alia*, granted, conveyed, assigned, assured and transferred by way of first and exclusive mortgage and charge over certain additional premises in the Project as more particularly as described therein unto HDFC to secure the repayment of the amount advanced under Unilateral Deed of Mortgage dated 7th July, 2017 registered with the office of the jurisdictional Sub-Registrar of Assurances under Serial No. TNN5/8141/2017 on the terms and conditions mentioned therein;

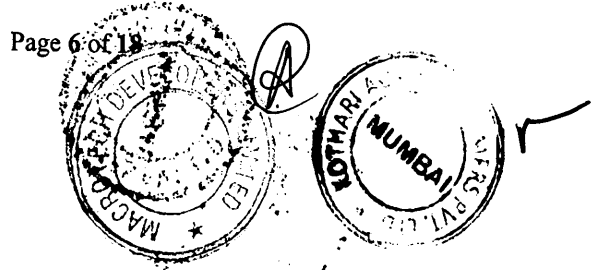


(xxv) By and under an Amendatory Mortgage Deed dated 11th September, 2019 to Unilateral Indenture of Mortgage dated 31st August, 2018 executed by and between the Assignor herein, therein referred to as the Mortgagor of One Part and HDFC, therein referred to as the Mortgagee of the Other Part, registered with the office of the jurisdictional Sub-Registrar of Assurances under Serial No. TNN-5-12108 of 2019, the parties therein, *inter alia*, replaced and substituted (1) part B of schedule 2 (being the list of Sold Units reserving the right to receive the future receivable therefrom) and (2) schedule 3 (being the description of the mortgaged properties) of the Unilateral Indenture of Mortgage dated 31st August, 2018 on the terms and conditions contained therein;

(xxvi) The aforesaid charge in favour of HDFC created *vide* (1) Unilateral Deed of Mortgage dated 7th July, 2017 registered with the office of the jurisdictional Sub-Registrar of Assurances under Serial No. TNN5/8141/2017, (2) the Indenture of Mortgage dated 31st August, 2018 registered with the office of the jurisdictional Sub-Registrar of Assurances under Serial No. TNN5/12302/2018, (3) Indenture of Mortgage for creation of additional security dated 31st August, 2018 registered with the office of the jurisdictional Sub-Registrar of Assurances

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under Serial No. TNN5/12305/2018, and (4) Amendatory Mortgage Deed dated 11th September, 2019 registered with the office of the jurisdictional Sub-Registrar of Assurances under Serial No. TNN-5-12108 of 2019 are hereinafter collectively referred to as "HDFC Facility 1";

(xxvii) By and under a Project Management Agreement of the year 2021 executed by the Assignor therein referred to as the Developer of the One Part and Khyati Realtors Private Limited ("Khyati Realtors"), therein referred to as the Project Manager of the Other Part, the Assignor appointed Khyati Realtors as the project manager, *inter alia*, of the Land on the terms and conditions more particularly set out thereunder;

(xxviii) By and under an Unilateral Deed of Mortgage dated 24th September, 2021 registered with the office of the jurisdictional Sub-Registrar of Assurances under Serial No. TNN1/13689/2021 executed by the Assignor and Khyati Realtors, therein collectively referred to as the Mortgagors of the One Part and HDFC, therein referred to as the Party of the Other Part ("HDFC Facility 2"), the Mortgagors therein has, *inter-alia*, granted, conveyed, assigned, assured and transferred by way of first ranking mortgage/ charge/ security interest over properties including the Land in favour of HDFC on the terms and conditions more particularly set out therein;

(xxix) By and under a Letter of Cancellation dated 24th June, 2022, the Assignor and Khyati Realtors terminated the aforesaid Project Management Agreement of the year 2021 in the manner set out thereunder and Khyati Realtors has no right, title or interest in the Land or any part thereof whatsoever and/or any benefits arising therefrom;

(xxx) By and under the Agreements for Sale of even date executed by and between the Assignor and HDFC, the Assignor agreed to sell/ allot/ sold/ allotted to HDFC certain retail/ commercial/ residential units forming part of the Phase 3 Property ("HDFC Area") and obligations pertaining thereto shall be honored by the Assignee;

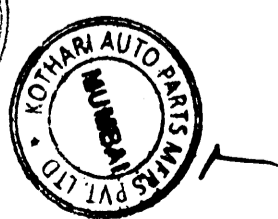
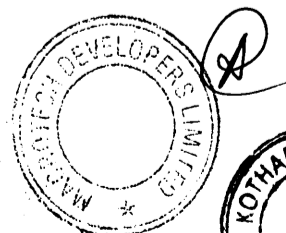
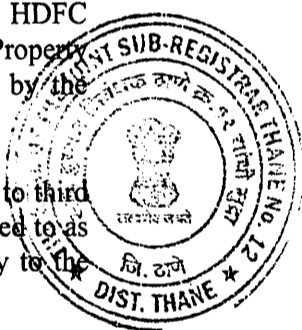
(xxxii) The Assignor herein has agreed to sell/ allot/ allotted/ sold certain units to third party purchasers forming part of the Phase 3 Property (hereinafter referred to as the "Sold Units") and all the receivables therefrom shall belong solely to the Assignee;

(xxxiii) By and under a no-objection certificate for transfer and release, of various properties *inter-alia* including the Land dated 2nd June, 2023 (hereinafter referred to as the "HDFC NOC"), HDFC has granted its necessary no objection for the assignment by the Assignor of the Land mortgaged in favour of HDFC to the Assignee on terms and conditions mentioned in the HDFC NOC and HDFC will execute and register a re-conveyance deed re-conveying and releasing all its right, title, interest in the Land and the structures and units constructed/ to be constructed thereon (save and except for the HDFC Area) (as defined hereinabove) within a period of 30 (thirty) days hereof;

B. Pursuant to discussions and negotiations between the Parties, the Assignor has agreed to assign all its right, title, interest and all other entitlements in respect of the Property (as defined hereinbelow) more particularly described in the **Third Schedule** hereunder written free of any development, being the Land excluding areas as more particularly described in the **Second Schedule** hereunder written



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("Excluded Area") in favour of the Assignee and the Assignee has, relying on the representations of the Assignor, agreed to purchase and acquire the Property (as defined hereinbelow) with clear and marketable title, free from all claims, demands and encumbrances, at or for a consideration of INR 82,00,00,000/- (Indian Rupees Eighty Two Crores Only) ("Total Consideration");

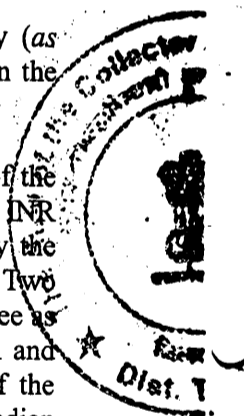
C. Prior to the Effective Date, the following has been undertaken:

- (i) a resolution has been passed by the Board of Directors of the Assignor at its meeting held on 15TH MAY 2023 authorizing the Assignor to enter into the transaction as contemplated herein and authorizing Mr. Rajesh Patel representative of the Assignor to sign, execute and register this Deed. A copy of this resolution is annexed hereto and marked as Annexure "B"; and
- (ii) a resolution has been passed by the Board of Directors of the Assignee at its meeting held on 10th June, 2022 authorizing the Assignee to enter into the transaction as contemplated herein and authorizing Mr. Piyush Vora, Mr. Chirag Shah and Mr. Atharva Kudtarkar representatives of the Assignee to sign, execute and register this Deed. A copy of this resolution is annexed hereto and marked as Annexure "C";

D. Simultaneously with the execution hereof, the Assignor has executed an irrevocable power of attorney ("POA") in favour of the Assignee authorising the Assignee to do various acts as stated therein;

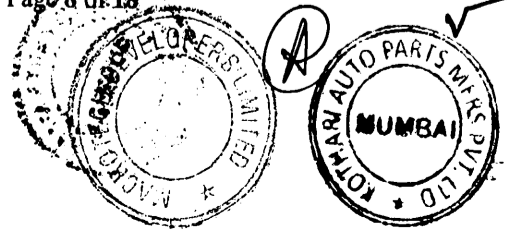
E. The Parties are executing this Deed for the assignment of the Property (as defined hereinbelow) and the matters connected and incidental thereto, on the terms and conditions as set out herein.

NOW THIS DEED OF ASSIGNMENT WITNESSETH that in consideration of the mutual obligations to be observed between the Parties and (a) consideration of INR 81,18,00,000/- (Indian Rupees Eighty One Crores Eighteen Lakhs Only) paid by the Assignee to the Assignor and (b) a sum of INR 82,00,00,000/- (Indian Rupees Eighty Two Lakhs Only) being 1% of the Total Consideration has been deducted by the Assignee as tax deductible at source ("TDS") under Section 194IA of the Income Tax Act, 1961 and rules thereunder and will be deposited by the Assignee as per the provisions of the Income Tax Act, 1961, all together aggregating to sum of INR 82,00,00,000/- (Indian Rupees Eighty Two Crores Only) being the total consideration payable under these presents (hereinafter referred to as "Total Consideration") (the payment and receipt whereof the Assignor doth hereby admits and acknowledges and of and from the same and every part thereof acquits, releases and discharges the Assignee forever), THE ASSIGNOR doth hereby grant, assigns and transfers unto the Assignee forever with clear and marketable title ALL THAT its right, title, interest and entitlements of whatsoever nature including perpetual leasehold rights in all that piece and parcel of land bearing Survey No. 148/2 admeasuring 1,015.67 square metres, old Survey No. 148/2 now corresponding to new Survey No. 148/2/1(part) admeasuring 3,499.97 square metres, Survey No. 412/2(part) admeasuring 672.62 square metres and old Survey No. 145/3 and now corresponding to new Survey No. 145/3/1(part) admeasuring 351.42 square metres altogether admeasuring in the aggregate 5,539.68 square metres or thereabouts situate, lying and being at Village Majiwade, Taluka and District Thane and within the limits of the Thane Municipal Corporation together with all the rights, privileges, benefits and entitlements of whatsoever nature directly and/ or indirectly attached thereto and all the estate rights, titles and interests, easements, appurtenances belonging to the Assignor together with all the rights and benefits under the title deeds and

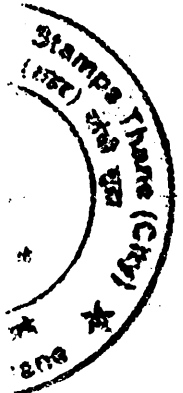


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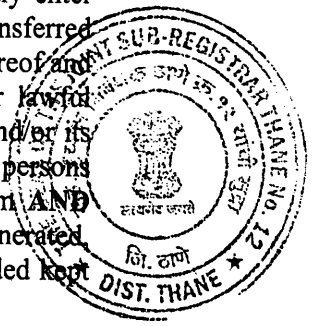
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attached thereto and all the estate rights, titles and interests, easements, appurtenances belonging to the Assignor together with all the rights and benefits under the title deeds and documents pertaining to the Land including as recited herein **EXCLUDING** the Excluded Area as more particularly set out in the **Second Schedule** hereunder written free of any development (hereinafter collectively referred to as the **"Property"** and as more particularly set out in the **Third Schedule** hereunder written) free from all encumbrances, charges, liens, and reasonable doubts of any nature whatsoever **TOGETHER WITH** all and singular present and future liberties, easements, profits, privileges, advantages and appurtenances whatsoever to the Property belonging or in any wise appurtenant to or with the same or any part thereof now or at any time hereto before or arising from or in any way held, used, enjoyed or occupied or reputed or known as part of member thereof and whatsoever as also together with all the benefits and advantages directly and/ or indirectly attached to the Land of the Assignor in and upon the Land and every part thereof **TOGETHER WITH** all the right, title, interest, benefits, privileges and entitlement of whatsoever nature whether directly or indirectly arising from the Land for full and effective development on the Land and any other lands the Assignee may own, in any manner that the Assignee may deem fit and proper **TOGETHER WITH** all rights, benefits and entitlements of any nature whatsoever in relation to the Land as may be necessary to fully consume and deal with the development potential pertaining to the Land available to be utilized thereon or any part thereof including but not limited to completing any obligations of the Assignee in respect of the Land **TOGETHER WITH** all the rights, benefits and entitlements to develop the Property in any manner as may be deemed fit to the Assignee **AND ALL THE ESTATE**, right, title, interest, use, inheritance, possession, possibility, property, benefit, claim and demand whatsoever both at law or equity or otherwise of the Assignor in to out of or upon the Property, hereditaments and premises hereby assigned and every part thereof **AND ALSO** all deeds, documents, papers, writings, vouchers and other evidence of title relating to or in anywise concerning the Land or any part/s thereof now in the custody of the Assignor or which may be procured with or without any action or suit to be made by the Assignee **TO HAVE AND TO HOLD** all and singular the Property hereby granted, conveyed, released, assigned and assured or expressed so to be with their and every of their rights, members and appurtenances **UNTO AND THE USE** of the Assignee absolutely forever **AND** that all the rents reserved and the covenants by the Assignor and conditions contained in the earlier Indenture of Lease dated 29th March, 2007, Indenture of Surrender of FSI/TDR Benefit and Modification of Lease dated 15th April, 2011 and Deed of Further Modification of Lease dated 13th September, 2012 have been paid, observed and performed upto the Effective Date **AND** the Assignor doth hereby for itself and its successors-in-title and counsel in law doth hereby covenants with the Assignee that **THE ASSIGNOR** now hath in itself good right full power and absolute authority to grant, assign and transfer all and singular of the Property hereby assigned and transferred or intended so to be unto and to the use of the Assignee in manner aforesaid **AND** the Assignor doth hereby covenants with the Assignee that the Assignor now has absolutely assigned and transferred or expressed so to be unto and to the use of the Assignee in the manner aforesaid with all rights and appurtenances **AND THAT** the Assignor has simultaneously with the execution hereof put the Assignee in quiet, vacant and peaceful possession of the Property and the Assignee has accepted the same **AND THAT** the Assignee shall and may at all times hereafter peaceably and quietly enter upon, occupy, possess and enjoy the Property and enjoy the Property hereby transferred and assigned with their appurtenance and receive the rents issues and profits thereof and every part thereof to and for their own use and benefit without any suit or lawful eviction, interruption, claim and demand whatsoever from or by the Assignor and/or its successors-in-title and counsel in law or any of them or any per person or persons lawfully or equitably claiming or to claim by from under or in trust for them **AND THAT** the Assignee shall be freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise well and sufficiently saved defended kept



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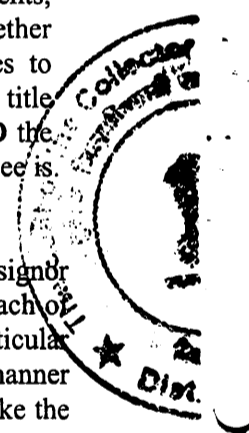
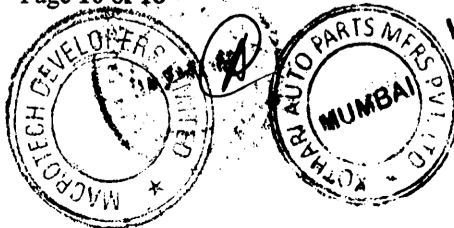
harmless and indemnified from and against all former and other acts of the Assignor or any other person or persons lawfully or equitably claiming by through under or in trust for the Assignor **AND FURTHER THAT** the Assignor and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the Property hereby assigned and transferred, by from through under or in trust for them, and its successors in-title and counsel in law or any of them shall and will from time to time and at all times hereafter at the request and cost of the Assignee do and execute or cause to be done and executed all such acts, deeds, matters, things, conveyances and assurances in law whatsoever for further and more perfectly and absolutely assigning unto and to the use of the Assignee in the manner aforesaid as shall or as may be reasonably required by the Assignee, its successors and counsel in law for assuring the Property and every part thereof onto and to the use of the Assignee in the manner aforesaid as shall or may be reasonably required by the Assignee or their successors in interest and assigns **AND THAT** the Assignor has not at any time heretofore made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to act, deed, matter or thing whereby or by reasons or means thereof, the Assignor is prevented from assigning and transferring the Property in the manner aforesaid or whereby or by reasons or means whereof the same or any part thereof are, can, shall or may be charged encumbered, impeached or prejudicially affected in estate, title or otherwise howsoever **AND** it is further recorded that the Assignor has represented to the Assignee that its title to the Property is free from all encumbrances and claims of whatsoever nature save and except as disclosed herein and in the event that it is found that the Assignor's title to the Property is defective or any claim is made to the Property or the Assignee has suffered any loss or damage by the statements, declarations, representations and assurances made by the Assignor or any claim whether directly or indirectly is made on the Property, in that case the Assignor agrees to indemnify and hereby indemnifies the Assignee and/ or its nominee/ successor in title against all loss, damages, costs and expenses which may be suffered by them **AND** the Assignor doth hereby confirms and record that on execution of this Deed the Assignee is the sole and exclusive lessee of the Land.

AND THIS DEED OF ASSIGNMENT FURTHER WITNESSTH and the Assignor doth hereby undertakes, agrees, and covenants with the Assignee that as on date each of the following representations are true, correct, complete and accurate in every particular manner or (as the case may be) has been wholly performed in every particular manner and as on date and the Assignor is not aware of any circumstance which would make the representations incorrect or false and further covenants to undertake and indemnify, save and hold harmless and continue to keep indemnified, saved and hold harmless the Assignee from all and any of the obligation and/or responsibility arising therefrom:

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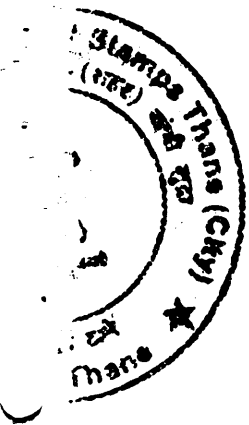
- (1) The Assignor is the lessee of the Land and is seized and possessed of or otherwise well and sufficiently entitled to all the right, title and interest in the Land as the lessee thereof and its title is free, clear and marketable in all respects;
- (2) The lease in respect of the Land is valid and subsisting and no notice of termination has been received in respect of the same;
- (3) No permission/ consent is required by the Assignor from the lessor or any person/s or entities for the assignment/ transfer of the Land in favour of the Assignee;
- (4) The Assignor has complied with all the terms, conditions, covenants and requirement of the Indenture of Lease dated 29th March, 2007, Indenture of Surrender of FSI/TDR Benefit and Modification of Lease dated 15th April, 2011

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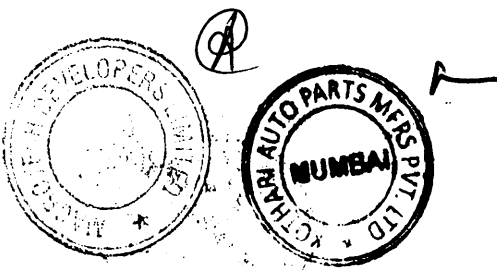
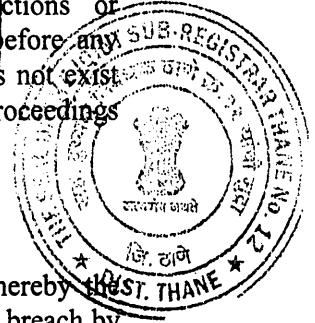


and Deed of Further Modification of Lease dated 13th September, 2012 and the same are valid and subsisting and no notice has been received by the Assignor from the lessor or any person in respect of any breach and/or termination thereof;

- (5) The Power of Attorney dated 24th December, 2003 executed by KGPL in favour of NPR was duly executed and the same was valid and subsisting at the time of the execution and registration of the Indenture of Lease dated 29th March, 2007 and no claims have been raised by KGPL in relation to the aforesaid Indenture of Lease till date;
- (6) Pursuant to the execution of this Deed, if any claims are received in relation to the Land or any part thereof and/or if there is any defect in title of the Assignor, the Assignor shall at its own cost and expense settle the claims so received and indemnify the Assignee in relation thereto;
- (7) The Assignor has good right, full power and absolute authority to enter into this Deed and there is no impediment, restraint or injunction of any nature whatsoever against Assignor from being able to do so;
- (8) All facts stated in the Recitals hereinabove are true and correct;
- (9) There is/are no prohibitory order/s in any proceedings restraining the Assignor from developing the Land and/or consuming and developing the development potential forming part of the Land and/or entering into this Deed or any transaction as contemplated in this Deed;
- (10) To cause HDFC to execute and register a re-conveyance deed re-conveying the HDFC Mortgage Property including the Property within a period of 30 (thirty) days from the date hereof;
- (11) Save and except the rights in the favour of HDFC, IDFC, Agreement with (i) Vicky Harishchandra Patil and (ii) Naren Harishchandra Patil in respect of the Bungalow and the allottees of the Sold Units, there are no charges/ mortgages, third party rights, etc. created in respect of the Land or any part thereof and/ or any structure/s and/or units standing/ constructed thereon and no other person or party has any share, right, title, interest, claim or demand into over or upon the Land or any part thereof either by way of sale, assignment, development rights, exchange, charge, mortgage, gift, trust, bequest, tenancy, possession, inheritance, caretaker, leave and license, lien or otherwise howsoever and further, there are no persons claiming rights to the Land or any part thereof as lessees, licensees or otherwise howsoever;
- (12) That, there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other litigations and/or proceedings, claims, actions or governmental investigations of any nature pending or threatened before any judicial, quasi-judicial, competent authority or person and there does not exist any actual or threatened or contemplated condemnation or eminent proceedings against the Assignor with respect to the Land or any part thereof;
- (13) The Land has sufficient motorable access from a public road.
- (14) The Assignor shall not commit any act/ or omit to do any act whereby the entitlement of the Assignee is prejudicially affected and/or there is no breach by the Assignor under the deeds/ documents/ writings executed by it in respect of



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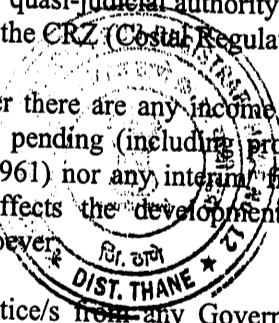


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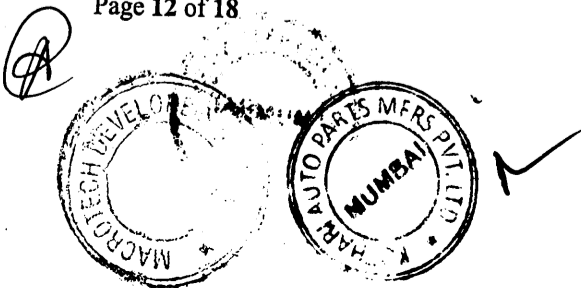
the Excluded Area;

- (15) The Assignor shall not commit any act, which is prejudicial to the project or tarnishes the public image and/ or affects the marketability of the project and/ or prejudicially affects the approvals in relation to the Land;
- (16) The Assignor shall not make or authorise any communication to any statutory authority whereby the development/ re-development of the Land is hindered or obstructed in any manner or is against these presents or shall prejudicially affect the rights of the Assignee in relation to the Land or any part thereof;
- (17) The Assignor shall not commit any act or omit to do any act that shall obstruct or interfere with the development/ re-development of the Land by the Assignee in any manner it may deem fit and proper;
- (18) Save and except the order as referred to herein, no other orders have been passed under the ULC in respect of the Land and the provisions of the ULC are not applicable to the Land;
- (19) Neither the Land nor any part thereof is subject to any easementary rights or right of way or any restrictive covenants in easements or otherwise;
- (20) All labour dues in relation to the erstwhile factory standing on the Land and there are no dues and/or claims in respect thereof;
- (21) There are no encroachments upon the Land or any part thereof;
- (22) Neither the Land nor any part thereof falls under or is affected by mangroves and/ or forest areas including private forest;
- (23) No portion of the Land was/ is a gaathan land;
- (24) There are no reservations on the Land or any part thereof;
- (25) There is no notice for the acquisition or requisition of the Land or any part thereof has been received from any governmental and/ or any other judicial and/ or quasi-judicial authority and no portion of Land is affected by and/ or falls under the CRZ (Coastal Regulatory Zone);
- (26) Neither there are any income tax/ excise or custom proceedings contemplated and/ or pending (including proceedings under Section 281 of the Income Tax Act, 1961) nor any interim/ final orders have been passed therein which *inter alia* affects the development and/ or transfer of the Land in any manner whatsoever;
- (27) No notice/s from any Government/ Statutory Authorities under any law has been served upon the Assignor in respect of the Land (or any portion thereof) that restricts or affects or may restrict or affect, in any manner our right to deal with the Land (or any portion thereof);
- (28) The Land and every part thereof is contiguous;
- (29) The Land thereof is not an Adivasi/Tribal Land;
- (30) The Land is not a Khot Land;

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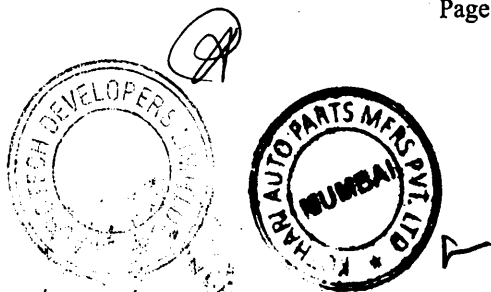
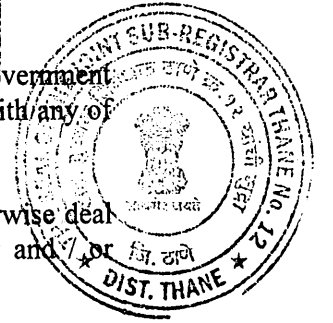


- (31) The Land thereof does not fall in the green belt;
- (32) The Land thereof is not reserved as a forest and/or lies within 500 meters of a forest;
- (33) The Land is not affected by battery points or lies in a chemical zone;
- (34) The Land is not reserved as a defense area;
- (35) There are no mosques established or any Hindu Idol or place of worship/ religious structures installed on the Land or any part thereof;
- (36) There are no contingent liabilities in the accounts of the Assignor which will affect the Land or any part thereof;
- (37) The Land does not fall within 100 meters of heritage buildings and/or within a heritage precinct;
- (38) There are no wells private or public on the Land or any part thereof, of which the public has drawing rights;
- (39) There are no electricity sub-stations and/or underground pipes and/or any high-tension wires, etc. running through and/or over the Land ;
- (40) The Land does not fall under 500-meter eco sensitive zone;
- (41) The Land has not been declared as waste land;
- (42) The Land is properly demarcated and surveyed by the concerned Government authority and there are no disputes vis-a-vis boundaries of the Land with any of the adjoining land owners;
- (43) The Assignor has full power and authority to assign, transfer or otherwise deal with the Land and no consent and/ or approval from any authority and/ or person is required for the same;
- (44) The Assignor shall comply with all the requirements, obligations and responsibilities under the Real Estate (Regulation and Development) Act, 2016 ("RERA") or otherwise in relation to the Excluded Area and their respective purchasers/allottees of the Excluded Area including, but not limited to, the providing the correct and accurate description of all the RERA registered project undertaken on the Land. In case of failure of the Assignor to comply with its obligations and responsibilities in relation of the Excluded Area and the respective purchasers/ allottees of the Excluded Area, the Assignee shall have the right, but not obligation, to undertake such actions for performing the unfulfilled obligations of the Assignor and shall be entitled for reimbursements of all the costs, charge and expenses incurred/ to be incurred by the Assignee from the Assignor, for the completion of the obligations of the Assignor in relation to the aforesaid, along with the interest at the rate of 16% (sixteen percent) p.a. on all the cost, charge and expenses incurred by the Assignee and/ or any of its nominee/s;
- (45) All taxes including non-agricultural assessment, property taxes, charges, land under construction tax, development charges, premiums (for transfer or

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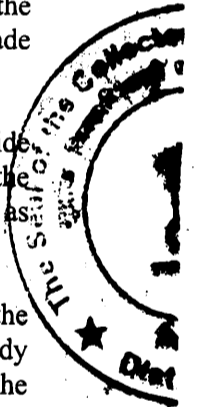
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otherwise), rents, demands, claims, revenue, cesses, penalties and all other dues and outstanding towards any municipal authority, the government and/or any other entity including but not limited to water, electricity, municipal charges, etc. in respect of the Land and its development thereof have been paid in full as on the date hereof and there are no arrears in respect thereof;

- (46) In case there are any dues in respect of any taxes, rates, cesses or any outgoings including land revenue in respect of the Land, prior to the date of the execution of this Deed (whether or not any demand for such payment has been made by the relevant authorities prior to the date of the execution of this Deed), the Assignor shall clear such dues at its own cost;
- (47) The Assignor has complied with all its obligations under the Companies Act;
- (48) No action nor any step has been taken or legal proceedings been started or threatened against the Assignor for their bankruptcy, or re-organization, for the enforcement of any security over its assets or for the appointment of a liquidator, supervisor, receiver, administrator, trustee or other similar officer of its or in respect all or, substantially all of its assets and no winding up and/or any insolvency petitions have been filed and /or threatened against the Assignor;
- (49) The Assignor shall obtain the requisite approvals/ consent as required under the RERA from the allottees/ purchasers of the units sold in the buildings constructed/ to be constructed on the Land and further comply with all the obligations and/ or responsibilities under the RERA and the regulations made thereunder including as promoter thereof;
- (50) The Assignor agrees to comply with its obligations under this Deed and provide all co-operation and to execute all documents as may be required to/ by the Assignee as may be necessary in order to give effect to the understanding as herein contained;
- (51) The original title documents as more particularly detailed in the Part A of the Fourth Schedule hereunder written in respect of the Land, are in the custody of HDFC and the documents more particularly detailed in the Part B of the Fourth Schedule hereunder written are in the custody of KGPL (as the case may be) and save and except the original documents of title as listed in the Fourth Schedule hereunder written, there are no other original documents of title in respect of the Land;

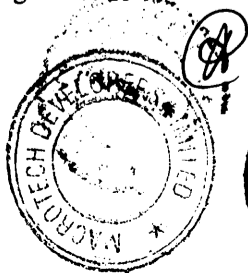


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(52) The Assignor is aware of the fact that the Assignee has agreed to acquire the Property relying upon the correctness of the several statements, declarations, confirmations and representations hereinabove and confirm and repeat the correctness thereof.

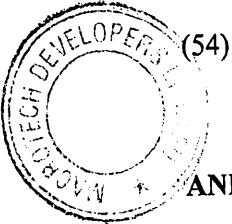
(53) The Assignor shall at all times hereafter indemnify and keep saved harmless and indemnified at present and in future the Assignee, its successors in interest and title, assigns to the fullest extent of from and against all actions, suits, losses, claims, damages, proceedings, costs, expenses, demands and consequences suffered or incurred by the Assignee or its successors in interest and title or assigns by reason of (a) any nondisclosure and/or improper disclosure and/or misrepresentation made by the Assignor in this Deed and/or any of the representations made by the Assignor being false, untrue, misleading, incorrect, inaccurate, (b) on account of any deficiency in title of the Assignor to the Land including (i) affecting the possession of the Assignee; or (ii) any third-party

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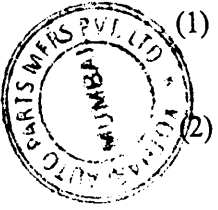
claims of any nature whatsoever, in respect of the same and/or (c) failure by the Assignor to comply with or ensure compliance of any of the terms of these presents or perform the covenants mentioned therein and/or (d) any sums and penalties payable to the government, statutory authorities and utility service providers in respect of the Land relating to the period prior to execution of these presents and the indemnity provided herein shall be in addition to any other rights under law, equity or otherwise to which the Assignee may otherwise be entitled to.

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(54) The above representations and warranties are subject to disclosures contained in declaration on title dated 14TH July 2023, 2023 and declarations pertaining to the Land made by the Assignor from time to time.

AND THIS DEED OF ASSIGNMENT FURTHER ALSO WITNESSETH THAT: -



(1) The Recitals, Annexures and Schedules to this Deed shall be deemed to form an integral and operative part of this Deed;

(2) The Assignee herein intends to and shall have full authority to submit the building plans(s) for development with respect to the Land;

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(3) From the Effective Date, the Parties shall undertake all actions, deeds, things and perform all respective obligations and duties under applicable law and RERA and jointly, for conveyance/transfer of rights, title and interest of the Land including common amenities, car parking spaces and such other infrastructure as per layout plan in favour of association/ federation/ apex body to be formed in relation to the Project.

(4) The Assignor has, simultaneously with the execution of these presents, delivered to the Assignee all the original documents in respect of the Property in its possession and shall cause HDFC to release all that documents in its custody to the Assignee as described in the Part A of the Fourth Schedule hereunder written.

(5) that (i) the stamp duty and registration charges payable upon these presents shall be borne and paid by the Assignee, the Assignee shall immediately upon the execution hereof present the original executed Deed for registration in the Office of the Sub-Registrar of Assurances concerned and the Parties shall thereupon respectively admit execution hereof in accordance with the Indian Registration Act, 1908; and (ii) the original executed and registered Deed shall be retained by and be the property of the Assignee;

(6) The Permanent Account Number of the Assignor and the Assignee are as under:

NAME OF ASSIGNOR	PAN NO.
Kothari Auto Parts Manufacturers Private Limited	AAACK4477C
NAME OF ASSIGNEE	PAN NO.
Macrotech Developers Limited	AAACL1490J

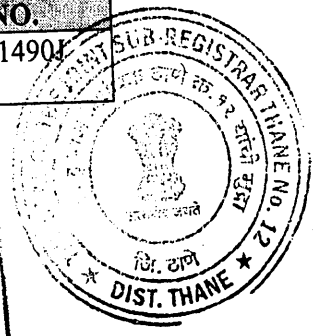
THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the Land)

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All that piece and parcel of contiguous land bearing Survey No. 146/4 admeasuring 1,015.67 square metres, old Survey No. 148/2 now corresponding to new Survey No. 148/2/1(part) admeasuring 3,499.97 square metres, Survey No. 412/2(part) admeasuring 672.62 square metres and old Survey No. 145/3 and now corresponding to new Survey No. 145/3/1(part) admeasuring 351.42 square metres, altogether admeasuring in the aggregate 5,539.68 square meters or thereabouts within the limits of the Thane Municipal Corporation all situate, lying and being at Village Majiwade, Taluka Thane and Thane- 400601 and is bounded as under:

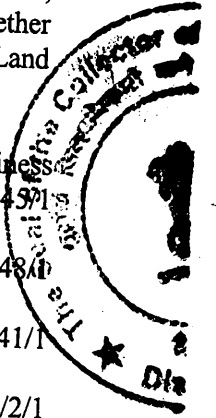
On or towards the North : by Thane One Corporate Business IT Park;
 On or towards the South : by 9 metres wide existing road;
 On or towards the East : by Survey No.148/1(part);
 On or towards the West : by Neelkanth Palms bearing Survey Nos.148/2/1 (part), 146/4 (part) and 412/2 (part).

THE SECOND SCHEDULE REFERRED TO HEREINABOVE
 (Description of the Excluded Area)

a. **The Phase 1 Property means:**

Phase 1 Property comprising of 1 (one) tower having ground + stilt + 23 upper floors along with its footprint/ underlying land being all that piece and parcel of land bearing Survey Nos. 144/1(part), 145/1/1(part), 146/2, 146/3, 148/1/1(part), 414/2, 412/1(part) and 146/4 (part) admeasuring 331.84 square meters or thereabouts together with structures constructed/ to be constructed on lands including portion of the Land and is bounded as under:

On or towards the North : by Wonder Mall and Thane One Corporate Business IT Park bearing Survey Nos.148/1 (part), 149/1 (part), 144 (part) and 412/2 (part);
 On or towards the South : by plots bearing Survey Nos. 146/4 (part), 148/1 (part), 145/1 (part) and 144 (part).
 On or towards the East : by Ghodbunder Road bearing Survey Nos.141/1 (part) and 144 (part);
 On or towards the West : by Neelkanth Palms bearing Survey Nos.148/2/1 (part), 146/4 (part) and 412/2 (part).



b. **The Phase 2 Property means:**

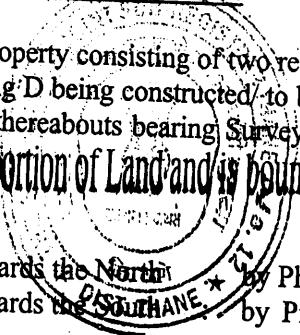
Phase 2 Property consisting of two residential towers namely Raj Tattva Phase II Wing C and Wing D being constructed/ to be constructed on lands admeasuring 1910 square meters or thereabouts bearing Survey Nos. 148/1(part), 148/2/1(part), and 146/4(part) including portion of Land and is bounded as under:

On or towards the North : by Phase 1 Property bearing Survey No.146/4 (part);
 On or towards the South : by Pipeline Road bearing Survey Nos.148/1 (part) and 148/2/1 (part);
 On or towards the East : by Phase 3 Property bearing Survey No.148/1 (part);
 On or towards the West : by Neelkanth Palms bearing Survey Nos.148/1 (part) and 146/4 (part).

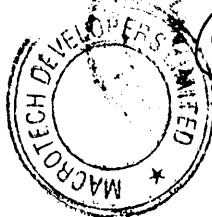
c. The Bungalow FSI utilized for the construction of the Bungalow on the portion of the Land admeasuring 407.47 square metres.

THE THIRD SCHEDULE ABOVE REFERRED TO

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२६	६५



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(Description of the Property being assigned)

The Land i.e. all that piece and parcel of contiguous land bearing Survey No. 146/4 admeasuring 1,015.67 square metres, old Survey No. 148/2 now corresponding to new Survey No. 148/2/1(part) admeasuring 3,499.97 square metres, Survey No. 412/2(part) admeasuring 672.62 square metres, and old Survey No. 145/3 and now corresponding to new Survey No. 145/3/1(part) admeasuring 351.42 square metres, altogether admeasuring in the aggregate 5,539.68 square meters or thereabouts within the limits of the Thane Municipal Corporation all situate, lying and being at Village Majiwade, Taluka Thane and Thane – 400601.

Out of the aforesaid 5,539.68 square meters or thereabouts, an area admeasuring 2,649.31 square meters or thereabouts is excluded from this Deed. The Excluded Area is set in the **Second Schedule** above.

The total area being assigned is **2,890.37** square meters or thereabouts under this Deed.

TOGETHER WITH all the right, title, benefit, privilege, interest and entitlement of whatsoever nature directly or indirectly generated/ arising from and out of the Land by any means whatsoever for effective development on the Property.

THE FOURTH SCHEDULE REFERRED TO HEREINABOVE

PART A

(List of original title documents in possession of HDFC)

1. Indenture of Lease dated 29th March, 2007 executed among Krishna Glass Private Limited, Messrs. Neelkanth Palm Realty and Kothari Auto Parts Manufacturers Private Limited and registered with the Office of the Sub-Registrar of Assurances under Serial No.TNN-1/2064 of 2007.

PART B

(Original documents in possession of KGPL)

1. Memorandum of Understanding dated 14th March, 2011 executed amongst Krishna Glass Private Limited and Messrs. Neelkanth Palm Realty and Kothari Auto Parts Manufacturers Private Limited and registered with the Office of the Sub-Registrar of Assurances under Serial No.TNN-5/2365 of 2011;
2. Indenture of Surrender of FSI/TDR Benefit and Modification of Lease dated 15th April, 2011 executed amongst KGPL Industries and Fininvt Private Limited (formerly known as KGPL) and Messrs. Neelkanth Palm Realty and Kothari Auto Parts Manufacturers Private Limited and registered with the Office of the Sub-Registrar of Assurances under Serial No.TNN-5/3648 of 2011; and
3. Deed of Further Modification of Lease dated 13th September, 2012 executed amongst KGPL Industries and Fininvt Private Limited and Messrs. Neelkanth Palm Realty and Kothari Auto Parts Manufacturers Private Limited and registered with the Office of the Sub-Registrar of Assurances under Serial No.TNN-5/7764 of 2012.

IN WITNESS WHEREOF the Parties have through their duly authorized representatives/signatories set and subscribed their respective hands to these presents on the day and year first hereinabove written.

Signed Sealed and Delivered by)



ADJ.NO	380	2023
Page/	97	98



the withinnamed Assignor)
Kothari Auto Parts Manufacturers)
Private Limited all through the hand of)
 their authorized signatory **For KOTHARI AUTO PARTS MANUFACTURERS PVT. LTD**
 Mr./ Ms. Rajesh Patel)
 pursuant to Resolution passed at the)
 meeting of its Board)
 held on 15TH May 2023)
 in the presence of ...)

[Signature]
Director/ Authorized Signatory



Signed and Delivered by)
 the withinnamed Assignee **For Macrotech Developers Limited**
Macrotech Developers Limited)
 through the hand of its authorized signatory)
 Mr./ Ms. Atharva Kudtorkar)
 pursuant to Resolution passed at the)
 meeting of its Board)
 held on 10TH June 2022)
 in the presence of ...)

[Signature]
Director/ Authorized Signatory



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

RECEIVED of and from the withinnamed)
 Assignee the full consideration paid by them)

We say received,

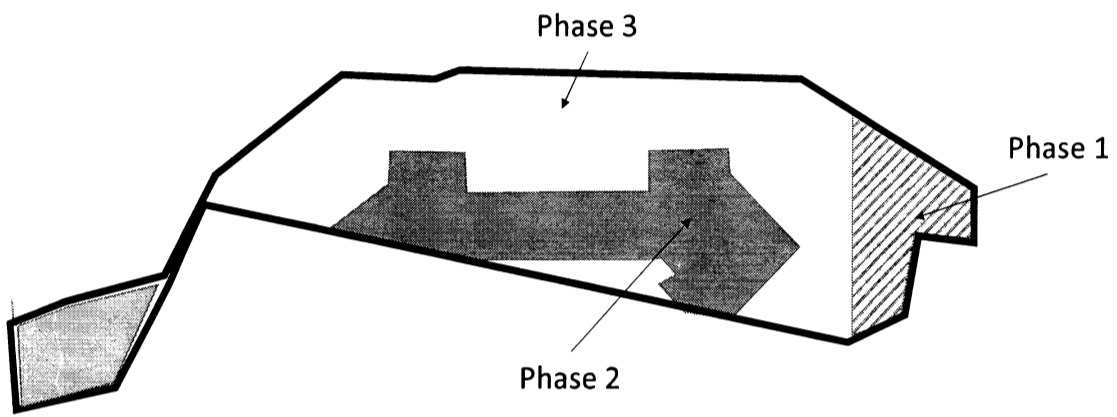
[Signature]
Kothari Auto Parts Manufacturers Private Limited
 (Assignor)

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दस्ता क्र. १०२१६/२०२३	
२५	६५



ADJ.NO	२४०	२०२३
Page/	१९	१९



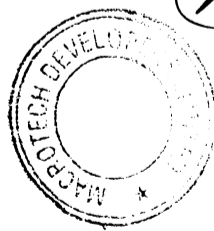
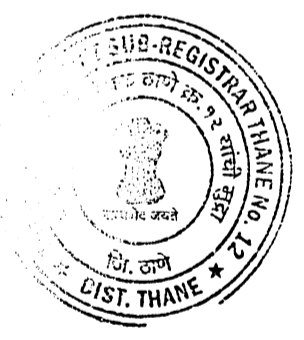


CHIMT WILE B ROAD



BLOCK PLAN
SCALE - 1 : 500

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दस्त क्र. १०२९६	
२९	६५



(Signature)



(Signature)

206473

सूची क्र.2

दुय्यम निबंधक : ठाणे 1

06-07-2023

दस्त क्रमांक : 2064/2007

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Module,For original report please
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नोंदणी :

Regn:63m

गावाचे नाव : माजीवडे

(1)विलेखाचा प्रकार	भाडेपट्टा
(2)मोबदला	रु.206100000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 206100000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :मौजे माजिवडे, सर्वे नं 148/2,3, क्षेत्र 4205 चौ मी सर्वे नं 146/4, क्षेत्र 1180 चौ मी, सर्वे नं 412/2,क्षेत्र 475 चौ मी, यांचे एकुण क्षेत्र5860 चौ मी व 16500 चौ मी चे एफ एस आय अभिनिर्णय क्र 1608 /07 भरलेले मु शु. रु.10305000/- एस बी आय बँक मुख्य शाखा ठाणे इ व्हि एन नं 1608/07.
(5) क्षेत्रफळ	5860 चौ मी व 16500 चौ मी एफ एस आय
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- कृष्णा ग्लास प्रा लि तर्फे कु मु अनिल व्हि. शहा -- वय:-52पत्ता:--पिन कोड:--पॅन नं:-- 2): नाव:- निळकंठ पाम रिअॅलिटी चे भागिदार मुकेश पटेल -- वय:-40पत्ता:--पिन कोड:--पॅन नं:-- 3): नाव:- निळकंठ पाम रिअॅलिटी चे भागिदार तुलसी भिमज्यानी -- वय:-58पत्ता:--पिन कोड:--पॅन नं:-- 4): नाव:- निळकंठ पाम रिअॅलिटी चे भागिदार अनिल व्हि शहा -- वय:-52पत्ता:--पिन कोड:--पॅन नं:--
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	5): नाव:-मे कोठारी अॅटो पार्ट्स मॅन्युफॅक्चर्स प्रा लि चे संचालक हरिष आर पटेल -- वय:-51पत्ता:--पिन कोड:--पॅन नं:--
(9) दस्तऐवज करुन दिल्याचा दिनांक	29/03/2007
(10)दस्त नोंदणी केल्याचा दिनांक	16/04/2007
(11)अनुक्रमांक,खंड व पृष्ठ	2064/2007
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	10305000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	-

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दस्त क्र. १०२१६	
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2365335

सूची क्र.2

दुय्यम निबंधक : ठाणे 5

06-07-2023

दस्त क्रमांक : 2365/2011

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नोंदणी :

Regn:63m

गावाचे नाव : माजीवडे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.239200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 132912000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :मौजे माजीवडे, सर्वे नंबर 148/2,3, 146/4, 412/2, एकुण क्षेत्र 16500 चौ मी एफएसआय पैकी 10640 चौमी एफएसआय
(5) क्षेत्रफळ	10640 चौमी
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कोठारी ऑटो पार्ट मॅन्युफॅक्चरर्स प्रा लि तर्फे डायरेक्टर हरीष पटेल तर्फे कु मु अनुज पटेल - - वय:-पत्ता:--पिन कोड:--पॅन नं:-- 2): नाव:-मे निळकंठ पाल्म रियल्टी तर्फे भागीदार तेजस शाह - - वय:-पत्ता:--पिन कोड:--पॅन नं:--
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	3): नाव:-मे के जी पी एल इंडस्टिज अँड फिनइन्वेस्ट प्रा लि (कृष्णा ग्लास प्रा लि) तर्फे कु मु अनिल व्ही शाह - - वय:-पत्ता:--पिन कोड:--पॅन नं:--
(9) दस्तऐवज करुन दिल्याचा दिनांक	14/03/2011
(10)दस्त नोंदणी केल्याचा दिनांक	17/03/2011
(11)अनुक्रमांक,खंड व पृष्ठ	2365/2011
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	11960000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	-

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दस्त क्र. ०२१६ / २०२३
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3648335

सूची क्र.2

दुय्यम निबंधक : ठाणे 5

06-07-2023

दस्त क्रमांक : 3648/2011

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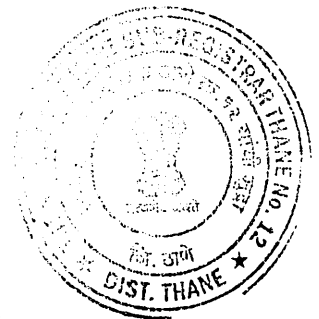
नोंदणी :

Regn:63m

गावाचे नाव : माजीवडे

(1)विलेखाचा प्रकार	मान्यता पत्र
(2)मोबदला	रु.0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन : मौजे माजीवडे, सर्वे नंबर 148/2,3, 146/4, 412/2, एकुण क्षेत्र 16500 चौ मी एफएसआय पैकी 10640 चौमी एफएसआय, करारनामा (एमओयु) दस्त क्रमांक टनन5/2365/11 दिनांक 17.3.2011 या दस्तामधील जोडलेले इनडेंचरला मान्यता देत आहे व सदरच्या इनडेंचरला मान्यता देत आहे.
(5) क्षेत्रफळ	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कोठारी ऑटो पार्ट मॅन्युफॅक्चरर्स प्रा लि तर्फे डायरेक्टर हरीष पटेल तर्फे कु मु अनुज पटेल -- वय:-पत्ता:-पिन कोड:-पॅन नं:- 2): नाव:-मे निळकंठ पाल्म रियल्टी तर्फे भागीदार अनिल व्ही शाह -- वय:-56पत्ता:-पिन कोड:-पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	3): नाव:-मे के जी पी एल इंडस्ट्रिज अँड फिनइन्वेस्ट प्रा लि (कृष्णा ग्लास प्रा लि) तर्फे कु मु अनिल व्ही शाह -- वय:-56पत्ता:-पिन कोड:-पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	15/04/2011
(10)दस्त नोंदणी केल्याचा दिनांक	30/04/2011
(11)अनुक्रमांक,खंड व पृष्ठ	3648/2011
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	-

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दस्त क्र. १०२१६/१०	
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सूची क्र.2

दुय्यम निबंधक : ठाणे 5

06-07-2023

दस्त क्रमांक : 7764/2012

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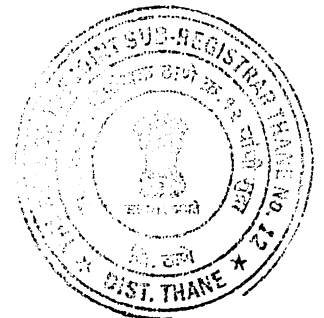
नोंदणी :

Regn:63m

गावाचे नाव : माजीवडे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :भाडे पट्टा दस्त नंबर टनन1/2064/07 दिनांक 16.4.2007 व करारनामा दस्त नंबर टनन5/2365/11 दिनांक 17.3.2011 या दस्तांमधील क्षेत्र 5860 चौ मी क्षेत्रामधुन 351.42 चौ मी क्षेत्र कमी करण्यात येत आहे. आता 5539.68 चौ मी क्षेत्र वाचण्यात यावे.
(5) क्षेत्रफळ	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कोठारी ऑटोपार्ट मॅन्युफॅक्चरर्स प्रा लि तर्फे डायरेक्टर राजेश पटेल तर्फे कु मु अनुज पटेल -- वय:-पत्ता:-पिन कोड:-पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-मे के जी पी एल इंडस्ट्रिज अँड फीनइन्वेस्ट प्रा लि तर्फे कु मु मुकेश पटेल -- वय:-पत्ता:-पिन कोड:-पॅन नं:- 3): नाव:-मे निठकंठ पाल्म रियल्टी तर्फे भागीदार मुकेश पटेल -- वय:-पत्ता:-पिन कोड:-पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	13/09/2012
(10)दस्त नोंदणी केल्याचा दिनांक	13/09/2012
(11)अनुक्रमांक,खंड व पृष्ठ	7764/2012
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	-

ट न न १२	
दस्त क्र. १०२१६ / २०१२	
३३	६५





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- माजिवडे (१४३८९९)

तालुका :- ठाणे

जिल्हा :- ठाणे



ULPIN : 39646396462

भुमापन क्रमांक व उपविभाग

४१२/२

39646396462

भुधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	४९	कृष्णा ग्लास प्रा. लि.	९०.५०.००	१०.५१		(१८९०)	कुळाचे नाव व खंड
अकृषिक क्षेत्र							इतर अधिकार
बिन शेती ९०.५०.००							प्रलंबित फेरफार : नाही.
बिन शेती १०.५१							शेवटचा फेरफार क्रमांक : ३२३९ व दिनांक : १५/०१/२०१८
आकारणी							
जुने फेरफार क्र : (९९९) (१०११) (१०४१) (१०४२) (१६४०) (२२७०) (२४४०) (३११३) (३२३९)							सीमा आणि भुमापन चिन्हे

हा गाव नमुना क्रमांक ७ दिनांक २२/०७/२०१९:०६:५५:२२ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अगिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

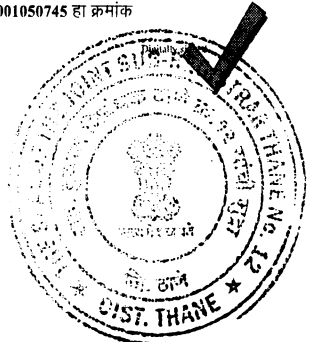
पृष्ठ क्र. १/२

७/१२ डाउनलोड दि. : १४/११/२०२२ : १७:४७:५६ PM. वैधता पडताळणीसाठी <https://digitalsathara.mahabhumi.gov.in/dob/> या संकेत स्थळावर जाऊन 210910001050745 हा क्रमांक वापरावा.

ट न न १२

दस्तावेज क्र. १०२१६/२०१९

३४ ए



गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- माजिवडे (९४३८९९)

तालुका :- ठाणे

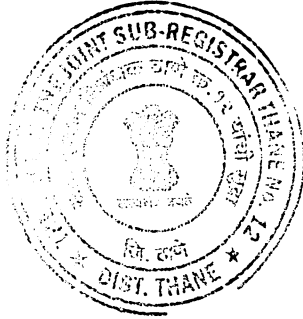
जिल्हा :- ठाणे

भुमापन क्रमांक व उपविभाग ४१२/२

वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१७	संपूर्ण वर्ष							अकृषिक वापर	९०.५०००	
२०१८	संपूर्ण वर्ष							अकृषिक वापर	९०.५०००	
२०१९	संपूर्ण वर्ष							अकृषिक वापर	९०.५०००	

टीप : ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

ट न न १२	
दस्त क्र १०२९६/१०२	
३५	६५





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- माजिवडे (९४३८९९)

तालुका :- ठाणे

जिल्हा :- ठाणे



ULPIN : 16518123682

भूमापन क्रमांक व उपविभाग १४५/३/१

16518123682

भुधारणा पद्धती		भोगवटादार वर्ग -१		शेताचे स्थानीक नाव :			
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	४९	कृष्णा ग्लास प्रा. लि.	५.६०.००	०.५१		(१८९०)	कुळाचे नाव व खंड
अकृषिक क्षेत्र							इतर अधिकार
बिन शेती ५.६०.००							तुकडा
बिन शेती ०.५१							तुकडा (७९१)
आकारणी							इतर
							TNC.४९६/५९ (१०१३)
							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ३२३९ व दिनांक : १५/०१/२०१८
जुने फेरफार क्र : (८४१) (१०११) (१०१३) (१६४०) (२७०१) (३१९३) (३२३९)							सीमा आणि भुमापन चिन्हे

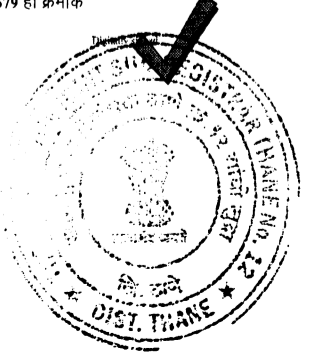


हा गाव नमुना क्रमांक ७ दिनांक १५/०६/२०१९:०९:२०:२६ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. १/२

७/१२ डाउनलोड दि. : १४/११/२०२२ : १५:४०:२७ PM. वैधता पडताळणीसाठी <https://digitalsatbara.mahabhumii.gov.in/dsr/> या संकेत स्थळावर जाऊन 2109100001001579 हा क्रमांक वापरावा.

ट ब न १२
दस्ता १०२९६/१०१३
३६ ६५



गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- माजिवडे (९४३८९९)

तालुका :- ठाणे

जिल्हा :- ठाणे

भुमापन क्रमांक व उपविभाग १४५/३/१

वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१७	संपूर्ण वर्ष							अकृषिक वापर	५.६०००	
२०१८	संपूर्ण वर्ष							अकृषिक वापर	५.६०००	
२०१९	संपूर्ण वर्ष							अकृषिक वापर	५.६०००	

टीप : ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

ट न न १२	
दस्ता क्र. १०२१६ / १०१९	
३७	६५





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- माजिवडे (१४३८९९)

तालुका :- ठाणे

जिल्हा :- ठाणे



U&PIN : 14105427588

भूमापन क्रमांक व उपविभाग

१४८/२/१

14105427588

भूधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	४९	कृष्णा ग्लास प्रा. लि.	७३.५०.००	३.६२		(१८९०)	कुळाचे नाव व खंड
अकृषिक क्षेत्र							इतर अधिकार
बिन शेती ७३.५०.००							प्रलंबित फेरफार : नाही.
बिन शेती ३.६२							शेवटचा फेरफार क्रमांक : ३२३९ व दिनांक : १५/०१/२०१८
आकारणी							
जुने फेरफार क्र : (८४९) (९९९) (१०११) (१६४०) (२७०१) (३१९३) (३२३९)							सीमा आणि भूमापन चिन्हे

हा गाव नमुना क्रमांक ७ दिनांक १७/०६/२०१९:०६:०२:३८ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

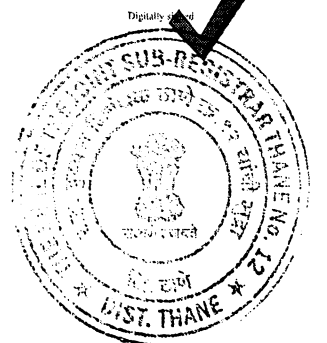
७/१२ डाउनलोड दि. : १४/११/२०२२ : १५:३९:३२ PM. वैधता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2109100001003262 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२

ट न न १२

दस्ता क्र. १०२५६/२०१९

अ ए



गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- माजिवडे (१४३८९९)

तालुका :- ठाणे

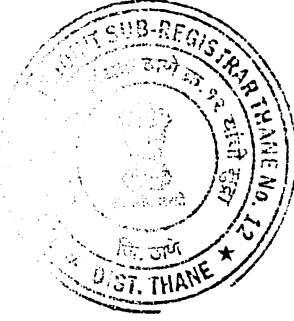
जिल्हा :- ठाणे

भुमापन क्रमांक व उपविभाग १४८/२/१

वर्षे	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१७	संपूर्ण वर्ष							अकृषिक वापर	७३.५०००	
२०१८	संपूर्ण वर्ष							अकृषिक वापर	७३.५०००	
२०१९	संपूर्ण वर्ष							अकृषिक वापर	७३.५०००	

टीप : ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

ट न न १२	
रस क्र १०२१६/१२	
३९	६५





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- माजिवडे (१४३८९९)

तालुका :- ठाणे

जिल्हा :- ठाणे



ULPIN : 14077877576

भूमापन क्रमांक व उपविभाग १४६/४

14077877576

भुधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	४९	कृष्णा ग्लास प्रा. लि.	१६.७०.००	३.०७		(१८९०)	कुळचे नाव व खंड
अकृषिक क्षेत्र							इतर अधिकार
बिन शेती १६.७०.००							तुकडा
बिन शेती ३.०७							तुकडा (७९१)
आकारणी							इतर
							T.N.C.४९६/५७ (९८८)
							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : ३२३९ व दिनांक : १५/०१/२०१८
							सीमा आणि भुमापन चिन्हे

जुने फेरफार क्र : (७९१) (८४१) (१०११) (१०४२) (१६४०) (३१९३) (३२३९)

सीमा आणि भुमापन चिन्हे

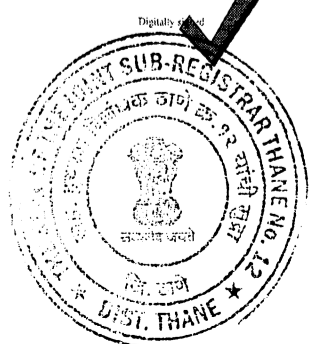


हा गाव नमुना क्रमांक ७ दिनांक १५/०६/२०१९:०९:३७:५८ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. १/२

७/१२ डाउनलोड दि. : १४/११/२०२२ : १७:४७:२५ PM. वैधता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2109100001001620 हा क्रमांक वापरावा.

ट न न १२	
दस्त क्र.	१०२१६ / १०१९
००	६५



गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- माजिवडे (९४३८९९)

तालुका :- ठाणे

जिल्हा :- ठाणे

भुमापन क्रमांक व उपविभाग १४६/४

वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१७	संपूर्ण वर्ष							अकृषिक वापर	१६.७०००	
२०१८	संपूर्ण वर्ष							अकृषिक वापर	१६.७०००	
२०१९	संपूर्ण वर्ष							अकृषिक वापर	१६.७०००	

टीप : ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

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दस्तावे. १०२९६	
४९	६५



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF KOTHARI AUTO PARTS MANUFACTURERS PRIVATE LIMITED AT THEIR MEETING HELD ON MONDAY 15TH MAY, 2023, AT IT'S REGISTERED OFFICE AT 139, SEKSARIA CHAMBERS, 2ND FLOOR, NAGINDAS MASTER ROAD, FORT, MUMBAI – 400 023.

AUTHORITY TO ENTER AND EXECUTE THE DEED OF ASSIGNMENT & IRREVOCABLE POWER OF ATTORNEY

The Chairman of the Meeting informed the Board that it is proposed to enter into a Deed of Assignment and other ancillary documents with M/s. Macrotech Developers Limited (“Assignee”) in respect to the Lease Hold Rights held by the Company of the land i.e. all that piece and parcel of contiguous land bearing Survey No.146/4 admeasuring 1,015.67 square metres, old Survey No.148/2 now corresponding to new Survey No.148/2/1(part) admeasuring 3,499.97 square metres, Survey No.412/2(part) admeasuring 672.62 square metres and old Survey No.145/3 and now corresponding to new Survey No.145/3/1(part)admeasuring 351.42 square metres, altogether admeasuring in the aggregate 5,539.68 square meters or thereabouts within the limits of the Thane Municipal Corporation all situate, lying and being at Village Majiwade, Taluka Thane and Thane– 400601 excluding the excluded areas as more particularly described in the draft Deed of Assignment placed before the Board.

The Chairman of the Meeting further informed the Board that it is also proposed to execute an Irrevocable Power of Attorney in favour of M/s. Macrotech Developers Limited in relation to aforesaid Deed of Assignment to be executed by the Company.

After the discussion the Board passed the following resolution in this regard:

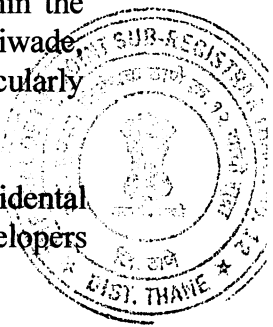
“RESOLVED THAT the Consent of the Board be and is hereby accorded to enter into Deed of Assignment with M/s. Macrotech Developers Limited (“Assignee”) in respect to the Lease Hold Rights held by the Company of the land i.e. all that piece and parcel of contiguous land bearing Survey No.146/4 admeasuring 1,015.67 square metres, old Survey No.148/2 now corresponding to new Survey No.148/2/1(part) admeasuring 3,499.97 square metres, Survey No.412/2(part) admeasuring 672.62 square metres and old Survey No.145/3 and now corresponding to new Survey No.145/3/1(part)admeasuring 351.42 square metres, altogether admeasuring in the aggregate 5,539.68 square meters or thereabouts within the limits of the Thane Municipal Corporation all situate, lying and being at Village Majiwade, Taluka Thane and Thane– 400601 excluding the excluded areas as more particularly described in the draft Deed of Assignment placed before the Board.

RESOLVED FURTHER THAT the draft of the Deed of Assignment and other incidental documents, to be entered into between the Company and M/s. Macrotech Developers Limited, as placed before the Board, be and are hereby approved.

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KOTHARI AUTO PARTS MANUFACTURERS PRIVATE LIMITED
REGD. OFFICE: 139, SEKSARIA CHAMBERS, 2ND FLOOR,
NAGINDAS MASTER ROAD, FORT, MUMBAI - 400023
CIN: U34100MH1959PTC011267
Telephone No.:- 022-22670717, Email Id:- rajbuild001@gmail.com

RESOLVED FURTHER THAT the Consent of the Board be and is hereby accorded to execute an Irrevocable Power of Attorney in favour of M/s. Macrotech Developers Limited in relation to aforesaid Deed of Assignment to be executed by the Company.

RESOLVED FURTHER THAT the draft of the Irrevocable Power of Attorney and other incidental documents, to be executed by the Company in favour of M/s. Macrotech Developers Limited, as placed before the Board, be and are hereby approved.

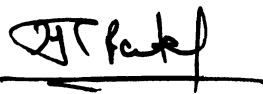
RESOLVED FURTHER THAT Shri Harish Raghavji Patel and/or Shri Rajesh Raghavji Patel and/or Shri Pratik Harish Patel and/or Shri Anuj Mulchand Patel, Directors of the Company, be and are hereby severally authorized to negotiate, finalize, sign and execute the Deed of Assignment, Irrevocable Power of Attorney and any amendments thereto as may be required from time to time, on behalf of the Company and do all such acts, matters, deeds and things and to take all steps and do all things and give such directions as may be required, necessary, expedient or desirable for giving effect to the said transaction.

RESOLVED FURTHER THAT Shri Harish Raghavji Patel and/or Shri Rajesh Raghavji Patel and/or Shri Pratik Harish Patel and/or Shri Anuj Mulchand Patel, Directors of the Company, be and are hereby severally authorized to sign and submit the application(s) for the adjudication of the aforesaid Deed of Assignment, Irrevocable Power of Attorney and any amendments thereto before the concern authority and also to represent the Company either in person or through their duly constituted Attorneys before the Sub-Registrar of Assurances to lodge for registration and admit the execution of the said Deed of Conveyance, Irrevocable Power of Attorney and any amendments thereto as may be required from time to time, on behalf of the Company and do all such acts, deeds and things as may be necessary for the registration of the aforesaid documents.

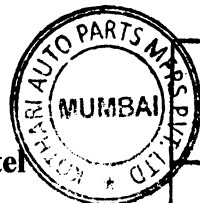
RESOLVED FURTHER THAT the Common Seal of the Company, if required, be affixed and stamped on the Deed of Assignment, Irrevocable Power of Attorney and any amendments thereto as may be required from time to time, to be executed under the Common Seal of the Company in the presence of any one of the above authorized directors who shall sign the same in token thereof.

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

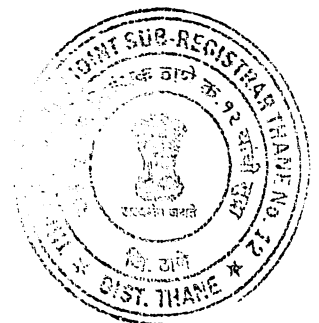
For Kothari Auto Parts Manufacturers Private Limited



Shri Harish Raghavji Patel
Director
DIN: 00603782



१२ नव १२	
१०२९६/१००	
०३	६५



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KOTHARI AUTO-PARTS
MANUFACTURERS PRIVATE LIMITED



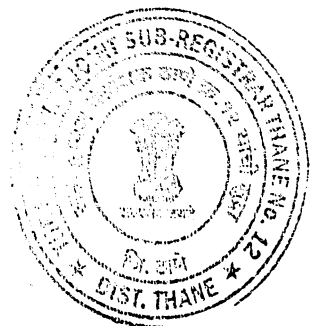
19/01/1959

Permanent Account Number

AAACK4477G

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दस्ता क्र. १०२१६/१०१	
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भारत सरकार
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 0000/00378/81165

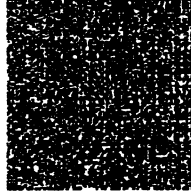
To
राजेश राघवजी पटेल
Rajesh Raghavji Patel
S/O, Raghavji
902, Kailas Kiran Chsl
Tilak Road
Ghatkopar
Opp Lions Garden
Mumbai
Rajawadi
Mumbai Suburban Maharashtra - 400077
9820150599

Download Date: 21/07/2018

Generation Date: 11/06/2017

Signature valid

Digitally signed by
Rajesh Raghavji Patel
DN: cn=Rajesh Raghavji Patel, o=UIDAI, ou=CAUTION
Date: 2018.07.21 17:19:08
IST



QR Code with Photograph

आपला आधार क्रमांक / Your Aadhaar No. :

9091 9186 9943

VID : 9117 4544 6991 8092

माझे आधार, माझी ओळख



भारत सरकार
Government of India



राजेश राघवजी पटेल
Rajesh Raghavji Patel
जन्म तारीख/DOB: 20/01/1963
पुरुष/ MALE

9091 9186 9943

VID : 9117 4544 6991 8092

माझे आधार, माझी ओळख



Government of India

सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधारला देशभरात मान्यता आहे.

■ आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.

- Aadhaar is valid throughout the country.

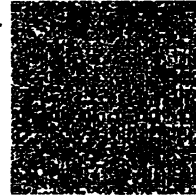
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
राजेशजी, 902, कैलास किरण चसल, टिळक रोड, घाटकोपर,
लायन्स गार्डन समोर, पुणेई, पुणेई उपनगर,
महाराष्ट्र - 400077

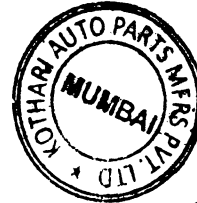
Address:
S/O, Raghavji, 902, Kailas Kiran Chsl, Tilak
Road, Ghatkopar, Opp Lions Garden,
Mumbai, Mumbai Suburban,
Maharashtra - 400077



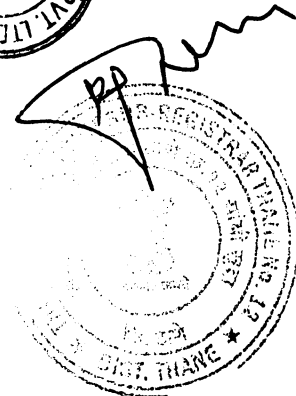
QR Code with Photograph

9091 9186 9943

VID : 9117 4544 6991 8092



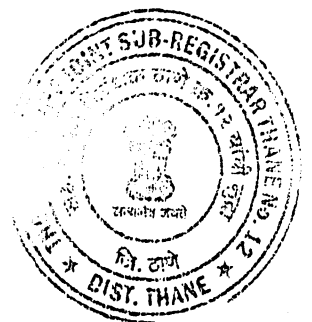
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द	१०२१६	
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Handwritten signature or initials.

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दस्तावेज नं. १०२९६	
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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE EXECUTIVE COMMITTEE OF THE BOARD OF DIRECTORS OF MACROTECH DEVELOPERS LIMITED AT ITS MEETING HELD ON JUNE 10, 2022 AT LODHA EXCELUS, APOLLO MILLS COMPOUND, N. M. JOSHI MARG, MAHALAXMI, MUMBAI 400 011

AUTHORITY TO ENTER INTO PROJECT MANAGEMENT AGREEMENT AND DEVELOPMENT AGREEMENT/ DEED OF CONVEYANCE AND DEED OF ASSIGNMENT

"RESOLVED THAT approval of the Executive Committee of the Board be and is hereby granted to enter into Project Management Agreement and Development Agreement/Deed of Conveyance and Deed of Assignment with Kothari Auto Parts Manufacturers Private Limited for the purpose of development of the property i.e. all that piece and parcel of contiguous land admeasuring 38,219 square meters or thereabouts, bearing Survey Nos. 141/1/1, 141/1/2, 141/1/3, 141/2/1, 141/2/2, 141/3, 144/1, 144/2, 144/3, 145/1/1, 145/1/2, 145/1/3, 145/1/4, 145/2, 145/3/1 (part), 145/4/1, 145/4/2, 145/4/3, 146/2, 146/3, 146/4, 148/1/1, 148/1/2, 148/1/3, 148/2/1 (part), 412/2 (part), and 414/2 of Village Majiwada, District Thane, on such terms and conditions more particularly described in the draft agreements, copy of which was tabled at the meeting;

RESOLVED FURTHER THAT Mr. Piyush Vora, Mr. Chirag Shah and Mr. Atharva Kudtarkar Authorised persons of the Company be and are hereby severally authorized to negotiate, re-negotiate and to accept such changes and amendments and to finalise, sign, register and execute the Project Management Agreement, Development Agreement/ Deed of Conveyance and Deed of Assignment, Declaration cum indemnities, undertaking and all supplemental documents, declarations cum indemnities, escrow documents, authority letters, applications and other relevant documents and to accept, or amend and modify the said agreements/documents from time to time and to do all other acts, deeds, things and matters as may be necessary in this regard in the best interests of the Company;

RESOLVED FURTHER THAT the common seal of the Company be affixed on the documents, as may be required, in relation to the abovementioned transaction in accordance with the articles of association of the Company, in the presence of any of the Authorised Person of the Company;

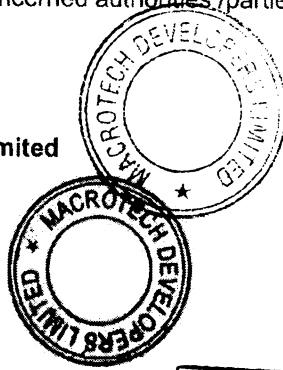
RESOLVED FURTHER THAT the signing authority shall be valid for three years or till the time the Authorized persons are in the employment of the Company or Group Company, whichever is earlier or if otherwise resolved;

RESOLVED FURTHER THAT any one Director along with any one of the Designated Authorised Representative, or the Company Secretary of the Company, be and are hereby authorized to issue a 'true copy' of this resolution to the concerned authorities /parties as may be necessary and they be requested to act thereon."

Certified True Copy
For Macrotech Developers Limited

Sanjyot Ranganekar
Sanjyot Ranganekar
Company Secretary
Membership No.: F4154

October 12, 2022



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दस्त क्र. १०२१६ /२०२२	
<i>SV</i>	<i>ey</i>



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAACL1490J

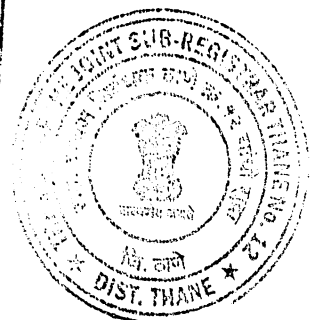
नाम / Name
MACROTECH DEVELOPERS LIMITED

स्थापना/गठन की तारीख
Date of Incorporation/Formation
25/08/1985

21063018



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दस्तावेज क्र. १०२१६/२०११	
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भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India

नोंदणी क्रमांक:/Enrolment No.: 1207/00082/03352

To
अथर्व शशांक कुडतरकर
Atharva Shashank Kudtarkar
S/O Shashank Kudtarkar
E-201 CYPRESS
VASANT GARDEN
Mulund West S.O
Mumbai Maharashtra - 400080
9022701900

Download Date: 16/03/2017
Generation Date: 28/07/2011

Signature Not Verified
Digitally signed by AS
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA 02
Date: 2017.08.19 17:52:22
IST



आपला आधार क्रमांक / Your Aadhaar No. :

4642 1606 8073

माझे आधार, माझी ओळख



भारत सरकार
Government of India



अथर्व शशांक कुडतरकर
Atharva Shashank Kudtarkar
जन्म तारीख/ DOB: 03/02/1996
पुरुष / MALE



4642 1606 8073

माझे आधार, माझी ओळख



Government of India

AADHAAR

सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

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- To establish identity, authenticate online.
- This is electronically generated letter.

- आधारला देशभरात मान्यता आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
S/O शशांक कुडतरकर, वसंत गार्डन,
इ-२०१ मायप्रम, मुलुंड वेस्ट म.ओं, मुंबई,
महाराष्ट्र - 400080

Address:
S/O Shashank Kudtarkar,
VASANT GARDEN, E-201
CYPRESS, Mulund West S.O,
Mumbai,
Maharashtra - 400080

4642 1606 8073



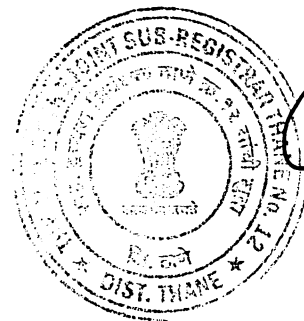
help@uidai.gov.in

www.uidai.gov.in

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दस्त ०१/०२/१९

६६ ६५



Atharva Kudtarkar

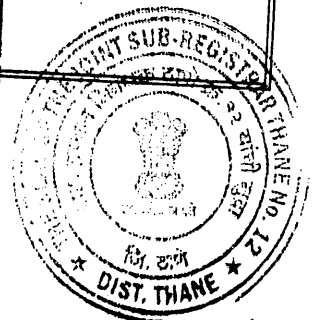
घोषणापत्र

मी, श्री. दिलीप सावंत या द्वारे घोषित करतो की, दुय्यम
निबंधक ठाणे-१२ यांचे कार्यालयात असाइनमेंट डी३ या शिर्षकाचा दस्त
नोंदणीसाठी सादर करण्यात आला आहे. श्री रमेश पटेल यानी दिनांक २१/६/२०११
मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे /
निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी
कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही
मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले
नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम
आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२
अन्यवे शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

ठिकाण : ठाणे
दिनांक : १४/७/२०२३

दिलीप सावंत सही
(दिलीप सावंत)
कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

ट न व १२	
दस्त क्र. <u>१०२९६</u> /२०२३	
<u>५०</u>	<u>६५</u>



WHEREAS

a) I am director in various Private Limited and/or Partnership Companies and am also partner in various partnership firms, and as such Partner, Director, I have to execute & register various writings on behalf of such Companies, firm.

b) It is not possible for me to attend the Office of the Sub-Registrar for registering the various Agreements / Documents executed by me due to my pre occupation, hence I am desirous of appointing MR. DILIP G. SAWANT to be my true and lawful Attorney for myself and on behalf of me to do or cause to be done all or any of the following acts, deeds and things.

NOW KNOW YE ALL MEN BY THESE PRESENTS WITNESSETH that I, **Rajesh R. Patel**, do hereby nominate, constitute and appoint **MR. DILIP G. SAWANT** to be my true and lawful Attorney for myself and on behalf of me to do or cause to be done all or any of the following acts, deeds, matters and things, viz. :-

1. To register the Agreements, Conveyances, Lease Deeds, Deed of Cancellation, Deed of Declaration, Deed of Confirmation, Undertaking, Affidavit, Lease of License, Deed of Reconveyance, Development Agreement, Power of Attorney, Deed of Rectification and such other writings executed by me on behalf of the Company or executed by the Said Company through me, being Director and/or Authorized Signatory and /or on behalf of the firm.

2. To append my signature before the Sub-Registrar of Assurances or any other registering authority appointed under the Indian Registration Act.

3. To sign papers as may be deemed necessary and expedient by the said Attorney for the purpose of dealing with the concerned authorities in respect of the registration of the Documents signed by me.

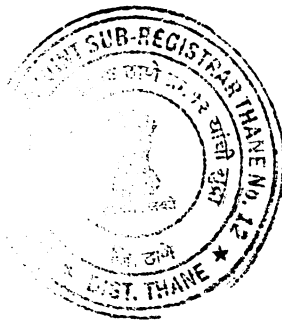
4. To do such deeds, matters and things for the purpose of registration of the documents hereinabove referred to, as if I was personally present and did the same and for that purpose to sign deeds, documents and papers and address letters and appear before the State Government and the Central Government or any other Authority and to appear and plead

(Handwritten mark)

बदर - १३ अ
१०१०६
२०११



१२	६५
१०२९६	
१३	



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, Shri. Rajesh R. Patel, an Adult, of Mumbai Indian Inhabitant, having address at Kallesh Kiran, Tilak Road, Ghatkopar (E), Mumbai - 400 077, SEND GREETINGS.

9098E 93 52
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 9099

before the said authorities in my name and on my behalf as my solicitor
 Attorney shall deem proper.

AND GENERALLY to do and sign all letters, correspondences and other documents to do and execute and perform any of the acts, deeds, matters or things whatsoever which in the opinion of our said Attorney ought to be done, executed or performed in respect of registration of the said Agreements executed by me as I myself could do if I am present and did the same it being our intent and desire that full management, directions and control of the said Attorney and all and whatsoever our said Attorney shall do or cause to be done in or about the registration of the Agreements. I hereby for myself, my behalf, allow ratify and confirm.



AND I hereby for myself, my heirs, executors and administrators agree, ratify and confirm all and whatsoever our said Attorney do or purport to do by virtue of these presents.

IN WITNESS WHEREOF I have subscribed my hand to this document: on the 21st day of DEC 2011.

SIGNED, SEALED AND DELIVERED

By the within named Executant

Shri. Rajesh R. Patel

In the presence of:

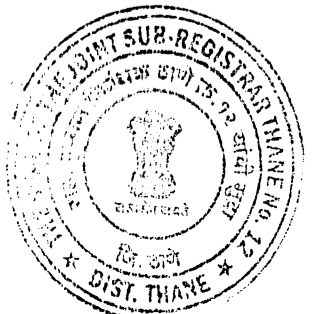
Mr. Dilip G. Sawant

(SIGNATURE OF POWER OF ATTORNEY HOLDER)

रजत २२

दस्तावे. १०२१६/२०११

५३ ६५



महानगर टेलीफोन निगम लिमिटेड, मुंबई
MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI.
 टेलीफोन बिल पत्रक / Telephone Bill Form
 बिलिंग काळीराजा : बिलिंग पत्रक, 2001 - 1, 11, 11-वीलिंग, 12A, लेफ्ट वॉर्ड, अडिवॉर्ड - 400021
 Regd. Office : Anand Bhamburda, Thane - 1, 12th Floor, 12A, Chhatrapati Shivaji Maharaj Road, Thane - 400021

बिलिंग काळीराजा Billing Period 31/07/2011	बिलिंग अर्जा Bill Date 31/07/2011	बिलिंग रकम Amount Payable 2964.90
---	---	---

नाम व पत्ता
 32A
 PATEL BALESHI NAGHVAJI
 KALASIRABAN
 TLAK ROAD
 CHATKOPANE
 BOMBAY-400077

बिलिंग पत्रक
 SL-09183568

बिलिंग अर्जा
 3100237

बिलिंग अर्जा
 20511931726320462191100002656

बिलिंग काळीराजा Billing Period 31/07/2011	बिलिंग अर्जा Bill Date 31/07/2011	बिलिंग रकम Amount Payable 2964.90
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बिलिंग अर्जा
 3100237

बिलिंग अर्जा
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बिलिंग अर्जा
 3100237

बिलिंग अर्जा
 20511931726320462191100002656



बिलिंग काळीराजा Billing Period 31/07/2011	बिलिंग अर्जा Bill Date 31/07/2011	बिलिंग रकम Amount Payable 2964.90
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बिलिंग अर्जा
 3100237

बिलिंग अर्जा
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Now, increase your speed online when you need it

Speed On Demand

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 9099

बदर - १३ ५
१०/१०८ ८
२०११



PERMANENT ACCOUNT NUMBER
AAWJYRFSSE
 METER NO. RAJAWADI/RAJAWADI/RAJAWADI
 RAJAWADI PAVAKAT PATEL
 2047-1483

ट न न १२
 ५४ ए



TATA POWER
 Lighting up Lives!
TATA
 The Tata Power Company Limited
 Customer Care Dept., District Revenue Sector
 Maharashtra Industries Ltd. (Mumbai Plant) (CNY)
 400 015
 Registered Office:
 Railway Road, 24, Lower Lobby, 5th Floor, Mumbai-400 011.
 Website: www.tatapower.com

YOUR ELECTRICITY BILL
 बदर - १३ ५
 R R PATEL
 24 PLOT NO 21,
 KAILASH KIRAN
 TILAK ROAD
 GHATKOPAR (E)
 RAJAWADI MUMBAI 400077

Consumer No: 2194278
 Bill No: 810008490
 Bill Date: 23.11.2011
 Meter No: 22-10-2011-26
 Units Consumed (MWh): 420
 Units Billed (MWh): 462
 Current Month Bill Amount (Rs.): 2,059.00
 Prev. Outstanding Amount (Rs.): 0.00
 Total Bill Amount (Rs.): 2,059.00

Bill Amount On or Before Discount Date - 30.11.2011
 Rs. 2,042.00

Bill Amount On or Before Due Date - 13.12.2011
 Rs. 2,059.00

11.00	1,800.00
1,800.00	1,800.00
1,800.00	1,800.00
770.00	770.00

REGARDS TO THE CONSUMER
 Tata Power is committed to providing the best service to its customers. If you have any queries, please contact our Customer Care Centre at 1800-300-3181 for more details.

सूची क्र. सेम INDEX NO. II

याचावे नाव : काजूर

(1) विक्रीच्या ठिकाळ, विक्रेत्याचे नाव व अधिपत्यावाचक व खालीलवरील (विक्रीस्थान) याची थकीत ही थकीतची भागाची नोंद

विक्रीच्या ठिकाळ : काजूर

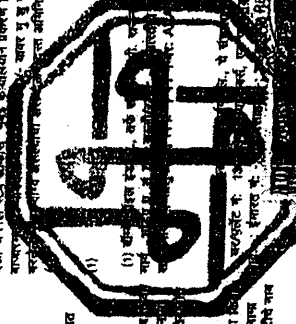
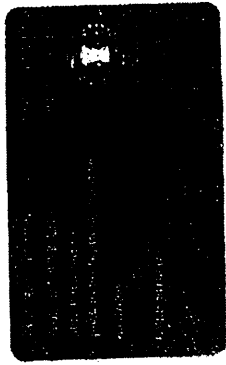
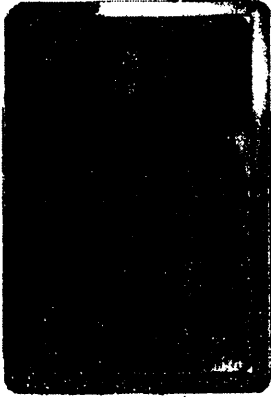
बकर - १३	९०
१०१०६	७०
२०११	

(2) विक्रीच्या ठिकाळ, विक्रेत्याचे नाव व अधिपत्यावाचक व खालीलवरील (विक्रीस्थान) याची थकीत ही थकीतची भागाची नोंद

(3) विक्रीच्या ठिकाळ, विक्रेत्याचे नाव व अधिपत्यावाचक व खालीलवरील (विक्रीस्थान) याची थकीत ही थकीतची भागाची नोंद

(4) विक्रीच्या ठिकाळ, विक्रेत्याचे नाव व अधिपत्यावाचक व खालीलवरील (विक्रीस्थान) याची थकीत ही थकीतची भागाची नोंद

(5) विक्रीच्या ठिकाळ, विक्रेत्याचे नाव व अधिपत्यावाचक व खालीलवरील (विक्रीस्थान) याची थकीत ही थकीतची भागाची नोंद



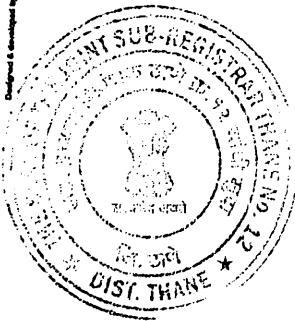
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पुस्तक क्रमांक: पुस्तक 2 (Thane)

विक्रीच्या ठिकाळ, विक्रेत्याचे नाव व अधिपत्यावाचक व खालीलवरील (विक्रीस्थान) याची थकीत ही थकीतची भागाची नोंद

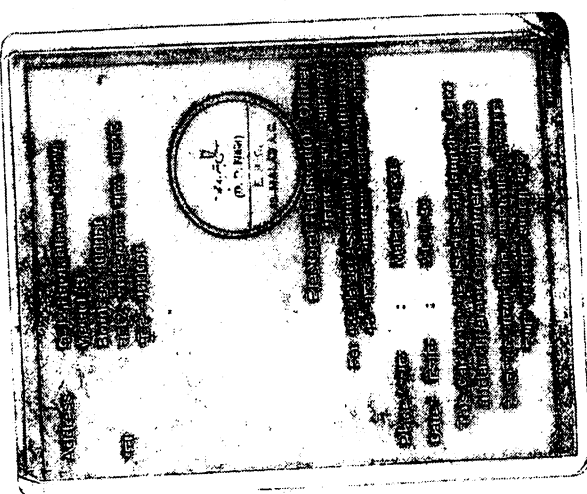
बारी प्रव

बारी प्रव

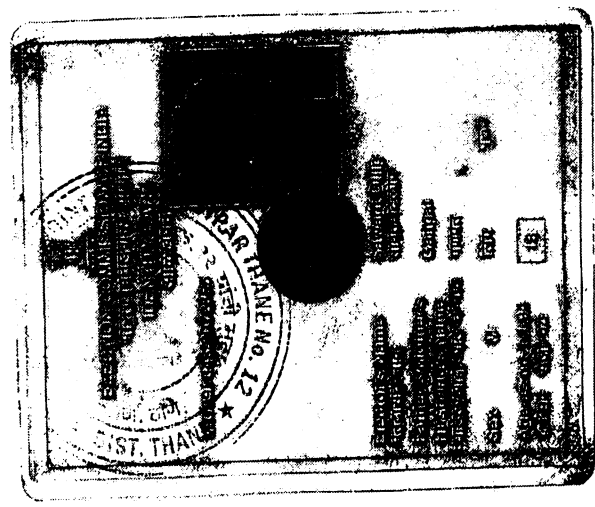


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पुस्तक क्र. १०१९/२०११	

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	२०११



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१०२१६	
५६	६५

वसुधैव कुटुम्बकम्
 दस्ता क्रमांक 10179/2011

दस्ता गोपवारा भाग-1

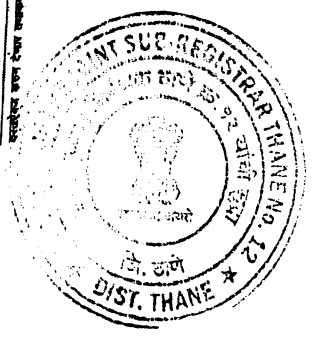
वसुधैव कुटुम्बकम्
 दस्ता क्रमांक 10179/2011

दस्ता क्रमांक : 10179/2011
 दिनांक : 23/12/2011

प्रकार	दिनांक	व्यक्ति	व्यक्ति का पता
प्राथमिक	23/12/2011	श्री. राजेश	...
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 दस्ता क्र. १०२९६
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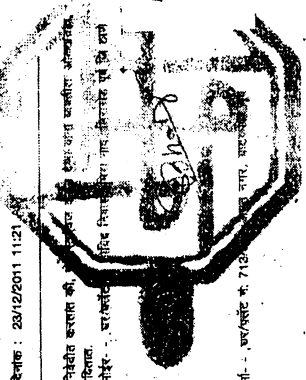


दस्ता गोपवारा भाग - 2

वसुधैव कुटुम्बकम्
 दस्ता क्रमांक (10179/2011)

दस्ता क्रमांक : 10179-2011 का गोपवारा
 दिनांक : 23/12/2011

दस्ता गोपवारा भाग-2
 दिनांक : 23/12/2011



दस्ता क्रमांक : 10179-2011 का गोपवारा
 दिनांक : 23/12/2011



प्रमाणित करण्यात येते कि या दस्तामध्ये
 प्रमाणित करण्यात येते कि या दस्तामध्ये
 दिनांक : 23/12/2011



भारत सरकार
GOVERNMENT OF INDIA



दिलीप गणपत सावंत
Dilip Ganpat Sawant

जन्म वर्ष / Year of Birth : 1972
पुरुष / Male



7923 7935 4613

आधार कार्ड

Dilip Sawant



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता डी-2, रत्नसिंधू सीएचएस, विमल
डेअरी लेन, डॉन बॉस्को शाळा समोर,
काशीनगर, भायंदर पूर्व, ठाणे, भायंदर,
महाराष्ट्र, 401105

Address: D-2, Ratnasindhu CHS,
Vimal dairy Lane, Opp. Don Bosco
School, Kashinagar, Bhayander
(East), Thane, Bhayander East,
Maharashtra, 401105



194



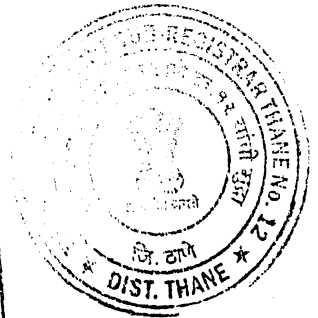
help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947

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दस्त क्र. १०२९६/१९७३	
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दस्तावेज १०२१६	
५९	६५




आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

RAHUL MANOHAR WANDEKAR
 MANOHAR GANGARAM WANDEKAR
 01/08/1979
 Permanent Account Number
 AAWPW0969Q

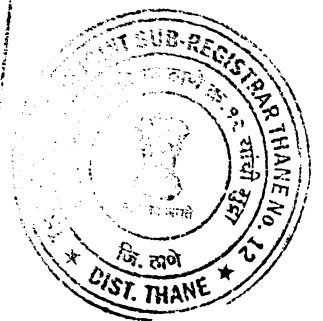
Signature

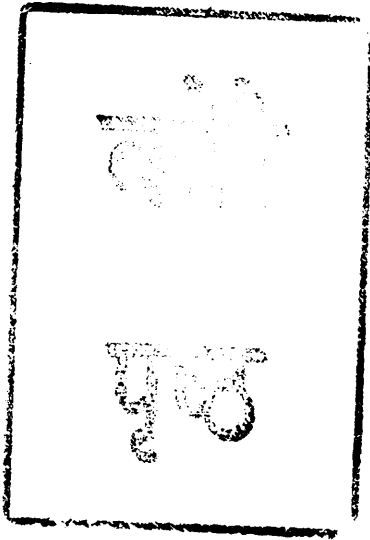


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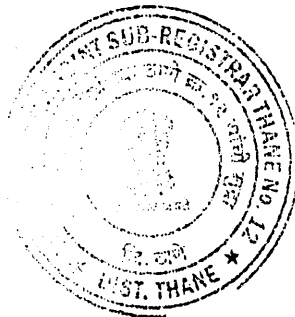
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दस्ता क्र. १०२१६	
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दस्तावेज क्र. १०२१६	
६१	६५



आयकर विभाग
INCOME TAX DEPARTMENT
SANDESH VIJAY SHIGAVAN
VIJAY BALU SHIGAVAN



भारत सरकार
GOVT. OF INDIA

23/10/1990

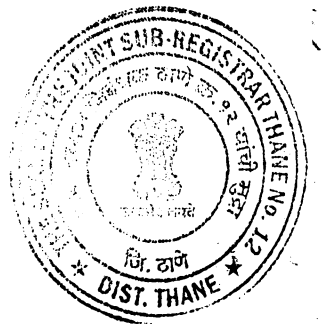
Permanent Account Number

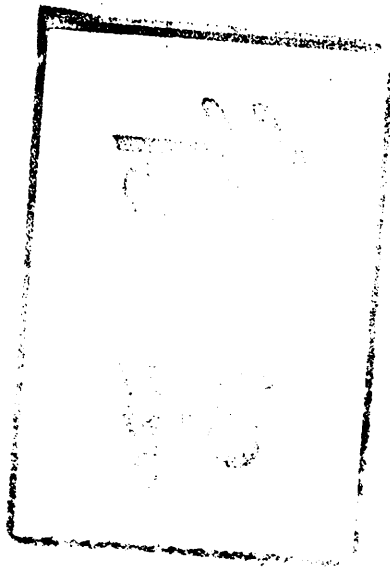
DWOPS9056R

Signature



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दस्त क्र. १०२१६/१९९०	
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530/10216

शुक्रवार, 14 जुलै 2023 12:11 म.नं.

दस्त गोषवारा भाग-1

टनन12

दस्त क्रमांक: 10216/2023

दस्त क्रमांक: टनन12 /10216/2023

वाजार मूल्य: रु. 17,72,52,000/-

मोबदला: रु. 82,00,00,000/-

भरलेले मुद्रांक शुल्क: रु.4,10,00,000/-

दु. नि. मह. दु. नि. टनन12 यांचे कार्यालयात

पावनी:10707

पावनी दिनांक: 14/07/2023

अ. क्रं. 10216 वर दि.14-07-2023

मादरकरणाचे नाव: मॅक्रोटिक डेव्हलपर्स लिमिटेड तर्फे ऑथराईज सिग्रेटरी
अथर्व कुडतरकर -

रोजी 12:07 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1300.00

पृष्ठांची संख्या: 65

दस्त हजर करणाऱ्याची मही:

एकूण: 31300.00

JSRTHANE12

सह दुय्यम निबंधक वर्ग-२

ठाणे क्र. १२

दस्ताचा प्रकार: अमाईनमेंट डीड



सह दुय्यम निबंधक वर्ग-२

ठाणे क्र. १२

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 14 / 07 / 2023 12 : 07 : 32 PM ची वेळ: (मादरीकरण)

शिक्षा क्रं. 2 14 / 07 / 2023 12 : 08 : 59 PM ची वेळ: (फी)

प्रांतेज्ञापत्र

दस्त दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या
करतुदीनुसारच नोंदणीत समाज केलेला आहे, दस्तातील संपूर्ण मजकूर
निष्पादक व्यक्ती, खासगीत व सोबत जोडलेल्या कागदपत्रांची आपण
सहाय्यीय सत्यता, वैधता कायदेशीर बाबींसाठी खालील दस्त निष्पादक
व करतुदीधारक हे संपूर्णपणे जबाबदार राहतील

लिहून घेणार

लिहून घेणार



14/07/2023 12 19:46 PM

दस्त गोषवारा भाग-2

टनन12

दस्त क्रमांक:10216/2023

दस्त क्रमांक :टनन12/10216/2023

दस्ताचा प्रकार :-असाईनमेंट डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मॅक्रोटैक डेव्हलपर्स लिमिटेड तर्फे ऑथराईज सिग्रेटरी अथर्व कुडतरकर - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412, 4था मजला, 17जी वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AAACL1490J	लिहून घेणार वय :-27 स्वाक्षरी:- 		
2	नाव:कोठारी ऑटो पार्टस् मॅन्युफॅक्चरर्स प्रायवेट लिमिटेड तर्फे संचालक राजेश पटेल तर्फे कु.मु म्हणुन दिलीप सावंत - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 139, सेक्सारीया चेम्बर्स, 2रा मजला, एन एम रोड, फोर्ट मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, . पॅन नंबर:AAACK4477C	लिहून देणार वय :-50 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित असाईनमेंट डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:14 / 07 / 2023 12 : 12 : 15 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:संदेश शिवगण -- वय:32 पत्ता:412 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई पिन कोड:400001		
2	नाव:राहुल वंडेकर -- वय:43 पत्ता:412 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई पिन कोड:400001		

शिकका क्र.4 ची वेळ:14 / 07 / 2023 12 : 14 : 36 PM

शिकका क्र.5 ची वेळ:14 / 07 / 2023 12 : 15 : 11 PM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक वर्ग-२

Payment Details. ठाणे क्र. १२

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	MH04765990202324E	ADJ 340/23	41000000	SD		
2		DHC		1307202315838	1300	RF	1307202315838D	14/07/2023
3		eChallan		MH004766798202324E	30000	RF	0002674315202324	14/07/2023

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10216 /2023

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..... पाले आहेत
सदर दस्त पुस्तक क्र. १२ वर नोंदला

सह. दुय्यम निबंधक ठाणे क्र. १२
दि. १०/०७/२०२३