495319

17-03-2021

Note:-Generated Through aSearch Module,For original report please contact concern SRO office. सूची क्र.2

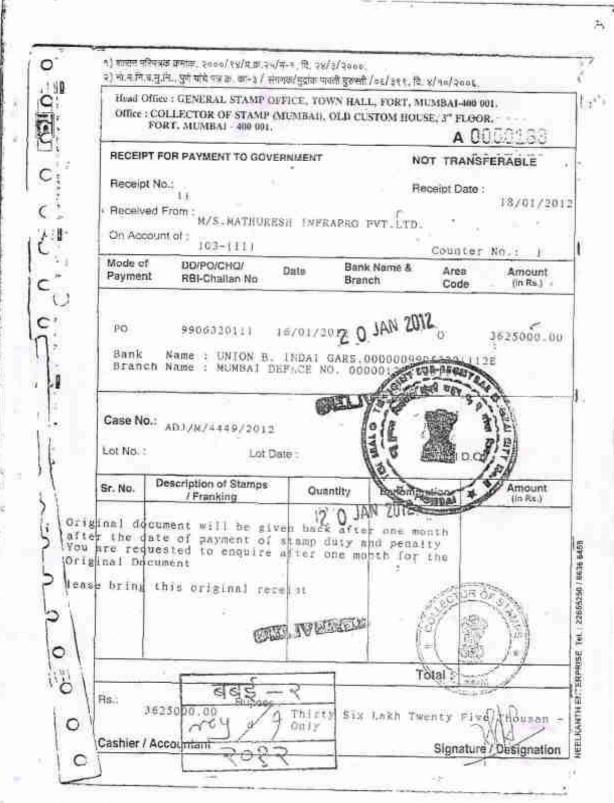
दुव्यम निबंधक : मुंबई शहर 2 (वरळी)

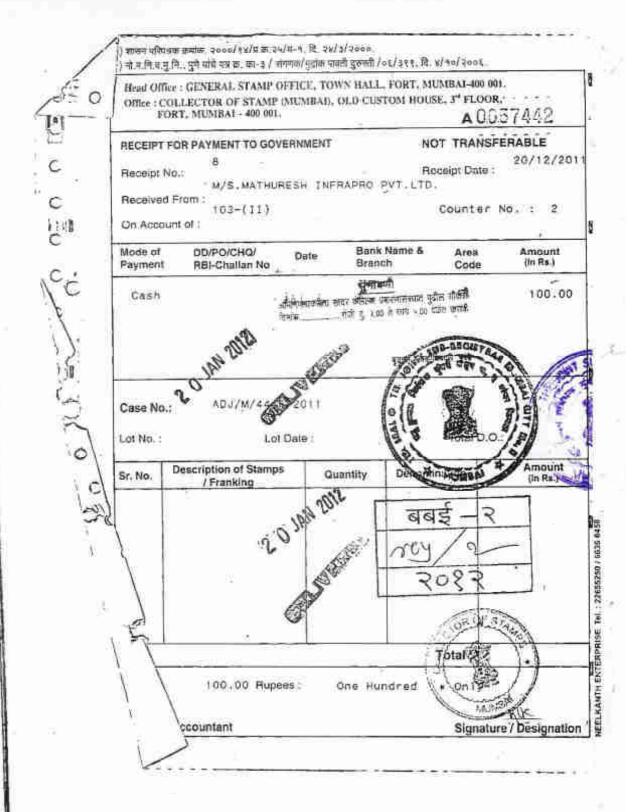
दस्त क्रमांक : 495/2012

नोदणी : Regn:63m

गावाचे नाव: ढाढर-नायगाव

(1)वितेखाचा प्रकार	अभिष्ठसातंरणपत्र
(2)मोबदला	₹.72500000
(३) बाजारभाव(भाडेपटटयाच्या बाबतितमटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	₹. 72500000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकचे नाव:इतर वर्णन :जमीन व बोधकाम केसर बाग एकुण क्षेत्र 6981 ची.पार्डस्,अर्थात (5837 ची.मि.)व पी आर कार्ड प्रमाणे 5574.46 ची.मि. प्लॉट न 40 ऑफ नायगांव इंस्टेट,स्क्रिम क्रे 80. डॉ बाबासाहेब ऑबेडकर रोड,दादर पू.मूं 14 सी एस न 1/62,दादर-नायगांव विभाग, व इतर माहिती दस्तात नमुद केल्याप्रमाणे.
(5) क्षेत्रफळ	5837 चौ.मि.
(6)आकारणी किंवा जुडी देण्यात असेश तेव्हा.	*
(7) दस्तऐक्ज करून देणा-पा/लिहून ठेवणा-पा पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1); नाव-हाँरेश वल्लभलालजी गोस्वामी ऊर्फ लालमनी बी गोस्वामी ऊर्फ विठ्ठलनाथजी रणसीऽलालजी महाराज हे गोस्वामी वल्लभलालजी ट्राकरकेशलालजी ऊर्फ राणसोऽलालजी गिरधरलालजी महाराज एव यु एफ तर्फ कर्ता व मॅनेजर वप:पत्ता:- ७.डी गिरधर निवास, गांधीप्राम रोंड, जुहू विलेपाल प यु एफ तर्फ कर्ता व मॅनेजर वप:पत्ता:- ७.डी गिरधर निवास, गांधीप्राम रोंड, जुहू विलेपाल प यु १९पिन कोड:पॅन नं:- AAAHV0668J 2): नाव:-प्रतिभा इरिश गोस्वामी - वय:पत्ता:- वरीलप्रमाणे पिन कोड:पॅन नं:- AAFPG3192A 3): नाव:- मिलन हरिश गोस्वामी हे खता करीता व पल्लवी मिलन गोस्वामी तर्फ मुखत्यार मिलन हरिश गोस्वामी - वय:पत्ता:- वरीलप्रमाणे पिन कोड:पॅन नं:- AABPG2148N 4): नाव:- कुमारी वल्लभी मिलन गोस्वामी तर्फ अ.पा.क म्हणून मिलन हरिश गोस्वामी - वय:पत्ता:- वरीलप्रमाणे पिन कोड:पॅन नं: 5): नाव:- मास्टर कृष्णास्य मिलन गोस्वामी तर्फ अ.पा.क. म्हणून मिलन हरिश गोस्वामी वय:पत्ता:- वरीलप्रमाणेपिन कोड:पॅन नं: 6): नाव:- शरद हरिश गोस्वामी वय:पत्ता:- वरीलप्रमाणेपिन कोड:पॅन नं:- AABPJ2153F
(8)दस्तऐवज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	7); नाव:-में.मधुरेश इनकाप्रो प्रा ति तर्फें संचालक अनित नागराज मुघा वय:पत्ता:- केसर बाग, दादर नायगांव विभाग,डॉ बी ए रोड, दादर पु मुं १४पिन कोड:पॅन नं:- AAHCM1070E
(9) दस्तऐवज करून दिल्याचा दिनांक	20/12/2011
(10)दस्त नोंदणी केल्याचा दिनांक	25/01/2012
(११)अनुक्रमाक,खंड व पृष्ठ	495/2012
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3625000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	0:
(14)शोरा	*





मद्रांक जिल्हासिकारी, पंचर, यांचे कार्यालय ३१८/३१५, लियमा यजना, जुनै जेकान घर,

अंट म्या - १०० ००१

grown within - ADD/M/4449/2011 Hater - 20 1121 2011

(मंबई महांक लिधिनियम १९५८ च्या कलम ३२ खालाल कार्यवाती)

SHIPS STATEMED SECURITY SCHOOL ADJIMITED STATEMENT OF STATEMENT AND MARKING MICHIGAINS INC. MARKING MICHIGAINS INC. क्षांत्र करणात आहे. वेटर List. विस्तान २०१६-२०११ राजी विषयांतीत् अभिष्यांतीत् अस्ति अस्ति अस्ति ।

द्रसादा तपाँगल न्यानील प्रमान

सन्धान निमापन दिनोक क्षेत्रकारक स्पर्धा मनेषु फिदन देगार क्षेत्रक क्षित्र केल प्रक्रिकारिक पित्रकर्मीचे यापेन

119935 तेषध्यत

Albert British N. 42

5832 summs

-7230000xi-

अवर्गात्रकांका क्रोकानीत कालमाने कर ५०० क्रोलका प्राक्त पुरुष क्रेम (मानमाने प्राप्तक प्राप्तक) भूगार) रिपम १९९५ मबील तरतुरी, तरेन पूंची फामधरपालीमा संजातारी प्रचीतन असलाती रिज्यम निर्मक निवस्पनी, पुन्य दर राज्यवातील प्रापिदर्शक सुप्रता व न्यामातील दर व दरलामीचल मारा वास्तानी वामकाचे विकास वासना सन्त मध्या १९%८ गर्धाम जन्मदीनमार कालोलप्रमाने भ्यतिक भूतम य देख देव शाह.

अलच्छा

दव म.श F ASSOR भरणा जलात मुक्त 7.11

क्सी भगसर में य

Ft 14.25064

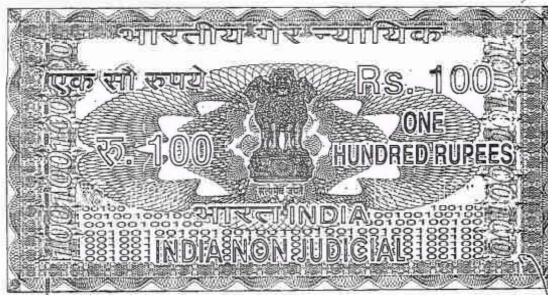
उपरोधन सब करमस्थितो च दरमापकोल नपुर पारिगोणन आतार साल्यन प्याप अनियम उपरांग परीट परीय उत्त

अंतरिम आवेश

- २. अभिनेत्रांस्करोता सारः कलस्य संभवास पंतरं प्रकार अधिनवर १९५८ च्या वस्ताची १ फोल अनुवेद १०५५ २००० मुझार अवरोग मुझार ज्ञानक के passiono?- रोग्वीरिये (107am) 00300568 य रेड म. व्ही - रेस आहे.
- २. सर्वेल पूर्वन गुल्क आकाम क्रांच अपन्यात है तहींग क्रांच ग्रांच क्रांचावाम के हैं, निव्याना क्रांच रेगान करों भगनेने परीब शुरुक में देशका भगना CRAS के बालानियों। जीने नार्वने little create paradore have in voltable t on demograph arms dest. Busines upiles apper M. Marsines structure and also measures and the contract of the c उदेश-मानुंद भागवादीय भीतीकृत बुक्तावादी चालामाते वर मानवादीक मानवादी प्राप्त
- के कहा अलेक हा जीतीय आहे। जाना ने अल्लान कन नकतात प्रणा आका होती जाना कहान अंतिहा अर्था पान इतन्त्राच्या विश्वविद्यालय () निवर्ताच्या विद्यालय विद्यालय विद्यालय विद्यालय विद्यालय विद्यालय विद्यालय ऑसोरम आरंग वॉशम वाराणात वंडेल

महान हमस्त्रीकार्गा, ने स

위한 최. Mr. Mathanesh Infrajo a Pet. Ltd. प्रकार प्रदेश के किया है। किया के महिला के किया कि किया कि कि किया कि किया कि किया कि किया कि किया कि किया कि





Paste! 1 +0 38 AVI. 7, 24, 00,0001mv . 7, 25,00,000 |-Sterny Act, 1939. GPN 000000 1722720 1112 Case No. Ap. M. 4449 2011 (17 113 12 Dec 191112012 Booked from Shift on 15. Matheureth, There are put 41. colding on ... (Dumbers) domp date of Rs. (36.25, 900.) ide chellan Ne. JJ.... Dated 1911 2017 -Sertified under Section 32(1) (b) of the bombsy Stamp Act, 1958 that the full duty dre 36, to not with which this instrument is phorosoble has wen :: " vide article No. . . 755 No. 1. . . . of school - u. This certificate is subject to the provisions of section 53-A of Bombuy Starpp-Apt. 1953 Mumberi WILL TOUR मुद्रंक जिल्हापिकारी मुंबई / अंग्रस १ / अंग्रट २ / चंत्रे ५०० प्राप्त झसेला जीमोतींग एत.रू..रू.. त : रोजीच्या प्रवासीका : क स्पूर्ण का आसी असून ने महे . 3500 बब इ

Shri Goswami Vallabhlalji Dwarkeshlalji Allas Ranchhodlalji Girdharlalji Maharaj HUF (the said HUF), hereinafter referred to as "THE ASSIGNOR" [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his helrs, executors, administrators and legal representatives and the members of the Shri Goswaps Vallabhlahi Dwarkeshlahi Alias Ranchhodlaiji Girdharlahi Maha HUF] of the ONE PART; (2)SMT. PRATIBHA HARI GOSWAMI alias Haripriya Harish Goswami (3) SHRI MICA Prabhuji Harish HARISH GOSWAMI allas (4) SMT. PALLAVI MILAN GOSWAMI (5) KUM. VALLABHI MILAN GOSWAMI, a minor, through her father and natural guardian SHRI MILAN HARISH GOSWAMI (6) MASTER KRPSHNASYA MILAN GOSWAMI a minor, through his father and natural guardian SHRI MILAN HARISH GOSWAMI; and (7) SHRI SHARAD HARISH GOSWAMI hereinafter collectively referred to as "THE CONFIRMING PARTY" [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective neirs, executors, administrators andlegal representatives] of the SECOND PART; AND M\S. MATHURESH INFRAPRO PVT. LTD., a Company registered under the Companies Act 1956, having its office at Kesar Baug, C.S.No. 1/62, Dadar, Naigaon Division, Dr. Ambedkar Road, Dadar (E.), Mumbai, hereinafter called

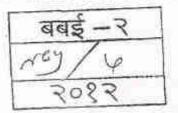
8 4 5 x

"THE ASSIGNEE" (which expression and include the successors in title and assigns) of the OTHER PART:

WHEREAS:-

By an Indenture of Lease dated 15th June, 1927, executed (8) between the Trustees for the Improvement of the City of Bombay, a corporation constituted by the City of Bombay Improvement Transfer Act, 1925 (therein referred to as the "Board")of the One Part as the "Lessors" therein and one Goswami Vallabhlaiji Dwarkeshlaiji Maharaj as the "Lessee" therein and registered with the Sub-Registrar of Assurances on 1911 August, 1927 under Serial No. 3726, the said Corporation did thereby demise unto the said Lessee therein, for a term of 999 years commencing from 30th November 1922, all that piece or parcel of Municipal land or ground bearing C.S. No.1/62 of Dadar and Naigaum Division, District Mumbai City and bearing Plot No.40 of Naigaum Estate Scheme No.60, situated on Dr. Babasaheb Ambedkar Road, Naigaon, Dadar (East), Mumbai - 400 014 and now known as Kesar Baud admeasuring 6981 sq.yrds equivalent to 5837 sq. meters or thereabouts together with structures standing thereon and more particularly described in the Schedule thereunder written which corresponds to the Schedule

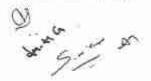
Mings of M

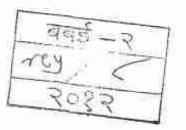




hereunder written and hereinafter referred to as "the said property", on the terms and conditions contained in the said Indenture of Lease;

- (b) The said Goswami Shri Dwarkeshialji Shri Vallabhialji Maharaj was holding the Said Property in his capacity as the Karta and Manager of his HUE.
- (c) The said Goswami Shri Dwarkeshlaiji Shri Vallabhlaiji
 Maharaj constructed on the said Land, structures
 comprising of ground plus one floors out of his own funds.
 which structures are occupied by various
 tenants/occupants, list whereof and details of the
 respective premises occupied by them and details of the
 rent being paid by them is annexed hereto as Annexure 1
 . Besides the said structures, there is one another
 structure comprising of ground + eight floors and having
 72 residential flats (known as Venu Apartment) presently
 standing on the said Land, which flats are occupied by
 Premise Holders and as listed Annexure '2' hereto.
- (d) The said Goswami Shri Dwarkeshialji Shri Vallabhlalji Maharaj was holding the Said Property in his capacity as the Karta and Manager of his HUF.



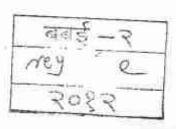




(e) The said Goswemi Shri Dwareshlalji Shri Vallabhlalji Maharaj died intestate on 23rd October 1945, leaving behind him his wife Goswami Krishnapriyavahuji (since deceased), his son Shri Vallabhlalji Dwarkeshralji Maharaj (since deceased) and his three daughters viz. (a) Kunjiata Dwarkanath Sharma, (b) Nikunjiata and (c) Navnikunjiata as his legal heirs as per the Hindu law by which he was governed;

- (f) On the demise of the said Goswami Shri Dwarkeshialji Shri Vallabhlalji Maharaj, his son Goswami Vallabhlalji Dwarkeshialji Maharaj became the Karta of the HUF;
- (g) The said Goswami Krishnapriyavahuji (widow of Late Goswami Shri Dwarkeshlahji Shri Vallabhlalji Maharaj) died on 12^m February 1961.
- (h) By and under a Deed of Release dated 15th June 1957 made between the said (a) Kunjiata Dwarkanath Sharma,
 (b) Nikunjiata and (c) Navnikunjiata being the daughters of the deceased, (therein collectively referred to as the 'Releasors') of the One Part and the said Goswami Vallabhlaiji Dwarkeshialji Maharaj (therein referred to as the 'Releasee') of the Other Part, (registered with the Sub-Registrar of Assurances of Bombay under Sr.No.2781/1967) the said Releasors released unto the

M. 2.7.

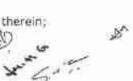


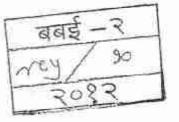




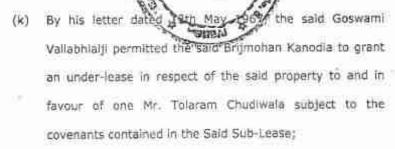
said Goswami Vallabhialji all their respective rights and interests in the properties and assets of the HUF (including the Said Property) absolutely and forever and in the manner and on the terms and conditions contained in the said Deed of Release;

- (i) The said Goswami Vallabhlaiji Dwarkeshlaiji Maharaj held the Said Property in his capacity as the Karta and Manager of Shri Goswami Vallabhlaiji Dwarkeshlaiji Alias Ranchhodlaiji Girdharlaiji Maharaj HUF (the said HUF);
 - By and under an Indenture of Sub-Lease dated 13th May, 1967, and registered with the Sub-Registrar of Assurances at Bombay under number 1940/1967, (hereinafter referred to as "the Said Sub-Lease") made between the said Goswami Vallabhlaiji, in his capacity as the Karta and Manager of his HUF and on behalf of himself and as a guardian of his then minor son Goswami Harishkumar Aka Lalmani, (therein referred to as the "Sub-Lessor") of the One Part and one Brijmohan Kanodia (therein referred to as the "Sub-Lessee") of the Other Part, the said Goswami Vallabhlaiji, granted unto the said Sub-Lessee, a Sub-Lease in respect of the Said Property for the term of 98 years commencing from 1st April 1967 at and for the consideration and on the terms and conditions contained

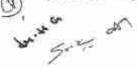


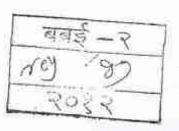






- (I) Thereupon the said Mr. Brijmohan Kanodia executed an Agreement to Under-Lease dated 13th May 1967 to and in favour of the said Mr. Tolaram Chudiwale (hereinafter referred to as "the Said Agreement") in respect of the said property.
- (m) Pursuant to the said Agreement, M/s. Chudiwala & Co. being an entity controlled by the said Mr. Tolaram Chudiwala constructed a building on a portion of the said property known as Venu Apartments comprising of ground plus eight floors and having 72 residential flats and have since disposed off the said 72 flats to various persons, who have formed and registered a co-operative society under the provisions of Maharashtra Co-operative Societies Act, 1960;
- (n) The said Mr. Brijmohan Kanodia and M/s. Chudiwala & Co., committed breaches of the said Sub-Lease and in view thereof the said Goswami Valiabhlaiji terminated the Sub-Lease and consequently the Under-Lease which resulted in protracted litigation between the parties therein and





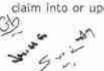


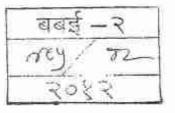


various Appeals / other proceed as including writ petitions etc. came to be filed in respect of the orders passed by various Courts and by virtue of diverse orders passed by the Hon'ble Supreme Court of India including the order dated 17th March 2009 in Special Leave Petition No.12140 of 2007, the said property has reverted back to the Assignor and the Assignor continues to be in possession of the said property subject to the tenants / occupants occupying the structures as aforesaid.

- (o) The said Goswami Valiabhlaiji expired intestate at Mumbal on or about 4th January 1990 leaving behind him his wife Smt. Sarojini Vallabhlaiji, his son Harish Vallabhlaiji Goswami (being the Assignor herein) and his daughters Smt. Leena Padmanabhan and Smt. Sunita P. Sandilya as his legal heirs according to the Hindu law of succession, by which he was governed.
- (p) By and under a Deed of Family Settlement dated 12th

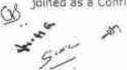
 November 1990 made between the said legal heirs of the said late Goswami Vallabhlalji (registered under Sr.No. 22520 with the Sub-Registrar of Assurances at Calcutta), the said Smt. Sarojini Vallabhlalji, and the said daughters Smt. Leena Padmanabhan and Smt. Sunita P. Sandilya, interalia released all their respective right title interest and claim into or upon the Said Property in favour of and unto

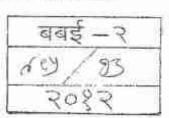






- (q) The Assignor's married daughter namely Mrs. Kamini Vikram Pai is claiming no share in the properties of the HUF as is evidenced by her declaration dated 24th June 1994;
- (r) In the premises, the Assignor herein as the Karta and manager of the aforesaid HUF, comprising of himself, his wife Smt Pratibna H.Goswami and his two sons Shri Milan Harish Goswami and Shri Sharad Harish Goswami became seized and possessed of the said property more particularly described in the Schedule hereunder written, subject to the tenants / occupants occupying the structures as aforesaid;
- (s) By virtue of a Deed of Release dated .3rd December 2011, the said Sharad Harish Goswami (son of Harish Goswami) (Confirming party No.7 hereto) has released and relinquished all right title and interest into or upon the properties of HUF for self and in his capacity as the father and natural guardian of his minor son Aradhya Sharad Goswami and as such is claiming no share in the properties of the HUF and in token of confirmation thereof he has Joined as a Confirming Party to these presents; .





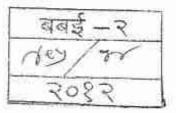




(t) In the premises the HUF of Shri Goswami Vallabhlalji Dwarkeshlalji, (the Assignor herein) now comprises of the karta of the HUF namely Shri Harish Goswami, his wife Smt Pratibha H.Goswami, his son Milan Harish Goswami, his son's wife Smt. Pallavi Milan Goswami and their two minor children namely. Kum Vallabhi Milan Goswami (age 6 years) and Master Krishnasya Milan Goswami (age 3 years), the ConfirmingParties 1 to 6 herein.

- (u) The said property being fully tenanted and occupied (as evidenced from the List of Tenants and Occupants annexed
- as Annexure "A" hereto) and in a dilapidated state and not generating sufficient revenue even for the maintainence of the property, the Assignor herein, has, in consultation with the members of the said HUF, agreed to transfer and assign the said property unto the Assignees herein, the said assignment being for the welfare and benefit of all the members of the said HUF, including the minor members.
- (v) The Confirming party hereto, with a view to confirm the assignment of the said property by the Assignor unto the Assignee, have Joined in these presents.
- (w) In the revenue records including the Property Card, the said Property is standing in the name of Shri Harish Vallabhlalli Goswami however, the Said Property is being

G. S. Jak







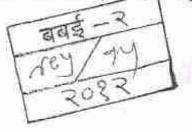
The Assignor has prior hereto obtained from several of the Tenants and Occupants in the property redevelopment consents as well as Agreements for Alternate Accommodation as listed in the List of Tenants and Occupants annexed as Annexure hereto and the Assignor has agreed to transfer and assign the benefit of the said redevelopment consents and Agreements unto the Assignee herein. The Assignee has also verified the Irrevocable consents and Alternate Accommodation Agreements made by the Tenants and Occupants as listed in Annexure "B" hereto and has agreed to abide by the terms and conditions contained therein;

Short 7



- (y) The Assignee has independently made all necessary enquiries and searches and has investigated the title of the Assignor to the said property and has physically inspected the said property and based on the same and also relying upon the representations made by the Assignor as contained hereinas well as the Assignors Declaration on Title, has accepted the title of the Assignor to the property and has agreed to acquire the said property in the manner contained herein;
- (z) The Assignee is aware that the property being





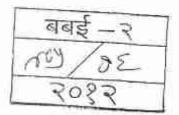
tenanted/occupied, the Assignor will be able give the possession of the property to the Assignee subject to the tenancies/occupancies of the tenants/occupiers of the structures;

(aa) The Assignor with the consent of the Confirming Party has agreed to assign all its leasehold rights into or upon the said property to the Assignees together with the benefit of the irrevocable consents and Alternate Accommodation Agreements made by most of the Tenants as listed in Annexure "B" hereto agreeing to redevelopment of the said property and the Assignees having paid the full agreed consideration to the Assignor, has requested the Assignor to make and execute these presents and the Confirming Party to consent to and confirm the same, by transferring and assigning the said property unto the Assignees in the manner hereinafter contained.

AT SO BY A

NOW THESE PRESENTS WITNESSETH that in the premises as aforesaid and in consideration of the payment of the amount of Rs.7,25,00,000/- (Rupees Seven Crore Twenty Five Lacs only) paid by the Assignee to the Assignor in the manner as stipulated in the receipt clause hereinafter contained being the entire payment of the consideration and/or purchase price in respect of the said leasehold property described in the Schedule hereunder written (the







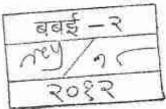
nor does hereby perent payment and receipt admit and acknowledge and ofcerning on the same and every part thereof do for ever acquit, release and discharge the Assignees) HE THE ASSIGNOR, AND THEY, THE CONFIRMING PARTY, DO hereby grant, transfer, assign, assure and convey unto the Assignees ALL THAT Leasehold piece and parcel of land bearing C.S. No.1/62 of Dadar and Naigaum Division, District Mumbai City and bearing Plot No.40 of Naigaum Estate Scheme No.60, situated on Dr. Babasaheb Ambedkar Road, Naigaon, Dadar (East), Mumbai - 400 014 and now known as Kesar Baug admeasuring 6981 sq.yrds equivalent to 5837 sq. meters or thereabouts together with structures standing thereon and more particularly described in the Schedule hereunder written and delineated on the Pian hereto annexed and thereon shown surrounded by red colour boundary line, [hereinafter for brevity's sake to be referred to as the "said leasehold property"] for the remainder of the lease period of 999 years commencing from 30th day of November 1922 and for such further renewals as may be granted by the Lessors from time to time TOGETHER WITH all and singular house courts, outhouses, edifices, buildings, yards, areas, compounds, sewers, common gullies, nallas, water courses, plants, lights, liberties, privileges, ditches, fences, trees, drains, ways, paths, passages, easements, wells, profits. advantages, rights, members and appurtenances whatsoever



to the said property or any ott. in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part of members thereof to belong or the appurtenant thereto AND ALSO together with all the deeds, documents, writings, vouchers and other evidences of title relating to the said piece or parcel of land or ground hereditaments and premises or any part thereof AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Assignor into out of or upon the said property or any part thereof TO HAVE AND TO HOLD all and singular the said property hereby granted, released, transferred, conveyed and assured or intended or expressed so to be with his and every of his rights members and appurtenances whatsoever unto and to the use and benefit of the said Assignee forever subject to the payment of all rents, rates, taxes, assessment, dues and duties now chargeable upon the same or hereafter to become payable to the Government of Maharashtra or to the Mumbai Municipal Corporation or any other public body or authority in respect thereof THE ASSIGNOR does hereby for himself covenant with the Assignee that notwithstanding any act, deed, matter or thing whatsoever by the Assignor or by any person lawfully and







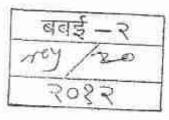
or in trust for him equitably claiming by made done committed, omitted or knowingly suffered to the contrary THE ASSIGNOR now has in himself good right, full power and absolute authority to assign, grant, release, convey and assure the said property hereby assigned, granted, released, conveyed or assured as the case may be or intended so to be unto and to the use of the Assignees in any manner aforesaid AND THAT it shall be lawful for the Assignee from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said property hereby granted with the appurtenances thereof and receive the rents, issues and profits thereof and of every part thereof to and for their own use and benefit without any suit, lawful, eviction, interruption, claim or demand whatsoever from or by the Assignor or by any person/s lawfully or equitably claiming or to claim by from under or in trust for him AND THAT subject to the rights of tenant and occupants in the said property free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Assignor well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had made executed occasioned or suffered by the Assignor



or by any other person or persons lawfully or equitably claiming or to claim, by from under or in trust for him AND THIS INDENTURE FURTHER WITNESSETH that ASSIGNOR and all persons lawfully or equitably claiming or to claim by from under or in trust for the Assignor any estate, right, title or interest at law or in equity in the said property hereby granted, assigned, released, transferred, conveyed, assured or intended so to be or any part thereof by from under or in trust for him the Assignor shall and will from time to time and at all times hereafter at the request and costs of the Assignee do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in the law whatsoever for the better, further and more perfectly and absolutely granting, and assuring the said property and every part thereof hereby granted, unto and to the use of the Assignee in manner aforesaid and shall or may be reasonably required by the Assignee its successors, and assigns or their counsel in law, and the Assignor does, so far as relates to his own acts and deeds only but not further or otherwise, does hereby covenant with the Assignee that he the Assignor has not committed, omitted or knowingly or willingly suffered or been party or privy to any act, deed, matter or thing whereby he is prevented from granting, assigning and conveying the said



8 or /



manner aforesaid or Assende property to the whereby the same or any part thereof is can or may be charged, encumbered, or prejudicially affected in estate, title or otherwise howspever AND THIS INDENTURE FURTHER WITNESSETH that the Assignor has assigned and transferred the leasehold rights, title and interest of the said property subject to the terms, conditions and covenants under the said Indenture of Lease dated 30th November 1922 and that the Assignces do and each of them doth hereby agree, record, declare, confirm and covenant with the Assignor that the Assignees shall at all times abide by, observe, follow and perform all the said terms, conditions and covenant and from time to time pay the lease rent and other payment reserved under the said lease without making the Assignor liable and/or responsible for the same and shall indemnify and keep the Assignor indemnified in respect thereof AND THIS INDENTURE FURTHER WITNESSETH that the Assignor has simultaneously herewith placed the Assignee in possession of the said property subject to the tenancy and occupancy of the tenants / occupants in respect of the structures and has executed Letters of Attornment attorning the tenancy / occupation rights of the said Tenants and Occupants in favour of the Assignee and directing them to pay to the Assignces hereafter the monthly amount of rent and other compensation in respect of the premises respectively used



and occupied by them AND TAIS THE WITNESSETH that the Assignor doth hereby assign and transfer unto the Assignees the benefit of Irrevocable Consents for Development issued by several of the Tenants/ occupants of the Assignor in the said property alongwith the Alternate Accommodation Agreements made with the said Tenants and as listed in the List Annexure "e" hereto subject to the terms and conditions contained therein alongwith the benefit of all applications as may have been made to the Concerned Authorities for the Development of the said property and together with the benefit of permission as may have been received or are to be received in the name of the Assignor from the said Concerned Authorities including the Town Planning Authorities AND THIS INDENTURE LASTLY WITNESSETH that the stamp duty and registration charges payable in respect of these presents shall be borne and paid by the Assignee alone.

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

S. S. S.

बबई –२ ८५/४८ २०१२





All that piece and parcel of land bearing C.S. No.1/62 of Dadar and Naigaum Division, District Mumbal City and bearing Plot No.40 of Naigaum Estate Scheme No.60, situated on Dr. Babasaheb Ambedkar Road, Nalgaon, Dadar (East), Mumbal -400 014 and known as Kesar Baug admeasuring 6981 sq.yrds equivalent to 5837 sq. meters or thereabouts together with the structures standing thereon and is assessed by the Municipality under F (South) Ward under Property No. 00281705, SAC No.FS09/00/28/00/09/0000, under Property No.00281714, SAC No.FS09/00/35/00/5/0000, under Property No.00287518, 5AC No.FS09/00/35/01/3/0000, under Property No.00281707, SAC No.F509/00/28/2/5/0000 and under Property No.00281706, SAC No.FS09/00/28/01/7/0000

and bounded as follows:

On or towards the North by :

CS Nos.19/62 & 20/62 of Dadar and Nalgaum division, Plot Nos.41 to 44 of Nalgaum Estate Scheme No.60.

On or towards the South by :

No.13 of Nalgaum Road Scheme No.60 Estate known as B.J. Deorukhkar Road.

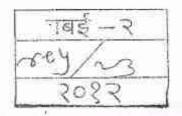
On or towards the West by :

Dr. Babasaheb Ambedkar Road

On or towards the East by :

Road No.2 of Naigaum Estate Scheme No. 60 known as

S.M.Jadhav Road.





SIGNED, SEALED AND DELIVERED DATE.

the withinnamed - "ASSIGNOR"

SHRI HARISH VALLABHLALJI GOSWAMI

In his capacity as the Karta and Manager of)
Goswami Valiabnialli Dwarkeshlaiji Maharaj HUF)
in the presence 1

of

smeth a unthing

2 Proude Forest To Jacob

SIGNED, SEALED AND DELIVERED by

the withinnamed"THE CONFIRMING PARTY")

(1) SMT. PRATIBHA HARISH GOSWAMI

By the hand of her Constituted Attorney SHRI HARISH VALLABHLALII GOSWAMI

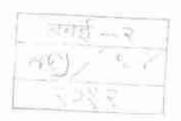
- (2) SHRI MILAN HARISH GOSWAMI
- (3) SMT. PALLAVI MILAN GOSWAMI

 By the hand of her Constituted Attorney

 SHRI MILAN HARISH GOSWAMI
- (4) KUM.VALLABHI MILAN GOSWAMI

 By the hand of hor father and natural

 Guardian SHRI MILAN HARISH GOSWAMI
- (5) MASTER KRISHNASYA MILAN GOSWAMI By the hand of his father And natural Guardian SHRI MILAN HARISH GOSWAMI





(6) SHRI SHARAD HARISH GOSWAMI

in the presence of

E. PUBAC

2. Differentine



0

SIGNED, SEALED AND DELIVEACO UY

the withinnamed "ASSIGNEES"

For Mathuresh Infrapro Pvt. Ltd.

M/S. MATHURESH INFRAPRO PVT. LTD.

Director

Through the hand of its DIRECTOR

[1] ANIL NAGRAJ MUTHA

in the presence of

1 Warreto

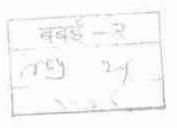
2-789















RECEIVED this day of and from the

withinnamed ASSIGNEES
by Pay Order No./Maxim@dated 2.3 [1] 2 1 2 1

for Rs.7,25,00,000/- (Rupees Seven Crore)

Twenty Five Lacs only) issued)

by Kotak Mahindra Benk Ltd. Naupada,)

Thane being the amount of consideration as)

withinmentioned paid by the)

Assignees to the Assignors.) ... Rs.7,25,00,000/
† c. in Ecoci r of V. D. Gos with (Hoc.)

I SAY RECEIVED

[SHRI HARISH VALLABHLALJI GOSWAMI]

Karta and Manager of Goswami Vallabhialji Dwarkeshlalji Maharaj HUF)

ASSIGNOR

WITNESSES!

Rev. Wort.
Disparthore.

बबई - २ *२०१* २ २०१२