



पावती

Original/Duplicate

Wednesday, February 09, 2022

नोंदणी क्र.: 39म

2:16 PM

Regn.: 39M

पावती क्र.: 2171 दिनांक: 09/02/2022

गावाचे नाव: कोडीविटा

दस्तऐवजाचा अनुक्रमांक: वदर1-1918-2022

दस्तऐवजाचा प्रकार : असाईनमेंट डीड

सादर करणाऱ्याचे नाव: विनबिल्ड मेटल्स प्राईवेट लिमिटेड चे ऑथराईझ्ड सिग्नेट्री आलोक दोषी

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

2:35 PM ह्या वेळेस मिळेल.

  
सह. मुख्य कार्यमंडळ, कांघेरी रस्ता-१,  
मुंबई उपनगर जिल्हा

वाजार मुल्य: रु.169850500 /-

मोबदला रु.170000000/-

भरलेले मुद्रांक शुल्क : रु. 8684500/-

1) देयकाचा प्रकार: DHC रकम: रु.1300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0902202204248 दिनांक: 09/02/2022

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012830461202122M दिनांक: 09/02/2022

वैकेचे नाव व पत्ता:

For WINBUIILD METALS PVT. LTD.

  
Director / Authorised Signatory

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON.....09/02/2022



CHALLAN  
MTR Form Number-6



GRN	MH012830461202122M	BARCODE			Date	08/02/2022-18:40:14	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
Office Name	BDR17__JT SUB REGISTRAR ANDHERI 6		PAN No.(If Applicable)	AAAF1385L				
Location	MUMBAI		Full Name	CHOUDHARY GARMENTS				
Year	2021-2022 One Time		Flat/Block No.	Plot No. 117				
Account Head Details		Amount In Rs.	Premises/Building	Plot No. 117				
0030045501	Stamp Duty	8684500.00	Road/Street	Road No. 18, MIDC Marol, Andheri (E)				
0030063301	Registration Fee	30000.00	Area/Locality	Mumbai				
			Town/City/District					
			PIN	4 0 0 0 9 3				
			Remarks (If Any)	PAN2=AACW9851C-SecondPartyName=WINBUILD METALS PRIVATE LIMITED-CA=170000000				
			Amount In	Eighty Seven Lakh fourteen Thousand Five Hundred Rupees Only				
			Words	Rupees Only				
			Total	87,14,500.00				
Payment Details			STATE BANK OF INDIA					
Cheque-DD Details			FOR USE IN RECEIVING BANK					
		Bank CIN	Ref. No.	00040572022020967350		CPABKBDXT7		
Cheque/DD No.		Bank Date	RBI Date	08/02/2022-18:40:22		Not Verified with RBI		
Name of Bank		Bank-Branch		STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				



Department ID : Mobile No. : 9322604999  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालन केवल दुयम निबधक कार्यालयात नोंदणी करावयाच्या दस्तावेजांसाठी लागू आहे. नोंदणी न करतावयाच्या दस्तावेजांसाठी सदर चालन लागू नाही.

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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-322-1918	0006220355202122	09/02/2022-14:15:58	IGR186	30000.00
2	(IS)-322-1918	0006220355202122	09/02/2022-14:15:58	IGR186	8684500.00
Total Defacement Amount					87,14,500.00



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 0902202204248 Receipt Date 09/02/2022

Received from JOINT S R ANDHERI , Mobile number 8424885455, an amount of Rs.1300/-, towards Document Handling Charges for the Document to be registered on Document No. 1918 dated 09/02/2022 at the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.

DEFACED  
₹ 1300  
DEFACED

### Payment Details

Bank Name BARB	Payment Date 09/02/2022
Bank CIN 10004152022020903774	REF No. 1290317748
Deface No 0902202204248D	Deface Date 09/02/2022

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



Handwritten stamp with text: १९१५ २ ६५  
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Valuation

Village :- Kondivita --- Plot No.117

Zone/Sub Zone :- 42/215

Land Rate :- 65,760/- Industrial Rate :- 1,43,120/-

Plot Area :- 1186 Sq. Mtr.

Basement :- 1995 Sq. ft (Built-Up) Ground Floor :- 5191 Sq. ft (Built-Up)

1<sup>st</sup> Floor :- 5007 Sq. ft (Built-Up) 2<sup>nd</sup> Floor :- 2540 Sq. ft (Built-Up)

Land

$$1186 \times 2.2 = 2609.20$$
$$(-) 1369.24$$

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$$1239.96 \text{ Balance } \times 65,760/- = 81,53,977/- \dots\dots\dots (A)$$

Basement

$$\frac{1995}{10.76} \times 1,27,648/- (20\% \text{ Dep.}) \times 70\% = 1,65,67,051/- \dots\dots\dots (B)$$

Ground

$$\frac{5191}{10.76} \times 1,27,648/- (20\% \text{ Dep.}) = 6,15,81,225/- \dots\dots\dots (C)$$

1<sup>st</sup> Floor

$$\frac{5007}{10.76} \times 1,27,648/- (20\% \text{ Dep.}) \text{ Less } 5\% = 5,64,28,522/- \dots\dots\dots (D)$$

2<sup>nd</sup> Floor

$$\frac{2540}{10.76} \times 1,27,648/- (20\% \text{ Dep.}) \text{ Less } 10\% = 2,71,19,329/- \dots\dots\dots (E)$$

**Market Value :- A+B+C+D+E = 16,98,50,500/-**

Agreement Value :- 17,00,00,000/-

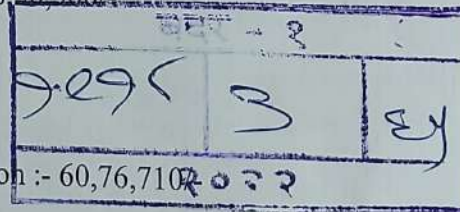
Stamp Duty 5% = 85,00,000/-

Premium Paid By Lessees to Corporation :- 60,76,710/-

Stamp Duty 3% = 1,82,500/-

**Aggregate Stamp Duty :- 86,82,500/-**

**Stamp Duty :- 30,000/-**





CHALLAN  
MTR Form Number-6



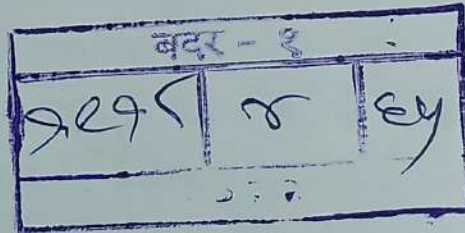
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0030063301	Registration Fee		30000.00	Area/Locality	Mumbai			
				Town/City/District	4 0 0 0 9 3			
				PIN	4 0 0 0 9 3			
				Remarks (If Any)	PAN2=AACW9851C-SecondPartyName=WINBUILD METALS PRIVATE LIMITED-CA=17000000			
Total	87,14,500.00		Amount In Words	Eighty Seven Lakh Fourteen Thousand Five Hundred Rupees Only				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
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Cheque/DD No.	Bank Date	RBI Date	08/02/2022-18:40:22	Not Verified with RBI				
Name of Bank	Bank-Branch			STATE BANK OF INDIA				
Name of Branch	Scroll No. , Date			Not Verified with Scroll				

Department ID :

Mobile No. : 9322604999

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 कार्यालय नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



For WINBUILD METALS PVT. LTD.  
Director / Authorised Signatory



## DEED OF ASSIGNMENT

THIS DEED OF ASSIGNMENT ("this Deed") made and entered into at MUMBAI this 9<sup>th</sup> day of February, 2022 B E T W E E N CHAUDHARY GARMENTS a Partnership Firm through its partners Shri Kamal Choudhary and Smt. Sumitradevi Choudhary, having its registered office at Plot No. B-15, Near Monginis, Off Link Road, Andheri West, Mumbai – 400053, Maharashtra with PAN No. AA AFC1385L, GST No. 27AA AFC1385L1ZD, hereinafter called "THE ASSIGNOR" (which expression wherever applicable unless repugnant to the context or meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) of the One Part; AND WINBUILD METALS PRIVATE LIMITED a Private Limited Company duly incorporated under the Companies Act, 2013 having its office at 704, 7<sup>th</sup> Floor, Marol Chamber V, Nariman Point, Mumbai 400021, PAN NO. AACCW9851C1Z5 through its Authorized Signatory Shri **ABOK DOSHI**, hereinafter called and referred to as "THE ASSIGNEE" (which expression shall unless it be repugnant to the context or meaning thereof, shall mean and include its successors in interest and assigns) of the OTHER PART. The ASSIGNOR and the ASSIGNEE hereinafter shall be individually referred to as the "Party" and collectively referred to as the "Parties":



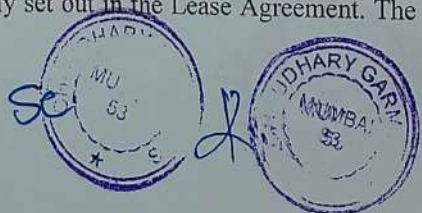
### WHEREAS:

- a. By and under a registered Agreement For Lease dated 03<sup>rd</sup> day of January 1979 ("Lease Agreement"), entered into between Maharashtra Industrial Development Corporation ("MIDC") And M/s PolyPlast, Plot No. 117, Road No. 18, MIDC Marol, Andheri (E), Mumbai 400093 ("Land") was duly transferred on leasehold basis to M/s PolyPlast for a period of 95 years, on the terms and conditions more particularly set out in the Lease Agreement. The built-up area of

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For WINBUILD METALS PVT. LTD.

Director / Authorised Signatory



the Building consists of basement admeasuring 1,995 Sq. Fts. and Ground Floor, 1<sup>st</sup>Floor and 2<sup>nd</sup>Floor admeasuring 12,738 Sq. Fts. The Land and the Building are more particularly described in the Schedule hereunder written.

b. Subsequently, Polyplast constructed, on the Land, a building on plot having an area of 1186 sq. mtrs. with built-up area admeasuring 14,733 Sq.fts. along with a basement ("**Building**"). The Land and the Building are hereinafter collectively referred to as the "**Property**" and are more particularly described in the Schedule hereunder written and delineated on the plan annexed hereto.

c. Thereafter, by and under a registered Deed of Assignment dated 06<sup>th</sup>Day of April, 1993 ("**Deed of Assignment**"), registered with the Office of the Sub-Registrar of Mumbai vide Reg. No. BBM 1-1302/93, registered on May 7, 1993, the entire leasehold rights, and entitlement to the Property was assigned by Polyplast Chemiplast (India) Private Limited the Assignor herein, on the terms and conditions more particularly set out in the Deed of Assignment.



d. Vide order No. MIDC/D-II/MRL/117/111500 dated 15.12.1992 ("**MIDC Order**"), MIDC had accorded it's no objection to the execution of Deed of Assignment between Polyplast Chemiplast (India) private Limited and the Assignor and the assignment of the leasehold rights from Polyplast Chemiplast (India) private Limited to the Assignor.

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The Assignor has complied with all the terms and obligations of the Lease Agreement, the Deed of Assignment and the MIDC Order. In view of the above, the Assignor is well and sufficiently entitled to the

leasehold rights of the **Property**.  
For WINBUILD METALS PVT. LTD.  
Director / Authorised Signatory  
SHYAM SUDHARY GARG  
MUMBAI  
53

f. The ASSIGNOR herein has assured, confirmed, that the title of the said **Property** herein is clear, marketable, and free from all the encumbrances and the ASSIGNOR has absolute right, title, and interest in-respect of the leasehold rights of the said Property.

g. The ASSIGNOR has agreed to transfer and assign to the ASSIGNEE and the ASSIGNEE has agreed to acquire the leasehold rights from the ASSIGNOR for the said Property for total consideration of **Rs.17,00,00,000/-** (Rupees Seventeen Crore Only) being the full and final consideration (subject to deduction of TDS by the Assignee), for the leasehold rights of the **Property**, on the terms and conditions hereinafter mentioned. The Parties agree that the valuation of the Land is **Rs. 9,90,00,000/-** (Rupees Nine Crore Ninety Lakh Only) and that of the Building is **Rs. 7,10,00,000/-** (Rupees Seven Crore Only).

h. AND WHEREAS, the ASSIGNOR has obtained No Objection from MIDC vide its order dated 01.02.2022 "MIDC order No. with reference No. MIDC/ROT-1/MRL-117/518 for transfer of leasehold rights of the Property from the Assignor to the Assignee. The Parties agree that any transfer fees payable to MIDC for transfer of the leasehold rights of the Property from the ASSIGNOR to the ASSIGNEE shall be borne and paid by the ASSIGNEE herein alone.

i. Relying on the truth and veracity of the representations, declarations, covenants, undertakings and indemnities as made, or given by the Assignor in this Deed, the Assignee has agreed to acquire absolutely Assignor's leasehold rights in the Property for the residue of the unexpired term of the lease, at or for the consideration hereinafter stated.



Handwritten signature and date '20/02' inside a rectangular box. Above the box, the text 'अक्षर - १' is written.



For WINBUILD METALS PVT. LTD.  
Director / Authorised Signatory



**NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY  
AND BETWEEN THE PARTIES HERETO THAT**

1. The recitals herein above form an integral part of this Deed.
2. The Parties agree that out of total consideration of Rs.17,00,00,000/- (Rupees Seventeen Lakh Only), the assignee have deducted a sum of Rs.17,00,000/- (Rupees Seventeen Lakh Only) out of the consideration amount payable to the Assignor as per the preventing provision of Income Tax Act 1961. The purchaser shall forthwith deposit the said amount of TDS with Govt. treasury and shall furnish the requisite TDS certificate to the vendor within the prescribed time. The payment of Rs.90,00,000/- (Rupees Ninety Lakh only) was paid by RTGS and further part payment of Rs. 1,58,17,857/- (Rupees One Crore Fifty Eight Lakh Seventeen Thousand Eight Hundred & Fifty Seven Only) & Rs.49,50,000 are also paid by RTGS by the ASSIGNEE, the receipt whereof the ASSIGNOR hereby confirms, admits and acknowledges. The Parties agree that the balance amount of Rs. 13,85,32,143/- (Rupees Thirteen Crore Eighty Five Lakh Forty Two Thousand one Hundred & Forty Three Only) shall be paid on or before the registration by IndusInd Bank wide DD No. 859834 & 859835dt. 22.11.2021 for Rs. 11,37,89,836/- & Rs. 2,47,42,307/- respectively which are subject to realization of instruments to the ASSIGNOR from loan account of the ASSIGNEE. The ASSIGNOR undertakes that upon receipt of the total consideration, the ASSIGNOR will immediately hand over the quiet, vacant and peaceful possession of the Property to the ASSIGNEE.

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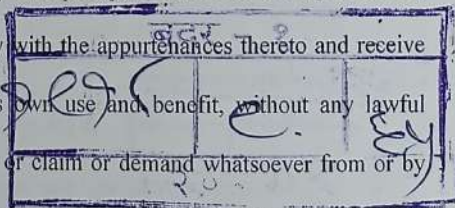
3. The ASSIGNOR hereby declares that upon the execution of these presents, and on receipt of the total consideration of Rs.17,00,00,000/-(Rupees Seventeen Crore Only) the ASSIGNOR assigns and transfers all its leasehold

For WINBUILD METALS PRIVATE LIMITED  
Director / Authorised Signatory



Director / Authorised Signatory

right, title, interest and benefit in respect of the Property to and in favor of the Assignee **AND ALSO TOGETHER WITH** all edifices, yards, compounds, fences, trees, paths, passages, common gullies, walls, ways, wells, water, water courses, sewers, ditches, drains, lights, liberties, privileges, easements, benefits and appurtenances whatsoever to the said Property or any part thereof, belonging or in anywise appurtenant thereto or with the same or any part thereof, now or at any time heretofore usually held, used, occupied or enjoyed **AND ALL** the estate, right, title, interest, property, claim and demand whatsoever, at law and in equity of the Assignor, of, into and upon the said Property or any part thereof **TO HOLD** the Property unto and to the use of the Assignee, free from all encumbrances claims and demands, for the residue of the un-expired term of the lease granted under the Agreement for Lease dated January 3, 1979 **AS ALSO** subject to the payment of all rents, rates, assessments, taxes and dues now chargeable upon the same or hereafter to become payable to MIDC, the Government or the Municipality or any other local or public body or authority **AND** the Assignor doth hereby covenants with the Assignee **THAT NOTWITHSTANDING** anything by the Assignor, its servants, agents, employees and officers, done, omitted or knowingly or willingly suffered to the contrary, the Agreement for Lease dated January 3, 1979 is now a valid and subsisting lease of the said Property which is expressed to be hereby assigned and is not in anywise void or voidable **AND THAT NOTWITHSTANDING** any such thing as afore said the Assignor now hath in itself, good right, full power and absolute authority to grant, assign, transfer and assure the said Property unto the Assignee for the aforesaid residue of the unexpired term in the manner aforesaid **AND THAT** it shall be lawful for the Assignee from time to time and at all times hereafter, during the unexpired term, peaceably and quietly, to enter into and upon and to, hold, possess and enjoy the Property with the appurtenances thereto and receive the rents and profits thereof for its own use and benefit, without any lawful eviction, interruption or disturbance or claim or demand whatsoever from or by the Assignor or from or by any other person or persons lawfully or equitably claiming by, from, through, under or in trust for it **AND THAT** the Property is free and clear and freely, clearly and absolutely, acquitted, exonerated, released



WILD METALS PVT. LTD.

Authorised Signatory



and forever discharged by the Assignor or any of the persons aforesaid claiming or to claim through it, well and sufficiently, saved, defended, kept harmless and indemnified of from and against all estates, charges, encumbrances, claims and demands whatsoever had, made, executed, created, incurred, suffered or occasioned by the Assignor or by any other person or persons having or lawfully or equitably claiming or to claim by, from, under, through or in trust for the Assignor.

**AND FURTHER THAT** the Assignor and every and all persons having or lawfully or equitably claiming any estate, right, title or interest in or to the Property or any part or portion thereof, by, from, under, through or in trust for it, shall and will, from time to time and at all times hereafter, during the term, at the request and costs of the Assignee do and execute and cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters, things and assurances in law whatsoever for further and more perfectly and absolutely assuring the Property and



every part thereof, unto and to the use of the Assignee for the residue of the term in the manner aforesaid as shall or may be reasonably required **AND** the Assignor doth hereby covenant with the Assignee that the Assignor or its servants, agents, employees and officers or any person or persons for and on its behalf, has or have not done omitted knowingly or willingly suffered or been party or privy to any act, deed, matter or thing, whereby it is prevented from in any manner assigning and transferring the Property or whereby the same or any part thereof is, are can or may be charged, encumbered or prejudicially affected in estate, title or otherwise

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howsoever and all such charges and mortgages whatever they may be, have been released, discharged, satisfied and removed prior to the execution hereof **AND** the Assignee doth hereby covenants with the Assignor that the Assignee shall, from the day the Assignee is put in possession of the Property and during the unexpired term and renewal of

For WINBUILD METALS PVT. LTD.  
Director / Authorised Signatory  
MUMBAI 53

the lease, pay the rents reserved by and observe and perform all the covenants and the stipulation and conditions as contained herein **AND** the Assignor shall pay all the outstanding property taxes, rents, levies, charges and/or any bills and/or invoices for electricity and water in respect of the Property till the date the Assignee is put in possession of the Property **AND** the Assignor shall be liable to pay any and all income tax that may accrue pursuant to this assignment and shall indemnify and keep the Assignee indemnified and held harmless against the same.

**AND THAT** subject to what is stated hereinabove the Assignee shall hold the Property free and clear and freely clearly and absolutely acquitted, exonerated, released and forever discharged from or otherwise by the Assignor, well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, title charges and encumbrances whatsoever either already or to be hereafter made, executed, occasioned or suffered by the Assignor or by any other person or persons lawfully or equitably claiming from under or in trust for the Assignor including any claims, loss or damage that the Assignee may sustain or suffer and/or any costs, charges or expenses including legal fees that the Assignee may incur including on account of breach of any representations made herein or on account of any misrepresentations and on account of any claims made, taken or adopted by any person claiming from or under the Assignor or his predecessors in title in respect of the Property,



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**AND FURTHER** that the Assignor and all persons lawfully or equitably claiming any estate, right, title or interest at law or in equity in Assignor's share in the said Property hereby granted, conveyed, transferred and assured or any part thereof by, from, under or in trust for the Assignor or any of them shall and will from time to time and at all times hereafter at the request and his own cost do and execute or cause to

WINBUILD METALS PVT. LTD.  
Director / Authorised Signatory



be done and executed all such further and other lawful and reasonable acts, deeds, matters and things conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the Assignee in the manner aforesaid as shall or may be reasonably required by the Assignee or its administrators or assigns or nominees or their Counsel in law for assuring Assignor's share in the said Property and every part thereof hereby granted conveyed transferred and assured unto and to the use of the Assignee in the manner aforesaid.

That, the ASSIGNOR hereby declares that they themselves, their Partners, nominees etc. have No Objection for the above transfer and none of them shall claim any right, title and interest in the said **Property** in future, after receipt of total consideration as mentioned herein above from the ASSIGNEE.



the ASSIGNOR hereby agrees and undertake that after receipt of total consideration to sign and execute all the other and further deeds, documents, papers, writings, N.O.C. letters, etc. in favor of the ASSIGNEE for the effectual transfer of the **Property** in the name of the ASSIGNEE as per the prevailing laws/rules/regulations.

- 4. The Assignor will hand-over the originals of the Lease Agreement, Deed of Assignment, MIDC Order and MIDC Order 2 to the Assignee either before or at the time of handing over the possession of the Property to the Assignee.

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The ASSIGNOR hereby further states, declares and represents to the ASSIGNEE that

The ASSIGNOR has exclusive leasehold rights to the **Property** along with all the benefits and rights in respect thereof and as such are solely and absolutely entitled to hold, use and occupy the said

For WINBUILD METALS PVT. LTD.  
 Director / Authorised Signatory

**Property** and no other person or persons or party has any right, interest, claim or demand into, over or upon the said **Property** or any part thereof.

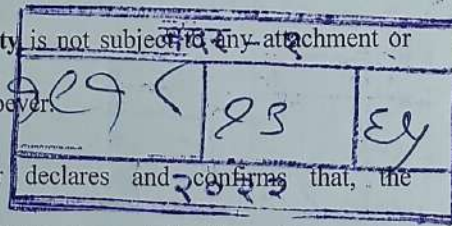
b. The ASSIGNOR has been regularly paying the maintenance charges, rent, rates, taxes and other outgoings payable to concerned authorities for the said **Property**. The terms and conditions of the Lease Agreement for use and occupancy of the said **Property** and to enjoy all the benefits and rights in respect of the said **Property** are valid subsisting and in full force and effect.

c. The ASSIGNOR has clear and marketable title, full power and absolute authority to transfer and assign the leasehold rights of the said **Property** and the ASSIGNOR or any person or persons claiming by from under or in trust for them have not committed or omitted any act, deed, matter or thing whereby the assignment and transfer of the leasehold rights to the **Property** is or can be forfeited, extinguished or rendered void or avoidable.



d. There are no arrears of any maintenance charges, rent, rates, taxes, cess or other outgoings payable to the Municipal authority or State Government or to any person or persons in respect of the said **Property**. The said **Property** is free from all encumbrance, charges, claims or demands of any nature whatsoever.

e. There is no impediment against the use of the said **Property** by the ASSIGNEE. The said **Property** is not subject to any attachment or *LisPendens* by anyone whomsoever.



6. The ASSIGNOR hereby further declares and confirms that, the ASSIGNEE shall be seized with all the share, right, title and interest in respect of the said **Property** and shall be entitled to the exclusive possession and right to hold, use and occupy the said **Property** and to

WINBUILD METALS PVT. LTD.

Director / Authorised Signatory



absolutely deal with and dispose of the same in the manner the ASSIGNEE deems fit and proper, without any let hindrance, denial eviction, interruption, interference, claim or demand of whatsoever nature from any person or persons claiming to be the ASSIGNOR'S heirs, executors, representatives, assigns, nominees, administrators or successors who do not and at any time hereinafter shall not have any right or claims to the said Property.

7. The ASSIGNOR hereby states and declares that prior to the execution of these presents, they have not entered into any agreement to sell, transfer, assign or mortgage the said **Property** to anybody or any person or persons other than the ASSIGNEE and that they have full power, absolute authority and right to deal with and dispose of the same by execution of these presents to and in favor of the ASSIGNEE.



8. The ASSIGNOR hereby agrees, declares and confirms that from time to time and at all times hereafter the ASSIGNORS shall, at the request of the ASSIGNEE or its representative or nominees, do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters, things and assurances or documents and writings

whatsoever for the better and more perfectly and absolutely vesting in the ASSIGNEE the said **Property** and the right to hold, use and occupy the said **Property** or any part thereof hereby sold, transferred and assigned in the manner aforesaid as shall or may be necessary or required by the ASSIGNEE or its counsel in law. The ASSIGNOR also agrees, declares

and confirms that the ASSIGNOR shall extend all necessary and required help and assistance to the ASSIGNEE for the purpose of getting the said **Property** duly transferred in the name of the ASSIGNEES in all relevant

9295	2022
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government, quasi-government and non-government records, including records

FOR WINBUILD METALS PVT. LTD.  
Director / Author  
MID  
SHOUBHARY GARMENTS  
MUMBAI  
SC

9. The ASSIGNOR shall and does hereby indemnify and keep the ASSIGNEE indemnified, saved, defended and harmless of from and against any claim, demand or proceedings that may be taken by anyone in respect of (i) any transaction entered into by them prior to the execution of this Deed and relating to the **Property** and (ii) payment of the maintenance charges, rent, taxes, cess and other outgoings or otherwise in respect of the **Property** up to date of handing over of possession of the Property to the Assignee.

10. That the said **Property** is free from all claims, encumbrances and reasonable doubts of any nature whatsoever and the same is not attached either before or after judgment or at instance of any taxation authority or any other authorities and the ASSIGNORS have not given any undertakings to the taxation authorities or any authorities so as not to deal with or dispose of the right, title and interest in the said **Property** and that the ASSIGNORS have full and absolute power and authority to execute the same. That the ASSIGNORS have not created any mortgage, charge, lien, tenancy, license or any encumbrances or liability or third party rights in respect of the said **Property** and that the ASSIGNORS have not done any act whereby the Assignor's rights in respect of the said **Property** have been prejudiced or jeopardized in any manner whatsoever;

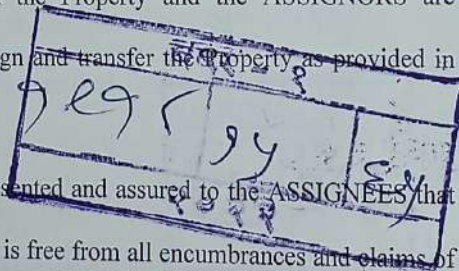
11. Save and except the ASSIGNORS no other person has or had any claim, share, right, title, interest in the Property and the ASSIGNORS are competent and entitled to assign and transfer the Property as provided in these presents;

12. The ASSIGNORS have represented and assured to the ASSIGNEES that their title to the said **Property** is free from all encumbrances and claims of whatsoever nature. In the event it is found that ASSIGNORS title to the said **Property** is defective or any claim is made on the said **Property** or

ASSIGNEES have suffered any , judicial proceedings, quasi-judicial

WINBUILD METALS PVT. LTD.

Director / Author  
Signature





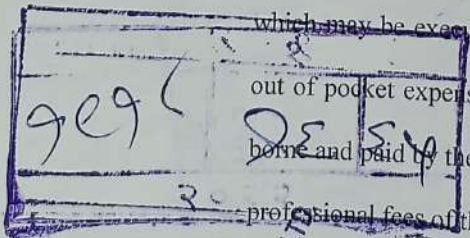
proceedings, arbitration proceedings, orders, awards, arbitral awards, judgments, costs, expenses, charges, fees (including attorney fees), loss or damages or any claim whether directly or indirectly is made on the said **Property** in that event, the ASSIGNOR agrees to indemnify the ASSIGNEES, their nominees and their successors in title to the said **Property** against any and all such judicial proceedings, quasi-judicial proceedings, arbitration proceedings, orders, awards, arbitral awards, judgments, costs, charges, expenses, fees (including attorney fees), loss or damages which may be suffered by the ASSIGNEES, its nominees, assignees, or successors in title on account of above and the ASSIGNORS shall reimburse the ASSIGNEES and/or their nominees and/or assignees and/or successors in title for the same within 7 (seven) days on the Assignees making demand to that effect without demur or protest.

13. In the event of any dispute arising out of or incidental to this agreement, if any, the Courts of appropriate jurisdiction in the municipal limits of Mumbai (Maharashtra, India) will only have the jurisdiction for any legal proceeding.



It is agreed by and between the parties hereto that the ASSIGNOR shall alone make the payment of the total transfer charges payable to the concerned authorities for transfer and Assignment of the said **Property** in favor of the ASSIGNEE.

15. The stamp duty payable on these presents and other documents or writings which may be executed in pursuance hereof as well as the incidental and out of pocket expenses, if any, including the registration charges shall be borne and paid by the ASSIGNOR alone. Each party shall bear and pay the professional fees of their respective Real estate agent, Advocates, Counsels and Solicitors.



For WINBUILD METALS PVT. LTD.  
Director / Authorised Signatory

**SCHEDULE ABOVE REFERRED TO:**

ALL THAT Plot No. 117, Road No. 18, MIDC Marol, Andheri (E), Mumbai 400093 having plot area 1186 sq. mtrs., along with **Building 14,733 Sq. Fts. Build- Up Area Consisting of basement (1995 Sq. Fts. Build-Up Area) + ground floor, 1<sup>st</sup> floor, + 2<sup>nd</sup> floor (12738 Sq. Fts. Build-Up Area)** within Registration District Mumbai and Sub Registration District Mumbai.

On or towards North :- Plot Nos  
 On or towards East :- Plot Nos  
 On or towards West :- Road  
 On or towards South :- Road



**IN WITNESS WHEREOF**, the parties hereto have hereunto set and subscribed their respective hand and seal to these presents the day and year first hereinabove written.

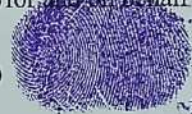
SIGNED, SEALAND DELIVERED  
 By the Withinnamed "ASSIGNORS"

**For CHOUHARY GARMENTS**

*[Handwritten Signature]*  
**PARTNER**  
 ) for and on behalf of ( )



**M/S. CHOUHARY GARMENTS**  
 Through its partners



**Shri Kamal Choudhary**

**For CHOUHARY GARMENTS**

*[Handwritten Signature]*  
**PARTNER**



And

**Smt. Sumitradevi Choudhary**

In the presence of...  
*[Handwritten Signature]*  
**PRITHVIAL YADAV.**



SIGNED, SEALAND DELIVERED

By the withinnamed "ASSIGNEES"

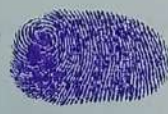
**For WINBUILD METALS PVT. LTD.**

**WINBUILD METALS PRIVATE LIMITED**

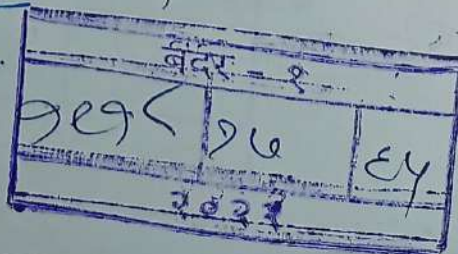
*[Handwritten Signature]*  
 Director, Authorised Signatory

through its Director

**Mr. Alok Doshi**



In the presence of...  
*[Handwritten Signature]*  
**SUNIL N. KAMBLE.**



RECEIPT

RECEIVED of and from the assignee the sum of Rs.17,00,00,000/- (Rupees Seventeen Crore Only) subject to the realization of instrument being the entire consideration less tax deducted at source as applicable under section 194-IA and 195 of the Income Tax Act, 1961 paid by the assignee to assignor as under :

DATE	NAME OF BANK & BRANCH	CHQ / OD NO.	TOTAL AMOUNT (Rs.)	TDS DEDUCTED (Rs.)	AMOUNT PAID LESS TDS (Rs.)
24.11.2021	STATE	RTGS	17,00,00,000/-	17,00,000/-	30,00,000/-
30.11.2021	BANK OF INDIA, MASJID BUNDER, MUMBAI	RTGS			
03.02.2022	BUNDER, MUMBAI	RTGS			1,00,00,000/-
03.02.2022	MUMBAI	RTGS			58,17,857/-
08.02.2022		RTGS			49,50,000/-
22.11.2021	INDUSIND BANK, BABAKHA MBA ROAD, NEW DELHI	859834			11,37,89,836/-
22.11.2021	BABAKHA MBA ROAD, NEW DELHI	859835			2,47,42,307/-
Total			17,00,00,000/-	17,00,000/-	16,83,00,000/-

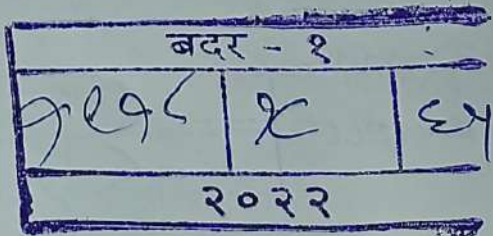


*For CHAUDHARY GARY*  
*[Signature]*  
PARTNER

WE SAY RECEIVED,  
(CHAUDHARY GARMENTS)  
*For CHAUDHARY GARMENTS*  
*Schoudhary*

Shri Kamal Choudhary and Smt. Shri Kamal Choudhary and Smt. Sumitradevi Choudhary  
(Partners/Assignors)

WITNESSES:  
1. *[Signature]*  
2. *[Signature]*



दस्त क्रमांक: बदर 1 /1918/2022

बाजार मूल्य: रु. 16,98,50,500/- मोबदला: रु. 17,00,00,000/-

भरलेले मुद्रांक शुल्क: रु.86,84,500/-

दु. नि. सह. दु. नि. बदर 1 यांचे कार्यालयात

अ. क्र. 1918 वर दि.09-02-2022

रोजी 2:14 म.नं. वा. हजर केला.

पावती:2171

पावती दिनांक: 09/02/2022

मादरकरणाचे नाव: विनविल्ड मेटल्स प्राईवेट लिमिटेड चे  
ऑथराईझ्ड सिग्रेट्री आलोक दोपी

For WINBILD METALS PVT. LTD.

Director / Authorised Signatory

दस्त हजर करणाऱ्याची सही:

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1300.00

पृष्ठांची संख्या: 65

एकुण: 31300.00

दुय्यम निबंधक, अंधेरी-1

सह. दुय्यम निबंधक, अंधेरी क्र. १

दुय्यम निबंधक, अंधेरी-1  
सह. दुय्यम निबंधक, अंधेरी क्र. १

दस्ताचा प्रकार: असाईनमेंट डीड

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

शिक्का क्र. 1 09 / 02 / 2022 02 : 14 : 20 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 09 / 02 / 2022 02 : 15 : 56 PM ची वेळ: (फी)

बदर - १		
१६९८	६५	६५
२०२२		





दस्तावेज प्रकार-2

बदर 1

दस्तावेज क्रमांक:1918/2022

दस्तावेज क्रमांक: बदर 1/1918/2022  
दस्तावेज प्रकार - असाईनमेंट डीडी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	व्यापारिच	अंगठ्याचा दस्त
1	नाव:चौधरी गारमेंट चे भागीदार कमल चौधरी - पत्ता:प्लॉट नं: प्लॉट नं बी-15, माळा नं: -, इमारतीचे नाव: मोल्डीमीस वय -69 चे जवळ, ब्लॉक नं: ऑफ लिंक रोड, रोड नं: अंधेरी पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:AAAFC1385L	विद्युत देणारा वय :-69 <b>FOR CHOUDHARY GARMENTS</b>		
2	नाव:चौधरी गारमेंट चे भागीदार सुमित्रादेवी चौधरी - पत्ता:प्लॉट नं: प्लॉट नं 15, माळा नं: -, इमारतीचे नाव: मोल्डीमीस वय :-66 जवळ, ब्लॉक नं: ऑफ लिंक रोड, रोड नं: अंधेरी पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:AAAFC1385L	विद्युत देणारी वय :-66 <b>PARTNER, FOR CHOUDHARY GARMENTS</b>		
3	नाव:विनबिल्ड मेटल्स प्राईवेट लिमिटेड चे अध्याईड मिश्री आलोक दोपी पत्ता:प्लॉट नं: 704, माळा नं: 7 वा मजला, इमारतीचे नाव: मोल्डीमीस वय :-46 वेव 5, ब्लॉक नं: तरीमन पोडंड, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:AACCW9851C	विद्युत देणारा वय :-46 <b>PARTNER FOR WINBUILD METALS PVT. LTD.</b>		

Director / Authorised Signatory

बदर - २

१९९९ ६९६९  
२०२२

वरील दस्तावेज करून देणारा नयाकथीत असाईनमेंट डीडी चा दस्त पंज करून दिल्याचे कथन करताना शिक्का क्र.3 ची वेळ:09 / 02 / 2022 02 : 30 : 45 PM

आळ:-  
बालीय डमम असे निवेदीत करताना की ते दस्तावेज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटीवतात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	व्यापारिच	अंगठ्याचा दस्त
1	नाव:प्रीश्वीपाल काशिनाथ यादव वय:58 पत्ता:रूम नं 5, हाजी मध्यद चालू, जकरीया रोड, मालाड पश्चिम मुंबई पिन कोड:400064			
2	नाव:मुनील नारायण कांबळे वय:41 पत्ता:पोस्ट टोकाई, एट फालशेट, तालुका-ताला, कर्णाला, रायगड पिन कोड:402111			

शिक्का क्र.4 ची वेळ:09 / 02 / 2022 02 : 32 : 20 PM

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण.....पाने आहेत.  
पुस्तक क्र. १/बदर-१/१९९९/२०२२  
वर नोंदला, दिनांक. १९ FEB 2022

सह-दुय्यम निबंधक, अंधेरी क्र. १

Payment Details.						Used	Deface
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Use No.	Deface Date
1	CHOUDHARY GARMENTS	eChallan	00040572022020967350	MH012830461202122M	8684500.00	SD 0006220355202122	09/02/2022
2	CHOUDHARY GARMENTS	eChallan		MH012830461202122M	30000	RF 0006220355202122	09/02/2022
3		DHC		902202204248	1300	RF 0902202204248D	09/02/2022

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



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For feedback, please write to us at feedback.isarita@gmail.com

1918 / 2022