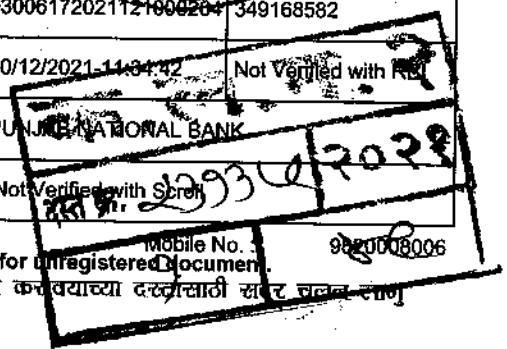
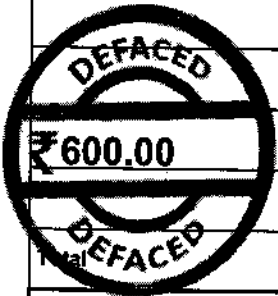




CHALLAN
MTR Form Number-6



GRN	MH009938409202122E	BARCODE	Date		10/12/2021-11:31:20	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	KLN2_KALYAN 2 JOINT SUB REGISTRAR		PAN No.(If Applicable)	AQVPS2094K			
Location	THANE		Full Name	MUTHA CONSTRUCTION PROPRIETOR MANISH PRAKASH MUTHA			
Year	2021-2022 One Time		Flat/Block No.	CITY SURVEY NO 1830B, SURVEY NO 262/A/1			
Account Head Details		Amount In Rs.	Premises/Building				
0030046401	Stamp Duty	500.00	Road/Street	KALYAN			
0030063301	Registration Fee	100.00	Area/Locality	TAL KALYAN			
			Town/City/District				
			PIN		4	2	1 3 0 1
			Remarks (If Any)	SecondPartyName=SAROSH RUSTOM IRANI AND OTHERS-			
			Amount In	Six Hundred	Rupees Only		
		600.00	Words				
Payment Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	03006172021121000204 349168582			
Cheque/DD No.		Bank Date	RBI Date	10/12/2021-11:31:42	Not Verified with Ref		
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scribble 23/12/2021				



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 करवयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करवयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-71-23137	0004733716202122	10/12/2021-13:48:21	IGR125	100.00
2	(IS)-71-23137	0004733716202122	10/12/2021-13:48:21	IGR125	500.00
Total Defacement Amount					600.00



क. र. २	
दस्ता क्र. 23934/2018	
2	re

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1012202106587	Date 10/12/2021
Received from MUTHA CONSTRUCTION, Mobile number 9820008006, an amount of Rs.980/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Kalyan 2 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 10/12/2021
Bank CIN 10004152021121004438	REF No. IGAMPBWDU7
This is computer generated receipt, hence no signature is required.	



क.स.न.२	
दस्त क्र. 23930	२०२१
3	४९



CHALLAN
MTR Form Number-6



GRN	MH009938409202122E	BARCODE			Date	10/12/2021-11:31:20	Form ID	25.1
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				KLN2_KALYAN 2 JOINT SUB REGISTRAR				
Location				THANE				
Year				2021-2022 One Time				
Account Head Details			Amount In Rs.	Premises/Building				
0030046401 Stamp Duty			500.00	Road/Street				
0030063301 Registration Fee			100.00	Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				SecondPartyName=SAROSH RUSTOM IRANI AND OTHERS--				
				Amount in Words				
Total			600.00	Six Hundred Rupees Only				
Payment Details				PUNJAB NATIONAL BANK				
Cheque-DD Details				FOR USE IN REGISTERING BANK				
Cheque/DD No.				Bank CIN	Ref. No.	003006172021000264 99168582		
Name of Bank				Bank Date	RBI Date	10/12/2021-11:34:42 Not Verified with RBI		
Name of Branch				Bank-Branch PUNJAB NATIONAL BANK				
				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 चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करतावयाची दस्तांसाठी सदर चलान लागू नाही.

Mobile No. 98 00 08006
क.स.र.स.
दस्ता क्र. 2393U 2022
8 8C

DEED OF CONVEYANCE

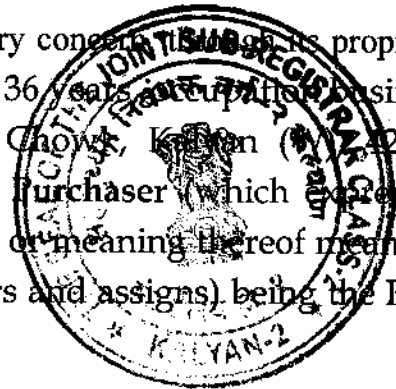
This Indenture made at Kalyan
on this 10th day of December 2021
BETWEEN

1. **Shri Sarosh Rustom Irani**, aged about 78 years, occupation business, residing at Flat No.1/2, U Block, Cusrow Baug, Shahid Bhagatsingh Road, Colaba Causeway, Mumbai 400 001
2. **Mrs. Dilnawaz Farheng Irani**, aged about 66 years, occupation business, residing at Triveni Garden, Adharwadi Road, Kalyan (W), 421301
3. **Shri Khodayar Rustom Irani**, aged about 71 years, occupation business, residing at Triveni Garden, Adharwadi Road, Kalyan (W), 421301
4. **Smt. Katy Minoo Chemi**, aged about 73 years, occupation business, residing at Flat No.10, 2nd Floor, Ketty Terrace, Sleater Road, Grant Road (W), Mumbai 400 007.

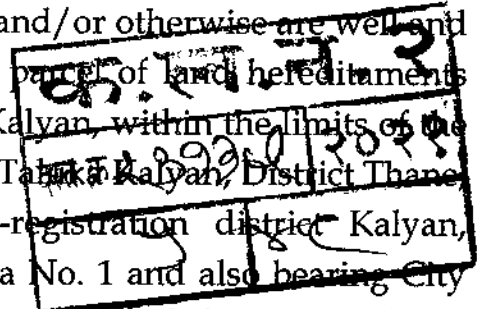
hereinafter called and referred to as the **Owners** (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) being the Party of the First Part.

AND

M/s. Mutha Construction, a sole proprietary concern through its proprietor **Shri Manish Prakash Mutha**, aged about 36 years, occupation business, residing at 301, Mutha House, Shivaji Chowk, Kalyan (W), 421301 hereinafter called and referred to as the **Purchaser** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) being the Party of the Second Part.



WHEREAS the Owners own and possess and/or otherwise are well and sufficiently entitled to all that piece and parcel of land hereditaments and premises situate, lying and being at Kalyan, within the limits of the Kalyan Dombivli Municipal Corporation, Thane District, Kalyan, within registration district Thane, sub-registration district Kalyan, bearing Revenue Survey No. 262-A Hissa No. 1 and also bearing City Survey No. 1830-B approximately admeasuring 2495 sq. yards or thereabouts equivalent to 2086.10 sq. metres or thereabout consisting of substantially demolished structures by Kalyan Dombivli Municipal Corporation commonly known as "Krishna Cinema Property" with



7/1

Irani

Mutha

Kalyan

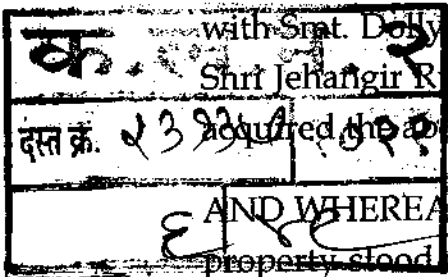
D. F. Irani

attached benefits of a dissolved firm M/s. Krishna Cinema Exhibitors registered in the books of Kalyan Dombivli Municipal Corporation under old municipal Ali No. 51 and New Municipal Ali No. 51 as well as Old House Nos. 81 and 81-A and new house Nos. 478 and 479 and more particularly described in the Schedule hereunder written and shown as surrounded by Red coloured boundary line on the plan annexed hereto (hereinafter for the sake of brevity called and referred to as the "said property") which expression shall unless the same be repugnant to the context or meaning thereof shall be deemed to mean and include all prior and / or subsequent changes, modifications and substitutions either fully or partly by any other old and/or new survey number and / or hissa number and/or any part or portion thereof including any variation or variations of boundary or boundaries along with all diverse and ancillary structures comprising Krishna Cinema Building thereon being substantially demolished by Kalyan Dombivli Municipal Corporation being dilapidated structures which comprised of diverse tenanted shops and galas including all corporeal and incorporeal estates and all other tangible or intangible assets attached thereto as mentioned herein.

AND WHEREAS by and under Indenture of Conveyance dated 27.08.1955 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 728/1955 made and executed between Shri Kanji Govind Karsan and Shri Ramji Govind Karsan as Vendors and Shri Rustom Irani and Shri Rustom Ardeshir Irani as the Purchasers, the said Shri Ardeshir Rustom Irani and Shri Rustom Ardeshir Irani acquired the said property.



AND WHEREAS by and under the Indenture of Conveyance dated 28.11.1988 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 7825/1988 made and executed between Smt. Dollybai alias Dolly Ardeshir Irani as the Vendor, Shri Jimmy Ardeshir Irani as the confirming party and the Shri Jehangir Rustom Irani along with Smt. Dolly alias Daulatbai Rustom Irani as the Purchasers, the said Shri Jehangir Rustom Irani and Smt. Dolly alias Daulatbai Rustom Irani acquired the above said property.



AND WHEREAS in pursuance to the said Deed of Conveyance, the said property stood mutated in the names of the Shri Jehangir Rustom Irani and Smt. Dolly alias Daulatbai Rustom Irani in the records of right as the Owners thereof.

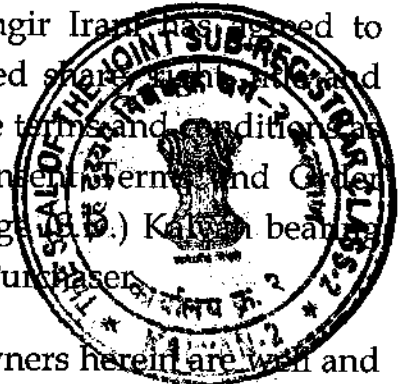
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D. F. Irani

AND WHEREAS the said Smt. Dolly alias Daulatbai Rustom Irani expired on 01.08.2005 intestate and Shri Jehangir Rustom Irani along with Sarosh Rustom Irani, Farheng Rustom Irani, Khodayar Rustom Irani and Katy Minoos Chemi being the legal heirs and representatives of deceased Smt. Dolly alias Daulatbai became the absolute owners in respect of the said property and are in full control and absolutely seized and entitled to the said property and every part thereof and are exclusively availed of all the incomes, profits and benefits thereof.

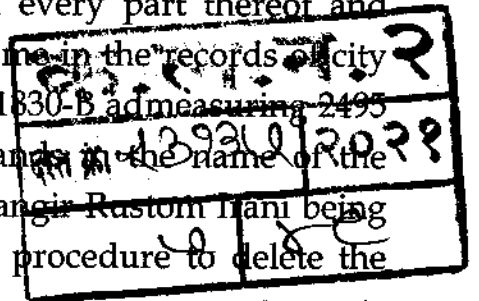
AND WHEREAS Shri Jehangir Rustom Irani expired intestate on 17.09.2012 leaving behind him his wife Smt. Khorshed Jehangir Irani and Smt. Khorshed Jehangir Irani expired on 18.01.2012 and during her life time she executed her Will and Testament dated 25/09/2012 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 8366/2012 and by under the said Will and Testament she had bequeathed her share in the said property in favour of Shri Kurush Jehangir Irani.

AND WHEREAS Shri Farheng Rustom Irani expired intestate on 03/12/2015 leaving behind his wife Smt. Dilnawaz Farheng Irani viz. Sr. No. 2 of the Owners herein.

AND WHEREAS the said Shri Kurush Jehangir Irani has agreed to release, relinquish and surrender his undivided share and interest in the said property in pursuance to the terms and conditions inter-alia envisaged and provided in the Consent Terms and Order passed on 27.08.2018 in the Court of Civil Judge (S.B.) Kalyan bearing Special Civil Suit No. 57/2014 in favour of the Purchaser.



AND WHEREAS as recited hereinabove the owners herein are well and sufficiently entitled to the said property and every part thereof and accordingly the procedure for mutating the name in the records of city survey was followed and the City Survey No. 1830-B admeasuring 2495 sq. yards equivalent to 2086.10 sq. metres stands in the name of the Owners and Jehangir Rustom Irani and as Jehangir Rustom Irani being deceased, the Owners have followed the due procedure to delete the name of the deceased Jehangir Rustom Irani.



AND WHEREAS the Owners herein being desirous of selling and transferring the said property and the Purchaser gaining the knowledge thereof approached the Owners and by and under the understanding reached between the Owners and the Purchaser herein, the said Owners

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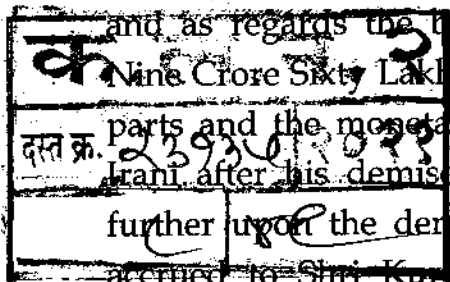
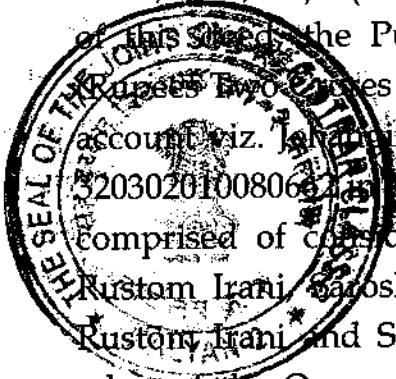
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D. F. Irani

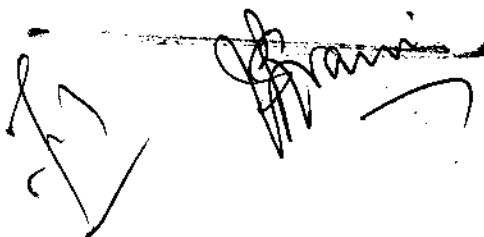
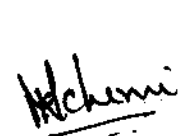
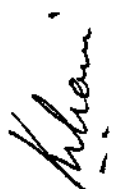
and the Purchaser executed Memorandum of Understanding dated 21.04.2011, Supplementary Memorandum of Understanding dated 01.07.2012, Possession Letter dated 09.07.2012, Agreement for Sale dated 02.08.2012, Power of Attorney dated 02.08.2012 (hereinafter called and referred as the "Preliminary Documents") and other incidental documents at and for the price / consideration and on the terms and conditions therein contained and further also permitted the Purchaser to be in actual, physical and vacant possession of the said property and every part thereof and in pursuance to the rights, powers and authorities accrued to the Purchaser herein, the Purchaser followed the requisite procedure and reached to an understanding with the tenants and occupants claiming right and interest in the tenements (now demolished by Kalyan Dombivali Municipal Corporation) and after execution of the above transaction documents, demolition of structures by Kalyan Dombivali Municipal Corporation, settlement of certain tenants as well as on the Owners getting the release and surrender of share of Shri Kurush Jehangir Irani in the said property as accrued by and under the Will and Testament of Khorshed Jehangir Irani.

AND WHEREAS as regards the surrender of tenancy and occupancy rights of Shri Jehangir Rustom Irani and the Owners herein the amount thereof stood received and bifurcated inter-se them in equal ratio.

AND WHEREAS as inter-alia provided and envisaged in the preliminary documents, the monetary consideration in respect of the Krishna Property was mutually agreed and determined at Rs.12,00,00,000/- (Rupees Twelve Crores Only) and prior to execution of this deed the Purchaser has paid an amount of Rs.2,40,00,000/- (Rupees Two Crores Forty Lakhs Only) to the said Owners in their joint account viz. Jehangir Irani and Four Other bearing Bank Account No. 3203020100806245 Union Bank of India, Kalyan Branch which inter-alia comprised of consideration falling to the share of deceased Jehangir Rustom Irani, Farosh Rustom Irani, Farheng Rustom Irani, Khodayar Rustom Irani and Smt. Katy Minoos Chami, the receipt and payment whereof the Owners do hereby admit, acknowledge, acquit the same



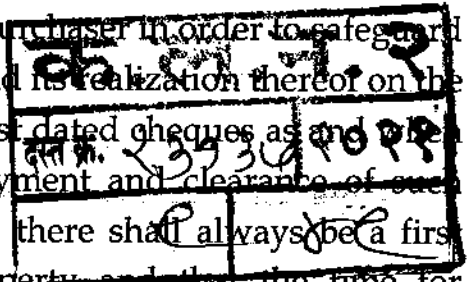
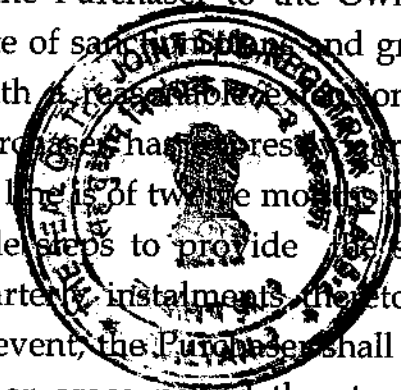
and as regards the balance consideration of Rs.9,60,00,000/- (Rupees Nine Crore Sixty Lakhs Only), the same stood bifurcated into five equal parts and the monetary share falling to the share of Jehangir Rustom Irani after his demise stood accrued to Khorshed Jehangir Irani and further upon the demise of Khorshed Jehangir Irani, the same stood accrued to Shri Kurush Jehangir Irani by and under the Will and Testament of Khorshed Jehangir Irani dated 25/09/2012 registered at

   D. F. Irani

the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 8366/2012 and ultimately out of the remaining balance amount of Rs.9,60,00,000/-, an amount of Rs.1,70,00,000/- stood to the share of Shri Jehangir Rustom Irani and further the consideration in kind agreed to be provided to the said Owners stood determined at 250 sq.ft. carpet area being commercial shop premises and 250 sq.ft. carpet area being office premises to Shri Jehangir Rustom Irani and further two office premises of 250 sq.ft. carpet each on first floor facing Rambhau Patwardhan Road, stood determined to the share of the Owners herein viz. Sarosh Rustom Irani, Mrs. Dilnawaz Farheng Irani, Shri Khodayar Rustom Irani and Smt. Katy Minoo Chemi jointly.

AND WHEREAS as recited hereinabove, the balance monetary consideration of Rs.1,70,00,000/- falling to the share of Jehangir Rustom Irani in terms of the Consent Term and Order passed on 27.08.2018 in the Court of Civil Judge (S.D.) Kalyan bearing Special Civil Suit No. 57/2014 stood settled in favour of Kurush Jehangir Irani and further in terms of the Consent Term and Order the consideration in kind being 250 sq.ft. carpet area being commercial shop premises and 250 sq.ft. carpet area also stood settled in favour of Kurush Jehangir Irani absolutely and forever and the receipt and payment whereof the Owners do hereby admit, acknowledge, acquit the same.

AND WHEREAS the balance consideration of Rs.7,90,00,000/- payable to the Owners herein will be paid by the Purchaser to the Owners jointly within twelve months from the date of sale and grant of building commencement certificate with a reasonable extension in time of three months thereto and the Purchaser has agreed and undertaken that even though the time line is of twelve months with extension, the Purchaser will take suitable steps to provide the said consideration in suitable monthly or quarterly instalments thereto in consultation with the Owners and in any event, the Purchaser shall not seek any additional time line, extension or grace period thereto and accordingly by mutual arrangement, the Purchaser in order to safeguard and protect the monetary consideration and its realization thereof on the directions of the Owners will issue the post dated cheques as and when required by the Owners and till the payment and clearance of such amount by the Purchaser to the Owners, there shall always be a first charge of the Owners on the said property, and that the time for payment shall always be the essence of contract.



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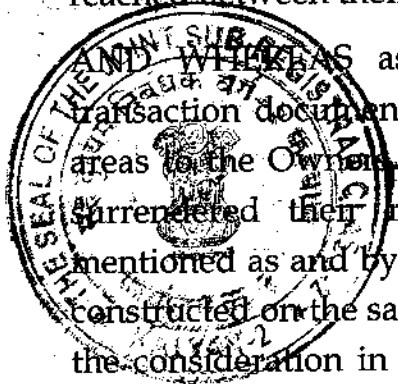
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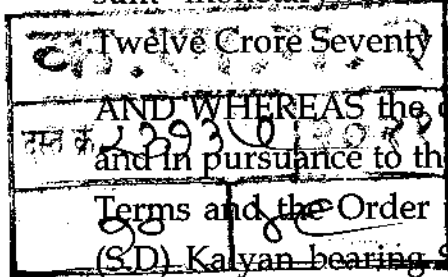
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AND WHEREAS as regards the consideration in kind being two office premises of 250 sq.ft. carpet each facing Rambhau Patwardhan Road, falling to the Owners herein viz. Sarosh Rustom Irani, Mrs. Dilnawaz Farheng Irani, Shri Khodayar Rustom Irani and Smt. Katy Minoo Chemi jointly stood surrendered by the Owners herein to the Purchaser at and for the lump sum monetary consideration of Rs.75,00,000/- within twelve months from the date of sanction plans and grant of building commencement certificate with a reasonable extension in time of three months thereto and the Purchaser has expressly agreed and undertaken that even though the time line is of twelve months with extension, the Purchaser will take suitable steps to provide the said consideration in suitable monthly or quarterly instalments thereto in consultation with the Owners and in any event, the Purchaser shall not seek any additional time line, extension or grace period thereto and accordingly by mutual arrangement, the Purchaser in order to safeguard and protect the monetary consideration and its realization thereof on the directions of the Owners will issue the post dated cheques as and when required by the Owners and till the payment and clearance of such amount by the Purchaser to the Owners, there shall always be a first charge on said two office premises of 250 sq.ft. carpet area on the first floor facing Rambhau Patwardhan Road.

AND WHEREAS as recited hereinabove and in order to keep on record the transaction of sale of the said property at Rs.12,75,00,000/- (Rupees Twelve Crore Seventy Five Lakhs only) by the Owners to the Purchaser herein, the parties are desirous of reducing to writing the understanding reached between them by executing this agreement.



AND WHEREAS as recited hereinabove, the parties to the said transaction documents modified the term of provisions of constructed areas to the Owners and the Owners have released, relinquished and surrendered their right to acquire the constructed areas therein mentioned as and by way of consideration in kind in the building to be constructed on the said property and every part thereof and accordingly the consideration in view of the above facts and events stood a lump sum monetary consideration only being Rs.12,75,00,000/- (Rupees



Twelve Crore Seventy Five Lakhs Only).

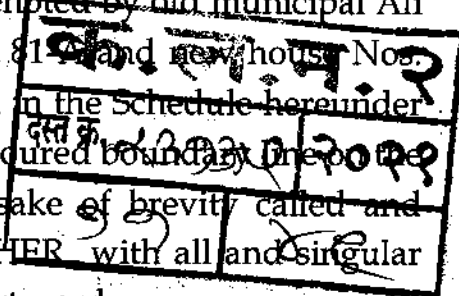
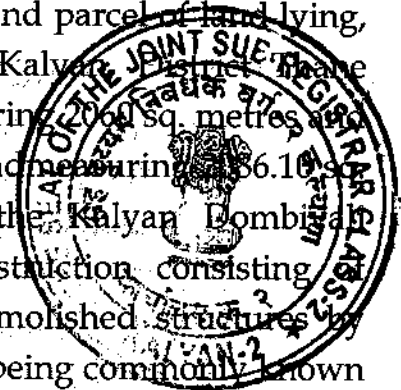
AND WHEREAS the offer of the Purchaser is accepted by the Owners and in pursuance to the said offer and acceptance as well as the Consent Terms and the Order passed on 27.08.2018 in the Court of Civil Judge (S.D.) Kalyan bearing Special Civil Suit No. 57/2014 the parties hereto



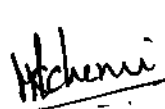
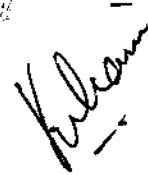
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 Sarosh Irani, Dilnawaz Farheng Irani, Khodayar Rustom Irani, Katy Minoo Chemi, D. F. Irani

executed the Agreement for sale on 10/12/2021 and the same is lodged for registration at the office of Sub-Registrar of Assurances at Kalyan under No. 23/26 and accordingly the Purchaser has paid /paid agreed to paid the monetary consideration as envisaged therein and further agreed to provide the consideration as recited in the said Agreement.

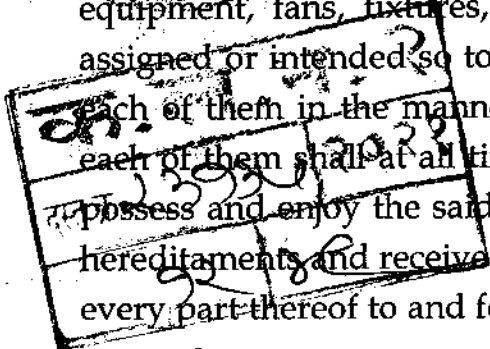
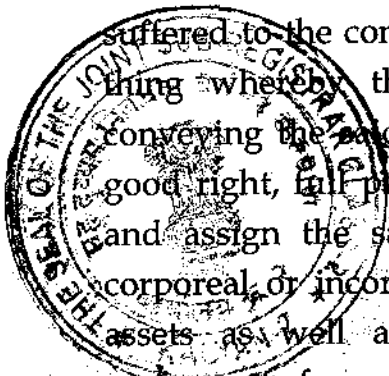
AND WHEREAS in pursuance to above understanding as well as the receipt of monetary consideration in the manner as agreed in the Agreement and further pending the receipt of the consideration in kind to be received by the Owners from the Purchaser as provided and envisaged in the Agreement, the Owners are desirous of executing this deed of conveyance in favour of the Purchaser.

NOW THEREFORE THIS DEED OF CONVEYANCE WITNESSETH THAT in pursuance to the offer and acceptance and in consideration of Rs.12,75,00,000/- (Rupees Twelve Crore Seventy Five Lakhs Only) being the monetary consideration and the consideration in kind as inter-alia provided and envisaged herein, out of which certain consideration is paid till the date of this deed and the balance is to be paid by the Purchaser to the Owners as specified and inter-alia agreed in the Agreement for Sale (the payment and receipt whereof the Owners do hereby admits and acknowledges and of and from the same and every part thereof acquits, releases and discharges the Purchaser), the Owners do hereby grant, sell, convey, transfer, assure and assign unto the Purchaser absolutely and forever all that piece and parcel of land lying, being and situate at village Kalyan, Taluka Kalyan District, Maharashtra bearing Survey No. 262 A, Hissa No. 1 admeasuring 2000 sq. metres and bearing corresponding City Survey No. 1830-B admeasuring 186.10 sq. metres or thereabout within the limits of the Kalyan Dombivali Municipal Corporation along with little construction consisting tenements facing (after being substantially demolished structures by Kalyan Dombivali Municipal Corporation) and being commonly known as "Krishna Cinema Property" which was denoted by old municipal Ali No. 51 and bearing Old House Nos. 81 and 81 and new house Nos. 478 and 479 and more particularly described in the Schedule hereunder written and shown as surrounded by Red coloured boundary line on the plan annexed hereto (hereinafter for the sake of brevity called and referred to as the "said property") TOGETHER with all and singular houses, out-houses, edifices, buildings, court yards, arcs, compounds, sewers, drains, ditches, fences, trees, plants, shrubs, way, path, passages, common gullies, wells, watercourses, lights, liberties, privileges,



    D. F. Gani

easements, profits, advantages, rights, members and appurtenances whatsoever to the said property or grounds hereditaments and premises or any part thereof including all corporeal or incorporeal estates and all other tangible or intangible assets as well as other moveable like machineries, electrical equipment, fans and fixtures, furniture and fittings belonging or in any manner appertaining to or with the same or any part thereof now or at any time hereto before usually held, used, occupied or enjoyed or reputed or known as part of member thereof and to belong or be appurtenant thereof AND ALL THE ESTATE right, title, interest and demands whatsoever at law and in equity of the Owner 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, conveyed, transferred and assured or intended or expressed so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the Purchaser subject to all rents, taxes, municipal taxes, assessments, revenues, rates, dues, premises, duties, deposits, electric bills, firm bills and all other specified or unspecified outgoings now chargeable upon the same or hereafter to become payable to the Government, Kalyan Dombivli Municipal Corporation, Town Planning Authority, Collector of Thane, Tahasildar, City Survey Office, Talathi or any other public body or authority whosoever AND the Vendor doth hereby for their heirs, executors and administrators covenants with the Purchasers and each of them that notwithstanding any act, matter or thing whatsoever done or committed by the Owners or any person or persons lawfully or equitably claiming by, from, under or in trust for them made, done, committed or omitted or knowingly suffered to the contrary or had been a part or privy to any act deed or thing whereby the Owners are being prevented from selling or conveying the said property and the Owners now have in themselves good right, full power and absolute authority to sell, convey, alienate and assign the said property and every part thereof including all corporeal or incorporeal estates and all other tangible and intangible assets as well as all other moveable like machineries, electrical equipment, fans, fixtures, furniture and fittings hereby released and assigned or intended so to be unto and to the use of the Purchaser and each of them in the manner as aforesaid. AND that the Purchaser and each of them shall at all time hereafter continue to enter upon, occupy, possess and enjoy the said property of the Owners along with the land hereditaments and receive the rents, issues, benefits, profits, income and every part thereof to and for their own use and benefit without any suit,

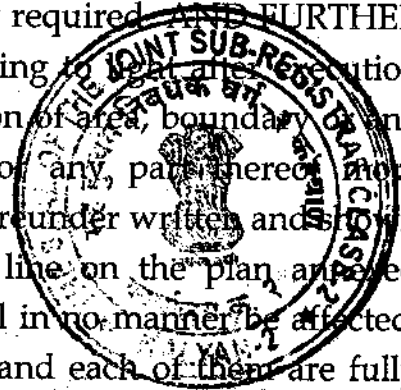


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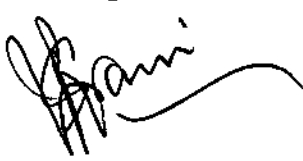


D. F. Grani

eviction, interruption, claim or demand whatsoever from or by the Owners or any person or persons lawfully or equitably claiming or to claim by from under or in trust for them AND THAT freely, clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the Owners will and sufficiently saved, defended and kept harmless indemnified of from and against all former and other estates, charges and encumbrances whatsoever made, executed, occasioned or suffered by the Owners or by any person or persons lawfully equitably claiming or to claim by from under or in trust for them AND FURTHER they the Owners covenant with the Purchaser and each of them that the Owners and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said hereditaments and premises or any part thereof from under or in trust for the Owners shall and will from time to time and all times hereafter at the request and costs of the Purchaser and executed or caused to be done or executed all such further and other acts, deeds, things and assurances including furnishing or providing all statements, forms, writings or declarations pertaining to the said property whatsoever for the better and more perfectly releasing assuring conveying and assigning the said property and every part thereof unto and to the use of the Purchasers and each of them in the manner as aforesaid or for effectuating mutations of the said property with the Kalyan Dombivli Municipal Corporation, City Survey Office, Revenue Authorities or any other public body, local body or other government authority for effectually and perfectly transferring the said property in the name of the Purchaser or its executors, administrators or assigns or counsel in law shall be reasonably required AND FURTHER ALSO that in the event of detecting or coming to know at any time hereof of any error mistake or mis-description of area, boundary or any other specifications of the said property or any part thereof more particularly described under the Schedule hereunder written and shown as surrounded by ___ coloured boundary line on the plan annexed hereto then in that event this Indenture shall in no manner be affected, impaired or prejudiced and the Purchasers and each of them are fully empowered and authorized to upgrade or rectify all such error or mistakes or mis-description of the said property at the costs of the Purchaser



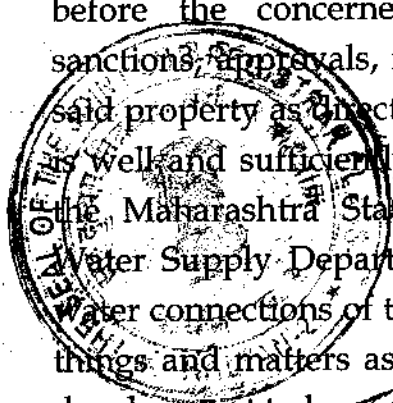
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And this indenture further witnesses that the vacant, actual, physical and peaceful possession of the said property along with the structures standing thereon is handed over to the Purchaser by the Owners as inter-alia provided and envisaged herein and the Owners do hereby





 D. F. Grani

admit, acknowledge, confirm and ratify that the possession of the said property and every part thereof is with the Purchaser.

And this indenture further witnesses that the said property was occupied by tenants, occupants and cinema theater, however, the entire Krishna Cinema Property being declared as dilapidated structure stood substantially demolished by the Kalyan Dombivali Municipal Corporation by following due process of law, however, certain tenements facing Ambedkar Road are still existing on the said property and the Purchaser in consultation with the Owners have entered into suitable arrangement / writings with majority of the tenants and further the Purchaser has taken entire responsibility of settling the claims and objections of all the tenants and the occupants without any recourse and liability to the Owners herein and accordingly the Purchaser shall be entitled to the tangible and intangible benefits arising there from without any recourse to the Owners. The Purchaser herein will be entitled to derive the benefit of the well-water from the well situated in the said property after payment of entire monetary consideration. It is clearly agreed and understood between the parties that taking into consideration the density of tenants and occupants occupying the structures and the area on the said property, the surrounding and vicinity of the said area, if the Kalyan Dombivli Municipal Corporation grants any benefits, incentives and enhancement in floor space index then the Purchaser is absolutely entitled for the same without any rebate to the Owners herein and in such event, the Owners agree and assure to render their sincere cooperation for same by signing various forms, applications, affidavits, indemnities and declaration and appearing before the concerned authorities for obtaining the permissions, sanctions, approvals, no objection for the effectual development of the said property as directed by the Purchaser herein. The Purchaser herein well and sufficiently entitled to deal, correspond and negotiate with the Maharashtra State Electricity Distribution Corporation Limited, Water Supply Departments in respect of the electric connections and water connections of the said property and to do the further acts, deeds, things and matters as they may deem fit and proper for the proposed development to be carried out on the said property.



The Owners declare that the title to the said property is clear, marketable and free from encumbrances the Owner agrees and undertakes to clear any defects in title if any raised by any person claiming through or under him and except the persons / occupants and the Owners declare that except the existing tenancy rights, they have not

[Handwritten signatures and initials]
D. F. Gauri

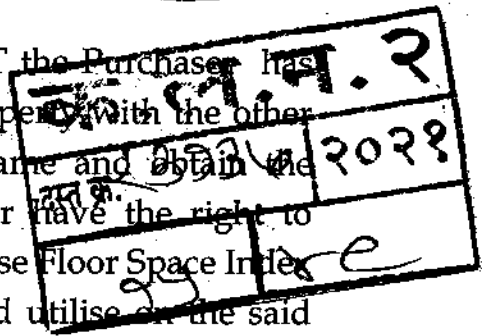
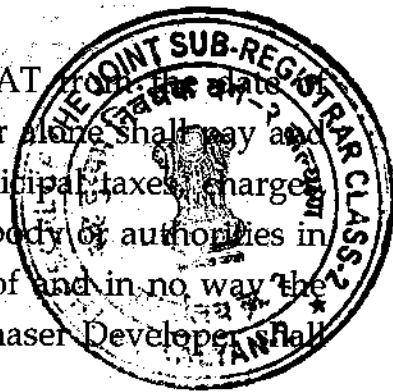
created any third party interest or tenancies in any manner whatsoever in respect of the said property or any part thereof .

The Owners hereby declares that they the certain part of the said property stood surrendered / handed over to the Kalyan Dombivli Municipal Corporation during its acquisition procedure for road widening and except such acquisition the Owners have not received any notice of requisition, acquisition from any government or semi-government authorities and he has paid taxes, cesses, charges and out goings in respect of the said property till the date of execution of these presents and further agrees to pay the arrears thereof if any and from the date of these presents, the Purchaser is liable and responsible to pay the above mentioned charges.

AND THIS DEED FURTHER WITNESSETH THAT the Owners have granted the absolute right and authority to the Purchaser to develop the said property and to use, consume and utilize the said Floor Space Index, Floating Floor Space Index, Transferable Development Rights, Staircase Floor Space Index, permitted increases and incentives in floor space index as may be sanctioned by the Kalyan Dombivli Municipal Corporation and / or Town Planning Authorities under the provisions of the Unified Development Control and Promotion Regulation and for that purpose to prepare and submit the revised plans and permissions for sanction and approval to the Municipal Authorities as the Purchaser Developer may deem fit and proper for availing the maximum potentiality of Transferable Development Rights and permitted increases therein from time to time.

AND THIS DEED FURTHER WITNESSETH THAT at the time of execution of this presents the Purchaser Developer alone shall pay and discharge all taxes and outgoings including municipal taxes, charges rates, cess taxes that may be levied by the public body of authorities in respect of the said property and every part thereof and in no way the Owner are responsible for the same nor the Purchaser Developer shall hold the Owner responsible for the same.

AND THIS DEED FURTHER WITNESSETH THAT the Purchaser has the right and authority to amalgamate the said property with the other adjacent properties and / or to sub-divide the same and obtain the sanction and approval of layout and shall further have the right to obtain the Transferable Development Rights, Staircase Floor Space Index in respect of any other properties onto the use and utilise on the said property or grant the Transferable Development rights, Staircase Floor



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D. F. Irani

Space Index of the said property to use and availed on the other properties as they may deem fit and proper and to receive such benefits arising out there from as they may deem fit and proper without any liability to the Owner.

AND THIS DEED FURTHER WITNESSETH THAT the Purchaser shall have the absolute right and authority to enter into joint venture development, partnership arrangement and / or further enter into any arrangement for development of the said property either wholly or in part to any intending Purchaser as they may think deem fit and proper without prejudice to the right, title and interest and without any liability therefor.

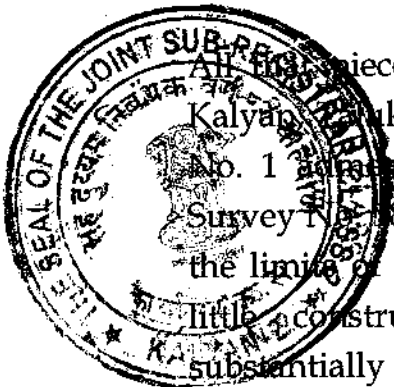
THE Owners agree and assure to execute the further writings and assurances to effectuate the legal and perfect transfer of the said property as in favour of the Purchaser.

The parties hereto declare that the requisite Stamp Duty and Registration Fees on Agreement for Sale dated 10/12/2021 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 23/26 are paid and as per the provisions of Maharashtra Stamp Act, the stamp duty of Rs.500/- is paid on this Deed of Conveyance.

ALL expenses in connection with this Deed of Conveyance i.e. stamp duty, registration fees and out of pocket expenses are borne and paid by the Purchaser alone.

SCHEDULE

(Description of Krishna Property)



A piece and parcel of land lying, being and situate at village Kalyan, Taluka Kalyan, District Thane bearing Survey No. 262 A, Hissa No. 1 measuring 2060 sq. metres and bearing corresponding City Survey No. 830-B admeasuring 2086.10 sq. metres or thereabout within the limits of the Kalyan Dombivali Municipal Corporation along with little construction consisting of tenements facing (after being substantially demolished structures by Kalyan Dombivali Municipal Corporation) and being commonly known as "Krishna Cinema Property" which was denoted by old municipal Ali No. 51 and bearing Old House Nos. 81 and 81-A and new house Nos. 478 and 479 and bounded as follows:

On or towards North : by Dr. Ambedkar Road

On or towards South : by Rambhau Patwardhar Road

On or towards East : by Agra Road & Shivaji Chowk

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Meheni

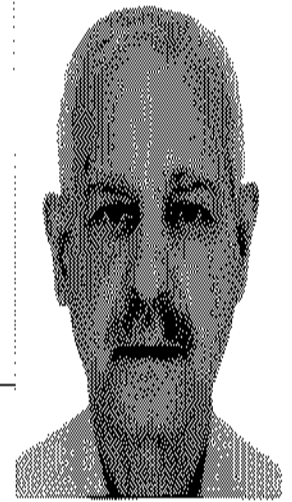
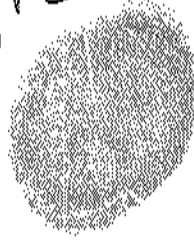
D. F. Grani

On or towards West : by S.No. 262, 267 and 291
(Satpute Phulwala Chawl)

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED
by the within named
Owners

1. Shri Sarosh Rustom Irani



2. Mrs. Dilnawaz Farheng Irani



3. Shri Khodayar Rustom Irani

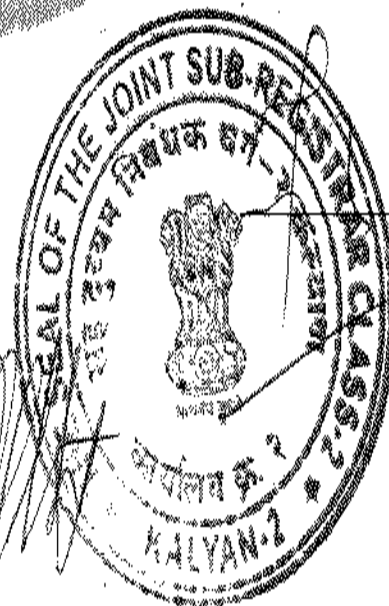
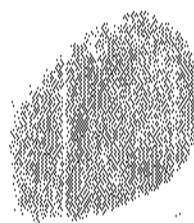


4. Smt. Katy Minoo Chemi



SIGNED & DELIVERED
by the within named
Purchaser

M/s. Mutha Construction
through its sole proprietor
Shri Manish Prakash Mutha

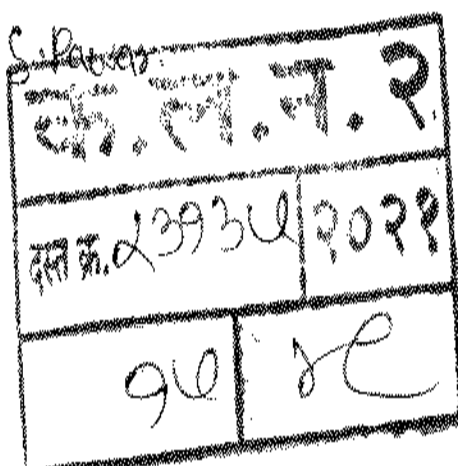


WITNESS:

1. Jaykish. S. Shelty

2. Kedarnath. S. Pawar

K.S. Pawar



अहवाल दिनांक : 12/07/2019

गाव नमुना वारा अधिकार अभिलेख पत्रक
 (महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७।

गाव :- कल्याण तालुका :- कल्याण जिल्हा :- ठाणे
 भूमापन क्रमांक व उपविभाग : 262/अ/1 शेवटचा फेरफार क्रमांक : 4259 व दिनांक : 22/03/2018

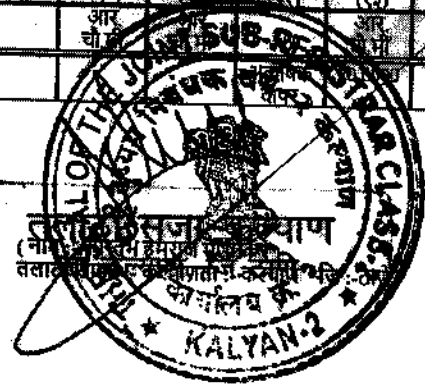
भूमापन क्रमांक व उपविभाग 262/अ/1		भू.धारणा प्रवृत्ती भोगवटोदार वगैरे	भागवटाद्वाराचे नाव		क्षेत्र	आकार	पां.ख.	फं.का	खात क्रमांक
खेताचे स्थानिक नाव :-									
क्षेत्र एकूण	आर.वा.सी	आर.दिसर रुस्तम इराणी					(1147)	10443	
बिन शेती	20.60.00	रुस्तम आर.दिसर इराणी					(1147)	कुळाचे नाव	
बिन शेती आकारमी	51.50	-----सामाईक क्षेत्र-----	20.60.00	51.50				इतर अधिकार	
जिरायत	-								
बागायत	-								
तरी	-								
वरकस	-								
इतर	-								
एकूण क्षेत्र									
पोट खराब (खामवडास अयोग्य)									
वर्ग (अ)									
वर्ग (ब)									
एवढी जो स	0.00.00								
आकारमी	0.00								
खुडी किंवा विशेष	-								
आकारमी	-								
जमिनी फेरफार क्र. (383)/(1147)/(4259)									
सीमा आणि भूमापन चिन्ह :									

गाव नमुना वारा अधिकार अभिलेख पत्रक
 (महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।

गाव :- कल्याण तालुका :- कल्याण जिल्हा :- ठाणे
 भूमापन क्रमांक व उपविभाग : 262/अ/1 शेवटचा फेरफार क्रमांक : 4259 व दिनांक : 22/03/2018

वर्ष	हंगाम	पिकांखातील क्षेत्राचा तपखान										लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
		मिथ पिकांखातील क्षेत्र					निर्भक्ष पिकांखातील क्षेत्र							
		मिथपिकांचे संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप			
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर. वी.सी	आर. वी.सी		आर. वी.सी	आर. वी.सी		आर. वी.सी					
2017-18	संपूर्ण वर्ष													

"या प्रमाणित प्रतीसाठी फी म्हणून १५० रुपये मिळाले."
 दिनांक :- 19/10/2020
 सांकेतिक क्रमांक :- 2721001242133000001020201265



क.ल.न.२
 दस्त क्र. 2393/2020
 94 82

महाराष्ट्र शासन

मालमत्ता पत्रक

गाव/पेट : कल्याण	तालुका/न.सू.का. : उप अधीक्षक भूमि अभिलेख, कल्याण	2148
नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर
9230/ब		
क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
2026.90	शेती	आकार व मुदत रु. 59.409.2.28ते 39.0.08

सुविधाधिकार

हक्काचा मुळ धारक H
वर्ष: [कांजी गोविंद करसन खु [व अ रामजी कांजी याचे पा.क. म्हणून]
[वाटणीपत्र नों. 9836/ 92.9.86]

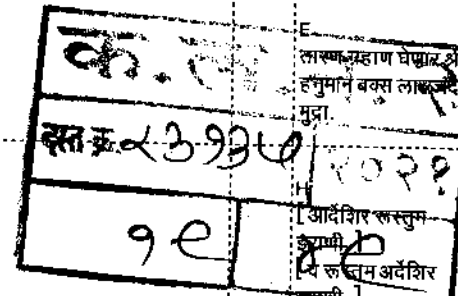
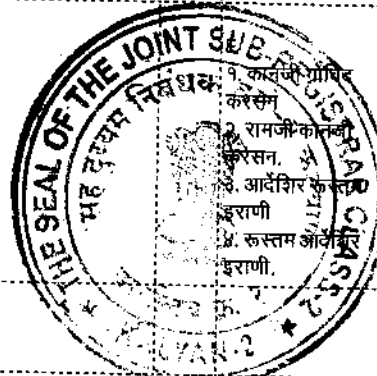
पट्टेदार

इतर भार

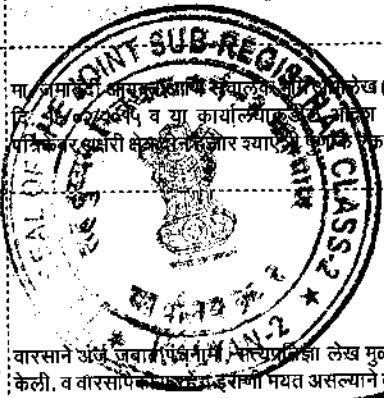
इतर अरे

[ता.ग. 960400 सि.स.नं. 9692 ता.ग.र. रु 963000/9-4-59 सि.स.नं. 9692पहा रिकन्हेन्स र. रु. 989900/9-4-59 सि.स.नं. 9692पहा]

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साक्षात्कन
10/10/9954	ख.रु. 994000/-दिनांक 29.1.54. S.F. 022		H [आदेशिर रुस्त इराणी] [रुस्तम आदेशिर इराणी]	सही- 02/10/9954 C.T.S.O.
02/10/9954	इन्डेमिन्टीबॉड		E सदर	सही- 02/10/9954 C.T.S.O.
19/10/9954	ता.ग.रु. 34000/- दि. 29.1.54 मु व 3. SR 064		E [हनुमान बक्षलालचंद मुढरा.]	सही- 12/10/9954 C.T.S.O.
96/92/9954	डिक्लेरेशन व रिलीजडीड SR 042		9. कांजी गोविंद करसन 10. रामजी कांजी करसन. 11. आदेशिर रुस्त इराणी 12. रुस्तम आदेशिर इराणी.	सही- 96/92/9954 C.T.S.O.
96/08/9954	रिकन्हेन्स रु. 99000/- 29.1.54 SR 298			सही- 96/08/9954 C.T.S.O.
10/08/9954	तारण गहाण रु. 80,000 देणार आदेशिर कस्तुमजी इराणी SR 9-2-42		E लाखण गहाण घेणार श्री हनुमान बक्स लाखण मुढरा.	सही- 10/08/9954 C.T.S.O.
02/03/9960	रिलीज डीड र. रु. 04940/- हनुमान बक्ष मुद्राकडून. S.F. 903/3-2-60		H [आदेशिर रुस्तम इराणी] [रुस्तम आदेशिर इराणी.]	सही- 02/03/9960 C.T.S.O.
10/9/92/9968	मेमो 22-दि. 22.9.69 गहाण र.रु. 60000/- 22.9.69 आदेशिर रुस्तमजी व रुस्तम आदेशिर कडून.		E श्री. महंमद शफी, रा. मुंबई.	सही- 09/92/9968 C.T.S.O.



26/08/1984	रिकन्हेअन्स र.रु.६०००/- श्री.महंमद शफी यांना दि.७.१२.६४ ची नोंद कमी. S.R. memo १८		सही- २६/०४/१९६५ C.T.S.O.
२४/१२/१९६८	भा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.सं. च्या १९५८ अंमल बजावणी कायदानुसार व भा.स.च्या नाणेसंबंधी कायदानुसार क्षेत्र आकाराचे रूपांतर केले.		सही- १९/०४/१९६९ वि.जि.नि.भू.अ. (द.) नासिक.
०७/०७/१९७०	नजर गहाण र.रु.६०००/- ता.९.३.७० आर्देसर SF १६९१ रुस्तूमजी इराणी व रुस्तूम आर्देसर पासून.	E जय सिंह वल्लभदास.	सही- ०७/०७/१९७० C.T.S.O.
१९३/०४/१९८८	डॉली अर्देसर इराणी यांचा अर्ज १०.१०.८७ ए.आर. इराणी मयत २६.८.८० डॉली अर्देसर इराणी यांचे अॅफिडेवित /जीमी. आर्देसर यांचे हक्कसोडण्याचे अॅफिडेवित रुस्तम आर्देसर यांचे अॅफिडेवित न.भू.अ. जनगर यांचा आदेश ८.३.८८ वरून वारस नोंद सामील न.भू.अ.३२७७/१, ३२७७ इते६.३२७७, ३२७७ १ते११.३२७८,३२७९, ३२८०,३२८१अ,३२८१ब, ३३३५ब,३३३५ड/३३३६.	H डॉली. आर्देसर इराणी	सही- १३/०४/१९८८ जि.नि.भू.अ.तथा न.भू.अ.उल्हासनगर.
१९/०१/१९८९	अर्ज जबाबने रुस्तम आर्देसर इराणी मयत वारसांची नावे दाखल केली.	H [१.श्रीमती. डॉली (उर्फ दौलतबाई) रुस्तम इरानी.] [२.श्री. जहांगीर रुस्तम. इरानी] [३.श्री. सरोश रुस्तम इरानी] [४.श्री. फरहंग रुस्तम इरानी.] [५.श्री. खोडीयार रुस्तम इरानी.] [६.श्रीमती. केटी मिनु केनी.]	सही- १९/०१/१९८९ जि.नि.भू.अ.तथा न.भू.अ.उल्हासनगर.
१९/०१/१९८९	अर्ज जबाब व श्री.जहांगीर रुस्तम इराणी वगैरे ५ यांच्या जॉइन्ट डिक्लेरेशन अनुक्रमांक ४८. दि.२.१.६९ नुसार व अॅफिडेवित अ.क्र.४६ दि.०२/०१/८९ नुसार १.जहांगीर रुस्तम इरानी २.सरोश रुस्तम इरानी. ३.फरहंग रुस्तम इरानी. ४.खोडीयार रुस्तम इरानी. ५.श्रीमती केटी मिनु केनी यांची नावे कमी केली.		सही- १९/०१/१९८९ जि.नि.भू.अ.तथा न.भू.अ.उल्हासनगर.
१९/०३/१९९७	खरेदीने श्रीमती डॉली आर्देसर इराणी यांनी खरेदी दिलेले. SF ७८२५/२८-११-८८ व मा.ता नि.भू.अ.कल्याण यांचेकडील आदेश दि.११/३/९७ अन्वये	H [१. डॉली (उर्फ दौलतबाई) रुस्तम इराणी.] २. जहांगीर रुस्तम इराणी.	सही- १९/०३/१९९७ ता.नि.भू.अ.,कल्याण.
२४/०७/२०१५	मा.जमाबाने अर्ज जबाबने रुस्तम आर्देसर इराणी यांचे लेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प. अक्षरी नोंद/२०१५ दि. २४/०७/२०१५ व या कार्यालयाकडे आलेला क्र.न.भू/फेरफार क्र. १६०७ आदेश दि.२४/०७/२०१५ अन्वये मिळकत पत्रिका न.भू.अ.उल्हासनगर वगैरे वगैरे यांचेकडे दाखल केले.		फेरफार क्र.१६०७ प्रमाणे सही- २४/०७/२०१५ उ.अ.भू.अ.कल्याण
०३/१२/२०२०	वारसाने अर्ज जबाबने रुस्तम आर्देसर इराणी यांचे लेख मुळ मृत्यूदाखल इ.अन्वये मयताचे नांव कमी करून वारसांची नावे दाखल केली. व वारसांपैकी फरहंग इराणी मयत असल्याने त्याचे नावही दाखल केले.	H १. जहांगीर रुस्तम इराणी २. सरोश रुस्तम इराणी [३. फरहंग रुस्तम इराणी] ४. दिलनवाज फरहंग इराणी ५. खोडीयार रुस्तम इराणी ६. केटी मिनु केनी	फेरफार क्र.२१६७ प्रमाणे सही- ०३/१२/२०२० उ.अ.भू.अ.कल्याण



क.ल.न.२
२३९३४/२०२१
२०

३. महाराष्ट्र राज्य विधिकरणी यार्डन केलने आहे



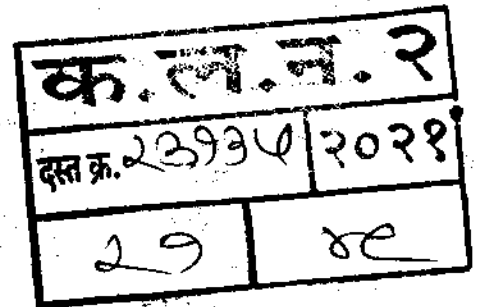
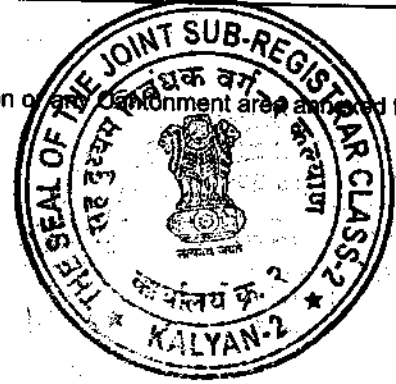
हि मिळकत पत्रिका दिनांक ५/२१/२०२१ ५:२४:४७ PM चे कोर्टद्वारे स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक १२/०७/२०२१ ११:३६:११ AM
वेधता पडताळणी साठी <http://appleabhi.kh.mahabhumli.gov.in/DSLFR/propertycard> या संकेत स्थळावर जाऊन २११२१०००२२६९२६५ हा क्रमांक वापरावा.

भावाचे नाव : कल्याण

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	127500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	131436000
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: मीजे कल्याण सर्व्हे नं. 262अ हिस्ता नं. 1 सातबाराप्रमाणे क्षेत्र 2060 चौ.मी. सिटीएस नं. 1830ब प्रमाणे क्षेत्र 2086.10 चौ.मीटर आकार 51.50 रू.पै (Survey Number : सर्व्हे नं. 262अ ; HISSA NUMBER : हिस्ता नं. 1 ;)
(5) क्षेत्रफळ	1) 2086.10 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सरोश रुस्तम इराणी यांच्या तर्फे कबुलीजबाबदारीत कु.मु. म्हणून खोडीयार रुस्तम इराणी वय:-71; पत्ता:-प्लॉट नं: 1/2, माळा नं:-, इमारतीचे नाव: कुसरो बाग, ब्लॉक नं: यु ब्लॉक, रोड नं: शहिब भगतसिंग रोड, कुलाबा मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400001 पॅन नं:-AACPI0916M 2): नाव:-विलमबाज फर्हेग इराणी वय:-66; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: त्रिवेणी गार्डन, ब्लॉक नं: -, रोड नं: आधरवाडी रोड, कल्याण प, महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-ABTPI1855M 3): नाव:-खोडीयार रुस्तम इराणी वय:-71; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: त्रिवेणी गार्डन, ब्लॉक नं: -, रोड नं: आधरवाडी रोड, कल्याण प, महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-AAEPI7695H 4): नाव:-केटी गिनु चेमी - वय:-73; पत्ता:-प्लॉट नं: 10, माळा नं: दुसरा मजला, इमारतीचे नाव: केटी टेरेस, ब्लॉक नं: -, रोड नं: स्लेटर रोड, ग्रॅन्ट रोड प, महाराष्ट्र, MUMBAI. पिन कोड:-400007 पॅन नं:-ACHPC1032F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-जे. मुथा कंस्ट्रक्शन तर्फे प्रो.प्रा. मनिष प्रकाश मुथा वय:-36; पत्ता:-प्लॉट नं: 301, माळा नं: तिसरा मजला, इमारतीचे नाव: मुथा हाऊस, ब्लॉक नं: शिवाजी चौक, रोड नं: कल्याण प, महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-AQVPS2094K
(9) दस्तऐवज करून दिल्याचा दिनांक	10/12/2021
(10) दस्त नोंदणी केल्याचा दिनांक	10/12/2021
(11) अनुक्रमांक, खंड व पृष्ठ	23126/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	7886200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or other Government area applicable to it.



Receipt (pavti)

508/17015

Thursday, December 09, 2021

2:16 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Receipt: 39M

गावाचे नाव: कुलाबा र

दस्तऐवजाचा अनुक्रमांक: बबई4-17015-2021

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: खोडायार रुस्तम इराणी ..

पावती क्र.: 18250 दिनांक: 09/12/2021

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 400.00

गृहभेट फी रु. 300.00

पृष्ठांची संख्या: 20

एकूण:

रु. 800.00

DELIVERED

आपणास मूळ दस्त, धंबनेल प्रिंट, सूची-२ अंदाजे

2:36 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, मुंबई-4

बाजार मुल्य: रु.1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुय्यम निबंधक वर्ग - २
मुंबई शहर क्र. ४

DELIVERED

1) देयकाचा प्रकार: By Cash रक्कम: रु 300/-

2) देयकाचा प्रकार: DHC रक्कम: रु.400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0912202106394 दिनांक: 09/12/2021

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009802538202122M दिनांक: 09

बँकेचे नाव व पत्ता:



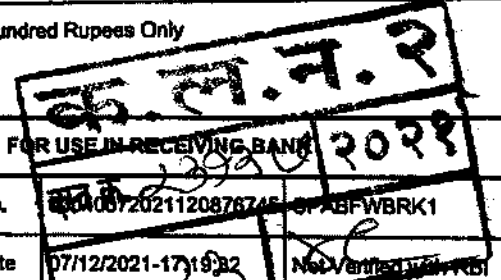
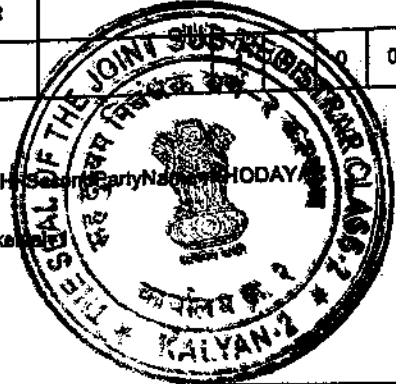
क.ल.न.२	
दस्त क्र. ३९३७	२०२१
२२	२९



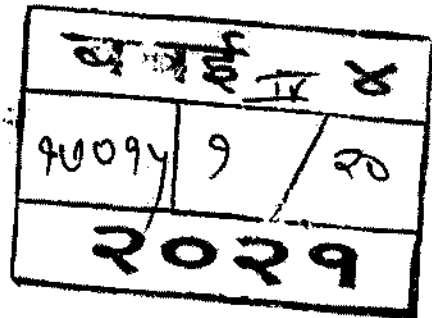
CHALLAN
MTR Form Number-8



GRN	MH009802538202122M	BARCODE	[Barcode]		Date	07/12/2021-17:19:27	Form ID	48(1)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
		PAN No.(If Applicable)	AACF0016.					
Office Name	BBE3_JT SUB REGISTRAR MUMBAI CITY 3			Full Name	SAROSH RUSTOM IRANI			
Location	MUMBAI			Flat/Block No.	1/2, U BLOCK CUSROW BAUG			
Year	2021-2022 One Time			Premises/Building	SHAHID BHAGAT SINGH ROAD ELETRICE HOUSE COLABA			
Account Head Details		Amount In Rs.		Road/Street	MUMBAI			
0030045501	Stamp Duty	500.00		Area/Locality	MUMBAI			
0030063301	Registration Fee	100.00		Town/City/District	MUMBAI			
				PIN	400001			
				Remarks (If Any)	PAN2=AAEPI7895H-Subreg Party Name: SHODAYA RUSTOM IRANI-CA=1-Market			
				Amount In	Six Hundred Rupees Only			
Total		600.00		Words	क ल न . न . २			
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	[Stamp]				
Cheque/DD No.		Bank Date	RBI Date	07/12/2021-17:19:27				
Name of Bank		Bank-Branch	STATE BANK OF INDIA					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					



Department ID : 9820008006
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.



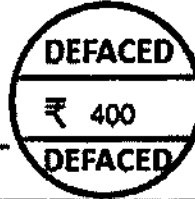


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0912202106394	Receipt Date	09/12/2021
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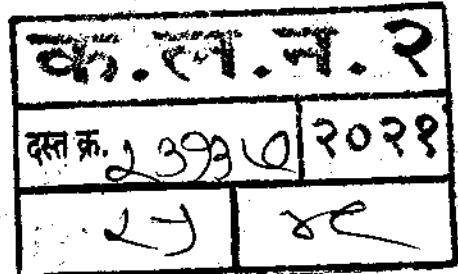
Received from Sarosh R Irani, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 17015 dated 09/12/2021 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.



Payment Details

Bank Name	sbiipay	Payment Date	09/12/2021
Bank CIN	10004152021120904480	REF No.	202134317078794
Deface No	0912202106394D	Deface Date	09/12/2021

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



POWER OF ATTORNEY

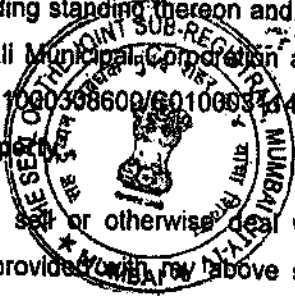
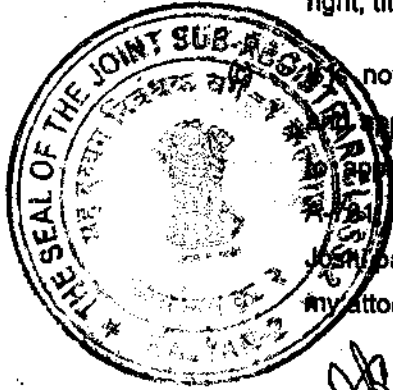
TO ALL TO WHOM THESE PRESENTS SHALL COME I, MR. SAROSH RUSTOM IRANI, an adult Indian Inhabitant, presently residing at 1/2, U Block, Cusrow Baug, Shahid Bhagat Singh Road, Electric House, Colaba 400001, do hereby SEND GREETINGS: Pan no. AACPI0916M

WHEREAS:

(a) I hold an undivided share in the ownership right, title and interest in the property being All that piece and parcel of land / ground hereditaments and premises with all the tenements, cinema theatre building, stalls, toilets and other structures standing thereon and also all the machineries, equipment, furniture, fixtures and fittings thereon which Cinema Theatre was formerly known as Gokul Theatre and thereafter Krishna Theatre and now known as "Krishna Cinema" situate lying and being at Kalyan, within the limits of the Kalyan Dombivali Municipal Corporation, Taluka and Registration Sub-District Kalyan, Registration District Thane bearing Survey No. 262 A, Hissa No. 1 and also bearing City Survey No. 1830-B approximately admeasuring 2495 sq. yards or thereabouts equivalent to 2095.80 sq. metres or thereabouts consisting along with all the existing structures standing thereon and commonly known as "Krishna Cinema Property" including a residential-cum-commercial building standing thereon and registered in the books of Kalyan Dombivali Municipal Corporation and denoted by municipal property No. C01000398600/60100034400 hereinafter referred to as the "said Property".

(b) Now I intend to sell or otherwise deal with the said property in manner herein provided with my above stated undivided share in right, title, interest, privileges and benefits in the said Property.

not possible for me to attend to the execution of the documents appear before Registrar of Assurances and therefore I wish appoint my brother Khodayar Rustom Irani presently residing at Triveni Garden, Adharwadi Jail Road, Near Royal Residency, Jashnabada, Kalyan (West), Thane 421301, Pan no. AAEP17695H as my attorney for the purposes hereinafter mentioned.



Handwritten registration details in a rectangular box: 70014, 2/20, 2029.

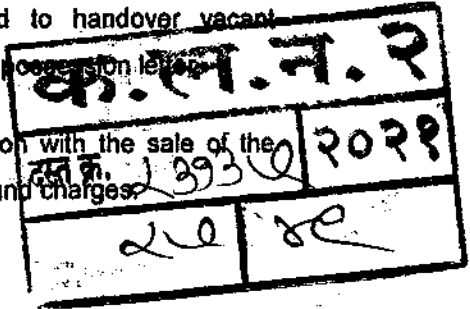
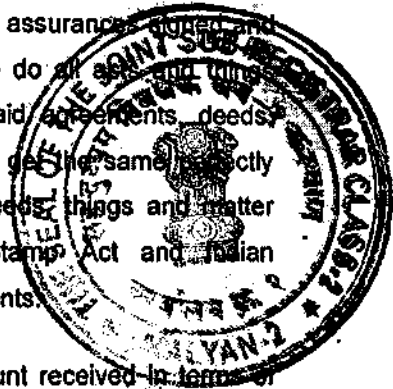
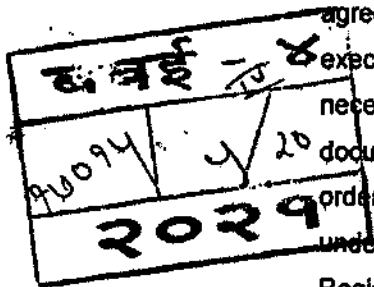
Handwritten registration details in a rectangular box: क.स.न.प. 23934, 2028, 22, 22.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that I do hereby nominate, constitute and appoint my brother **KHODAYAR RUSTOM IRANI**, hereinafter referred to as the "said Attorney", as my true and lawful attorneys for me and in my name and on my behalf in relation to my above stated undivided share in the said Property with full power and authority to do or cause to be done all or any of the following acts, deeds, matters and things that is to say:

1. To sell, dispose of, transfer, surrender, relinquish, convert, assign, collect, gift, exchange, mortgage, release or otherwise deal in any manner and other wise manage my above stated undivided share in the ownership right, title and interest in the said Property or premises contained therein or portion thereof and for above purpose to decide and finalize about the terms and conditions of any such transaction and thereafter sign and execute documents, deeds, agreements, power of attorneys, conveyances and such other documents as may be necessary and also if required to sign and execute deed of rectification, supplementary agreement, transfer forms, declaration, affidavit, bonds and other necessary papers / documents / writing in relation thereto or to let out on monthly tenancy basis or leave and license basis premises contained in the said Property or portion thereof and to present and lodge such agreements, /deeds, documents, writings as executed by me for registration as may be required before the Registrar of Assurances or competent authority and to admit execution of the agreements, deeds, documents, writing and assurances signed and executed by me or by my Attorney and to do all such things necessary for effectively registering the said agreements, deeds, documents, writing and assurances and to get the same correctly ordered for registration and to do acts, deeds, things and matter under the provisions of Maharashtra Stamp Act and Indian Registration Act and other laws and enactments.

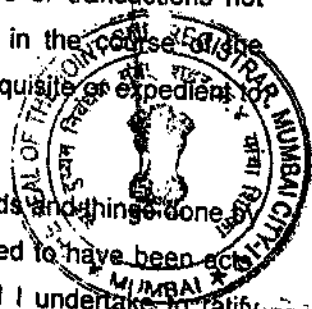
2. To sign receipts for the consideration amount received in terms of any document signed and executed and to handover vacant possession of the said Property and execute possession letter.

3. To appoint Advocates/Solicitors in connection with the sale of the said Property and to pay their remuneration and charges.



Khodayar Rustom Irani

4. To appear before Talathi, Mamlatdar, Collector, Municipal Corporation, Land Record Office or any other authority for any purpose in connection with the said Property or other records as may be required.
5. TO substitute and appoint from time to time one or more attorneys in place of the attorney hereunder with the same or limited powers to act, remove, and appoint other attorney/s if the said Attorney thinks fit and proper and the attorney will be further entitled to appoint such substitute with irrevocable powers conferring such powers as the attorney may think fit and proper and in such event such power of attorney shall not be revocable.
6. AND for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted we hereby declare that the powers hereby granted shall not in any case be deemed to revoke any power or authorities hereto before given to our attorneys by us or be deemed to be limited to such transactions and matters as are herein expressly mentioned but the same are intended to extend and shall in all cases extend to any other matters or transactions not herein precisely mentioned or defined which in the course of the business may the attorney be deemed to be requisite or expedient to be done or performed.
7. I do hereby ratify and confirm that all acts, deeds and things done by my said Attorney or substitutes shall be deemed to have been acts, deeds and things done by me personally and I undertake to ratify and confirm all and whatsoever that the said attorney or substitutes do or purport to do or cause to be done by virtue of these presents.



बवई १४
 १००१ ६/२०
 २०२५

क. ११. ११
 दस्ता क्र. २३९३७
 २४/१२

IN WITNESS WHEREOF I have hereto set and subscribed my hands at
MUMBAI this 9th day of December, 2021

SIGNED AND DELIVERED
by the withinnamed
MR. SAROSH RUSTOM IRANI

Sarosh Irani
Sarosh Irani



I Accept.

Khodayar Irani
KHODAYAR RUSTOM IRANI



Witness

- 1) Rahul Walunj - *राहुल*
- 2) Dilip R. Yadav - *दिलीप*



बवई १४	
१७/०९/२०	२०
२०२१	

क.ल.न.२	
दस्ता क्र. २३९३७	२०२१
२६	४६



अधिकाऱ्याचे नाव

सरोश रुस्तम इराणी

Sarosh Rustom Irani

जन्म वर्ष / Year of Birth 1943

पुरुष / Male



40 8062 0048



आधार - सामान्य माणसाचा अधिकार

[Handwritten signature]

क.ल.न.२	
दस्ता क्र. 23936	2028
30	re

२०१५	
२०१५	C/20
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संयुक्त नगरपालिका

पत्ता १/२, यु - ब्लॉक, खुशरो बाग, शहीद
बघत सिंग रोड, इलेक्ट्रीक हाऊस, कुलाबा,
मुंबई, महाराष्ट्र, 400001

Address: 1/2, U - Block
Baug, Shahid Bhagat
Electric House, Colaba,
Maharashtra, 400001



क.ल.न.२
दस्ता क्र. २३३५ | २०२१



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९२२२ १२२ १२४८



help@uidai.gov.in



www.uidai.gov.in

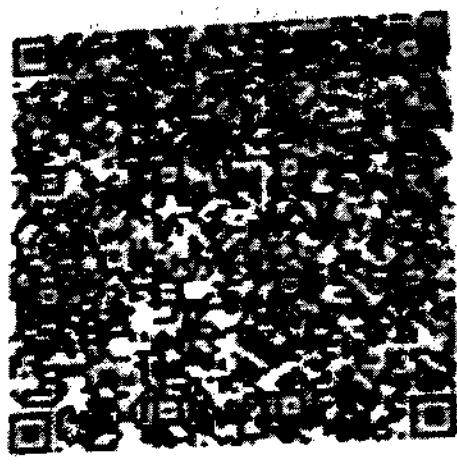
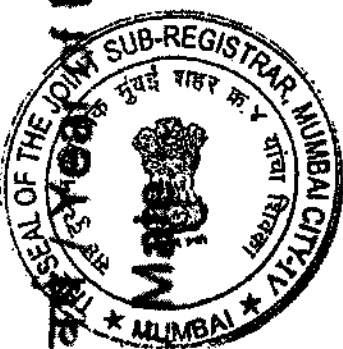
P.O. Box No. 1987,
Mumbai-400 001

४

~~सामान्य अधिकार~~

खोडायार रुसतम इगर्जी
Khodayar Rustom Irani

जन्म वर्ष : 1950
पुरुष

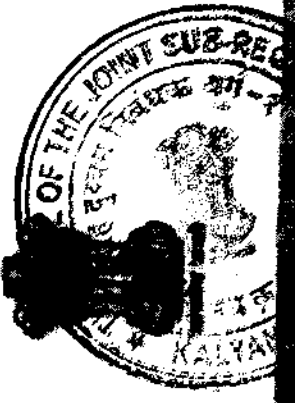


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Khod

3039 1660 9247

आधार — सामान्य माणसाचा अधिकार



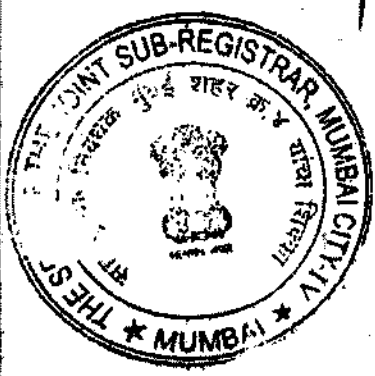
दस्तावेज क्र. २३३	२०२१
३२	४८



महाराष्ट्र शासन
अध्यापक

पत्ता ए-701 त्रिवेणी गार्डन, आभारवाडी
वेल् रोड, रॉयल रेसीडेन्स्य जवळ, जोशी
वाडा कल्याण (प), कल्याण, ठाणे, कल्याण
टी.सी., महाराष्ट्र, 421301

Address: A-701
Adharwadi Jail
residency, joshi
Kalyan, Thane, Kalyan D.C.
Maharashtra, 421301



४७	११/२०	२०२१
४७	११/२०	२०२१

क.ल.न. २
२३७३५ २०२१

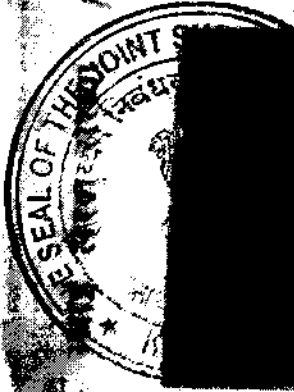
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help@udhal.gov.in

www.udhal.gov.in

P.O. Box No. 1987,
Mumbai-400 004



PERMANENT ACCOUNT NUMBER
AACPI0916M

NAME
SAROSH RUSTOM IRANI

FATHER'S NAME
RUSTOM ARDESHIR IRANI

DATE OF BIRTH
23-08-1943

SIGNATURE

20	92/20	10/8
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Commissioner

क.ल.न.२	
३४	२०२१
	re

1 कार्ड के धो / कलर जाने पर सुचना जारी करने वाले
शिकायी को सूचित / वापस कर दें

यकात कायुक्त I पुणे,

मिडिलर सदन (सिलेग्न भवन),

1/61, एरंकावने, कावेरी रोड,

I - 411 004.

१७०१५		
१७०१५	१३	२०
२०२९		

Case this card is lost/ found. Issued by the following authority :

Commissioner of Income-tax - I Pune

Inspector Chikan" (Aruna Building

101, Shivajinagar, Shivajinagar Road,



क. ल. म. २
दस्ता क्र. २३९१२०२९
३५

भारत सरकार

GOVT. OF INDIA



विभागा

DEPARTMENT

CUSTOM IRANI

DESHIR IRANI



२०२१	१००१५	१४	४
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Signature

2012/1950

Permit/Account Number

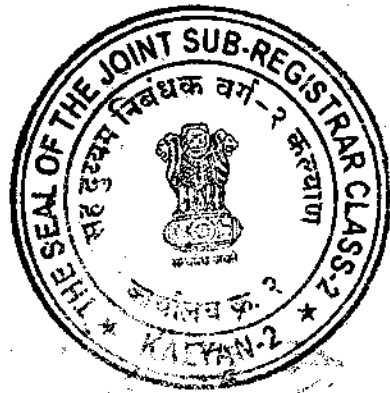
AAEP7695H

Signature
Signature

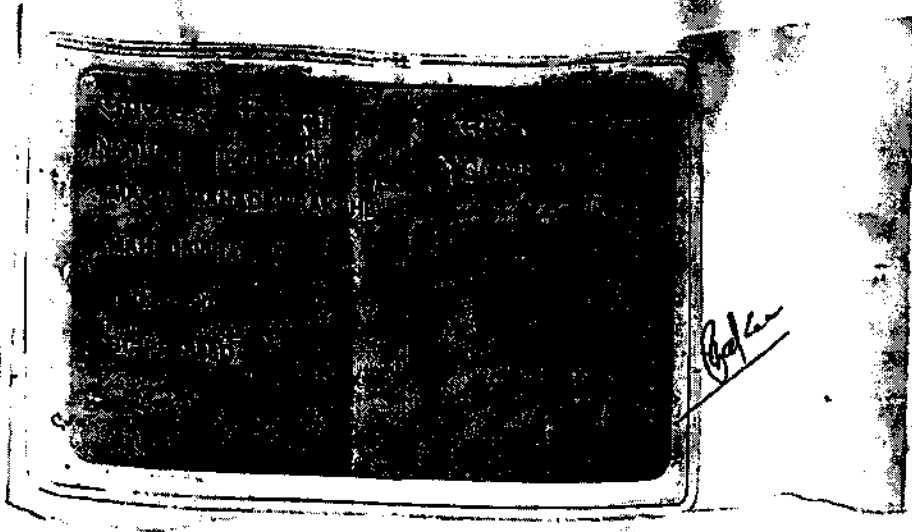
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बबई	
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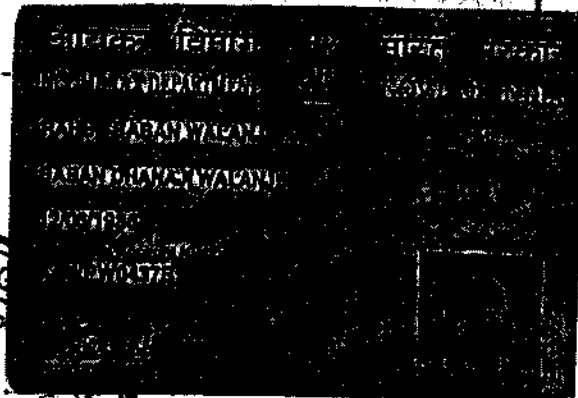
क.ल.न.२	
दस्ता क्र. ३७३७	२०२१
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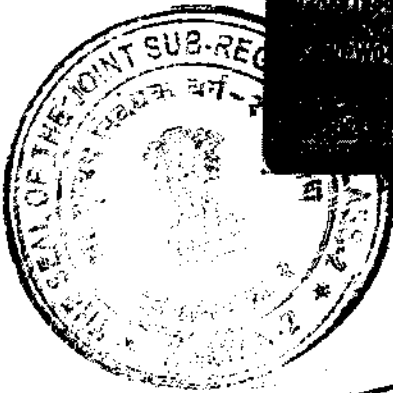
Address of Witness

Ashok J. Baliya
Chartered Accountant
4/5/6, Ground Floor, 'O' Building,
Seth Damji Laxmichand Estate,
(D. L. Jain Compound), Dr. B. A. Road,
Chinchpokli-E, Mumbai-400012.

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१००९५	१६/२०
२०२५	



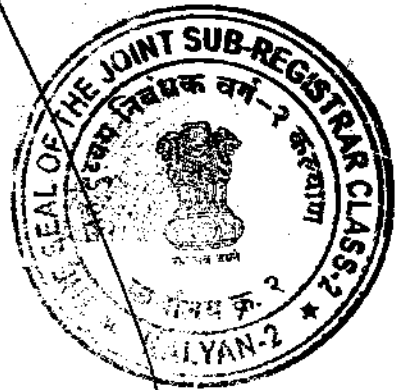
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बबई IV		
90094	90	28
2029		



क.ल.न. २	
दस्ता क्र. 23930	2029
3e	re

12/12/21

Summary 1 (Dasigoshwara bhag 1)

508/17015

गुरुवार, 09 डिसेंबर 2021 2:17 म.न.

दस्त गोषवारा भाग-1

बबई 4

90/20 JV

दस्त क्रमांक: 17015/2021

दस्त क्रमांक: बबई 4 /17015/2021

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

द. नि. सह. द. नि. बबई 4 यांचे कार्यालयात

अ. क्र. 17015 वर दि. 09-12-2021

रोजी 2:15 म.न. वा. हजर केला.

पावती: 18250

पावती दिनांक: 09/12/2021

सादरकरणाचे नाव: खोडायार रुस्तम इराणी . .

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 400.00
गृहभेट फी	रु. 300.00
पृष्ठांची संख्या: 20	

एकुण: 800.00

दस्त हजर करणाऱ्याची गिती:

सह दुय्यम निबंधक, मुंबई-4

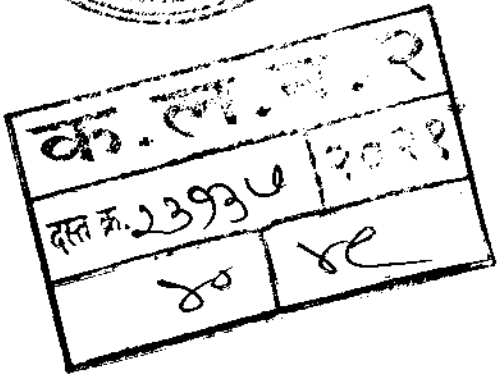
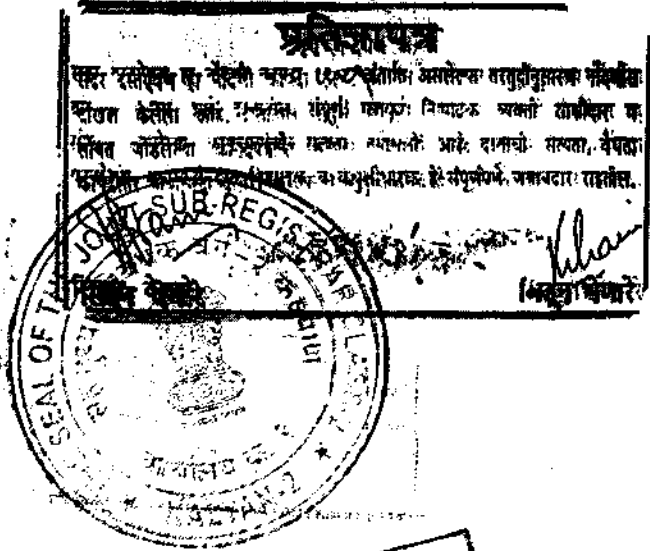
सह दुय्यम निबंधक, मुंबई-4

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतर्फे लार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिकका क्र. 1 09/12/2021 02:15:09 PM ची वेळ: (सादरीकरण)

शिकका क्र. 2 09/12/2021 02:16:28 PM ची वेळ: (फी)



12/12/2021

Summary-2



09/12/2021 2 38:20 PM

दस्त गोपचार भाग-2

 बर्कट 9020N
 दस्त क्रमांक:17015/2021

दस्त क्रमांक :बर्कट/17015/2021

दस्तावा प्रकार :कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:खोद्यार रुस्तम इराणी . . पत्ता:प्लॉट नं: ए-701, माळ नं: ., इमारतीचे नाव: त्रिवेणी गार्डन, ब्लॉक नं: रॉयल रेसिडेन्सी जवळ, रोड नं: आघारवाडी जेल रोड, जोगी पाडा, कल्याण वेस्ट, ठाणे, महाराष्ट्र, ठाणे. पिन नंबर:AAEP17695H	पॉवर ऑफ अटॉर्नी होल्डर वय :-71 स्वाक्षरी		
2	नाव:सरोश रुस्तम इराणी . . पत्ता:प्लॉट नं: 1/2, यु ब्लॉक, माळ नं: ., इमारतीचे नाव: कुसराव बाग, ब्लॉक नं: ., रोड नं: शाहीद भगत सिंग रोड, इलेक्ट्रिक हाउस, कुलाबा, , महाराष्ट्र, मुम्बई. पिन नंबर:AACP10916M	कुलमुखत्यार देणार वय :-78 स्वाक्षरी:-		

वरील दस्तऐवज करून देणारे तयाकधीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:09 / 12 / 2021 02 : 35 : 06 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीस: ओळखतात, व त्यांची ओळख पटविताने

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: . राहुल वाळंज वय:33 पत्ता:नालबाग, मुंबई पिन कोड:400012		
2	नाव:अयूर राहो . - वय:31 पत्ता:नालबाग, मुंबई पिन कोड:400012		

शिकका क्र.4 ची वेळ:09 / 12 / 2021 02 : 38 : 05 PM

राह दुर्गा निबंधक, मुंबई-4

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Deface Number	Deface Date
1	SAROSH RUSTOM IRANI	eChallan	00040572021120876745	009803518872122M	500.00	0004703042202122	09/12/2021
2	SAROSH RUSTOM IRANI	eChallan		009803518872122M	100	0004703042202122	09/12/2021
3		DHC		009803518872122M	400	0912202106394D	09/12/2021
4		By Cash			300		

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

17015 /2021

Scanned with CamScanner

12/9/2021

Summary-2



दस्त गोपवारा भाग-2

वर्कईड 20/20 II
दस्त क्रमांक: 17015/2021

दस्त क्रमांक : वर्कईड/17015/2021
दस्ताचा प्रकार : कुलमुखत्यारपत्र

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: खोडायार रुस्तम इराणी . . पत्ता: प्लॉट नं: ए-701, माळ नं: .. इमारतीचे नाव: त्रिवेणी गार्डन, ब्लॉक नं: रॉयल रेसिडेन्सी जवळ, रोड नं: आधारवाडी जेल रोड, जैशी पाझ, कल्याण वेस्ट, ठाणे, महाराष्ट्र, ठाणे. पिन नंबर: AAEP17695H	पोवर ऑफ अटॉर्नी होल्डर वय :-71 स्वाक्षरी:-		
2	नाव: सरोत रुस्तम इराणी . . पत्ता: प्लॉट नं: 1/2, यु ब्लॉक, माळ नं: .. इमारतीचे नाव: कुसराव बाग, ब्लॉक नं: .. रोड नं: यशोद भगत सिंग रोड, इलेक्ट्रिक हाउस, कुलाबा, महाराष्ट्र, मुंबई. पिन नंबर: AACPI0916M	कुलमुखत्यार देणार वय :-78 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयाकथित कुलमुखत्यारपत्र या दस्त ऐवज करून दिव्याचे कबुल करतात.
शिकका क्र.3 ची वेळ: 09 / 12 / 2021 02 : 35 : 06 PM

ओळख:-

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

अनु क्र.	पत्रकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: .. गहुल शंकाज वय: 33 पत्ता: लालबाग, मुंबई पिन कोड: 400012		
2	नाव: मयुर राधे . . वय: 31 पत्ता: लालबाग, मुंबई पिन कोड: 400012		

शिकका क्र.4 ची वेळ: 09 / 12 / 2021 02 : 38 : 05 PM

शिकका क्र.5 ची वेळ: 10/12/2021 09:00:07 AM
नोदणी प्रकृत 4 मज्जे

सह इय्यम निबंधक, मुंबई-4

प्रमाणित करणेत येते की या दस्तामध्ये एकूण..... 20पाने पुस्तक क्रमांक-४, वर्कईड-४/१७०१५/२०२१ नोंदला.
दिनांक १०/१२/२०२१

सह इय्यम निबंधक वर्ग-२ मुंबई शहर क्र. ४.

Purchaser	चक्र वग Type	Vendor Name/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
SAROSH RUSTOM IRANI	Chalan	000470304	0912202108394	500.00	SD	0004703042202122	09/12/2021
SAROSH RUSTOM IRANI	Chalan	000470304	0912202108394	100	RF	0004703042202122	09/12/2021
	DHC		0912202108394	400	RF	0912202108394D	09/12/2021
				300	RF		

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

सह इय्यम निबंधक, मुंबई-4
10/12/2021

17015 /2021

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Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No 1081/63107/01081

To,
 सरोश रुस्तम इरानी
 Sarosh Rustom Irani
 1/2, J - Block, Cusrow Baug
 Shaheed Bhagat Singh Road
 Electric House
 Colaba
 Mumbai
 Maharashtra 400001

Ref: 299, 13E / 594661 / 595385 / P



UE454535543IN



आपला आधार क्रमांक / Your Aadhaar No. :

4440 8062 0048

आधार - सामान्य माणसाचा अधिकार



~~भारत सरकार~~



सरोश रुस्तम इरानी
 Sarosh Rustom Irani
 जन्म वर्ष / Year of Birth : 1943
 पुरुष / Male

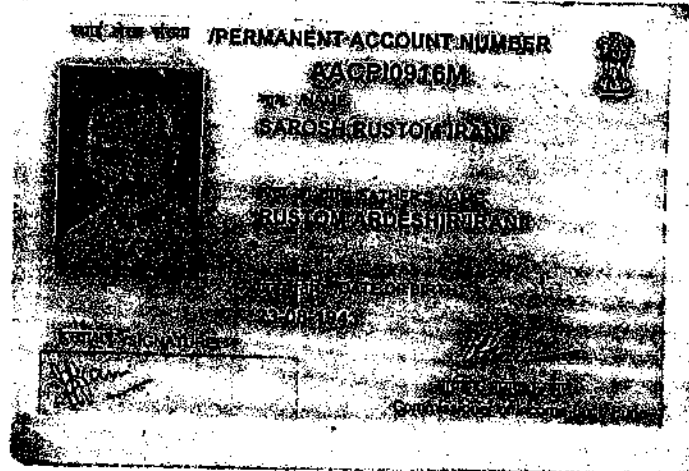


4440 8062 0048

आधार - सामान्य माणसाचा अधिकार

क. ल. न. २	
दस्ता क्र. ३९३५	२०२१
४३ / ४२	

Sarosh Irani




Sarosh Irani

भारत सरकार
GOVT OF INDIA

खोदयार रस्तम इरानी
Khodayar Rustom Irani

जन्म वर्ष / Year of Birth : 1950
पुरुष / Male



3039 1660 9247

आधार - सामान्य माणसाचा अधिकार

Khironi

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

DILNAVAZ F IRANI

PERMANENT ACCOUNT NUMBER

9228 2722 8172

D. F. Irani

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

खोदयार रस्तम इरानी
RUSTOM ANDESHIR IRANI

PERMANENT ACCOUNT NUMBER
9228 2722 8172


Signature

Khironi

भारत सरकार
GOVT OF INDIA

दिनवाज फरहंग इरानी
Dilnavaz Farheng Irani

जन्म वर्ष / Year of Birth : 1955
महिला / Female



9228 2722 8172

आधार - आम आदमी का अधिकार


D. F. Irani

भारत सरकार
GOVT OF INDIA

केटी मिनु चेमी
Katy Minoos Chemi

जन्म वर्ष / Year of Birth : 1948
स्त्री / Female

7888 7406 8450



आधार - सामान्य माणसाचा अधिकार

Kchemi


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACHPC1032F

नाम / NAME
KATY MINOO CHEMI

पिता का नाम / FATHER'S NAME
RUSTOM ARDESHIR IRANI

जन्म वर्ष / Year of Birth : 1948
स्त्री / Female

हस्ताक्षर / SIGNATURE
Kchemi



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

मुत्ता ममिश प्रकाश
MUTNA MAMSH PRAKASH

प्राकाश हिराचानो मुत्ता
PRAKASH HIRACHANO MUTNA

29/07/1984

Partnership Account Number
AQVF92091R

Signature

क.ल.न.२

दस्ता क्र. 23930 | 2028

[Handwritten signature]



Issue Date: 01/10/2014

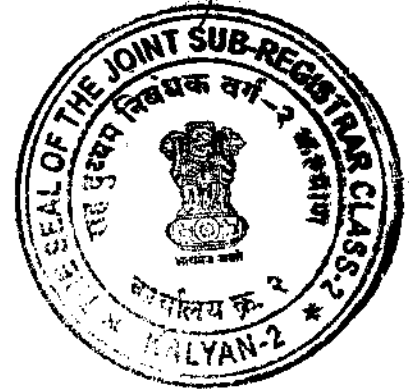


केदारनाथ सुर्यकांत पवार
Kedarnath Surykant Pawar
जन्म तिथि / DOB: 02/06/2002
पुरुष / Male

K.S.Pawar.

8521 1242 4002

मेरा आधार, मेरी पहचान



क.ल.न.२	
दस्तावेज क्र. 3934	2028
४६/४८	

71/23137

शुक्रवार, 10 डिसेंबर 2021 1:48 म.नं.

दस्त गोषद्वारा भाग-1

कलन2

दस्त क्रमांक: 23137/2021

दस्त क्रमांक: कलन2 /23137/2021

बाजार मूल्य: रु. 13,14,36,000/-

मोबदला: रु. 12,75,00,000/-

भरलेले मुद्रांक शुल्क: रु.500/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

हु. नि. सह. हु. नि. कलन2 यांचे कार्यालयात

पावती:25791

पावती दिनांक: 10/12/2021

अ. क्रं. 23137 वर दि.10-12-2021

सादरकरणाराचे नाव: मे. मुथा कंस्ट्रक्शन तर्फे प्रो.प्रा. मनिष प्रकाश मुथा

रोजी 1:46 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 980.00

पृष्ठांची संख्या: 49

एकूण: 1080.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Kalyan 2
(सही) जी.बी.सातदिवेसह. दुय्यम निबंधक वर्ग २,
दस्ताचा प्रकार: खरेदीखत
कल्याण क्र. २

मुद्रांक शुल्क: If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.

शिक्का क्रं. 1 10 / 12 / 2021 01 : 46 : 41 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 10 / 12 / 2021 01 : 48 : 17 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

मदर दस्तऐवज नोंदणी कायदा १९०६ नियम १९६१ अंतर्गत तस्तुदीनुसार नोंदणीस दाखल केलेल्या या दस्तऐवजाचे संपूर्ण प्रत्येक, निष्पादक व्यक्ती, साक्षीदार व सोदवलेले व्यक्ती यांनी या दस्तऐवजाची सत्यता, वैधता, कायदेशीर अंमलबजावणी व अंमलबजावणीसाठी आवश्यक असलेले तसेच सादर करणाऱ्या व्यक्तीच्या अंतर्गत असलेल्या संपत्तीबाबतची कायदेशीर अंमलबजावणी व अंमलबजावणीसाठी आवश्यक असलेली

लिहून घेणार सही

लिहून देणार सही

D. F. Gauri

H. Chenni



10/12/2021 1 52:02 PM

दस्त गोष्टवारा भाग-2

कलन2

दस्त क्रमांक:23137/2021

दस्त क्रमांक :कलन2/23137/2021

दस्ताचा प्रकार :-खरेदीखत

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. मुथा कॅम्पूक्शन तर्फे प्रो.प्रा. मनिष प्रकाश मुथा पत्ता:प्लॉट नं: 301, माळा नं: तिसरा मजला, इमारतीचे नाव: मुथा हाऊस, ब्लॉक नं: शिवाजी चौक, रोड नं: कल्याण प, महाराष्ट्र, THANE. पॅन नंबर:	लिहून देणार वय :-36 स्वाक्षरी:-		
2	नाव:सरोश रुस्तम इराणी यांच्या तर्फे कबुलीजबाबाकरिता कु.मु. महामुख खोडीयार रुस्तम इराणी पत्ता:प्लॉट नं: 1/2, माळा नं: -, इमारतीचे नाव: कुसरो बाग, ब्लॉक नं: यु ब्लॉक, रोड नं: शहिद भगतसिंग रोड, कुलाबा मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:	लिहून देणार वय :-71 स्वाक्षरी:-		
3	नाव:दिलनवाज फरहेंग इराणी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: त्रिवेणी गार्डन, ब्लॉक नं: -, रोड नं: आधरवाडी रोड, कल्याण प, महाराष्ट्र, ठाणे. पॅन नंबर:	लिहून देणार वय :-66 स्वाक्षरी:-		
4	नाव:केटी मिनु चेमी - - पत्ता:प्लॉट नं: 10, माळा नं: दुसरा मजला, इमारतीचे नाव: केटी टेरेस, ब्लॉक नं: -, रोड नं: सेंटर रोड, ग्रॅन्ट रोड प, महाराष्ट्र, मुम्बई. पॅन नंबर:	लिहून देणार वय :-73 स्वाक्षरी:-		
5	नाव:खोडीयार रुस्तम इराणी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: त्रिवेणी गार्डन आधरवाडी रोड कल्याण , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:	लिहून देणार वय :-71 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत खरेदीखत चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:10 / 12 / 2021 01 : 50 : 52 PM

ओळख:-

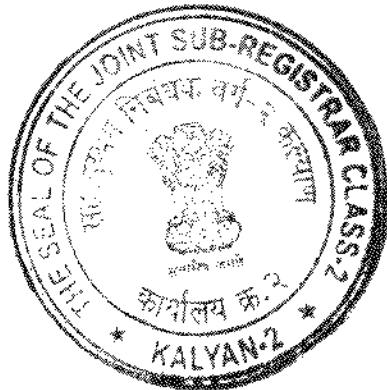
खालील इसम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:जगदीश सुंदर शेटी - - वय:70 पत्ता:कल्याण प पिन कोड:421301	स्वाक्षरी:-		
2	नाव:केदारनाथ पवार - - वय:20 पत्ता:कल्याण प पिन कोड:421301	स्वाक्षरी:-		

शिक्का क्र.4 ची वेळ:10 / 12 / 2021 01 : 51 : 51 PM

Joint Sub Registrar Kalyan-2

(सह) जो.सु.सहायदेवे

सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MUTHA CONSTRUCTION PROPRIETOR MANISH PRAKASH MUTHA	eChallan	03006172021121000264	MH009938409202122E	500.00	SD	0004733716202122	10/12/2021
2	MUTHA CONSTRUCTION PROPRIETOR MANISH PRAKASH MUTHA	eChallan		MH009938409202122E	100	RF	0004733716202122	10/12/2021
3		DHC		1012202106587	980	RF	1012202106587D	10/12/2021

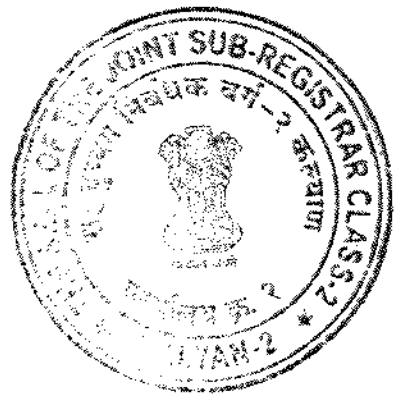
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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क.स.न. २	
दस्ता क्र. 23934	२०२१
४६	४६

प्रमाणित करण्यात येते की,
 द.क्र. 23934/२०२१ मध्ये
पाने आहेत.
 पुस्तक ९ द.क्र. 23934
 १०/१२/२०२१ वर नोंदला.

सह-मुख्यम निबंधक कार्यालय क्र. २
 दिनांक १०/१२/२०२१