

323/12454

पावती

Wednesday, October 30, 2024

2:40 PM

Original/Duplicate

नोंदणी क्र. 39म

Regn.: 39M

पावती क्र.: 13603 दिनांक: 30/10/2024

गावाचे नाव: विलेपार्ले

दस्तावेजाचा अनुक्रमांक: वदर4-12454-2024

दस्तावेजाचा प्रकार: सेल डीड

मादर करणाऱ्याचे नाव: विभवर्ध असेट्स मॅनेजमेंट अॅण्ड अॅडवायजर्स प्रायव्हेट लिमिटेड तर्फे अधिकृत स्वाक्षरीकर्ता अभियेक आर. जाजू

नोंदणी फी ₹. 30000.00

दस्त हाताळणी फी ₹. 900.00

पृष्ठांची संख्या: 45

एकूण: ₹. 30900.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

2:59 PM ह्या वेळेस मिळेल.

मह. दुय्यम निबंधक, अर्थी क्र.-२
 मुंबई उपनगर जिल्हा

वाजार मूल्य: ₹. 19860191.6975 /-

मोबदला ₹. 16666667/-

भरलेले मुद्रांक शुल्क: ₹. 1191700/-

1) देयकाचा प्रकार: DHC रकम: ₹. 900/-

ईटी/घनादेश/पे ऑर्डर क्रमांक: 1024303812161 दिनांक: 30/10/2024

वकचे नाव व पत्ता:

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

ईटी/घनादेश/पे ऑर्डर क्रमांक: MH010505579202425P दिनांक: 30/10/2024

वकचे नाव व पत्ता:

DELIVERED

SALE CUM CONVEYANCE DEED

THIS DEED OF SALE CUM CONVEYANCE has been made and entered into at Mumbai on this 30th day of October 2024.

BETWEEN

MR. TUSHAR MANSUKHLAL MEHTA, having [Pan No. AABP8824849], [Aadhaar No. 6879 3758 9907] AND MRS. TRISHNA RAJEEV PATTNI having [Pan No. AFKPM8244B], [Aadhaar No. 6932 9931 4113], both Adults, Indian Inhabitants and having address at Flat No. 502, 5th Floor, Panchavati Apartment, Tilak Vidyalaya Marg, Vile Parle (E), Mumbai - 400057, both hereinafter together referred to as "THE VENDOR" (which expression shall unless repugnant to the context or meaning thereof mean include its successors and / or assigns.) being the **PARTY OF THE FIRST PART.**



AND

M/S WIZWORTH ASSETS MANAGEMENT AND ADVISORS PRIVATE LIMITED, Company incorporated under the Companies Act, 2013, [CIN: U66309MH2024PTC432144], [Pan No. AADCW9260A having its registered office at 201, Classic Pentagon, W E Highway, Andheri East, Mumbai - 400099, through its authorized signatory MR. ABHISHEK R. JAJU, having [Pan No. AGTPJ9187G], [Aadhaar No. 3996 7663 6440], Adult, Indian Inhabitant, hereinafter referred to as "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof mean include its successors and / or assigns.) being the **PARTY OF THE SECOND PART.**

बंदर - ४		
१२४५४	e	४

WHEREAS the Vendor is the absolute and lawful owner, seized and possessed of the property situate lying and being Office No. 203, on 2nd Floor in the Building known as "CLASSIC PENTAGON", admeasuring 82.49 Sq. Meters [Built-up Area] equivalent to 68.74 Sq. metres [Carpet Area], lying and being and constructed on land bearing CTS Nos. 115B of Village- Vile Parle, Taluka - Andheri, situated Near Bisleri Factory, Andheri (East), Mumbai - 400099, Registration District and Sub-District Mumbai Suburban within the limits of the Mumbai

The Vendor: *Tushar Mehta*
The Purchaser: *Abhishek R. Jaju*

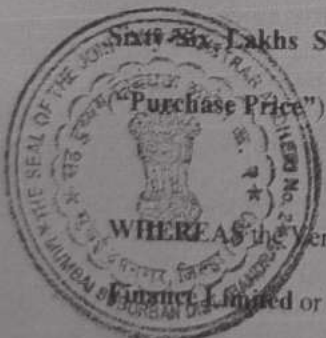
Municipal Corporation along with one allotted parking therewith; THAT for the sake of brevity and convenience is hereinafter referred to as the "said Property" and which is more particularly described in the SCHEDULE hereunder written.

3

WHEREAS the Vendor had acquired the said Property mentioned in the Schedule through Agreement for Sale dated 26th December, 2013 registered under Sr. No. BDR-1/12834 of 2013 on 27th December, 2013 at the office of Sub Registrar Andheri - 1, Mumbai Suburban District, with Index II. copy of which is annexed herewith as "Annexure - 1".

WHEREAS, the Purchaser is desirous of purchasing the said Property more particularly described in the Schedule or any part or portion thereon and Vendor has agreed to sell the same to the Purchaser.

WHEREAS that pursuant to discussions between the Vendor and Purchaser, the Purchaser has agreed to purchase the said Property from the Vendor and the Vendor has agreed to sell the said Property to the Purchaser for total consideration of INR 1,66,66,667/- (Indian Rupees One Crore Sixty-Six Lakhs Sixty-Six Thousand Six Hundred Sixty Seven Only) (including TDS) ("Purchase Price").



WHEREAS the Vendor has mortgaged the said Property to M/s Piramal Capital & Housing Finance Limited or its assignee ("the Lender") towards Loan against Property facility availed by Vendor from the Lender. Further on default of the said availed facility, the Lender has initiated actions against the Vendor. Later with assistance of the Purchaser, the Vendor entered a One Time Settlement with the Lender. Therefore, the payment of Purchase Price to the Vendor by the

685213 - 8
32528
20
84

Purchaser are paid directly to the Lender of the Vendor i.e. M/s Piramal Capital & Housing Finance Limited. The said Purchase Price is paid in the following manner: INR 1,66,66,667/- (Indian Rupees One Crore Sixty-Six Lakhs Sixty-Six Thousand Six Hundred Sixty-Seven Only) (including TDS), by way of Demand Draft amount of Rs.1,65,00,000/- having No. 685213 dated

29/10/2024 at the time of completion of the sale and transfer of the said Property to the Purchaser.

The Vendor
Lishma Parani

The Purchaser
Ajit



4

NOW, the Purchaser has requested the Vendor to execute this Deed of Sale cum Conveyance in respect of the said Property in favour of the Purchaser and the Vendor has agreed to execute this Deed of Sale cum Conveyance in favour of the Purchaser in respect of the said Property.

AND WHEREAS, save and except the mortgage as stated above, the Vendor states and confirms that the said Property is free from all encumbrances. The Vendors' name is reflected on all the property records of the said Property mentioned herein and described in the Schedule hereunder written. The Vendor has absolute authority to execute any deed in favor of the Purchaser of the said Property.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS: -



That in pursuance to this Deed of Sale cum Conveyance and on full consideration and Purchase Price of INR 1,66,66,667/- (Indian Rupees One Crore Sixty-Six Lakhs Sixty Six Thousand Six hundred Sixty Seven Only) (including TDS) the Vendor doth hereby grant, sell, convey, assure and transfer and assign unto the Purchaser only, the property being Office No. 203, on 2nd Floor in the Building known as "CLASSIC PENTAGON", admeasuring 82.49 Sq. Meters [Built-up Area] equivalent to 68.74 Sq. metres [Carpet Area], lying and being and constructed on land bearing CTS Nos. 115B of Village- Vile Parle, Taluka -Andheri, situated Near Bisleri Factory, Andheri (East), Mumbai - 400099, within the limits of the Mumbai Municipal Corporation, Registration District Mumbai Suburban along with one allotted parking therewith and described in the Schedule hereunder written TOGETHER WITH irrevocable right to the use of passage and access to the said Property and all the estate, right, title, claim and demand whatsoever at Law and in equity of the Vendor into and upon the said Property TO HAVE AND TO HOLD ALL the said Property hereby granted, released, conveyed and assured or intended or conveyed unto and to the use and benefits of the Purchaser absolutely and forever.

conveyed		
32828	20	23
2028		

The Vendor
[Signature]
Ishna Parme

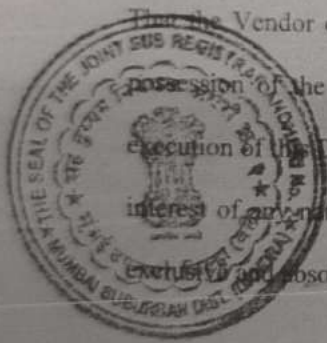
The Purchaser

[Signature]



The Purchaser has paid the full consideration and Purchase Price of INR 1,66,66,667/- (Indian Rupees One Crore Sixty-Six Lakhs Sixty Six Thousand Six Hundred Sixty Seven Only) (including TDS) through Demand Draft amount of Rs. 1,65,00,000/- having No. 685213 dated 29/10/2024 in favour of the Lender of the Vendor being the full and final payment at the time of completion of the sale and transfer of the said Property to the Purchaser, being on execution of this Deed of Sale and Conveyance, the receipt of which the Vendor hereby admits, acknowledges and release in favour of the Purchaser.

The receipt of the above Purchase Price of INR 1,66,66,667/- (Indian Rupees One Crore Sixty-Six Lakhs Sixty-Six Thousand Six Hundred Sixty-Seven Only) (including TDS) is hereby confirmed, acknowledged and admitted by the Vendor, having received from the Purchaser in respect of the sale of the said Property in full and final settlement and no balance is due to be paid by the Purchasers to Vendors against the purchase of the said Property. The Vendor hereby discharges the Purchaser in respect of the total consideration and Purchase Price of the said Property.



That the Vendor ensures to hand over the complete, peaceful, actual, vacant, physical, lawful possession of the said Property and every part thereof to Purchaser simultaneously with the execution of this Deed of Conveyance and the Vendor has been left with no right, claim, title and interest of any nature whatsoever in the said Property and the Purchaser has become the sole, exclusive and absolute owner of said Property without any hindrance or objection by the Vendor.

AND THAT it shall be lawful for the Purchaser from time to time and at all times hereinafter peacefully and quietly to hold, enter upon and have, occupy, enjoy the said Property hereby granted, with his appurtenances and receive the rents, issues and profits thereof to and for his own use and benefits, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendor, or any person or persons lawfully or equitably claiming or to claim by,

Lender or in trust for through Vendor.		
92888	3288	8
2028		

The Vendor
[Signature]
 Ishna Parne

The Purchaser
[Signature]
 Aishwariya



That the Purchaser shall be at the liberty to get the said Property mutated and transferred in their own names in the records of Talati, Gram Panchayat and any other concerned authority or to obtain new connections for electricity, water, gas etc., on the basis of this Deed of Sale cum Conveyance or its certified true copy. The Purchaser further hereby agrees to pay the outstanding amounts, if any towards Society Dues, Transfer charges, Municipal dues and Electricity charges relating to the said Property.

That the Vendor have authorized the Purchaser to collect from its Lender the original documents of the said Property along with all the original title deeds and other relevant papers pertaining to the said Property on the execution and registration of this Deed of Sale cum Conveyance.



The expenses of this Deed of Sale cum Conveyance viz. Stamp duty, Registration Charges and other charges shall be borne and paid by the Purchaser. The Purchaser shall have the right to collect the original Deed of Sale cum Conveyance from the office of Sub - Registrar, Andheri Taluka.

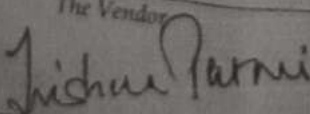
The Vendor hereby agrees to sign and execute such document required for confirming the ownership title of the Purchaser and for transfer of ownership title in the records of the Society, Municipal Authorities or any concerned authority, without any liability attaching to the Vendor for the same, at the entire cost of the Purchaser.

2028		
22228	98	24
2028		

That the Vendor has also executed a separate possession letter and payment receipt thereby acknowledging the handover of vacant, peaceful, physical possession of the said Property and receipt of the Purchase Price being the total sale consideration thereof.

SCHEDULE

Office bearing No. 203, on 2nd Floor in the Building known as "CLASSIC PENTAGON", admeasuring 82.49 Sq. Meters [Built-up Area] equivalent to 68.74 Sq. metres [Carpet Area], lying and being and constructed on land bearing CTS Nos. 115B of Village- Vile

The Vendor

 Vishnu Parni


The Purchaser



Parle, Taluka - Andheri, situated Near Bisleri Factory, Western Express Highway, Andheri (East), Mumbai - 400099, Registration District and Sub-District Mumbai Suburban within the limits of the Mumbai Municipal Corporation along with one allotted parking therewith.

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

SIGNED AND DELIVERED
by the within named "The Vendor"
MR. TUSHAR MANSUKHLAL MEHTA

) *Tushar*
) 



AND

MRS. TRISHNA RAJEEV PATTNI

) *Trishna Patni*





SIGNED AND DELIVERED
by the within named "The Purchaser"
M/S WIZWORTH ASSETS MANAGEMENT
AND ADVISORS PRIVATE LIMITED
THROUGH ITS AUTHORIZED SIGNATORY
MR. ABHISHEK R. JAJU

) *Abhishek R. Jaju*
) *Wizworth Assets Management And Advisors Pvt Ltd*
Authorized Signatory





In the presence of the following witness-

1. *Vikas Palod*
2. *[Signature]*



बदर - ४		
२२२४	२५	२५
२०२४		

The Vendor
Tushar *Trishna Patni*

The Purchaser
Abhishek R. Jaju


RECEIPT

8

RECEIVED INR. 1,66,66,667/- (Indian Rupees One Crore Sixty-Six Lakhs Sixty-Six Thousand Six Hundred Sixty-Seven Only) (including TDS) through Demand Draft paid by the Purchaser to the Lender in favour of Piramal Capital & Housing Finance Limited, as directed by the Vendor being the full and final payment of consideration amount of the aforesaid Title Deed PROPERTY IN SCHEDULE as contemplated in this Deed in the following manner:

Instrument No.	Date	Bank	In favour of	Amount (Rs.)
685213	29/10/2024	IDFC FIRST BANK	M/s Piramal Capital & Housing Finance Ltd.	Rs. 1,65,00,000
Tax Deducted amount under the IT Act 1961				Rs. 1,66,66,667
TOTAL: One Crore Sixty-Six Lakhs Sixty-Six Thousand Six Hundred Sixty-Seven Only				Rs. 1,66,66,667

WE SAY RECEIVED

Tushar *Trishna*

MR. TUSHAR MANSUKHLAL MEHTA

AND

MRS. TRISHNA RAJEEV PATIL



६६६ - ४		
३२४४	३६	४४
२०२४		

The Vendor
Trishna Patil

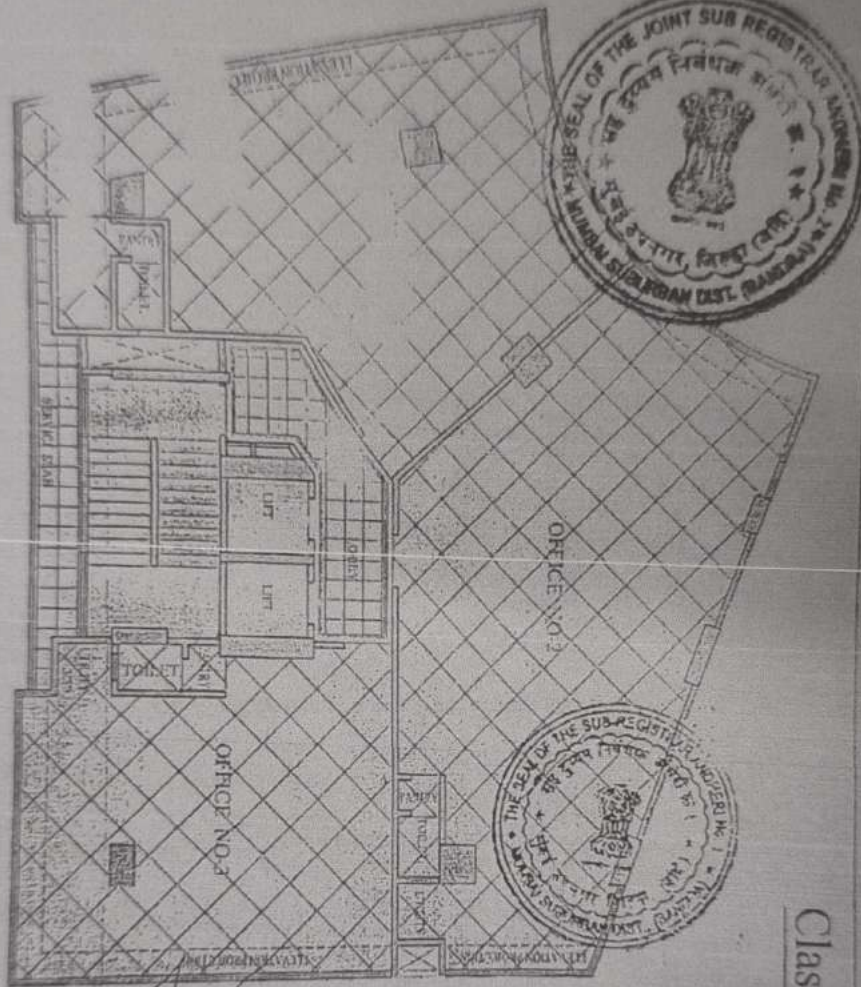
The Purchaser
Tushar



Annexure - 'A'

Project by:- M/s CLASSIC DEVELOPERS

TYPICAL FLOOR PLAN (1ST TO 7TH & 9TH & 10TH)



Inehna Patni



बदर-१	
<i>92237</i>	१२

बदर - ४	
<i>92244</i>	१२
२०२४	

Classic Pentagon

Commencement Certificate of the sale building dated 30th June, 2009, the segregated property cards as also the above recited documents and on the basis thereof are of the Opinion and do hereby Certify that you are entitled to develop the said undermentioned property in accordance with the above referred development permissions/ sanctions granted by Slum Rehabilitation Authority which is the concerned Planning Authority and are entitled to deal with dispose of 75% of the sale component area as agreed by and between yourself and the said Pratima Enterprises constructed on the segregated property being CTS No. 115B and admeasuring 680.60 sq. mtrs.

SCHEDULE HEREIN ABOVE REFERRED TO:

THAT piece or parcel of land together with the structures thereon, lying being and situate at Vile Parle, Mumbai and containing by admeasuring 680.60 sq. mtrs. and bearing CTS Nos. 115 and 115/1 of Village Vile Parle, Taluka Andheri (East), Registration District and Sub-District of Mumbai Suburban and which property has since been subdivided into CTS No. 115A, admeasuring 788.6 sq. mtrs, CTS No. 115B, admeasuring 680.60 sq. mtrs., CTS No. 115C, admeasuring 495.20 sq. mtrs. and CTS No. 115D admeasuring 171.60 sq. mtrs.

Dated this 25 day of May, 2012.

For Kishore Thakordas & Co.

Partner
Advocates & Solicitors

775-28
52587 00 23
2012

बदर - ४
०२०४ २३ ४
२०२४

Annexure 1c1

SLUM REHABILITATION AUTHORITY
5th floor, Griha Nilman Bhavan, Bandra (E) Mumbai - 400 051.
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORB/T/A)

No. SRA/ENG/1820/KE
COMMENCEMENT CERTIFICATE

30 JUN 2009

To,
M/s. Pratima Enterprises,
Gala No.2, Birje Wadi,
Western Express Highway,
Vile-Parle (E), Mumbai-400 099.
Slr.

With reference to your application No. 244 dated 11/09/06 for Development Permission and grant of Commencement Certificate under section 44 & 68 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. 115, 115/1 of village K/E situated at Andheri. T.P.S. No. -

The Commencement Certificate/Building Permit is granted subject to compliance of the following conditions:
In LOU/R No. SRA/ENG/857/KE/PL/LU1 dt. 18/05/2009
IOA UR No. SRA/ENG/1820/KE/PL/A1 dt. 18/05/2009

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any reason until occupancy permission has been obtained.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed SHRI S.R. AHIRBAG
बंदर - ४
Executive Engineer to exercise his powers and functions of the Planning Authority under section 43 of the said Act.
Basement Top slab plinth level
This C.C. is granted for work up to 2023
sole building.

For and on behalf of Local Authority
The Slum Rehabilitation Authority
30/6/09
Executive Engineer (SRA) III
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

बंदर - ४		
92048	28	30
2023		

Annexure - D'

12



Slum Rehabilitation Authority
Administrative Building,
Anant Kanekar Marg,
Bandra (East), Mumbai-51
Email: info@sra.gov.in

No. SRA/ENG/1820/KK/PI./AP
Date:

6 DEC 2012

To,
Shri. Shekhar Arolkar
M/s Shekhar Arolkar & Associates,
D/2, Chitrapur CHS., 27th Road,
TPS-II, Near Shamrao Vitthal Bank,
Bandra (W), Mumbai - 400 050

Sub.: Part Occupation Permission i.e. basement + silt + 1st to 10 upper floors to proposed Sale building of Slum Rehabilitation Scheme on plot bearing C.T.S. No. 115, 115/1 of Village Vile Parle, Taluka Andheri, abutting to Western Express Highway at Andheri (W) Mumbai for 'New Prabhat SRA CHS Ltd'

Ref.: Your letter dtd. 15/09/2012.



Sir,
The part work of (basement + silt + 1st to 10 upper floors) of the proposed Sale building of Slum Rehabilitation Scheme on plot bearing C.T.S. No. 115, 115/1 of Village Vile Parle, Taluka Andheri, abutting to Western Express Highway at Andheri (W), Mumbai for 'New Prabhat SRA CHS Ltd' is under the supervision of Architect Shri. Shekhar Arolkar & Associates, Structural Engineer Shri. P. K. Sura & Associates, No. STR/S/76 and Site Supervisor Shri. Alpesh Shah, No. S/10/SS-1, is occupied on the following conditions:



- 1) The Occupation permission is granted to be occupied to 1st to 10 upper floors of the Sale building under reference.
- 2) That the balance conditions of LOI/IOA/Amended plans and Layout shall be complied with before applying for full occupation permission to the sale building under reference.
- 3) That the existing Reliance structure touching to the compound wall on highway side shall be shifted to the proposed constructed electric substation before applying for full O.C. & the existing structure shall be removed.

बंदर - १		
१२८४०५	ER	
२०१३		

बंदर - ४		
१२४५४	२८	४५
२०१४		

