

367/5141

पावती

Original/Duplicate

Monday, September 14, 2020

नोंदणी क्र.: 39म

12:04 PM

Regn.: 39M

पावती क्र.: 5484 दिनांक: 14/09/2020

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल-2-5141-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सुमाया लाईफस्टाइल लिमिटेड च्या संचालिका इशिता महेश गाला - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

एकूण:

रु. 31100.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:24 PM ह्या वेळेस मिळेल.

सह मुख्यम निबंधक बोरीवली - २

मह. दे. नि. का-बोरीवली 2

मुंबई उपनगर जिल्हा

बाजार मुल्य: रु. 21714521.4/-

मोबदला रु. 50500000/-

भरलेले मुद्रांक शुल्क : रु. 1010000/-

REGISTERED ORIGINAL DOCUMENT

DELEVERED ON: 14/09/2020

1) देयकाचा प्रकार: DHC रक्कम: रु. 1100/-

डोडी/धनादेश/पे ऑर्डर क्रमांक: 1309202000984 दिनांक: 14/09/2020

बँकेचे नाव व पत्ता:

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

डोडी/धनादेश/पे ऑर्डर क्रमांक: MH004128542202021E दिनांक: 14/09/2020

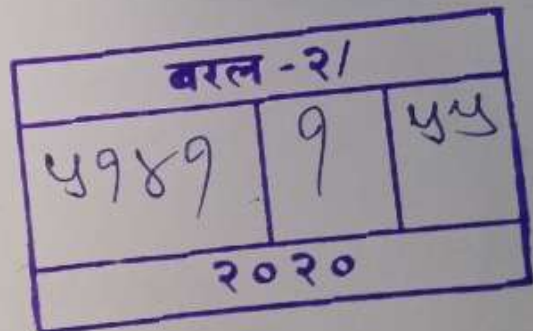
बँकेचे नाव व पत्ता:

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Summary I (GoshwaraBhag-1)

| मूल्यांकन पत्रक (इच्छी क्षेत्र - शहरी) | | | | | |
|---|---|---|---------------------------------------|-----------------------------|------------------|
| Valuation ID | 20200914936 | | 14 September 2020 11:52:57 AM बल-2 | | |
| मूल्यांकन वर्ष | 2020 | | | | |
| विभाग | मुंबई (उत्तर) | | | | |
| मूल्य विभाग | 64-मालाड (उत्तर) (शहरी) | | | | |
| सूचक विभाग | 64/305 मूल्यांकन क्षेत्र कोड शीत, पूर्व व उत्तर-पूर्व, वीजलन भागनेदार कोडी मार्ग व पश्चिम वार्ड नं. 1 | | | | |
| अर्थी क्षेत्र / न. भू. क्रमांक | वि.सं.सं. क्रमांक 739 | | | | |
| वैयक्तिक मूल्य दर प्रकाशितपुस्तक मूल्यदर नं. | | | | | |
| मूली जमीन | विक्रीत मूल्यदर | अर्थीज | मुकदमे | औद्योगिक | मोडरनायनचे मूल्य |
| 53440 | 124410 | 142690 | 167100 | 124410 | श्रीमंत श्रीमंत |
| वैयक्तिक क्षेत्राची माहिती | | | | | |
| व्यापार क्षेत्र (Built Up)- | 174.54 चौ.मी. प्लॉट | मिळकतीचा वापर- | विक्रीत मूल्यदर | मिळकतीचा प्रकार- | शहरी |
| व्यापार क्षेत्राचे वर्गीकरण- | 1-आर सी सी | मिळकतीचे वर्ग- | 0 TO 20% | मूल्यांकन/अर्थीजमात्रा दर - | Rs.124410/- |
| व्यापार क्षेत्राचे वर्गीकरण- | अर्थी | मजला - | 1st floor To 4th floor | | |
| Sale Type - Resale | | First Sale Date - 07/03/2018 | | | |
| Sale/Resale of built up Property constructed after circular dt 02/01/2018 | | | | | |
| विक्रीत मूल्य दर/वार्ड | | = 100% apply to rate- Rs.124410/- | | | |
| धना-वापरात मिळकतीचा इति. सी. प्लॉट मूल्यदर | | = ((वैयक्तिक मूल्यदर - खुल्या जमिनीचा दर) * धना-वापरात दरकटौती) + खुल्या जमिनीचा दर) | | | |
| | | = (((124410-53440) * (100 / 100)) + 53440) | | | |
| | | = Rs.124410/- | | | |
| A) मूल्य मिळकतीचे मूल्य | | = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र | | | |
| | | = 124410 * 174.54 | | | |
| | | = Rs.21714521.4/- | | | |
| एकत्रीत अंतिम मूल्य | | = मूल्य मिळकतीचे मूल्य + नगरपाले मूल्य + वेळोवेळी कराचा मूल्य + जलन्याय मूल्य + वरील दरमितीचे मूल्य + इतर कर व कराचे मूल्य + इतर कर व कराचे मूल्य + इतर कर व कराचे मूल्य + इतर कर व कराचे मूल्य | | | |
| | | = A + B + C + D + E + F + G + H + I | | | |
| | | = 21714521.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 | | | |
| | | = Rs.21714521.4/- | | | |

Home Print





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

Receipt of Document Handling Charges

PRN 1309202000984

Receipt Date 14/09/2020

Received from SUUMAYA LIFESTYLE LIMITED., Mobile number 0000000000, an amount of Rs.1100/-, towards Document Handling Charges for the Document to be registered on Document No. 5141 dated 14/09/2020 at the Sub Registrar office Joint S.R. Borivali 2 of the District Mumbai Sub-urban District

DEFACED

₹ 1100

DEFACED

Payment Details

Bank Name MAHB

Payment Date 13/09/2020

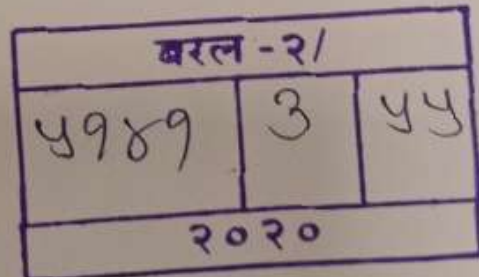
Bank CIN 10004152020091300882

REF No. 003168674

Deface No 1309202000984D

Deface Date 14/09/2020

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





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Stamp Duty



CHALLAN
MTR Form Number-6



| | | | | | | | | |
|-----------------------------|-----------------------------------|-------------------|--------------------------|------------------------------------|---|---------------------|---------|------|
| GRN | MH004128542202021E | BARCODE | | | Date | 08/09/2020-14:18:04 | Form ID | 25.2 |
| Department | Inspector General Of Registration | | Payer Details | | | | | |
| Type of Payment | Stamp Duty Registration Fee | | TAX ID / TAN (If Any) | | | | | |
| Office Name | BRL1_JT SUB REGISTRAR BORIVALI 1 | | PAN No.(If Applicable) | AAFCCR4357R | | | | |
| Location | MUMBAI | | Full Name | SUUMAYA LIFESTYLE LIMITED | | | | |
| Year | 2020-2021 One Time | | Flat/Block No. | FLAT NO.A-301, 3RD FLOOR, SARAL-A, | | | | |
| | | | Premises/Building | VANSHREE BUNGALOW | | | | |
| Account Head Details | | | Amount In Rs. | | | | | |
| 0030045501 Stamp Duty | | | 1010000.00 | | Road/Street | | | |
| 0030063301 Registration Fee | | | 30000.00 | | Area/Locality | | | |
| | | | | | Town/City/District | | | |
| | | | | | PIN | | | |
| | | | | | 4 0 0 0 6 4 | | | |
| | | | | | Remarks (If Any) | | | |
| | | | | | PAN2=AHLPJ7088D~SecondPartyName=MR HITEN MAHENDRA JAVA~ | | | |
| | | | | | Amount In | | | |
| | | | | | Ten Lakh Forty Thousand Rupees Only | | | |
| Total | | | 10,40,000.00 | | Words | | | |
| Payment Details | | | BANK OF MAHARASHTRA | | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | | Bank CIN | Ref. No. | 02300042020090821252 | 202529461971 | | |
| Cheque/DD No. | | Bank Date | RBI Date | 08/09/2020-14:23:52 | Not Verified with RBI | | | |
| Name of Bank | | Bank-Branch | BANK OF MAHARASHTRA | | | | | |
| Name of Branch | | Scroll No. , Date | Not Verified with Scroll | | | | | |

Department ID :

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

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

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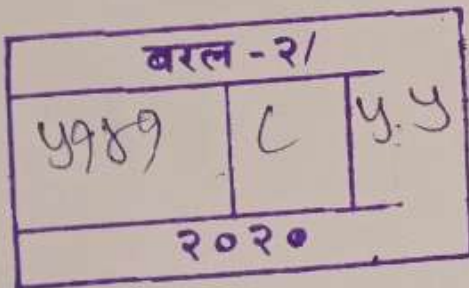
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| ०९०० | | |

GRN : MH004128542202021E Amount : 10,40,000.00

Bank : BANK OF MAHARASHTRA

Date : 08/09/2020-14:18:04

| | | | | | |
|-------------------------|---------------|------------------|---------------------|--------|--------------|
| 2 | (IS)-367-5141 | 0001919161202021 | 14/09/2020-12:04:41 | IGR191 | 1010000.00 |
| Total Defacement Amount | | | | | 10,40,000.00 |



Validity unknown

Digitally signed by
VIRTUAL TREASURY
MUMBAI 02
Date: 2020.09.14
12:07:38 IST
Reason: Secure
Document
Location: India

AGREEMENT FOR SALE

This AGREEMENT FOR SALE made at Mumbai this 14th day of September, in the Christian Year Two Thousand Twenty (2020);

BETWEEN



MR. HITEN MAHENDRA JAVA, aged 34 years, having his PAN AHLPJ7088D, and Adhar Card No. 990373176392, Indian inhabitant of Mumbai, residing at Flat No. 902, 9th Floor, Aavishkar Co-operative Housing Society Limited, S. V. Road, Near Irla Bridge, Andheri West, Mumbai - 400058, hereinafter referred to as "THE VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors, and administrators and assigns) of the One Part

AND

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SUUMAYA LIFESTYLE LIMITED, incorporated under provisions of Companies Act, 2013, CIN L70102MH2011PLC220879, PAN No. AAFCR4357R, and having registered address at Gala No. 5F/D, Malad Industrial Units Co-operative Society Limited, Kachpada, Ramchandra Lane Extension, Malad West, Mumbai - 400064, through its Director MS. ISHITA MAHESH GALA aged 26 years, having her PAN No. BFMPG9590R, and Adhar Card No. 759071663949, Indian inhabitant of Mumbai, residing at Flat No. B/15/16, Chandrakiran Co-operative Housing Society Limited, S. V. Road, Opposite N. L. High School, Malad West, Mumbai - 400064, hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns) of the Second Part;

IN THIS PRESENT AGREEMENT:

- (a) Unless the context otherwise implies, the above expressions shall have the respective meanings assigned to them;
- (b) The singular shall include plural and vice versa;
- (c) The masculine gender used herein and reference made thereto, shall include both the genders and references thereto, as context may require
- (d) The titles to the clauses (if any) are only for reference purpose and shall have no bearing on the contents of the clause;
- (e) The recitals and the Schedule written hereunder form an integral part of this Agreement.

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a) Originally by and under registered Agreement for Sale dated 8th July, 2010, which was registered on 9th July, 2010, under serial No. BDR12-06804-2010 with the office of Sub-Registrar of Mumbai Suburban District, one Mr. Mahendra Jivraj Java along with his wife Mrs. Champa Mahendra Java, therein referred to as "the Purchaser/s" purchased ownership rights in respect of residential premises being Flat No. A - 301 admeasuring about 1565 sq.ft. carpet area on 3rd floor in building known as Saral-A Apartment situated behind Behind Vanshree Bungalow at Marve Road, Malad West, Mumbai- 400064 situate on land bearing City Survey No. 739 and 739/1 to 9 of Village Malad (North) Taluka Borivali in the Registration District and Sub-District of Mumbai Suburban City from one Messrs Parikh Builders through its sole proprietor Mr. Pankaj Shantilal Parikh therein referred to as "the Seller" on terms and for consideration mentioned therein.



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- b) Subsequently said Mr. Mahendra Jivraj Java and Mrs. Champa Mahendra Java became members of Saral 'A' Co-operative Housing Society Limited registered under the Maharashtra Societies Act, 1960 bearing No. MUM/WP/HSG/TC/15326/12-13 and were allotted twenty fully paid-up shares of Rs. 50/- (Rupees Fifty only) each aggregating to Rs. 1000/- (Rupees One Thousand only) bearing distinctive share No. 41 to 60 (both inclusive) embodied under Share Certificate No. 003 dated 1st November, 2013.
- c) By virtue of the above said Mr. Mahendra Jivraj Java and Mrs. Champa Mahendra Java became seized and possessed of or otherwise well and sufficiently entitled to ownership rights in respect of residential premises being Flat No. A - 301 admeasuring about 1565 sq.ft. carpet area on 3rd floor in building known as Saral-A Apartment situated behind Behind Vanshree Bungalow at Marve Road, Malad West, Mumbai- 400064 situate on land bearing City Survey No. 739 and 739/1 to 9 of Village Malad (North) Taluka Borivali in the Registration District and Sub District of Mumbai Suburban along with twenty fully paid-up shares of Rs. 50/- (Rupees Fifty only) each aggregating to Rs. 1000/- (Rupees One Thousand only) bearing distinctive share No. 41 to 60 (both inclusive) embodied under Share Certificate No. 003 dated 1st November, 2013, (hereinafter referred to as "the said Flat" for sake of brevity) more particularly described in the Schedule hereunder written.
- d) Subsequently by and under registered Gift Deed dated 7th March, 2018,



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| ७th March, 2018 | | |

> *[Signature]*

> *[Signature]*

Donee". The above mentioned Share Certificate issued by the said Saral 'A' Co-operative Housing Society Limited respect of the said Flat presently stands in name of the Vendor herein.

e) The Vendor hereby declares that he has not created any right, title and/or interest in favour of any other third party and has not created any encumbrances on the said Flat and/or shares and has clear and marketable title.

f) The Vendor further declares that he is solely entitled to sell, transfer, convey and assign all his right, title and beneficial interest in the said Flat along with the said proposed incidental shares in favour of the Purchaser and that the said Flat is free from all and any encumbrances.

Relying on statements, declarations, assurances and representations made by the Vendor, the Purchaser has agreed to purchase and acquire from the Vendor all the right, title, interests and benefits of the Vendor in respect of the said Flat, which the Vendor has agreed to sell, convey and transfer in favour of Purchaser for the consideration and upon the terms

and conditions recorded hereinafter;

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NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES HERETO AS
FOLLOWS :-

1. The Vendor hereby sells, transfers, conveys and assigns all his right, title and interest in the said residential flat on ownership basis being Flat No. A - 301 admeasuring about 1565 sq.ft. carpet area on 3rd floor in building known as Saral-A Apartment situated behind Behind Varshree Bungalow at Marve Road, Malad West, Mumbai- 400064 situate on land bearing City Survey No. 739 and 739/1 to 9 of Village Malad (North) Taluka

Borivali in the Registration District and Sub-District of Mumbai Suburban alongwith twenty fully paid-up shares of Rs. 50/- (Rupees Fifty only) each aggregating to Rs. 1000/- (Rupees One Thousand only) bearing distinctive share No. 41 to 60 (both inclusive) embodied under Share Certificate No. 003 dated 1st November, 2013, in favour of the Purchaser free from all encumbrances and reasonable doubts for a full and final consideration of Rs. 5,05,00,000/- (Rupees Five Crore and Five Lakh Only), out of which Rs. 1,23,21,250/- (Rupees One Crore Twenty Three Lakh Twenty One Thousand Two Hundred and Fifty Only) has been paid by the Purchaser to the Vendor as under:

a. A sum of Rs. 20,00,000/- (Rupees Twenty Lakh Only) by cheque bearing No. 017106 dated 31 st May, 2019 drawn on Axis Bank, Mumbai.

b. A sum of Rs. 40,00,000/- (Rupees Forty Lakh Only) by cheque bearing No. 017082 dated 15th June, 2019 drawn on Axis Bank, Mumbai.

c. A sum of Rs. 20,00,000/- (Rupees Twenty Lakh Only) by cheque bearing No. 001696 dated 11th September, 2019 drawn on Arihant Co-op Bank Limited, Mumbai.

d. A sum of Rs. 22,00,000/- (Rupees Twenty Two Lakh Only) by cheque bearing No. 017143 dated 19th September, 2019 drawn on Axis Bank, Mumbai.

e. A sum of Rs. 19,95,000/- (Rupees Nineteen Lakh and Ninety Five Thousand Only) by Demand Draft bearing No. 001465 dated 4th Septmeber, 2020 drawn on Axiz Bank, Mumbai.



f. A sum of Rs. 1,26,250/- (Rupees One Lakh Twenty Six Thousand two Hundred and Fifty Only) by RTGS reference ID No. 611749385, on dated 6th September, 2020, to Vendor's Bank of Baroda, Vile Parle Branch, Mumbai.

The Vendor hereby acknowledges and **confirms receipt** of the above mentioned Rs. 1,23,21,250/- (Rupees One Crore Twenty Three Lakh Twenty One Thousand Two Hundred and Fifty Only) at foot of this present Agreement.



Rs. 3,78,750/- (Rupees Three Lakh Seventy Eight Thousand Seven Hundred and Fifty only) has been **paid** by way of **TDS** (Tax Deducted at Source @ 0.75 % on entire consideration amount) to Income Tax Department on behalf of the Vendor by the Purchaser. A copy of TDS

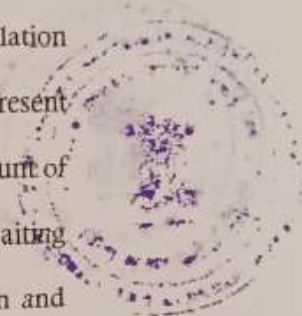
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paid challan for this amount has been given to the Vendor before execution of this present Agreement for Sale.

Rs. 3,78,00,000/- (Rupees Three Crore and Seventy Eight Lakh Only)

being the **balance** and full and final **consideration** amount is being availed as a **loan** by the Purchaser from Punjab National Bank for which Sanction Letter dated 3rd September, 2020 has been issued by the above Bank. The said amount of Rs. 3,78,00,000 /- (Rupees Three Crore and Seventy Eight Lakh Only) will be disbursed/transferred by the above Bank directly to the Vendor's Bank A/c or shall be paid by a Demand Draft on or before 15 days from the date of registration of this present Agreement for Sale and subsequent to original of this present Agreement being deposited in custody of the above Bank after registration of this Agreement. However, the Vendor shall grant a grace period of 7 additional days to the Purchaser for any unforeseen circumstances to complete the transaction and make payment of balance payment through Bank Loan. In case the Purchaser is

unable to make full and final payment as per this present Agreement for Sale as per terms agreed above, an additional period of 7 days shall be granted by the Vendor to the Purchaser to complete the balance Consideration amount by Loan / Self Funding along with a simple interest at the rate of 9 % p.a. on the balance consideration amount, which shall be calculated from the date of Registration of this present Agreement for Sale, failing which, the Vendor shall be liable to cancel this present Agreement for Sale. The Purchaser shall co-operate for such cancellation and shall also sign and register a Deed of Cancellation of this present Agreement for Sale within 10 days. The Vendor shall deduct an amount of Rs. 5,00,000/- (Rupees Five Lakhs only) as an interest for his waiting period and refund balance consideration amount against execution and registration of Deed of Cancellation of this present Agreement for Sale. A copy of Deed of Cancellation shall also be handed over to the Vendor for his records. Thereafter, the Vendor shall be free to sell the said Flat to any other prospective buyer without any hindrance from the Purchaser herein.



4. Subject to receipt of the said remainder amount of Rs. 3,78,00,000/- (Rupees Three Crore and Seventy Eight Lakh Only) as mentioned in Paragraph No. 3 herein above by the Vendor, the transaction shall deemed to be completed and the Vendor shall subsequently deliver quiet, vacant and peaceful possession of the said Flat to the Purchaser as owner thereof on day of receipt of the same.

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5. The Purchaser has agreed that in case of any circumstances, if the Vendor does not receive balance and full and final consideration amount of Rs. 3,78,00,000 /- (Rupees Three Crore and Seventy Eight Lakh Only) as mentioned in Paragraph No. 3 herein above, the Vendor shall be at liberty to cancel this present Agreement for Sale and consider the same as "Null

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and Void" and the Vendor shall refund the amount of consideration received (interest free) as mentioned herein above.

6. The Vendor will deliver quiet, vacant and peaceful possession of the said Flat to the Purchaser as owner thereof along with all the original documents in respect of the title of the said Flat against receipt of full and final consideration amount of Rs. 5,05,00,000 /- (Rupees Five Crore and Five Lakh Only) in manner stated hereinabove.



7. The Vendor hereby grants, releases, conveys, transfers and assign unto the Purchaser the said Flat and the said shares and incidental rights thereto to exclusive right to use, occupy, possess and enjoy the said Flat and said Shares therein ALSO TOGETHER, with the rights, liberties, privileges, easements and appurtenances whatsoever to the said Flat or any part thereof belonging or in any way appertaining to usually held or occupied herewith or reported to belong or to be appurtenant thereto.

8. For the purpose of completion of the sale Vendor will duly complete and sign the requisite instruments, deeds, documents, writings, transfer forms (if required) and other relevant forms, declarations for effective sale/transfer of the said Flat along with said shares and its entire incidental right, title and interests in the name of the Purchaser.

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9. The Vendor doth hereby covenant with the Purchaser as follows:-

- a) That the Vendor has duly paid and discharged in full all the dues and liabilities in respect of the said Flat including but not limited to the Municipal outgoings, various taxes, maintenance charges etc. payable to the said Society and concerned authorities till the date hereof;

[Signature]

[Signature]

b) That neither the Vendor nor any person/s on his behalf has entered into any other agreements, deeds or documents for sale, lease, lien, mortgage or charge on the said Flat or any part thereof.

c) That notwithstanding any act, deed, matter or thing whatsoever done, omitted by the Vendor or any person or persons lawfully and equitable claiming by, from, through, or in trust for the Vendor, the Vendor has full power and absolute authority in his own rights to transfer the said Flat and to relinquish and transfer all his rights, title and interest therein in favour of the Purchaser;

d) That neither the Vendor nor any one on their behalf have committed or omitted any act, deed, matter or thing whereby his holding of the said Flat and incidental rights thereto including the right to peaceful use, occupation, ownership and enjoyment of the said Flat and other rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner or whereby the said shares and his other right, title and interest therein may become liable to attachment and/or sale whether by a decree or order of the competent Court or otherwise;



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e) That the Vendor shall and will from time to time and at all times hereinafter at the reasonable request and cost of the Purchaser do execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things required in law, whatsoever for better further and more perfectly and absolutely granting unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser their heirs, executors, administrator or assigns or their Counsel in law for

> Ishuini

> H. Jang

assuring the said Flat and every part thereof hereby sold, conveyed and transferred unto and to the exclusive and permanent use of Purchaser in the manner aforesaid.

- f) That the Purchaser shall be entitled to hold and own the said Flat and the said shares and all incidental thereto including the right to enter upon and remain in sole occupation and enjoyment of the said Flat and /or any part thereof in the Purchaser' own right without any interference disturbance, interruption, claim or demand whatsoever and/or any person or persons lawfully and equitably claiming by from, through, under or in trust for the Vendor.



That in event it is found that Vendor's title to the said Flat is defective or any such claim is made on the said Flat or Purchaser suffers any loss or damages by the statements, declarations, representations and assurances made by the Vendor or any claim whether directly or indirectly is made on the said Flat on behalf of Vendor, in that case Vendor agrees to indemnify and keep indemnified the Purchaser and/or their nominees, heirs, administrators and successors in title against all loss, damage, cost and expenses which may be suffered by the Purchaser on account of above and the Vendor shall reimburse the Purchaser and/or his and/or their nominees, heirs, administrators and successors in title for the same.

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- h) That the Vendor have duly complied with observed performed with all the Rules, Regulations and Bye-Laws of the said Society and that the Vendor have neither received any notice from the said Society for or in relation to any breach of any of the Rules, Regulations and Bye-laws of the said Society nor are there any actions or proceedings pending against the Vendor instituted by the said Society or any

member of the said Society in respect of the said Flat including any notice or action for expulsion or termination of the Vendor as the member of the said Society,

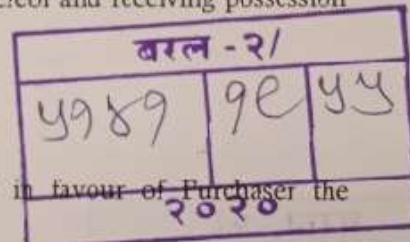
i) That the Vendor have not received any notice for acquisition or requisition of the said Flat;

a. Relying upon the aforesaid representations, statements, covenants and assurances of the Vendor the Purchaser has purchased the said Flat.

b. The Vendor shall bear and pay all outgoings in respect of the said Flat including all rates, taxes and charges for consumption of electricity, water etc. and all dues and charges payable to the said society till date of execution hereof and the Purchaser shall bear and pay all such outgoings, dues and charges to the said society from date of execution hereof and receiving possession of the said Flat.

c. The Vendor shall also transfer in favour of Purchaser the amount standing to his credit in the deposit, if any, or the sinking fund maintained by the said society for that purpose, the Vendor shall sign and execute all necessary applications and other assurances as may be required by the said Society.

d. The Vendor shall sign, make and execute now and in future all necessary applications and other assurances as may be necessary or as may be determined or required by the said Society or any concerned authorities



> / Shrinu

> H. J. Jang

e. The Vendor have represented and assured to the Purchaser that his title to the said Flat and said shares is free from all encumbrances and claims and reasonable doubts of whatsoever nature. In the event it is found that Vendor title to the said Flat is defective or any claim is made on the said shares and the said Flat or Purchaser has suffered any loss or damages by the statements, declarations, representations and assurances made by the Vendor or any claim whether directly or indirectly is made on the said shares and the said Flat, in that case the Vendor agree to indemnify and hereby indemnifies the Purchaser and/or their nominees, heirs, administrators, successors in title against all loss, damages, cost and expenses which may be suffered by the Purchaser on account of above and the Vendor shall reimburse the Purchaser and/or their nominees, heirs, administrators, successors in title for the same.



f. The Vendor shall sign, affix and execute now and in future all necessary applications, forms, deeds and other documents, writings and/or other assurances as may be necessary or as may be determined or required by the said Society or any concerned government authorities.

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| २०२० | | |

The Purchaser doth hereby agree and covenant to become member of the said Society and to abide by and observe and perform all the rules and regulations and bye-laws of the said Society from time to time in force and further hold the said shares thereof.

h. The stamp duty and registration charges, if applicable shall be borne and paid by the Purchaser only.

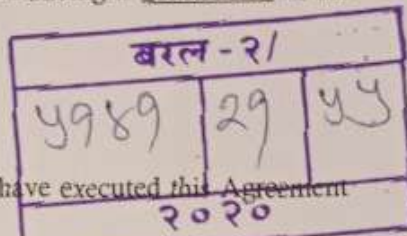
> / Shrin

> H. J. J.

SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of Flat No.A - 301 admeasuring about 1565 sq.ft. carpet area on 3rd floor in building known as Saral-A Apartment situated Behind Vanshree Bungalow at Marve Road, Malad West, Mumbai- 400064 situate on land bearing C.T.S. No. 739 and 739/1 to 9 of Village Malad (North) Taluka Borivali in the Registration District and Sub-District of Mumbai Suburban along with twenty fully paid-up shares of Rs. 50/- (Rupees Fifty only) each aggregating to Rs. 1000/- (Rupees One Thousand only) bearing distinctive share No. 41 to 60 (both inclusive) embodied under Share Certificate No. 003 dated 1st November, 2013. Building is constructed in the year 2010 as per Occupation Certificate.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the day and year first hereinafter written at Mumbai.



SIGNED AND DELIVERED by the)

Within named "VENDOR")

MR. HITEN MAHENDRA JAVA)

in the presence of)

1. ISHIK GALA)

2. Kajal Soni)

Mrs. Kajal Hiten Java

Handwritten signature of Hiten Mahendra Java



SIGNED AND DELIVERED by the)

Within named "PURCHASER")

SUUMAYA LIFESTYLE LIMITED)

through its Director)

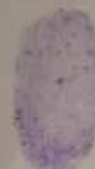
MS. ISHITA MAHESH GALA)

1. ISHIK GALA)

2. Kajal Soni)

Mrs Kajal Hiten Java

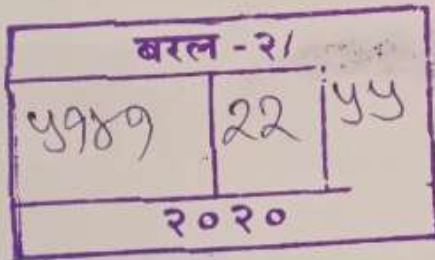
For SUUMAYA LIFESTYLE LIMITED
Handwritten signature of Ishita Mahesh Gala
Authorised Signatory / Director



RECEIPT

Received of and from the Purchaser Suumaya Lifestyle Limited, a sum of Rs.
1,23,21,250/- (Rupees One Crore Twenty Three Lakh Twenty One
Thousand Two Hundred and Fifty Only) being Part Consideration amount
as per Agreement for Sale dated - 14.09.2020, in the following manner:

| Amount (Rs.) | Date | Cheque / RTGS / DD No. | Bank Name |
|--------------|------------|---------------------------|---|
| 20,00,000 | 31/05/2019 | 017106 | Axis Bank, Mumbai |
| 40,00,000 | 15/06/2019 | 017082 | Axis Bank, Mumbai |
| 20,00,000 | 11/09/2019 | 001696 | Shree Arihant Co-op Bank Limited, Mumbai |
| 22,00,000 | 19/09/2019 | 017143 | Axis Bank, Mumbai |
| 19,95,000 | 04/09/2020 | 001465 | Axis Bank, Mumbai |
| 1,26,250 | 06/09/2020 | 611749385 | Axis Bank, Mumbai |
| 1,23,21,250 | Total | - | - |



I say Received Rs 1,23,21,250/-

MR. HITEN MAHENDRA JAVA

(Vendor)

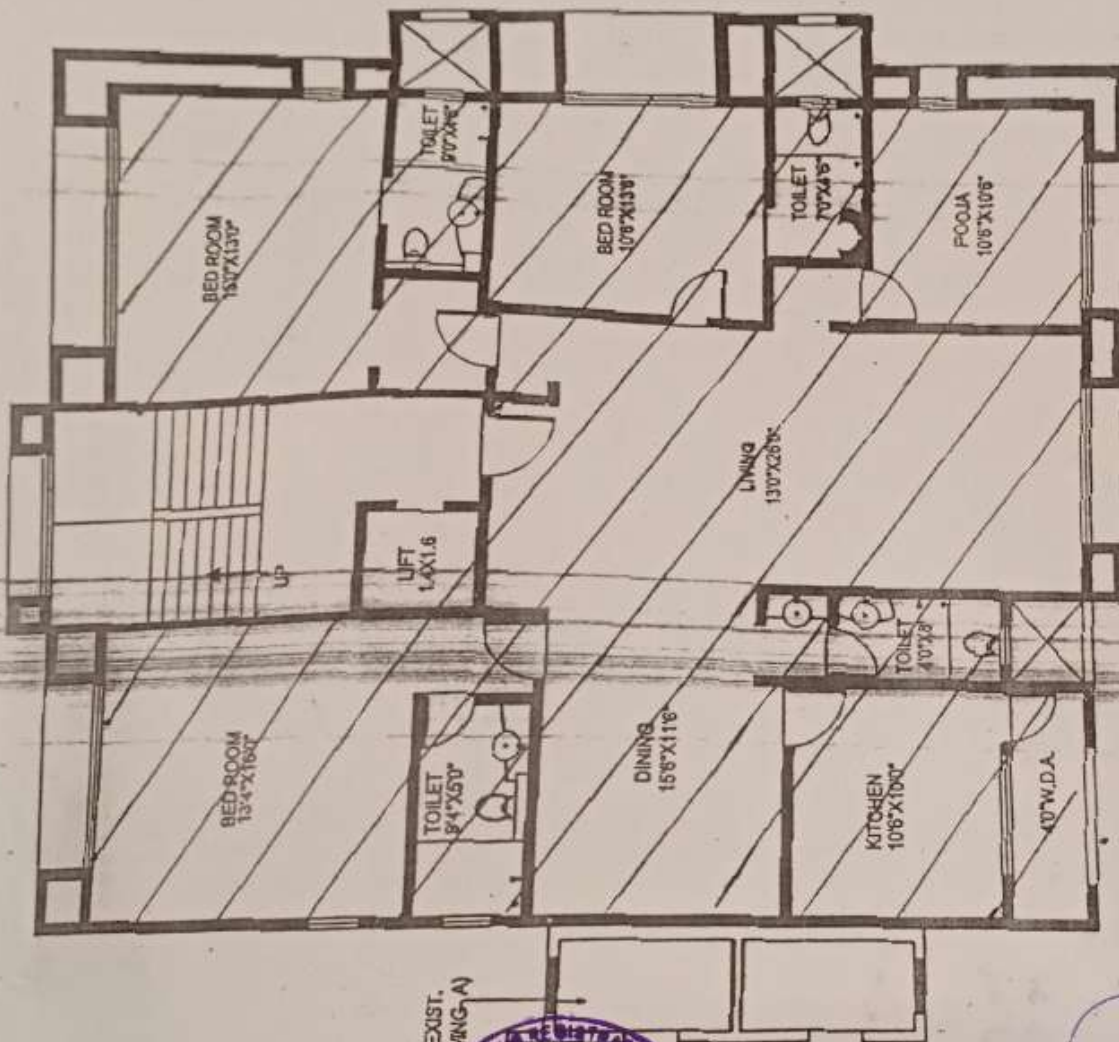
Witnesses:

1. USHIK. GATA

2. Kajal Sangi Java

Mrs. Kajal Hiton Java.





TYPICAL FLOOR PLAN(1ST TO 6TH)
PROPOSED RESIDENTIAL BUILDING
"SARAL - A APT." AT MALAD[W]

SARAL-A APT. 3rd FLOOR



MUMAYA LIFESTYLE LIMITED
Authorized Signatory: Director

Handwritten signature/initials.

| | | |
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| बरल - २/ | | |
| ५९४९ | २३ | ५५ |
| २०२० | | |

Property Tax Card

मालिनस्तः करदेयकः

PN1804550030020

2019-2020

201910BIL10800341
201920BIL10800342

০১/০১/২০২০

प्लॉट - पता, ब.क.सं. / विभाग: Trumukh Apartment C H S Ltd., Ground Floor,
Marnedwarodi Cross Road Road No 5, Opp
Dayanand School, Malad(W), Mumbai -
400064

प्रथम कार्याधारण दिनांक: 31/03/1961

एकूण भादवारी मूल्य: ₹ 56011115

₹ Five Crore Sixty Lakh Eleven Thousand One Hundred Fifteen Only

दि 31/03/2010 का लाभांश वितर्कणी अकाउंट २ 0

| | |
|--|-----|
| दि. 31/04/2010 से 31/03/2019 का तारखेपत्रों की प्रकटावली | ₹ 0 |
|--|-----|

| | |
|------------|------------|
| 01/04/2019 | 01/03/2020 |
|------------|------------|



*To make payment through NEFT
IFSC = SBIN0003067 A/C No: MCGMPTPN1894850010000 , Name-MCGM Property Tax, Please
note, payment done through NEFT will be collected against oldest bills first Cheque may be drawn
in the name of MCGM

* बापू बाई इन्वॉल्यूट स्वीत सोबनेच्या साहिबीसाठी भाग पाहावे *

[illegible]

संज्ञासाधन - १५, १६, १७, १८, १९, २०, २१

भाडा रम, मासी गोडगाही

द्विजबाल जी, कोदाला गानुन भाई.

५३-हसना

STANDARDIZATION

उद्योगधंधाएं व संस्कृत, १११

खरल - २/

| | | |
|------|----|----|
| 4989 | 28 | yy |
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2020

मोदण

Regn. 53m

गायत्रीनाथः मालाहः

- (1) विलक्षण प्रकार
- (2) मोबदला
- (3) बाजारभावाभावेपरचा व्यापार
आकारणी देतो की परतेदार ते
- (4) भु.मान.पोलिसा व
परकामांक (असल्यास)
- (5) शेजारा
- (6) आकारणी किंवा पुढा देण्यात
असेल तेव्हा
- (7) दस्तावेज करून देणा-या किंवा
देवणा-या पक्षकाराचे नाव
किंवा दिवाणी न्यायालयाचा
हुजुमनामा किंवा आदेश
असल्यास प्रतिवादिचे नाव व
पत्ता
- (8) दस्तावेज करून देणा-या
पक्षकाराचे व किंवा दिवाणी
न्यायालयाचा हुजुमनामा
किंवा आदेश
असल्यास प्रतिवादिचे नाव व
पत्ता
- (9) दस्तावेज करून
दिल्याचा दिनांक
- (10) दस्त नोंदणी कल्याचा
दिनांक
- (11) अनुक्रमांक, खंड व
पृष्ठ
- (12) बाजारभावाप्रमाण
मुद्रांक शुल्क
- (13) बाजारभावाप्रमाण
नोंदणी शुल्क
- (14) शरी

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\$5,18,653,766-

739. पालिकेचे नाव मुंबई मनपा इतर यंत्रणे : इतर माहिती सदनिका नं.
301/52 याच्या नं. 3, इमारतीचे नाव सरल एस सी एचएस एल, ब्रीक नं. मल्लिक
अपीम मुंबई 400064, रोड नं. मारव रोड, इतर माहिती 100 टक्के
संपूर्ण आहे वडोदा मुलास विनामोबदला दधीसाद्वारे निवारीस निलंकित
देत आहे
174.53 ची मीटर

1) नाइ. महर्षि जीवरुप जादा वर्ये (७)

पञ्चालाटन रुदनिका क्र 301/ए. माळानं 3, इमास्तीचे नाव सरल ए सी एच
एच एल ब्लॉक नं माताड पन्थोन मुबई, रोह नं मारवे रोह, महाराष्ट्र.

MUMBAI

पिन कोड :- 400064

पैन नंबर: AHLPT2990A

2) नावः चण्डा मईद्व जावा: वयः 65: ॥

पत्ता - प्लॉट नं. सदनिवा क्र 301/ए, माळ्या नं. 3, इमारतीचे नाव: सरत ए सी एव
एस एल, ब्लॉक नं. माताड पदवीम मुंबई, राठ नं. मावे रोड, महाराष्ट्र.

MUMBAI

दिन कोड : 400054

पैतृ नंदर AGIP 36024G

1) नमः २- हितेन सहैव जायते, वयः 31

पत्ता: स्टॉटन सड़क क्र 301ए, मास्किन 3, इमारतीचे नाव: सरज ए सी एच
एच एल ब्लॉक नं: मालाड पश्चिम मुंबई, रोड नं: मारवे रोड, महाराष्ट्र.

MUMBAI

पिन कोड :- 400064

पेन नं. AHLPTN38D.

07/03/2018

07/03/2018

2909/2018

© 2004

रु.200/-



2511

मृत्याकिनासाठी विचारत
घेतलेला तपशील -

मुद्रांक शुल्क आकारताना
निवडलेला अनुच्छेद -

If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grand son, Granddaughter or Wife of deceased son.



खुरी प्रत

सह दुय्यम निबंधक, धारीकरीवा
मुंबई उपनगर जिल्हा





सूची क्र. दोन INDEX NO. II

सूची क्र. दोन INDEX NO. II

सूची क्र. दोन INDEX NO. II

सूची क्र. दोन INDEX NO. II

सूची क्र. दोन INDEX NO. II

(1) मितेरागाव प्रसार, मोडटोलाचे स्वतः

सूची क्र. दोन INDEX NO. II

सूची क्र. दोन INDEX NO. II

सूची क्र. दोन INDEX NO. II

सूची क्र. दोन INDEX NO. II

(2) मू.मान, मोटोरिस्ता व परकभाक (असाव्यात)

(1) मितेरागाव प्रसार, मोडटोलाचे स्वतः

(3) सेवक

(1) मितेरागाव प्रसार, मोडटोलाचे स्वतः

(4) आकारणी किंवा जुडी देण्यात असलेले

(1)

(5) दस्तऐवज करून देण्या-या परकभाक व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असाव्यात, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) मितेरागाव प्रसार, मोडटोलाचे स्वतः

(6) दस्तऐवज करून घेण्या-या परकभाक व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असाव्यात, बादीचे नाव व संपूर्ण पत्ता

(1) मितेरागाव प्रसार, मोडटोलाचे स्वतः

(7) दिनांक

08/07/2010

(8) नोंदणीचा

09/07/2010

(9) अनुक्रमांक, खंड व पृष्ठ

0604/2010

(10) अनुक्रमांक, खंड व पृष्ठ

0604/2010

(11) अनुक्रमांक, खंड व पृष्ठ

0604/2010



सब-रजिस्ट्रार कार्यालय, मुंबई

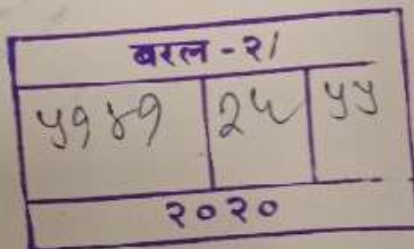
सब-रजिस्ट्रार कार्यालय, मुंबई

सब-रजिस्ट्रार कार्यालय, मुंबई

सब-रजिस्ट्रार कार्यालय, मुंबई

सब-रजिस्ट्रार कार्यालय, मुंबई

सब-रजिस्ट्रार कार्यालय, मुंबई



Share Certificate - Hitesh Javer

Scanned with CamScanner



(Signature)

Mem. Register No. 3

Certificate No. 003

Share Certificate

This is to certify that SHRI. MAHENDRA. J. JAVA. & SMT. CHANDLA
M. JAVA OF FLAT NO-301
is/are the Registered Holder/s of 20 (TWENTY)
fully paid-up shares Numbered 41 (FORTY ONE) to 60 (SIXTY)
both inclusive, of Rupees Rs 50/- each in the above named
SARAL 'A' CO-OPERATIVE HOUSING SOCIETY LTD - MALAD(W)

Subject to the Bye-laws thereof

Given under the Common Seal of
the said society, this 1ST
day of November 2013

Rs. 1,000/-

SARAL 'A' CO-OP. HSG. SOC. LTD.
Reg. No. MUMWPHSGTCHS 2012/13 DT 23/11/13
CTS - 739, 739 / 11 / 13
BEHIND VANSHIRLE BANGLOW,
MARVE ROAD, MALAD (W).

| | | |
|----------|----|----|
| बाल - 21 | | |
| 5989 | 20 | 55 |



Chairman

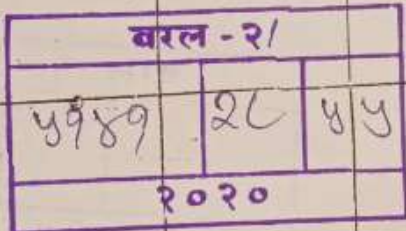
(Signature)
Hon. Secretary / Treasurer / Secretary

Hon. Treasurer

NOTE : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate.

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

| Sr. No. of Transfer | Date of General Body/ Managing Committee Meeting at which transfer was approved | To whom Transferred | Sr. No. in the Share Register at which the transfer of shares held by the transferee are registered | Sr. No. in the Share Register at which the name of the transferee is recorded | Authorised Signatory |
|---------------------|---|-------------------------|---|---|--|
| 1 | 05/03/2018 | MR. HITEN MAHENDRA JANA | 526 | 14 | Chairman Hon. Secretary Hon. Treasurer |
| 2 | | | | | Chairman Hon. Secretary Hon. Treasurer |
| 3 | | | | | Chairman Hon. Secretary Hon. Treasurer |
| 4 | | | | | Chairman Hon. Secretary Hon. Treasurer |
| 5 | | | | | Chairman Hon. Secretary Hon. Treasurer |



(Handwritten signature)

SARAL 'A' CO-OP. HSG.SOC.LTD.

Reg. No. MUM/WP/HSG/TC/15326/13-13 DT 21/1/2013

CTS-739.739/ 1 TO 9

BEHIND VANSHREE BANGLOW, OPP. SUNFLOWER LAB.,
MARVE ROAD, MALAD (W)
MUMBAI-400064.

Date :- 09th Sept 2020

TO WHOM SO EVER IT MAY CONCERN

This is to certify that Mr. Hiten Mahendra Java are the bonafide members of our society. They are the owner/s Flat no. 301 on 3rd Floor of our Society Building.

Other Building Details are as follows:-

Year of Construction of the building: - 2010

Area of the Flat No. 301 :- 1565 Sq.fts. Carpet Area

No of Floor of the building: 8 Floors with lift facility.

C.T.S. No(S)/Village: - 739,739/1 to 9 of Village - Malad West

All the dues of maintenance and society charges is clear and paid till the date.

The society has issued this letter for stamp duty and registration purpose and this NOC is subject to compliance of necessary legal formalities.

| | | |
|---------|----|----|
| बल - २/ | | |
| ५९४९ | २६ | ५५ |
| २०२० | | |



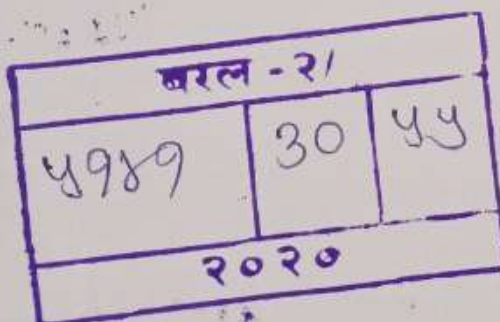
FOR SARAL 'A' CO-OP. HSG .SOC.LTD

A. F. D.
Chairman



TDS challan

| CBDT E-Receipt for e-Tax Payment | | |
|----------------------------------|---|---|
| CBDT- Payment Non TDS/TCS (280) | | Assessment Year : 2021-22 |
| Permanent Account Number | | AAFCR4357R |
| Full Name | | SUUXXXX LIFESTYLE LIMITED |
| PAN(Payee/Seller) | | AHLPJ7088D |
| ACK no. | | AH1997645 |
| City | | MUMBAI |
| State | | MAHARASHTRA |
| Pin Code | | 400064 |
| TAX APPLICABLE | | |
| TYPE OF PAYMENT | | <input checked="" type="checkbox"/> (0020)INCOME- TAX ON COMPANIES(CORPORATION TAX) <input type="checkbox"/> (100)ADVANCE TAX <input type="checkbox"/> (102)SURTAX <input type="checkbox"/> (106)TAX ON DISTRIBUTED PROFITS <input type="checkbox"/> (107)TAX ON DISTRIBUTED INCOME <input type="checkbox"/> (300)SELF ASSESSMENT TAX <input type="checkbox"/> (400)TAX ON REGULAR ASSESSMENT <input checked="" type="checkbox"/> (800)TAX ON PROPERTY |
| DETAILS OF PAYMENT | | BANK SEAL |
| Income Tax | 3,78,750.00 |  AXIS BANK |
| Surcharge | 0.00 | |
| Education cess | 0.00 | |
| Interest | 0.00 | |
| Penalty | 0.00 | |
| Others | 0.00 | Internet Tax Payment Ref No: 705903759 Debit to A/C: 918020082376961 ON 06-09-2020 14:26:38 BSR Code Tender Date Challan No CIN :- 6360218 06092020 31121 |
| Total | 3,78,750.00 | AXIS BANK Limited |
| Total in words | Rupees Three Lakh Seventy Eight Thousand Seven Hundred Fifty only | Garia Branch,Kolkata(Internet Collection Branch) |



To,
Shri Pankaj S. Parikh
C.A. to Owner.

Office of the Dy.Ch.Eng. (B.P.) W.S.-II
Municipal Bldg., 'C' Wing,
Near Transport Complex,
90ft, D.P. Rd., Kandivall (E),
Mumbai-400 101

Sub : Permission to occupy the Wing 'A' of the existing Bldg.
No. 1 on plot bearing C.T.S. No. 739, 739/1 to 9 of
village Malad (N) at Marve Road, Malad (West).

Ref :- Your Architect's letter dtd.09.04.2010.

Sir,

The development work of Wing 'A' to the existing Bldg. No.1, comprising of Stilt + 1st to 6th + 7th to 8th floor duplex upper floors on plot bearing CTS No. 739, 739/1 to 9 of village Malad (N) at Marve Road, Malad (West), Mumbai completed under the supervision of Shri Pravin Jadhav of M/s. Vastu Shilp Lic. Architect having Lic. No. CA/79/5283 Shri Ashok J. Parikh, Lic. Structural Engineer having Lic. No. STR/P/38, and Lic. Site Supervisor, Shri Vinod S. Parikh, having Lic. No. P/132/SS-I, may be occupied on the following conditions:-

- 1) That the certificates under Section 270-A of B.M.C. Act shall be obtained from A.E.W.W. 'P/North' Ward and a certified copy of the same shall be submitted to this office.
- 2) That all the deposit shall be claimed within 6 years from the date of payment of within a year from the date of B.C.C. whichever is earlier, failing which the same shall be forfeited.

A set of certified completion plan is returned herewith.

Yours faithfully

Exec. Eng. (Bldg. Prop.) W.S. T



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मालमत्ता पत्रक

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9 SEP 2008

COMMENCEMENT CERTIFICATE

To, Shri. Pankaj S. Parikh

C.A. to Owner

OFFICE OF THE
EX. ENGR. BLDG. PROPL. (W.S.J.R. & P. WARD)
Dr. BABASAHEB AMTEBARKAR MARIST BLDG
KANDIVALI WEST, MUMBAI-400 047.

Sir,

With reference to your application No. 773 dated 26.03.08 for Development Permission and grant of Commencement Certificate under Section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Residential Prop Wing

C.T.S. No. 739, 739 1 to 9

at premises at Street offt S.V. Road

Village Malad (W)

Plot No.

Ward P/North

situated at Malad (W)

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the 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 used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. 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 Municipal Commissioner Greater Mumbai 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 plan.
 - (b) Any condition subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai are contravened or not complied with.
 - (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation or that the applicant has not carried out the development work in compliance of section 43 or 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 Municipal Commissioner has appointed Shri. R.S. Hagwal Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to Stilt slab level of Prop Wing

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For and on behalf of Local Authority

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8) This C.C. is now condensed upto stilt sea level as per amended plans approved on 23/03/2009.

12.4 MAR 2009

[Signature]
E.E. B.P. (W) 1

9) This C.C. is now further extended for entire work i.e. stilt + 2 upper floors as per amended plans approved on 23/03/2009

20 APR 2009

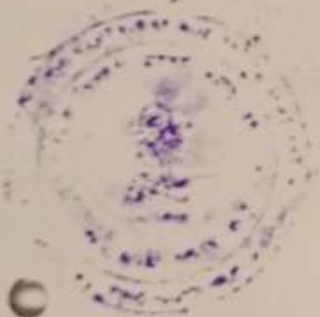
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10) This C.C. is now valid and extended for entire work i.e. stilt + 1st to 8th upper floor as per amended plans approved on 01/06/2009

22 JUN 2009

[Signature]
E.E. B.P. (P)



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M/s Suumaya Lifestyle Ltd
Gate No. 5F/D, Malad Industrial Units,
Co-op Soc. Ltd. Kachpada,
Ramchandra Lane Extension,
Malad (W), Mumbai - 400 064

Reg: Term Loan proposal favouring M/s Suumaya Lifestyle Ltd- BO: Peddar Road, Mumbai

Based on your request letter dated 11.08.2020 for revalidation of sanction letter dated 17.09.2019.
MCC-CAC in its meeting dated 02.09.2020 has approved credit facility as under:

1. Revalidation of Sanction of following Term Loan Limits

| DESCRIPTION | EXISTING | (Rs. In Lakh) |
|---------------------|----------|---------------|
| | | PROPOSED |
| CC | - | - |
| Total FBWC | - | - |
| TL | - | 378.00 |
| Total FB | - | 378.00 |
| I.C/BG/CEL | - | - |
| Total Non FB | - | - |
| Total (FB + Non FB) | - | 378.00 |

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| Nature of facility | Term Loan (Fresh) |
| Amount of limit | Rs. 378.00 Lakhs (Rupees Three Crore Seventy eight Lacs Only) |
| Margin | 29.34% (to be infused before disbursement) |
| Purpose | For business needs: Purchase of guest house located at Flat No. A-301, 3rd Floor, Sarai-A Cooperative Housing society Ltd, admeasuring 1565 sq.ft. (Carpet Area) situated at on land bearing CTS Nos. 739, 739/1 to 9 Marve Road, Malad West. (Borrower to submit undertaking that Term Loan shall not be used for speculative and real-estate purposes) |
| Rate of interest | RR+MU+2.10% (6.80%+2.10% = 8.90%) Mark up reset date: 3 years from sanction date (This rate of interest is subject to change as per bank's extant guidelines) |
| Repayment | 84 months (including moratorium of 3 months) - As per Appendix-II |
| Uprfront charges | 1.25% of the loan amount +GST |
| Documentation charges | Rs. 10,000 + GST |
| CERSAI Charges | Rs. 100 + GST for creation plus applicable charges for Pre se |
| CIC Charges | Consumer: Rs. 50/CIC+ GST (Cibil & Equifax) Company: Rs. 500/CIC+GST (Cibil & Highmax) |

M/s Suumaya Lifestyle Ltd



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| Annual review charges | 0.05%; Max Rs 5.00 lakhs |
| Inspection charges | 0.05%; Min 10,000/- & Max 30,000/- |
| Legal charges | As per Bank's guidelines |
| Primary security | Equitable mortgage of property purchased out of bank finance and any structure, super structure constructed therein both present and future. |
| Guarantee | Personal guarantee of all directors a. Mrs. Ishita Gala b. Mr. Ushik Gala |

The said TL limits of Rs 378 lakh to be secured by personal guarantee of all directors

Amt. in lakh

| Name of Guarantor | NMs | | IPs ¹ | | CR Date | |
|-------------------|----------|---------|------------------|---------|----------|------------|
| | Previous | Present | Previous | Present | Previous | Present |
| Mrs. Ishita Gala | -- | 508.28 | -- | 1.96 | -- | 16.09.2019 |
| Mr. Ushik Gala | -- | 417.90 | -- | 75.00 | -- | 16.09.2019 |

- Insurance:** The borrower shall get the above assets insured against all risk at their own cost with usual bank clause. A copy of the insurance policy will be kept on bank's records also.
- Disbursement:**
 - The payment shall be made directly made to seller of the property along with margin. Possession letter from seller be submitted to us.
- Repayment default:** Penal interest @ 2% over and above the normal rate to be recovered for the amount/period of default.
- Bank's name plate, evidencing hypothecation/mortgage of security/ asset to be prominently displayed where the securities charge to the bank is kept.
- Escalation : Not applicable
- The unsecured loans shall be subordinated to our Term Loan.
- The term loan is to be reviewed annually as per Bank's Guidelines and annual review charges to be borne by the borrower.
- If three consecutive installments are not paid, the entire loan will become payable on demand.

Stipulations as per original sanction:

- Disbursement is subject to receiving satisfactory confidential report of the company -M/s. Suumaya Lifestyle Private Limited and associate firm M/s Suumaya Fabrics Ltd from their respective Banker's.
- Supplementary opinion to be obtained from Bank's panel advocate (from whom opinion is obtained on the basis of draft agreement) once the agreement to sell is executed.
- 2nd legal opinion on the property value above Rs 1 Cr. to be obtained before release of fresh TL (Pre Disbursement)
- 2nd valuation of the property to be obtained before the disbursement of loan
- Borrower to submit QMS data as per Bank guidelines

M/s Suumaya Lifestyle Ltd

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6. Certificate from the company's auditor certifying that all statutory dues including EPF dues have been paid by the company.
7. Genuineness of ABS at 31.03.19 & 31.03.20 (when received) be verified from MCA site, search report from ROC shall be extracted and charge shall be registered in ROC in Bank's favor be done at borrower's cost.

Fresh stipulations:

1. Cost escalation, if any shall be borne by the company and in case of reduction of cost, the loan amount shall be reduced proportionately. In no case, promoter's contribution be less than 25% of the total cost.
2. ABS as on 31.03.2020 is to be obtained from the company and it is to be ensured that there are no variations from the provisional balance sheet submitted by the company for FY 2019-20. Interest rate shall be revised based on rating on the ABS 31.03.2020.
3. Closure letter from ECL Finance Ltd to be obtained and kept on record post closure of loan of Rs. 50.00 crores. Follow up to be made from the company.
4. Borrower to submit undertaking that Term Loan shall not be used for speculative and real-estate purposes. **(Pre Disbursement)**
5. Before disbursement of term Loan, fresh CIC reports of the directors/guarantors and Commercial CIC Reports of the borrowing company to be extracted. CMC Head to ensure that there are no irregularities appearing in any of the account. **(Pre Disbursement)**
6. Latest visit of proposed property financed by our bank to be carried out before disbursement. **(Pre Disbursement)**
7. One year search and certified copy of registered agreement to be obtained before creation of mortgage. **(Pre Disbursement)**
8. Valid and enforceable equitable mortgage of the property to be created before disbursement and after receipt of registered agreement. **(Pre Disbursement)**
9. Insurance of Immovable property to be obtained with bank's clause.

OVERALL TERMS & CONDITIONS

1. No commission to be paid by the borrowers to the guarantors for guaranteeing the credits facilities sanctioned by the Bank to the borrowers. An undertaking to this effect to be obtained from the borrowers as well as guarantors
2. The borrower to furnish to the branch the required financial information, on the prescribed proforma, within 10 days /or within the specified period, as specifically permitted to enable the branch to submit quarterly review sheet or FMS (wherever applicable) to the Bank's higher office.
3. The validity of the sanction for TL limits shall be 6 months and the borrower to accept the terms of sanction and execute the documents with six months from date of sanction.
4. Upfront fees, inspection charges, commitment charges and other charges to be recovered as per Bank's schedule of charges.
5. The Bank or its authorized officials or other representatives will have the right to carry out periodical inspection or examine the books of accounts of the borrower and to have their factories/offices/assets inspected from time to time by officers of the Bank and/or outside consultants and the expenses incurred by the Bank in this regard will be borne by the borrower
6. Bank shall have the right to withdraw or modify all/any of the sanctioned conditions or stipulate fresh condition, under intimated to the borrower.

M/s Suumaya Lifestyle Ltd



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MCC Mumbai City -1, 7th Floor, Maker Tower - F, Cuff Parade, Colaba, Mumbai- 400005

7. All the charges be got created as per rules of the bank, registered with ROC within stipulated time as per requirements of Companies Act and the certificate of registration be obtained and kept on record.
8. Monies brought in by principal shareholders/directors will not be withdrawn without the Banks permission.
9. Margins/rates of interest are subject to revision from time to time at sole discretion of the Bank.
10. In case the company commits default in the repayment of loan/advance or in the payment of interest thereon or any of the agreed installments of the loans on due date, the bank, CIGs and/or Reserve Bank of India will have an unqualified right to disclose or publish the names of the company and its directors as defaulters in such manner and through such medium as the Bank/RBI in their absolute discretion may think fit.
11. Friends/relatives from whom the unsecured long term loans have been raised shall provide an undertaking that they shall not withdraw these loans during the currency of the bank loan and borrower shall undertake not to allow their withdrawal without prior permission of bank.
12. During the currency of bank's credit facilities, the borrower shall not, without the prior approval of the Bank in writing:
 - a. Declare dividends for any year, if the account(s) of the borrower with the Bank is/are running irregular or if any of the terms and conditions of the sanction remain un-complied with by the borrower;
 - b. permit any transfer of the controlling interest or make any drastic change in the management set up;
 - c. divert/utilize Bank's funds to other sister/associate/group concerns or for purposes other than those for which the credit facilities have been sanctioned;
 - d. Issue Bonus shares and disposes of shareholding of promoters wherever specifically stipulated
13. All other conditions applicable to such type of accounts be strictly complied with
14. Limit cancellation clause to be incorporated in the documents.
15. Acceptance of sanctioned conditions to be got from the borrower and placed on bank records.
16. The Bank may at its sole discretion disclose any information to any Institution(s) in connection with the credit facilities granted to the borrower.
17. The QMS data are to be submitted to the Bank within the stipulated time. Penal interest to be charged for delayed/non submission of follow up forms as prescribed.
18. The borrower should execute necessary loan documents, as per bank's guidelines and as drafted by bank's counsels at borrower's cost
19. Vetting of documents to be got done from approved advocate at borrower's cost.
20. Mortgage is extended for full value and ROC charge is created within stipulated time.

I. Mandatory Covenants:

1. The borrower should maintain adequate books of accounts. As per applicable accounting practices and standards, which should correctly, reflects its financial position and scale of operations and should not radically change its accounting system without notice to the Bank.
2. The borrower should submit to the bank such financial statements as may be required by the Bank from time to time in addition to the set of such statements to be furnished by the borrower to the bank as on the date of publication of the borrower accounts.
3. In case of default in repayment of the loan/advances or in the payment of the interest thereon or any agrees instalments of the loan on the due date(s) by the borrower, the Bank and /or the RBI will have an unqualified right to disclose or publish the borrower's name or the name of the borrower/unit and its directors/partners/proprietors as defaulters/willful defaulters in such manner and through such medium as the Bank or RBI in their absolute discretion may think fit.
4. The bank will have the right to share credit information as deemed appropriate with Credit Information Companies (CIGs) or any other institution as approved by RBI from time to time.

M/s Suumaya Lifestyle Ltd

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5. The borrower should not induct into its Board as person whose name appears in the willful defaulters list of RBI/CICs. In case such a person is already on the Board of the company, it would take expeditious and effective steps of removal of that person from its Board. Nominee directors are excluded for this purpose.
6. In the event of default in repayment to the Bank or if cross default has occurred the Bank will have the right to appoint its nominee on the Board of Directors of the borrower to look after its interests.
7. In stressed situation or restructuring of debt, the regulatory guidelines provide for conversion of debt to equity. The bank shall have the right to convert loan to equity or other capital in accordance with the regulatory guidelines.
8. Bank will have the right to examine at all times the borrower's books of accounts and to have the borrower's factories inspected. From time to time, by officer(s) of the bank and/or qualified auditors and/or technical experts and/or management consultants of the bank's choice. Cost of such inspection shall be borne by the borrower.
9. After provision of tax and other statutory liabilities, unless expressly permitted otherwise, the bank will have a first right on the profits of the borrower for repayment of amounts due to the bank.

The borrower shall keep the Bank informed of the happening of any event likely to have a substantial effect on their profit or business: for instance, if the monthly production or sales are substantially less than what had been indicated, the borrower shall immediately inform the bank with explanations and the remedial steps taken and/or proposed to be taken.

- a) Effect any change in the borrower's capital structure where the shareholding of the existing promoter(s) gets diluted below current level or 51% of the controlling stake (whichever is lower), without prior permission of the Bank - for which 60 days' prior notice shall be required. In case of limited liability partnerships and partnership firm 'promoters' would mean managing partner for the purpose of this covenant.
- b) The borrower will utilise the funds for the purpose they have been lent. Any deviation will be dealt with as per RBI guidelines.
- c) Promoter's shares in the borrowing entity should not be pledged to any Bank/NBFI/Institution without our prior consent.
- d) Each of the following events will attract penal interest/charges as applicable, at rates circulated from time to time, over and above the normal interest applicable in the account:
 - For the period of overdue interest/instalment in respect of Term Loans and over-drawings above the drawing power/limit in Fund Based Working Capital Accounts on account of interest/devolvement of letters of credit/bank guarantee, insufficient stocks and receivables etc.
 - Delay in submission of stock statements after 10th of the following month.
 - Non submission of Audited Balance Sheet within 8 months of closure of financial year.
 - Non submission/ delayed submission of Follow-up/ Review Data such as QRS/ QMS information, Project Progress Report etc. wherever stipulated within due date.
 - Non submission of review/renewal data at least one month prior to due date.
 - Non-obtention of External credit risk rating from agency approved by RBI.
 - Any other eventuality/situation to be decided by the bank.

II Mandatory Negative Covenants:

1. In the event of default, or where signs of inherent weakness are apparent. The Bank shall have the right to securities the assets charged and in the event of such securitization, the Bank will suitably inform the borrower(s) and guarantor(s).

The undernoted covenants will be subject to prior notice being given by the borrower and being agreed by the Bank. If the Bank turns down the borrower's request but the latter still goes ahead, the Bank shall have the right to call up the facilities sanctioned.

1. Formulate any scheme of amalgamation or reconstruction.
2. Undertake any new project, implement any scheme of expansion, diversification or capital expenditure or acquire fixed assets (except normal replacements indicated in **Annexure - 21**)

M/s Suumaya Lifestyle Ltd



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MCC Mumbai City -1, 7th Floor, Maker Tower - F, Guff Parade, Colaba, Mumbai- 400005

statement submitted to and approved by the bank) if such investment results into breach of financial covenants or diversion of working capital funds to financing of long-term assets.

3. During the currency of bank's credit facilities, the borrower shall not, without the prior approval of the Bank in writing, divert/utilize Bank's funds to other sister/associate/group concerns or for purposes other than those for which the credit facilities have been sanctioned;
4. Invest by way of share capital in or lend or advance funds to or place deposits with any other concern (including group companies); normal trade credit or security deposits in the ordinary course of business or advances to employee can, however, be extended. Such investment should not result in breach of financial covenants relating to TOL/Adj. TNW and current ratio agreed upon at the time of sanction.
5. Enter into borrowing arrangement either secured or unsecured with any other bank, financial institution, company or otherwise or accept deposits which increase indebtedness beyond permitted limits, stipulated if any at the time of sanction.
6. Undertake any guarantee or letter of comfort in the nature of guarantee on behalf of any other company/concern (including group companies).
7. Declare dividends for any year except out of profits relating to that year after making all due and necessary provisions and provided further that such distribution may be permitted only if no event of default/breach in financial covenant is subsisting in any repayment obligations to the Bank.
8. Create any charge, lien or encumbrance over its undertaking or any part thereof in favour of any financial institution, bank, company, firm or persons.
9. Sell, assign, mortgage or otherwise dispose of any of the fixed assets charged to the Bank. However, fixed assets to the extent of 5% Gross Bloc may be sold in any financial year provided such sale does not dilute FACR below minimum stipulated level. (Not applicable for unsecured loans.)
10. Enter into any contractual obligation of a long term nature or which, in the reasonable assessment of the Bank, is detrimental to lender's interest, viz. acquisitions beyond the capability of borrower as determined by the present scale of operations or tangible net worth of the borrower/ net means of promoters etc., leveraged buyout etc.
11. Change the practice with regard to remuneration of Directors by means of ordinary, remuneration or commission, scale of sitting fees etc, except where mandated by any legal or regulatory provisions.
12. Permit any transfer of the controlling interest or make any drastic change in the management set-up including resignation of promoter directors.
13. Repay monies brought in by the Promoters / Directors / Principal Shareholder and their friends and relatives by way of deposits / loans / advances. Further, the rate of interest, if any, payable on such deposits / loans / advance should be lower than the rate of interest charged by the Bank on its term loan and payment of such interest will be subject to regular repayment of installments to term loans granted / deferred payment guarantees executed by the bank or other repayment obligations, if any, due from the borrower to the Bank.
14. The borrower shall keep the Bank advised of any circumstance adversely affecting the financial position of subsidiaries / group companies or companies in which it has invested, including any action taken by any creditor against the said companies legally or otherwise.
15. The borrower shall deal with our bank / banks under consortium arrangement exclusively. The borrower's entire business relating to their activity including deposit, remittances, bills / cheque purchase, non-fund based transactions including LCs and BGs, Forex transactions, merchant banking, any interest rate or currency hedging business etc. should be restricted only to the financing banks under consortium arrangement.
16. No commission to be paid by the borrowers to the guarantors for guaranteeing the credit facilities sanctioned by the Bank to the borrowers. An undertaking to this effect to be obtained from the borrowers as well as guarantors.
17. Approach capital market for mobilizing additional resources either in the form of debt or equity.



M/s Suumaya Lifestyle Ltd

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MCC Mumbai City -1, 7th Floor, Maker Tower - F, Cuff Parade, Colaba, Mumbai- 400005

Appendix-II

Suumaya lifestyle ltd - Repayment schedule (Tentative)

| Month | Opening balance | Release | Interest @8.90% | Total | Repayment | | Closing Balahce |
|-------|-----------------|----------|-----------------|-------------|-----------|------------|-----------------|
| | | | | | Intt | Princip al | |
| 1 | 0 | 37800000 | 371700.00 | 38171700.00 | 371700.00 | 450000 | 37350000.00 |
| 2 | 37350000.00 | 0 | 367275.00 | 37717275.00 | 367275.00 | 450000 | 36900000.00 |
| 3 | 36900000.00 | 0 | 362850.00 | 37262850.00 | 362850.00 | 450000 | 36450000.00 |
| 4 | 36450000.00 | 0 | 358425.00 | 36808425.00 | 358425.00 | 450000 | 36000000.00 |
| 5 | 36000000.00 | 0 | 354000.00 | 36354000.00 | 354000.00 | 450000 | 35550000.00 |
| 6 | 35550000.00 | 0 | 349575.00 | 35899575.00 | 349575.00 | 450000 | 35100000.00 |
| 7 | 35100000.00 | 0 | 345150.00 | 35445150.00 | 345150.00 | 450000 | 34650000.00 |
| 8 | 34650000.00 | 0 | 340725.00 | 34990725.00 | 340725.00 | 450000 | 34200000.00 |
| 9 | 34200000.00 | 0 | 336300.00 | 34536300.00 | 336300.00 | 450000 | 33750000.00 |
| 10 | 33750000.00 | 0 | 331875.00 | 34081875.00 | 331875.00 | 450000 | 33300000.00 |
| 11 | 33300000.00 | 0 | 327450.00 | 33627450.00 | 327450.00 | 450000 | 32850000.00 |
| 12 | 32850000.00 | 0 | 323025.00 | 33173025.00 | 323025.00 | 450000 | 32400000.00 |
| 13 | 32400000.00 | 0 | 318600.00 | 32718600.00 | 318600.00 | 450000 | 31950000.00 |
| 14 | 31950000.00 | 0 | 314175.00 | 32264175.00 | 314175.00 | 450000 | 31500000.00 |
| 15 | 31500000.00 | 0 | 309750.00 | 31809750.00 | 309750.00 | 450000 | 31050000.00 |
| 16 | 31050000.00 | 0 | 305325.00 | 31355325.00 | 305325.00 | 450000 | 30600000.00 |
| 17 | 30600000.00 | 0 | 300900.00 | 30900900.00 | 300900.00 | 450000 | 30150000.00 |
| 18 | 30150000.00 | 0 | 296475.00 | 30446475.00 | 296475.00 | 450000 | 29700000.00 |
| 19 | 29700000.00 | 0 | 292050.00 | 29992050.00 | 292050.00 | 450000 | 29250000.00 |
| 20 | 29250000.00 | 0 | 287625.00 | 29537625.00 | 287625.00 | 450000 | 28800000.00 |
| 21 | 28800000.00 | 0 | 283200.00 | 29083200.00 | 283200.00 | 450000 | 28350000.00 |
| 22 | 28350000.00 | 0 | 278775.00 | 28628775.00 | 278775.00 | 450000 | 27900000.00 |
| 23 | 27900000.00 | 0 | 274350.00 | 28174350.00 | 274350.00 | 450000 | 27450000.00 |
| 24 | 27450000.00 | 0 | 269925.00 | 27719925.00 | 269925.00 | 450000 | 27000000.00 |
| 25 | 27000000.00 | 0 | 265500.00 | 27265500.00 | 265500.00 | 450000 | 26550000.00 |
| 26 | 26550000.00 | 0 | 261075.00 | 26811075.00 | 261075.00 | 450000 | 26100000.00 |
| 27 | 26100000.00 | 0 | 256650.00 | 26356650.00 | 256650.00 | 450000 | 25650000.00 |
| 28 | 25650000.00 | 0 | 252225.00 | 25902225.00 | 252225.00 | 450000 | 25200000.00 |
| 29 | 25200000.00 | 0 | 247800.00 | 25447800.00 | 247800.00 | 450000 | 24750000.00 |
| 30 | 24750000.00 | 0 | 243375.00 | 24993375.00 | 243375.00 | 450000 | 24300000.00 |
| 31 | 24300000.00 | 0 | 238950.00 | 24538950.00 | 238950.00 | 450000 | 23850000.00 |
| 32 | 23850000.00 | 0 | 234525.00 | 24084525.00 | 234525.00 | 450000 | 23400000.00 |
| 33 | 23400000.00 | 0 | 230100.00 | 23630100.00 | 230100.00 | 450000 | 22950000.00 |
| 34 | 22950000.00 | 0 | 225675.00 | 23175675.00 | 225675.00 | 450000 | 22500000.00 |
| 35 | 22500000.00 | 0 | 221250.00 | 22721250.00 | 221250.00 | 450000 | 22050000.00 |
| 36 | 22050000.00 | 0 | 216825.00 | 22266825.00 | 216825.00 | 450000 | 21600000.00 |
| 37 | 21600000.00 | 0 | 212400.00 | 21812400.00 | 212400.00 | 450000 | 21150000.00 |
| 38 | 21150000.00 | 0 | 207975.00 | 21357975.00 | 207975.00 | 450000 | 20700000.00 |
| 39 | 20700000.00 | 0 | 203550.00 | 20903550.00 | 203550.00 | 450000 | 20250000.00 |
| 40 | 20250000.00 | 0 | 199125.00 | 20449125.00 | 199125.00 | 450000 | 19800000.00 |
| 41 | 19800000.00 | 0 | 194700.00 | 19994700.00 | 194700.00 | 450000 | 19350000.00 |
| 42 | 19350000.00 | 0 | 190275.00 | 19540275.00 | 190275.00 | 450000 | 18900000.00 |

M/s Suumaya Lifestyle Ltd

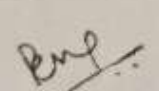
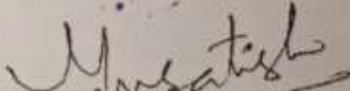
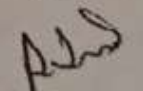


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MCC Mumbai City - 1, 1st Floor, Maker Tower - F, Guff Parade, Colaba, Mumbai- 400005



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| 43 | 18900000.00 | 0 | 185850.00 | 19085850.00 | 185850.00 | 450000 | 18450000.00 |
| 44 | 18450000.00 | 0 | 181425.00 | 18631425.00 | 181425.00 | 450000 | 18000000.00 |
| 45 | 18000000.00 | 0 | 177000.00 | 18177000.00 | 177000.00 | 450000 | 17550000.00 |
| 46 | 17550000.00 | 0 | 172575.00 | 17722575.00 | 172575.00 | 450000 | 17100000.00 |
| 47 | 17100000.00 | 0 | 168150.00 | 17268150.00 | 168150.00 | 450000 | 16650000.00 |
| 48 | 16650000.00 | 0 | 163725.00 | 16813725.00 | 163725.00 | 450000 | 16200000.00 |
| 49 | 16200000.00 | 0 | 159300.00 | 16359300.00 | 159300.00 | 450000 | 15750000.00 |
| 50 | 15750000.00 | 0 | 154875.00 | 15904875.00 | 154875.00 | 450000 | 15300000.00 |
| 51 | 15300000.00 | 0 | 150450.00 | 15450450.00 | 150450.00 | 450000 | 14850000.00 |
| 52 | 14850000.00 | 0 | 146025.00 | 14996025.00 | 146025.00 | 450000 | 14400000.00 |
| 53 | 14400000.00 | 0 | 141600.00 | 14541600.00 | 141600.00 | 450000 | 13950000.00 |
| 54 | 13950000.00 | 0 | 137175.00 | 14087175.00 | 137175.00 | 450000 | 13500000.00 |
| 55 | 13500000.00 | 0 | 132750.00 | 13632750.00 | 132750.00 | 450000 | 13050000.00 |
| 56 | 13050000.00 | 0 | 128325.00 | 13178325.00 | 128325.00 | 450000 | 12600000.00 |
| 57 | 12600000.00 | 0 | 123900.00 | 12723900.00 | 123900.00 | 450000 | 12150000.00 |
| 58 | 12150000.00 | 0 | 119475.00 | 12269475.00 | 119475.00 | 450000 | 11700000.00 |
| 59 | 11700000.00 | 0 | 115050.00 | 11815050.00 | 115050.00 | 450000 | 11250000.00 |
| 60 | 11250000.00 | 0 | 110625.00 | 11360625.00 | 110625.00 | 450000 | 10800000.00 |
| 61 | 10800000.00 | 0 | 106200.00 | 10906200.00 | 106200.00 | 450000 | 10350000.00 |
| 62 | 10350000.00 | 0 | 101775.00 | 10451775.00 | 101775.00 | 450000 | 9900000.00 |
| 63 | 9900000.00 | 0 | 97350.00 | 9997350.00 | 97350.00 | 450000 | 9450000.00 |
| 64 | 9450000.00 | 0 | 92925.00 | 9542925.00 | 92925.00 | 450000 | 9000000.00 |
| 65 | 9000000.00 | 0 | 88500.00 | 9088500.00 | 88500.00 | 450000 | 8550000.00 |
| 66 | 8550000.00 | 0 | 84075.00 | 8634075.00 | 84075.00 | 450000 | 8100000.00 |
| 67 | 8100000.00 | 0 | 79650.00 | 8179650.00 | 79650.00 | 450000 | 7650000.00 |
| 68 | 7650000.00 | 0 | 75225.00 | 7725225.00 | 75225.00 | 450000 | 7200000.00 |
| 69 | 7200000.00 | 0 | 70800.00 | 7270800.00 | 70800.00 | 450000 | 6750000.00 |
| 70 | 6750000.00 | 0 | 66375.00 | 6816375.00 | 66375.00 | 450000 | 6300000.00 |
| 71 | 6300000.00 | 0 | 61950.00 | 6361950.00 | 61950.00 | 450000 | 5850000.00 |
| 72 | 5850000.00 | 0 | 57525.00 | 5907525.00 | 57525.00 | 450000 | 5400000.00 |
| 73 | 5400000.00 | 0 | 53100.00 | 5453100.00 | 53100.00 | 450000 | 4950000.00 |
| 74 | 4950000.00 | 0 | 48675.00 | 4998675.00 | 48675.00 | 450000 | 4500000.00 |
| 75 | 4500000.00 | 0 | 44250.00 | 4544250.00 | 44250.00 | 450000 | 4050000.00 |
| 76 | 4050000.00 | 0 | 39825.00 | 4089825.00 | 39825.00 | 450000 | 3600000.00 |
| 77 | 3600000.00 | 0 | 35400.00 | 3635400.00 | 35400.00 | 450000 | 3150000.00 |
| 78 | 3150000.00 | 0 | 30975.00 | 3180975.00 | 30975.00 | 450000 | 2700000.00 |
| 79 | 2700000.00 | 0 | 26550.00 | 2726550.00 | 26550.00 | 450000 | 2250000.00 |
| 80 | 2250000.00 | 0 | 22125.00 | 2272125.00 | 22125.00 | 450000 | 1800000.00 |
| 81 | 1800000.00 | 0 | 17700.00 | 1817700.00 | 17700.00 | 450000 | 1350000.00 |
| 82 | 1350000.00 | 0 | 13275.00 | 1363275.00 | 13275.00 | 450000 | 900000.00 |
| 83 | 900000.00 | 0 | 8850.00 | 908850.00 | 8850.00 | 450000 | 450000.00 |
| 84 | 450000.00 | 0 | 4425.00 | 454425.00 | 4425.00 | 450000 | 0.00 |

| | | |
|---|--|---|
|  |  |  |
| Reva Sharma Sr Manager CA | Satish Ganti Chief Manager | Anandam Das Asstt General Manager |

वरल - २/
M/s Suumaya Lifestyle Ltd.
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२०२०

SUUMAYA LIFESTYLE LIMITED

(FORMERLY KNOWN AS RICHWAY INTERNATIONAL TRADE LTD)
CIN: L70102MH2011PLC220879



THE REGISTERED SECTOR
Mumbai - 400 064 (India)

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF SUUMAYA LIFESTYLE LIMITED HELD ON SATURDAY, MARCH 28, 2020 THROUGH VIDEO CONFERENCING AT 11.45 AM

APPROVAL OF PURCHASE OF RESIDENTIAL FLAT:

The Board was informed that a flat was proposed to be purchased for the purpose of personal use of Mr. Ushik Gala which would be treated as a perquisite, for agreement value of Rs. 5,05,00,000, the draft sale deed was circulated with agenda papers. The Board of Directors discussed the matter and approved the following resolution:

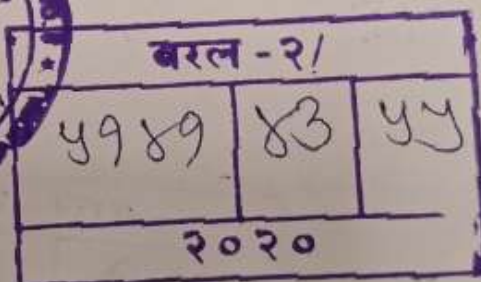
"RESOLVED THAT approval be and is hereby accorded to purchase residential flat situated at Flat No. A - 301 admeasuring about 1565 sq. ft. carpet area on 3rd floor in building known as Saral-A Apartment, behind Vanshree Bungalow, Marve Road, Malad (W), Mumbai- 400064 in the name of Company for a full and final consideration of Rs.5,05,00,000/- (Rupees Five Crore and Five Lakh Only).

RESOLVED FURTHER THAT any director of the Company be and is hereby authorized to enter into agreement with Mr. Hiten Mahendra Java, owner of the flat or execute such other documents, papers, forms and represent before statutory authorities, as may be necessary to implement the resolution."

// CERTIFIED TRUE COPY //

For Suumaya Lifestyle Limited


Ishita Gala
Managing Director
DIN: 07165038



Regd. Office: 5/F, D Wing,
Malad Industrial Estate,
Kanchpada, Ramchandra Lane Extension,
Malad (W),
Mumbai - 400 064 (India)

Factory: C7 - 138/139, Bhumi World,
Pimples Village, Mumbai-Nashik Highway,
Before Kalyan Bhiwandi Naka,
Opp. Tata Amana, Pimplos,
Thane - 421302 (India)

Tel No. 022 4971 2096

suumayallifestyle@gmail.com

www.suumayallifestyle.com



For SUUMAYA LIFESTYLE LIMITED

[Signature] *[Signature]*
Authorized Signatory / Director



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भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

मात्रांकन क्रम/Enrolment No.: 0000/00371/81960

To
ईशिता महेश गला
Ishita Mahesh Gala
C/O,
B/15/16 Chandrakiran C H S L
S V Road
Malad West
Opposite N L High School
Mumbai
Mumbai Suburban Malad West Dely
Maharashtra - 400064
9987855104

Download Date: 27/03/2017
Generation Date: 25/03/2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

7590 7166 3949

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



ईशिता महेश गला
Ishita Mahesh Gala
जन्म तिथि/ DOB: 13/04/1994
महिला / FEMALE



7590 7166 3949

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
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- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:

बी/15/16 चंद्रकिरण सी एच एस
एल, एस वी मार्ग, एन एल हाई
विद्यालय के सामने, मालाद वेस्ट,
मुंबई, मुंबई मुंबुरबान,
महाराष्ट्र - 400064

Address:

C/O., B/15/16 Chandrakiran C H
S L S V Road, Opposite N L
High School, Malad West,
Mumbai, Mumbai Suburban,
Maharashtra - 400064

7590 7166 3949

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help@uidai.gov.in



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भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT

USHIK MAHESH GAIP

MAHESH DEVCHAND GALA

15/05/1991

Permanent Account Number

BBHPG4056P



Signature

Signature

| | | |
|------------|----|----|
| वर्तन - २१ | | |
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| २०२० | | |

Signature

भारत सरकार
Government of India



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 2722/40057/43297

To,

हितेन महेंद्र जावा

Hiten Mahendra Java

902, Aavishkar CHS, 9th Floor,

S V Road,

Near Irla Bridge, Andheri West, VTC: Mumbai,

PO: Andheri Railway Station, Sub District: Andheri, District:

Mumbai Suburban,

State: Maharashtra, PIN Code: 400058,

Mobile: 9820689039

Ref: 543 / 05X / 99459 / 99461 / P



SB070545591FH



आपला आधार क्रमांक / Your Aadhaar No. :

9903 7317 6392

माझे आधार, माझी ओळख



भारत सरकार
Government of India



हितेन महेंद्र जावा

Hiten Mahendra Java

जन्म तारीख / DOB : 08/07/1986

पुरुष / Male

बारत - २/

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Hiten

Hiten Jivraj Pem

कार्यालय विभागा
INCOME TAX DEPARTMENT

भारत
GOVT. OF INDIA

HITEN MAHENDRA JAVA

MAHENDRA JIVRAJ JAVA

08/07/1986

Permanent Account Number

AHLPJ7088D

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Signature



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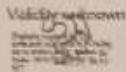


भारतीय पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम/Enrollment No.: 0000/00367/44930

To
उशीक महेश गाला
Ushik Mahesh Gala
C/O,
B 16 Chandrakiran C H S L
S V Road
Malad West
Opp N L College
Mumbai
Mumbai Suburban Malad West Dist
Maharashtra - 400064
9029289816

Generation Date: 15/05/2017



आपका आधार क्रमांक / Your Aadhaar No. :

6608 7581 4859

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



उशीक महेश गाला
Ushik Mahesh Gala
जन्म तिथि/DOB: 15/05/1991
पुरुष / MALE



6608 7581 4859

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
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- आधार देश भर में मान्य है।
- आधार अधिष्ठाता की वेबसाइट और गैर-सरकारी सेवाओं पर लॉग इन करने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय पहचान प्राधिकरण
Unique Identification Authority

पता:
बी 16 चंद्रकिरण सी एस एल रोड,
एस वी रोड, एन एल कॉलेज के
सामने, मालव वेस्ट, मुंबई, मुंबई
पुनर्वसन,
महाराष्ट्र - 400064

Address:
C/O., B 16 Chandrakiran C H S
L S V Road, Opp N L College,
Malad West, Mumbai, Mumbai
Suburban,
Maharashtra - 400064

6608 7581 4859



1800 121 2345



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15-11-20



भारत सरकार
Government of India



केजल हितेन जावा
Kejal Hiten Java
जन्म तारीख / DOB: 04/02/1986
रही / Female



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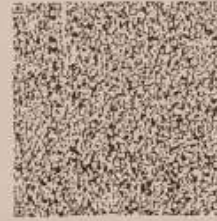
माझे आधार, माझी ओळख



भारतीय दिशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता 208, 2 फ्लोर, सीटीएस नं - 458, ई स्क्वेयर, सुभाष रोड,
मुंबई, विलेपार्ले (ईस्ट), मुंबई उपनगर, महाराष्ट्र, 400057

Address: 208, 2nd Floor, CTS No - 458, E
Square, Subhash Road, Mumbai, Vileparle
(East), Mumbai Suburban, Maharashtra, 400057



8372 3090 5080



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help@uidai.gov.in



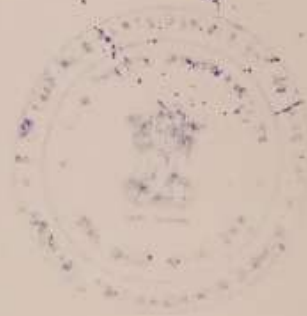
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| आयकर विभाग INCOME TAX DEPARTMENT KEJAL HITEN JAVA MAHENDRA RATANSHI SANGOI 04/08/1986 Permanent Account Number AXYPS2521B <i>Kejal Sangoi Java</i> Signature |  भारत सरकार GOVT. OF INDIA  |
|--|---|

Kejal Sangoi Java



| | | |
|----------|-----|----|
| बाल - २१ | | |
| ५९४९ | -५९ | ५५ |
| २०२० | | |



| बाल्य - २१ | | |
|------------|----|----|
| ५१४७ | ५२ | ५५ |
| २०२० | | |

367/5141

सोमवार, 14 सप्टेंबर 2020 12:04

म.नं.

दस्त गोश्वारा भाग-1

बरत-2

43

दस्त क्रमांक: 5141/2020

दस्त क्रमांक: बरत-2 /5141/2020

बाजार मूल्य: रु. 2,17,14,521/-

मोबदला: रु. 5,05,00,000/-

मरलेले मुद्रांक मूल्य: रु. 10,10,000/-

द. नि. म. नं. 2, नि. बरत-2 बांधे कार्यलगत

पावती: 5484

पावती दिनांक: 14/09/2020

अ. क्र. 5141 वर दि. 14-09-2020

सादरकरणाचे नाव: सुभाषा लाईफस्टाईल लिमिटेड व्हा संचालिका इंगितर
महेश माला - -

रोजी 12:03 घं.नं. वा. रजदर केला.

नोंदणी फी

रु.

30000.00

दस्त होताळणी फी

रु.

1100.00

पृष्ठांची संख्या: 55

एकूण: 31100.00

दस्त रजदर करणाऱ्याची सही:

सह द. नि. का-बोरीवली-2

सह. दुय्यम निबंधक बोरीवली-२,

वस्तात: मुंबई उपनगर जिल्हा.

सह द. नि. का-बोरीवली-2

सह. दुय्यम निबंधक बोरीवली-२,

मुंबई उपनगर जिल्हा.

मुद्रांक मूल्य: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (रोज) पावले नमूद न केलेल्या
कोणत्याही नागरी क्षेत्रात

शिफा क्र. 1 14 / 09 / 2020 12 : 03 : 32 PM ची वेळ: (सहस्रिकरण)

शिफा क्र. 2 14 / 09 / 2020 12 : 04 : 23 PM ची वेळ: (सी)

प्रतिज्ञापत्र

• सध्या दस्तऐवज हा नोंदणी क्रमांक 5484 अंतर्गत कोणत्याही तरतुदीनुसारच नोंदणीत
दाखल केलेला आहे.
सौंदर्य नोंदणीत
कार्यदेशां नोंदणीत

लिहून देणारे :

लिहून घेणारे





14/09/2020 12:06:54 PM

दस्त गोपवारा भाग-2

बरल-2

58

दस्त क्रमांक:5141/2020

दस्त क्रमांक :बरल-2/5141/2020

दस्ताचा प्रकार :करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|--|-----------|---------------|
| 1 | नाव:हितेन सहित जावा - पता:प्लॉट नं. सदतिका क्र 301-ए, माळा नं. - इमारतीचे नाव: शरत विल्डिंग, ब्लॉक नं. माळाड पश्चिम मुंबई, रोड नं. भावे रोड, महाराष्ट्र, मुंबई. पिन नंबर:AHLPJ70880 | लिहून देणार वय :-34 स्वाक्षरी- | | |
| 2 | नाव:सुमाया लाईफस्टाईल लिमिटेड च्या तत्वातिका इतिहा महेश गाला - पता:प्लॉट नं. माळा नं 5 एफ/डी, माळा नं. - इमारतीचे नाव: माळाड इंडस्ट्रियल युनिट्स को ऑप सोसायटी लिमिटेड, ब्लॉक नं. माळाड पश्चिम मुंबई, रोड नं. काचपाडा रामचंद्र सेत एक्सटेंशन, महाराष्ट्र, मुंबई. पिन नंबर:AAFCR4357R | लिहून देणार वय :- स्वाक्षरी- | | |

वरील दस्तऐवज करून देणार तत्वाकरील करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिवका क्र 3 ची वेळ:14 / 09 / 2020 12 : 05 : 30 PM

ओळख:-

खालील इसम असे निवेदित करतात की ते दस्तऐवज करून देणा-यांना व्यक्तींशः ओळखतात, व त्यांची ओळख पटविताने

| अनु क्र. | पक्षकाराचे नाव व पत्ता | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|-----------|---------------|
| 1 | नाव:उशीक महेश गाला - वय:29 पता:लिहून देणार प्रमाणे पिन कोड:400064 | | |
| 2 | नाव:कजल हितेन जावा - वय:34 पता:लिहून देणार प्रमाणे पिन कोड:400054 | | |

शिवका क्र.4 ची वेळ:14 / 09 / 2020 12 : 06 : 16 PM

शिवका क्र.5 ची वेळ:14 / 09 / 2020 12 : 06 : 36 PM नोंदणी पुस्तक 1 मध्ये

सह द.निका-बोरीवली-2,
सह. दुय्यम निर्वाक बोरीवली-2,

Paym मुंबई महानगर जिल्हा.



| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|---------------------------|----------|------------------------|--------------------|------------|---------|------------------|-------------|
| 1 | SUUMAYA LIFESTYLE LIMITED | eChallan | 02300942020096821252 | MH004128542202021E | 1010000.00 | SD | 0001919161202021 | 14/09/2020 |
| 2 | | DHC | | 1309202000984 | 1100 | RF | 1309202000984D | 14/09/2020 |
| 3 | SUUMAYA LIFESTYLE LIMITED | eChallan | | MH004128542202021E | 30600 | RF | 0001919161202021 | 14/09/2020 |

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

5141 /2020

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2. Get print immediately after registration.

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

| खरल - २/ | | |
|----------|----|----|
| ५९४९ | ५५ | ५५ |
| २०२० | | |



प्रमाणित करणेत येते की, या
दस्ताव्यामध्ये एकूण.....५५.....पाने आहेत.

सह. दुय्यम निबंधक, बोरीवली क्र.२,
मुंबई उपनगर जिल्हा.

खरल - २/- ५९४९ / २०२०
पुस्तक क्रमांक-१, क्रमांक.....बर
नोंदला. 14 SEP 2020
दिनांक

सह. दुय्यम निबंधक, बोरीवली क्र.-२,
मुंबई उपनगर जिल्हा.



14/09/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2

दस्ता क्रमांक : 5141/2020

नोटणी :

Regn 63m

गाळाचे नाव : घालाड

| | |
|--|---|
| (1) विलेखापा प्रकार | करारनामा |
| (2) भौबदला | 50500000 |
| (3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) | 21714521.4 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका क्र ए -301 क्षेत्र 1565 चौ कूट कारपेट 3 रा मजला सरळ ए अपार्टमेंट वनश्री बंगलोच्या मागे मार्व रोड मालाड पश्चिम मुंबई 400064 व्हिलेज मालाड नॉर्थ व इतर माहिती व मिळकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे (C.T.S. Number : 739 and 739/1 to 9 :) |
| (5) क्षेत्रफळ | 1) 174.54 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:-हितेन महेंद्र जावा - - वय:-34; पत्ता:-प्लॉट नं: सदनिका क्र 301-ए, माळा नं: -, इमारतीचे नाव: सरल बिल्डिंग, ब्लॉक नं: मालाड पश्चिम मुंबई, रोड नं: मार्व रोड, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AHLPJ7088D |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-सुमाया लाईफस्टाइल लिमिटेड च्या संचालिका ईशिता महेश गाला - - वय:-; पत्ता:-प्लॉट नं: गाळा नं 5 एफ/डी, माळा नं: -, इमारतीचे नाव: मालाड इंडस्ट्रियल युनिट्स को ऑप सोसायटी लिमिटेड, ब्लॉक नं: मालाड पश्चिम मुंबई, रोड नं: काचणाडा रामचंद्र लेन एक्सटेंशन, महाराष्ट्र, मुंबई. पिन कोड:-400064 पॅन नं:-AAFCR4357R |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 14/09/2020 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 14/09/2020 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 5141/2020 |
| (12) बाजारभाव/प्रमाणे मुद्रांक शुल्क | 1010000 |
| (13) बाजारभाव/प्रमाणे नोंदणी शुल्क | 30000 |
| (14) रेंरा | |



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेल्या अनुच्छेद :-

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



खरी प्रत

सह दुय्यम निबंधक बोरीवली- २
मुंबई उपनगर जिल्हा.

Payment Details

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|---------------------------|----------|------------------------|--------------------|------------|---------|------------------|-------------|
| 1 | SUUMAYA LIFESTYLE LIMITED | eChallan | 02300042020090821252 | MH004128542202021E | 1010000.00 | SD | 0001919161202021 | 14/09/2020 |
| 2 | | DHC | | 1309202000984 | 1100 | RF | 1309202000984D | 14/09/2020 |
| 3 | SUUMAYA LIFESTYLE LIMITED | eChallan | | MH004128542202021E | 30000 | RF | 0001919161202021 | 14/09/2020 |

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