

IN THE HIGH COURT OF JUDICATURE AT BOMBAY

ORDINARY ORIGINAL CIVIL JURISDICTION

SUIT NO. 11 OF 2025

1. Nawalkishor Lalchand Soni]

Aged: 55 Years, Occ: Business]

2. Kusum Nawalkishor Soni]

Aged: 51 Years, Occ: Business]

Indian Inhabitants,]

Both having address at]

E-5001, 50th Floor, "World One",]

The World Towers,]

Senapati Bapat Marg,]

Lower Parel, Mumbai - 400013]

... Plaintiffs

Versus

Ramesh Venkateshwar Somani]

Age: 75 Years, Occ: Business]

Indian Inhabitant,]

Having his address at 131, 13th Floor,]

Laxmi Nivas, Nepeansea Road,]

Malabar Hill, Mumbai – 400 006]

... Defendant

CONSENT TERMS

1. The Defendant is the owner of the residential premises i.e. Apartment No. E-5001 admeasuring about 332.68 sq. mtrs. (equivalent to 3581 square feet) carpet area or thereabouts alongwith exclusive balcony / verandah / open terrace area admeasuring 173.17 sq. mtrs. (equivalent to 1864 sq. ft.), situated on the 50th Floor of the building known as 'World One', The World Towers, situated at Senapati Bapat Marg, Lower Parel, Mumbai – 400 013 (hereinafter referred to as the "**Suit Premises**").
2. The Plaintiffs are in use and occupation of the Suit Premises save and except one bedroom together with the attached bathroom thereto admeasuring in aggregate about 140 sq. ft. (carpet area) ("**Retained Room**") situated on the north side of the Suit Premises, between the kitchen and the living room, pursuant to the Leave and License Agreement dated 20 July 2023 (*Exhibit 'I' to the Plaint*) duly registered with the office of the sub-registrar of assurances under Serial No. BBE-2/14800/2023. The Suit Premises excluding the

Retained Room is hereinafter referred to as the ("**Licensed Premises**").

3. The term of the said Leave and License Agreement has expired, however, the Plaintiffs continue to be in the use and occupation of the Licensed Premises. Pursuant to the eviction proceedings initiated by the Defendant, the Plaintiffs are required to vacate the Licensed Premises on or before 15 July 2025 in terms of the Order dated 15 April 2025 passed by this Hon'ble Court in Writ Petition No. 3074 of 2025.
4. The Plaintiffs have filed the present Suit *inter alia* seeking specific performance of an alleged oral agreement in respect of sale of the Suit Premises and other reliefs as more particularly set out in the captioned Suit.
5. During the pendency of the captioned Suit, the Parties have decided to amicably settle and resolve all their disputes including the subject matter of the present Suit and are accordingly entering into these Consent Terms.

6. Agreed, confirmed, declared and undertaken by the Plaintiffs that the Plaintiffs shall, jointly and/or severally, make payment to the Defendant an amount of Rs.35,00,00,000/- (Rupees Thirty Five Crores only) ^(subject to 1% TDS) ("Consideration") as sale consideration towards the sale by the Defendant and purchase by the Plaintiffs of the Suit Premises, which Consideration shall be paid by the Plaintiffs to the Defendant on or before 31 July 2025 by a Demand Draft / pay order. Time being of the essence.
7. The Defendant shall obtain 'no objection' from the World One Co-operative Housing Society Ltd. for transfer of the Suit Premises in favour of the Plaintiffs on or before 24 July 2025. The Defendant and Plaintiffs agree, confirm, declare and undertake to fulfill and comply with the respective formalities that may be prescribed by the said Society including submission of any documents etc. for the purpose of issuance of NOC and transfer of the Suit Premises.
8. The Defendant agrees and confirms that save and except the leave and license agreement (which has since expired) executed in favour of the Plaintiffs, he has not created any third-party rights, interest, lien,

charge or created a mortgage or any other encumbrances in respect of the Suit Premises.

9. It is agreed by and between the Parties that on payment of the said Consideration by the Plaintiffs to the Defendant (as per Clause 7 above), the Parties shall forthwith execute the Deed of Transfer for sale/ transfer of the Suit Premises by the Defendant to the Plaintiffs. The agreed and finalized draft deed of transfer in respect of the Suit Premises is annexed hereto and marked as **Annexure "A"** hereto. The Defendant agrees and undertakes to admit the execution thereof before the concerned office of the Sub-Registrar of Assurances upon an advance intimation being given by the Plaintiffs to the Defendant.
10. Agreed, confirmed, declared and undertaken by the Plaintiffs that all incidental costs, charges and expenses in respect of the sale and transfer of the Suit Premises including but not limited to stamp duty, registration charges and society transfer fees etc. in respect of sale and transfer of the Suit Premises shall be borne and paid by the Plaintiffs alone.

11. Agreed, confirmed, declared and undertaken that in the event the Plaintiffs fail to make payment of the said Consideration on or before 31 July 2025 or ^{for any reasons attributable to the Plaintiffs} ~~any other reason~~ whatsoever the transaction of sale and purchase of the Suit Premises is not completed then:

11.1. the settlement contemplated herein shall stand terminated forthwith without any further recourse to court and the Plaintiffs shall not, in any circumstance whatsoever, be entitled to seek any extension of time to comply with the timelines hereunder and/or seek any specific performance for sale of the Suit Premises thereafter;

11.2. the Plaintiffs, shall on ~~or before~~ 1 August 2025 vacate the Licensed Premises and handover quiet, vacant and peaceful charge thereof to the Defendant, without any dispute and/or demur and the Defendant shall be entitled to execute the present Consent Terms as a Decree of this Hon'ble Court in favour of the Defendant against the Plaintiff including but not limited to seeking assistance of this Hon'ble Court and the local police station for the purposes of seeking eviction of the Plaintiffs from the Suit Premises and for restoration of quiet,

vacant and peaceful possession of the Suit Premises to the Defendant;

11.3. the Plaintiffs shall become liable to pay an amount of Rs.1,55,17,809/- (Rupees One Crore Fifty Five Lakhs Seventeen Thousand Eight Hundred and Nine only) towards the unauthorized and illegal use of the Licensed Premises from 15 April 2024 up to 31 July 2025 and there shall be a decree in favour of the Defendant and against the Plaintiffs for the aforesaid amount;

11.4. these Consent Terms shall be executable by the Defendant as a decree of this Hon'ble Court in favour of the Defendant.

12. The Parties agree, confirm and declare that these Consent Terms are being executed by them without admitting there exists/existed an oral agreement regarding sale of the Suit Premises.

13. The Parties agree, confirm and declare that these Consent Terms are irrevocable and binding on the respective Party and/or their respective heirs / administrators / executors, as the case may be and that neither

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Party shall be entitled to dispute and/or challenge the same in future on any ground whatsoever.

14. It is further agreed, declared and confirmed by the Parties hereto that, save and except as provided in the present Consent Terms, neither of the Parties have any other claim(s), demand(s) and/or liability(ies) of any nature whatsoever against each other and that the Parties have executed the present Consent Terms out of their own free will and volition and without any inducement and/or coercion by the other party.
15. Accordingly, there shall be a consent decree drawn up in terms of the above Consent Terms in favour of the Plaintiffs and the Defendant to the extent of the rights and obligations stated herein.
16. All the undertakings recorded hereinabove shall be treated as undertakings given to this Hon'ble Court.
17. Suit stands disposed of in terms of the present Consent Terms.

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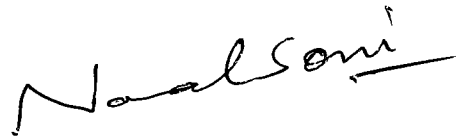
R. A

18. There shall be refund of court fees as per rules.

19. No order as to costs.

20. Both parties agree and undertake to act on a duly authenticated copy of the order passed in terms of the Consent Terms.

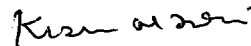
Dated this 27th day June 2025.



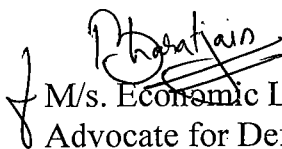
Nawalkishor Lalchand Soni
(Plaintiff No.1)



Ms. Anita Bhaktwani
Advocate for the Plaintiffs

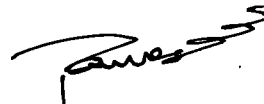


Kusum Nawalkishor Soni
(Plaintiff No.2)



M/s. Economic Laws Practice
Advocate for Defendant

RVS
FWM
8/11



Ramesh Venkateshwar Somani.
(Defendant)

Draft for discussion purposes only

Without Prejudice

Date: 26/06/2025

DEED OF TRANSFER

THIS DEED OF TRANSFER ("Deed") is made and entered into at Mumbai on the [●] day of [●] in the Christian year of Two Thousand Twenty-Five;

BETWEEN

Ramesh Venkateshwar Somani (PAN – AACPS9139C), an adult, Indian Inhabitant, having his address at 13th Floor, Laxmi Niwas, Napean Sea Road, Mumbai – 400 006, hereinafter referred to as the **"TRANSFEROR"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) of **ONE PART;**

AND

(1) Kusum Nawalkishore Soni (PAN - AAIPS5891B) and (2) Nawalkishore Lalchand Soni (PAN: AEPK5133H), both adults, Indian inhabitants, having their address at C-1101, Eternity Complex, Kanakia Space, Teen Haath Naka, Near Tata Motors, Thane West, Thane – 400 604 hereinafter referred to as the **"TRANSFEREES"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her respective heirs, executors and administrators) of the **OTHER PART;**

The Transferor and the Transferees are hereinafter collectively referred to as **"the Parties"** and individually referred to as **"the Party"**.

WHEREAS: -

(Sen)

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- A. By virtue of various acts, deeds, documents and things, Macrotech Developers Limited ("**Macrotech**") became entitled to the lands bearing Cadastral Survey Nos. 443, 444, 2/445, 446 admeasuring in aggregate 55,870.43 square meters, known as 'Shreeniwas Mills', lying, being and situated at Senapati Bapat Marg, Lower Parel, Mumbai – 400 013 and assessed by the Municipal Corporation in 'G' South Ward (hereinafter referred to as the "**said Land**").
- B. Macrotech has developed the said Land and caused construction of a project thereon known as 'The World Towers' which *interalia* comprises of a building known as "The World One" consisting of two basements + ground + 6 podiums + 70 upper floors ("**said Building**").
- C. Macrotech completed the construction of the said Building and obtained occupation certificate in respect thereof from Mumbai Municipal Corporation of Greater Mumbai *interalia* on 30 September 2019.
- D. By and under an Agreement dated 6 November 2020, executed between Macrotech (therein referred to as the Transferor) and the Transferor (therein referred to as the Transferee), registered with the office of the Joint Sub- Registrar of Mumbai City – IV under Serial No. BBE4-7818-2020 the Transferor therein sold and transferred the residential Unit/Flat No.5001 admeasuring 3581 sq. ft. (RERA Carpet Area) and exclusive balcony, verandah and open terrace area admeasuring 1864 sq. ft. attached to the Unit/Flat No.5001 all

situated on the 50th floor of the East Wing of the said Building (hereinafter referred to as the “**said Flat**”) which is more particularly described **Firstly** in the **First Schedule** herewith underwritten. Macrotech has vide a letter dated 6 November 2020 bearing reference number 1230196 also granted and allotted to the Transferor, the right to use four car parking spaces bearing Nos. P7180, P9152, P9153 and P9154 situated on the 7th and 9th Podium level of the said Building for parking cars only (hereinafter referred to as the “**Car Parking Spaces**”) more particularly described **Secondly** in the **First Schedule**. The said Flat is demarcated in **Red** colour on the plan annexed hereto and marked as **Annexure - “A”** and a copy of the said letter dated 6 November 2020 bearing reference number 1230196 issued by Macrotech Developers Limited in respect of Car Parking Spaces is hereto annexed and marked as **Annexure – “B”**.

- E. By and under the Letter of Possession dated 9 December 2020 issued by Macrotech to the Transferor herein, the possession of the said Flat was handed over to the Transferor herein by Macrotech on or about 9 December 2020.
- F. Subsequently, Macrotech being the promoter / developer of the said Building caused formation of a co-operative housing society of all the flat / unit purchasers of the said Building, which society is known as ‘World One Co-operative Housing Society Limited’, registered under the Maharashtra Co-operative Societies Act, 1960 bearing registration no. MUM/WG-S/HSG/(TC)/10007/2021-22/year 2021 on 25 May 2021 and having its registered office at World One Co-operative

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Housing Society Limited, World One Tower, The World Towers, CTS No. 443, 444, 2/445 and 446, Senapati Bapat Marg, Lower Parel, Mumbai – 400 013 ("**said Society**").

- G. Subsequently, the said Society issued 10 (ten) fully paid-up shares of Rs.50/- (Rupees Fifty only) each bearing distinctive Nos. 2081 to 2090 (both inclusive) (hereinafter referred to as "**said Shares**") comprised in share certificate 209 dated 12 February 2023 (hereinafter referred to as "**said Shares Certificate**") unto to the Transferor in respect of the said Flat. The said Shares comprised under said Share Certificate are more particularly described **Thirdly** in the **First Schedule** hereunder written.
- H. In view of the aforesaid, the Transferor is well and sufficiently entitled to and seized and possessed of the said Flat, the said Shares comprised in the said Share Certificate and the Car Parking Spaces, which are hereinafter collectively referred to as the "**said Premises**".
- I. Pursuant to an application made by the Transferor to the said Society, the said Society issued a No objection-cum-consent letter dated [●] July 2025 ("**NOC**") and granted its consent and no objection to the Transferor for the sale and transfer of said Flat in favour of the Transferee. A copy of the NOC issued by the said Society is hereto annexed and marked as **Annexure – "B"**.
- J. The Transferees have prior hereto inspected the documents of title in respect of the said Flat, which are more particularly set out in **Second Schedule** and fully satisfied themselves with the title of the Transferor

and shall not raise any disputes and/or grievances in respect thereof. The Transferees have also physically inspected the said Flat and is fully satisfied with the area and condition thereof.

- K. Pursuant to the negotiations between the Transferor and the Transferees, the Transferor has agreed to sell, transfer and convey unto the Transferees and the Transferees have agreed to purchase and acquire the ownership rights alongwith all incidental and beneficial right, title and interest of the Transferor in the said Premises at and for a total consideration of Rs.35,00,00,000/- (Rupees Thirty Five Crores Only) ("**Total Consideration**") in the manner and on the terms and conditions as recorded herein.

NOW THEREFORE THIS DEED WITNESSETH and it is hereby agreed and confirmed by and between the Parties hereto as under:

1. In consideration of an amount of Rs.35,00,00,000/- (Rupees Thirty Five Crores Only) paid in the manner as set out in Clause 3 herein below, the Transferor doth hereby sells, transfers, releases, grants, conveys, and assures and the Transferees do and each of them doth hereby agree to takeover, accept and acquire from the Transferor the residential Unit/Flat No.5001 admeasuring 3581 sq. ft. (RERA Carpet Area) along with the exclusive balcony, verandah and open terrace area admeasuring 1864 sq. ft. attached to Unit/Flat No.5001 all situated on the 50th floor of the East Wing ("**said Flat**") demarcated in **Red** colour boundary line on the plan annexed hereto and marked as **Annexure – "A"**, situated in the building known as "World One" ("**said**

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Building") forming a part of the project 'The World Towers' constructed and standing on the lands bearing Cadastral Survey Nos. 443, 444, 2/445 and 446 admeasuring in aggregate 55,870.43 square meters lying, being and situated at Senapati Bapat Marg, Lower Parel, Mumbai – 400 013 and assessed by the Municipal Corporation in 'G' South Ward, **TOGETHER WITH** the right to use four car parking spaces bearing Nos. P7180, P9152, P9153 and P9154 situated on the 7th and 9th Podium level of the said Building for parking cars only ("**Car Parking Spaces**") **TOGETHER WITH** the 10 (ten) fully paid-up shares of Rs.50/- (Rupees Fifty only) each bearing distinctive Nos. 2081 to 2090 (both inclusive) (hereinafter referred to as "**said Shares**") comprised in share certificate no. 209 dated 12 February 2023 (hereinafter referred to as "**said Shares Certificate**") issued in respect of the Flat No. 5001 by the World One Co-operative Housing Society Limited a society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under registration no. MUM/WG-S/HSG/(TC)/10007/2021-22/ of the year 2021 dated 25 May 2021 and having its registered office at World One Co-operative Housing Society Limited, World One Tower, The World Towers, Senapati Bapat Marg, CTS No. 443, 444, 2/445 and 446, Lower Parel, Mumbai – 400 013 ("**said Society**") (the said Flat, the said Car Parking Spaces and the said Shares comprised in the said Share Certificate shall hereinafter be collectively referred to as the "**said Premises**" and more particularly described **Firstly, Secondly and Thirdly** respectively in the **First Schedule** hereunder written) **TOGETHER WITH** all beneficial and incidental, other ancillary and consequential rights, benefits,

privileges etc. of the Transferor in respect of and/or appurtenant to the said Premises **TOGETHER WITH** the right to use the common amenities and facilities of the said Building in common along alongwith other flat purchasers / occupants of the said Building **TOGETHER WITH** the right, title, interest and benefit of the Transferor as the member and shareholder of the said Society, in the deposit, sinking funds and other funds in the said Society as also all direct and indirect benefits attached to the said Premises **AND TO HAVE AND TO HOLD** the same unto the Transferees as the absolute owners thereof forever for all times **SUBJECT NEVERTHELESS** to the terms, compliance and observance by Transferees of bye-laws, rules and regulations of the said Society **AND SUBJECT ALSO** to the payment of all rates, taxes, assessment, charges, dues and duties hereafter to become payable in respect of the said Premises to the said Society and the statutory authorities, as the case may be.

2. Simultaneously on execution of this Deed, the Total Consideration of Rs.34,65,00,000/- (Rupees Thirty Four Crores Sixty Five Lakhs Only) has been paid by the Transferees to the Transferor after deduction of tax at source ("TDS") through Demand Draft / Pay-Order dated [●] bearing no. [●] drawn on [●] bank (the payment and receipt whereof the Transferor doth hereby admit and acknowledge and of and from the same and every part thereof does hereby acquit, release and discharge the Transferees forever). The Transferees have also deposited an amount of Rs.35,00,000/- (Rupees Thirty Five Lakhs Only) equivalent to 1% of the Total Consideration in the PAN of the

Transferor as and by way of TDS under Section 194-IA of the Income Tax Act, 1961 and shall hand over the challan(s) in Form 26QB in respect of the TDS so deducted to the Transferor within 15 (fifteen) days from the date hereof. Thus, the Transferees have discharged the Total Consideration payable in respect of the said Premises.

3. As on the date of execution hereof the Transferor does hereby declare, represent, warrant and covenant to the Transferees that:
 - a) the Transferor has clear, free and marketable title to the said Premises and the Transferor is absolutely owner thereof, which include the unfettered right to use, possess, enjoy and occupy the said Flat and that except him no other persons has or have any right, title, interest, claim or demand in to or upon the same;
 - b) notwithstanding any act, deed, matter or thing whatsoever done, committed, omitted or knowingly or willingly suffered to the contrary by the Transferor or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for the Transferor, the Transferor has in himself good right, full power and absolute authority to transfer the said Premises hereby sold, conveyed, transferred and assured or expressed so to be unto and to the use of the Transferees in the manner aforesaid;
 - c) the Transferees shall at all times peacefully and quietly be entitled to hold and own the said Flat and all rights and benefits

incidental thereto, including the right to enter upon, occupy, possess and enjoy the said Flat with its appurtenances and receive rents, issues and profits in respect thereof and of every part thereof, to and for her own use and benefit without any let hindrance, denial, demand, disturbance, interruption or eviction, claim, demand or suit whatsoever by the Transferor or by any person or persons lawfully or equitably claiming or to claim by, through, under, from him;

- d) the Transferor shall and will, from time to time and at all times at the request and cost of the Transferees, do and execute or cause to be done and executed all such further and other lawful and reasonable deeds, conveyances and writings in law whatsoever for better, further and more perfectly and absolutely granting, transferring and vesting unto/in favour of the Transferees in the manner aforesaid or as shall or may reasonably be required by the Transferees or their counsel in law the said Premises and every part thereof hereby sold and transferred, including transfer of the electric, gas and water meter in respect of the said Flat;
- e) the Transferor agrees to indemnify and keep the Transferees indemnified, saved, defended and harmless against any claims, demands, actions, proceedings etc. that the Transferees may suffer or incur on account of there being any defect in the title of the Transferor to the said Flat and/or the said Shares.

4. The Transferees hereby agrees, undertakes and covenants with the Transferor that after completion of the transaction in the manner set out herein:-
 - a) The Transferees shall become a member of the said Society and shall pay the membership fees thereof; and
 - b) The Transferees shall observe the bye-laws of the said Society and shall regularly pay the outgoings in nature of municipal taxes, maintenance charges etc. as may be payable in respect of the said Premises from the date of execution hereof.
5. The Transferor has simultaneously on execution hereof handed over to the Transferees quiet, vacant, peaceful and physical possession of the said Premises alongwith a set of keys thereof as well as the original title documents in respect of the said Premises as set out in the **Second Schedule** written hereunder.
6. The Transferor has hereto simultaneously on execution hereof, has executed and handed over the necessary society transfer forms to the Transferee / Society. The said transfer forms along with a copy of this Deed of Transfer shall be lodged with the said Society for the purpose of transfer of the said Premises in the name of the Transferees as envisaged under this Deed of Transfer in the records of the said Society.

7. The Parties agree and confirm that the transfer fee and/or any other charges payable to the said Society for transfer of said Flat shall be solely borne and paid by the Transferees.
8. The stamp duty, the registration charges and all other charges incidental to this Deed shall be borne and paid by the Transferees. The professional fees of the advocates shall be borne and paid by the respective party.
9. The Transferor and the Transferees shall, simultaneously with the execution hereof present the Original of this Deed (duly stamped) for registration with the Office of the Sub-registrar of Assurances at Mumbai and respectively admit execution hereof and do all such acts, deeds and things as are required to duly register this Deed in accordance with the Indian Registration Act, 1908 and the original of this Deed shall be retained by the Transferees and a certified copy thereof shall be furnished to the Transferor for his records.

IN WITNESS WHEREOF THE PARTIES hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

Firstly

(Description of the said Flat.)

Residential Unit/Flat No.5001 admeasuring 332.68 sq. mtrs. equivalent to 3581 sq. ft. (RERA Carpet Area) and exclusive balcony, verandah and open terrace area admeasuring 173.17 sq. mtrs. equivalent to 1864 sq. ft.

attached to Unit/Flat No.5001 all situated on the 50th floor of the East Wing, of the building 'World One' forming a part of the project 'The World Towers', near Senapati Bapat Marg, Lodha Place, Lower Parel, Mumbai – 400 013 constructed and standing on the land bearing Cadastral Survey Nos. 443, 444, 2/445, 446 admeasuring in aggregate 55,870.43 square meters known as Shreeniwas Mills, lying being and situated at Senapati Bapat Marg, Lower Parel, Mumbai – 400 013 and assessed by the Municipal Corporation in 'G' South Ward.

Secondly

(Description of the Car Parking Spaces)

Four car parking spaces bearing Nos. P7180, P9152, P9153 and P9154 situated on the 7th and 9th Podium level of the building 'World One' for parking cars only.

Thirdly

(Description of the said Shares)

10 (ten) fully paid-up shares of Rs.50/- (Rupees Fifty only) each bearing distinctive Nos. 2081 to 2090 (both inclusive) issued by World One Co-operative Housing Society Limited comprised in share certificate no. 209 dated 12 February 2023.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(List of the Original Title Documents to be handed over to the Transferees)

1. Agreement dated 6 November 2020, executed between Macrotech (therein referred to as the Transferor) and the Transferor (therein

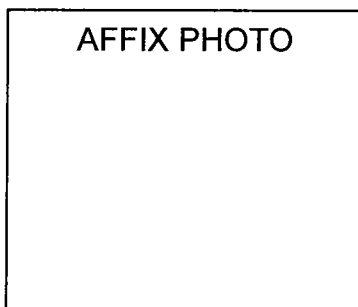
referred to as the Transferee), registered with the office of the Joint Sub- Registrar of Mumbai City – IV under serial no. BBE4-7818-2020.

2. Letter of Possession dated 9 December 2020 issued by Macrotech Developers Limited and addressed to the Transferor herein.
3. Share Certificate dated 12 February 2023 bearing Share Certificate no. 209 issued by One World Co-operative Housing Society Limited.

SIGNED AND DELIVERED)
by the within named **Transferor**)
Ramesh V. Somani (PAN – AACPS9139C))
in the presence of

1.

2.



Signature of **Ramesh V. Somani.**

SIGNED AND DELIVERED)

by the within named **Transferees**)

(1) Kusum Nawalkishore Soni)

in the presence of

1.

2.

AFFIX PHOTO

LEFT HAND THUMB
IMPRESSION

Signature of **Kusum Nawalkishore Soni.**

(2) Nawalkishore Lalchand Soni)

In the presence of)

1.

2.

AFFIX PHOTO

LEFT HAND THUMB
IMPRESSION

Signature of **Nawalkishore Lalchand Soni**

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RECEIPT

RECEIVED of and from the within named Transferee a sum of Rs.35,00,00,000/-
(Rupees Thirty Five Crores Only) in the following manner: -

Amount (in Rupees)	Particulars
AMOUNTS PAID BY THE TRANSFEREES TO THE TRANSFEROR.	
Rs.34,65,00,000/- (Rupees Thirty Four Crores Sixty Five Lakhs Only)	Vide Demand Draft / Banker's Cheque / Pay-order dated [●] bearing No. [●] from [●] Bank, [●] Branch.
Rs.35,00,000/- (Rupees Thirty Five Lakhs Only)	Paid towards Tax Deducted at Source (TDS) calculated at 1% of the Total Consideration of Rs.34,65,00,000/- (Rupees Thirty Four Crores Sixty Five Lakhs Only), which has been deposited / paid by the Transferees to the Income Tax Department to the credit of Permanent Account Number of the Transferor on or before the date hereof.

I say received

(Transferor)

Witnesses

(1)

(2)

**IN THE HIGH COURT OF JUDICATURE
AT BOMBAY
ORDINARY ORIGINAL JURISDICTION
SUIT NO. 11 OF 2025**

Nawalkishor Lalchand Soni
& Anr.

...Plaintiffs

Versus

Ramesh V. Somani

...Defendant

CONSENT TERMS

Dated this 27th day of June 2025.