

Receipt (pavti)

392/9069

Monday, April 15, 2024

3:26 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 9646 दिनांक: 15/04/2024

गावाचे नाव: खैरणे

दस्तऐवजाचा अनुक्रमांक: टनन8-9069-2024

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू असाईनमेंट

सादर करणाऱ्याचे नाव: गोगरी कोर्पोरेशन तर्फे भागीदार रोहन अश्विन गोगरी --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
3:45 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 8  
साह दुष्यम निबंधक वर्क-२  
ठाणे.क्र-८

बाजार मूल्य: रु.38109600 /-

मोबदला रु.40500000/-

भरलेले मुद्रांक शुल्क : रु. 2025000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424157507571 दिनांक: 15/04/2024

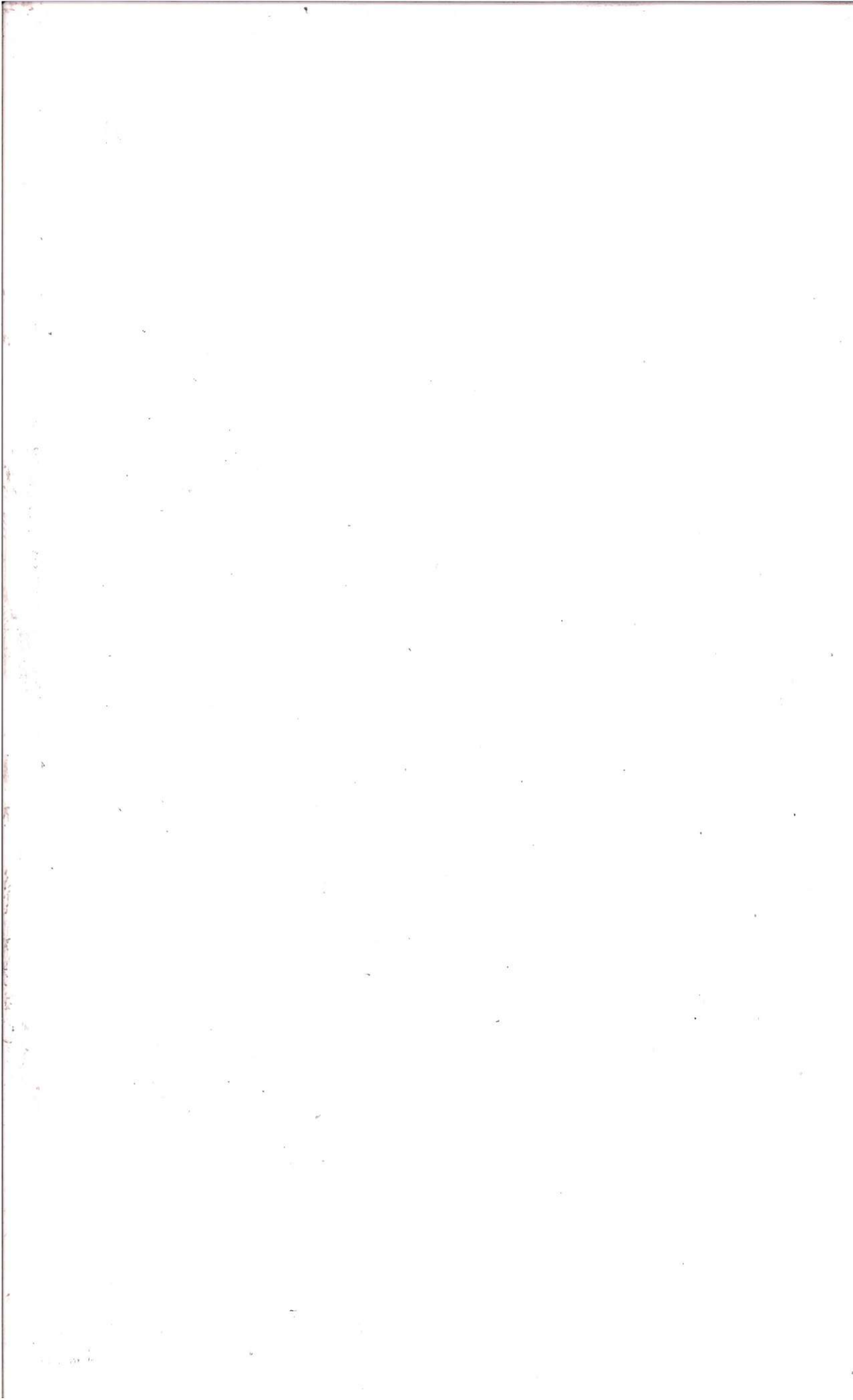
बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000536982202425E दिनांक: 15/04/2024

बँकेचे नाव व पत्ता:

R.





15/04/2024

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

दस्त क्रमांक : 9069/2024

नोंदणी :

Regn:63m

## गावाचे नाव : खैरणे

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू असाईनमेंट
(2) मोबदला	40500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	38109600
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: प्लॉट नं. ए-172/1,टी. टी. सी. इंडस्ट्रीयल एरिया,एम. आय. डी. सी.,व्हिलेज खैरणे,नवी मुंबई. क्षेत्रफळ - 1269 चौ. मी. वर 262 चौ. मी. बांधीव क्षेत्र.( ( Plot Number : A-172/1 ; ) )
(5) क्षेत्रफळ	1) 1269 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:-प्रोसेस कंस्ट्रक्शन अॅण्ड टेक्निकल सर्व्हिसेस प्रा. लि. तर्फे डायरेक्टर के. पी. फ्रान्सीस - - वय:-68; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 8-11, 1 ला मजला, श्री रामकृष्ण निवास, प्लॉट नं. 46 व 47, सेक्टर 40, सीवूड्स, नेरुळ वेस्ट, नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AADCP8891J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गोगरी कोर्पोरेशन तर्फे भागीदार रोहन अश्विन गोगरी - - वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं. 2701, 27 वा मजला, केसर सोलिटीयर, प्लॉट नं. 05, सेक्टर 19, सानपाडा, नवी मुंबई , ब्लॉक नं: -, रोड नं: -, , ठाणे. पिन कोड:-400705 पॅन नं:-ABAFG1931F
(9) दस्तऐवज करून दिल्याचा दिनांक	15/04/2024
(10) दस्त नोंदणी केल्याचा दिनांक	15/04/2024
(11) अनुक्रमांक,खंड व पृष्ठ	9069/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2025000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारत घेतलेला तपशील:-:

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

सह दुय्यम निबंधक वर्क-२  
ठाणे.क्र-६







CHALLAN  
MTR Form Number-6



GRN	MH000536982202425E	BARCODE			Date	12/04/2024-13:12:11	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	THN3_THANE NO 3 JOINT SUB REGISTRAR		PAN No.(If Applicable)	ABAFG1931F					
Location	THANE		Full Name	GOGARI CORPORATION					
Year	2024-2025 One Time		Flat/Block No.	PLOT NO. A-172/1,					
Account Head Details		Amount In Rs.	Premises/Building	T.T.C. INDUSTRIAL AREA, M.I.D.C.,					
0030046401	Stamp Duty	2025000.00	Road/Street	VILLAGE KHAIRANE, NAVI MUMBAI					
0030063301	Registration Fee	30000.00	Area/Locality	VILLAGE KHAIRANE, NAVI MUMBAI					
			Town/City/District						
			PIN	4	0	0	7	0	9
			Remarks (If Any)	PAN2=AADCP8891J~SecondPartyName=PROCESS CONSTRUCTION AND TECHNICAL SERVICES PVT. LTD.-CA=40500000					
			Amount In	Twenty Lakh Fifty Five Thousand Rupees Only					
			Words	२०२४					
Total		20,55,000.00							
Payment Details			FOR USE IN RECEIVING BANK						
IDBI BANK			Bank CIN	Ref. No.	69103332024041214502	2863810566			
Cheque-DD Details			Bank Date	RBI Date	12/04/2024-13:15:06	Not Verified with RBI			
Cheque/DD No.			Bank-Branch		IDBI BANK				
Name of Bank			Scroll No. , Date		100 , 15/04/2024				
Name of Branch									

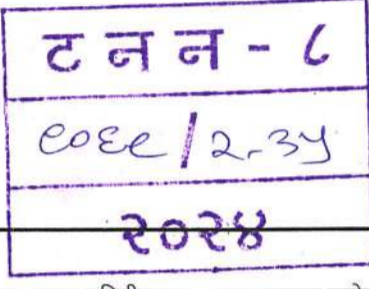
Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालान लागू नाही.

Mobile No. : 9819060727

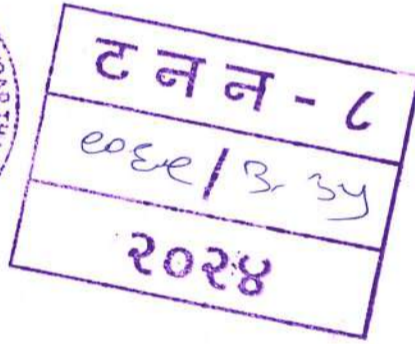
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-392-9069	0000360843202425	15/04/2024-15:26:05	IGR120	30000.00
2	(IS)-392-9069	0000360843202425	15/04/2024-15:26:05	IGR120	2025000.00
Total Defacement Amount					20,55,000.00

मूल्यांकन पत्रक ( शहरी क्षेत्र -खुली+बांधीव)					
Valuation ID	202404154962	15 April 2024,01:54:31 PM			
टनन8					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	21/228/1-महाराष्ट्र औद्योगिक विकास महामंडळाचे अखतयारीतील औद्योगिक भूखंड				
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation	सर्व्हे नंबर /न. भू क्रमांक :			
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
25200	55500	64800	85700	64800	चौ मीटर
<b>खुल्या व बांधीव क्षेत्राची माहिती</b>					
बांधीव क्षेत्र-	262चौ. मीटर	एकूण क्षेत्र-	1269चौ. मीटर	मिळकतीचा प्रकार-	खुली+बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.64800/-
मिळकतीचा वापर-	स्वतंत्र भुखंडावरील औद्योगिक इमारत			Bulk Land	
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
<b>Industrial Shade (इंडस्ट्रिअल शेड) - आहे (९ मीटर पेक्षा कमी उंची)</b>					
<b>खुल्या क्षेत्राचे मूल्यांकन</b>					
1. 1007चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100% मूल्यदर -	Rs.25200/-				
=1007चौ. मीटर क्षेत्रासाठी मूल्य = 1007 * 25200					
=Rs.25376400/-					
<b>खुल्या जमीनीचे एकत्रित मूल्य</b>					
	= मिळकतीचे क्षेत्र (क्षेत्र) मूल्य = 25376400				
	=Rs.25376400/-				
<b>बांधीव क्षेत्राचे मूल्यांकन</b>					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) * Industrial Shade % * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)				
	= (64800-25200 *(75 / 100) * (100 / 100) )+ 25200 )				
	= Rs.45900/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 48600 * 262				
	= Rs.12733200/-				
<b>Applicable Rules :</b>					
<b>बांधीव क्षेत्राचे एकत्रित मूल्य</b>	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 12733200 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	=Rs.12733200/-				
<b>खुल्या व बांधीव क्षेत्राचे एकत्रित अंतिम मूल्य</b>	= बांधीव क्षेत्राचे मिळकत मूल्य + खुल्या क्षेत्राचे मिळकत मूल्य				
	= 12733200 + 25376400				
	=Rs.38109600/-				
	= ₹ तीन करोड एक्काऐंशी लाख नऊ हजार सहा शें /-				



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0424157507571	Date 15/04/2024
Received from -, Mobile number 9999999999, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 8 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 15/04/2024
Bank CIN 10004152024041507114	REF No. IGARDDGLW6
This is computer generated receipt, hence no signature is required.	





CHALLAN  
MTR Form Number-6



GRN	MH000536982202425E	BARCODE			Date	12/04/2024-13:12:11	Form ID	25.2	
Department Inspector General Of Registration				Payer Details					
Type of Payment Stamp Duty Registration Fee				TAX ID / TAN (If Any)					
				PAN No.(If Applicable)		ABAFG1931F			
Office Name THN3_THANE NO 3 JOINT SUB REGISTRAR				Full Name		GOGARI CORPORATION			
Location THANE				Flat/Block No.		PLOT NO. A-172/1,			
Year 2024-2025 One Time				Premises/Building		T.T.C. INDUSTRIAL AREA, M.I.D.C.,			
Account Head Details			Amount In Rs.		Road/Street		VILLAGE KHAIRANE, NAVI MUMBAI		
0030046401 Stamp Duty			2025000.00		Area/Locality		TOWN/CITY/DISTRICT		
0030063301 Registration Fee			30000.00		PIN		4 0 0 7 0 9		
				Remarks (If Any)					
				PAN2/AADCP88913 SecondPartyName=PROCESS CONSTRUCTION AND TECHNICAL SERVICES PVT. LTD.~CA=40500000 2028					
Total				20,55,000.00		Amount In		Twenty Lakh Fifty Five Thousand Rupees Only	
						Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK					
Cheque/DD Details				Bank CIN		Ref. No.		69103332024041214502 2863810566	
Cheque/DD No.				Bank Date		RBI Date		12/04/2024-13:15:06 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			



Department ID :

Mobile No. : 9819060727

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.



20,25,000/-  
30,000/-

172/1

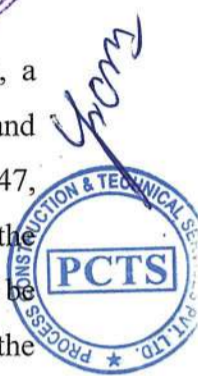
**AGREEMENT FOR ASSIGNMENT**

This **AGREEMENT FOR ASSIGNMENT** ("Agreement") is made and executed at Navi Mumbai on this 15<sup>th</sup> day of April 2024.



**BY AND BETWEEN**

**PROCESS CONSTRUCTION AND TECHNICAL SERVICES PRIVATE LIMITED**, a Company duly incorporated and registered under the provisions of the Companies Act, 1956 and having its registered office at 8-11, 1<sup>st</sup> floor, Shree Ramkrishna Nivas, Plot number 46 and 47, Sector - 40, Seawoods, Nerul (west), Navi Mumbai - 400 706, hereinafter referred to as the "Assignor" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors or successor in interest and permitted assigns) of the **ONE PART**;



दनन-८  
२०२२/५३५  
२०२४

**GOGARI CORPORATION**, a Partnership Firm registered under the Indian Partnership Act, 1932, having its place of business at Office No. 2701, 27<sup>th</sup> Floor, Kesar Solitaire, Plot No. 05, Sector -19, Sanpada, Navi Mumbai -400 705, hereinafter referred to as the "Assignee" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partners from time to time and/or the survivor(s) of them and heirs, executors, successors and administrators of the last surviving partner/s) of the **OTHER PART**.

The Assignor and the Assignee shall, where context so requires, be referred to individually as a "Party" and collectively as the "Parties".

**WHEREAS:**

(A) By an Agreement dated June 12, 2015 registered with the office of sub-registrar of assurances at Thane-3 bearing serial number 4359/2015 executed by and between Maharashtra Industrial Development Corporation ("MIDC"), therein referred to as 'the grantor' of the one part and the Assignor herein viz., Process Construction and Technical Services Private Limited, therein referred to as 'the licensee' of the other part, MIDC granted unto the Assignor herein viz., Process Construction and Technical Services Private Limited, all that piece and parcel of land bearing plot number A-172/1 admeasuring 1269 square metres, situated at Trans-Thane Creek Industrial Area, within the village limits of Khairane and within the limits of Navi Mumbai Municipal Corporation ("Plot"), on license basis for a term of 2 years for the purpose of building

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and executing works thereon, for the consideration and subject to fulfillment of the covenants and conditions contained therein.

- (B) The Assignor herein viz., Process Construction and Technical Services Private Limited has developed the Plot and constructed a structure comprising ground floor admeasuring 262 square metres (hereinafter referred to as "**Building**") and has obtained Building Completion Certificate (*undated*) and Occupancy (*undated*) in respect of the same.
- (C) The Plot and the Building are hereinafter collectively referred to as the "**Property**" and are more particularly described in the Schedule hereunder and the Plot is delineated in red color boundary line and the Building is delineated in Blue colour hatched lines on the Plan annexed hereto as **Annexure "A"**.
- (D) An Application was filed before the National Company Law Tribunal ("**NCLT**") against the Assignor herein with respect to initiation of the Corporate Insolvency Resolution Process ("**CIRP**") under section 7 of the Insolvency and Bankruptcy Code, 2016 ("**Code**") for the non-payment of the financial debt.
- (E) By an Order dated March 20, 2024 passed by the NCLT in IA-1183(MB)2024 in CP.(IB)10411(MB)2022, the NCLT allowed to withdraw the CIRP proceedings against the Assignor.
- (F) By a transfer demand dated March 29, 2024 bearing reference number MIDC/RO/Manape/TTC/Case ID-7A-172-1A17135 issued by MIDC in favour of the Assignor herein, MIDC granted permission transfer of all the rights, title and interest of the Assignor in the Property in favour of the Assignee, subject to compliance of the terms and conditions set out therein ("**Transfer Demand**"). The Transfer Demand is annexed hereto as **Annexure "B"**.
- (G) In terms of the Transfer Demand an amount of INR 11,17,700/- (Indian Rupees Eleven Lakhs Seventeen Thousand and Seven Hundred only) towards differential premium and an amount of INR 2,01,186/- (Indian Rupees Two Lakhs One Thousand One Hundred and Eighty-Six only) towards Goods and Service Tax ("**GST**") on the differential premium has been paid by the Assignee to MIDC for transfer of all the rights, title and interest of the Assignor in the Property in favour of the Assignee.
- (H) By an Order (*undated*) bearing reference number MIDC/ROMHP/TTC/Case No. /172-1/ issued by MIDC addressed to the Assignor, MIDC granted its consent and permission for



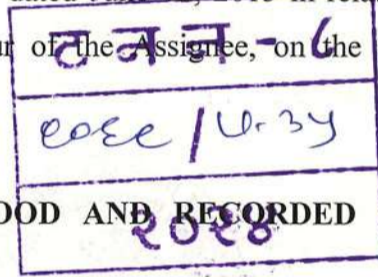
*Yam*

transfer and assignment of interest of the Assignor in respect of the Property for the purpose of 'fabrication and construction of offshore platform works of Oil and Gas field' and subject to compliance of the terms and conditions as set-out therein ("Transfer Order"). A copy of the Transfer Order dated (*undated*) is hereto annexed and marked as Annexure "C".

(I) Simultaneously with the execution of this Agreement, the Parties herein have executed an Agreement for Assignment with respect to an adjacent plot being all that piece and parcel of land bearing plot number A-172 admeasuring 4146 square metres or thereabouts along with structure standing thereon consisting of plinth plus two upper floors admeasuring 3882.684 square metres, situated at Trans-Thane Creek Industrial Area, within the village limits of Khairane and within the limits of Navi Mumbai Municipal Corporation ("Adjacent Plot"). The part consideration paid by the Assignee on execution of this Agreement will be paid directly to South Indian Bank towards the settlement of the existing loan with respect to the Adjacent Plot for and on behalf of the Assignor as mentioned hereinabove.

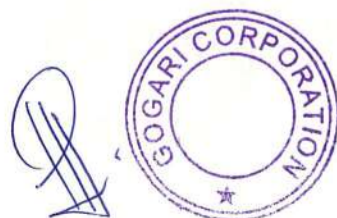
(J) It has been mutually agreed between the Parties that the Assignor has agreed to transfer all its rights, title and interest in the Agreement dated June 12, 2015 in relation to the Property, free from all encumbrances in favour of the Assignee, on the terms and conditions hereinafter appearing.

NOW IT IS HEREBY DECLARED, UNDERSTOOD AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:



1. The recitals hereinabove shall form an integral and operative part of this Agreement, as if the same were reproduced herein verbatim.
2. The Assignor declares that the statements, declarations and representations made by the Assignor in the foregoing recitals are true to its own knowledge and are made conscientiously believing the same to be true, knowing fully well that relying upon the said statements, declarations and representations to be true and correct, the Assignee has agreed to obtain all the rights, title and interest of the Assignor in the Property from the Assignor.
3. The Assignor hereby agrees to transfer all its rights, title and interest in the Agreement dated June 12, 2015 in relation to the Property and the Assignee agrees to purchase and acquire from the Assignor all its right, title and interest in the Property viz. all that piece

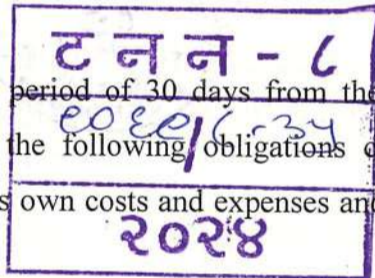
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and parcel of land bearing Plot number A-172/1, admeasuring 1269 square metres, along with structure standing thereon comprising of ground floor admeasuring 262 square metres, situated at Trans-Thane Creek Industrial Area, within the village limits of Khairane and within the limits of Navi Mumbai Municipal Corporation, and more particularly described in the Schedule hereunder written and the Plot is delineated in red color boundary line and the Building is delineated in Blue colour hatched lines on the Plan annexed hereto as **Annexure "A"**, at or for a total consideration of INR 4,05,00,000/- (Indian Rupees Four Crores Five Lakhs only) ("**Total Consideration**") to be paid after deduction of applicable TDS as per the extant provisions of the Income Tax Act, 1961, in the following manner:

- (a) INR 4,00,00,000/- (Indian Rupees Four Crores only) paid directly to the South Indian Bank, simultaneously with the execution of this Agreement towards the repayment of the existing loan of the Assignor on the Adjacent Plot (the receipt whereof the Assignor doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release, discharge the Assignee therefrom).
- (b) INR 95,000/- (Indian Rupees Ninety Five Thousand only) ("**Balance Consideration**") to be paid to the Assignor by the Assignee at the time of completion of transaction upon compliance of conditions set out in clause 4 hereinbelow and in the manner set out in clause 5 hereinbelow.

4. The Assignor shall within a period of 30 days from the date of execution of these presents comply with/fulfill the following obligations cumulatively and not in the alternative to each other, at its own costs and expenses and furnish proof thereof to the Assignee:



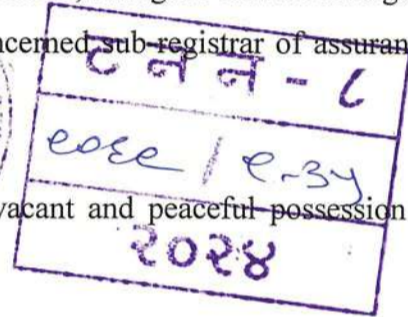
- (a) make out a clear and marketable title to the Property free from all encumbrances and reasonable doubts to the satisfaction of the Advocates & Solicitors of the Assignee as more particularly detailed under clause 8 below;
- (b) clear all defects / claims / litigations, if any in respect of the Property and shall continue to keep the title of Property free and marketable and free from encumbrances litigations, mortgages, lease, lien charges etc., of any nature on the Property or any part thereof till the execution and registration of the Tripartite Lease Deed;

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- (c) obtain and furnish to the Assignee, a Certificate issued by Income Tax Department under section 281 of the Income Tax Act, 1961 with respect to the Property;
- (d) obtain no-dues certificate with respect to the property tax, water charges, electricity charges and annual rent; and
- (e) surrender or cause to surrender factory and all other licenses, permissions and approvals procured / availed by the Assignor for the purpose of conducting its business at the Property and submit proof thereof to the Assignee.
5. Upon the Assignor fulfilling the obligations set-out in clause 4 hereinabove within the stipulated timeframe, the Parties hereto shall immediately complete the transfer and assignment of all the rights, title and interest in the Property in the following manner:

- (a) Execute a Tripartite Lease Deed between MIDC, Assignor and the Assignee and admitting execution thereof before the concerned sub-registrar of assurances for the purpose of registration thereof and
- (b) The Assignor shall hand over the quiet, vacant and peaceful possession of the Property to the Assignee.



Simultaneously with (a) and (b) herein above, the Assignee shall pay to the Assignor the Balance Consideration as mentioned in clause 3(b) above.

6. The Assignor hereby states, declares and confirms that:

- (a) it is the licensee of the Plot and no person or party other than the Assignor has any share, right, title or interest of any nature in the Property and it has full right, absolute authority and power to transfer all the right, title and interest in the Property and to part with possession of the Property, subject to the consent of the MIDC;
- (b) the Agreement dated June 12, 2015 is valid, subsisting and in force and effect and that the aforementioned agreement has not been forfeited and/or terminated and it has performed all the terms, covenants and conditions contained in the aforementioned Agreement dated June 12, 2015 and that it has not committed any breach of any of the terms and conditions as mentioned therein;

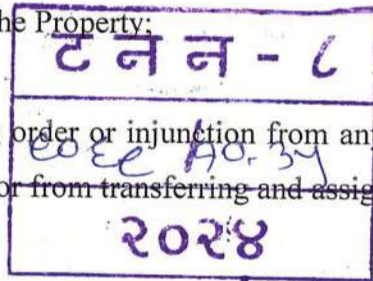
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*[Handwritten signature]*



- (c) neither Assignor nor any person/s claiming any share, right, title or interest from, through under or in trust for the Assignor has created any mortgage, charge, lien, sale, exchange, tenancy, lease, license, arrangement, gift, inheritance, easement, trust, injunction or any such encumbrance or any other encumbrance/s of any nature whatsoever on the Property or any part thereof and that as such the title of the Assignor to the Property is clear, marketable and free from encumbrances;
- (d) the Property is in exclusive use, possession and occupation of the Assignor and there are no tenants, lessees, sub-lessees, licensees or occupants on the Property;
- (e) the Assignor shall not hereinafter, pending completion of transfer and assignment, agree to or in fact transfer / lease / mortgage / create charge / create lien / create tenancy / create license / dispose off / create third Party rights of any manner whatsoever with respect to the Property;
- (f) no notice including any notice for acquisition or requisition or set back by the Municipal Council or any other local body or authority including the MIDC, in relation to the Property has been issued to, served upon or received by the Assignor or his agents or any person on his behalf;
- (g) there is no outstanding or arrears payable to any local body or authority by way of fees, rentals or service charges or municipal taxes and outgoings and other charges in respect of the Property;
- (h) there is no restraining order or injunction from any Court, Tribunal or Authority restraining the Assignor from transferring and assigning the right, title and interest in the Property;
- (i) there are no suits, proceedings, notice of *lis pendens*, attachments before or after judgement, prohibitory orders or any attachment orders under Section 281B of the Income Tax Act, 1961, Estate Duty, Income Tax, Sales Tax or Excise dues levied and/or pending in respect of the Property or any part thereof and there are no Income Tax, Sales Tax dues or any proceedings or attachment by Tax Authorities pending in respect of the Property or any part thereof;

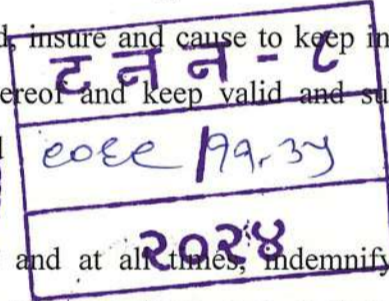


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- (j) the Assignor has not given any guarantee to any person or persons/ banks, financial institutions or any other third Party, whereby its rights to transfer the Property or any part thereof may be affected;
- (k) no proceedings for recovery of outstanding dues or otherwise have been filed or initiated before any court of law or other competent authority by or against the Assignor by its creditors or any other person or persons;
- (l) there is no liability/ dues/ arrears towards workers/ employees of the Assignor or its licensee/s, all arrears of outgoing, if any, in respect of the Property including land revenue, lease rent, municipal taxes, etc. have been paid upto date by the Assignor;
- (m) there are no circumstances or factors which prevent the Assignor from dealing with the Property or which prevent the Assignee from acquiring the rights as hereunder contemplated and the Assignor is duly empowered and authorized to enter into and implement this Agreement;
- (n) the Assignor shall, during the subsistence of this Agreement and till the date of registration of the Tripartite Lease Deed, insure and cause to keep insured at its own cost, the Property or any part thereof and keep valid and subsisting all insurance policies currently in place, and
- (o) the Assignor shall from time to time and at all times, indemnify and keep indemnified saved and defended the Assignee from and against all losses, damages, litigations, claims, demands and costs that may be made and/or raised by anyone or incurred by the Assignee as a result of any claim or demand being made into or upon the Property or any part thereof by any person or persons claiming through under or in trust for the Assignor or as a result of any of the statements, declarations and representations herein contained being found to be untrue.

7. Upon execution and registration of the Tripartite Lease Deed, the Assignee will become the lessee of the Property with all rights of possession thereto as lessee of the MIDC and thereafter the Assignor will have no right title or interest therein.
8. In pursuance to what is stated in clause 4(a) hereinabove, the Assignee shall independently be entitled to carryout legal, technical and financial due diligence of the



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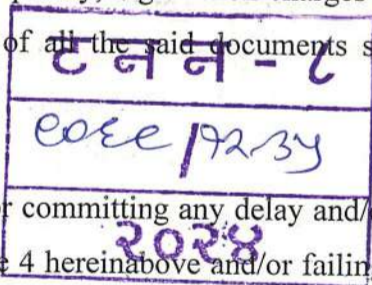


Property including causing issuance of public notice in newspapers and the Assignor shall clear and satisfy all the legal, technical and financial queries of the Assignee in all respects at its own cost, expenses and efforts. If in the event, any claim is made by any person or persons in respect of the Property or any part thereof claiming by or through or in trust for the Assignor, then in that event the Assignor alone shall be liable and responsible to discharge and satisfy such claim and demands. The Assignor and its partners irrevocably indemnify and shall always keep indemnified and save harmless the Assignee and its assigns from any claims and/or demand made by any person or persons or any losses or damages that may be suffered sustained or incurred by it or any costs charges and expenses and interest and damages that may be incurred by the Assignee and its assigns by virtue of any claim or demand that may be made by any person or persons concerning the Property or any part thereof.

9. All the outgoings payable in respect of the Property including by way of property tax, taxes to the Gram Panchayat, Government, Semi-Government, Local Authority, MIDC charges, cess, maintenance charges, water charges and annual rent to MIDC and electrical charges payable to the Maharashtra State Electricity Distribution Company Limited has been paid upto the date and shall continue to be paid till the date of registration of the Tripartite Lease Deed. If any dues are found to be unpaid, then the Assignor will solely be liable to pay the same.

10. The Assignor agrees that if the Assignee requires the Assignor to execute any further and/or additional documents and writings for the better and more perfectly transferring the right, title and interest in the Property in favour of the Assignee, the Assignor shall sign and execute all the said documents and writings, in favour of the Assignee, provided however, the stamp duty, registration charges and all other expenses incurred and/or payable in respect of all the said documents shall be borne and paid by the Assignee alone.

11. In the event of the Assignor committing any delay and/or default in complying with its obligations set out in clause 4 hereinabove and/or failing to complete the transaction in the manner set out in clause 5 herein, then the Assignor shall be liable to pay to the Assignee interest @ 12% per annum on Total Consideration from the date of default till the date of compliance of obligations. However, if the delay in completion of the obligation as provided in clause 4 hereinabove continues beyond 30 days from the date of executing this Agreement, then the Assignee shall thereafter be entitled to give written notice to the Assignor calling upon the Assignor to comply with its obligations within 15 days from the receipt of notice and then the Assignee shall be entitled to



*From*





terminate this Agreement, in which event the Assignor shall within 7 days refund to the Assignee the Total Consideration paid by the Assignee to the South Indian Bank. If the Assignor fails to refund all the money paid, then the Assignor will be liable to pay the same together with interest thereon @ 12% p.a. from the date of payment till the date of refund thereof. Without prejudice to the above, the Assignee shall be entitled to the specific performance of this Agreement.

12. If any dispute or difference arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term or provision hereof or the respective rights, duties or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof, and the Parties shall endeavor to resolve the same mutually. If the parties are unable to resolve the dispute within ten (10) days, then either party may submit such dispute to arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996, or any subsequent enactment or amendment thereof. The arbitration proceedings shall be held in Mumbai and shall consist of one arbitrator to be jointly appointed by Assignor and Assignee. The arbitration shall be conducted in English language. The arbitral award will be final and binding upon both parties.
13. All notices to be served on either Party shall be deemed to have been duly served if sent by Registered Post A.D. / Courier/ standard mail at the address set out below:

**For the Assignor:**

Address : 8-11, 1<sup>st</sup> floor, Shree Ramkrishna Nivas, Plot number 46 and 47,  
Sector - 40, Seawoods, Nerul (west), Navi Mumbai - 400 706

Email id : [pctsnerul@gmail.com](mailto:pctsnerul@gmail.com)

**For the Assignee:**

Office : Office No. 2701, 27<sup>th</sup> Floor, Kesar Solitaire, Plot No. 05, Sector -19,  
Address Sanpada, Navi Mumbai -400 705

Email id : [rohan@gogariventures.com](mailto:rohan@gogariventures.com)

14. If at any time, any provision of this Agreement is or becomes illegal, invalid or unenforceable in any respect under the Applicable Law, that shall not affect or impair the legality, validity or enforceability of any other provision of this Agreement and all other provisions of this Agreement shall survive, the Parties shall negotiate in good faith to replace such unenforceable provisions so as to give effect to the nearest provision

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being replaced, and that preserves the Parties commercial interests under this Agreement.

15. The governing law of this Agreement will be the law for the time being in force in India and this Agreement will be construed according to that law. Each of the parties hereby irrevocably submits to the jurisdiction of the courts of Mumbai, India.
16. The stamp duty and registration charges in respect of this Agreement and the ultimate Tripartite Lease Deed and all other documents for assurance shall be borne and paid by the Assignee alone. Each Party shall bear and pay the professional costs of its respective legal advisors. GST in relation to the transaction shall be borne by Assignee.
17. The Assignor and the Assignee are assessed to Income Tax and the Permanent Account Numbers are as under:

NAME	PERMANENT ACCOUNT NUMBER
PROCESS CONSTRUCTION AND TECHNICAL SERVICES PRIVATE LIMITED	AADCP8891J
GOGARI CORPORATION	ABAFG1931F

18. As per the ready reckoner, the market value of the Property comes to INR <sup>3,81,09,600/-</sup> ~~3,43,00,000/-~~ (Indian Rupees Three Crores <sup>Eighty One Nine Thousand Six Hundred</sup> ~~Forty Three~~ Lakhs only). The agreed consideration of the Property between the Parties is INR 4,05,00,000/- (Indian Rupees Four Crores Five Lakhs only). Therefore, the Assignee has paid the appropriate stamp duty along with appropriate registration fees and incidental charges therewith in this Agreement.

19. The Parties hereto shall be entitled to get the aforesaid stamp duty paid on this Agreement adjusted against the stamp duty leviable on the Tripartite Lease Deed, which is to be ultimately executed by MIDC and the Assignor herein in favour of the Assignee.

20. This Agreement shall be executed in one original and one counterpart, each of which will be deemed as an original, but all of which together will constitute one and the same instrument. The original Agreement duly stamped and registered shall remain with the Assignee and the Assignor shall retain the counterpart of this Agreement.

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

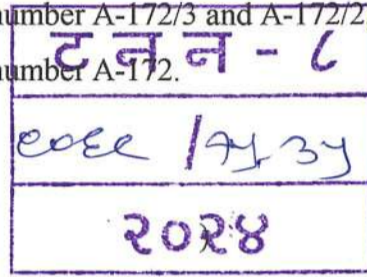
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**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT PIECE AND PARCEL** of land bearing plot number A-172/1 admeasuring 1269 square metres, thereabouts, along with the factory building standing thereon comprising of ground floor admeasuring 262 square metres, situated at Trans-Thane Creek Industrial Area, within the village limits of Khairane and within the limits of Navi Mumbai Municipal Corporation, Taluka and Registration Sub-District Thane, District and Registration District Thane and bounded as follows:

- On or towards the North : By Plot number A-173/1;  
On or towards the South : By Plot number OS-9;  
On or towards the East : By Plot number A-172/3 and A-172/2; and  
On or towards the West : By Plot number A-172.



**SIGNED AND DELIVERED** by  
within-named Assignor  
**PROCESS CONSTRUCTION AND  
TECHNICAL SOLUTIONS PRIVATE LIMITED**  
through its director Mr. K. P. Francis  
authorized vide board resolution dated 21<sup>st</sup> March, 2024  
in the presence of....

1. Aditi Kane *Aditi Kane*
2. Venkatesh *Ven* *Venkatesh*

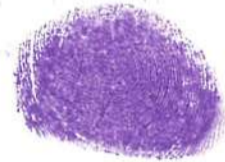


For PROCESS CONSTRUCTION & TECHNICAL SERVICES PVT. LTD.

*K.P. Francis*  
DIRECTOR

**SIGNED AND DELIVERED** by  
within-named Assignee  
**GOGARI CORPORATION**  
through its authorized Partner Mr. Rohan Ashwin Gogari  
in the presence of....

1. Aditi Kane *Aditi Kane*
2. Venkatesh *Ven* *Venkatesh*



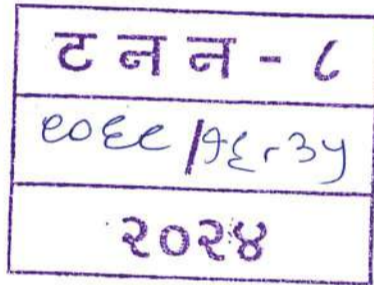
For GOGARI CORPORATION

*Rohan Ashwin Gogari*  
Partner

**RECEIPT**

**RECEIVED** of and from the within-named Assignee the sum of INR 4,00,00,000/- (Indian Rupees Four Crores only) being the part consideration as within mentioned payable by the Assignee to us, the details of amount remitted whereof are as under:

Payee	Demand Draft No.	Date	Drawn on	Amount (INR)
PROCESS CONSTRUCTION & TECHNICAL SERVICES PVT. LTD.	KKBKR52 024041000 791520	10/04/2024	Kotak Mahindra Bank	4,00,00,000/-
<b>Total</b>				4,00,00,000/-



**WE SAY RECEIVED**

For PROCESS CONSTRUCTION & TECHNICAL SERVICES PVT. LTD.

*[Handwritten Signature]*

DIRECTOR

Process Construction and  
Technical Services Private  
Limited

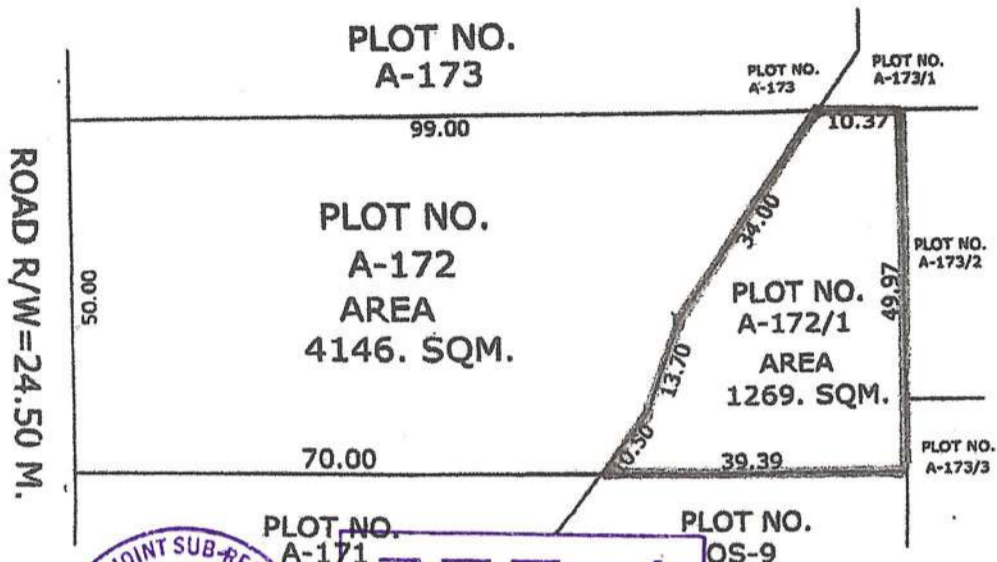
Witnesses:

1. Aditi Rane *[Handwritten Signature]*
2. Venkatesh *[Handwritten Signature]*

# TRANS THANE CREEK INDUSTRIAL AREA

VILLAGE- KHAIRANE, TALUKA & DISTRICT - THANE.

SCALE-1CM.=10.00M.



PLOT NO. A-171

**ट न न - ८**

Case No. 34

**२०२४**

*[Signature]*

12-05-2015

HEAD SURVEYOR  
REGIONAL OFFICE, M.I.D.C  
MAHAPE



**ट न न - ३**

Case No. 13094

**१३८**



*[Signature]*

12/6/2015

Area Manager  
MIDC, Mahape

PROCESS CONSTRUCTION & TECHNICAL SERVICES PVT. LTD.

*[Signature]*

DIRECTOR

*[Signature]*

*[Signature]*

*[Signature]*

For PROCESS CONSTRUCTION & TECHNICAL SERVICES PVT. LTD.

*[Signature]*

DIRECTOR

For GOGARI CORPORATION

*[Signature]*

Partner

**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**  
( A Government of Maharashtra Undertaking)

MIDC, Office Building, Plot No. AM-20, Behind Lokmat Building, TTC Indl. Area, MIDC,  
Mahape, Navi Mumbai-400 710.



**MIDC**

Phone No.27782893/4

E-mail: "romahape@midcindia.org"

No.MIDC/RO/Mahape/TTC/Case ID- /A-172-1/ A17135

Date :29/03/2024

To,  
M/s. Process Construction & Technical Services Pvt. Ltd.,  
B-11 Shree Ramkrishna Nivas, Plot No. 46 & 47,  
Sector 40, Seawoods, Nerul (W),  
Navi Mumbai-400 706.

**Sub: TTC Industrial Area**  
**Plot No.A-172/1**  
Transfer of plot ..

Ref: Your online application dt.27/03/2024.

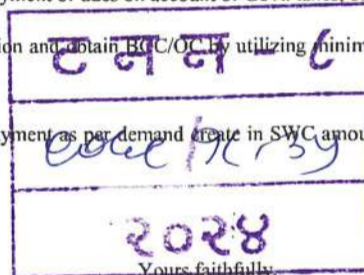
Sir/Madam,

This is to inform you that the Corporation has examined your request and decided to transfer the Plot No. A-172/1 admeasuring 1269 m<sup>2</sup> in favour of Mr. Rohan Ashwin Gogari, Mrs. Ami Rohan Gogari and Mrs. Meena Ashwin Gogari Partners of M/s. Gogari Corporation for the activity of "Fabrication and Construction of offshore Platforms works of Oil & Gas Field" subject to condition that:

1. You shall pay to the Corporation **Rs.11,17,700/- (Rupees Eleven Lakh Seventeen Thousand Seven Hundred Only)** towards Differential Premium and their on GST @ 18% **Rs.2,01,186/- (Rupees Two Lakh One Thousand One Hundred Eighty Six Only)**  
Current Indl. Rate + 5% R/W Charges (-) Allotment Rate X Area of plot X 10%  
i.e. Rs.25,108/- + Rs.1,255.4/- = Rs.26,363.4/- (-) Rs.17,556/- = Rs.8,807.4/- X 1269 m<sup>2</sup> X 10% = Rs.11,17,659.06/-. Say Rs.11,17,700/-}  
And GST @ 18% on Rs.11,17,700/- i.e. **Rs.2,01,186/-**
2. The transferor & Transferee shall produce Undertaking Cum Indemnity Bond on Three Hundred Rupees stamp paper duly notarised, that you shall pay the outstanding dues of employees if any & indemnifying Corporation from any actions, losses, claims, proceedings, demands by any employee or employees of Lessee Co. or from any Govt. authority whatsoever, in that behalf.
3. The transferee shall obtain & produce MPCB Consent and other approval prior to commencement of production activity.
4. The Transferee shall go into production activity within a period of 2 years from the date of transfer order.
5. You & the Transferee shall execute the Final Lease within 60 days from the date of issue of transfer order & by making original Licensee as confirming party in the Final Lease.
6. The transferee shall take full responsibility of payment of dues on account of Govt. taxes, etc.
7. The Transferee shall complete the further construction and obtain B/C/O/C by utilizing minimum 40% FSI as per MIDC Policy.

You are, therefore, requested to make online payment as per demand create in SWC amounts stated at (a) within a indicated on the single window system.

Thanking You,



Prakash  
Tukaram  
Wayangankar  
Area Manager,

MIDC, Regional Office, Mahape.

**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**

(A Government of Maharashtra Undertaking)

MIDC, Office Building, Plot No. AM-20, Behind Lokmat Building, TTC Indl. Area, MIDC,  
Mahape, Navi Mumbai-400 710.

Phone No.27782893/4

E-mail: "romahape@midcindia.org"

No. MIDC/ROMHP/TTC/Case No. /A-172-1/ A18457

Date :08/04/2024

**Sub :- Plot No. A-172/1 in TTC INDUSTRIAL AREA.  
Request for grant of consent for transfer of...**

Read : (i) Letters dated 27/03/2024 & 03/04/2024 received From M/s. Process Construction & Technical Services Pvt. Ltd. and Mr. Rohan Ashwin Gogari, Mrs. Ami Rohan Gogari and Mrs. Meena Ashwin Gogari Partners of M/s. Gogari Corporation

(ii) This office letter No.MIDC/RO/Mahape/TTC/Case No. /A-172-1/A17135, dated 29/03/2024.

(iii) Undertaking cum Indemnity Bond received from M/s. Process Construction & Technical Services Pvt. Ltd. and Mr. Rohan Ashwin Gogari, Mrs. Ami Rohan Gogari and Mrs. Meena Ashwin Gogari Partners of M/s. Gogari Corporation

// ORDER //

Agreement to Lease dated the 12 <sup>th</sup> day of June, 2015.				
Licensee :	 <table border="1"> <tr> <td>ट न न - ८</td> </tr> <tr> <td>००६१९३५</td> </tr> <tr> <td>२०२४</td> </tr> </table>	ट न न - ८	००६१९३५	२०२४
ट न न - ८				
००६१९३५				
२०२४				
M/s. Process Construction & Technical Services Pvt. Ltd.				
Transferee:				
Mr. Rohan Ashwin Gogari, Mrs. Ami Rohan Gogari and Mrs. Meena Ashwin Gogari Partners of M/s. Gogari Corporation				

By a above noted Agreement to Lease executed by the Maharashtra Industrial Development Corporation in favour of the Licensee, the Corporation in consideration of the stipulations and conditions on the part of the Licensee therein contained, agreed to be grant in favour of the Licensee, a Lease of the plot of land bearing No. A-172/1 admeasuring 1269 M<sup>2</sup> in the manner specified in the said Agreement.

The Licensee in pursuance of clause (n) of the said Agreement represented to the Corporation for grant to him of a consent transfer and assignment of his interest under or the benefit of the said Agreement in favour of Mr. Rohan Ashwin Gogari, Mrs. Ami Rohan Gogari and Mrs. Meena Ashwin Gogari Partners of M/s. Gogari Corporation (hereinafter called "the Transferee"). The Corporation has after due consideration of the said request of the Licensee decided to grant its consent for transfer and assign of their interest under or the benefit of the said

Prakash  
Tulkaram  
Wayangankar

Digitally signed by  
Prakash Tulkaram  
Wayangankar  
Date: 2024.04.08  
12:23:29 +05'30'

Agreement in favour of the transferee under the said Agreement for undertaking activity "Fabrication and Construction of offshore Platforms works of Oil & Gas Field" subject to the following conditions:-

- (a) The consent hereby granted is subject to the payment to the Corporation by the Licensee the sum of **Rs.11,17,700/- (Rupees Eleven Lakh Seventeen Thousand Seven Hundred Only)** as and by way of DIFFERENTIAL PREMIUM & 18% GST **Rs.2,01,186/- (Rupees Two Lakh One Thousand One Hundred Eighty Six Only)** which is paid vide Receipt No. GL25002118, dt.03/04/2024.
- (b) The Transferee shall be bound to perform and observe all the stipulations and conditions contained in the said Agreement dated the **12<sup>th</sup> day of June, 2015** as if the said Agreement has been executed by the Transferee and shall be entitled to the grant of the Lease in its favour of the said plot to land and the building only after the completion of the building and works on the said plot of land on the production of a completion certificate from the Executive Engineer of the Corporation in accordance with **Clause 7** of the said Agreement such lease to be in the standard form prescribed by the Corporation and subject to the payment of the yearly rent reserved under the said Agreement.
- (c) The Transferee shall obtain & produce MPCB's consent prior to commencement of its production activity.
- (d) This consent shall not be operative unless the Transferee shall be executed final lease by making the Licensee as confirming party to the Lease within 60 days from the date of receipt of this order. The Licensee and the Transferee shall be remained present at the time of execution of Lease.
- (e) The Transferee shall go into production activity within a period of 2 years from the date of this order.

Prakash  
Tukaram  
Wayangankar  
Digitally signed by  
Prakash Tukaram  
Wayangankar  
Date: 2024.04.24  
12:28:51 +05'30'

Area Manager,  
MIDC, Regional Office, Mahape.

To,

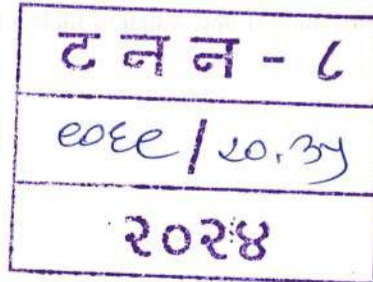
**M/s. Process Construction & Technical Services Pvt. Ltd.,  
B-11 Shree Ramkrishna Nivas, Plot No. 46 & 47,  
Sector 40, Seawoods, Nerul (W),  
Navi Mumbai-400 706.**

Copy with compliments to:

**Mr. Rohan Ashwin Gogari, Mrs. Ami Rohan Gogari and  
Mrs. Meena Ashwin Gogari Partners of  
M/s. Gogari Corporation  
2701, 27<sup>th</sup> Floor, Kesar Solitaire, Plot No.5,  
Sector-19, Off Palm Beach Road, Sanpada,  
Navi Mumbai.**

Copies submitted to : The Executive Engineer & SPA, MIDC Divn.No.II, Mahape, Navi Mumbai.

Copy with f.w.cs. to : The Dy. Engineer, MIDC Sub-Divn.No.I, Mahape, Navi Mumbai.





435875

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

12-04-2024

दस्त क्रमांक : 4358/2015

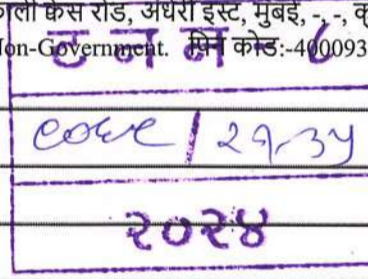
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

नोंदणी :

Regn:63m

## गावाचे नाव : 1) खैरणे

(1)विलेखाचा प्रकार	भाडेपट्टा
(2)मोबदला	23392800
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन :, इतर माहिती: प्लॉट नं. ए-172/1,टी.टी.सी. इंडस्ट्रीयल एरिया,एम.आय.डी.सी.,व्हिलेज खैरणे,नवी मुंबई. क्षेत्रफळ - 1269 चौ. मी.( ( Plot Number : A-172/1 ; ) )
(5) क्षेत्रफळ	1) 1269 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. प्रोसेस कंस्ट्रक्शन अँड टेक्निकल सर्विसेस प्रा. लि. तर्फे मॅनेजिंग डायरेक्टर के. पी. फ्रान्सीस - - वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-172, टी.टी.सी. इंडस्ट्रीयल एरिया, एम.आय.डी.सी., कोपर खैरणे, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AADCP8891J 2): नाव:-मे. प्रोसेस कंस्ट्रक्शन अँड टेक्निकल सर्विसेस प्रा. लि. तर्फे अकाउंट मॅनेजर दैवेश घेडिया - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-172, टी.टी.सी. इंडस्ट्रीयल एरिया, एम.आय.डी.सी., कोपर खैरणे, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AADCP8891J
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-एम. आय. डी. सी. तर्फे एरिया मॅनेजर ए. एल. सुर्वे - - वय:-35; पत्ता:-, -, उद्योग सारथी, एमआयडीसी, मरोल इंडस्ट्रीयल एरिया, महाकाली क्रेस रोड, अंधेरी इस्ट, मुंबई, - -, क्व:आकाळा ंडक, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400093 पॅन नं:- AAACM3560C
(9) दस्तऐवज करुन दिल्याचा दिनांक	19/06/2015
(10)दस्त नोंदणी केल्याचा दिनांक	19/06/2015
(11)अनुक्रमांक,खंड व पृष्ठ	4358/2015
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1170000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.







19/06/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे  
3

दस्त क्रमांक : 4359/2015

नोदंणी :

Regn:63m

गावाचे नाव : 1) खैरणे

(1) विलेखाचा प्रकार

डुप्लीकेट

(2) मोबदला

23392800

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

0

(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नोकरी मुंबई मनपा इतर वर्णव, इतर माहिती: प्लॉट नं. ए-172/1, टी.टी.सी. इंडस्ट्रीयल एरिया, एम.आय.डी.सी., व्हिलेज खैरणे, नवी मुंबई. क्षेत्रफळ - 1269 चौ. मी. दस्त क्र. टनन3-4358/2015 दिनांक 19.06.2015 हयाची दुय्यम प्रत. ( ( Plot Number : A-172/1 ; ) ) इतर हक्क :

(5) क्षेत्रफळ

1) 1269 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:-मे. प्रोसेस कंस्ट्रक्शन अँड टेक्निकल सर्विसेस प्रा. लि. तर्फे मॅनेजिंग डायरेक्टर के. पी. फ्रान्सीस - - वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-172, टी.टी.सी. इंडस्ट्रीयल एरिया, एम.आय.डी.सी., कोपर खैरणे, नवी मुंबई, ब्लॉक नं: --, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:- AADCP8891J

2): नाव:-मे. प्रोसेस कंस्ट्रक्शन अँड टेक्निकल सर्विसेस प्रा. लि. तर्फे अकाउंट मॅनेजर दैवेश घेडिया - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-172, टी.टी.सी. इंडस्ट्रीयल एरिया, एम.आय.डी.सी., कोपर खैरणे, नवी मुंबई, ब्लॉक नं: --, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:- AADCP8891J

3): नाव:-एम. आय. डी. सी. तर्फे एरिया मॅनेजर ए. एल. सुर्वे - - वय:-35; पत्ता:-, -, उद्योग सारथी, एमआयडीसी, मरोल इंडस्ट्रीयल एरिया, महाकाली क्वेस रोड, अंधेरी इस्ट, मुंबई, --, -, क:आकाळा ंईडक, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400093 पॅन नं:-AAACM3560C

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

Index-2( सूची - २ )

(9) दस्तऐवज करून दिल्याचा दिनांक	19/06/2015
(10)दस्त नोंदणी केल्याचा दिनांक	19/06/2015
(11)अनुक्रमांक,खंड व पृष्ठ	4359/2015
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

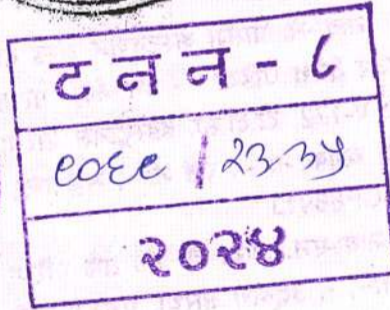
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारण तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

Counterpart OR Duplicate

सह दुय्यम निबंधक वर्ग २  
ठाणे क्र. ३



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)



No. DE/MHP(C)/13-197<sup>SL</sup>/2016.  
Office of the Deputy Engineer &  
SPA, MIDC Sub Division No. I,  
Mahape.  
Date: 21/4/2016

To:  
M/s. Process Construction & Technical Services Pvt. Ltd.  
Plot no. A-172/1.  
T.T.C. Industrial Area.  
Navi Mumbai.

Sub: B.C.C. & D.C.C. for Factory Building,  
on Plot no. A-172/1, in T.T.C. Industrial Area,  
for M/s. Process Construction & Technical Services Pvt. Ltd.

Ref: Your Architect's application dt. 14/04/2016 received on  
14/04/2016 & complied on dtd. 21/04/2016.

Dear Sir,

Please find enclosed herewith the following certificate:-

- ✓ Occupancy Certificate.
- ✓ Building Completion Certificate.
- ✓ Drainage Completion Certificate &
- ✓ Tree Plantation Certificate.

Please acknowledge the receipt of the same.

Thanking You,

Yours faithfully,

DA: As above.



Deputy Engineer & SPA,  
MIDC Sub Dn I (Civil),  
Mahape

- ✓ Copy Submitted to  
The Collector Thane, Dist. Thane for information.  
The Dy. Assessor & Collector, N.M.M.C., Turbhe for information.  
The Executive Engineer, MIDC Dn. No. II, Thane for information.
- ✓ Copy f.w.e.'s to  
Regional Officer, MIDC Mahape, for information.  
Architect.  
Water Billing  
Grad File.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

This letter is accompaniment to letter No. DE/MHP(C) B-19782/2016  
Dated 21/4/2016



OCCUPANCY CERTIFICATE

This is to certify that the development work of factory Building on Plot no. A-172/1 for M/s. Process Construction & Technical Services Pvt. Ltd. TTC Industrial Area, completed under the supervision of M/s. K. Thomas & Associates, License No. CA/83/07340 is permitted to be occupied for total B.U.A as stated in Building Occupation Certificate attached.

Thanking You,



ट न न - ८
००६६ / २५-३५
२०२४

Yours faithfully,



Deputy Engineer & SPA,  
MIDC Sub Dn I (Civil),  
Mahape

**MAHARASHTRA INDUSTRIAL DEVELOPEMENT CORPORATION**  
(A Government of Maharashtra Undertaking)



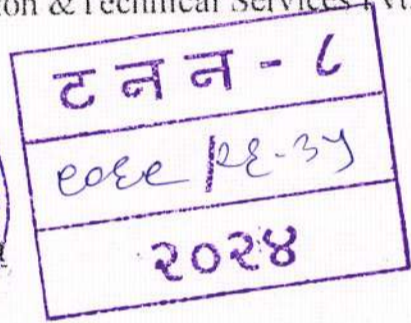
This letter is accompaniment to letter No. DE/MHP(C)/ 13-19782\_ 2016  
Dated 21/4/2016

**BUILDING COMPLETION CERTIFICATE**

This is certify that M/s. Process Construction & Technical Services Pvt. Ltd of Plot no. A-172/1 in T.T.C. Industrial Area, have completed the Factory Building on the above said plot accordance with the building plans approved vide this office letter no. DE (MHP) (C) /A-172/ 1/D-28773 dated 02/11/2015 through the licensed Architect M/s. K. Thomas & Associates.  
Reg. No.CA/83/7340.

Details of units constructed are as given;

- 1) Name of the allottee: M/s. Process Construction & Technical Services Pvt. Ltd
- 2) Plot No. : A-172/1.
- 3) Plot Area in Sqm : 1269.11
- 4) Date of Transfer : ---
- 5) Approval of Plans : Build up Area in Sqm



	Stilt m2	Gr. Flr. m2	1 <sup>st</sup> flr. m2	2 <sup>nd</sup> flr. m2	Total m2
A) Approval No. D-28773 Dated 02/11/2015	---	175.00 + 87.50 (Extra Height)	---	---	262.00



**Total :**                      ---                      262.00                      ---                      ---                      262.00

**Grand Total :- 262.00m2**



: 2:

- 6) Position of Construction on site as on : 21/04/2016  
a) Built up area completed : 262.00m<sup>2</sup>  
in all respect.  
b) Area under construction : Nil  
c) Open Area : ---  
d) Remarks : ---
- 7) Remarks of Deputy Engineer, regarding : Construction completed  
Observation of D.C Rule (Deputy Engineer as per D.C Rules.  
May indicate as to whether the construction  
Has been in accordance with the approved  
Plans and give any other observation which  
he considers necessary to give)
- 8) Area that could be considered now 262.00m<sup>2</sup>
- 9) Actual utilization of plot of existing 0.206 < 1.00 ...O.K.
- 10) Do you recommended grant of final lease : Yes  
Of entire plot having regard to area of plot  
and construction carried out so far ?



सन - ८  
२०२४  
२०२४



Deputy Engineer & SPA,  
MIDC Sub Dn I (Civil),  
Mahape



MAHARASHTRA INDUSTRIAL DEVELOPEMENT CORPORATION  
(A Government of Maharashtra Undertaking)

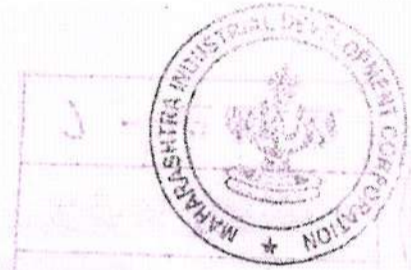
This letter is accompaniment to letter No. DE/MHP(C)/ 13 -19782 2016

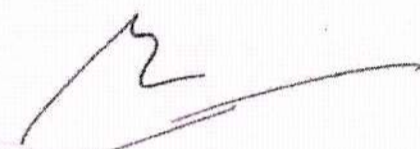
Dated 21/4/2016



DRAINAGE COMPLETION CERTIFICATE

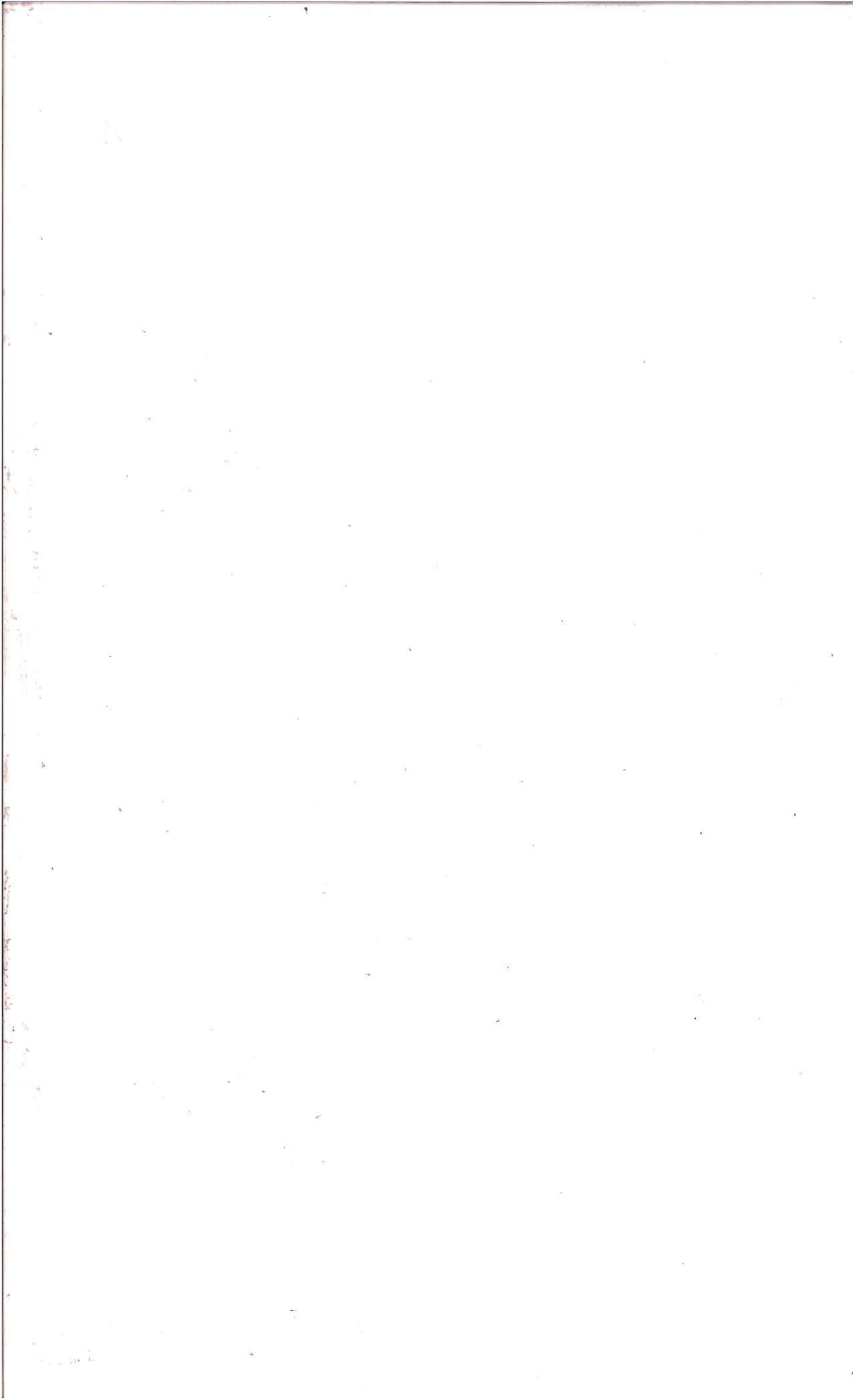
This is to certify that M/s. Process Construction & Technical Services Pvt. Ltd. allottee of Plot No. A-172/1 in T.T.C. Industrial Area, have Completed their internal drainage works with septic tank & soak pit for their Factory Building, as per this office Drainage plans approval letter no. DE/MHP(C) A-172/1/D-28774 dated 02/11/2015 through the licensed Architect M/s. K. Thomas & Associates.



  
Deputy Engineer & SPA,  
MIDC Sub Dn I (Civil),  
Mahape



ट न न - ८
2016/2017
२०२४



**आयकर विभाग**      **भारत सरकार**  
**INCOME TAX DEPARTMENT**      **GOVT. OF INDIA**

**PROCESS CONSTRUCTION & TECHNICAL SERVICES PRIVATE LIMITED**

**28/04/2006**  
 Permanent Account Number  
**AADCP8891J**

24066006

For PROCESS CONSTRUCTION & TECHNICAL SERVICES PVT. LTD.

*Yroms*

DIRECTOR




<b>ट न न - ८</b>
<i>ecce / 2034</i>
<b>2028</b>

**आयकर विभाग**      **भारत सरकार**  
**INCOME TAX DEPARTMENT**      **GOVT. OF INDIA**

**KAKKATTU FRANCIS PHILIP**  
**PHILIP JOSEPH PUTHEN PURACKAL**

**27/05/1955**  
 Permanent Account Number  
**AADPF3161G**

*Yroms*  
 Signature



*Yroms*



भारत सरकार  
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 0000/00572/66888

To  
काकात्तू फिलीप फ्रान्सिस  
Kakkattu Philip Francis  
C/O: K P Francis  
A-1102, Plam Beach Residency, Sec 4  
Plot No 24/29  
Nerul West  
Navi Mumbai  
Thane Maharashtra - 400706  
9819721972



ट न न - ८  
९०९९/३०२४

आपला आधार क्रमांक / Your Aadhaar No. :

9164 5367 6978  
VID : 9127 7584 4962 0436

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



काकात्तू फिलीप फ्रान्सिस  
Kakkattu Philip Francis  
जन्म तारीख/DOB: 27/05/1955  
पुरुष/ MALE

Issue Date: 03-04-2012

9164 5367 6978  
VID : 9127 7584 4962 0436

माझे आधार, माझी ओळख



माहिती / INFORMATION

- आधार हा ओळखीचा पुरावा आहे. नागरिकत्वाचा नाही.
- आधार अद्वितीय आणि सुरक्षित आहे.
- सुरक्षित QR कोड/ ऑफलाइन XML/ ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- आधार कार्ड, पीकीसी कार्ड्स, ईआधार आणि mAadhaar सारखे आधारचे सर्व प्रकार तितकेच वैध आहेत. १२ अंकी आधार क्रमांकाच्या जागी क्वट्यूअल आधार ओळख (VID) देखील वापरली जाऊ शकते.
- 10 वर्षांतून एकदा तरी आधार अपडेट करा.
- आधार तुम्हाला विविध सरकारी आणि गैर-सरकारी लाभ/सेवांचा लाभ घेण्यास मदत करते.
- आधारमध्ये तुमचा मोबाईल नंबर आणि ईमेल आयडी अपडेट ठेवा.
- आधार सेवांचा लाभ घेण्यासाठी स्मार्टफोनवर mAadhaar ॲप डाऊनलोड करा.
- सुरक्षितता सुनिश्चित करण्यासाठी लॉक/अनलॉक बायोमेट्रिक्स/आधार या वैयक्तिकता वापर करा.
- आधारची मागणी करणाऱ्या योग्य संमती संस्थांनी शोध घेणे बंधनकारक आहे.
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.



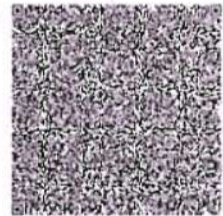
भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India



पत्ता:  
माफत: के पी फ्रान्सिस, ए-1102, प्लम बीच रेसिडेन्स्य, सेक  
4, प्लॉट नं 24/29, नेरुल वेस्ट, नवी मुंबई, ठाणे,  
महाराष्ट्र - 400706

Address:  
C/O: K P Francis, A-1102, Plam Beach  
Residency, Sec 4, Plot No 24/29, Nerul West,  
Navi Mumbai, Thane,  
Maharashtra - 400706

Download Date: 11-03-2012



9164 5367 6978  
VID : 9127 7584 4962 0436

1947 | help@uidai.gov.in | www.uidai.gov.in

Yomen

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**ROHAN GOGARI**  
**ASHWIN LALJI GOGARI**  
**18/08/1980**  
 Permanent Account Number  
**AICPG9603P**

  
 Signature



3-12-2023  
 8505





**ट न न - ८**  
 eose/3934  
**२०२४**

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**स्थायी लेखा संख्या कार्ड**  
 Permanent Account Number Card  
**ABAFG1931F**

नाम Name  
**GOGARI CORPORATION**

तिथि/वर्ष की घोषणा  
 Date of Incorporation/Formation  
**18/08/2023**



09032063

**For GOGARI CORPORATION**

  
**Partner**



भारत सरकार

Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1190/10644/02844

To,  
रोहन अश्विन गोगरी  
Rohan Ashwin Gogari  
S/O Ashwin Gogari  
1201/1202, 12 th floor sathe residency  
sir bhalchandra road  
behind wellingkar college matunga c.r  
Matunga S.O  
Mumbai  
Maharashtra 400019  
9870082722

Ref: 316 / 13E / 610937 / 611729 / P



UE454819094IN



आपला क्रमांक Your Aadhaar No. :

5968 9528 0931 2028

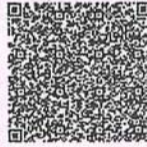
आधार — सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



रोहन अश्विन गोगरी  
Rohan Ashwin Gogari  
जन्म वर्ष / Year of Birth : 1980  
पुरुष / Male



5968 9528 0931

आधार — सामान्य माणसाचा अधिकार



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AHRPR9308Q



नाम / Name  
ADITI ASHISH RANE

पिता का नाम / Father's Name  
GANANATH BANDU THORVE

03062019

जन्म की तारीख /  
Date of Birth  
02/02/1978

हस्ताक्षर / Signature

*Aditi Ashish Rane*



ट न न - ८  
१० ११/३३-३५  
२०२४

392/9069

सोमवार, 15 एप्रिल 2024 3:26 म.नं.

दस्त गोषवारा भाग-1

टनन8

दस्त क्रमांक: 9069/2024

दस्त क्रमांक: टनन8 /9069/2024

बाजार मुख्य: रु. 3,81,09,600/-

मोबदला: रु. 4,05,00,000/-

भरलेले मुद्रांक शुल्क: रु.20,25,000/-

दु. नि. सह. दु. नि. टनन8 यांचे कार्यालयात

अ. क्रं. 9069 वर दि.15-04-2024

रोजी 3:24 म.नं. वा. हजर केला.

पावती:9646

पावती दिनांक: 15/04/2024

सादरकरणाचे नाव: गोगरी कोर्पोरेशन तर्फे भागीदार रोहन अश्विन गोगरी --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

दस्त हजर करणाऱ्याची सही:

एकुण: 30700.00

Joint Sub Registrar, Thane 8

Joint Sub Registrar, Thane 8

दस्ताचा प्रकार: ऑग्रीमेंट टू असाईनमेंट

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

शिक्का क्रं. 1 15 / 04 / 2024 03 : 24 : 18 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 15 / 04 / 2024 03 : 25 : 29 PM ची वेळ: (फी)

## प्रतिज्ञाप्रत

सादर दस्तऐवज हा नोंदणी कायदा 1908 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपुर्ण मजकूर निष्पादक व्यक्ती, भागीदार व सोबत जोडलेल्या कागदपत्रांची आणि दस्तातील सत्यता, वैधता, आयदेशीर बाबीसाठी खाली दस्त निष्पादक व कबुलीधारक हे संपुर्णपणे जबाबदार राहतील.

लिहून देणार

- 1.
- 2.

लिहून घेणार

- 1.
- 2.







15/04/2024 3 33:32 PM

दस्त गोषवारा भाग-2

टनन8

दस्त क्रमांक:9069/2024

दस्त क्रमांक :टनन8/9069/2024  
दस्ताचा प्रकार :-अॅग्रीमेंट टू असाईनमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:प्रोसेस कंस्ट्रक्शन अॅण्ड टेक्निकल सर्व्हिसेस प्रा. लि. तर्फे डायरेक्टर के. पी. फ्रान्सीस - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 8-11, 1 ला मजला, श्री रामकृष्ण निवास, प्लॉट नं. 46 व 47, सेक्टर 40, सीवूड्स, नेरुळ वेस्ट, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:AADCP8891J	लिहून देणार वय :-68 स्वाक्षरी:- <i>Yomina</i>		
2	नाव:गोगरी कोर्पोरेशन तर्फे भागीदार रोहन अश्विन गोगरी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं. 2701, 27 वा मजला, केसर सोलिटीयर, प्लॉट नं. 05, सेक्टर 19, सानपाडा, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, , ठाणे. पिन नंबर:ABAFG1931F	लिहून घेणार वय :-43 स्वाक्षरी:- <i>Rohan</i>		

वरील दस्तऐवज करून देणार तथाकथीत अॅग्रीमेंट टू असाईनमेंट चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:15 / 04 / 2024 03 : 32 : 22 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:अदिती राणे - - वय:46 पत्ता:सानपाडा नवी मुंबई पिन कोड:400705	<i>Aditi Rane</i>		
2	नाव:व्यंकटेश अय्यर - - वय:49 पत्ता:विक्रोळी मुंबई पिन कोड:400083	<i>Venkatesh</i>		

शिक्का क्र.4 ची वेळ:15 / 04 / 2024 03 : 32 : 55 PM

Joint Sub Registrar, Thane 8

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GOGARI CORPORATION	eChallan	69103332024041214502	MH000536982202425E	2025000.00	SD	0000360843202425	15/04/2024
2		DHC		0424157507571	700	RF	0424157507571D	15/04/2024
3	GOGARI CORPORATION	eChallan		MH000536982202425E	30000	RF	0000360843202425	15/04/2024

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

9069 /2024

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2. Get print immediately after registration.

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



प्रमाणित करण्यात येते की,  
मूळ दस्तास एकूण *34* पाने आहेत  
पुस्तक क्र. *27*  
*llle* क्रमांकावर नोंदवला.

सह दुय्यम निबंधक वर्ग-२, ठाणे क्र. ८  
तारीख *24* साहे *8* सन २०२४