

Receipt (pavti)

392/9067

Monday, April 15, 2024

3:23 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 9644 दिनांक: 15/04/2024

गावाचे नाव: खैरणे

दस्तऐवजाचा अनुक्रमांक: टनन8-9067-2024

दस्तऐवजाचा प्रकार : ऑनलाईन टू असाईनमेंट

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

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:43 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 8

सह दुय्यम निबंधक वक-२

ठाणे.क्र-८

बाजार मूल्य: रु.175799000/-

मोबदला रु.192500000/-

भरलेले मुद्रांक शुल्क : रु. 9625000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424157407998 दिनांक: 15/04/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000535308202425E दिनांक: 15/04/2024

बँकेचे नाव व पत्ता:

R





15/04/2024

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

दस्त क्रमांक : 9067/2024

नोंदणी :

Regn:63m

## गावाचे नाव : खैरणे

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू असाईनमेंट
(2) मोबदला	192500000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	175799000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: प्लॉट नं. ए-172, टी. टी. सी. इंडस्ट्रीयल एरिया, एम. आय. डी. सी., व्हिलेज खैरणे, नवी मुंबई. क्षेत्रफळ - 4146 चौ. मी. वर 3882.684 चौ. मी. बांधीव क्षेत्र. ( Plot Number : A-172 ; ) )
(5) क्षेत्रफळ	1) 4146 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 सॉलिटीयर, प्लॉट नं. 05, सेक्टर 19, सानपाडा, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, , . 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	9067/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	9625000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

सह दुय्यम निबंधक वर्क-२  
ठाणे.क्र-६







CHALLAN  
MTR Form Number-6



GRN	MH000535308202425E	BARCODE			Date	12/04/2024-13:00:08	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				THN3_THANE NO 3 JOINT SUB REGISTRAR					
Location				THANE					
Year				2024-2025 One Time					
Account Head Details			Amount In Rs.		Payer Details				
0030046401 Stamp Duty			9625000.00		TAX ID / TAN (If Any)				
0030063301 Registration Fee			30000.00		PAN No.(If Applicable)		ABAFG1931F		
Flat/Block No.				PLOT NO. A-172,					
Premises/Building				T.T.C. INDUSTRIAL AREA, M.I.D.C.,					
Road/Street				VILLAGE KHAIRANE, NAVI MUMBAI					
Area/Locality				TOWN/CITY/DISTRICT					
Town/City/District				PIN					
				4 0 0 7 0 9					
Remarks (If Any)				PAN2=AADCP8891J~SecondPartyName=PROCESS CONSTRUCTION AND TECHNICAL SERVICES PVT. LTD.-CA=192500000					
Total				96,55,000.00		Amount in Words			
Total				96,55,000.00		Ninety Six Lakh Fifty Five Thousand Rupees Only			
Payment Details				IDBI BANK					
Cheque-DD Details				FOR USE IN RECEIVING BANK					
Cheque/DD No.				Bank CIN		Ref. No.		69103332024041214234 2863807674	
Name of Bank				Bank Date		RBI Date		12/04/2024-13:04:10 Not Verified with RBI	
Name of Branch				Bank-Branch		IDBI BANK			
				Scroll No. , Date		100 , 15/04/2024			

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 दस्तासाठी लागू आहे . नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही .

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-392-9067	0000360632202425	15/04/2024-15:23:37	IGR120	30000.00
2	(iS)-392-9067	0000360632202425	15/04/2024-15:23:37	IGR120	9625000.00
Total Defacement Amount					96,55,000.00

मूल्यांकन पत्रक ( शहरी क्षेत्र -खुली+बांधीव)					
Valuation ID	202404154878	15 April 2024,01:50:11 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-	3882.6चौ. मीटर एकूण क्षेत्र-	4146चौ. 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					
Industrial Shade (इंडस्ट्रियल शेड) - आहे (९ मीटर पेक्षा कमी उंची)					
<b>खुल्या क्षेत्राचे मूल्यांकन</b>					
1. 263.4चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 %मूल्यदर = Rs.25200/-					
=263.4चौ. मीटर क्षेत्रासाठी मूल्य = 263.4 * 25200					
=Rs.6637680/-					
<b>खुल्या जमीनीचे एकत्रित मूल्य</b>					
= मिळकतीचे क्षेत्र (1) मूल्य					
= 6637680					
=Rs.6637680/-					
<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 * 100 / 100) + 25200					
= Rs.45900					
A) मुख्य मिळकतीचे मूल्य					
= वरील प्रमाणे मूल्यदर * मिळकतीचे क्षेत्र					
= 48600 * 3882.6					
= Rs.188694360/-					
Applicable Rules :					
<b>बांधीव क्षेत्राचे एकत्रित मूल्य</b>					
= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मुख्य भूखंडाचे मूल्य + बांधीव वाहन तळाचे मूल्य + बांधीव मूल्य + वरील गच्चीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भवतीच्या खुल्या जागेचे मूल्य + बांधीव बाल्कनी + स्वयंचालित वाहनतळ					
= A + B + C + D + E + F + G + H + I + J					
= 188694360 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
=Rs.188694360/-					
<b>खुल्या व बांधीव क्षेत्राचे एकत्रित अंतिम मूल्य</b>					
= बांधीव क्षेत्राचे मिळकत मूल्य + खुल्या क्षेत्राचे मिळकत मूल्य					
= 188694360 + 6637680					
=Rs.195332040/-					
= ₹ एकोणवीस करोड त्रेपन्न लाख बत्तीस हजार चाळीस /-					

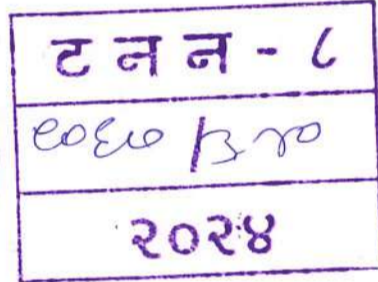
भाडेपत्राचे हस्तांतरण 10% कजावट रुकणा

Home

Print

1757.98836

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0424157407998	Date	15/04/2024
Received from -, Mobile number 9999999999, an amount of Rs.800/-, 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	10004152024041507519	REF No.	IGARDDHUU6
This is computer generated receipt, hence no signature is required.			

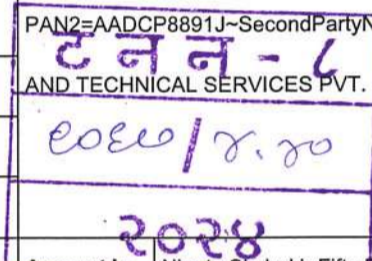




CHALLAN  
MTR Form Number-6



GRN	MH000535308202425E	BARCODE			Date	12/04/2024-13:00:08	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				THN3_THANE NO 3 JOINT SUB REGISTRA				
Location				THANE				
Year				2024-2025 One Time				
Account Head Details			Amount In Rs.	Premises/Building				
0030046401 Stamp Duty			9625000.00	Road/Street				
0030063301 Registration Fee			30000.00	Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				PAN2=AADCP8891J~SecondPartyName=PROCESS CONSTRUCTION AND TECHNICAL SERVICES PVT. LTD.-CA=192500000				
				Amount In				
				Ninety Six Lakh Fifty Five Thousand Rupees Only				
Total			96,55,000.00	Words				
Payment Details				IDBI BANK				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN	Ref. No.	69103332024041214234	2863807674	
Name of Bank				Bank Date	RBI Date	12/04/2024-13:04:10	Not Verified with RBI	
Name of Branch				Bank-Branch			IDBI BANK	
				Scroll No. , Date			Not Verified with Scroll	



Department ID :

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

Mobile No. : 9819060727



172

9625000/-  
30,000/-

**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.

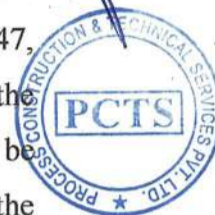


*[Handwritten signature]*

**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**;

*[Handwritten signature]*



ट न न - ८  
००६० / ५.००  
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 unregistered Agreement dated January 22, 1992 executed by and between Maharashtra Industrial Development Corporation ("**MIDC**"), therein referred to as the 'grantor' of the one part and (a) M. T. Kochukunju, (b) George Cherian, (c) M. K. Thomas, (d) M. K. Varghese, carrying on the business in partnership under the name and style of M/s. Ray Constructions, therein referred to as 'the licensees' of the other part, MIDC granted unto M/s. Ray Constructions, all that piece and parcel of land bearing plot number A-172 admeasuring 4146 square metres or thereabouts, 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 3 years for the

*[Handwritten signature]*

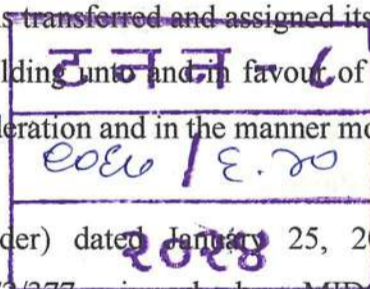


*[Handwritten signature]*



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

- B. M/s. Ray Constructions had developed the Plot and constructed a structure comprising ground plus one upper floor admeasuring in aggregate 868.27 square metres thereon (hereinafter referred to as the “**Old Building**”) and has obtained the Building Completion Certificate dated February 24, 1997 in respect of the same.
- C. By a Lease dated December 18, 2000, registered with the office of sub-registrar of assurances at Thane-3 bearing serial number 15524/2000 and 15525/2000 (*duplicate*) executed by and between MIDC, therein referred to as ‘the lessor’ of the one part and (a) M. T. Kochukunju, (b) George Cherian, (c) M. K. Thomas, (d) M. K. Varghese, carrying on the business in partnership, under the name and style of M/s. Ray Constructions, therein referred to as ‘the lessees’ of the other part, MIDC demised unto M/s. Ray Constructions, the Plot on leasehold basis for a term of 95 years commencing from January 1, 1992, in consideration of the premium paid and rent reserved and the covenants and conditions contained therein to be observed and performed.
- D. By a Deed of Assignment dated December 17, 2007 registered with the office of sub-registrar of assurances at Thane-3 bearing serial number 7962/2007 executed by and between M/s. Ray Constructions, therein referred to as ‘the assignor’, of the one part and Shesha Sai Infraprojects Private Limited, therein referred to as ‘the assignee’, of the other part, M/s. Ray Constructions transferred and assigned its leasehold right, title and interest in Plot along with Old Building unto and in favour of Shesha Sai Infraprojects Private Limited, at or for the consideration and in the manner more particularly contained therein.
- E. By a Letter (transfer order) dated January 25, 2008 bearing reference number MIDC/RO/MHP/TTC/A-172/377, issued by MIDC, addressed to M/s. Ray Constructions, MIDC acknowledged the payment of process fee by M/s. Ray Constructions and thereby approved the transfer and assignment of the Plot in the name of Shesha Sai Infraprojects Private Limited, for the purpose of setting up unit of asphaltic concrete (as mobile unit), seal coat, steel fabrication of shuttering plates, dams and spans, on the terms and conditions, more particularly contained therein.
- F. By a Letter (transfer order) dated February 7, 2008 bearing reference number MIDC/RO/MHP/TTC/A-172/604, issued by MIDC, addressed to Shesha Sai Infraprojects Private Limited, MIDC acknowledged the payment of the process fee by Shesha Sai Infraprojects Private Limited and thereby approved the transfer and



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assignment of Plot in the name of (a) Harish C. Mirchandani, (b) Kishor H. Mirchandani (HUF), (c) Vijay H. Mirchandani, (d) Sanjay H. Mirchandani (HUF), all being partners of M/s. Gem Constructions, for the purpose of setting up unit of asphaltic concrete (as mobile unit), seal coat, steel fabrication of shuttering plates, dams and spans, on the terms and conditions, more particularly contained therein.

G. By a Deed of Assignment of Lease dated February 11, 2008 registered with the office of sub-registrar of assurances at Thane-3 bearing serial number 946/2008 executed by and between Shesha Sai Infraprojects Private Limited, therein referred to as 'the assignor', of the first part and M/s. Gem Constructions, therein referred to as 'the assignee', of the second part, Shesha Sai Infraprojects Private Limited transferred and assigned its leasehold right, title and interest in Plot along with Old Building unto and in favour of M/s. Gem Constructions, at or for the consideration and in the manner more particularly contained therein.

H. By an Area Statement dated March 14, 2014, issued by MIDC, the Old Building was demolished, and a new plan was approved for construction of the building.

I. M/s. Gem Constructions demolished the Old Building and constructed a new structure comprising plinth plus one upper floor measuring in aggregate 1153.023 square metres thereon and has obtained the Building Completion Certificate and Occupancy Certificate (undated) in respect of the same.

J. By and under a Letter (transfer order) dated April 17, 2014 bearing reference number MIDC/RO/MHP/TTC/A-172/1099, issued by MIDC addressed to M/s. Gem Constructions, MIDC acknowledged the payment of the differential premium by M/s. Gem Constructions and thereby approved the transfer and assignment of Plot in the name of the Assignor herein viz., Process Construction and Technical Services Private Limited, for the purpose of undertaking engineering and general fabrication work, and on the terms and conditions, more particularly contained therein

K. By a Deed of Assignment dated June 5, 2014 registered with the office of sub-registrar of assurances at Thane-3 bearing serial number 3972/2014 executed by and between M/s. Gem Constructions, therein referred to as 'the assignor', of the first part and the Assignor herein viz., Process Construction and Technical Services Private Limited, therein referred to as 'the assignee', of the other part, M/s. Gem Constructions transferred and assigned its leasehold right, title and interest in Plot along with structure admeasuring in aggregate 1153.023 square metres, unto and in favour of the Assignor herein viz., Process

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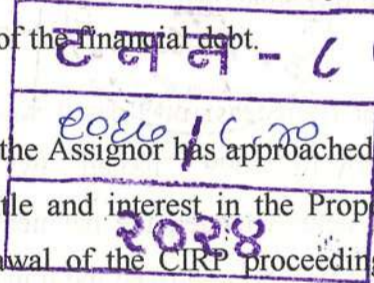


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Construction and Technical Services Private Limited, at or for the consideration and in the manner more particularly contained therein.

- L. The Assignor herein has constructed an additional structure comprising of plinth plus two upper floors admeasuring 2729.661 square metres over and above the existing structure and has obtained the Building Completion Certificate (*undated*) and Occupancy Certificate (*undated*) in respect of the same. Based on the above, the Plot consists of a structure comprising of plinth plus two upper floors admeasuring in aggregate 3882.684 square metres (hereinafter referred to as "**Building**").
- M. The Plot and 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 lines and the Building is delineated in Blue colour hatched lines on the Plan annexed hereto annexed as **Annexure "A"**.
- N. The Assignor herein has entered into various mortgage deeds with respect to the Plot, details whereof are more particularly mentioned in annexure hereto annexed as **Annexure "B"**.
- O. 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.
- P. During the CIRP proceedings, the Assignor has approached the Assignee for the transfer and assignment of its right, title and interest in the Property, subject to the Assignor obtaining the order of withdrawal of the CIRP proceedings under section 12A of the Code.
- Q. A Settlement Plan was proposed by the Assignor for payment of the pending dues of the financial creditors and an Application for withdrawal of the CIRP proceedings under section 12A of the Code was made to NCLT.
- R. As per the Settlement Plan, the Assignor is required to pay to South Indian Bank ("**SIB**") a sum of INR 23,00,00,000/- (Indian Rupees Twenty-Three Crores only) ("**Outstanding Loan**") and the Assignor is required to pay to IDBI Bank Limited ("**IDBI**") a sum of INR 3,83,16,411/- (Indian Rupees Three Crores Eighty Three Lakhs Sixteen Thousand Four Hundred Eleven only) as 100% Bank Guarantee margin ("**Bank Guarantee**").



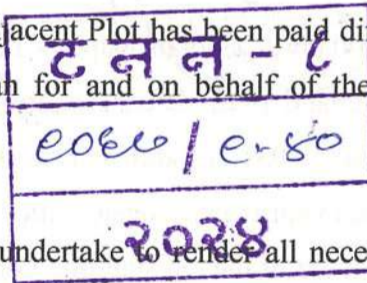
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- S. Based on the aforementioned Settlement Plan, the Assignee has deposited two demand drafts dated January 30, 2024 and March 14, 2024 in account bearing number 0409081000000031 established with SIB prior to the execution of this Agreement for and on behalf of the Assignor, for the purpose of settlement of the portion of the Outstanding Loan.
- T. By an Order dated March 20, 2024 passed by the NCLT in IA-1183(MB)2024 in CP.(IB)/1011(MB)2022, the NCLT allowed to withdraw the CIRP proceedings against the Assignor.
- U. The Assignor has obtained conditional No Objection Letters (i) dated April 3, 2024 from SIB and (ii) dated April 8, 2024 from IDBI hereto annexed as **Annexure "C"**, wherein approval has been granted by SIB and IDBI to assign and transfer the leasehold rights with respect to the Property in favour of the Assignee, subject to the terms and conditions, more particularly mentioned therein.
- V. 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-172/1 admeasuring 1269 square metres or thereabouts along with structure standing thereon 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 ("**Adjacent Plot**"). The consideration of INR 4,05,00,000/- (Indian Rupees Four Crores Five Lakhs only) paid by the Assignee with respect to the acquisition of the Adjacent Plot has been paid directly to SIB towards the settlement of the Outstanding Loan for and on behalf of the Assignor as mentioned hereinabove.
- W. The Assignor has agreed and will undertake to render all necessary co-operation to the Assignee to obtain the necessary permission from MIDC, for transfer/assignment of the Property in favour of the Assignee.
- X. It has been mutually agreed between the Assignor and the Assignee herein and the Assignor has agreed to transfer by way of assignment the Property free from all encumbrances in favour of the Assignee on the terms and conditions hereinafter appearing.



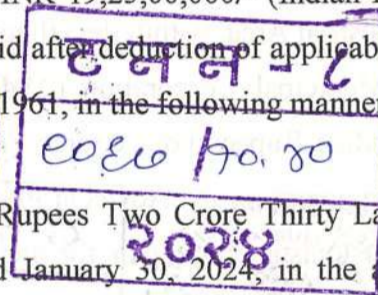
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**NOW IT IS HEREBY DECLARED, UNDERSTOOD AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:**

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 the assignment of the Property from the Assignor.
3. The Assignor hereby agrees to transfer and assign and the Assignee agrees to purchase and acquire from the Assignor all its leasehold right, title and interest in the Property viz. all that piece and parcel of land bearing Plot number A-172, admeasuring 4146 square metres, along with structure standing thereon comprising ground plus two upper floor admeasuring in aggregate 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, and more particularly described in the Schedule hereunder written and the Plot is delineated in red color boundary lines 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 19,25,00,000/- (Indian Rupees Nineteen Crores Twenty Five Lakhs only) 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 2,30,00,000/- (Indian Rupees Two Crore Thirty Lakhs only) deposited by way of demand draft dated January 30, 2024, in the account bearing number 0409081000000031 established with SIB, prior to the execution of this Agreement towards part consideration, for the on behalf of the Assignor towards PART payment of the Outstanding Loan;
- (b) INR 3,45,00,000/- (Indian Rupees Three Crores Forty-Five Lakhs only) deposited by way of demand draft dated March 14, 2024 in the account bearing number 0409081000000031 established with SIB, prior to the execution of this Agreement towards part consideration, for the on behalf of the Assignor towards PART payment of the Outstanding Loan;



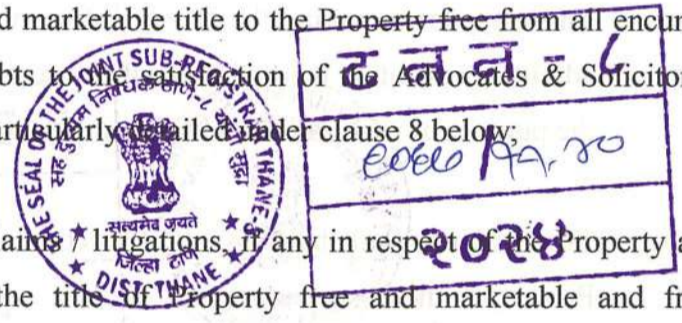
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- (c) INR 1,00,00,000/- (Indian Rupees One Crore only) paid directly to SIB for and on behalf of the Assignor towards part repayment of the Outstanding Loan, simultaneously with the execution and registration of this Agreement;
- (d) INR 12,25,00,000/- (Indian Rupees Twelve Crores Twenty-Five Lakhs Only) shall be paid directly to SIB for and on behalf of the Assignor towards repayment of the aforesaid Outstanding Loan, with in a period of 7 days from the date of receipt of MIDC demand letter; and
- (e) INR 5,75,000/- (Indian Rupees Five Lakhs Seventy-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 Deed of Assignment;
- (c) execute and register deed of release of mortgage with respect to the Plot and ensure that the requisite Form 17 has been filed with the concerned Registrar of Companies;
- (d) pay a sum of INR 3,83,16,411/- (Indian Rupees Three Crores Eighty-Three Lakhs Sixteen Thousand Four Hundred Eleven only) being the Bank Guarantee margin to IDBI and obtain release of the same;

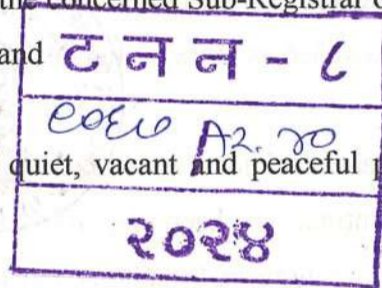


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- (e) obtaining the transfer demand and transfer order from MIDC for transfer of the Plot in favour of the Assignee;
- (f) obtain and furnish to the Assignee, Certificate issued by Income Tax Department under section 281 of the Income Tax Act, 1961 with respect to the Property;
- (g) cause the name of the Assignor to be reflected in the property tax records;
- (h) obtain no-dues certificate with respect to the property tax, water charges, electricity charges and annual lease rent; and
- (i) 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 time-frame, the Parties hereto shall immediately complete the transfer and assignment of the Property in the following manner:

- (a) The Assignor executing the Deed of Assignment in favour of 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(e) above.

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

- (a) it is the lessee 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 assign and transfer the Property and its leasehold rights therein and to part with possession of the Property, subject to the consent of the MIDC;
- (b) the Lease dated December 18, 2000 is valid, subsisting and in force and effect and that the aforementioned lease has not been forfeited and/or terminated and it has

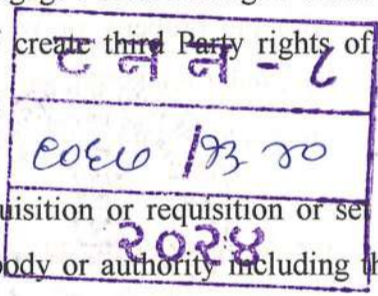
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performed all the terms, covenants and conditions contained in the aforementioned lease and that it has not committed any breach of any of the terms and conditions of the aforementioned lease;

- (c) the requisite stamp duty and registration charges have been paid on the Lease dated December 18, 2000;
- (d) save and except the charge created in favour of SIB and IDBI, neither the 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;
- (e) 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;
- (f) 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;
- (g) 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;
- (h) there is no outstanding or arrears payable to any local body or authority by way of lease rentals or service charges or municipal taxes and outgoings and other charges in respect of the Property;
- (i) there is no restraining order or injunction from any Court, Tribunal or Authority restraining the Assignor from transferring and assigning the Property and leasehold interest therein;
- (j) there are no suits, proceedings, notice of lispendens, attachments before or after judgement, prohibitory orders or any attachment orders under Section 281B of the

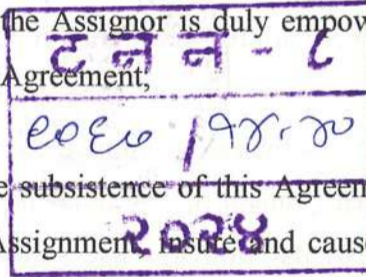


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Income Tax Act, 1961, Estate Duty, Income Tax, Sales Tax or Excise dues levied and/or pending in respect of the Property or any part thereof and there are no Income Tax, Sales Tax dues or any proceedings or attachment by Tax Authorities pending in respect of the Property or any part thereof;

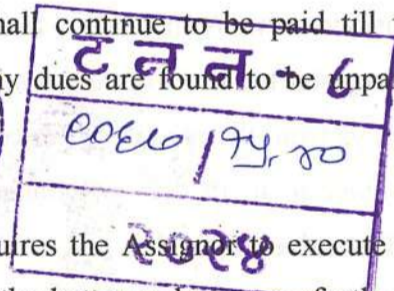
- (k) the Assignor has not given any guarantee to any person or persons/ banks, financial institutions or any other third Party (save and except the Bank Guarantee), whereby its rights to dispose off the Property or any part thereof may be affected;
- (l) no proceedings for recovery of outstanding dues 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;
- (m) there is no liability/ dues/ arrears towards workers/ employees of the Assignor or its licensee/s, all arrears of outgoings, if any, in respect of the Property including land revenue, lease rent, municipal taxes, etc. have been paid upto date by the Assignor;
- (n) 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;
- (o) the Assignor shall, during the subsistence of this Agreement and till the date of registration of the Deed of Assignment, 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
- (p) 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.



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7. Upon execution of Deed of Assignment, 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 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 lease 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 Deed of Assignment. 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



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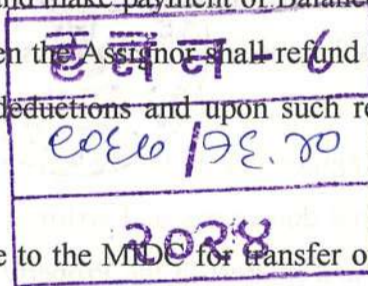


Assignee interest @ 12% per annum on the monies paid as per clause 3(a), 3(b) and 3(c) above from the date of default till the date of compliance of obligations. However, if the delay in completion of the obligation as provided in clause 4 hereinabove continues beyond 30 days from the date of executing 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 terminate this Agreement, in which event the Assignor shall within 7 days refund to the Assignee all the monies paid as per clause 3(a), 3(b) and 3(c) by the Assignee to the Assignor and/or SIB hereunder. If the Assignor fails to refund all the monies 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 specific performance of this Agreement.

12. In the event of the Assignor having complied with all its obligations set out in the clause 4 hereinabove within the timeframe stipulated thereunder and being ready and willing to and intimating its readiness and willingness to complete the transaction in the manner set out in clause 5 herein in favour of the Assignee and the Assignee being unwilling and/or unable to complete the said transaction within the time stipulated as aforesaid, the Assignee shall be liable to pay interest @ 12% per annum on the Balance Consideration. However, if the default of the Assignee continues beyond 30 days then the Assignor shall thereafter be entitled to give written notice to the Assignee calling upon the Assignee to execute and register the Deed of Assignment and make payment of Balance Consideration within 15 days from the receipt of notice. If the Assignee fails to execute and register the Deed of Assignment and make payment of Balance Consideration within 15 days from the receipt of notice, then the Assignor shall refund all monies paid by the Assignee to it then without any deductions and upon such refund, this Agreement shall stand terminated.

13. The transfer charges premium payable to the MIDC for transfer of the Property shall be borne and paid by the Assignee alone and the premium with respect to the Urban Land (Ceiling and Regulation) Act, 1976 ("ULC Premium") shall be borne and paid by the Assignee to the extent of INR 4,00,00,000/- (Indian Rupees Four Crores only). It is further agreed between the Parties that if the ULC Premium payable to MIDC is above INR 4,00,00,000/- (Indian Rupees Four Crores only), then the increase thereof shall be borne and paid by the Assignor herein.

14. 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



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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 the Assignor and Assignee. The arbitration shall be conducted in English language. The arbitral award will be final and binding upon both parties.

15. 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:

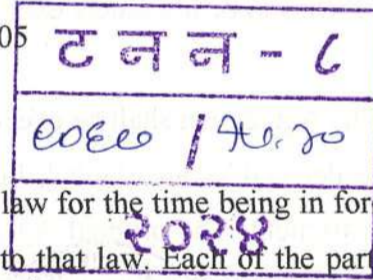
**For the Assignor:**

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, 27th Floor, Kesar Solitaire, Plot No. 05, Sector -19,  
Address Sanpada, Navi Mumbai - 400 705  
Email id : [rohan@gogari.com](mailto:rohan@gogari.com)

16. 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.
17. 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 the provision being replaced, and that preserves the Parties commercial interests under this Agreement.
18. The stamp duty and registration charges in respect of this Agreement and the ultimate Deed of Assignment 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.



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19. 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

20. As per the ready reckoner, the market value of the Property comes to INR 17,58,00,000/- (Indian Rupees Seventeen Crores Fifty-Eight Lakhs only). <sup>Nine Seven Ninety Nine Thousand</sup> The agreed consideration of the Property between the Parties is INR 19,25,00,000/- (Indian Rupees Nineteen Crores Twenty Five Lakhs only). Therefore, the Assignee has paid the appropriate stamp duty along with appropriate registration fees and incidental charges therewith in this Agreement.

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

22. 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.



**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT PIECE AND PARCEL** of land bearing plot number A-172 admeasuring 4146 square metres or thereabouts, along with the factory building standing thereon comprising of plinth plus two upper floor admeasuring in the aggregate 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, Taluka and Registration Sub-District Thane, District and Registration District Thane and bounded as follows:



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On or towards the North : By Plot number A-173;  
 On or towards the South : By Plot number A-171;  
 On or towards the East : By MIDC land; and  
 On or towards the West : By MIDC land.

**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.... )



For PROCESS CONSTRUCTION & TECHNICAL SERVICES PVT. LTD.

*K.P. Francis*

DIRECTOR

1. *Aditi Rane*      *Aditi Rane*
2. *Venkatesh Iyer*      *Venkatesh Iyer*

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



For GOGARI CORPORATION

*Rohan Ashwin Gogari*  
Partner

1. *Aditi Rane*      *Aditi Rane*
2. *Venkatesh Iyer*      *Venkatesh Iyer*

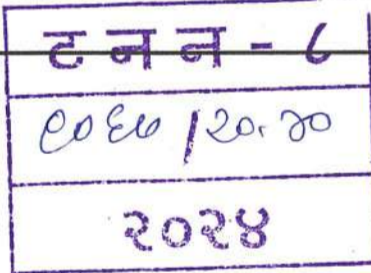


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**RECEIPT**

**RECEIVED** of and from the within-named Assignee the sum of INR 6,75,00,000/- (Indian Rupees Six Crores Seventy Five Lakhs only) being the part consideration as within mentioned payable by the Assignee to us , the details of amount remitted whereof are as under:

<b>PAYEE</b>	<b>Demand Draft/UTR No.</b>	<b>Date</b>	<b>Drawn on</b>	<b>Amount (INR)</b>
PROCESS CONSTRUCTION & TECHNICAL SERVICES PVT. LTD. UNDER CIRP	'374768'	30/01/2024	Kotak Mahindra Bank	2,30,00,000/-
PROCESS CONSTRUCTION & TECHNICAL SERVICES PVT. LTD. UNDER CIRP	'558225'	11/03/2024	Kotak Mahindra Bank	3,45,00,000/-
PROCESS CONSTRUCTION & TECHNICAL SERVICES PVT. LTD.	KKBKR5202 40410008022 26	10/04/2024	Kotak Mahindra Bank	1,00,00,000/-
<b>Total</b>				<b>6,75,00,000/-</b>



**WE SAY RECEIVED**

For PROCESS CONSTRUCTION & TECHNICAL SERVICES PVT. LTD.

*Yromen*

**DIRECTOR**

Process Construction and  
Technical Services Private  
Limited

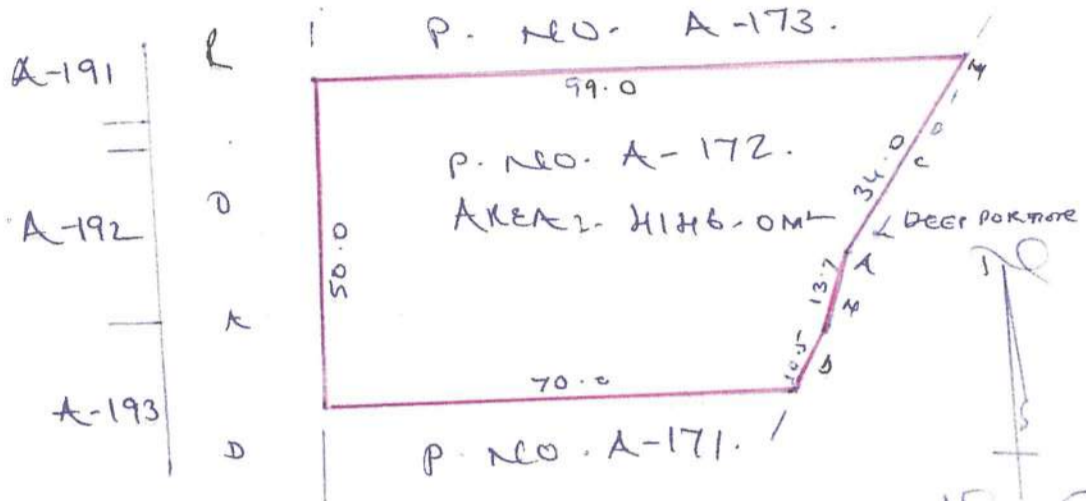
Witnesses:

1. *Aditi Kame* *Aditi Kame*

2. *Venkaiah 1977* *Venkaiah*



TRANS THANE CREEK INDUSTRIAL AREA  
VILLAGE- KHAIRANE & DIST.-THANE  
SCALE-1CM= 5.0 MTS.



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For Ray Constructions

*(Signature)*

(Mr. M.K. Thomas for self and the constituted attorney of Mr. M.T. Kochukunjil, Mr. George Chenian and Mr. M.K. Varghese)

Partner



*(Signature)*

REGIONAL OFFICER  
M.I.D.C. Mahape Region  
Mahape

**Annexure "B"**

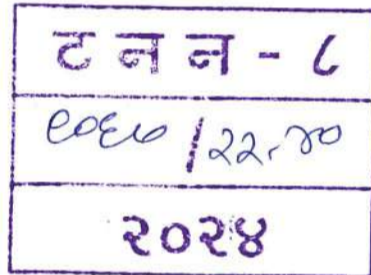
(Mortgage Deeds executed with SIB and IDBI)

Sr. No.	Particulars
1.	Agreement dated July 22, 2015 executed by and between MIDC, Process Construction and Technical Services Private Limited and South Indian Bank Limited
2.	Agreement ( <i>undated</i> ) executed by and between Process Construction and Technical Services Private Limited and IDBI Bank Limited

*Yomna*



*[Handwritten signature]*





CIN: L65190MH2004GO1148838

आईडीबीआई बैंक लिमिटेड  
पंजीकृत कार्यालय : आईडीबीआई टॉवर,  
इन्डियन कोम्प्लेक्स, कफ परेड,  
मुंबई - 400 005.  
टेलिफोन : (+91 22) 6655 3355  
(+91 22) 6655 3405, 3410, 3404  
फैक्स : (+91 22) 2218 0411  
वेबसाइट : www.idbibank.in

IDBI Bank Limited  
Regd. Office : IDBI Tower,  
WTC Complex, Cuffe Parade,  
Mumbai - 400 005.  
TEL.: (+91 22) 6655 3355  
(+91 22) 6655 3405, 3410, 3404  
FAX : (+91 22) 2218 0411  
Website : www.idbibank.in

Annexure

**WITHOUT PREJUDICE**

April 08, 2024

To,  
Process Construction and Technical Services Pvt Ltd. ("PCTSPL"),  
Office No. 8-11, 1<sup>st</sup> Floor, Shri Ramakrishna Niwas CHSL,  
Plot No. 46 & 47, Sector 40, Seawoods,  
Nerul (West), Navi Mumbai – 400 706

**Kind Attn.: Mr. K.P. Francis, Director**

**Sub: Conditional No Objection Certificate ("Conditional NOC")**

**Ref: PCTSPL's Email dated 27.03.2024**

Dear Sir,

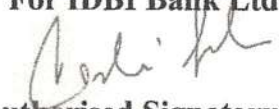
In relation to the referred email, wherein PCTSPL has requested IDBI Bank Ltd. ("IDBI Bank") to issue a Conditional NOC *w.r.t.* sale of Property 'Plot No. A-172 Workshop located at TTC Industrial Area, MIDC, Koparkhairne, Navi Mumbai.', as described in the Annexure - A of the Settlement Plan, submitted U/s 12A of IBC, 2016 dated 23.01.2024 read along with mail dated 17.02.2024 from Shri K. P. Francis ("Settlement Plan").

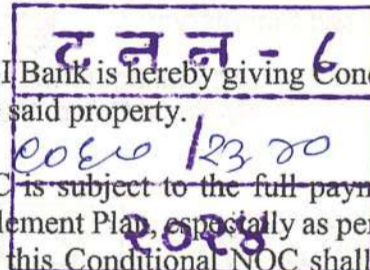
In reference to clause 5 of the Settlement Plan, IDBI Bank is hereby giving Conditional NOC to PCTSPL, only in relation to the sale of the said property.

It is to be noted that the instant Conditional NOC is subject to the full payment by PCTSPL to IDBI Bank, as envisaged under the Settlement Plan, especially as per clause 5 of the same. It is also to be noted that issue of this Conditional NOC shall not be treated as a release of charge of IDBI Bank on the said property in any way.

Details of Property – 'Plot No. A-172 Workshop located at TTC Industrial Area, MIDC, Koparkhairne, Navi Mumbai.' as mentioned in Annexure – A of the above referred Settlement Plan:

For IDBI Bank Ltd

  
Authorised Signatory



The South Indian Bank Ltd, Regional Office-  
Mumbai, 804, Parinee Crescenzo, "G Block",  
Bandra Kurla Complex, Bandra (East), Mumbai -  
400 051  
Tel No: 022 6786 8888 E-mail: [ro1001@sib.co.in](mailto:ro1001@sib.co.in)



Ref: RO/MUM/REC/05/2024-25

Date: April 03, 2024

To,  
M/s.Process Construction and Technical Services Pvt Ltd  
Office No. 8-11, 1<sup>st</sup> Floor, Shri Ramakrishna Niwas CHSL  
Plot No. 46 & 47, Sector 40, Seawoods,  
Nerul (West),  
Navi Mumbai - 400 706

Kind Attn.: Mr. K.P. Francis, Director

**Sub: Conditional NOC**

Dear Sir,

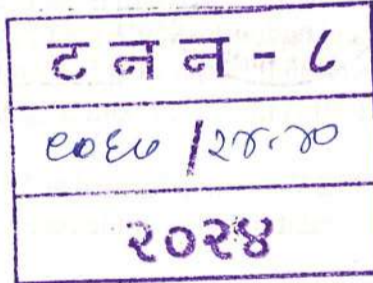
We refer to your email dated 20.03.2024, wherein we have requested you to issue Conditional NOC w.r.t. sale of our Plot No. A-172 Workshop located at TTC Industrial Area, MIDC, Koperkhairne, Navi Mumbai.

We are pleased to inform you that we have No Objection in your selling the Plot No. A-172 workshop located at TTC Industrial Area, MIDC, Koperkhairne, Navi Mumbai, and handover original documents and No Dues Certificate, subject to payment of the bank dues as per Sec 12A plan submitted by you.

For The South Indian Bank Ltd

For  
Authorised Signatory

Sr. Manager / Manager  
Regional Office, Mumbai



Registered Office: "SIB HOUSE" T.B. Road, Thrissur-1, Kerala  
email: [sibcorporate@sib.co.in](mailto:sibcorporate@sib.co.in) CIN: L65191KL1929PLC001017  
Website: [www.southindianbank.com](http://www.southindianbank.com)



Index-2( सूची - २ )



05/06/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे  
3

दस्त क्रमांक : 3972/2014

नोदंणी :

Regn:63m

गावाचे नाव : 1) खैरणे

- (1) विलेखाचा प्रकार अभिहस्तांतरणपत्र
- (2) मोबदला 100000000
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 121397000
- (4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास) 1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन : इतर माहिती: इतर माहिती: प्लॉट नं. 46 व 47, सी टी सी इंडस्ट्रीअल एरिया, व्हिलेज खैरणे, नवी मुंबई, क्षेत्रफळ 46 ब्ला. नं. 47, क्षेत्र 1153.023 चौ.मी. ( Plot Number : A-46 )
- (5) क्षेत्रफळ 4146 चौ.मी. सत्यमेव जयते
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. जिल्हा ठाणे
- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. 1): नाव:-मे. जर्म कंस्ट्रक्शन्स तर्फे भागीदार विजय एच मिरचंदानी स्वतःकरिता व 1. श्री. हरीश सी. मिरचंदानी 2. श्री. किशोर एच. मिरचंदानी एच. यु. एफ. 3. श्री. संजय एच. मिरचंदानी एच. यु. एफ. तर्फे कु. मु. म्हणून - - वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: प्लॉट नं. ए 172, एम आय डी सी टी टी सी इंडस्ट्रीअल एरिया, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, पिन कोड:-400703 पॅन नं:-AAKFM2483M
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. 1): नाव:-मे. प्रोसेस कंस्ट्रक्शन अँड टेक्निकल सर्व्हिसेस प्रा.ली. तर्फे डायरेक्टर श्री. के पी प्रान्सिस - - वय:-59; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 9,10 व 11, 1 ला मजला, श्री रामकृष्ण निवास, प्लॉट नं. 46 व 47, सेक्टर 40, सोव्हेस, नेरूळ, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, पिन कोड:-400706 पॅन नं:-AADCP8891J
- (9) दस्तऐवज करून दिल्याचा दिनांक 05/06/2014
- (10) दस्त नोंदणी केल्याचा दिनांक 05/06/2014
- (11) अनुक्रमांक, खंड व पृष्ठ 3972/2014
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 6070000

Index-2( सूची - २ )

(13)बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14)शेरा

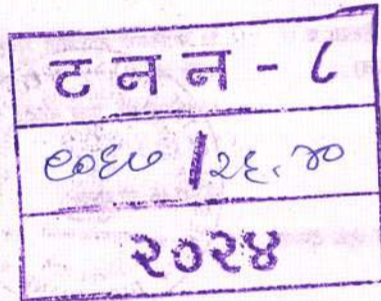
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सह दुय्यम निबंधक वर्ग २  
ठाणे क्र. ३





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

Phone: 27781602

No.DE/SPA/Final-NOC/A-172/ <sup>1396088</sup> /2014,  
Office of the Deputy Engineer &  
Special Planning , Authority, MIDC Sub-  
Dn.1,(Civil),Mahape.  
Date:-03/07/2014

To,  
M/s.Process Construction & Technical Services P.Ltd.,  
Plot No A-172,  
TTC Indl Area, Navi Mumbai

Sub : Grant of "Final No Objection Certificate"

- Ref
- 1) Fire Completion certificate from M/s. V-2 Fire Protection Dated 03/07/2014
  - 3) Your online application received through SWC vide tracking ID No. SWC/14/3/20140701/284644 & Complied on 03/07/2014

Dear Sir,

With reference to above representative this office has visited your factory building situated on above-mentioned address on 03/07/2014 for inspection of fire fighting arrangements provided by you. Since the fire fighting arrangements provided by you were found in satisfactory working conditions and as per provisional NOC this office is issuing "Final No Objection Certificate" for your Factory building bearing built up area of 3882.684 Sqm. This certificate shall be treated valid for the period of One year from the date of issue of this letter. It is your responsibility to get the same renewed every One year after inspection of fire fighting installation and arrangements provided for fire safety. The Fire fighting systems provided by you in the factory premises, as per provisional No-Objection certificate shall be well maintained & shall be kept in tip-top working condition at all the time.

The undersigned reserves right to amend any additional recommendations deemed fit during the stage wise inspection due to the statutory provisions amended from time to time and in the interest of the protection of the factory from fire. If any change in Activity or Transfer of Plot or for any future expansion, No-Objection Certificate from this office or other competent authority is essential.

Thanking you.

Yours faithfully,

( S.P. Ayhad)

Deputy Engineer &  
Special Planning Authority  
MIDC Sub Dn I (Civil) Mahape.



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

Phone: 27781602



No.DE/SPA/A-172/ <sup>B96069</sup> /2014,  
Office of the Deputy Engineer &  
Special Planning Authority,  
MIDC Sub-Dn.1(Civil),Mahape.  
Date:- 03/07/2014

To,  
M/s. Process Construction & Technical Services P. Ltd.,  
Plot No A-172,  
TTC Indl Area, Navi Mumbai.

Sub :- B.C.C. & D.C.C. for Factory Building,  
on Plot No. A-172 in T.T.C. Indl.Area,  
for M/s. Process Construction & Technical Services P.Ltd.

Ref :- Your online application received  
through SWC vide tracking ID No.  
SWC/14/3/201400701/284644&

Complied on 03/07/2014

Dear Sir,

Please find enclosed herewith following certificate:

- Occupancy Certificate
- Building Completion Certificate
- Drainage Completion Certificate

Please acknowledge the receipt of the same.  
Thanking you,

Your's faithfully,

DA : As above.



( S.P. Awhad )  
Deputy Engineer &  
Special Planning Authority  
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.c.'s to**  
Regional Officer, MIDC Mahape, for information.  
DIC Thane  
Architect M/s K. Thomas & Associates, E-1, Unit No.3 & 4 , Sector No.5, Vashi,  
New Mumbai.  
Water billing Section.



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)



This letter is accompaniment to letter No.DE/SPA/A-172/ B 96069  
Dated 03/07/2019

OCCUPANCY CERTIFICATE.

This is to certify that the development work of Factory Building, on Plot No.A-172 for M/s. Process Construction & Technical Services P.Ltd., in TTC Indl.Area, completed under the supervision of M/s. K. Thomas & Associates, Architect Licence No.CA/83/7340 is permitted to be occupied for total B.U.A. as stated in Building Completion Certificate attached.

Thanking you,

Your's faithfully,



( S.P. Ayhad )  
Deputy Engineer &  
Special Planning Authority  
MIDC Sub Dn I (Civil), Mahape



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

This letter is accompaniment to letter No.DE/SPA/A-172/ B 96069  
Dated 03/12/2014

**BUILDING COMPLETION CERTIFICATE**

This is to certify that M/s.Process Construction & Technical Services P. Ltd., of Plot No.A-172 in T.T.C. Indl.Area, have completed the Factory Building on the above said plot in accordance with the as built building plans approved by vide this office letter no. SPA/DE/MHP (C)/IFMS/B-62310 dt 03/06/2014 through the licensed Architect M/s. K. Thomas & Associates Regn. No. CA/ 83/7340.

Details of units constructed are as given below ;

- 1) Name of allottee : M/s. Process Construction & Technical Services P. Ltd.
- 2) Plot No. : A-172
- 3) Plot Area in Sqm. : 4146.00 m<sup>2</sup>
- 4) Date of Allotement : Transfer order No.1099 dt. 17/04/2014.
- 5) Date of possession :
- 6) Approval of plans : Vide No. B-62310 Dt. 03/06/2014.

Sr. No	Particular	Stilt	Plinth	1 <sup>st</sup> fl.	2 <sup>nd</sup> fl.	3 <sup>rd</sup> fl.	Total
		m <sup>2</sup>	m <sup>2</sup>				
A	1 <sup>st</sup> BCC vide No.1888 dt. 06/03/1997	---	495.95	372.32	868.27		868.27
B	Demolition vide No.2747 dt. 20/06/2008	----	(-)495.95	(-)372.32			(-)868.27
C	Approval vide No.239 dt. 22/01/2009	1229.92 (Stilt)	256.55	1432.90	1477.57	978.75	4145.77
Treated as Cancelled							
D	Approval vide No.A83977 dt. 14/03/2014	----	712.865 + 99.094 (Ex. Ht)	514.064	712.866	----	2039.502
Treated as cancelled							
E	BCC As built NO.B-13440 dtd. 12/04/2014	----	712.865 + 99.094 (Ex. Ht)	341.064	----	----	1153.023
F	Approval No.B-62310 dtd. 03/06/2014		1228.788 + 614.394 (Ex. Ht)	173.613	712.866	---	2729.661
	Total	----	2655.14	514.677	712.866	---	3882.684
Grand Total 3882.684m <sup>2</sup>							



: 2 :

- 7) Position of construction on site as on : 03/07/2014  
a) Built up area completed : 3882.684 m<sup>2</sup>  
in all respect.  
b) Area under construction : --  
c) Open area : 2162.40m<sup>2</sup>  
d) Remarks : ---
- 8) 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.)
- 9) Area that could be considered now : 3882.684 m<sup>2</sup>.
- 10) Actual utilization of plot in view of existing :  
construction in the form of utilization of FSI.  $\frac{3882.684}{4146.00} = 0.93 < 1.00$  O.K.
- 11) Do you recommended grant of final lease : Yes, subjects to fulfillment  
Of entire plot having regard to area of plot of other documents as per  
And construction carried out so far allotment order.



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(S.P. Avhad)  
Deputy Engineer &  
Special Planning Authority  
MIDC Sub Dn I (Civil) Mahape



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

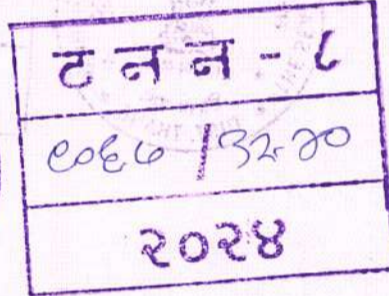
This letter is accompaniment to letter No.DE/SPA/ A-172/ B 6069  
Dated 03/07/2014

**DRAINAGE COMPLETION CERTIFICATE**

This is to certify that, M/s.Process Construction & Technical Services P. Ltd. allottee of Plot No. A-172 in M.I.D.C. 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 vide letter No.DE/MHP(C)/IFMS/B-62311 dated 03 /06/2014 through the Licensed Architect, M/s. k. Thomas & Associates



( S.P. Avhad )  
Deputy Engineer &  
Special Planning Authority  
MIDC Sub Dn I (Civil) Mahape.





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

**भारत सरकार**  
**GOVT. OF INDIA**

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

  
 Signature




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

**भारत सरकार**  
**GOVT. OF INDIA**

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

गीत Name  
**GOGARI CORPORATION**

त्तिमन / त्तिमन की त्तिमन  
 Date of Incorporation/Formation  
**18/08/2023**



For GOGARI CORPORATION

  
 Partner



भारत सरकार

Utkarsha Identifiers Authority of India  
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

08/10/2011



Ref: 316 / 13E / 610937 / 611729 / P
<b>त</b>
UE454819094IN
००६० / ३५.१०
२०२४



आपला आधार क्रमांक / Your Aadhaar No. :

**5968 9528 0931**

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

*(Handwritten signature)*



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

**भारत सरकार**  
**GOVT. OF INDIA**

**PROCESS CONSTRUCTION & TECHNICAL SERVICES PRIVATE LIMITED**

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

24052006

For PROCESS CONSTRUCTION & TECHNICAL SERVICES PVT. LTD.

*Yromu*

DIRECTOR



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२०२०/३६.००
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**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

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

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

*Yromu*  
 Signature



*Yromu*



भारत सरकार  
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

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

To  
काकात्तु 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  
9819721458

Signature Not verified  
Security of Aadhaar  
UIDAI/REGISTRATION  
TYPE: 2011/01/04/0001



ट न न - ८  
९०९०/२०२३

आपला आधार क्रमांक / Your Aadhaar No. :

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, पीव्हीसी कार्ड्स, ईआधार आणि mAadhaar सारखे आधारचे सर्व प्रकार तितकेच वैध आहेत. १२ अंकी आधार क्रमांकाच्या जागी क्वच्युअल आधार ओळख (VID) देखील वापरली जाऊ शकते.
- 10 वर्षांतून एकदा तरी आधार अपडेट करा.
- आधार तुमला 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 डाउनलोड करा.
- सुरक्षित सुनिश्चित करण्यासाठी लॉक/अनलॉक बायोमेट्रिक्स/आधार या ऑपरेशन्स 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.
- Entitles seeking Aadhaar are obligated to seek due consent.



भारत सरकार  
Government of India



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

Issue Date: 01-04-2017

9164 5367 6978  
VID : 9127 7584 4962 0436

माझे आधार, माझी ओळख



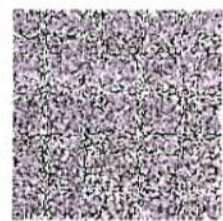
भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India



पत्ता:  
काकात्तु फिलीप फ्रान्सिस, ए-1102, प्लम बीच रेसिडेन्स, सेक  
4, प्लॉट नं 24/29, नेरुल वेस्ट, नावी 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: 11-03-2017



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*Yomen*

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



ट न न - ८
२०२४/३८४०
२०२४

392/9067

सोमवार, 15 एप्रिल 2024 3:23 म.नं.

दस्त गोषवारा भाग-1

टनन8

36180

दस्त क्रमांक: 9067/2024

दस्त क्रमांक: टनन8 /9067/2024

बाजार मुल्य: रु. 17,57,99,000/-

मोबदला: रु. 19,25,00,000/-

भरलेले मुद्रांक शुल्क: रु.96,25,000/-

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

अ. क्रं. 9067 वर दि.15-04-2024

रोजी 3:21 म.नं. वा. हजर केला.

पावती:9644

पावती दिनांक: 15/04/2024

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

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

दस्त हजर करणाऱ्याची सही:

एकुण: 30800.00

Joint Sub Registrar, Thane 8

Joint Sub Registrar, Thane 8

दस्ताचा प्रकार: ऑनलाईन 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

शिकका क्रं. 1 15 / 04 / 2024 03 : 21 : 52 PM ची वेळ: (सादरीकरण)

शिकका क्रं. 2 15 / 04 / 2024 03 : 23 : 01 PM ची वेळ: (फी)

## प्रतिज्ञापत्र

सदर दस्ताऐवज हा नोंदणी कायदा 1908 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि दस्तातील सत्यता, वैधता कायदेशीर बाबीसाठी खाली दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून घेणार

- 1.
- 2.

लिहून घेणार

- 1.
- 2.





15/04/2024 3 31:32 PM

दस्त गोषवारा भाग-2

टनन8

दस्त क्रमांक:9067/2024

दस्त क्रमांक :टनन8/9067/2024  
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, सीव्हीड्स, नेरुळ वेस्ट, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AADCP8891J	लिहून देणार वय :-68 स्वाक्षरी:- <i>[Signature]</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: -, , , , पॅन नंबर:ABAFG1931F	लिहून घेणार वय :-43 स्वाक्षरी:- <i>[Signature]</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 : 30 : 13 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	छायाचित्र	ठसा प्रमाणित
1	नाव:अदिती राणे - - वय:46 पत्ता:सानपाडा नवी मुंबई पिन कोड:400706	 स्वाक्षरी <i>[Signature]</i>	
2	नाव:व्यंकटेश अय्यर - - वय:49 पत्ता:विक्रोळी मुंबई पिन कोड:400083	 स्वाक्षरी <i>[Signature]</i>	

शिक्का क्र.4 ची वेळ:15 / 04 / 2024 03 : 30 : 58 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	69103332024041214234	MH000535308202425E	9625000.00	SD	0000360632202425	15/04/2024
2		DHC		0424157407998	800	RF	0424157407998D	15/04/2024
3	GOGARI CORPORATION	eChallan		MH000535308202425E	30000	RF	0000360632202425	15/04/2024

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

9067 /2024

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2. Get print immediately after registration.

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प्रमाणित करण्यात येते की,  
मूळ दस्तास एकूण ..... पाने आहेत  
पुस्तक क्र. ....  
..... क्रमांकावर नोंदवला.

सह दुय्यम निबंधक कार्यालय, ठाणे क्र. ८  
तारीख ..... माहे ..... सन २०२४