



31/12/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे
3

दस्त क्रमांक : 8849/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) वाशी

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|--|--|
| (1) विलेखाचा प्रकार | अभिहस्तांतरणपत्र |
| (2) मोबदला | 4000000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 3832000 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन : इतर माहिती: ऑफिस नं. 417, चौथा मजला, वर्धमान मार्केट प्रीमायसेस को-ऑप. सोसायटी लिमिटेड, प्लॉट नं. 75, सेक्टर-17, वाशी, नवी मुंबई -- क्षेत्रफळ 435 चौरस फूट बांधीव (Plot Number : 75 ;)) |
| (5) क्षेत्रफळ | 1) 435 चौ.फूट |
| (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. युनिटेक एज्युकेशनल सर्विसेस प्रा. ली तर्फे संचालक श्री. प्रेमकुमार सुंदरेसन - - वय:-61; पत्ता:-प्लॉट नं: --, माळा नं: -, इमारतीचे नाव: ३०२, तिसरा मजला, वर्धमान मार्केट, सेक्टर-१७, वाशी, नवी म, उम्बाई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAACU4158J |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-मे. प्रोग्रेसीव्ह सिव्हील कन्स्ट्रक्शन कंपनी प्रा. ली तर्फे संचालक श्री. अभंग चंद्रकांत मारुती - - वय:-70; पत्ता:-प्लॉट नं: --, माळा नं: -, इमारतीचे नाव: ४२८ चौथा मजला, वर्धमान मार्केट, सेक्टर-१७, वाशी, नवी म, उम्बाई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAACP7670G |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 31/12/2014 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 31/12/2014 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 8849/2014 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 240000 |

Vardhaman Market Premises Co-op. Society Ltd., Vashi

PLOT NO. 75, SECTOR-17, VASHI, NEW BOMBAY-400 705.

REGISTRATION NO. TNL/GNL/(C)/316/1988

SHARE CERTIFICATE

③

Share Certificate
No. 135

Shop/Office No. 417

Share Certificate No. 135

AUTHORISED CAPITAL : Rs. 30,00,000/- divided into 60,000 Shares of Rs. 50/- each

This is to certify that Shri/Smt. J.P. Shavaksha.

of New Bombay is the Registered Holder of 5 shares of Rs. 50/- only
(Rupees Fifty) each, numbered from 756 to 760 both inclusive, in the
above Society subject to the bye-laws of the said Society and that upon each of Shares
the sum of Rs. 50/- only (Rupees Fifty) has been paid.

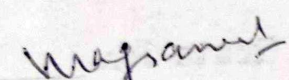
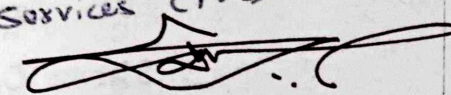
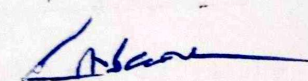
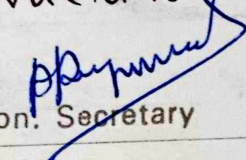
GIVEN under the Common Seal of the said Society at New Bombay this 9th
day of October 1992



[Signature] Chairmen

[Signature] Hon. Secretary

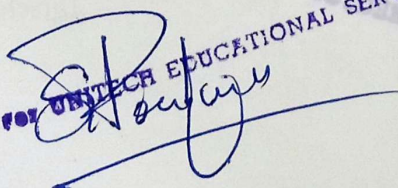
[Signature] Treasurer

Sr. No. of Transfer	Date of General body/ Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of shares held by the transferor are registered	Sr No in the Share Register at which the name of the Transferee is recorded
1	2	3	4	5
1	14/9/96	M/s Unitech Educational Services (Pvt) Ltd	135	184
1	 Chairman	 Hon. Secretary		Committee Member 2/2 20
2	15/5/2015  Chairman	Progressive Civil Construction (PCCP) Ltd.  Hon. Secretary	316	Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member



① Sale deed dt 31/12/14
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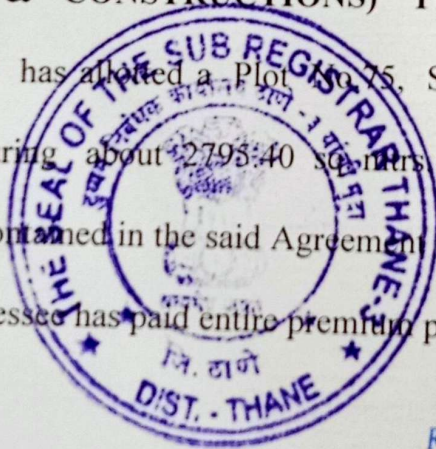
THIS DEED is made and entered into at Navi Mumbai, on this 31st day of DECEMBER, 2014, BETWEEN M/s. UNITECH EDUCATIONAL SERVICES (P) LTD., (having I. T. PAN: AAACU4158J), a Company incorporated under the provisions of Companies Act 1956, (I of 1956) , having its Office at 302, on the Third Floor, Vardhaman Market Premises Co-Op. Soc. Ltd., Plot No. 75, Sector - 17, Vashi, Navi Mumbai, Pin Code - 400 703, Tal.& Dist. Thane, **through its Director/Authorised Signatory MR. PREMKUMAR SUNDARESAN**, age 61 years, (having I.T.PAN: ALXPS7287F), hereinafter called the TRANSFERORS/SELLERS (which term expression shall unless it is repugnant to the context or meaning thereof shall mean and include its/their legal heirs, nominees, successor and permitted assigns) of the ONE PART


FOR UNITECH EDUCATIONAL SERVICES P. LTD. For Progressive Civil Constrn. Co. Pvt. Ltd.
DIRECTOR Director

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AND M/s. **PROGRESSIVE CIVIL CONSTRUCTION CO.(P) LTD.**, (having I. T. PAN: AAACP7670G), a Company incorporated under the provisions of Companies Act 1956, (I of 1956) , having its Office at 428, on the 4th Floor, Vardhaman Market Premises Co-Op. Soc. Ltd., Plot No. 75, Sector - 17, Vashi, Navi Mumbai, Pin Code - 400 703, Tal. & Dist. Thane, **through its Director/Authorised Signatory MR. ABHANG CHANDRAKANT MARUTI**, age 70 years, (having I. T. PAN :ADPPA1555L.), Indian Inhabitant hereinafter called the TRANSFEREES/PURCHASERS (which term and expression shall unless it is repugnant to the context or meaning thereof shall mean and include its/their heirs, executor, administrators and assigns) of the OTHER PART.

WHEREAS by an Agreement to lease dated 8th September, 1981, entered into between M/s. City And Industrial Development Corporation of Maharashtra Limited, (hereinafter referred to as ' THE CIDCO') of the ONE PART and **VALECHA BROS. (ENGINEERING & CONSTRUCTIONS) PRIVATE LIMITED** of the 'OTHER PART', the CIDCO has allotted a Plot No. 75, Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane, admeasuring about 2795.40 sq.mtrs. at the premium and on the terms and conditions therein contained in the said Agreement dated 8th September, 1981, As set out in the said Agreement, the Lessee has paid entire premium payable to CIDCO against the said Plot.



For UNITECH EDUCATIONAL SERVICES P. L. D.
 For Progressive Civil Constn. Co. Pvt. Ltd.
 Director

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AND WHEREAS, by virtue of Partnership Agreement dated 23rd April, 1981, the Lessee entrusted construction and development to the said partnership firm comprising of (i) VALECHA BROS. (ENGINEERING & CONSTRUCTIONS) PRIVATE LIMITED (ii) H.M. PANJWANI, (iii) I. U. ADVANI and (iv) MRS. RUPA A. HARGUNANI ;

AND WHEREAS Agreement dated 25th April 1984, made out and entered into between VALECHA BROS. (ENGINEERING & CONSTRUCTIONS) PRIVATE LIMITED of ONE PART , the said firm therein called DEVELOPERS of SECOND PART & VARDHAMAN CONSTRUCTIONS therein called the Builders of the THIRD PART and consideration and terms conditions therein contained. The Lessees and the said firm have agreed with Builders for construction by them for completing the Building on the said plot with authority to modify the plans and specification by CIDCO if so desired, or required by Builders.

WHEREAS the construction of Building on the said Plot No.75, Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane, is completed as per plans and designs duly approved by the Town Planning Authorities and obtained Occupancy Certificate No. BP/T/17/75/288, dated 13.10.1986 from CIDCO LTD.,

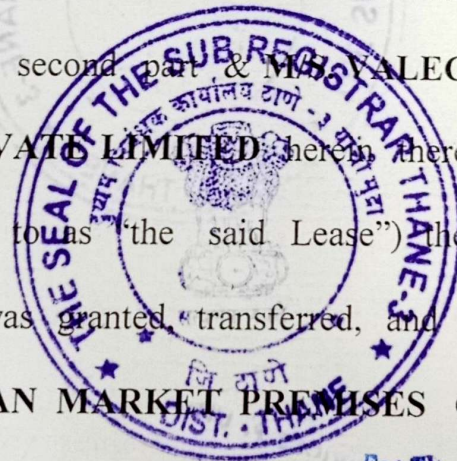
For UNITECH EDUCATIONAL SERVICES P. LTD. For Progressive Civil Constn. Co. Pvt. Ltd.
DIRECTOR Director

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WHEREAS, vide an Agreement dated 05th February, 1987, M/s. **VARDHAMAN CONSTRUCTIONS**, the Developers have sold and transferred a **Office No. 417**, on the 4th Floor, in the building standing on Plot No. 75, Sector-17, Vashi, Navi Mumbai, Pin Code - 400 703, Tal. & Dist. Thane to **MR. JAHANGIR P. SHAVAKSHA**, for proper consideration and as per terms and conditions contained therein

AND WHEREAS the Society is formed and duly registered under the Maharashtra Co-Operative Societies Act, 1960 (The Maharashtra Co-Operative Societies Rules, 1961 as amended) namely "**VARDHAMAN MARKET PREMISES**" **CO-OP. SOC. LTD.**" vide bearing registration No. TNL/GNL/(C)/316/1988-89, dated 01.11.1988.

WHEREAS BY AN INDENTURE of lease Dated 28th day of August, 1989, and made between the corporation therein referred to as "the Lessor" of the ONE PART and the **VARDHAMAN MARKET PREMISES CO-OP. SOC. LTD.**, herein, therein referred to as "the Lessee" of the second part & **M/S. VALECHA BROS. (ENGINEERING & CONSTRUCTIONS) PRIVATE LIMITED** herein therein referred to as "the Confirming Party" (hereinafter, referred to as "the said Lease") the said land hereinafter collectively referred to as "the Plot" was granted, transferred, and assigned by the Corporation unto the use of the **VARDHAMAN MARKET PREMISES CO-OP. SOC. LTD.**, in a lease



for UNITECH EDUCATIONAL SERVICES

Progressive Civil Constn. Co. Pvt. Ltd.

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DIRECTOR

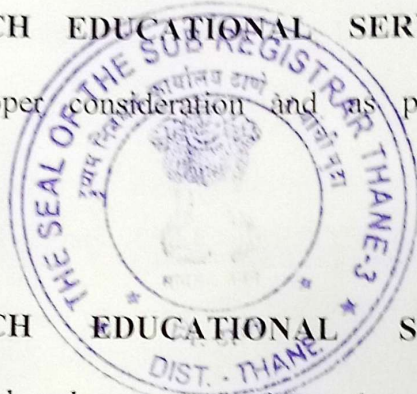
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Director

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for a term of Sixty Years computed from 08.09.1981 subject to payment of rents thereby reserved and Covenants and Conditions therein contained.

WHEREAS, vide Agreement for Sale dated 31st January, 1996, duly registered with the Sub-Registrar of Thane - 3, on 31.01.1996, under Serial No. 292/1996 **MR. JAHANGIR P. SHAVAKSHA** has sold and transferred a **Office No. 417**, on the 4th Floor, Admeasuring area **435 Sq. Ft. Built-up Area**, in **VARDHAMAN MARKET PREMISES Co-Op. Soc. Ltd.**, Plot No. 75, Sector - 17, Vashi, Navi Mumbai, Pin Code - 400 703, Tal. & Dist. Thane to **M/s. UNITECH EDUCATIONAL SERVICES (P) LTD.**, the **TRANSFERORS/SELLERS** for proper consideration and as per terms and conditions contained therein.



WHEREAS, the **M/s. UNITECH EDUCATIONAL SERVICES (P) LTD.**, **TRANSFERORS/SELLERS** are seized and possessed of or otherwise well and sufficiently entitled to a **Office No. 417**, on the 4th Floor, **VARDHAMAN MARKET PREMISES Co-Op. Soc. Ltd.**, Plot No. 75, Sector - 17, Vashi, Navi Mumbai, Pin Code - 400 703, Tal. & Dist. Thane, (hereinafter for brevity's sake the said Office shall be referred to as the "Said Premises"). **AND WHEREAS**, the **TRANSFERORS/SELLERS** are the members of the **VARDHAMAN MARKET PREMISES Co-Op. Soc. Ltd.**, & they are holding 5 Shares of Rs.50/- each numbered from 756 to 760, under Share Certificate No.135. **For Progressive Civil Constn. Co. Pvt. Ltd.**

FOR UNITECH EDUCATIONAL SERVICES PVT. LTD.

[Handwritten Signature]

DIRECTOR

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Director

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AND WHEREAS M/s. UNITECH EDUCATIONAL SERVICES (P) LTD. the TRANSFERORS/SELLERS have hereby sold and transferred the said premises to M/s. PROGRESSIVE CIVIL CONSTRUCTION CO.(P) LTD. the TRANSFEREES/PURCHASERS herein and the TRANSFEREES/PURCHASERS have agreed to purchase the said premises at or for the lumpsum price of Rs.40,00,000/- (RUPEES FORTY LAKHS ONLY).

AND the TRANSFEREES/PURCHASERS have purchased the same for the said price relying upon the following representations made by the TRANSFERORS/SELLERS i.e. to say :-

- i) There are no suits, litigations, civil or criminal or any other proceedings pending against the TRANSFERORS/SELLERS personally affecting the said premises.
- ii) The TRANSFERORS/SELLERS have paid all the necessary charges of any nature whatsoever in respect of the said premises and the TRANSFERORS/SELLERS have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.
- iii) The TRANSFERORS/SELLERS are in exclusive use, occupation and possession of the said premises and every part thereof and except the TRANSFERORS/SELLERS no other person or persons are in use, occupation and enjoyment of the premises or any part thereof.

For UNITECH EDUCATIONAL SERVICES P. LTD. For Progressive Civil Constr. Co. Pvt. Ltd.
DIRECTOR Director

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- iv) The TRANSFERORS/SELLERS have good and clear title free from encumbrances of any nature whatsoever of the said premises.
- v) The TRANSFERORS/SELLERS are not restricted either in the Income Tax Act, Wealth Tax Act, or under any other statute from disposing off the said premises.

Relying upon the aforesaid representations and declarations made by the TRANSFERORS/SELLERS herein, the TRANSFEREES/PURCHASERS have purchased the said premises at or for the lumpsum price consideration of **Rs.40,00,000/- (RUPEES FORTY LAKHS ONLY)** paid on execution of this Sale Deed.

AND WHEREAS the TRANSFERORS/SELLERS have transferred all their rights, titles, interests and benefits of the said premises to the TRANSFEREES /PURCHASERS and TRANSFEREES/PURCHASERS herein doth hereby has purchased the said premises on making the payment of **Rs.40,00,000/- (RUPEES FORTY LAKHS ONLY)** to the TRANSFERORS /SELLERS inclusive of deposits/credits lying to their credit with the Society/NMMC/ CIDCO/MSEB etc and all their rights of ownership, administration charges, membership rights, share amounts, M.S.E.B. Security Deposit or any other deposit etc., paid by them to the Society, Municipality, Govt. etc. till the date of full & final payment together with shares from 756 to 760, under Share Certificate No.135. The TRANSFERORS/SELLERS doth hereby sold and conveyed the said premises at the lumpsum price consideration of **Rs.40,00,000/- (RUPEES FORTY LAKHS ONLY)** being full & final payment.

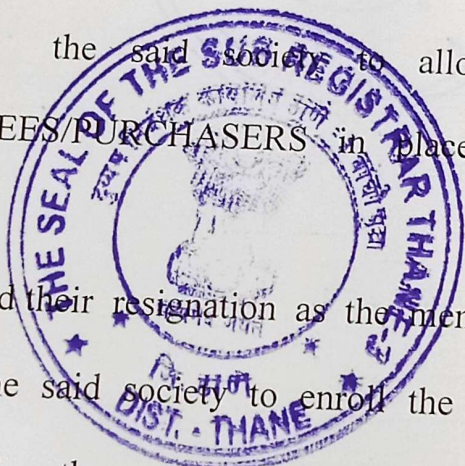
For UNITECH EDUCATIONAL SERVICES P. LTD.
 For Progressive Civil Constn. Co. Pvt. Ltd.
 DIRECTOR
 Director

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Upon receipt of the full consideration money referred to hereinabove the

TRANSFERORS/SELLERS :

- i. have handed over to the TRANSFEREES/PURCHASERS the original Share Certificate No.135 holding 5 shares of Rs.50/- each numbered from 756 to 760.
- ii. have handed over to the TRANSFEREES/PURCHASERS the transfer forms duly signed by them, the TRANSFERORS/SELLERS as regards the transfer of the said 5 shares and all other necessary papers, Letters, and documents required for effectively transferring the said 5 shares by the TRANSFERORS/SELLERS to the TRANSFEREES/PURCHASERS.
- iii. have surrendered their occupancy rights in respect of the said **Office No. 417, VARDHAMAN MARKET PREMISES** Co-Op. Soc. Ltd., in favour of the TRANSFEREES/PURCHASERS.
- iv. Shall cause the said society to allow to occupy the said Office by the TRANSFEREES/PURCHASERS in place and instead of the TRANSFERORS/SELLERS.
- v. have tendered their resignation as the members of the said society.
- vi. Shall cause the said society to enroll the TRANSFEREES/ PURCHASERS as the members of the said society in place and instead of the TRANSFERORS/SELLERS.



for UNITECH EDUCATIONAL SERVICES P. LTD

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DIRECTOR

For Progressive Civil Constn. Co. Pvt. Ltd

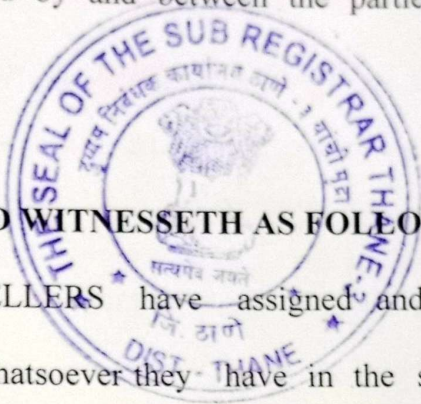
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Director

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vii. Shall cause the said society to transfer all the deposits, lying with the said society in the name of the TRANSFERORS/SELLERS and in favour of the TRANSFEREES/PURCHASERS in the records of the said society.

Besides the aforesaid terms and conditions certain other terms and conditions are also arrived at agreed and understood by and between the parties hereto which both of them intend to reduce into writing.



AND THEREFORE THIS DEED WITNESSETH AS FOLLOWS :

1. That the TRANSFERORS/SELLERS have assigned and transferred all their rights, titles, interests and benefits whatsoever they have in the said premises viz: **Office No. 417, admeasuring about 435 Sq. Ft. Built up area, on the 4th Floor, VARDHAMAN MARKET PREMISES Co-Op. Soc. Ltd., Plot No. 75, Sector - 17, Vashi, Navi Mumbai, Pin Code - 400 703, Tal. & Dist. Thane,** to the TRANSFEREES/PURCHASERS. The assignment of the said rights are incidental to the transfer of the shares from 756 to 760 which the TRANSFERORS/SELLERS are holding in respect thereof and as such the ownership rights of the said premises and the right accrued to the TRANSFERORS/SELLERS are incidental to the above referred Share Certificate No.135.

2. The TRANSFEREES/PURCHASERS have paid to the TRANSFERORS /SELLERS the Full and Final payment of **Rs.40,00,000/- (RUPEES FORTY LAKHS ONLY)** on or

[Signature]
For UNITECH EDUCATIONAL SERVICES P. LTD.
DIRECTOR

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For Progressive Civil Constr. Co. Pvt. Ltd.
Director

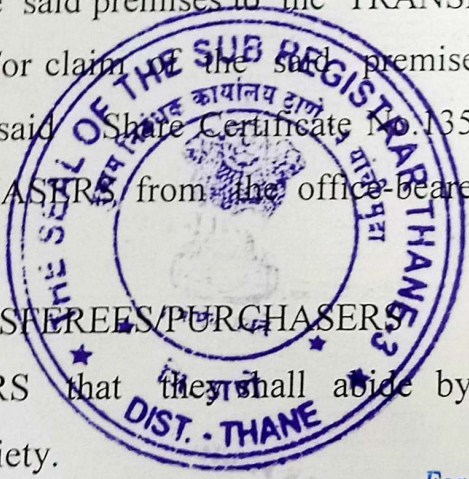
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before execution of this Deed. The TRANSFERORS/SELLERS doth hereby admits and acknowledge of and from the TRANSFEREES/PURCHASERS the same and every part thereof and doth forever acquit, release and discharge to the TRANSFEREES/PURCHASERS and the TRANSFERORS/SELLERS have assigned, transferred and assured all their rights, titles, interests and benefits in the Said Premises, contributions and other status enjoyed by them in respect of the Said Premises & rights under the shares which they are holding of the Said Society to the TRANSFEREES/PURCHASERS.

3.The TRANSFERORS/SELLERS have put the TRANSFEREES/PURCHASERS in absolute and exclusive possession of the said premises.

4. That the TRANSFERORS/SELLERS henceforth shall have no rights, titles, interests claim demand or charge of whatsoever nature on the payments and contributions made by the TRANSFERORS/SELLERS to their predecessor- in-title and to the said society and on the said premises. The TRANSFERORS/ SELLERS shall do all the needful in all respect to secure the title of the said premises to the TRANSFEREES/PURCHASERS indemnified from all liabilities and/or claim of the said premises. The TRANSFERORS/ SELLERS shall also get the said Share Certificate N.135 endorsed on the names of the TRANSFEREES/PURCHASERS from the office-bearers of the said Society.

5.That the TRANSFEREES/PURCHASER hereby covenant with the TRANSFERORS/SELLERS that they shall abide by all the rules and regulations and bye-laws of the Said Society.



For Progressive Civil Constn. Co. Pvt. Ltd.
for UNITECH EDUCATIONAL SERVICES P. LTD
DIRECTOR
Director

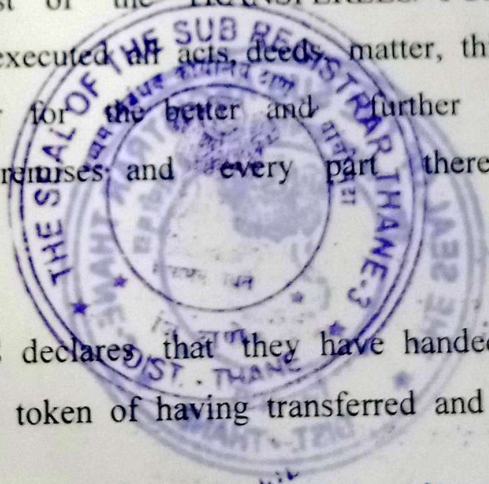
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6. That the TRANSFERORS/SELLERS hereby declares that they had paid all maintenance charges, electricity bills, taxes and outgoings upto date in respect of the said premises and that if any amount is due from them to Society, the Corporation or Government and/or to any other person, persons authorities relating to the Said Premises the same shall be paid by the TRANSFERORS/SELLERS and if any such amount is recovered from the TRANSFEREES/PURCHASERS the TRANSFERORS/SELLERS doth hereby agrees to indemnify and keep the TRANSFEREES/PURCHASERS indemnified therefrom.

7. It is agreed by and between the parties hereto that after handing over possession all maintenance charges, electricity bills, taxes and outgoings shall be borne and paid by the TRANSFEREES/PURCHASERS and any amount due in respect of the maintenance charges, electricity bills, taxes and outgoings up to the period of the same shall be paid by the TRANSFERORS/SELLERS.

8. The TRANSFERORS/SELLERS do hereby covenant with the TRANSFEREES/PURCHASERS that the TRANSFERORS/SELLERS shall from time to time at all times hereafter at the request and cost of the TRANSFEREES/PURCHASERS do and execute or cause to be done or executed all acts, deeds, matter, things, conveyance and assurance and rights whatsoever for the better and further more perfectly and absolutely getting the said premises and every part thereof vested in the TRANSFEREES/PURCHASERS.

9. The TRANSFERORS/SELLERS declares that they have handed over all the original documents of the said premises in token of having transferred and assigned all their



For UNITECH EDUCATION
DIRECTOR
For Progressive Civil Constrn. Co. Pvt. Ltd.
Director

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rights, titles, interests and benefits in respect of the said premises. Similarly, the TRANSFERORS/SELLERS have also hand over all the other receipts to the TRANSFEREES/PURCHASERS and the above referred share certificate. The TRANSFERORS/SELLERS states that save and except the aforesaid papers, they do not possess any other documents of title in respect of the said premises nor they have deposited or pledged the same with anyone. And such TRANSFERORS/SELLERS undertakes to indemnify and keep indemnified the TRANSFEREES/PURCHASERS for any past liability or default in the part of TRANSFERORS/SELLERS.

10. AND WHEREAS Stamp Duty, Registration Charges & Society transfer charges shall be paid by the TRANSFEREES/PURCHASERS and more than Rs.10,000/- & Society Transfer upto Rs.10,000/- will be paid by Seller.

11. AND WHEREAS M/s. UNITECH EDUCATIONAL SERVICES (P) LTD., vide its Resolution dated 01st October,2014 passed in the meeting of the Board of Directors held on 01st October,2014, authorised its Director MR. PREMKUMAR SUNDARESAN to sign, execute all documents and to do all acts, deeds etc., for and on behalf of the said Company for Sale /transfer of the said premises in the name of the Company.

12. AND WHEREAS M/s. PROGRESSIVE CIVIL CONSTRUCTIONS CO.(P) LTD., vide its Resolution dated 01st October,2014 passed in the meeting of the Board of Directors held on 01st October,2014, authorised its Director MR. ABHANG CHANDRAKANT MARUTI to sign, execute all documents and to do all acts, deeds etc., for and on behalf of the said Company for purchase/transfer of the said premises in the name of the Company.



FOR UNITECH EDUCATIONAL SERVICES (P) LTD.

[Signature]
DIRECTOR

For Progressive Civil Constn. Co. Pvt. Ltd.

[Signature]
Director

2.1-3	
दस्तावेज क्र. 1582	12098
98	132

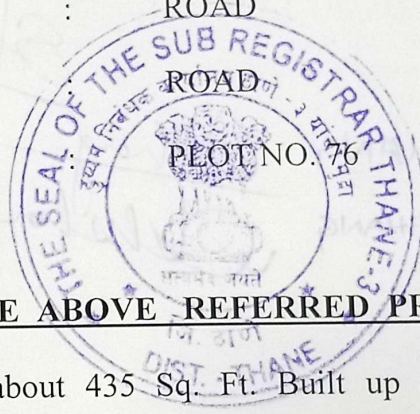
13. This Deed shall be subject to the provisions contained in The Maharashtra Co-operative Societies Act, 1960.

SCHEDULE OF PLOT

All that piece or parcel of land bearing Plot No.75, Sector-17, Vashi, Navi Mumbai, Tal. & Dist.Thane, containing by admeasurement 2795.40 Sq. Mtrs. or thereabout and bounded as follows :-

THAT IS TO SAY :-

ON OR TOWARDS THE NORTH BY : ROAD
ON OR TOWARDS THE SOUTH BY : ROAD
ON OR TOWARDS THE EAST BY : ROAD
ON OR TOWARDS THE WEST BY : ROAD

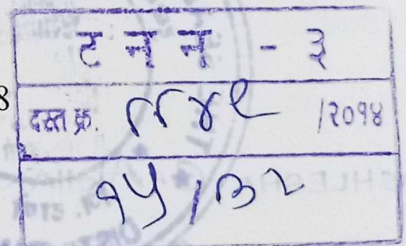


SCHEDULE OF THE ABOVE REFERRED PROPERTY

Office No. 417, admeasuring about 435 Sq. Ft. Built up area, on the 4th Floor, VARDHAMAN MARKET PREMISES Co-Op. Soc. Ltd., Plot No. 75, Sector - 17, Vashi, Navi Mumbai, Pin Code - 400 703, Tal. & Dist. Thane (Building Consisting of Ground + 4 Upper Floors) and it is bounded as follows ;

THAT IS TO SAY :-

ON OR TOWARDS THE NORTH BY : OFFICE 418
ON OR TOWARDS THE SOUTH BY : LIFT
ON OR TOWARDS THE EAST BY : PASSAGE
ON OR TOWARDS THE WEST BY : OPEN SPACE

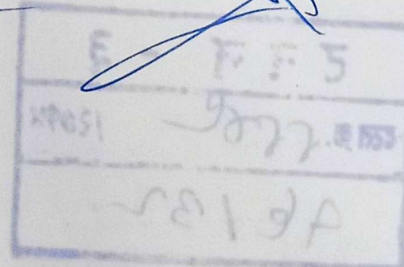


For UNITECH EDUCATIONAL SERVICES P. LTD.
[Signature]

For Progressive Civil Constrn. Co. Pvt. Ltd.

DIRECTOR

Director



IN WITNESS whereof the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written :

SIGNED, SEALED AND DELIVERED)

by the withinnamed 'TRANSFERORS/SELLERS')

M/s. UNITECH EDUCATIONAL SERVICES (P) LTD.,)

through its Director/Authorised Signatory)

MR. PREMKUMAR SUNDARESAN

in the presence of

1. MOHAN C. ABHANG

2. ASHLESHA C. ABHANG



[Handwritten signature of Premkumar Sundaresan]

[Handwritten signatures of Mohan C. Abhang and Ashlesha C. Abhang]

SIGNED, SEALED AND DELIVERED by)

withinnamed 'TRANSFEREES/PURCHASERS')

M/s. PROGRESSIVE CIVIL CONSTRUCTION CO.(P) LTD.)

through its Director/Authorised Signatory For Progressive Civil Constn. Co. Pvt. Ltd.

MR. ABHANG CHANDRAKANT WARUTI)

in the presence of

1. ASHLESHA C. ABHANG

2. MOHAN C. ABHANG



[Handwritten signature of Mr. Abhang Chandrakant Waruti]

Director

[Handwritten signatures of Ashlesha C. Abhang and Mohan C. Abhang]

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दस्त क्र. ११०८ १२०१४
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VARDHAMAN MARKET PREMISES CO-OP. SOCIETY LTD.

(Regd. No. TNL/GNL/(C) 316/1988-89)

Plot No. 75, Sector 17, Vashi, Navi Mumbai - 400 705. Tel.: 3912 3573

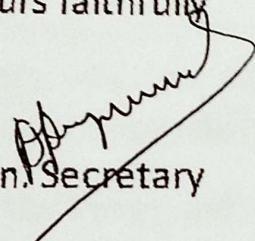
TO WHOM SO EVER IT MAY CONCERN

This is to certify that M/s Unitech edu.services Pvt Ltd., is the Bonafide member of our society Vardhaman Market Premises Coop Society Ltd Plot.No75,sector-17,Vashi,Navi-Mumbai-400703, holding office No.417, on 4th floor .He has paid all dues up to date to the society.

We have no objection in their selling the said office NO.417 to M/s Progressive Civil Constructions co Pvt Ltd

Thanking you

Yours faithfully


Hon. Secretary

VARDHAMAN MARKET PREMISES COOP SOCIETY LTD



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दस्तावेज क्र. १२४	१२०९४
१२	१३२

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

No. DP/1/17/75/1-88

Head Office: MUNICIPAL, 2nd Floor,
Madhavan Road, Bombay - 400 021
Head Office: CHIEF OFFICER,
New Dombay, New Dombay - 400 014
Telephone: 510 912-131111 (11 lines)

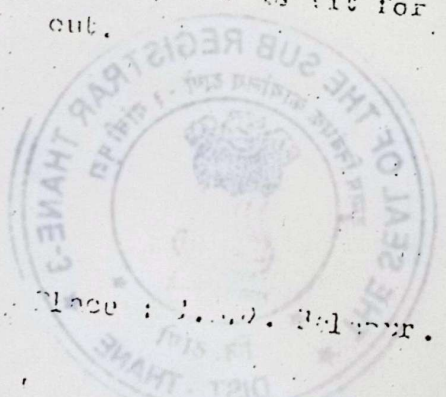
DATE: 23 OCT 1986

OCCUPANCY CERTIFICATE

I hereby certify that the development of both the buildings on plot No. 75, sector 17, Vashi in New Dombay completed under the supervision of Mr. Mannu Sahni, Architect has been inspected on 15.9.1986 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 6.5.1982 and that the development is fit for the use for which it has been carried out.

(Signature)
3/10/86
(Sd/-) Karandikar

DEVELOPMENT PLANNING OFFICER



Place: Dombay, Maharashtra.



2-3-3
दस्तावेज क्र. 12094
28/132



नवी मुंबई महानगरपालिका

मालमत्ता कर देयक 2016-2017(II)

SR.NO : 3087

लेखा क्रमांक VA0002240559 मालमत्तेचे वर्णन SHOP-NO-417;
 मालमत्ता क्रमांक VAS-17-0075 Ward : VASHI
 कर दात्यांची नावे LESSOR:CIDCO , LEASEE: M/S VARDHAMAN MARKETS
 CO.OP.HSG.SOC.LTD
 Building : ,Unit : ,Plot NO : 0075,Sector : 17,Node : VASHI,Ward : VASHI,Navli

You may pay bill on
www.nmmc.gov.in
 Click on property
 ↓
 Insert your property code
 ↓
 pay online

Cheque/D.D/Pay Order
 please drawn in favour
 of "NMMC".

विविध कर रुपाने
 जमा होणारा निधी करतो
 नागरी सेवा सुविधांमध्ये वृद्धी.

मालमत्ता कर नियमित भरा
 दंड, व्याज, जप्ती अशी कटू
 कारवाई टाळा.

दिनांक पासून पर्यंत	निवासी करपात्र मूल्य	अनिवासी करपात्र मूल्य		
01-OCT-16 31-MAR-17	0	11145		
देयकाचा तपशील	दर%	निवासी कर	दर%	अनिवासी कर
सर्वसाधारण कर	0	0	32.5	1812
जल लाभ कर	0	0	4	223
मलनिःसारण कर	0	0	7	391
मलनिःसारण लाभ कर	0	0	2	112
शिक्षण उपकर	0	0	4	223
वृक्ष उपकर	0	0	0.5	28
पय कर	0	0	38.23	186
रा.शि. कर	0	0	666.328	669
रोजगार हमी कर	0	0	25110.115	168
मोठ्या निवासी जागेवास्तव्य कर	0	0	SIGN,	0
		0		3812
देयकाची एकूण रक्कम		3812		
या कालखंडासाठीचा पूर्वी भरलेली रक्कम		0		
मागील धकबाकी		0		
चालू कालखंडासाठीचा एकूण कर		3812		

PAID



LAST PAYMENT MADE ON
 11/05/2016: Rs.3812.00

As on 31/10/2016 3812
 Before 30/11/2016 3812
 Before 31/12/2016 3812
 Before 31/01/2017 3888
 Before 28/02/2017 3964
 Before 31/03/2017 4041

उप आयुक्त
 मालमत्ता कर विभाग

BILL NO.(GGN): 000001937778561

ग्राहक क्रमांक : 000481732565 मोबाईल/ईमेल : 93xxxxxx07

M/S PROGRESSIVE CIVIL COSTN CO(P) LTD
VARDHAMAN MARKET PLOT 75 OFFICE 417 SECTOR 17 VASHI 400703

GSTIN:27AAECM2933K1Z8

देयक दिनांक : 19-03-2023
देयक रक्कम रु : 5020.00

देय दिनांक : 10-04-2023
या तारखे नंतर : 5080.00
भरल्यास

Scan this QR Code with BHIM App for UPI Payment

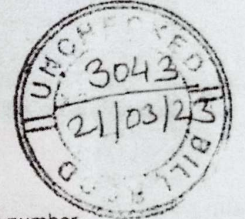


QR कोडद्वारे भरणा केल्यास, भरणा दिनांका-नंतर लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार नियारण केंद्र 24x7
1800-212-3435, 1800-233-3435, 1912, 19120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपद्धती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे.

आम्ही येथेही उपलब्ध आहोत



बिलिंग युनिट : 4127/WASHI O&M S/DN/WASHI DIVISION
दर संकेत : 52/LT II Comm 1Ph <20 KW
पोल क्रमांक :
पी.सी./चक्र+मार्ग-क्रम/खि.टी.सी. : 4/27/1775/4170/4127160
मिटर क्रमांक : 09002173289
रिडिंग ग्रुप : N4

पुरवठा दिनांक : 18-04-1987
मंजूर भार : 6.00 KW
सुरक्षा ठेव जमा (रु) : 15200.00
चालू रिडिंग दिनांक : 14-03-2023
मागील रिडिंग दिनांक : 14-02-2023

चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
73168	72794	1.00	374	0	374

0 100 200 300 400 500



वीज वापर	मार्च - 2022	285
मार्च - 2023	374	

महत्वाचे

छापील विला ऐलजी ई-विला साठी नोंदणी करा व प्रत्येक विलामागे 10 लाखांचा गो-ग्रीन डिस्काउंट मिळवा. नोंदणी करण्यासाठी :- <https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छापील विलावर द्यावा बाजूला खऱ्या कोषाचा मध्ये उपलब्ध आहे.)

डिजिटल माध्यमांद्वारे वीज बिल भरा व 0.25% (रु. 500/- पर्यंत) सवलत मिळवा. (टॅक्सस व ड्युटिस वगळून)

तुमचा मोबाईल नंबर व ईमेल पत्ता पुढील प्रमाणे असल्यास तुरन्त करा त्यासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess येथे भेट द्या.

पुढील महिन्याचे रिडिंग साधारणतः 14-04-2023 ह्या तारखेला होईल

For making Energy Bill payment through RTGS/NEFT mode, use following details

Beneficiary Name: MSEDCL Beneficiary account no.: MSEDCL01000481732565
IFSC Code: SBIN0008965, Name of Bank: STATE BANK OF INDIA, Name of Branch: IFB BKC
Bill Amount <As per bill>

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.

In case of energy bill paid through NEFT / RTGS, date of amount credited in MSEDCL bank account will be considered as bill payment date.

तुमचा पसंती आम्हाला सांगा

ब्रँड, सामाजिक विषय तसेच वर्तमानातल्या मुद्यांवर तुमचा दृष्टीकोण काय आहे? आपलं मत सांगा ज्याने तुमच्या गरजा आम्ही जास्त चांगल्या प्रकारे समजू शकू.

9326508274 वर 'OPINION' व्हाट्सअप करा किंवा ॲप डाऊनलोड करा



QR कोड स्कॅन करा ॲप डाऊनलोड करा App मध्ये सर्व भरा आणि आकर्षक बोनस जिंक



DELIVERING TRUST SINCE 1998

India's No. 1 Consumer Data Intelligence Company.

www.axismyindia.org

स्थळप्रत बिलिंग युनिट : 4127	ग्राहक क्रमांक : 000481732565	पी.सी. : N4	दर : 52	या तारखे पर्यंत भरल्यास	28-03-2023	Rs. 4980.00
अंतिम तारीख	10-04-2023		Rs. 5020.00	या तारखे नंतर भरल्यास	10-04-2023	Rs. 5080.00

वेकची स्थळप्रत:
बिलिंग युनिट : 4127
4127400048173256510042023000050200060002803230040

डिजिटरी क्र. : 4127160
पी.सी. N4 दर : 52

अंतिम तारीख	10-04-2023	Rs. 5020.00
या तारखे पर्यंत भरल्यास	28-03-2023	Rs. 4980.00
या तारखे नंतर भरल्यास	10-04-2023	Rs. 5080.00





नवी मुंबई महानगरपालिका

मालमत्ता कर देयक

2022-2023(II)

लेखा क्रमांक	VA0002240559	मालमत्तेचे वर्णन	SHOP-NO-417;		<p>You may pay bill on www.nmmc.gov.in->click on property->insert Property code->pay online</p> <p>Cheque/D.D./Pay Order please drawn in favour of "NMMC".</p>
मालमत्ता क्रमांक	VAS-17-0075	कर दात्यांची नावे	LESSOR:CIDCO , LEASEE: M/S VARDHAMAN MARKETS CO.OP.HSG.SOC.LTD		
कर दात्यांची नावे LESSOR:CIDCO , LEASEE: M/S VARDHAMAN MARKETS CO.OP. Building : ,Unit : ,Plot NO : 0075,Sector : 17,Node : VASHI,Ward : VASHI,Nav Mumbai,Maharashtra.					
दिनांक पासून पर्यंत		निवासी करपात्र मूल्य	अनिवासी करपात्र मूल्य		<p>First Assess.Date: 01-APR-2008</p> <p>Current Area (in Sq.m)</p> <p>Resi Area: 0.0</p> <p>Com Area: 33.44</p> <p>Indus Area: 0.0</p> <p>LAST PAYMENT MADE ON 14/06/2022 Rs.12808.00</p> <p>As On 31/10/2022 3812 Before 30/11/2022 3812 Before 31/12/2022 3812 Before 31/01/2023 3888 Before 28/02/2023 3964 Before 31/03/2023 4041</p>
01-OCT-22	31-MAR-23	0	11145		
देयकाचा तपशील	दर %	निवासी कर	दर %	अनिवासी कर	
सर्वसाधारण कर	0	0.00	32.5	1812.00	
जल स्वच्छ कर	0	0.00	4	223.00	
मालमत्ता कर / मालमत्ता कर	0	0.00	7	391.00	
मालमत्ता : सारण लाभ कर	0	0.00	2	112.00	
शिक्षण उपकर	0	0.00	4	223.00	
वृक्ष उपकर	0	0.00	0.5	28.00	
पथ कर	0	0.00	3.33	186.00	
रा.सि.कर	0	0.00	12	669.00	
रोजगार हमी कर	0	0.00	3	168.00	
मोठ्या निवासी जागेवारील कर	0	0.00			
		0		3812	
देयकाची एकूण रक्कम		3812			
या कालखंडासाठीचा पूर्वी भरलेली रक्कम		0			
भागील धक्याची		0			
चाहू कालखंडासाठीचा एकूण कर		3812			

(Signature)
 सुजाता विलीप बोले
 अतिरिक्त आयुक्त (१)



3812VA00022405593812N3812D3888J3964F4041

प्रत्येक पत्र	PAYABLE As On 31/10/2022	3812	PAYABLE BEFORE 30/11/2022	3812
लेखा क्रमांक	: VA0002240559		PAYABLE BEFORE 31/12/2022	3812
मालमत्ता क्रमांक	: VAS-17-0075-		PAYABLE BEFORE 31/01/2023	3888
कर दात्यांचे नाव	: LESSOR:CIDCO , LEASEE: M/S VARDHAMAN MARKETS CO.OP.HSG.SOC.LTD		PAYABLE BEFORE 28/02/2023	3964
			PAYABLE BEFORE 31/03/2023	4041
सर्वोच्च पत्र	PAYABLE As On 31/10/2022	3812	PAYABLE BEFORE 30/11/2022	3812
लेखा क्रमांक	: VA0002240559		PAYABLE BEFORE 31/12/2022	3812
मालमत्ता क्रमांक	: VAS-17-0075-		PAYABLE BEFORE 31/01/2023	3888
कर दात्यांचे नाव	: LESSOR:CIDCO , LEASEE: M/S VARDHAMAN MARKETS CO.OP.HSG.SOC.LTD		PAYABLE BEFORE 28/02/2023	3964
सुपरसाईटो कृपया मने पहावे			PAYABLE BEFORE 31/03/2023	4041

न.मु.म.पा.
 न.मु.म.पा.
 न.मु.म.पा.
 न.मु.म.पा.

VARDHAMAN MARKET PREMISES CO-OP. SOCIETY LTD.

Plot No-75, Sector-17, Vashi Navi Mumbai, (Red.No-TNL/GNL(C)316/1988-89)

E-Mail : vardhamanmarketpremises@gmail.com

Registration NoRed.No-TNL/GNL(C)316/1988-89

Tax Invoice

GST No : 27AAAAV5523C1ZR

NAME : 417-PROGRESSIVE CIVIL CONT.PVT.LTD
INVOICE NO: 585
Flat No : 417
WING :
EMAIL ID :
Carpet / Builtup / Super Builtup Area : 435 Sq.ft
Parking Details:

DATE : 20-Jan-23
PERIOD: 1-Jan-23 to 31-Mar-23
GSTIN : Unregistered
PAYMENT DUE DATE: 20-Feb-23

Bill For the Month Of January 2023 To March 2023

Particulars	HSN/ SAC	Area (Sq.Ft.)	Rate	Amount
Maintenance charges(Water, Elect)	995419	435		3,915.00
Repair & Maint.Charges	995419	435		261.00
Sinking Fund	995419	435		129.00
EDUCATION FUND	995419	435		120.00
C GST				398.25
S GST				398.25
Round Off				1.50
Current Bill Charges				₹ 5,223.00
Add: Old Outstanding Amount				0.00
Less: Advance				

8 9

ENTERED
Date

CHECKED
2495
24/01/23
BILL RECD

Total 5,223.00

INR Five Thousand Two Hundred Twenty Three

Terms & Conditions:-

1. Payment strictly by Crossed Cheques or by NEFT Or RTGS Only.
2. Please note that payment of the bill shall be made within 30 days, otherwise Interest @21% p.a. (Bye-Law No. 74 Of the Society) shall be payable from the date, the payment is due till its final payment.
E&OE

Company's Bank Details:-

Bank Name : The Cosmos Co-Operative Bank Ltd (India) Branch : Vashi, Navi Mumbai
A/c No. : 0291001018869 IFS Code: COSB0000029

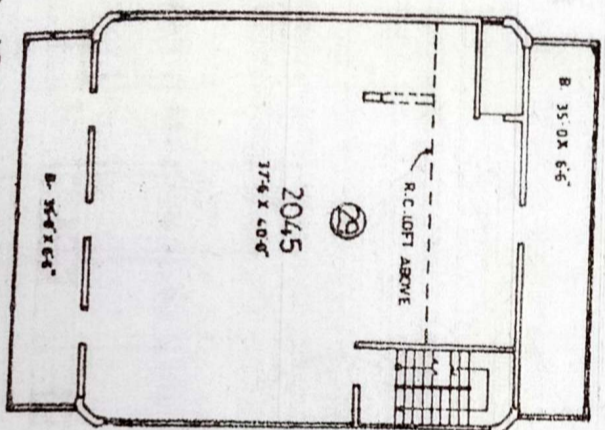
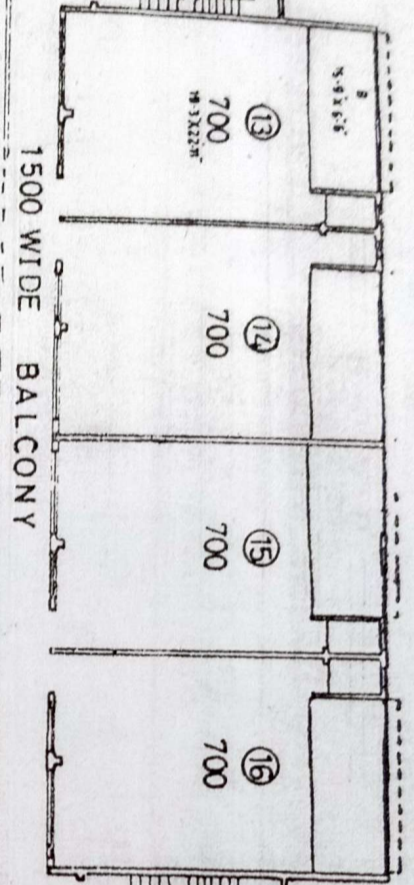
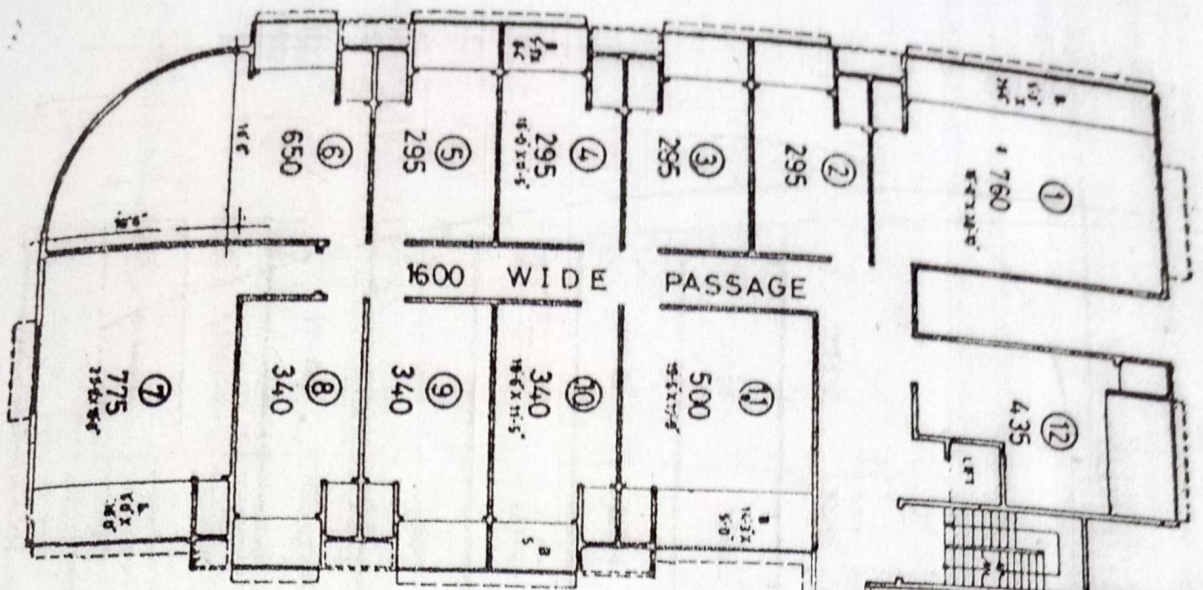
Narration :-
Being Charges for the period of 1-1-2023 to 31-3-2023

For VARDHAMAN MARKET PREMISES CO-OP. SOCIETY LTD.

for

E. & O. E.

Hon. Secretary / Hon. Treasurer / Hon. Chairman



ONLY FIRST FLOOR PLAN

1st, 2nd, 3rd & 4th FLOOR PLAN
 YARDHAMAN MARKET
 PLOT No. 75, SECTOR-17



Office No 417 on Fourth floor
 P.S. Shavaksha
 Utsav Jain

LETTER OF ENGAGEMENT TO VALUER

Mr/Ms/M/s VASTUKALA CONSULTANTS (I) PRIVATE LIMITED SI
(Empanelled Valuer)

Address : 121, Ackruti Star, MIDC Central road,
Andheri (East),
Mumbai, ,

Andaman and Nicobar - 400096

Dear Sir(s) / Madam,

LETTER OF ENGAGEMENT

With reference to your empanelment with this organisation, as a valuer in asset class (es) Immovable Property, the undersigned on behalf of State Bank of India, SME Chembur Branch(11) Branch/Office, do hereby, engage your service as valuer to assess the value of the property / plant & machinery / security, the particulars of which are given below, for the purpose of Fund Based and Non Fund Based facility. All the relevant supportive documents, in relation to ownership and identification of the assets, will be / are being provided by the Bank on acceptance of / along with this letter. Other documents, if any, required to undertake the assignment, have to be procured by you.

2. The professional fees Rs 5900.00 (as negotiated within the Bank's prescribed fee structure) shall be paid by the Bank / Borrower within 45 days of the submission of the valuation report and its acceptance by the Bank.

3. Please submit a copy of the Letter of Empanelment letter issued to you by the Bank along with the Copy of relative Agreement with the Bank and accepted Terms and Conditions

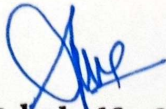
4. Particulars of the assets to be valued :

Sr. No.	Name of Owner &/or Lease hold by	Assets to be Valued		
		Asset Type	Details of Asset	Other details / description
1	Progressive Civil Construction Co Pvt Ltd	Immovable Property	Survey No- Plot No. 75, Sector 17 Extent Details- Address- Office Premises 417, 4th Floor, Plot no 75, Vardhaman Market Premises, Navi Mumbai, Navi Mumbai 400703 Pin Code- 400703 Boundaries: North- Buildings South- Andhra Bank	Title Deed No- TNN-3/8849 Registering Authority- Sub registrar Place of Registration- Thane State of Registration- Maharashtra Date of Registration- 31-12-2014 Purchased From- Document Value-

1	Progressive Civil Construction Co Pvt Ltd	Immovable Property	East- ICICI Bank West- Road	Title Deed No- TNN-3/8849 Registering Authority- Sub registrar Place of Registration- Thane State of Registration- Maharashtra Date of Registration- 31-12-2014 Purchased From- Document Value-
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5. You will indemnify and keep fully and effectively indemnified the Bank against all cost, claims, damages, demands, expenses and liabilities of whatsoever nature which may be caused to or suffered by or made or taken against Bank (including, without limitation, any claims or proceedings by any customer against Bank) directly or indirectly arising out of any improper, incorrect or negligent performance, work, service, act or omission by you or any of your Personnel or fraud or other wrongful act by you or by any of your Personnel or for any act of the yours which results in Bank obtaining / being provided with incorrect or incomplete information from you or any of your Personnel.
6. You will also indemnify and keep indemnified the Bank against any loss or damage to any of Bank's information, documents, property, records, or other items while in your use or possession.
7. In addition to the above the Bank reserves the right to adopt any or all of the following course/s of action unless loss/claim, is not attributable to any act, omission or commission of the Valuer or Valuer's Personnel:
- depanel and/or remove the name of the Valuer from the list of Valuers on the panel of the Bank
 - blacklist the Valuer and display the name of the Valuer in the list of blacklisted Valuers
 - share the information of such depanelment or removal or blacklisting with Indian Banks Association or Insolvency and Bankruptcy Board of India (IBBI) or both
 - bring such depanelment or removal or blacklisting to the notice of Institute of Chartered Engineers or any other similar professional body or association in which such valuer is a member
 - Any other means which the bank deems fit for recovery of the amount of actual loss suffered.
8. Please ensure that the valuation report submitted by you to the bank is in uniformity ti the ``Internationally Accepted Valuation Statndards`` as applicable for the respective class of assets.
9. You are required to submit the report in the format prescribed by the Bank within 10 days from acceptance of this letter and ensure that the valuation report is submitted to the branch only in asealed cover envelope.

Yours faithfully,





For & on behalf of State Bank of India

[Signature with seal]

Place : Mumbai

Date : 28/5/24

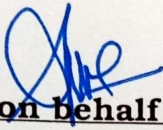
Acknowledged By

[Signature of Valuer]

Place :

Date :

✓ Copy to: Progressive Civil Construction Co. Pvt Ltd (owner of the assets
with request to co-operate with the valuer appointed by the Bank).





For & on behalf of State Bank of India

[Signature with seal]

Place: Mumbai

Date: 28/5/24

Progressive Civil Construction Pvt Ltd

27AAACP7670G1Z9