

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

PLOT NO. 75, SECTOR-17, VASHI, NEW BOMBAY-400 705,
REGISTRATION NO. TNL/GNL/(C)/316/1988-89

SHARE CERTIFICATE

Shop/Office No. 427

Share Certificate No. 145

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

This is to certify that Shri/Smt. Krishna Sharma P. S. R.

of New Bombay is the Registered Holder of _____ shares of Rs. 50/- only
(Rupees Fifty) each, numbered from 806 to 810 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 _____th

day of October 1992

W-L Chairmen

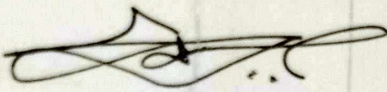

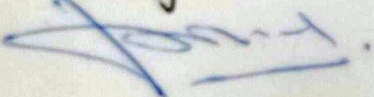

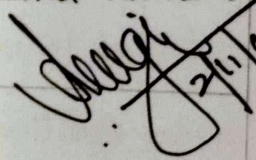
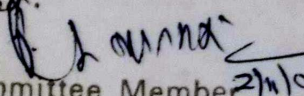
ansane Hon. Secretary

h Treasurer



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Memorandum of the transfers of the within-mentioned Shares

Sr. No. of Transfer	Date of General body/ Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No in the Share Register at which the transfer of shares held by the transferor are registered	Sr. No in the Share Register at which the name of the Transferee is recorded
1	2	3	4	5
1	15 th July 1996 Megawad, Chairman	Shri Sukumar rao  Hon. Secretary	145	181 Committee Member
2	15 th July 1996 Megawad, Chairman	M/s. G. R. Financial services  Hon. Secretary	145	182 Committee Member
3	6 th August 1998  Chairman	shri C. M. Abhang & Shri V. D. Trivedi ^(x)  Hon. Secretary	145 ^(x) As per 26.10.2004, MC Resolution no. 2 (iv), the second name is deleted.  27/10/04	190  Committee Member 27/10/04
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member

OFFICE OF THE
JOINT DISTRICT REGISTRAR
THANE, MAHARASHTRA
MAH/GCRA/DIST/003



STAMP DUTY

Rs. 0055000

281986

INDIA

55000
MAHARASHTRA
SPECIAL ADHESIVE

-1.6.98

00040

MAHARASHTRA

11016646108

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Amount paid by chellon no-28 705 BT
Thane for Rs. 55000/- fifty five thousand only

11/6/98
PROPER OFFICER
COLLECTOR OF STAMPS
THANE

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MARKET VALUE

Built up area _____ Sq. Mtrs.
Super Built up area 236 sq. ft.
Declared price @ Rs. _____/- per Sq. Ft.
Market Value for the purpose of Stamp
duty and Registration Rs. _____/-
Stamp to be used Rs. 55000/-
Building constructed in year _____

DEPRECIATION

Year of construction _____
Cost of land @ Rs. _____/- per Sq. Ft.
Cost of construction Rs. 5,50,000/-
per Sq. Ft. Depreciation @ _____%
Rate @ Rs. _____/- Sq. Ft.
Market value after depreciation
Rs. _____/- Stamp duty
payable Rs. 55,000/-

AGREEMENT FOR SALE

[Redacted area with circled number 3]

THIS AGREEMENT made and entered into New
Bombay, this 24th day of June
1998 BETWEEN Mr. GOPAL RAGHAVAN
Proprietor of M/s G. R. FINANCIAL
SERVICES, Adult, Indian Inhabitant,
having office at 427, Vardhaman Market,
Plot No.75, Sector-17, Vashi, Navi Mumbai

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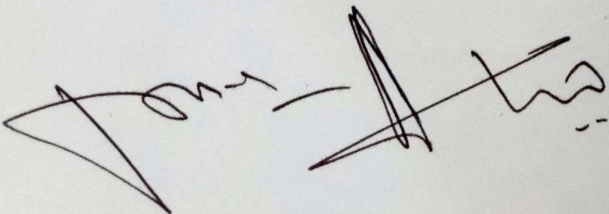
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hereinafter called "THE TRANSFEROR"
(which expression shall unless it be
repugnant to the context or meaning
thereof be deemed to mean and include his
heirs, executors, administrators and
assigns) of the FIRST PART and 1. Mr.
CHANDRAKANT MARUTI ABHANG and 2. Mr.
VINOD DAHYALAL TRIVEDI, age 52 and 49
Years respectively, Indian Inhabitants,
both residing at 47, KUBER, Sector-17,
Vashi, Navi Mumbai-400 703 and 17, KUBER,
Sector-17, Vashi, Navi Mumbai-400 703
respectively, hereinafter called "THE
TRANSFEREES" (which expression shall
unless it be repugnant to the context or
meaning thereof be deemed to mean and
include their heirs, executors,
administrators and assigns) of the SECOND
PART ;

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1. WHEREAS THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (Hereinafter referred to as "CIDCO") and M/s VARDHAMAN CONSTRUCTIONS a Company registered under the Companies Act, 1956 having its registered Office at 40-41, Vishal Shopping Centre, Sir M.V. Road, Andheri (E), Mumbai-400 069 (hereinafter referred to as "THE BUILDERS") have entered into an Agreement to Lease dated 8th September, 1981 for lease of land bearing Plot No.75 in Sector 17, admeasuring 2,795.40 Sq Mtrs and more particularly described in the First Schedule written hereunder, for a period of 60 years from the date of the said Agreement for the purpose of constructing a building or buildings thereon for commecial users (hereinafter called the said "Plot"), and on the terms and conditions therein contained.

2. THE BUILDERS completed the construction on the said Plot in accordance with the plans approved/ sanctioned by the CIDCO and obtained Occupation/ Completion Certificate from the CIDCO.



3. WHEREAS the ORIGINAL OWNER Mr. KRISHNA SHARMA P.M.S.R. had approached the Builders to acquire from the Builders, Office Premises No.427 on Fourth floor of the building of VARDHAMAN MARKET Co.Op. Society having registration No.TNL/GNL/(C)/316/1988-89 and standing on the said Plot and delineated on the plans on terms and conditions hereinafter mentioned with amenities and specifications therein.

4. WHEREAS by an Agreement for sale dated 22nd January, 1986, the Original Owner Mr. KRISHNA SHARMA P.M.S.R. has purchased Office Premises No.427, on the Fourth floor, of the VARDHAMAN MARKET Co.Op. Society building, standing on plot No.75, Sector-17, Vashi, Navi Mumbai, Dist. Thane (hereinafter called 'THE SAID OFFICE PREMISES') admeasuring about ^{Super Built up} 236 Sq.ft. for proper consideration and and has taken possession of the same.

4a. WHEREAS THE Original Owner Mr. KRISHNA SHARMA P.M.S.R. sold the said Office Premises No.427, to Mr. P.S. SUKUMAR RAO for proper consideration vide Agreement dated 18th September, 1991 duly registered at Thane on 19/9/1991 under serial No.6306/91.

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4b. WHEREAS Mr. P.S. SUKUMAR RAO in turn sold the said Office premises No.427 to Mr. GOPAL RAGHAVAN Proprietor of M/s G.R. FINANCIAL SERVICES for proper consideration and handed over peaceful vacant possession of the said premises to Mr. GOPAL RAGHAVAN Proprietor of M/s G.R. FINANCIAL SERVICES (who is herein for brevity's sake called the Transferor) vide Agreement for sale dated 17th February, 1995, duly registered on 17/2/1995 under S. No.362.

5. WHEREAS "THE TRANSFEROR" hereby agrees to transfer to the Party of the SECOND PART the said Office Premises in the VARDHAMAN MARKET Co.Operative Society building standing on the plot of land bearing Plot No.75 along with relevant Share Certificate No. _____ (Share Nos. from _____ to _____) and the TRANSFEREES hereby agree to accept the said transfer on payment of the consideration fully payable as hereinafter mentoned.

6. THE TRANSFEREES have agreed to accept all the rights, title, and interest of the Transferor in the said Share Certificate as also in respect of

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the said Office Premises with all its assets and deposits. THE TRANSFEROR shall transfer and assign to the TRANSFEREES all his rights, titles, interest claims demands and benefits in respect of the said Office Premises for a total consideration of Rs.5,50,000/- (RUPEES FIVE LAKHS FIFTY THOUSAND ONLY).

NOW IT IS MUTUALLY AGREED BY & BETWEEN THE PARTIES AS FOLLOWS:

7. THE TRANSFEROR has agreed to sell and the Transferees have agreed to purchase Office Premises No.427 on the Fourth floor of the VARDHAMAN MARKET Co.Op. Society building standing on Plot. No.75, together with undivided interest appurtenant to the said Office Premises as tenant in common with Owners of the other Flats and to the common areas and facilities of the said land and building of the said Office Premises and percentage hereinafter collectively referred to as "the said premises" as heritable, and transferable immovable property for a price of Rs.5,50,000/- (RUPEES FIVE LAKHS FIFTY THOUSAND ONLY) to be paid by the TRANSFEREES to the TRANSFEROR at the time and in the manner hereinafer mentioned.



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8. THE TRANSFEREES agree to pay to the TRANSFEROR the said sale price of Rs.5,50,000/- (Rupees FIVE LACS FIFTY THOUSAND ONLY) on execution of this Agreement as full and final payment. THE TRANSFEROR hereby acknowledges receipt of the sum of Rs.5,50,000/- (RUPEES FIVE LACS FIFTY THOUSAND ONLY) from the TRANSFEREES.

9. THE POSSESSION of the said Office Premises shall be delivered to the TRANSFEREES on getting full and final payment of the consideration.

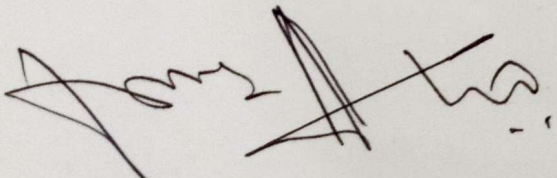
10. UPON POSSESSION, the TRANSFEREES shall be entitled to the use and occupation of the said Office Premises and they shall thereafter have no claim against the TRANSFEROR in respect of any item of work in the said premises which may be alleged not to have been carried out or completed.

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11. THE TRANSFEROR shall execute all papers, forms, declarations and documents as required by the said Society/Builders and as per law in favour of the TRANSFEREES for the effectual transfer of the said Office Premises along with ownership rights and other interest in the said Society/Building in respect of the said Office Premises.

12. THE TRANSFEROR shall arrange to obtain a certificate from the Society/Builders that the monthly dues till the end of May, 1996 in respect of the said Office Premises for maintenance, taxes, electricity and other outgoings have been cleared by him. Thereafter the TRANSFEREES shall be liable to pay to the Society/Builders all such outgoings in respect of the said Office Premises.

13. THE TRANSFEREES shall from the date of possession maintain the said portion of the building at their own cost in a good and tenantable repair and conditions and shall not do or suffer to be done anything in or to the said building or to the said Office Premises or common areas and facilities which may be against the rules, regulations of CIDCO/Society/Builders.



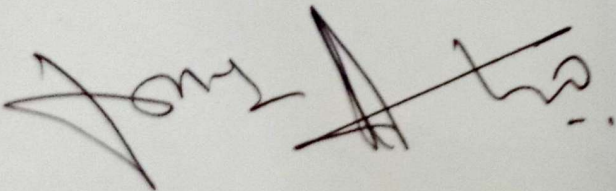
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14. THE TRANSFEREES agree to pay all STAMP DUTIES and REGISTRATION CHARGES in respect of the said Office Premises.

15. THE TRANSFEROR undertakes to intimate to the Society/Builders of this transfer of the said Office Premises in favour of the TRANSFEREES and also of having given possession of the said Office Premises No.427.

16. THE TRANSFEREES hereby agree to become members of the said Society and abide by the rules, regulations and Bye-Laws of the Society and also undertake to pay all contributions, costs, demands and dues which the said Society may make in respect of the said premises from time to time.

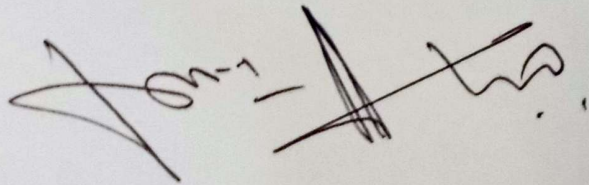
17. BOTH the parties understand that the consideration amount hereinabove mentioned is for transfer of all the said shares/ownership rights, the said Office Premises No.427, on Fourth floor of the VARDHAMAN MARKET Co.Op. Society building and also inclusive of all Deposits and sinking fund etc. lying and being at the credit of the TRANSFEROR in the books of the Society/Builders as on this date of execution of these presents.



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18. THE TRANSFEROR doth hereby covenant with the TRANSFEREES that notwithstanding any act, deed, matter or things whatsoever made, done, committed, omitted or willingly suffered to the contrary by the TRANSFEROR, or by any person or persons lawfully or equitably claiming by, from through, under or in trust for him, the TRANSFEROR now hath in himself good rights, full powers, and absolute authority to sell, transfer and assign the benefits of the said Agreement and the said Office Premises to the TRANSFEREES in the manner aforesaid. The TRANSFEROR further agrees to obtain the consent for transfer of Office Premises/Shares from the Society.

19. THE TRANSFEROR doth hereby covenant with the TRANSFEREES that the TRANSFEROR shall from time to time and at all times hereafter at the request and cost of the TRANSFEREES do and execute or caused to be done or executed all acts, deeds, matters, 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.



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20. BOTH the parties agree to sign and submit the requisite returns to be submitted to the Income-tax Department. The Transferor further agrees to obtain Income-tax clearance certificate under Section 230(A) of Income-tax Act in the prescribed form, before registration of the sale Deed.

LAND SCHEDULE

ALL THAT piece or parcel of land being Plot No.75 in Sector- 17, Vashi, Navi Mumbai, Dist-Thane, admeasuring about 2,795.40 Sq Mtrs and bounded as follows :

THAT IS TO SAY:

- ON THE NORTH BY ... Road
- ON THE EAST BY ... Road & Perce
Police Building
- ON THE SOUTH BY ... Road & Radhika
Building
- ON THE WEST BY ... J. K. Chamber

FLAT SCHEDULE

Office Premises No.427, admeasuring about Super Builtup 236 Sq ft. on the Fourth floor of the VARDHAMAN MARKET Co.Op. Society buidling standing on Plot No.75, Sector-17, Vashi, Navi Mumbai and bounded as follows :

THIS IS TO SAY ;

ON THE NORTH BY ... Open Space above Vashi-Turbhe link road

ON THE EAST BY ... Office Premises No.426

ON THE SOUTH BY ... Office Premises No.

ON THE WEST BY ... Office Premises No.428

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribd their respective hands the day and the year first hereinabove written:

SIGNED SEALED AND DELIVERED BY

the withinnamed TRANSFEROR

Mr. GOPAL RAGHAVAN
Proprietor of M/s G. R. FINANCIAL SERVICES

in the presence of

witness.

Mr. V. D. Trivedi
C.A. For. M/s G.R. Financial services

SIGNED SEALED AND DELIVERED BY

the withinnamed TRANSFEREES

1. Mr. CHANDRAKANT MARUTI ABHANG

2. Mr. VINOD DAHYALAL TRIVEDI

in the presence of

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R E C E I P T

RECEIVED the sum of Rs.5,50,000/- (RUPEES FIVE LACS FIFTY THOUSAND ONLY) being the full and final payment from 1. Mr. CHANDRAKANT MARUTI ABHANG and 2. Mrs. VINOD DAHYALAL TRIVEDI the TRANSFEREES in respect of the Office Premises No.427 on the Fourth floor of VARDHAMAN MARKET Co.Op. Society building standing on Plot No.75, Sector - 17, Vashi, Navi Mumbai, to be paid to the TRANSFEROR under this Agreement.

Mode of payment :

- 1.
- 2.
- 3.

I SAY RECEIVED



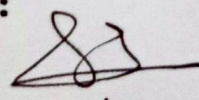
Mr. V. D. Trivedi

C.A. For.

Mr. GOPAL RAGHAVAN
Proprietor of M/s G. R. FINANCIAL SERVICES

→ WITNESS :

1)


Sanjay M. Kadam
Vashi, Navi Mumbai

2)



मूल प्रत
ORIGINAL COPY

[अव्याज्य] [NON/TRANSFERABLE]

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24/10/2003

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place.....
Received from.....
रु./Rs.....
on account of.....



PROPER OFFICER
SUB-REGISTRAR
(प्रधान Designation)

रोखपाल व लेखापाल
Cashier or Accountant.

thousand three
hundred only
long

PROPER OFFICER
SUB-REGISTRAR
THANE-3 (VASHI)

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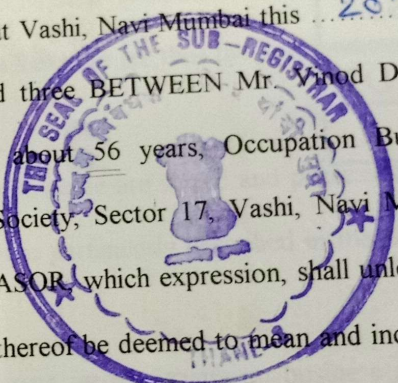
DEED OF RELEASE

THIS DEED OF RELEASE is made at Vashi, Navi Mumbai this ^{20th} day of ^{NOV} August in the year Two thousand three BETWEEN Mr. Vinod Dahyalal Trivedi an Indian Inhabitant, Aged about 56 years, Occupation Business, residing at 17, Kuber Co-op. Hsg. Society, Sector 17, Vashi, Navi Mumbai, hereinafter referred to as THE RELEASOR which expression, shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns of the ONE PART

AND

Mr. Chandrakant Maruti Abhang an Indian Inhabitant, Aged about 59 years Occupation Business, residing at 47, Kuber Co-op. Hsg. Society, Sector 17, Vashi, Navi Mumbai, hereinafter referred to as THE RELEASEE" which expression, shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns of the SECOND PART

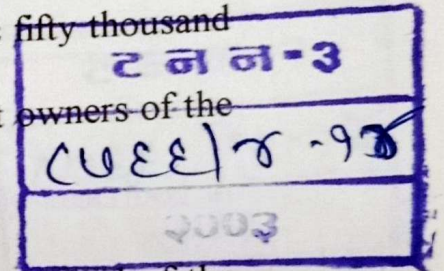
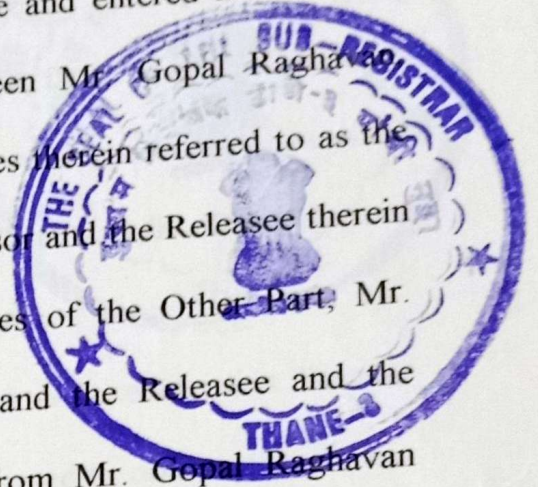
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OFFICE OF THE SUB-REGISTRAR
VASHI, DIST:- THANE
MAH/CRA/02/YEAR - 2000
भारत 9659 SPECIAL
R. 0031300 PB 0102
ADDRESSIVE OCT 24 2003
INDIA STAMP DUTY MAHARASHTRA

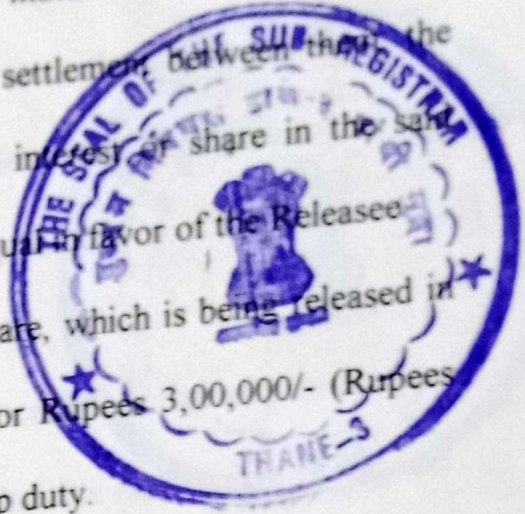
WHEREAS: -

1. By or under an agreement for sale made and entered into at Navi Mumbai on the 24th June 1998 between Mr. Gopal Raghavan, Proprietor of M/S G. R. Financial Services, herein referred to as the Transferor of the One Part and the Releasor and the Releasee therein collectively referred to as the Transferees of the Other Part, Mr. Gopal Raghavan sold to the Releasor and the Releasee and the Releasor and the Releasee purchased from Mr. Gopal Raghavan Office Premises No.427, on forth floor, Vardhaman Market Premises Co-op. society Ltd., Sector 17, Vashi, Navi Mumbai admeasuring area of 295 sq.ft., (hereinafter referred to as the said premises) for or at consideration of Rupees.5,50,000/- (Rupees five lac fifty thousand Only). The Releasor and the Releasee are thus the joint owners of the said premises.



2. Now, the Releasor and the Releasee are seized and possessed of the said premises, which are more particularly described in the Schedule hereunder written.
3. The Releasor and the Releasee were carrying on business and they were Directors in the company of M/s. Progressive Civil Engineers Pvt. Ltd. / M/s. Progressive Civil Construction Co. Pvt. Ltd.
4. The Releasor and the Releasee hereby declare and confirm that they possess equal share in the said premises.
5. The Releasor and the Releasee are the Members of the Vardhaman Market Premises Society Limited and they are holding fully paid up shares of Rupees 50/- each having numbers from 806 to 810 issued under the Certificate No.145 (hereinafter referred to as the said shares)

6. The Releasor and the Releasee have by mutual consent separated and have decided and as a result of final settlement between them, the Releasor has to release his undivided interest in share in the said premises and in the said shares being equal in favor of the Releasee.
7. The Market value of the Releasor's share, which is being released in favor of the Releasee is estimated at or Rupees 3,00,000/- (Rupees Three lac only) for the purpose of stamp duty.
8. The Releasee has requested the Releasor to execute this Release Deed in his favor which the Releasor has agreed to do so as under: -



NOW THIS DEED WITNESSETH that in consideration of the final settlement of the business activities carried out by the Releasor and the Releasee, the Releasor doth hereby releases and quits claim of his undivided shares, right, title and interest claim and demand in the said premises situate i.e. office No.427, Vardhaman Market Premises Cooperative Society Limited, Sector 17, Vashi, Navi Mumbai and more particularly described in the Schedule hereunder written together with all and singular the office and structures thereon and all the things permanently attached thereto or standing thereon and all the liberties, privileges, easements and advantages appurtenant thereto and all the estate, right, title, interest use inheritance, possession, benefit, claims and demand whatsoever of the Releasor in favour of the Releasee TO HAVE AND TO HOLD the same unto and to the use of the Releasee absolutely. The liability of payment of all taxes, rates, assessments, dues and duties now and hereafter chargeable thereon to the Government or Municipality or other Local Authority shall be on the Releasee. The Releasee will be sole owner of the said premises.

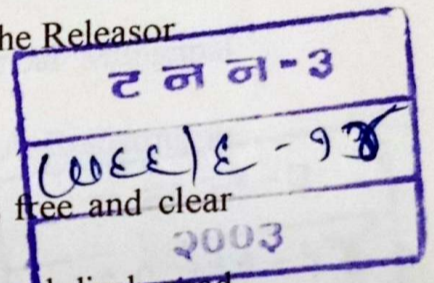
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AND he the Releasor doth hereby covenants with the Releasee.

a) That the Releasor now has in himself good right, full power and absolute authority to release his undivided interest, title, claim in or over the said premises and the said shares hereby released by him in favor of the Releasee.



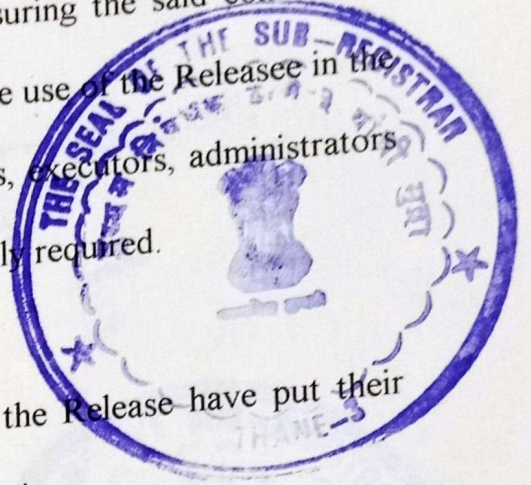
b) The Releasee may at all times hereafter peaceably and quietly enter upon have, occupy possess and enjoy the full right, title and interest of the said commercial property for his own use and benefits without any suit, lawful eviction, interruption, claim, or demand whatsoever from or by the Releasor or his heirs, executors, administrators and assigns or any person or persons demand whatsoever from or by the Releasor or his heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by from under or in trust for the Releasor.



c) That the said office property described in the schedule is free and clear and freely and clearly and absolutely and forever released and discharged or otherwise by the Releasor and well and sufficiently saved, kept harmless and indemnified of and from and against all former and other estate, titles, charges and encumbrances, whatsoever, had made executed, occasioned or suffered by the Releasor or by any other person or persons lawfully claiming or to claim, by from, under or in trust for the Releasor.

d) AND FURTHER that the Releasor and all persons having or lawfully claiming any estate or interest whatsoever to the said commercial premises or any part thereof from under or in trust for the Releasor or his heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the Releasee do and execute or cause to be done and executed all such

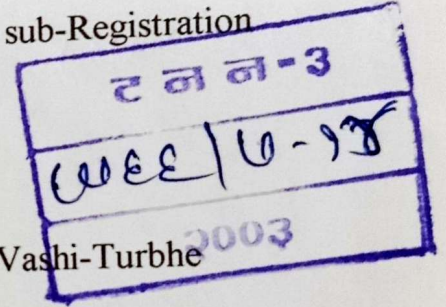
further and other acts, deeds, things, conveyances and assurances in law whatsoever for better and more perfectly assuring the said commercial premises and every part thereof unto and to the use of the Releasee in the manner aforesaid as by the Releasee, his heirs, executors, administrators and assigns or counsel in law shall be reasonably required.



IN WITNESS WHEREOF the Releasor as well as the Releasee have put their respective hands the day, and year first herein above written.

THE SCHEDULE

All that the premises bearing office No.427, on forth floor, Vardhaman Market Premises Cooperative Society Ltd., sector 17, Vashi, Navi Mumbai, admeasuring area of 295^{sq. ft.} ^{super (236. Built up)}, within the limits of Navi Mumbai Municipal Corporation and within the Registration District Thane and sub-Registration District Thane, Navi Mumbai.



ON OR TOWARDS THE NORTH :

Open space above Vashi-Turbhe link Road

ON OR TOWARDS THE SOUTH :

Office Premises No.418

ON OR TOWARDS THE EAST :

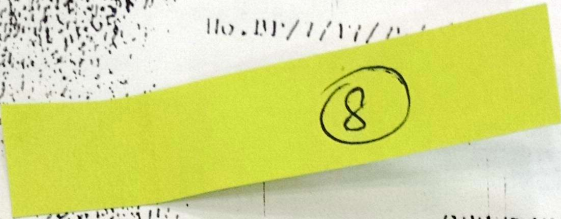
Office Premises No.426

ON OR TOWARDS THE WEST :

Office Premises No.428

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

No. BF/1/V/1/1/...



Head Office: CHHABAL, New Bombay
Regional Office: CHHABAL, New Bombay
Telephone: New Bombay 200 014

DATE: 13/06/1986

OCCUPANCY CERTIFICATE

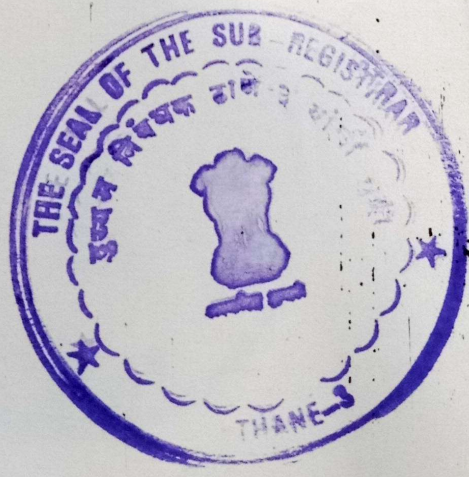
I hereby certify that the development of both the buildings on plot No. 75, sector 17 Vashi in New Bombay completed under the supervision of Mr. Mannu Sahni, Architect has been inspected on 15.5.1986 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 05.12.82 and that the development is fit for the use for which it has been carried out.

(Signature)
15/6/86
(Sd/- Karanlikar)

(Sd) M. L. K. ... OFFICER

Place: ...

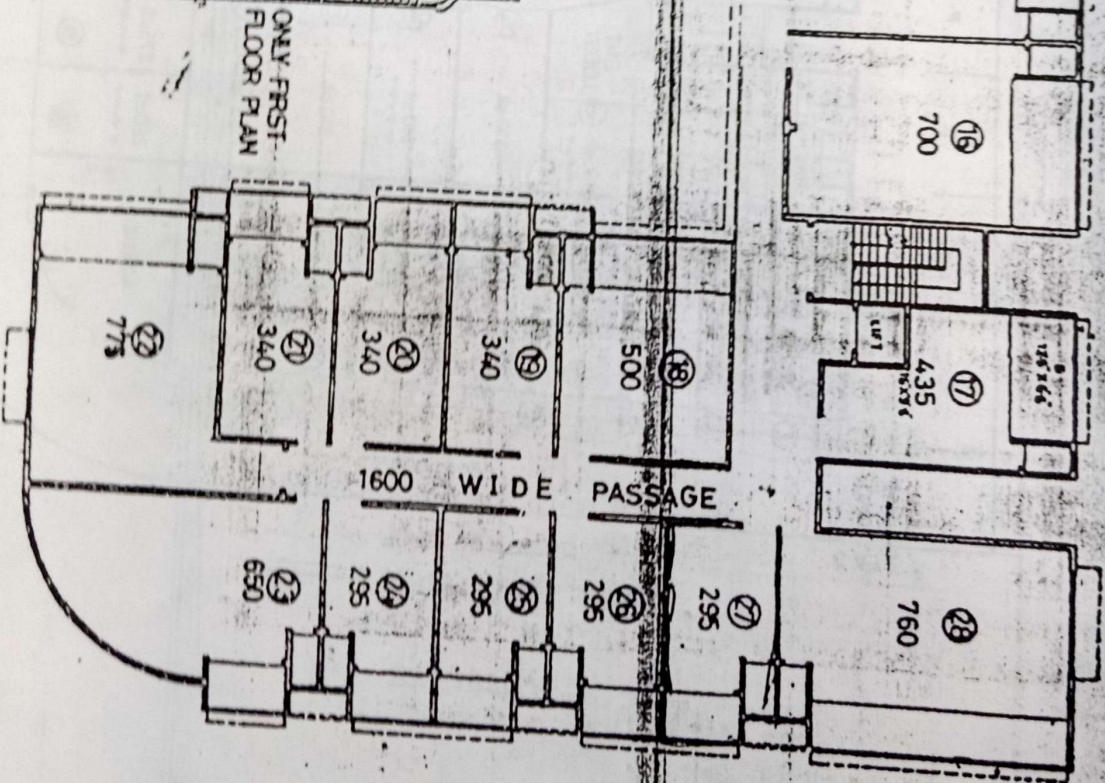
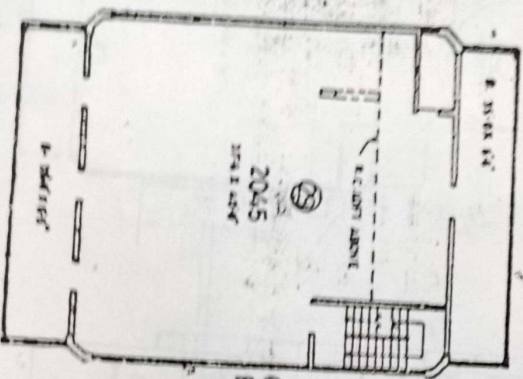
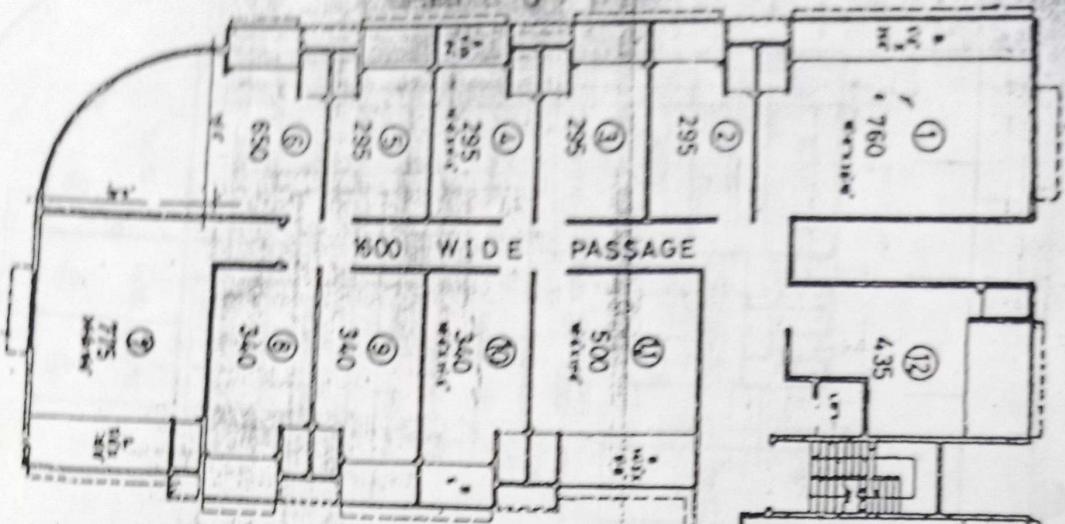
टन न-3
192-98



POSSESSION LETTER

I, MR. KRISHNA SARMA P.M.S.R, Adult, Indian Inhabitant, residing at 206 Anand Sagar, Sector-17, Vashi, New Bombay do hereby state and declare that I have received the full and final payment towards the sale of Office No.427 on Fourth Floor of the Vardhaman Market, Sector-17, Vashi, New Bombay, from MR. P.S. SUKUMAR RAO, residing at B/25, Nuatom, Sector-17, Vashi, New Bombay, and handedover the physical possession of the same to him.

Handwritten signature
(KRISHNA SARMA P.M.S.R.) 15/1/77



1st, 2nd, 3rd & 4th FLOOR PLAN
 YARDHAMAN MARKET
 PLOT NO. 7A, SECTION-17

ONLY FIRST FLOOR PLAN



Office No 927 (1st floor) office

No. M/11/VI/57/1 08

Head Office: JIJAMAL, 15, Hill Road, Colaba, Bombay 400 005.
Regional Office: 11, Hill Road, Colaba, Bombay 400 005.
District Office: 11, Hill Road, Colaba, Bombay 400 005.

13 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. Manu Sahni, Architect, has been inspected on 15.10.1986 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 05.1982 and that the development is fit for the use for which it has been carried out.

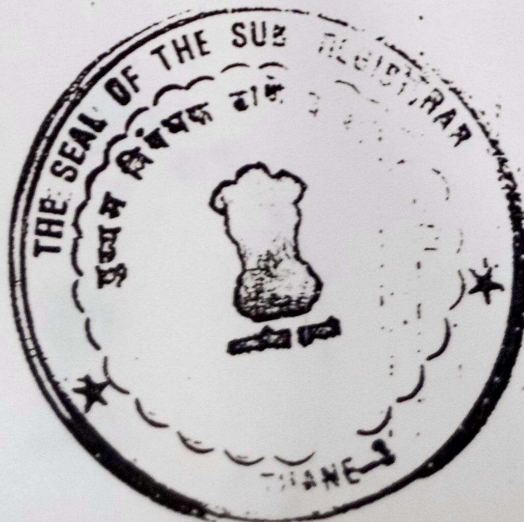
(Handwritten Signature)

(Sd/- Karanlikar)

(Sd/- M. K. H. P. N. D. I. C. OFFICE)

Place: Mumbai, Date: 13.10.86

त न न-३	
92-98	
13-10	



महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.

वीज आकार देयक

ऑन लाईन बिल पेमेंट सुविधा कंपनीच्या संकेत स्थळावर उपलब्ध आहे.
अधिक माहितीसाठी www.mahadiscom.in या संकेत स्थळावर संपर्क साधावा.

वीज आकार देयकाचा महिना एप्रिल-२०१२

बिलिंग युनिट : 4127 / WASHI SUB DIV / Ph.No. 27826248

ग्राहक क्रमांक : 000481732514 जुना ग्राहक क्र.

नाव श्री के शर्मा पी एम एस आर

पत्ता ऑफिस नं. 427 वर्धमान मार्केट प्लॉट नं 75 सेक्टर 17 / वाशी - 400703

SHRI K SARMA P M S R

OFFICE NO 427 VARDHAMAN MARKET PLOT NO 75 SECTOR 17 / WASHI - 400703

पो.सी/चक्र+ मार्ग-क्रम 4/27/1775/4270

डो. टी. सी. क्र. 4127160

पोल नं. BHARAT PETROLIUM

दर संकेत 04/LT II Comm 1Ph श्रेणी KW

संलग्न भार 2.00 KW वीज शुल्क संकेत : 6

मंजूर भार 2.00 KW पुरवठा तारीख : 08/04/87

मिटर क्रमांक	चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा युनिट	एकूण वीज वापर
1501680713	715	696	1	19	0	19

मागील वीज वापर महिना युनिट

MAR-12	33
FEB-12	41
JAN-12	43
DEC-11	50
NOV-11	46
OCT-11	43
SEP-11	55
AUG-11	39
JUL-11	48
JUN-11	169
MAY-11	162

कॉल सेंटर टोल फ्री नं.

18002333435

महानगरपालिका क्षेत्रासाठी

महावितरण

म. V 2.2.23 1002/5

देयक दिनांक 20/04/12 देयक क्र. 1004

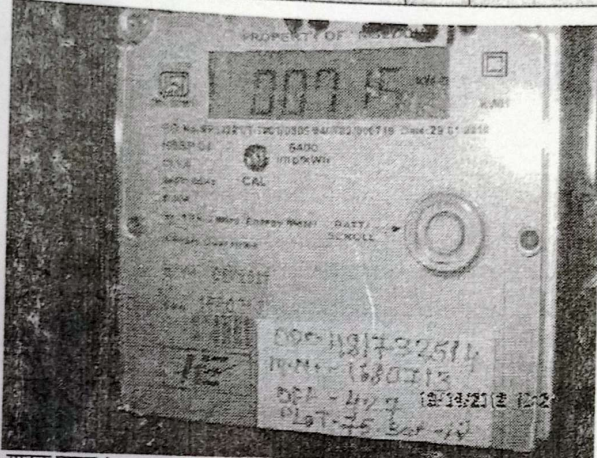
देयक दिनांक	देयक काळाबाबी	पर्यंत	वेसे
20/04/12	17/03/12 पासून	17/04/12	0.00
			0.00
			0.00

* वरील रक्कम पूर्णकात दर्शविली आहे या तारखेनंतर देयक भरले असल्यास निव्वळ रक्कम थकबाकीपासून पावती दाखवावी

विवरण	रु.	वेसे
स्थिर आकार	150.00	
वीज आकार	85.50	
वीज शुल्क	43.81	
इंधन समायोजन आकार	9.79	
अतिरिक्त पुरवठा आकार	0.00	
	0.00	
	0.00	
	0.00	
	1.52	
वीज विक्री कर	150.00	
वजा सरासरी देयकाची रक्कम	0.00	
व्याज	0.00	
कॅपॅसिटर दंड	0.00	
इतर आकार	0.00	
अतिरिक्त आकार	12.39	
एकूण	303.01	
निव्वळ थकबाकी / जमा	8.53	
समायोजित रक्कम	-832.57	
व्याजाची थकबाकी	0.00	

एकूण थकबाकी / जमा	841.10	
देयकाची निव्वळ रक्कम	538.09	
पूर्णांक देयक	540.00	
मागील पावतीचा दिनांक	13/04/12	410.00
सुरक्षा ठेव जमा	**12890	विलंब आकार रु.6.06

महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.	
राज्य शाखा, वाशी, महाराष्ट्र	
दर संकेत 04/LT II Comm 1Ph <20 KW	
संलग्न भार 2.00 KW	
मंजूर भार 2.00 KW	
पुरवठा तारीख 08/04/87	
व्यवस्थापक, वाशी	



ग्राहक तक्रार निवारण मंचाचा पत्ता 27826248/e-mail:sdo4127@ho.mahadiscom.in /Phone No. 25664316

चेंक/डीडी ने देयकाचा भरणा केल्यास, महावितरणच्या खात्यात रक्कम जमा होण्याची दिनांक, भरणा दिनांक म्हणून गृहित धरली जाईल/1.03 महिन्यांचे देयक/ तत्पर देयक भरणा सुट रु.2.58/ सुरक्षा ठेवयरील व्याज रु. 6.99/ अतिरिक्त आकार MERC केस क्र. 69/2010 प्रमाणे 3.61/ अतिरिक्त आकार MERC केस क्र. 100/2011 प्रमाणे 8.78/FCA RATE Rs.:1-200 Units-0.5152/above 200 Units-0.7382



World's largest Eye Care Network now @Navi Mumbai

Specialities: Cataract Care | Diabetic Retinopathy | Paediatric Eye Care | Glaucoma Care | Freedom from Glasses – Lasik Surgery | Cosmetic Eye Clinic | Optical Services



Master eye check-up @ Rs. 250 only. Complimentary Eye Check-up for Sr. Citizens above 60 yrs.

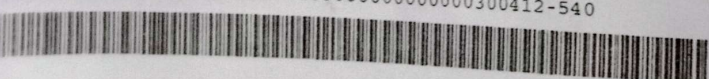
हे वीज देयक मालमतेच्या अथवा जागेच्या मालकीपत्राचा पुरावा मानण्यात येऊ नये. अनाधिकृतरीत्या वीज देयकात कोणताही बदल वा दुरुस्ती करू नये, असे देयक थिकारले जाणार नाही. चुकभूल देणे घेणे, मागील पानावर नमूद केलेल्या अटीस आधीन राहून.

पावती स्थळप्रत बिलिंग युनिट : 4127 ग्राहक क्रमांक : 000481732514 पी. सी. : 4 डी.टी.सी. क्र. 4127160 दर : 04

चेंक लिहीण्यासाठी सूचना * चेंक अकाउंट पेयी असावा * चेंक 'MSEDCL' च्या नावे असावा, चेंक स्थानिक बँकेचा असावा * चेंक सोबत पावती स्थळप्रत जोडावी, स्टेपल करू नये * चेंक पुढील तारखेचा नसावा



बँकेची स्थळप्रत बिलिंग युनिट : 4127 ग्राहक क्रमांक : 000481732514 पी. सी. : 4 डी.टी.सी. क्र. 4127160 दर : 04



अंतिम तारीख	04/05/12	0.00
या तारखेपर्यंत भरल्यास	30/04/12	0.00
या तारखेनंतर भरल्यास	04/05/12	0.00

अंतिम तारीख	04/05/12	0.00
या तारखेपर्यंत भरल्यास	30/04/12	0.00
या तारखेनंतर भरल्यास	04/05/12	0.00

महावितरण

महावितरण

Bill No 00131 (Period APR - 2012 To SEP - 2012) Date: 01/04/2012

Office No. [REDACTED] Area : 295 Sq. Ft.
 Name : CHANDRAKANT M. ARHANG

Particulars	Rate	Months	Amount
Maint. Charges (Water, Elect)	1.8000	6	3186.00
Repair & Maint. Charges	0.2000	6	354.00
Sinking Fund	0.1000	6	177.00
Total for Six (6) Months :			3717.00
Add: Prev. Dues	0.00+	0.00	0.00
Interest On Rs.	3717.00		48.00
Less Adjustments			0.00
Grand Total (Rupees Three Thousand Seven Hundred Sixty Five Only)			3765.00

E. & O.E.

NOTE :

1. Payment strictly by Crossed Cheques or by Demand Draft only.
2. Please note that payment of the bill shall be made within 45 days, otherwise Interest @15% p.a. (Bye-law No. 74 Of the Society) shall be payable from the date, the payment is due till its final payment.

VARDHAMAN MARKET PREM. C.S.L.

For VARDHAMAN MARKET PREMISES CO-OP. SOC. LTD



Hon. Secretary / Treasurer
 [Signature]





नवी मुंबई महानगरपालिका

मालमत्ता कर देयक

2011-12 (II)

C/PLOT
2600/5760

लेखा क्रमांक VA0002240651 मालमतेचे वर्णन SHOP-NO-427

मालमत्ता क्रमांक VAS-17-0075 - - (C)

कर दात्यांची नावे LESSOR: C.I.D.C.O. -LEASEE: M/S VARDHAMAN MARKETS CO.OP.HSG.SOC.LTD

UNIT - , BLDG -
PLOT - 0075, SECTOR - 17

NODE - VASHI, NAVI MUMBAI

दिनांका पासून पर्यंत

निवासी करपात्र मूल्य

अनिवासी करपात्र मूल्य

01-OCT-11-31-MAR-12

0

7430

देयकाचा तपशील

दर %

निवासी कर

दर %

अनिवासी कर

सर्वसाधारण कर

0

0

32.5

1208

जल लाभ कर

0

0

4

149

मलनिःसारण कर

0

0

7

261

मलनिःसारण लाभ कर

0

0

2

75

शिक्षण उपकर

0

0

4

149

वृक्ष उपकर

0

0

5

19

पथ कर

0

0

3.33

124

रा.शि.कर

0

0

12

446

रोजगार हमी कर

10

0

3

112

मोठ्या निवासी जागेवारील कर

2543

2543

देयकाची एकूण रक्कम

2543

या कालखंडासाठीचा पूर्वी भरलेली रक्कम

12

थकबाकी

64

चालू कालखंडासाठीचा एकूण कर

2595

करनिर्धारक व संकलक

You may pay bill on
nmmconline.com

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

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

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

2595/-
002959
28/11/11

LAST PAYMENT MADE ON
20-JUN-11 Rs. 2543

AFTER 31/10/2011 2595
AFTER 30/11/2011 2595
AFTER 31/12/2011 2646
AFTER 31/01/2012 2696
AFTER 29/02/2012 2747





नवी मुंबई महानगरपालिका

नमुंमपा मुख्यालय, सेक्टर-१५ए, पामबीच जंक्शन, सी.बी.डी. बेलापुर, नवी मुंबई - ४०० ६१४, महाराष्ट्र

मालमत्ता कर देयक Bill of Supply
GSTIN : 27AAALCO296J1Z4. HSN CODE NO: 99

Bill.No : PT-C-CP-3164

Date : 01-APR-23

2023-2024 (I)

Scan QR code using Google lens

लेखा क्रमांक	VA0002240651	मालमत्तेचे वर्णन	SHOP-NO-427;
मालमत्ता तपशील	VAS-17-0075		
कर दात्यांची नावे	Ward : VASHI		
	LESSOR:CIDCO , LEASEE: M/S VARDHAMAN MARKETS CO.OP.HSG.SOC.LTD Building : ,Unit : ,Plot NO : 0075,Sector : 17,Node : VASHI,Ward : VASHI,Nav		



For RTGS/NEFT/IMPS

Beneficiary Name: NMMC

A/c No : NNPTVA0002240651

IFSC Code : ICIC0000104

Bank Name : ICICI Bank Ltd

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".

First Assess.Date: 01-APR-2008

Current Area (in Sq.m)

Resi Area: 0.0

Com Area: 22.29

Area: 0.0

9076359967

MENT MADE ON

30/03/2023 Rs.2696.00

As On 30/04/2023	2543
Before 31/05/2023	2543
Before 30/06/2023	2543
Before 31/07/2023	2594
Before 31/08/2023	2645
Before 30/09/2023	2696

दिनांका पासून पर्यंत	निवासी करपात्र मूल्य	अनिवासी करपात्र मूल्य
01-APR-23	0	7430
30-SEP-23	0	7430

देयकाचा तपशील	दर %	निवासी कर	दर %	अनिवासी कर
सर्वसाधारण कर (१०% घकव्य शुल्कासहित)	0	0	32.5	1208
जल लाभ कर	0	0	4	149
साफसफाई कर / मलनि: सारण कर	0	0	7	261
मलनि: सारण लाभ कर	0	0	2	75
शिक्षण उपकर	0	0	4	149
वृक्ष उपकर	0	0	0.5	19
पथ कर	0	0	0	0
रा.शि.कर	0	0	0	0
रोजगार हमी कर	0	0	0	0
मोठ्या निवासी जागेवरील कर	0	0	3	112
		0		2543
देयकाची एकूण रक्कम		2543		
या पूर्वी भरलेली रक्कम		0		
मुळ मालमत्ता कराची थकबाकी		0		
शास्तीची थकबाकी		0		
भरणा करावयाची एकूण रक्कम		2543		

10 11 12

Sush
सुजाता दिलीप ढोले
अतिरिक्त आयुक्त (१)



2543VA00022406512543M2543J2594J2645A2696



PAYABLE AS ON 30/04/2023

घावती स्थळ प्रत

लेखा क्रमांक

मालमत्ता क्रमांक

कर दात्यांचे नाव

LESSOR:CIDCO , LEASEE: M/S VARDHAMAN MARKETS CO.OP.HSG.SOC.LTD

2543 PAYABLE BEFORE 31/05/2023

PAYABLE BEFORE 30/06/2023

PAYABLE BEFORE 31/07/2023

PAYABLE BEFORE 31/08/2023

PAYABLE BEFORE 30/09/2023

2543

2543

2594

2645

2696

PAYABLE AS ON 30/04/2023

बँकेची स्थळ प्रत

लेखा क्रमांक

मालमत्ता क्रमांक

कर दात्यांचे नाव

LESSOR:CIDCO , LEASEE: M/S VARDHAMAN MARKETS CO.OP.HSG.SOC.LTD

2543 PAYABLE BEFORE 31/05/2023

PAYABLE BEFORE 30/06/2023

PAYABLE BEFORE 31/07/2023

PAYABLE BEFORE 31/08/2023

PAYABLE BEFORE 30/09/2023

2543

2543

2594

2645

2696

सूचनासाठी कृपया मागे पहावे

BILL NO (GGN): 000001937778563

ग्राहक क्रमांक : 000481732514 मोबाईल/ईमेल : 74xxxxxx97

MR CHANDRAKANT MARUTI ABHANG
OFFICE NO 427 VARDHAMANMARKET PLOT NO 75 SECTOR17 WASHI 400703

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 19-03-2023
देयक रक्कम रु : 630.00

देय दिनांक : 10-04-2023
या तारखे नंतर : 630.00
भरल्यास

Scan this QR Code with BHIM App for UPI Payment



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

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

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

आम्ही येथेही उपलब्ध आहोत



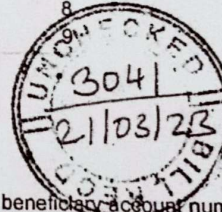
पुरवठा दिनांक : 08-04-1987
मंजूर भार : 2.00 KW
सुरक्षा ठेव जमा (रु) : 14890.00
चालु रिडिंग दिनांक : 14-03-2023
मागील रिडिंग दिनांक : 14-02-2023

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/डि.टी.सी. : 4/27/1775/4270/4127160
मिटर क्रमांक : 07601680713
रिडिंग ग्रुप : N4

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
3620	3611	1.00	9	0	9

0 10 20 30 40 50

फेब्रुवारी-2023	14	
जानेवारी-2023	17	
डिसेंबर-2022	18	
नोव्हेंबर-2022	48	
ऑक्टोबर-2022	17	
सप्टेंबर-2022	13	
ऑगस्ट-2022	12	
जुलै-2022	15	
जून-2022	6	
मे-2022	8	
एप्रिल-2022	12	
वीज वापर		
मार्च - 2022		
मार्च - 2023		



ENTERED
Date



QR कोड स्कॅन करा एप डाऊनलोड करा
App मध्ये सत्य भरा आणि आकर्षक बक्षीस जिंक



For making Energy Bill payment through RTGS/NEFT mode, use following details
o Beneficiary Name: MSEDCL o Beneficiary account no.: MSEDCL01000481732514
o IFS Code: SBIN0008965 , Name of Bank : STATE BANK OF INDIA , Name of Branch: IFB BKC
o 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.

तुमची 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

axis MY INDIA

DELIVERING TRUST SINCE 1998

India's No. 1 Consumer Data Intelligence Company.
www.axismyindia.org

स्थळपत्र बिलिंग युनिट : 4127	ग्राहक क्रमांक : 000481732514	पी. सी. : N4	दर : 52
अंतिम तारीख	10-04-2023	Rs. 630.00	

या तारखे पर्यंत भरल्यास	28-03-2023	Rs. 620.00
या तारखे नंतर भरल्यास	10-04-2023	Rs. 630.00

थकी स्थळपत्रतः
ग युनिट : 4127
ग्राहक क्रमांक : 000481732514
4000481732514100420230000006300000002803230010
डिजिटरी क्र. : 4127160
पी. सी. N4 दर : 52

अंतिम तारीख	10-04-2023	Rs. 630.00
या तारखे पर्यंत भरल्यास	28-03-2023	Rs. 620.00
या तारखे नंतर भरल्यास	10-04-2023	Rs. 630.00



This Electricity Bill neither reflects a title nor is to be used as a proof of ownership of any Property or Premises

महत्वाचे

क्षणीत विला ऐबजी ई-विला साठी नोंदणी करा व प्रत्येक विलामागे 10 स्वयंका गो-
ग्रॅन डिस्कार्ड मिळा. नोंदणी करण्यासाठी :-
<https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर
तुमच्या क्षणीत विलावर वरच्या बाजूला छया कोपचा मध्ये उपलब्ध आहे.)

डिजिटल माध्यमाद्वारे विल बिल मरा व 0.25% (रु. 500/- पर्यंत) सवलत मिळा.
(टेक्सस व ड्युटिज वगळून)

तुमचा मोबाईल नंबर व ईमेल पत्ता चुकिचा असल्यास दुरुस्त करा त्यासाठी
www.mahadiscom.in/ConsumerPortal/QuickAccess वेबे नेट द्या.

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

For Advt. : sales@axismyindia.org

axis MY INDIA

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	Chandrakant M Abhang	Immovable Property	Survey No- Plot No. 75, Sector 17 Extent Details- Address- Office Premises 427, 4th Floor, Plot no 75, Vardhaman Market Premises, Vashi Sector 17, Navi Mumbai 400703 Pin Code- 400703 Boundaries: North- Road	Title Deed No- TNN-3/8766 Registering Authority- Sub Registrar Panvel Place of Registration- Panvel State of Registration- Maharashtra Date of Registration- 20-11-2003 Purchased From- Vardhaman Construcion Document Value-

1	Chandrakant M Abhang	Immovable Property	South- Road and Radhika Bldg East- Road and Perce Police Stn West- J.K. Building	Title Deed No- TNN-3/8766 Registering Authority- Sub Registrar Panvel Place of Registration- Panvel State of Registration- Maharashtra Date of Registration- 20-11-2003 Purchased From- Vardhaman Construciton 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,

on- Pan
ion- Mah
ion- 20-11
- Vardhaman
Against all
which

[Handwritten Signature]



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 Const Co. Pvt Ltd* (owner of the assets with request to co-operate with the valuer appointed by the Bank).

[Handwritten Signature]

For & on behalf of State Bank of India

[Signature with seal]

Place: *Mumbai*

Date: *28/5/24*

