

b) Re 18/



Wednesday, July 18, 2007

3:10:49 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 5221

गावाचे नाव दिंडोशी

दिनांक 18/07/2007

दस्तऐवजाचा अनुक्रमांक वदर10 - 05180 - 2007

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: अरुणा अग्रवाल - -

नोंदणी फी	: -	20000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (27)	: -	540.00
एकूण	रु.	20540.00

आपणास हा दस्त अंदाजे 3:25PM ह्या वेळेस मिळेल

दुर्यम निंबधक
साह. दुर्यम निंबधक सह दु.नि.का-बोसली क्र. ४,
मुंबई उपनगर जिल्हा,

बाजार मुल्य: 1989763 रु. मोबदला: 2000000रु.

भरलेले मुद्रांक शुल्क: 100000 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बँक ऑफ महाराष्ट्र;

डीडी/घनाकर्ष क्रमांक: 905790; रक्कम: 20000 रु.; दिनांक: 26/06/2007

DELIVERED

9 8930
HDFC BANK **HDFC BANK LTD.**

PART III
 For the Customer
ACKNOWLEDGEMENT
 Serial No.: 13673

Received From: **ARUNA AGRAWAL**
UMAKANT AGRAWAL
 Franking Amount: **1,00,000/-**
 Charges: **10/-**
 Total: **1,00,010/-**
 Vide P/O No. **1-Cash Transfer Cheque 313638**
 Drawn on **CH 25/6/07**



Signature of Customer: *[Signature]*
 I confirm that I have checked the value franked and the bank is not liable for anything related to the document.



Sale Deed
 18/7/07

SALE DEED

THIS SALE DEED is made and entered into at Mumbai on this ~~18th~~ **15th** day of July 2 in the Christian Year 2007, BETWEEN **M/S LUCID CONSUMERS FINANZ LTD**, a Company incorporated under the provisions of Companies Act 1956 and having its registered office at Unit No. 319-A, Virwani Industrial Estate, Western Express Highway, Goregaon (East) Mumbai-400 063 hereinafter referred to as the **"SELLER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, executors, administrators and permitted assigns) of the **ONE PART**;

AND

1. MRS. ARUNA AGRAWAL W/o Umakant Agrawal & 2. MR. UMAKANT AGRAWAL S/o of Beni Prasad Agrawal both adults, Indian inhabitant of Mumbai residing at A/102 &103, Raghav, Vasant Valley Complex, Film City Road, Near Dindoshi Bus Depo, Malad (East), Mumbai-400097, hereinafter referred to as the **"PURCHASERS"** (which expression shall unless it be repugnant to the contexts or meaning thereof be deemed to mean and include his legal heirs, executors and administrators) of the **OTHER PART**

LUCID CONSUMERS FINANZ LIMITED
[Signature]
 Director.

Aruna Agrawal
[Signature]

बदर--??
 4960 19
 2007

H.D.F.C Bank 17/11/11 Fort Branch,
 Maneckji Wadia Building,
 Motwane Marg, Mumbai-400 023.
 D-581P/MVC/10/10/07/2005949-952

Stamp: **INDIA** 95930
 139987
R. 0100000/-P85158
 Special Adhesive
JUN 25 2007
 14:00
MAHARASHTRA

WHEREAS :

1. By vide Agreement dated 8th day of November 1977, **VIRWANI CONSTRUCTION COMPANY**, through its proprietor, MR. N.M. VIRWANI sold a premises on ownership basis being **Unit No.A/319**, admeasuring **1050 sq.ft Carpet area, 3rd floor**, the "A" building known as Virwani Industrial Estate of **Virwani Industrial Premises Co-operative society Ltd**, situated at Western Express Highway, Goregaon (East), Mumbai-400 063, Plot No. 5 and 6 A of the private scheme and bearing Survey 20 Hissa No.7 (part), Survey No.7 part & 8 (part) corresponding **C.T.S No. 62 of Village Dindoshi**, Taluka Borivali within the Registration District of Mumbai Suburban to M/S M.R. BHANSALI & CO, a partnership firm on the terms and conditions and for the consideration stated therein (hereinafter referred to as "**the said Unit**") and more particularly described in the Schedule hereunder written .

2. The Unit purchasers of the Virwani Industrial estate formed Virwani Industrial Premises Co-operative Society Limited, a society registered under the provision of Maharashtra Co-op. Societies Act, 1960 having registration No. BOM. / GEN/P & R/1626/81 of 24-04-1981 (hereinafter referred to as "**the said society**") and the said society issued **5 (five) shares** of Rs.50/- each bearing distinctive No.1276 to 1280 (both inclusive), in share certificate No.257, Register folio no.257 to M/S M.R. Bhansali & Co. (hereinafter referred to as "**the said shares**").

3. By a Deed of Transfer and Assignment Dated 16th day of July 1999 M/S M.R. Bhansali & Co, a partnership firm agreed to sell the said Unit and shares to and infavour of the

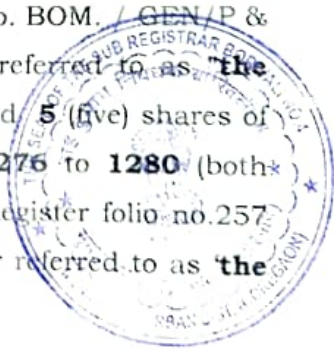
Akshay Agrawal
H. H. H. H.

LUCID CONSUMERS FINANZ LIMITED

Jonoddy
Director.

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Seller, **M/S LUCID CONSUMERS FINANZ LTD** herein for the consideration and on the terms and conditions and stated therein.

4. On the basis of the said Deed of Transfer and Assignment Dated 16th day of July 1999, the said society had transferred the said shares & said Unit in the name of the **M/S LUCID CONSUMERS FINANZ LTD** and same was endorsed on the said shares certificate on 7-09-1999. The transfer was given with effect from 7-8-1999 under folio no.257.
5. On the basis of the above said Deed of Transfer and Assignment Dated 16th day of July 1999, a Sale Deed dated 11th day of December 2006 was executed between M/S M.R. Bhansali & Co, partnership firm having office 702, Prasad Chambers, 7th floor, Mumbai-400 004, through its constituted Attorney, Mr. Fojalal V. Mody on one part as seller and **M/S LUCID CONSUMERS FINANZ LTD** on the other part as Purchaser, which was registered before the Joint sub-registrar of assurances, Bandra under serial No.BDR-2/00412/2007 dated 18-01-2007 and the seller has confirmed that the same has been submitted to the said society for their record.

6. By virtue of the aforesaid facts the Seller, **M/S LUCID CONSUMERS FINANZ LTD** herein is absolutely seized and possessed of and otherwise sufficiently entitled to the said Unit and said shares and have every right to sell and transfer the said Unit and said shares to the Purchasers herein.

7. On execution of these presents the Seller's registered office shall be shifted to 15-A, Malabar Apartments, L.J.Road,

Aruna Agrawal
~~Aruna Agrawal~~

LUCID CONSUMERS FINANZ LIMITED

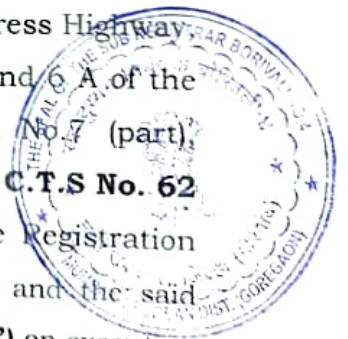
Fojalal V. Mody
 Director.

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Mumbai-400 036. The Seller has applied to the ROC to note the change of address.

8. The Purchasers herein have approached the Seller to purchase the said Unit and the said shares, more particularly described in the Schedule hereunder written and the Seller agrees to sell all rights, title and interest in the said shares and incidental to it all the rights, title and interest in the said Unit to and in favour of the Purchasers, free from all encumbrances, for a lump sum consideration of Rs. 20,00,000/- (Rupees Twenty Lakh Only) and on the terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSES THAT the recitals above is to be read as part and parcel of the operative part of this deed and in pursuance of the agreement and in consideration of the sum of Rs. 20,00,000/- (Rupees Twenty Lakh Only) has been paid to the Seller by the Purchasers, by two cheques more particularly described in the receipt hereto, as full and final consideration towards the purchase of the said **Unit No.A/319**, admeasuring **1050 sq.ft Carpet area, 3rd floor**, the "A" building known as Virwani Industrial Estate of **Virwani Industrial Premises Co-operative society Ltd**, situated at Western Express Highway Goregaon (East), Mumbai-400 063, Plot No. 5 and 6 A of the private scheme and bearing Survey 20 Hissa No.7 (part) Survey No.7 part & 8 (part) corresponding **C.T.S No. 62** of **Village Dindoshi**, Taluka Borivali within the Registration District of Mumbai Suburban (hereinafter Unit and the said shares collectively referred to as "**the said Property**") on execution of these presents (the payment and receipt whereof the Seller does hereby admit and acknowledge and of and from the same and every part thereof does for ever release and discharge the Purchasers) and the Seller does hereby grant, sell, convey, release,



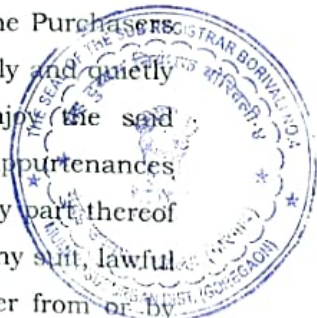
Aruna Agrawal
~~U. Agrawal~~

LUCID CONSUMERS FINANZ LIMITED

[Signature]
 Director.

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transfer, assign and assure unto the Purchasers for ever the said property more particularly described in the Schedule hereunder written **TOGETHER WITH** all the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever both at law and in equity of the Seller in the said property **TO HAVE AND TO HOLD** the said property hereby granted, transferred, released, conveyed and assured or intended so to be to and to the use and benefit of the Purchasers absolutely for ever subject to the payment of proportionate share of taxes, assessments, duties, cesses or charges payable to the Brihan Mumbai Municipal Corporation, Government of Maharashtra or any other public body or authority in respect thereof and/or to the said society from the date of execution and vacant and peaceful possession hereof **AND THE SELLER DOES** hereby covenant with the Purchasers that notwithstanding any act, deed, matter or thing whatsoever by the Seller or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for the Seller made, done, committed, omitted or knowingly or willingly suffered to the contrary, the Seller now has in itself good right, full power and absolute authority to grant, release, convey, transfer and assure the said property hereby granted, released, assured or intended so to be unto and to the use of the Purchasers in the manner aforesaid AND that it shall be lawful for the Purchasers from time to time and at all times hereafter peacefully and quietly hold, enter upon, have, occupy, possess and enjoy the said property hereby granted and transferred with their appurtenances and receive the rents and profits thereof and of every part thereof to and for purchasers' own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Seller or by any person or persons lawfully or equitably claiming by, from, under or in trust for the seller **AND** that free and clear and freely and clearly and absolutely exonerated, released and forever discharged or otherwise by the Seller well and sufficiently saved, defended, kept harmless and indemnified of,



Aruna Agrawal
[Signature]

LUCID CONSUMERS FINANZ LIMITED
 LUCID CONSUMERS FINANZ LIMITED

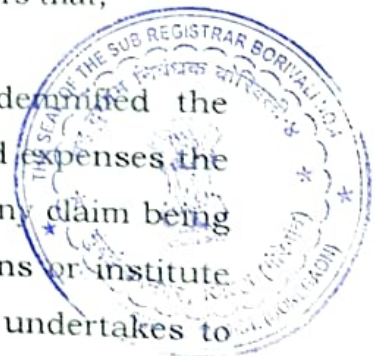
[Signature]

Director.

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from and against all claims and other estates, title, charges and encumbrances whatsoever either already or to be hereafter made, executed, occasioned or suffered by the Seller or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for the seller **AND FURTHER THAT** the Seller shall and will from time to time and at all times hereafter at the request of the Purchasers and do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting, conveying, transferring and assuring the said property hereby conveyed and transferred unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required by the Purchasers or its counsel in law **AND THE SELLER DOES HEREBY COVENANT** with the Purchasers that the Seller has not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed, matter or thing whereby the Seller is prevented from granting, transferring, conveying and releasing the said Property unto the Purchasers in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise howsoever **AND THE SELLER DOES HEREBY FURTHER COVENANT** with the Purchasers that;

1. The Seller shall indemnify and keep indemnified the Purchasers against any loss, costs, charges and expenses the Purchasers may incur or suffer on account of any claim being made and established by any person or persons or institute found interested in the said Unit and further undertakes to bear all costs, charges and duties that the Purchasers may suffer or incur on account of defending such claim in respect of the said Unit and said shares or any part thereof. The Seller shall also indemnify hold harmless and keep indemnified the



Aruna Agrewal
[Signature]

LUCID CONSUMERS FINANZ LIMITED

[Signature]

Director.

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Purchasers of, from and against any claim, liability, costs and expenses arising out of or in connection with any statutory dues and other like dues payable to the Income tax department, sales tax department or Govt., or Semi Government or Local Authority or Co-operative society or any other authority with respect to the said unit and said shares for the period prior to the date of execution hereof.

2.The stamp duty and registration charges payable in respect of this instrument shall be borne and paid by the Purchasers alone.

3. The Transfer charges payable to the said society shall be paid by Purchasers alone.

4.The Seller hereby handed over all original documents pertaining to the said Unit and the said shares (except the first original agreement dated 8-11-1977 between Virwani Construction company and M.R. Bhansali &Co against which the seller had executed an indemnity bond in favour of the purchasers) and vacant and peaceful possession of the said Unit to the Purchasers on execution of these presents against the payment of full and final agreed sale consideration.

5. The seller has paid all property taxes, outgoings, maintenance charges, electricity charges, society maintenance charges and other statutory dues or expenses payable in respect of the said unit till handing over the vacant possession of the said Unit. There after the Purchasers are liable to pay the same.

6. The Purchasers shall not be called upon by the Seller to make additional payment of any other sum of money other than that has been expressively agreed upon in these presents.



LUCID CONSUMERS FINANZ LIMITED

Aruna Agrawal
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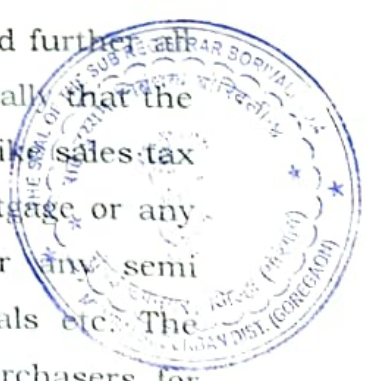
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7. The Purchasers shall apply for and become a member of the said society and shall get the membership shares transferred in their name at their cost and expenses and the Purchasers shall abide and be bound by the bye-laws, rules and regulations of the said society and shall pay regularly and punctually the outgoings and maintenance expenses and dues in respect of the said Unit from the date hereof.

9. All the directors of **M/S LUCID CONSUMERS FINANZ LTD**, namely 1.MR. FOJALAL V. MODY, 2. MR. PARESH F. MODY & 3. VIREN F. MODY 4. HITESH H. MODY 5. PRADEEP H. MODY have authorized ~~Mr.~~ MR. FOJALAL V. MODY (chairman) residing at 15-A, Malabar Apartments, L.J.Road, Mumbai-400 036 to sign and execute these presents and receive full and final consideration and to hand over the peaceful and vacant possession of the said Unit to the purchasers, by board resolution dated 15/6-2007 and a Power of attorney dated 22-06-2007 executed by all the directors of **M/S LUCID CONSUMERS FINANZ LTD** in favour of MR. Fojalal V. Mody (Chairman), which has been registered before the Joint sub-registrar of assurances under serial No. BDR-12/04852/07 on 22-06-2007 and further all the directors declare and undertake jointly severally that the above property is free from any encumbrances, like sales tax dues, Income tax dues or any loan or any mortgage or any dues to the government state or central or any semi government or any local bodies and individuals etc. The directors shall undertake to indemnify the Purchasers for any claims or damages and liability pertaining to the earlier period of the execution of these presents, if any arises in future.

Handwritten signatures and initials in blue ink.



Aruna Agrawal
[Handwritten signature]

LUCID CONSUMERS FINANZ LIMITED

[Handwritten signature]
Director.

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

THE SCHEDULE ABOVE REFERRED TO :

All that **Unit No.A/319**, admeasuring **1050 sq.ft Carpet area, 3rd floor**, the "A" building known as Virwani Industrial Estate of **Virwani Industrial Premises Co-operative society Ltd**, situated at Western Express Highway, Goregaon (East), Mumbai-400 063, Plot No. 5 and 6 A of the private scheme and bearing Survey 20 Hissa No.7 (part), Survey No.7 part & 8 (part) corresponding **C.T.S No. 62** of **Village Dindoshi**, Taluka Borivali within the Registration District of Mumbai Suburban. The building is constructed in the year 1973 and is consisting of ground plus 3 upper floors without lift facility.

SIGNED SEALED AND DELIVERED }

By the withinnamed Seller }

M/S LUCID CONSUMERS FINANZ LTD }

Through its authorised signatory }

MR. FOJALAL V. MODY }

(Chairman) }

In the presence of :

1. fojalal v. Mody
2. P.F. Mody

SIGNED AND DELIVERED }

By the withinnamed Purchasers }

1. MRS. ARUNA AGRAWAL }

2. MR. UMAKANT AGRAWAL }

In the presence of :

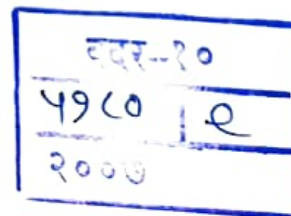
1. fojalal v. Mody
2. P.F. Mody

LUCID CONSUMERS FINANZ LIMITED

fojalal v. Mody
Director



Aruna Agrawal
Umakant Agrawal



RECEIPT

RECEIVED of and from the withinnamed Purchasers, **1. MRS. ARUNA AGRAWAL & 2. MR. UMAKANT AGRAWAL** a sum of Rs. 20,00,000/- (Rupees Twenty Lakh Only) being the full agreed Consideration towards the sale of the said Unit being **Unit No.A/319**, admeasuring **1050 sq.ft Carpet area, 3rd floor**, the "A" building known as Virwani Industrial Estate of **Virwani Industrial Premises Co-operative society Ltd**, situated at Western Express Highway, Goregaon (East), Mumbai-400 063, Plot No. 5 and 6 A of the private scheme and bearing Survey 20 Hissa No.7 (part), Survey No.7 part & 8 (part) corresponding **C.T.S No. 62 of Village Dindoshi**, Taluka Borivali within the Registration District of Mumbai Suburban by Way of following cheques/P.O ie:

Sr. No.	cheque/ P.O.No.	dated	bank	branch	Amount.
1.	013943	dt 15/7/07	HDFC	Goregaon (E)	15,00,000
2.	013945	dt 15/7/07	HDFC	Goregaon (E)	5,00,000

Rs. 20,00,000/-
I say received

M/S LUCID CONSUMERS FINANZ LTD

Through its authorised signatory

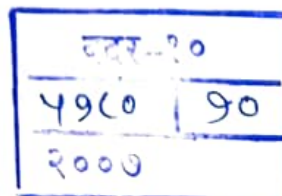
MR. FOJALAL V. MODY

LUCID CONSUMERS FINANZ LIMITED

[Signature]
Director.

WITNESS:

- [Signature]*
- P.F.mody



Jirvani

मालमत्ता पत्रक

पत्रांक/न.भू.मा.क्र. -- न.भू.अ.मालाड जिल्हा -- मुंबई उपनगर जिल्हा

पुस्तक क्र.	प्लॉट नंबर	प्लॉट नंबर	ख. चो.मं.	धारणाधिकार	पारगणना दिलेल्या आकरणांचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपारणांचो निवट येऊं
६२			[३२८१-८] ३९९७४.५	क	[क. ३२.४८ पैसे १-८-७१ पासून क. ५९९९.६५ १-८-७२ पासून ३९९७७.८ चो. मि. क्षेत्रात

पुस्तक क्र. १९६६

(१) मिससेस रीज मेरो कॉरिड. }
 (२) मिस्टर एच. जोसेफ कॉरिया }
 (३) मिससेस एलिया मेरो डोनाल्ड. } १/२ हिस्सा
 (४) मिस डफने डामनिक कॉरिया. }
 (५) मिस एल्. डामनिक कॉरिया. } १/२ हिस्सा
 (६) मिस्टर मलको य डामनिक कॉरिया } अ. पा. क.
 (नंटी डामनिक कॉरिया.)

श्री. व्ही. जो. उपाध्ये - इमला मालक.]

उ. जि. ऑफिस मू. उ. अंधेरी यांचेकडील
 क्र. ए. डी. सी./एल्. एम्. डी. सी/१७७७
 दि. १३/७२ प्रमाणे सुधारित / वि. शे.
 साया नॉट घेतली.

हायानन जोसेफ व्हॉरिंगा वॉरिंगे ६
 कुटुंबियधिकृत ख. र. र. ८३३०२०/-

S R/ S R No. मेसर्स विरवाणी चालविल्यात
 १५.४/७२/
 ७-८-७२

जागबरीन इमल्याचे वॉधकाम कमी केल्याने
 श्री. व्ही. जो. उपाध्ये यांचे नांव कर्मा.

मा. अ. उ. जि. मू. उ. अंधेरीकडील आदेश
 क्रमांक ADC/LND D / ४४४२ दि.
 २५-३-७४ अन्वये वि. जे. वॉग ड्रायल्याने
 ये. न. भू. क्र. ६२/१ ते १० व ६५ एकत्र
 ड्रायल्याने क्षेत्रात बदल (संख ३९९७७.८
 चो. मि. आकार रु. ५९९९.६५ पैसे.
 १-८-७२ पासून आदेशप्रमाणे)

मा. अ. उ. जि. मुंबई उप. अंधेरी यांचेकडील
 मू. विनयनी आदेश क्रमांक ए. डी. सी./एल्.
 एम्. डी/१७७९ दि. १०-१२/१९८१ अन्वये र. र.
 ६८८० क्षेत्र चो. मि. दि. १८/७९ पासून
 विकारांनी साया नॉट घेतली

खर्चदारे पेको क्षेत्र १०५१.५ चो.मं.

र. र. क्र.
 १९६६/४ दि.
 ५/७७

मं. इंडियन फॅक्टरी कॉमिशनर
 श्री. अनंत गिरधारीलाल शाह. (संख. ४१७०/७०.)



वदर-२
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VIRWANI INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD.

(Reg. No. BOM/GEN/P&R/1626/81 of 24-4-81)

Virwani Ind. Estate, Western Express Highway, Goregaon (East), Mumbai - 400 063.
Tel. : 2875 2389, 4003 6000.

f. No. : 16/07.08

Date : 14.05.2007

TO WHOM IT MAY CONCERN

This is to certify that "VIRWANI INDUSTRIAL PREMISES CO-OP SOCIETY LTD" is registered with the Registrar of Societies and the Registered No. is BOM/GEN/P&R/1626 dated 24-04-1981.

This certificate is being issued at request of M/s Lucid Consumer Finance Limited Gala No. A-319 which is situated at "A" Building Third floor of this Society and its area is 1050 sq.ft. ("A" Building consist of ground plus 3 floor with facility of goods lift)

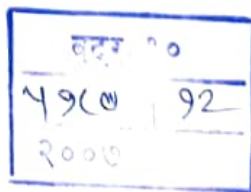
The said Building was constructed in the year 1973.

This certificate is issued to produce before the Registering Authorities to register transfer documents of Gala No. A-319

FOR VIRWANI INDUSTRIAL PREMISES CO.OP.SOC.LTD.



Opinder Singh Badhan
(Opinder Singh Badhan)
Hon. Secretary





दस्तावेज क्रमांक व वर्ष: 5180/2007

Wednesday, July 18, 2007

3:12:15 PM

दुय्यम निबंधक: सह द. नि. का-वोरीवली 4

सूची क्र. दोन INDEX NO. II

मोदणी क्र. 1) Index
18/2/12

गावाचे नाव : दिंडोशी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 2,000,000.00
बा.भा. रु. 1,989,763.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 62 वर्णन: विभागाचे नाव - दिंडोशी (वोरीवली), उपविभागाचे नाव - 61/286 - भुभाग: उत्तरेस वॉर्ड सीमा, पश्चिम व दक्षिणेस गावाची सीमा, पूर्वेस द्रुतगती मार्ग. सदर मिळकत सि.टी.एस. नंबर - 62 मध्ये आहे. युनिट नं अ/319, तिसरा मजला, विंग अ, विरवाणी इंडस्ट्रियल प्रिमायसेस को ऑ सोसा लि.
(1) बांधीव मिळकतीचे क्षेत्रफळ 117.1 चौ.मी. आहे.
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे/- लुसिड कन्झ्युमर्स फायनान्स लि. चे संचालक व 'ऑथो. सिग्नेटरी फोजालाल व्ही मारदा - ; घर/प्लॉट नं: 319/ अ; गल्ली/रस्ता: -; ईमारतीचे नाव: विरवाणी इंडस्ट्रियल इस्टेट, गोरेगांव पू मुं 63; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAACL4237H.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अरुणा अग्रवाल - ; घर/प्लॉट नं: अ/102 आणि 103; गल्ली/रस्ता: -; ईमारतीचे नाव: राघव, वसंत वॅली कॉम्प्लेक्स, फिल्मसिटी रोड, मालाड पू मुं 97; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ADJPA6470G.
(2) उमाकांत अग्रवाल - ; घर/प्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAYPA7843D.
- (7) दिनांक करून दिल्याचा 18/07/2007
- (8) नोंदणीचा 18/07/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 5180 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 20000.00
- (12) शंरा

Zone II P/R

Office of the Asst. Eng. Bldg. prop. Zone II P/R
Mody Market, Kandivli (W.), Bombay 67.
Municipal Corporation of Greater Bombay.
No. CE/668/BSII/AP.

Occupation
Certificate

To

18 OCT 1976

Shri H.P.Mistry, Architect.

Sub : Permission to occupy the completed portion of the Industrial Bldg. at P.No.5 & 6A bearing S.No.20 H.No.7, S.No.7 pt. and 8 pt. at Dindoshi Village, Goregaon East for M/s. Virwani Const. Co.

Occupation Certificate
18/10/76

Sir,

Ref : Your letter dated 8-10-76.

By direction I have to inform you that the permission to occupy the completed portion of 2nd and 3rd floor of south wing shown by you in the red colour in the plan submitted by you on 28-9-76 is hereby granted unto 31-3-77. Please note that this permission is without prejudice to action u/s 353A/471 of B.M.C. Act and subject to following conditions :-

1. That the certificate u/s 270A of B.M.C. Act shall be obtained from A.E.W.W.P. and a certified copy of the same submitted to this office.
2. That all the terms and conditions of the approved layout/ subdivision/amalgamation shall be complied with.
3. That all the I.C.D. objection including the notes and B.C.C. refusal conditions should be duly complied with.
4. That all the remaining work should be completed within one year hereof.
5. The requirements of C.F.O. should be complied with.

Yours faithfully,

Rmsd 18-10-76
Asstt. Engineer Bldg. Proposals ZII- P/R.

Copy to :

1. Owner M/s. Virwani Const. Co.
2. E.E.V.
3. A.A. & C.F.
4. A.E.W.W.P. (S) W.C.P.
6. A.H.S.R.III. for information.

A.E.B.F.ZII-P.

GGK

TRUE COPY

[Handwritten Signature]
K. HANSH & CO.
ARCHITECTS & ENGINEERS

Office of the Engr. Bldg. Prop. Zone II P/R
Mody Market, Kandivli (W.), Bombay 67
Municipal Corporation of Greater Bombay.
No. CR/668/BSII/AP.

To

11.8 OCT 1976

Shri H.P. Mistry, Architect.

Sub : Permission to occupy the completed portion of the Industrial Bldg. at P.No.5 & 6A bearing S.No.20 H.No.7, S.No.7 pt. and 8 pt. at Dindoshi Village, Goregaon East for M/s. Virwani Const. Co.

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2. That all the terms and conditions of the approved layout/subdivision/amalgamation shall be complied with.
3. That all the I.C.D. objection including the notes and B.C.C. refusal conditions should be duly complied with.
4. That all the remaining work should be complied within one year hereof.
5. The requirements of C.F.O. should be complied with.

Yours faithfully,

Rusd 18/10/76
Asstt. Engineer Bldg. Proposals ZII- P&X.

Copy to :

1. Owner M/s. Virwani Const. Co.
2. E.E.V.
3. A.A. & C.F.
4. A.E.W.M.P. (S) W.C.P.
6. A.H.S.R.III. for information.

A.E.B.P.ZII-P.

CGK

TRUE COPY

APR 1977
F.P. 4/77
K. HANSH & CO.
ARCHITECTS & ENGINEERS

Office of the Civ. Eng. Bldg. prop. Zone II P/R
Mody Market, Kandivli (W.), Bombay 67.
Municipal Corporation of Greater Bombay.
No. CE/668/BSII/AP.

OCCUPY
CERTIFICATE

To

11.8 OCT 1976

Shri H.P.Mistry, Architect.

Sub : Permission to occupy the completed portion of the Industrial Bldg. at P.No.5 & 6A bearing S.No.20 H.No.7, S.No.7 pt. and 8 pt. at Dindoshi Village, Goregaon East for M/s. Virwani Const. Co.

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1. That the certificate u/s 270A of B.M.C. Act shall be obtained from A.E.W.W.P. and a certified copy of the same submitted to this office.
2. That all the terms and conditions of the approved layout/subdivision/amalgamation shall be complied with.
3. That all the I.C.D. objection including the notes and B.C.C. refusal conditions should be duly complied with.
4. That all the remaining work should be complied within one year hereof.
5. The requirements of C.F.O. should be complied with.

Yours faithfully,

Rusd 18/10/76
Asstt. Engineer Bldg. Proposals ZII- P& .

Copy to :

1. Owner M/s. Virwani Const. Co.
2. E.E.V.
3. A.A.& C.F.
4. A.E.W.W.P.(S) M.C.P.
5. A.H.S.R.III. for information.

A.E.E.P.ZII-P.

GCK

TRUE COPY

Office of the Ex. Eng. Bldg. prop. Zone II P/R
Moby Market, Kandivli (W.), Bombay 67.
Municipal Corporation of Greater Bombay.
No. CE/668/BSII/AP.

To

18 OCT 1976

Shri H.P.Mistry, Architect.

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Sir,

Ref : Your letter dated 8-10-76.

By direction I have to inform you that the permission to occupy the completed portion of 2nd and 3rd floor of south wing shown by you in the red colour in the plan submitted by you on 28-9-76 is hereby granted upto 31-3-77. Please note that this permission is without prejudice to action u/s 353A/471 of B.M.C. Act and subject to following conditions :-

1. That the certificate u/s 270A of B.M.C. Act shall be obtained from A.E.W.W.P. and a certified copy of the same submitted to this office.
2. That all the terms and conditions of the approved layout/ subdivision/amalgamation shall be complied with.
3. That all the I.O.D. objection including the notes and B.C.C. refusal conditions should be duly complied with.
4. That all the remaining work should be completed within one year hereof.
5. The requirements of C.F.O. should be complied with.

Yours faithfully,

Rusd 18/10/76
Asstt. Engineer Bldg. Proposals ZII- P& .

Copy to :

1. Owner M/s. Virwani Const. Co.
2. E.E.V.
3. A.A. & C.P.
4. A.E.W.W.P.(S) W.C.P.
6. A.H.S.R.III. for information .

A.E.E.F.ZII-P.

GGK

TRUE COPY

FILE NO. 319A

VIRWANI INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD.

(Regn. No. BOM/GEN/P & R/1626 of 24-4-81)

Virwani Industrial Estate, Western Express Highway, Goregaon East.

BOMBAY-400063.

Authorised Capital Rs. 17,00,000/-

Divided into 34,000 SHARES of Rs. 50/- each

THIS IS TO CERTIFY that the person (s) / Firm / Company named in this CERTIFICATE is/are the registered Holder (s) of the within mentioned Share (s) bearing the distinctive number (s) herein specified in the above Co-operative Society subject to the Maharashtra State Co-operative Act 1960, Maharashtra State Co-operative Societies Rule 1961 and the Bye-laws of the Virwani Industrial Premises Co-operative Society Ltd. and that the amount endorsed hereon has been paid up on each such Share.

SHARES each of Rs. 50/-, fully paid up.

Register Folio No. 257

CERTIFICATE No. 257

Name (s) of Holder (s) M. R. BHANSALI & CO.

No. of SHARES held FIVE
(in words)

5
(in figures)

Distinctive Nos. 1276 to 1280

Given under the Common Seal of the said Society at Bombay
this 31ST day of MARCH 1986.



Stoolan

(Chairman)

Ja. Segun

(Secretary)

W. H. K.

(Treasurer)

MEMORANDUM OF TRANSFERS OF SHARES MENTIONED OVERLEAF.

Date of Transfer	Transfer No.	To Whom Transferred	Member's Register No.	Member's Signature Transferor	Office Bearer's Signature
7-8-1999.		Lucid Consumers FINANZ LTD.	Virwant Industrial Premises, Co-operative Society Ltd.	Chairman. <i>[Signature]</i> Hon. Sec. <i>[Signature]</i> Hon. Treasurer. <i>[Signature]</i>	
27.7.2007		Mrs Aruna Agrawal Shri Umakant Agrawal	Virwant Industrial Premises, Co-operative Society Ltd.	M. S. Sanyal Coly <i>[Signature]</i>	

Virwani Industrial Premises Co- Op Society Ltd.

Regn. No. BOM/GEN/P & R/ 1626/81 of 24-04-81 GST No. 27AAAV2171Q1Z0
Western Express Highway, Goregaon (East), Mumbai-400 063.

Shr./Smt. Mrs. Aruna Agrawal & Shri Umakant Agrawal
Area : 1050 sq. ft.
GST No. : 27ADJPA6470G1ZM

BILL NO. : 905
Date of Bill : 01-10-2020
Gala No. : A-319

BILL FOR THREE MONTHS ENDED : DECEMBER 2020

Please pay proportionate share of taxes and other expenses provisionally as under :

Sr.No.	Particulars	Amount
PART A		
1	B M C Tax	8,670.00
2	Water Charges	1,575.00
3	Common Electricity Charges	450.00
Total Rs. (A) :		10,695.00
PART B		
1	Reserve Fund	446.00
2	Sinking Fund (Bill)	189.00
Total Rs. (B) :		635.00
SGST @ 9%		57.00
CGST @ 9%		57.00
Total :		11,444.00
Arrears as on date of Bill:		0.00
Total :		11,444.00
Credit Balance as on date of bill :		0.00
Total Amount Now Due And Payable :		11,444.00

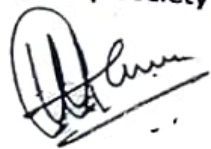
RUPPES ELEVEN THOUSAND FOUR HUNDRED FORTY-FOUR AND ZERO PAISE ONLY

PLEASE NOTE :

1. Bill should be paid before 25th of every quarter by A/c Payee cheque
2. Interest will be charged @ 21% p.a. for delayed payment (as per bye law No.71)
3. NEFT Details: Bank Name: Bharat Co Op Bank Ltd, Goregaon (E) Branch,
A/c Name: Virwani Ind. Prem. Co.Op. Soc. Ltd, IFSC Code: BCBM0000004. A/c No.000314100008256
4. Please write your Gala No. in the mail (virwanimanager@yahoo.co.in) when transferring through NEFT.

For Virwani Industrial Premises Co- Op Society Ltd.

E. & O. E.


Hon. Treasurer/Hon. Secretary/Chairman