

DEED OF CONVEYANCE

Dated 14TH SEPTEMBER 2016

For

(SANTACRUZ SERVICE OFFICE)

Unit No.G001A, Vikas Centre, 106,
S. V. Road, Santacruz (West),
Mumbai – 400 053

Between

**Aadya Motor Company Private
Limited**

And

VCM Agencies Private Limited



पावती

Original/Duplicate

Wednesday, September 14, 2016

नोंदणी क्र.: 39म

6:17 PM

Regn.: 39M

पावती क्र.: 7844 दिनांक: 14/09/2016

गावाचे नाव: विलेपार्ले

दस्तऐवजाचा अनुक्रमांक: वदर15-6891-2016

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: व्ही सी एम एजन्सीस प्रायव्हेट लिमिटेड तर्फे संचालक विक्रम सी मोदी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1200.00


पृष्ठांची संख्या: 60

एकूण:

रु. 31200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

6:36 PM ह्या वेळेस मिळेल.


सह. दु.नि.अधरी 4

बाजार मूल्य: रु. 38995600 /-

मोबदला रु. 40000000/-

भरलेले मुद्रांक शुल्क : रु. 2000000/-

सह. दुय्यम निबंधक अंधेरी-४
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003908328201617S दिनांक: 14/09/2016

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 1200/-



REGISTERED ORIGINAL DOCUMENT
RELEVERED ON 14/9/16

Valuation sheet -

Village - vile-palle (w)

C.T.S. No - 1608 & 1608 | 1 TO 18

Zone - 37/188.

shoppe Rate - 3,96,200/-

Land Rate - 1,50,000/-

Agreement Value - 4,00,00,000/-



∴ The building had constructed ^{since} were in 1900, so that weekly 20% depreciation has been taken.

Formula - Land Rate - shoppe Rate = -20% = + L. Rate.

$$\therefore 1,50,000 - 396,200 = 2,46,200 - 20\% = 1,96,960 + 1,50,000/- = 3,46,960/-$$

① Unit no - 6001A

$$\therefore 68.59 \times 1.2 = 82.31 \times 346960 = 2,85,58,300/-$$

बदर-१५		
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२०१६		

② with open land Area is 37.08 sq. mtrs.

$$\therefore 37.08 \times 1.4 = 51.91 \times 150,000 = 77,86,800/-$$

② with 2 open car parking spaces Area is 26.76 sq. mtrs.

$$26.76 \times 3,96,200 = 1,06,62,500 \times 25\% = 26,50,600/-$$

∴ The market Value is ① + ②

$$= 2,85,58,300 + 77,86,800 + 26,50,600$$

market Value = 3,89,95,700/-

stamp Duty = 20,00,000/-

Reg. fee = 30,000/-

Data of ESBTR for GRN MH003908328201617S

Bank - IDBI BANK

Bank/Branch : IBKL - 6910325/Malad
Pmt Txn id : 98672659 Stationary No : 14073929148178
Pmt DtTime : 31/08/2016 14:28:59 Print DtTime : 01/09/2016 10:44:53
ChallanIdNo : 69103332016083150899 GRAS GRN : MH003908328201617S
District : 7101 / MUMBAI Office Name : IGR187 / BDR4__JT SUB REGISTRAR ANDHERI 2

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 20,00,000.00/- (Rs Twenty Lakh Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Article : B25
Prop Mvblty : Immovable Consideration : 4,00,00,000.00/-
Prop Descr : VIKAS CENTREG001ASV ROADMILAN SUBWAY , SANTACRUZ WESTMUMBAIMAHAR
: Maharashtra
: 400054

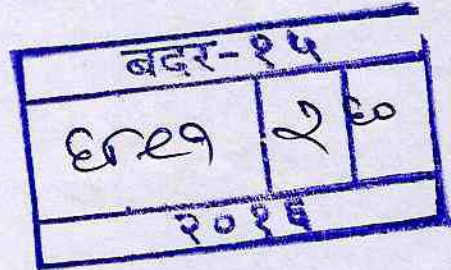
Duty Payer : PAN-AAFCV4515K VCM AGENCIES PVT LTD
Other Party : PAN-AAHCA1617R AADYA MOTOR COMPANY PVT LTD

Bank Scroll No : 100
Bank Scroll Date : 01/09/2016
RBI Credit Date : 01/09/2016
Mobile Number : 919867405939

Only for verification-not to be printed and used



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महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१६

- दस्तावेजा प्रकार : अग्निव्यापारपत्र अनुच्छेद क्रमांक २५(ब)
- सादरकृत्याचे नाव बि.सी.एम. एजन्सि प्रा.लि.
- तालुका : मुंबई / अंधेरी / बोरीवली / फुर्ला
- गावाचे नाव : वर्तमान (५)
- नगरभुमापन क्रमांक/सर्व्हे क्र/अंतिम भुखंड क्रमांक : १६०८९ १६०८.११०१८
- मूल्य दरविभाग (झोन) : ३२ उपविभाग १८८
- मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ.मी. दर : १,५०,०००/- ३,९६,२००/-
- दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : कारपेट / बिल्ट अप चौ.मीटर / फूट
- कारपार्किंग : २६.७६ गच्ची : - पोटमाळा : -
- मजला क्रमांक : ६१२ मजला उदवाहन सुविधा आहे / नाही
- बांधकाम वर्ष : १९०० घसारा : २०११
- बांधकामाचा प्रकार : आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
- बाजारमूल्यदर तक्त्यातील मार्गदर्शक सूचना क्र. : ज्यान्वये दिलेली घट वाढ
- भाडेकरू व्याप्त मिळकत असल्यास :
 - त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :
 - नवीन इमारतीत दिलेले क्षेत्र :
 - भाड्याची रक्कम :
- लिह अॅन्ड लायसन्सचा दस्त : १. प्रतिमाह भाडे रक्कम
निवासी / अनिवासी २. अनामले रक्कम / आगाचे भाडे
- निर्धारित केलेले बाजारमूल्य : ३,८९,९५,६००/-
- दस्तामध्ये दर्शविलेली मोबदला : ४,००,००,०००/-
- देय मुद्रांक शुल्क : २०,००,०००/- भरलेले मुद्रांक शुल्क : २०,००,०००/-
- देय नोंदणी फी : ३०,०००/-

बदर-१५		
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वाढ		
२०१६		



लिपीक

सह दुय्यम निबंधक

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बँक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14073929148178

Bank/Branch: IBKL - 6910325/Malad
Pmt Txn id : 98672659
Pmt DtTime : 31-AUG-2016@14:28:59
ChallanIdNo: 69103332016083150899
District : 7101-MUMBAI

Stationery No: 14073929148178
Print DtTime : 01-Sep-2016@10:44:53
GRAS GRN : MH003908328201617S
Office Name : IGR187-BDR4__JT SUB REG

StDuty Schm: 0030045501-75/STAMP DUTY
StDuty Amt : R 20,00,000/- (Rs Two Zero, Zero Zero, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 4,00,00,000/-
Prop Descr : VIKAS CENTRE, G001A, SV ROAD, MILAN SUBWAY, SANTACRUZ WEST, MUMBAI, MAHAR
Maharashtra, 400054

Duty Payer: PAN-AAFCV4515K, VCM AGENCIES PVT LTD
Other Party: PAN-AAHCA1617R, AADYA MOTOR COMPANY PVT LTD

Bank official1 Name Signature

Tswain
129429



Bank official2 Name Signature

--- Space for customer/office use ---

--- please write below this line ---

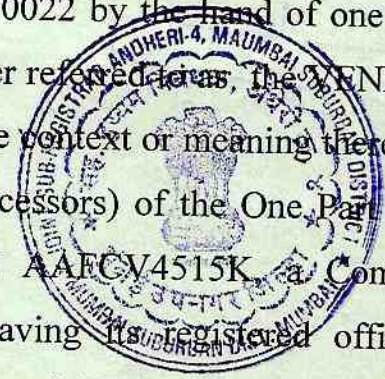


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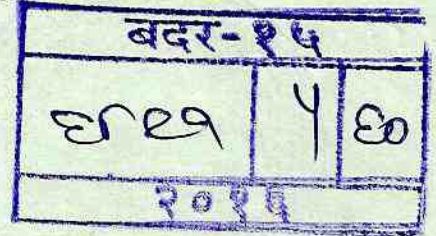
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DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made at Mumbai on this 14th day of September, 2016 BETWEEN AADYA MOTOR COMPANY PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at Office No.1, Godrej Coliseum, Somaiya Hospital Road, Off. Eastern Express Highway, Sion (E), Mumbai – 400022 by the hand of one of its Director Mr. Vajendla Ramananand Rao, hereinafter referred to as 'the VENDOR' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include it's successor or successors) of the One Part AND VCM AGENCIES PRIVATE LIMITED, PAN AAFCV4515K, a Company incorporated under the Companies Act, 1956 having its registered office at Autoland Excel Estate, S. V. Road, Opp. Patel Petrol Pump, Goregaon (West), Mumbai – 400062 hereinafter referred to as 'the PURCHASER' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include it's successor or successors) of the Other Part.



WHEREAS:



- a) By virtue of Indenture of Conveyance dated 04/01/1982, registered at the office of the Sub-Registrar of Assurances at Mumbai on 15/02/1982, one Mr. Madanlal Gupta (hereinafter referred to as 'the said Madanlal') became seized and possessed of and/or otherwise absolutely entitled to the land bearing CTS No.1608 and 1608/1 to 18 formerly Survey No.156 Plot No.1, New N.A. No.1568 containing by admeasurement 1 Acre and 21 Gunthas or thereabouts equivalent to 6171.49 square metres together with the structures then standing thereon situate on the road formerly known as Ghodbunder Road now known as Swami Vivekanand Road at Vile Parle Taluka Salsette in the registration Sub-District of Bandra, District Mumbai Suburban (hereinafter referred to as the said Land').
- b) The said Madanlal constructed a building on the said Land consisting of ground and 2 (two upper storeys) and basement comprising of shops and office Apartment, storage space as per the building plans and specifications approved by the Municipal Corporation of Greater Mumbai (hereinafter referred to as 'MCGM').

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c) The MCGM granted the Building Completion Certificate No.CE/7453/BS/II/AH on 1st October, 1987 to the said Madanlal in respect of the building now known as "Vikas Centre" – (hereinafter referred to as "the said Building").

d) The said Building comprises of Apartments as under:

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i. Individual Apartments (Units) for being used as shops.

ii. Individual Apartments (Units) for being used as office Apartment.

e) By a Declaration dated 15/01/1990 registered with the office of Sub-Registrar of Assurances at Mumbai under Serial No. PBBJ -179/90 on 16th January, 1990 (hereinafter referred to as 'the said Declaration') the said Madanlal submitted the said piece of land and the building constructed thereon to the provisions of the Maharashtra Apartment Ownership Act 1970 (Maharashtra Act XV of 1971) hereinafter referred to as "the said Act" and filed a true copy thereof in the office of the Registrar of Co-operative Societies, Mumbai.

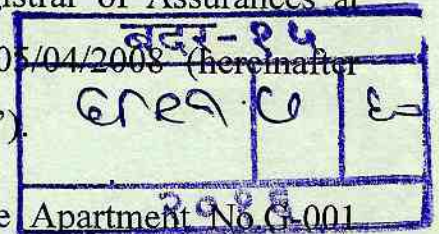
f) By five Deeds of Apartment, all dated 15/09/1993, lodged for registration on 21st September, 1993 with the office of Sub-Registrar of Assurances at Mumbai under Serial Nos. BBM-1-3040/93, BBM-1-3041/93, BBM-1-3042/93, BBM-1-3043/93, and BBM-1-3039/93 (hereinafter collectively referred to as 'the said Five Deeds of Apartments'), the said Madanlal allotted, granted, conveyed and assured unto one M/s. Suburban Ceramic Products – a proprietary concern of Shri. M.L. Gupta HUF (hereinafter referred to as 'the said HUF') Apartment Nos.B-007, B-008, B-009 and B-010 in the basement and Apartment No.G-001 on the ground floor of the said Building for commercial use of the same at the consideration and as per the terms and conditions contained in the said Five Deeds of Apartments.

g) The said HUF underwent total partition as per the terms and conditions contained in the Indenture of Partition dated 24th April, 1999, registered with the Sub-Registrar of Mumbai 20/08/1999 at Sr. No. BBJ-3632/99 (hereinafter referred to as 'the said Indenture of Partition') and as per the said Indenture of Partition the said Madanlal had been vested with all the rights, title and interest in respect of the said Apartment No.G-001 alongwith other Apartments together with the possession thereof and since then the

Madanlal

said Madanlal had been in possession and occupation of the aforesaid Apartments including Apartment No.G-001 as the owner thereof.

h) Subsequent to the said Indenture of Partition, the aforesaid Apartments held by the said Madanlal including Apartment No.G-001 on the ground floor underwent some changes and as such the descriptions thereof in the said Declaration and another Declaration was required to be amended and as such in order to depict the correct and factual description of the present apartment units in basement and ground floor of the said Building, the said Madanlal amended the said Declaration vide the Amendment Declaration dated 5th April, 2008 registered with the office of Sub-Registrar of Assurances at Mumbai under Serial No. BDR-03564-2008 on 05/04/2008 (hereinafter referred to as 'the said First Amendment Declaration').



i) As per the said First Amendment Declaration, the Apartment No.G-001 became Apartment Nos.G-001, G-001A and G-001B alongwith other Apartments and the descriptions thereof as mentioned in the said First Amendment Declaration are as given hereunder.

- i. G-001A, admeasuring 68.59 sq. meters and has access from the main doors opening from the compound of the building and from the rear side of unit G-001A. It also has an exclusive stairway leading from it leading to Unit No.B-009 and Unit No.B-008. It has two toilets each admeasuring 2.09 Sq. Meters (toilet area is included in the area of the Unit). The Unit G-001A also has an exclusive attached open area of 37.08 sq. meters which is in front of the unit and which goes with it and is a part of it. The Unit also has two open car parking spaces at the rear of the building together admeasuring 26.76 Sq. Meters.
- ii. G-001, admeasuring 127.86 sq. meters and has access from the main doors opening from the compound of the building. It also has an exclusive stairway leading from it leading to Unit No.B-010. The Unit also has an exclusive attached open area of 62.37 sq. meters which is in front of the unit and which goes with it and is a part of it.
- iii. G-001B, admeasuring 249.31 sq. meters and has access from the main doors opening from the compound of the building. It also has an exclusive stairway leading from it leading to Unit No. B-021. The

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Unit also has an exclusive attached open area of 119.59 sq. meters which is in front of the unit and which goes with and is a part of it.

- j) Subsequent to the execution of the said First Amendment declaration, the aforesaid Apartment Nos.G-001A and G-001B on the Ground floor alongwith other Apartments in the Basement again underwent some changes due to partition and as such the descriptions thereof in the said First Amendment Declaration have also undergone changes. Therefore, in order to depict the correct and factual description of the present apartment units in Basement and Ground floor of the said Building, the said Madanlal amended the said First Amendment Declaration vide the Amendment declaration dated 06/04/2009 and attached floor plan of the basement and ground floor of the said Building thereto and registered the same with the office of Sub-Registrar of Assurances at Mumbai under Serial No. BDR/4-02941-2009 on 06/04/2009 (hereinafter referred to as 'the said Second Amendment Declaration').

- k) The descriptions of the Apartment No.G-001A as mentioned in the said Second Amendment Declaration is as given hereunder.

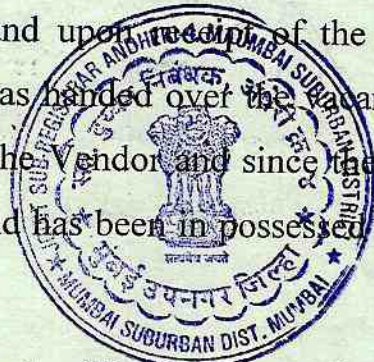
- i. G-001A, admeasuring 68.59 sq. meters and has access from the main doors opening from the compound of the building and from the rear side of unit G-001A. It also has two toilets each admeasuring 2.09 Sq. Meters (toilet area is included in the area of the Unit). The Unit G-001A also has an exclusive attached open area of 37.08 sq. meters which is in front of the unit and which goes with it and is a part of it. The Unit also has two open car parking spaces at the rear of the building together admeasuring 26.76 Sq. Meters. (hereinafter referred to as 'the said premises')

- l) By an Indenture dated 22/08/2012 made and entered between the said Madanlal therein referred to as the Vendor of the one part and the Vendor herein therein referred to as the Purchaser of the other part, registered at the office of Sub-Registrar of Assurances at Andheri at Sr. No.7096/2012 (hereinafter referred to as 'the said Deed'), the Vendor therein sold, transferred and conveyed to the Purchaser therein and the Purchaser therein purchased and acquired from the Vendor therein, all the right, title interest and share whatsoever in the premises being Apartment No.G 001A situate

on the Ground Floor of the building known as VIKAS CENTRE (hereinafter referred to as 'the said Building') situate, lying and being at Swami Vivekanand Road, Santacruz (W), Mumbai – 400 054 and with a total area of 68.59 Metres (carpet) together with exclusive right of user over open area admeasuring 37.08 Sq.Mtrs. along with and together with 8.06% share in restricted common area and 0.98% share in the common areas in all that undivided piece or parcel of land in the land more particularly described in the First Schedule thereunder written and the same being described in the Schedule hereunder written together with two open car parking spaces at the rear of the building aggregately admeasuring 26.76 Sq. Meters (hereinafter referred to as 'the said Premises'), at or for the consideration and upon the terms and conditions more particularly mentioned in the said Deed.

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- m) The Vendor has paid the entire amount of consideration to the said Madanlal and validly and completely discharged all his financial and other liabilities under the said Deed and no amount is due or payable by Vendor to the said Madanlal in respect of the said Premises and upon receipt of the entire amount of consideration the said Madanlal has handed over the vacant and peaceful possession of the said Premises to the Vendor and since then the Vendor is solely and absolutely entitled to and has been in possession of the said Premises;
- n) The said Premises is mortgaged with State bank of India, Diamond Garden Branch, Chembur (hereinafter referred to as 'the said Bank') on account of various credit facilities availed, continued and renewed by the Vendor from the said Bank. In consideration thereof, the Vendor inter alia created pari passu charge in respect of the said Premises and the movables including Plant and machinery, stocks, Book Debts etc. in favour of the said Bank.
- o) After having availed of the credit limits, the Vendor has failed to operate the said credit account satisfactorily and regularly and hence the said credit accounts of the Vendor maintained by the said Bank has been classified as NPA in accordance with RBI guidelines. Consequently, the said Bank has invoked the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 ("SARFEASI Act") and issued demand notice dated 02/03/2016 under section 13 (2) of SARFEASI Act ("the said 13(2) notice") whereby calling upon the Vendor



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and its guarantor/mortgagor to clear the entire amount of Rs. 4,00,00,000/- within a period of 60 days from the receipt thereof.

p) The Vendor approached the said Bank for arriving at One Time Settlement ("OTS") in respect of the aforementioned credit account as well as its other credit account which the said Bank alongwith the other credit accounts which consortium of itself and Punjab National Bank (hereinafter referred to as 'the said Consortium'), have agreed subject to the Vendor repaying the OTS amount as agreed between the Vendor and the said Bank ("the said OTS amount") to the said Bank within a period of 6 months by disposing of all the mortgaged properties. Accordingly, the said Bank has not initiated any proceedings or actions against the Vendor in pursuance of the SARFEASI Act including taking over possession of the said premises from the Vendor.

q) A Condominium known as Vikas Centre Condominium of the purchasers of the various premises in the said building was formed and registered under the provisions of the Maharashtra Apartment Ownership Act, 1970 (hereinafter referred to as 'the said Condominium').

r) In view of the above arrangement and in view of the settlement arrived at hereinabove, the Vendor is desirous of selling off the said premises in open market to prospective purchaser. Knowing that the Purchaser is in need of the premises in a City of Mumbai to run its business of automobile retail showroom and activities associated therewith, the Vendor approached and requested the Purchaser to acquire the said Premises. After a series of discussions and negotiations, the Vendor has agreed to sell and transfer to the Purchaser herein and the Purchaser herein has agreed to purchase and acquire from the Vendor herein the said Premises subject to obtaining clear No Objection Certificate from the said Bank in favour of the Purchaser before execution of these presents.

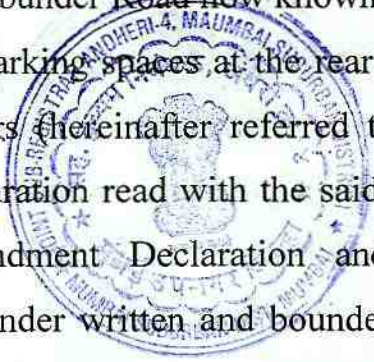
s) Accordingly, the said Bank has granted to the Vendor No Objection Certificate dated thereby giving its consent to the transaction contemplated herein i.e. for sale, transfer and conveyance of the Said Premises in favour of the Purchaser herein. A copy whereof is annexed hereto and marked as Annexure 'B'.

t) The Vendor has obtained requisite Certificate dated 10th August 2011 under Sec.281 of Income Tax Act in respect of the transaction contemplated herein. A copy whereof is annexed hereto and marked as Annexure 'C'.

- u) The Vendor has at its own costs and expenses obtained permission from the said Condominium on _____ for transfer of the said Premises in the building known as Vikas Centre in favour of the Purchaser.
- v) The Vendor has agreed to sell and transfer and convey to the Purchaser and the Purchaser has agreed to purchase and acquire the said Premises from the Vendor at or for the lumpsum consideration of Rs.4,00,00,000/- (Rupees Four Crores Only) on the terms and conditions hereinafter appearing.
- w) By a resolution dated 2nd Aug 2014, the Board of Directors of the Vendor have decided to sell and transfer the Said Premises to the Purchaser and have also authorised Mr. Vajendla Ramananand Rao, to sign and execute Deed of Conveyance and all other ancillary and incidental documents and carry out all acts, deeds and things including but not limited to cause the Purchaser to directly deposit the Sale Consideration in the said Bank and give valid receipt and/or acknowledgement thereof, cause the said Bank to handover original title deeds in respect of the Said Premises on behalf of the Vendor to the Purchaser. A copy whereof is annexed hereto and marked as Annexure 'D'
- x) The shareholders of the Vendor in Extra Ordinary General Meeting held on 2nd Aug 2014 have passed the Special Resolution unanimously authorizing the Board u/s 180(1) of the Companies Act, 2013 to sell, transfer and convey the said premises in favour of the Purchaser and have also authorized Mr. Vajendla Ramananand Rao to sign and execute Conveyance deed, declarations, undertakings, writings, etc. incidental for the said purpose and to admit execution thereof as well as carry out all acts, deeds, matters and things for the purpose of intimating as well as getting the same recorded in the records of the Registrar of Companies. The copy of the said resolution is annexed herewith and marked as Annexure 'D1'.
- y) At the request of the Purchaser, the Vendor has agreed to transfer the said Premises in the manner hereinafter appearing.

NOW THESE PRESENTS WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO that in pursuance of the said arrangement and in consideration of the sum of Rs.4,00,00,000/- (Rupees Four Crores Only) being the consideration amount paid and deposited by the Purchaser directly to the said Bank, in accordance with the arrangement arrived at with the VENDOR as mentioned above, on or before execution hereof (the payment and receipt whereof

the VENDOR doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and discharge the PURCHASER), the VENDOR doth hereby sell, transfer and assign unto the PURCHASER the said Premises being Apartment No.G 001A situate on the Ground Floor of the building known as VIKAS CENTRE (hereinafter referred to as 'the said Building') with a total area of 68.59 Metres (carpet) together with exclusive right of user over open area admeasuring 37.08 Sq.Mtrs. along with and together with 8.06% share in restricted common area and 0.98% share in the common areas in all that undivided piece or parcel of land with structures standing thereon situated on the West of Ghodbunder Road now known as Swami Vivekanand Road at Vile Parle, Taluka Salsette in the registration Sub-District of Bandra, District Mumbai Suburban containing by admeasurement 1 Acre and 21 Gunthas or thereabouts equivalent to 6171.49 square metres and bearing CTS No.1608 and 1608/1 to 18 formerly Survey No.156 Plot No.1, New N.A. No.1568 and assessed by the Municipality formerly under No.106 now under ward No. H. 104/D formerly known as Ghodbunder Road now known as Swami Vivekanand Road together with two open car parking spaces at the rear of the building aggregately admeasuring 26.76 Sq. Meters (hereinafter referred to as 'the said Premises') as specified in the said Declaration read with the said First Amendment Declaration and the said Second Amendment Declaration and more particularly described in the Schedule hereunder written and bounded by red color line on the Plan hereto marked and annexed as Annexure "A" together with all the appurtenances to or in anywise appertaining to or with the same or any part thereof nor or at any time theretofore usually held, used, occupied or enjoyed or reputed or known as part or member thereof or be appurtenant thereto the said Premises and all that estate, right, title, interest, use, inheritance, property possession, benefit, claims and demand hereby granted as aforesaid whatsoever both at law and equity of the Vendor into, out of or upon the said Premises or any part thereof TO HAVE AND TO HOLD the said Premises hereby granted, released, assured and sold or intended so to be with and every of their rights, members and appurtenances unto and to the use of the Purchaser forever to be held as heritable and transferable immovable property within the meaning of any law for the time being in force SUBJECT TO the provisions of the Maharashtra Apartment Ownership Act, 1970 and the aforesaid said Declaration as amended by the said First Amendment and the said Second Amendment Declaration attached thereto along with the bye laws of the said Vikas Centre Condominium and all the rules, regulations and agreements lawfully made



[Handwritten signature]

and/or entered into and/or that may be entered into pursuant to the provisions of the aforesaid Act, Declarations and Bye-laws and also SUBJECT TO the payments of all rents, taxes, assessments, rates, dues, duties now chargeable upon the same or which may hereafter become payable in respect thereof to this Government of Maharashtra, the MCGM and/or any other concerned authorities AND THE Vendor doth hereby for itself, it's successors and assigns covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever, the Vendor has now good right, full power and absolute authority to grant, convey transfer, assure the said Premises hereby granted conveyed and intended so to be and to the use of the Purchaser in the manner aforesaid AND it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to enter upon, have, hold occupy, possess and enjoy the said Premises and quietly to enter upon have, hold occupy, possess and enjoy the said Premises and receive the rents, issues and profits thereof and of every part to and for their own use and benefit without any suit, eviction, interruption, claim and/or demand whatsoever from or by the Vendor, its successors or assigns or any person or persons lawfully or equitably claiming or to claim by, from under or in trust for it AND that free and clear and freely and absolutely acquitted, exonerated and forever discharged or otherwise by the Vendor well and sufficiently, saved, defended and kept harmless and indemnified from and against all former and other estates, titles, charges and encumbrances whatsoever had, made, executed, occasioned or suffered by the Vendor or any other person or persons lawfully or equitably claiming or to claim by from, in trust for it and further that the Vendor and its successor and assigns and all persons lawfully or equitably claiming any estate or interest in the said Premises or any part therefrom under or in trust for the Vendor or its successor 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 Purchaser does and execute or cause to be done or executed all such further and other acts, deeds, matters and things and conveyances and assurances in law whatsoever for the better and more perfectly assuring the said Premises and every part thereof unto and the use of the Purchaser or assigns or their counsel-in-law shall reasonably require AND the Purchaser does hereby covenant with Vendor and/or other Co-Purchaser/s of the units in the said Building that the Purchaser shall abide by the bye-laws of the said Condominium and shall bear the proportionate expenses required for it to be paid as its expenses as required by the Association of Purchaser being as Vikas Centre Condominium AND the Purchaser does hereby covenant with Vendor that the

बदर-१५
२०१६



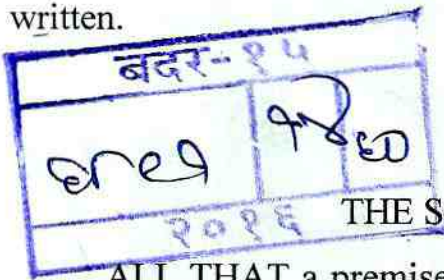
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stamp duty, registration charges for this indenture shall be borne and paid by the Purchaser alone.

AND simultaneously with execution hereof, the Vendor has put the Purchaser in possession of the said premises and also caused the said Bank to hand over the original title deeds in respect of the said premises to the Purchaser.

AND the Vendor hereby further covenants with the Purchaser that the Vendor shall at its own costs and expenses obtain No dues Certificate and Reconveyance from the said Bank in respect of the said premises within ___ days from the date of execution hereof and the Vendor hereby agree to indemnify and keep indemnified the Purchaser in that behalf.

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



THE SCHEDULE ABOVE REFERRED TO:

ALL THAT a premises being Apartment No.G 001A situate on the Ground Floor of the building known as VIKAS CENTRE and with a total area of 68.59 Metres (carpet) together with exclusive right of user over open area admeasuring 37.08 Sq.Mtrs. along with and together with 8.06% share in restricted common area and 0.98% share in the common areas in all that undivided piece or parcel of land in the land with the structures standing thereon situate on the West of Ghodbunder Road now known as Swami Vivekanand Road at Vile Parle Taluka Salsette in the registration, Sub-District of Bandra, District Mumbai Suburban bearing CTS No.1608 and 1608/1 to 18 formerly Survey No.156 Plot No.1, New N.A. No.1568 and assessed by the Municipality formerly under No.106 now under ward No. H. 104/D formerly known as Ghodbunder Road now known as Swami Vivekanand Road together with two open car parking spaces at the rear of the said building aggregately admeasuring 26.76 Sq. Meters.

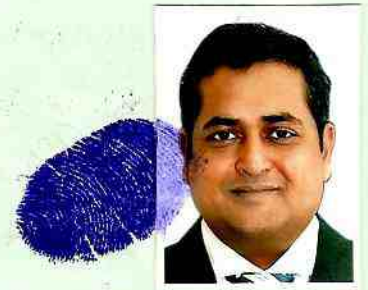
The common seal of the VENDOR

AADYA MOTOR COMPANY PVT.LTD.

has been hereunto affixed pursuant to Resolution passed by the Board of Directors in the their meeting held on 2 day of August, 2016 in the presence of Mr. Vajendla Ramananand Rao one of the Directors of the VENDOR who has subscribed his signature hereto in the presence of ...

)
) For AADYA MOTOR COMPANY PVT. LTD.
)

)
) 2 Director



1. Badar

2. Amudh



बदर-१५	
एनए	१५
२०१६	

The common seal of the VENDOR

VCM AGENCIES PRIVAT LIMITED

has been hereunto affixed pursuant to Resolution passed by the Board of Directors in the their meeting held on 2 day of Septem, 2016 in the presence of Mr. Vikram C. Modi one of the Directors of the VENDOR who has subscribed his signature hereto in the presence of ...

)
) For VCM AGENCIES PVT. LTD.
)

)
) Amudh Director



1. Badar

2. Amudh

बदर-१५
 १००
 २०१६

RECEIPT

RECEIVED from the within named PURCHASER, a sum of Rs.3,96,00,000/- (Rupees Three Crores Ninety Six Lakhs Only) together with a sum of Rs.4,00,000/- (Rupees Four Lakhs only) withheld by the Purchaser as 1% tax required to be deducted at source and to be deposited with the concerned authority makes the aggregate sum of Rs.4,00,00,000/- (Rupees Four Crore only) being full and final consideration as agreed hereinabove.

Cheque No. Dated
 012782 14/9/2016
 080602 8/9/2016

Witness:

Drawn	Amount
IDBI BANK	3,40,00,000-00
HDFC BANK	56,00,000-00
	<u>3,96,00,000-00</u>

I SAY RECEIVED

For, AADYA MOTOR COMPANY PRIVATE L
 LIMITED,

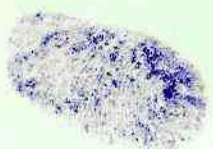
FOR AADYA MOTOR COMPANY PVT. LTD.

Director

AUTHORISED SIGNATORY

VENDOR

1. Bachchan
2. Mudg



Apex Honda
Aadya Motor Company Pvt. Ltd.
Godrej Coliseum, Sornaiya Hospital Rd.,
Off. Eastern Express Highway, Sion (E),
Mumbai-400 070. INDIA.
Tel. : +91-22-4277 7777
Fax : +91-22-2407 4401
e-mail : teamsales@apexhonda.in
Website : www.apexhonda.in

CIN No. U50100MH2008PTC184625



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF M/s. AADYA MOTOR COMPANY PRIVATE LIMITED HELD ON 2nd AUGUST 2016 VIDE BOARD RESOLUTION NO. AMCPL/003/2016-2017

“RESOLVED that the company execute a Deed of Conveyance / Indenture of Conveyance in respect of Unit No.G-001A on the Ground Floor, in the Building known as Vikas Centre, S. V. Road, Santacruz West, Mumbai – 400 054.”

“RESOLVED FURTHER that Mr. Vajendra Ramanand Rao, Director of the company, is hereby authorized on behalf of the Company to sign and execute the Agreement of sale and to also appear before the Sub Registrar Office, Mumbai, for the purpose of lodging and registration of the same.”



For Aadya Motor Company Private Limited
For AADYA MOTOR COMPANY PVT. LTD.

Director

Director

For AADYA MOTOR COMPANY PVT. LTD.

Director



बदा-१५
६९९९००
२०१६



MAUMBAI SUBURBAN DISTRICT
REGISTRAR
ANDHERI-4

VIVA HONDA

(UNIT-VCM AGENCIES PVT. LTD.)

Showroom Address: Ground Floor, Vikas Centre, S.V Road, Near Milan Subway, Santacruz (W),
Mumbai – 400054. Phone: 4377 7777 E-mail: Teamsales@vivahonda.in Website: www.vivahonda.in



HONDA

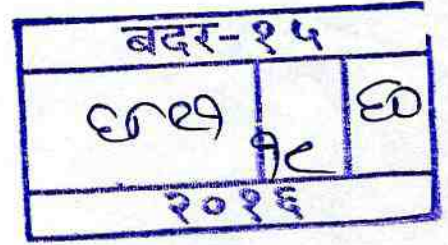
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF M/s. VCM AGENCIES PRIVATE LIMITED HELD ON 2nd SEPTEMBER 2016.

“RESOLVED that the company execute a Deed of Conveyance / Indenture of Conveyance in respect of Unit No.G-001B on the Ground Floor and B-009 & B-021 on the basement, in the Building known as Vikas Centre, S. V. Road, Santacruz West, Mumbai - 400 054.”

RESOLVED FURTHER that Mr. Vikram C. Modi, Director of the company, is hereby authorized on behalf of the Company to sign and execute the Agreement of sale and to also appear before the Sub Registrar Office, Mumbai, for the purpose of lodging and registration of the same.”

For VCM Agencies Pvt. Ltd.

Director



Workshop Address: 115, Dr. E. Moses Road, Near Four Season Road, Worli, Mumbai – 400018

Phone: 4577 7777 E-mail: Teamservice@vivahonda.in Website: www.vivahonda.in

बदर-१७
२०१६





दुयम निबंधक: अंधेरी ३ (अंधेरी)

पेज नं. १

Page: 01 of 01

दस्तावेजाचा क्र. व वर्ष: 7095/2012

Registered on August 22, 2012
4:40:12 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव: विलेपार्ले

बंदर-१५		
६०२५	११	६०
२०१६		

(1) विलेपार्ले घाटार, मोठ्यापार्ले स्थळ (असल्यास) व बाजारभास (बाजोपट्ट्याच्या बाबतीत घट्टाकार आकारणी देणे की घट्टेदार से. मनु. करावे) मोठ्यापार्ले क्र. 11,000,000.00
ब.भा. क्र. 18,082,000.00

(2) भू-भाषण, पोटहिल्ला व धरकामांक (असल्यास)

(1) सिटिएल क्र. 1008/1005/1 से 18 वर्गज अर्बट नं. जी 001 से एक मजला, विलेपार्ले घाटार, एम.जी. रोड, नालाटुंग प.मु. 54, सुली नामा 37.08 चौ.मी. लक्ष्मण सामाजीक क्षेत्र व सुविधा घानबा 8.08 अधिनस्त हिल्ला 1182 37 चौ.मी. बाकी

(3) क्षेत्रकळ

(4) आकारणी किंवा जुळी देण्यास जमेल येणे

(1) मदनराव गुण-जी सुभाषण अर्बिट किपूर - घरा/प्लॉट नं. विलेपार्ले घाटार 106 एम.जी. रोड, नालाटुंग प.मु. 54, गावडी/रस्ता: इमारतीचे नाव: इमारत नं.: पेट/पसारा: शहर/गाव: तातुका: पिन: एम.नंबर: AAEPG766K

(5) दस्तावेजाचा काळम देण्या-या पत्रकाराचे व संपूर्ण पत्रा नाव किंवा दिवाणी न्यायालयाचा मुकुमनाचा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्रा

(1) असा मोठार अर्बिट किपूर - घरा/प्लॉट नं. 603 एम.जी. रोड, एम.जी. रोड, नालाटुंग प.मु. 54, गावडी/रस्ता: इमारतीचे नाव: इमारत नं.: पेट/पसारा: शहर/गाव: तातुका: पिन: एम.नंबर: AAHCA1617R

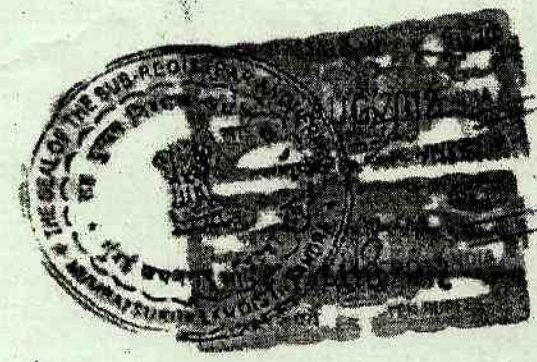
(6) दस्तावेजाचा काळम देण्या-या पत्रकाराचे नाव व संपूर्ण पत्रा किंवा दिवाणी न्यायालयाचा मुकुमनाचा किंवा आदेश असल्यास, बाकीचे नाव व संपूर्ण पत्रा

(7) दिनांक: काळम दिवसाचा 22/08/2012
(8) नोंदणीचा: नोंदणीचा 22/08/2012
(9) अनुक्रमांक, खंड व पृष्ठ: 7095/2012

(10) बाजारभासप्रमाणे मुद्रांक शुल्क: ₹ 904100.00

(11) बाजारभासप्रमाणे नोंदणी: ₹ 30000.00

(12) सेल



सारी प्रत

Andheri
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दुयम - पंचवट, अंधेरी

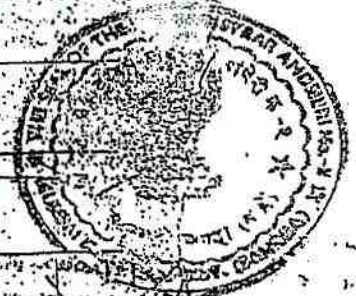
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पुस्तक मालिक का नाम 688-9
पुस्तक मालिक का पता 3404-6

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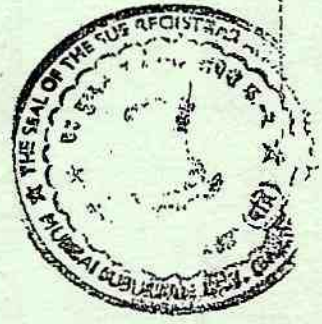
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बदर-१५	
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मने-कमांर - १०६८
 न इल्लत तादीस २/२५००२- नकलेचा-प्रकार १०/५०
 नदर तादीस ५/२५००२-नकल मुलक १०००००.
 नकल दिव्याची-तादीस २/२५००२-प्रमद मुलक... २५००.
 नकल तयार करणार ... बेकुरा मुलक... १०००००.
 नकल तपासणार

सत्य-प्रतिलिपी

नगर भूमापन अधिकारी बिल्ड



मने-कमांर
 न इल्लत
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 नकल दिव्याची
 नकल तयार
 नकल तपासणार

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बदर-१५
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वि. सं. नं. (च)

Z. F. P.-1,00,000-4-64-WCA5-(Cn)
 G. R., R. D., No. 8616, dated 18-9-26.]

O. T. B. 20

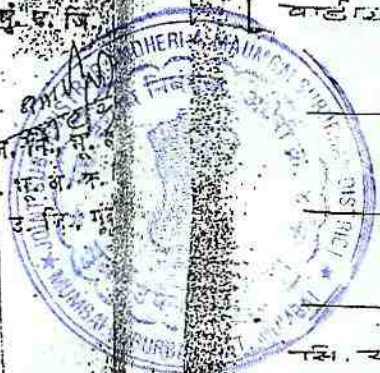
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ही प्रदीप्त जमा लेट लेटी आईमाई एथ.
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वि. सं. नं. १६०८ प्रमाणे

सत्य-प्रतिलिपी

नगर भूमिपन अधिकारी विलेपक

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वजे-क्याक - १६०८
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सत्य-प्रतिलिपी

नगर भूमिपन अधिकारी विलेपक

बदर-४/
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 २०१९

विले-कार्ड (म)

Z. P. P.-1,00,000-4-64 - WCAS - (Cat
G. R., B. D., No. 8618, dated 16-9-20)

RULED CARD

बदर-१५		(31)
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ही दस्तावेज मालक तेवढी जाहीस आहे अथवा
बाकीचा इतर कायदेहीने नसून न. नं. १००८ प्रमाणे

न. नं. १००८ प्रमाणे



29 JAN 1970	वा. ल.	१००८	का. नं. १००८
५४-६-७३	का. नं. १००८	३६	३६



विलेकार्ड नं - १००८
 न. नं. १००८ तारीख २/२४/२००२ चकलेचा प्रकार १/५१-३
 न. नं. १००८ तारीख ५/२४/२००२ चकलेचा प्रकार ६०-००
 न. नं. १००८ तारीख ५/२४/२००२ चकलेचा प्रकार १-६-५
 न. नं. १००८ तारीख ५/२४/२००२ चकलेचा प्रकार ६१-००
 न. नं. १००८ तारीख ५/२४/२००२ चकलेचा प्रकार ६१-००

सत्य-प्रतिलिपी

नगर भूमिपत अधिकारी विलेपाल

बदर-४/
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बदर-१५
 ७२९ २६६०

32

विधि - चांद (र)

Y. P. P.-1,00,000-4-64 - WCA5 - (F.A)
 G. R., R. D., No. 8616, dated 16-9-28.

G. S. B. 20 a

RULED CARD

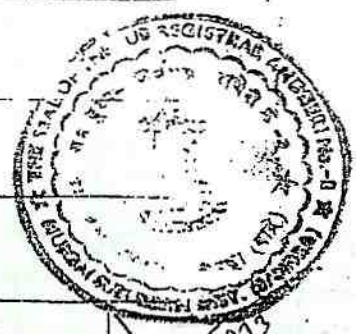
१६० C/13	[६९ ^७ / _२]	C	वि. सा. नं.
	५/१०		
	६८-४		



ही इच्छा जाळक लेख लेखी आहिल्ली एणें
 वाईटा इच्छा रवेर होना: वि. सा. नं. १६० C - प्रमाण



वि. सा. नं. १६० C - प्रमाण



29 JAN 1971	जा.	ख.	ब.	ग.	घ.	च.	द.	ड.	ढ.	ण.	त.	थ.	द.	ध.	न.	नि.	नि.	नि.

नवे क्रमांक - १७६६५
 नं. दाखल नो. २१२०००२ नकलेंचो प्रकार १/१३
 नकलेंचो नव्या ता. १५/१२/२००० नकलेंचो नुस्तो ६०-०००
 नकलेंचो दि. १२/१२/२००० नकलेंचो नुस्तो १-०००
 नकलेंचो तया करणार १२/१२/२००० नकलेंचो नुस्तो ६१००.००
 नकलेंचो तया करणार

सत्य-प्रतिलिपी

नगर निवापन अधिकारी दि. १२/१२/००

बदर-४/
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बिंदू - चिह्न (स)

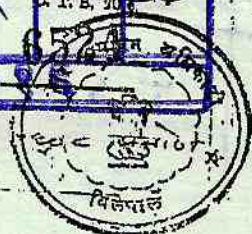
Y. F. F. - 1,00,000 - 1-64 - WCAE - (C) G. R. R. 1), No. 8916, dated 15-9-23.]

RULED CARD

बदर-१५	
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२०१५	

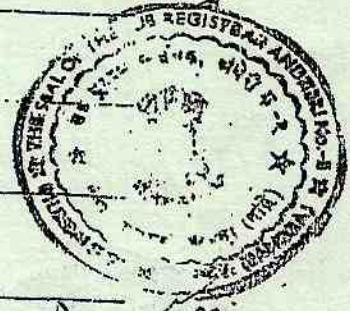
३२०८१४ [२०.०] C वि. रा. सं. ३२०८ प्रमाणिका

२०१५



ही दस्तावेज ऑफ लेट लेडी आदिमादि पध्
आदिमा हरेत - रवेरदीने वि. रा. सं. ३२०८ प्रमाणिका

वि. रा. सं. ३२०८ प्रमाणिका



29 JAN 1970	सा. ख.	...
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नक्का-क्रमांक - ३७२४
 नक्का नं. २३२२०० - नक्का प्रकार नो. ३
 नक्का नं. ५३२२०० - नक्का प्रकार नो. ३
 नक्का नं. १२२२०० - नक्का प्रकार नो. ३
 नक्का नं. १२२२०० - नक्का प्रकार नो. ३
 नक्का नं. १२२२०० - नक्का प्रकार नो. ३

सत्य-प्रतिलिपी

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बंद-१५
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34

विले - जोडे (प)

Y. F. P-1,00,000-1.01 - WCA- (P)
 (S. H., R. D., No. 8616, dated 10-9-90)

RULED CARD

G. T. B. 20

१२०८/२ [३६] C मि. रा. सं.
 च. मी
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दा दस्तावेज ऑफ लेंड लेडी आदिमाई राव
 नाईकाया देवराव खेडकीने, मि. रा. सं. १२०८ प्रमाणे

मि. रा. सं. १२०८ प्रमाणे



29 JAN 1970	मा. सं. १२०८/२	पुस्तक क्रमांक १२०८/२	पुस्तक क्रमांक १२०८/२	पुस्तक क्रमांक १२०८/२
	म. रा. सं. १२०८/२	म. रा. सं. १२०८/२	म. रा. सं. १२०८/२	म. रा. सं. १२०८/२
	म. रा. सं. १२०८/२	म. रा. सं. १२०८/२	म. रा. सं. १२०८/२	म. रा. सं. १२०८/२
	म. रा. सं. १२०८/२	म. रा. सं. १२०८/२	म. रा. सं. १२०८/२	म. रा. सं. १२०८/२

पुस्तक क्रमांक १२०८/२
 म. रा. सं. १२०८/२
 पुस्तक क्रमांक १२०८/२
 म. रा. सं. १२०८/२
 पुस्तक क्रमांक १२०८/२
 म. रा. सं. १२०८/२

सत्य-प्रतिलिपी

म. रा. सं. १२०८/२
 विलेपाल

बंद-०/१
 ३०७०/२९
 २००९

35

बदर-१५
६९९ २२ ००
२०१५

विले-पेट (प)

Y. P. F. - 1,00,000 - 6.64 - WCAC - (Caf)
G. R., R. U., No. 8616, dated 15.9.20.

RULED CARD

१००८/९ [३३] C वि. न. ज. १००८
४८०८



वि. न. ज. १००८ प्रमाणे. वि. न. ज. १००८ प्रमाणे.



29 JAN 1970	मा. ज. १००८	वि. न. ज. १००८	प्रमाणे
१६-९-७३	नमूना १००८	SI	आरक



पत्र-क्रमांक - १००८
नमूना १००८
वि. न. ज. १००८
प्रमाणे

सत्य-प्रतिलिपी

कृ. न. ज. १००८ प्रमाणे

बदर-१५
३००० १२
२०००

बदर-१/५
 ३०६०
 २००९

(36)

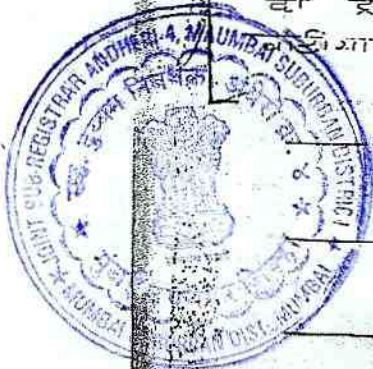
बिन्दु-सामग्री (प-)

Y. F. P.-100,000-4-04 - WCAZ-(C)
 G. R., R. D., No. 8618, dated 16-9-2009

O. T. S. 20

RULED CARD

१६० C / ७	302.07	C	परी. अ. सं.
	२०६०		



द्वारा प्रमाणित किया गया कि यह नकल सही है।
 जिनका प्रमाण-संख्या है: १६०८ प्रमाणित



सि. सं. नं. १६०८ प्रमाणित

28 JAN 1975	श्री. रा. ल. ...	श्री. ल. ल. ...	श्री. ल. ल. ...
...

क्रमांक - १६०८
 दिनांक २१/१२/२००९ तक के चार्ज प्रकाशित हैं।
 नया चार्ज २१/१२/२००९ तक का शुल्क ...
 दिवसों के लिए चार्ज ...
 नकल तयार करणार्थ ...

सत्य-प्रतिलिपि
 नगर, भुवनेश्वर अधिकारी जिलेपाल

बदर-१/
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(37)

बदर-१५	
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विके-पॉस्ट (५)

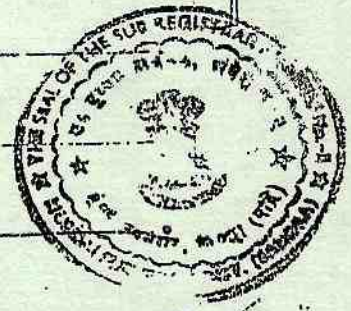
Y. P. P.-1, CC, 0.10-1-64 - WCAI - (C)
G. R., R. D., No. 5016, dated 10.9.20.

RULED CARD

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ही दस्तावेज ऑफ रेजिस्ट्रेशन के अंतर्गत है -
कालोना - २००८ - २००८ - २००८ - २००८ - २००८ प्रमाणित



२०	१९९९	१९९९	१९९९
१९-९-९९	१९९९	१९९९	१९९९



मने-कमाक - १९८४
 मं हाकत तागील २५/१०/२००२... तफलेचा प्रकार १५-३...
 ... तया तारीख १५/१०/२००२ मने तया मुल ६५-६५...
 तफले दिल्वायां तारीख १५/१०/२००२ मने तया मुल १-६५...
 तफले तया करणार ... तया मुल ६५-६५...
 तफले तया तया

सत्य-प्रतिलिपी

नगर भू-मालक अधिकारी विलेपाल

बदर-४/
३०६० / ३१
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बदर-१५
 ३२७
 २००९

(38)

विले - चो.ई - (घ)

T. F. P. - 1,00,000 - 4.64 - WCA5 - (Ca)
 G. R., R. D., No. 8516, dated 16-9-26

G. T. S. 20 s.

RULED CARD

३००८/२ [३० ए. २] C. दि. ३. ३. ०९
 ५ ए.
 २५-६



ही इन्स्ट्रुमेंट ऑफ सेटलमेंट रेकॉर्डिंग ऑफिस, मुंबई, दि. ३०.३.०९ प्रमाणे



दि. ३०.३.०९ प्रमाणे.

१२३	मा. स. १९५६ च्या न्याय साधनेच्या अधिनियमाच्या अन्वयेत	१९५६
१४-२-२३	शारदा	१९५६
	श्री. एम. ए. मुन्ता	

मूल्य-कमीत - १००००
 मूल्य-कमीत २५००००० मूल्य-कमीत प्रकार १००००००
 मूल्य-कमीत ५०००००० मूल्य-कमीत १००००००
 मूल्य-कमीत १०००००० मूल्य-कमीत १००००००
 मूल्य-कमीत १०००००० मूल्य-कमीत १००००००

सत्य-प्रतिलिपी

नगर भूमिगत अधिकारी विलेपाल

बदर-४/
 ३०७०/१५
 २००९

बदर-१५
 २००८/२०९

(39)

दिले-कार्ड (प.)

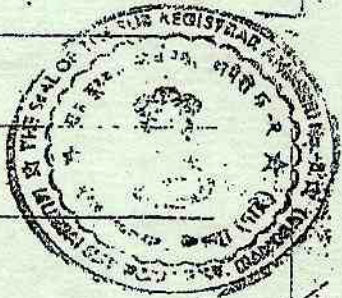
Y. F. P.-1,00,000-4.04 - WCAL - (Cat)
 G. R. R. D., No. 8616, dated 18.9.25.]

RULED CARD

१००८/१० [२०.९] C. दि. र. नं. २००८/२०९



दी इच्छा आधे-नेह नेहडी आदिमादि-पदा
 काहीमा प्रमद रवेरकीने-मि.रा.नं. १००८ प्रमोटा



दि. र. नं. १००८ प्रमोटा

29 JAN 1970	या. नं. १००८/२०९	नगर मापको
११-२-२०	SI	प्राप्त



प्रमाण - १००८/२०९
 नकलेचा प्रकार ११-३
 नकल २/१००२ नकल मुद्रक ६०-००
 नकल ५/२००२ नकल मुद्रक १-००
 नकल १/१००२ नकल मुद्रक ६१-००

सत्य-प्रतिलिपी

नगर मूमापन अधिकारी विल्हेबाई

बदर-२/१
 ३००० ३६
 २००९

बदर-१५
 २०१६

40

बिल्ड-पार्ले (प)

F.P. 1,00,000-4-64-WCAL-(C)
 G.R. R.D. No. 8616, dated 16/9/26

RULED CARD

C.T.B. 20

१००८/११ [२१ ३ २] C -२१.२१
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दी ब्रूकेटिज् कोक लिट लेडी लाईमटेड - एच०
 वाडीयां ब्रूकेटिज्. ब्रूकेटिज्. लि. ए. ए. १००८ प्रमाणा



29 JAN 1973
 भा. स. एच. १२५६ वना प्रजाण बापाये कार्यालयत सि. सि. सि.
 मी. वा. ए. २४१५०८ कोक लिट लेडी लाईमटेड मी. वा. ए. २४१५०८
 गा. ए. ए. २४१५०८ कोक लिट लेडी लाईमटेड मी. वा. ए. २४१५०८
 १५-२-७३ नमुना १५०८ प्रमाणा १५०८ प्रमाणा
 १५०८ प्रमाणा १५०८ प्रमाणा
 १५०८ प्रमाणा १५०८ प्रमाणा
 १५०८ प्रमाणा १५०८ प्रमाणा

सत्य-प्रतिलिपी

नमर सुपापन अधिकारी बिल्डपार्ले

बदर-४/
 ३०००३५
 २००९

बदर-१५
२०१६

विले- जिल्हा (प)

X. F. P.—1,00,000—4-64 - WCA5—(Cat)
U. R., B. 11, No. 8618, dated 16.9.26.]

RULED CARD

३५०८/३२ [३०-६] C. १२०८-५००
२५.१०
१५०



ही प्रकृतीचा अंश लेव लेवती काहीमाई एक
काहीमाई अंश- अंशही ज. वि. म. म. ३५०८ प्रमाणे

वि. म. म. ३५०८ प्रमाणे.



28 JAN 1970
१५-६-७३



१५-६-७३
१५-६-७३
१-५-७३
६-१-७३

सत्य-प्रतिलिपी

नगर भूनिपम अधिकारी बिले

बदर-१५
३००० ३६
२००९

बदर-१५
 २०१६

42

Y. P. P.-1,00,000-4-64-WCAA-(Cat)
 G. P., R. D., No. 8610, dated 16.9.20.

O. T. B. 20 a.
 6533

RULED CARD

१६०८/१३ [३९.०७] C सि. डा. सं.
 श्री. श्री.
 ए-२



ही दस्तऐवज ऑफ रेकॉर्ड केडी आहे आहे राघु.
 नाडीया - ५४-८ - रेकॉर्डीज - सि. डा. सं. १६०८ प्रमाण



28 JAN 1977 भा. सं. मंत्रालय
 ५४-८-८३ जमूना १६०८ प्रमाण श्री एम. ए. ए. गुप्ता

सं-प्रमाण - १७२४
 न. डा. सं. मंत्रालय २४/१२/७६ प्रमाण ३
 न. डा. सं. मंत्रालय २४/१२/७६ प्रमाण ६०००
 न. डा. सं. मंत्रालय २४/१२/७६ प्रमाण १-००-१०
 न. डा. सं. मंत्रालय २४/१२/७६ प्रमाण ६००-००

सत्य-प्रतिलिपी

व. प्र. भूमापन अधिकारी विलेपात

3060 13C
 २०१६

बदर-१
 ३०६३

नकले-पारले (पं.)

V. P. P.—1,00,000—4-64—WC45—(Copy)
 G. R., R. D., No. 8616, dated 16-9-20.]

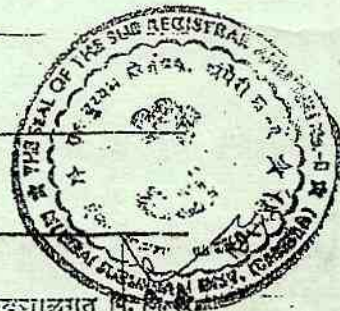
G. T. S., 20 a

RULED CARD



१२०८/१२
 ३९.४
 सि. रा. नं.

द्वि-सुरक्षा - अंश लेख लेखी शर्तमात्र (पं.)
 वास्तुशास्त्र-सूचक - रजिस्ट्रेशन - सि. रा. नं. १२०८ प्रमाणे



29 JAN 1976
 या. नं. १२०८/१२
 १४-२-७३ नमूना-१२०८ प्रमाणे
 शा. नं. १२०८ इतमते.
 श्री. एम. ए. गुप्ता

नकल-कमाक - ११००
 नकल-नॉन-कमाक - ११००
 नकल-वि. नं. - ११००
 नकल-तथा - ११००
 नकल-तथा-मात्र - ११००

सत्य-प्रतिलिपी

नगर भूमिपत अधिकारी विलेपाल

बदर-१
 ३०६३

बदर-१५
२०१७

माले - चाले - (च)

X. F. P. - 1,00,000 - 1-51 - VYCAT - (F. 2)
U. R. R. D., No. 8810, dated 10.9.25

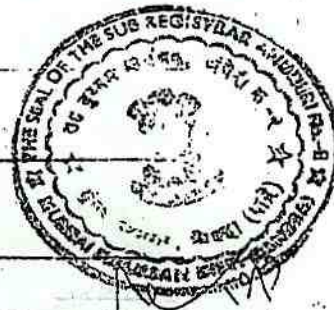
RULED CARD

३६०८/३४ [२३३३] C
श्री. रा. नं. ३६०८



वी प्रकृतिका कोक लेख लेखी आदि म. म. ल. च.
बाह्यिका - प्रकृतिका - खोलेको - श्री. रा. नं. ३६०८ चाले

श्री. रा. नं. ३६०८ - ३३३३



29 JAN 1970
श्री. रा. नं. ३३३३ चाले
३३ ३३३३
१४ - २-२३ नमूना १२०८/५३



नमूना - ३३३३
नमूना तारीख २१/१२/७० नमूना प्रकार १/१-३
नमूना तारीख २१/१२/७० नमूना प्रकार ६०-००
नमूना तारीख २१/१२/७० नमूना प्रकार १-००
नमूना तारीख २१/१२/७० नमूना प्रकार ६१-००
नमूना तारीख २१/१२/७० नमूना प्रकार

सत्य-प्रतिलिपी

नगर भूमिपते अधिकारी विलेपाल

बदर-१५
३०६० १४०
२०१७

3608
58-122

बदर-१५
ELEG ७५६०
२०१६



[A long, thin, curved line drawn across the page, possibly a signature or a mark.]

45

बदर-१५

७७	७७	७७
G. T. B. 20.		

२०१०५३०

वि. सं. सं. (प)

Y. F. P.—1,00,000—4.64—WGAL—(C)
G. R., R. D., No. 6616, dated 10-9-63.

RULED CARD

१००८/१८	३२७-१	C	वि. सं. सं. १००८
	१०६०३		



की प्रकृति का जो भी लेख लेखी जायगी वह प्रमाणित प्रकृत - रजिस्ट्री में वि. सं. सं. १००८ प्रमाणित

वि. सं. सं. १००८ प्रमाणित



28 JAN 1970	शा. सं. ११००२	पदाधिकारी का पदाधिकार	वि. सं. सं.
	वि. सं. सं.	वि. सं. सं.	वि. सं. सं.
	वि. सं. सं.	वि. सं. सं.	वि. सं. सं.
११-१-७३	वि. सं. सं.	वि. सं. सं.	वि. सं. सं.



वि. सं. सं. १००८
 न. सं. सं. २/२००२ प्रमाणित प्रकृत - रजिस्ट्री में वि. सं. सं. १००८
 न. सं. सं. १/२००२ प्रमाणित प्रकृत - रजिस्ट्री में वि. सं. सं. १००८
 न. सं. सं. १/२००२ प्रमाणित प्रकृत - रजिस्ट्री में वि. सं. सं. १००८
 न. सं. सं. १/२००२ प्रमाणित प्रकृत - रजिस्ट्री में वि. सं. सं. १००८

सत्य-प्रतिलिपि

[Signature]
 न. सं. सं. १/२००२ प्रमाणित प्रकृत - रजिस्ट्री में वि. सं. सं. १००८

बदर-१/

3000 82

२००९

बदर-४५
 ६९७९७
 २०२१

(46)

Z. F. P. - 1,00,000 - 4-64 - WCA5 - (Cay)
 G. R., R. D., No. 8616, dated 10-9-25.

C. T. S. 20 e.

RULED CARD

6537

२५०८/३७ [७३-३] C रं. य. नं. २५०८ प्रमाणा
 च. नं. ७-३



दस्तावेज अंक लेख लेखी कार्यालय - २५०८
 नं. ७-३ - खोरेडी - जि. बु. नं. २५०८ प्रमाणा



चि. नं. ७-३ २५०८ प्रमाणा

123 JAN 10 1971	चा. नं. ७-३ २५०८ प्रमाणा	२५०८ प्रमाणा	२५०८ प्रमाणा	२५०८ प्रमाणा
	रा. या. नं. २५०८ प्रमाणा	२५०८ प्रमाणा	२५०८ प्रमाणा	२५०८ प्रमाणा
	२५०८ प्रमाणा	२५०८ प्रमाणा	२५०८ प्रमाणा	२५०८ प्रमाणा
	२५०८ प्रमाणा	२५०८ प्रमाणा	२५०८ प्रमाणा	२५०८ प्रमाणा
	२५०८ प्रमाणा	२५०८ प्रमाणा	२५०८ प्रमाणा	२५०८ प्रमाणा

क्रमांक - २५०८
 नकलेचा प्रकार ३
 नकल शुल्क २५०८
 नकल शुल्क १-५०
 नकल शुल्क २-५०

सत्य-प्रतिलिपी

नगर भूमिपत अधिकारी बिल्डपार

बदर-४/
 ३०६०/७३
 २०२१

बदर-१५

Y. P. P. - 1,00,000 - 4-64 - WCAE - (Cat)
U. P. B. D., No. 8018, dated 10-9-2013

RULED CARD

652

१२०८/३८

३०.९

C

वि.स.न. १२०८

३०.९
५००-०

वि.स.न. १२०८

वि.स.न. १२०८

9 JAN 1870

वि.स.न. १२०८

वि.स.न. १२०८

वि.स.न. १२०८

वि.स.न. १२०८

वि.स.न. १२०८

वि.स.न. १२०८

वि.स.न. १२०८

वि.स.न. १२०८

वि.स.न. १२०८



बदर-४/
3000 100
२००९

बदर-१५
 ६९७३ ६
 २०१६

48

दि १०-२-८६ को नोट यह कथन का
 उपभूत भूमि अखिलेश कोठण प्रदेश
 मुंबई मॉनेटरी आदेश नं० न०५०९५
 आर, १५३/८६ मुंबई दि ८-२-१९८६ अन्वय
 व नृकृष्ण मंगलार पाकिस्तान मरिह सिमण
 मरिहारी एच (१) मॉनेटरी नं० H.V.
 ५०७/AEM/दि १२-३-८५ नं० मू० क०
 ३६०९/३० के मुंबई ३०.६ मॉ. सि. रस्ता
 केंद्रीकृत आदेश के अन्वय में नृकृष्ण मंगलार
 मरिहारी एच (१) को भूमि का अधिकार प्रदान किया गया है।



मौज-काम... १५६६
 म. राजस्व कागज २१/१२५५ नकले का प्रकार...
 नया वारीख ५/२००२ नकल शुल्क... १००००
 प. र. दिनांक १५/१२/२००२ नकल शुल्क... २०००
 मूल तथा करण... भक्षण शुल्क... १२-००
 नकल तथा सणार

सत्य-प्रतिलिपी

नगर भूमापन अधिकारी सिडेबार

10/2/86 Not S.R. entry - MR/171/86 dt 9/2/86
 in the expansion of the road - note was
 taken and cut to BMC.



बदर-१
 ३००० १७१
 २००९



बृहन्मुंबई महानगरपालिका

2016-2017

बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

मालमत्ता कर देयक

सुदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये देयक करण्यात आले आहे.

आपल्या इमारतीच्या मालमत्ता कर देयक
क्रमांकातील पहिले ११ अंक आपल्या इमारतीच्या
मूल्या दर्शवण्यासाठी २ वेळा वाढविले जाऊन एकमेव

ओईडीएम मधील आहे.

लेखा क्रमांक HW1207010050000	मालमत्ता करवर्ष 2016-2017	देयक क्रमांक 201610BIL05726424 201620BIL05726431	देयक दिनांक 27/04/2016
पक्षकाराचे नाव व पत्ता : VIKAS ASSOCIATES VIKAS CENT RE 2ND FLOOR 106 S V RD,SANTACRUZ WEST MUMBAI 54.		प्रेषक - महा. नगरपालिका, मालमत्ता कर विभाग, मालमत्ता कर निव्वळ रकम वसूली विभाग, मुंबई महानगरपालिका इमारत, 1st Floor, St. Martin Road, Bandra (West), Mumbai 400 050.	
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र., गावचे नाव, मार्ग क्र., मार्गचे नाव, ठिकाण, मालमत्तेचे वर्ष, वसूलदाराचे नाव HW -3449,3451,3451[2]. S.V.ROAD, SANTACRUZ[W], 'HOUSE- VIKAS CONDOMINIUM WITH BANKS SHOWROOM & OFFICES'. THE TRUSTEES OF THE LATE AIMAI HORMASJI WADIA TRUST			
प्रथम करनिर्धारण दिनांक : 31/03/1900	जलजोडणी क्रमांक : -	एकूण भाडवली मूल्य : 1129859185	
अक्षरी रूपये One Twelve Crore Ninty Eight Lac Fifty Nine Thousand One Hundred and Eighty Five Only			
देयक तयार करतवेळी ३१/०३/२०१० या तारखेपर्यंतची थकबाकी ₹ 9966550		०१/०४/२०१० या तारखेनंतरची थकबाकी ₹ 2562095	
देयक कालावधी :	01/04/2016 ते 31/03/2017		

(सर्व रक्कम रुपयांमध्ये)

कराचे नाव :	01/04/2016 ते 30/09/2016	01/10/2016 ते 31/03/2017
सर्वसाधारण कर	891554	39155
जल कर	0	
जल लाभ कर	561353	56135
मलनिःसारण कर	0	
मलनिःसारण लाभ कर	346711	34671
म.न.पा. शिक्षण उपकर	320100	33010
राज्य शिक्षण उपकर	26416	26416
रोजगार हमी उपकर	66038	6603
वृक्ष उपकर	16517	1651
पथकर	429267	42926
एकूण देयक रक्कम	2905799	290579
कलम १५२ (अ) नुसार दंडाची रक्कम	0	
परताव्यावरील व्याजाची वसूली	0	
अर्ली-बर्ड च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम	0	
आगाऊ अधिदानाचे समायोजन	0	
भरावयाची निव्वळ रक्कम	2905799	29057
* 30.06.2016 पर्यंत भरावयाची निव्वळ रक्कम	2854617	28034
* 31.07.2016 पर्यंत भरावयाची निव्वळ रक्कम	2880208	28290
* 31.07.2016 नंतर भरावयाची निव्वळ रक्कम	2905799	29057
अक्षरी रूपये	Twenty Nine Lac Five Thousand Seven Hundred and Ninty Nine Only	Twenty Nine Lac Five Thousand Seven Hundred and Ninty Nine Only
अंतिम देय दिनांक	14/08/2016	31/12/20



"To make payment through NEFT:
IFSC - SBIN0COLLEC, Beneficiary A/C No:- BMCPO HW1207010050000 Name-MCGM Property Tax.
Please note, payment done through NEFT will be collected against oldest bills first."

* अर्ली-बर्ड इन्सेटीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहणे.

One after payment
Paid che. no. 046386 Dated 04-07-2016 21,00,000 = 00
0.B.C.

स्वच्छ भारत

अधिक माहितीसाठी: <http://ceo.maharashtra.gov.in> एक कदम स्वच्छता की ओर



E & C



Vikas Centre Condominium

Vikas Centre, 106, S. V. Road, Santacruz (West), Mumbai - 400 054.

(Registered under Sr. no. PBBJ - 5199/90 on 26/11/1990. Under Maharashtra Apartment Ownership Act. 1970)

M/s. AADYA MOTORS PVT LTD

Premises No. (New) G-001-B Date 01-04-2018

Period April - May - June - 16 Bill No.: 1938



	Amount	
	Rs.	P.
Municipal Taxes	83,536	00
Maintenance Charges	36,461	00
Car / Scooter Parking	100	00
Sinking Fund		
Other Charges		
Loft Taxes		
TOTAL	1,20,097	00
Arrears of Bill No. <u>1852</u>	2,87,929	00
Interest for late payment		
GRAND TOTAL	4,08,026	00

Anticipating your utmost Co-operation.

(Please issue cheque in favour of Vikas Centre Condominium)

Payment Received Date _____ Cheque No. _____

Cheque Dated _____ Cheque Amt _____

Receipt Date _____ Receipt No. _____

For Vikas Centre
Condominium


Hon. Sec./Manager

बदर-१५
 ६२९ १६ ००
 २०१६

Vikas Centre Condominium

Vikas Centre, 106, S. V. Road, Santacruz (West), Mumbai - 400 054.

(Registered under Sr. no. PBBJ - 5199/90 on 26/11/1990. Under Maharashtra Apartment Ownership Act, 1970)

M/s. AAOYA MOTORS PVT LTD
 Premises No. (New) B-009 Date 01-04-2016
 Period April - May - June 2016 Bill No.: 1920

	Amount	
	Rs.	P.
Municipal Taxes	15,999	00
Maintenance Charges	5,514	00
Car / Scooter Parking		
Sinking Fund		
Other Charges		
Loft Taxes		
TOTAL	21,513	00
Arrears of Bill No. <u>1833</u>	52,168	00
Interest for late payment		
GRAND TOTAL	73,681	00



Anticipating your utmost Co-operation.

(Please issue cheque in favour of Vikas Centre Condominium)

Payment Received Date _____ Cheque No. _____

Cheque Dated _____ Cheque Amt _____

Receipt Date _____ Receipt No. _____

For Vikas Centre
 Condominium

[Signature]

Hon. Sec./Manager

②



Vikas Centre Condominium

Vikas Centre, 106, S. V. Road, Santacruz (West), Mumbai - 400 054.

(Registered under Sr. no. PBBJ - 5199/90 on 26/11/1990. Under Maharashtra Apartment Ownership Act. 1970)

M/s. AADYA MOTORS PVT LTD
 Premises No. (New) B-021 Date 01-04-2016
 Period April-May-June-16 Bill No.: 1935



	Amount	
	Rs.	P.
Municipal Taxes	32,358	00
Maintenance Charges	11,147	00
Car / Scooter Parking		
Sinking Fund		
Other Charges		
Loft Taxes		
TOTAL	43,505	00
Arrears of Bill No. <u>1848</u>	<u>1,05,500</u>	<u>00</u>
Interest for late payment		
GRAND TOTAL	1,49,005	00

Anticipating your utmost Co-operation.
 (Please issue cheque in favour of Vikas Centre Condominium)

Payment Received Date _____ Cheque No. _____
 Cheque Dated _____ Cheque Amt _____
 Receipt Date _____ Receipt No. _____

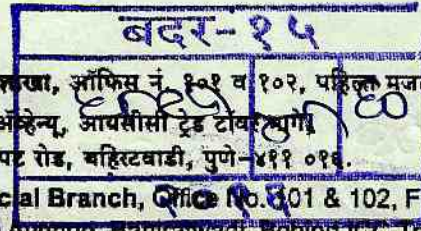
For Vikas Centre
 Condominium

Hon. Sec./Manager

(9)



भारतीय स्टेट बैंक
भारतीय स्टेट बैंक
State Bank of India



Tel.: 020-25630152, 25633066 (Adv.) 25630900 | Fax : 020-25639010 | Swift : SBININBB249 | E-mail : sbi.04108@sbi.co.in

To,
Aadya Motor Company Pvt Ltd,
Office No.1, Godrej Coliseum,
Somaiya Hospital Road,
Off: Eastern Express Highway,
Sion East, Mumbai-22

Date : 002/08/2016
CBPN/MKS/2016-17/0401

Sir,

NOC FOR SALE OF COLLTERAL SECURITIES.

The Bank has No Objection for sale of property situated at Unit No. G 001B (Commercial – adm 6167 sft.), ground floor and B021 & B009 in Basement, Vikas Centre, SV Rd, Santacruz (W), Mumbai, subject to the following.

1. The purchaser shall be depositing the sale proceeds to escrow account no. 1281002900000058 of the company maintained with PNB Santacruz (consortium leader).
2. The purchaser to submit an irrevocable undertaking to deposit the entire sale, consideration in respect of property situated at Unit No. G 001B (Commercial – adm 6167 sft.), ground floor and B021 & B009 in Basement, Vikas Centre, SV Rd, Santacruz (W), Mumbai (Pari-Passu with PNB), into the escrow account maintained with consortium leader PNB.
3. The Bank will release its charge on this property and after receipt of entire sale proceeds into the account of the Company.
4. If, for any reason, the sale proceeds or any instalment, as agreed, is not received, the Bank reverses the right to withdraw the NOC.

Yours faithfully,

Assistant General Manager,



पंजाब नैशनल बैंक
भरोसे का प्रतीक!



punjab national bank

....the name you can BANK upon!

82/5, JAY APTT. LINKING ROAD,
SANTACRUZ (WEST), MUMBAI - 400 054

TEL : 26604290, 26611276

FAX : 26600618

August 6, 2016



NOC

A/c Aadya Motor Company Pvt. Ltd.

The Bank has "No Objection" for sale of Showroom situated at Unit No G001B admn 6167 sq ft on ground floor and B021 & B009 in Basement, Vikas centre, S. V. Road, Santacruz (West), Mumbai-400054, subject to the following:-

1. The purchaser shall be depositing an amount of Rs.17 crore, being the sale proceeds of properties and assets of showroom/ workshop, in Escrow Account of the company with PNB Santacruz West, Mumbai.
2. The purchaser to submit an irrevocable undertaking to deposit the entire sale consideration in respect of property Unit No G001B admn 6167 sq ft on ground floor and B021 & B009 in Basement, Vikas centre, S. V. Road, Santacruz (West), Mumbai-400054, in Escrow Account of the company with PNB Santacruz West, Mumbai.
3. The above mentioned property is presently mortgaged in favour of PNB Santacruz and SBI Pune consortium. This NOC is subject to obtaining similar NOC from SBI Pune.
4. The Bank will release its charge on this property and after receipt of entire sale proceeds into the account of the company.
5. If, for any reason, the sale proceeds or any instalment, as agreed by Borrowing company/ Guarantors at the time of OTS application by company vide their letter dated 07.04.2016, is not received, the Bank reserves the right to withdraw the NOC.



Asstt. General Manager

VIKAS CENTRE CONDOMINIUM

(Registered under Sr. No. PBBJ - 5199/90 on 26/11/1990.
Under Maharashtra Apartment Ownership Act. 1970)

VIKAS CENTRE, 106, S. V. ROAD, SANTACRUZ (WEST), MUMBAI - 400 054.

Ref.

To,
Aadya Motors Company Private Limited
Mumbai.

Dear Sirs,

Date		
बदर-१५		
एनेए	५०	२०
२०१६		

Sub: No Objection for the Sale / transfer of unit no.G -001A and G-001B.B-021,B-009 on the Ground Floor and Basement. situated at Vikas Centre ,106 -S.V.road ,Santacruz (W),Mumbai 400 054 (" the said Unit")

In response to your request made to us vide email dated August 1, 2016, we hereby confirm that we have no objection to your selling and transferring your aforementioned unit no G -001A ,G-001B.B-021 and B-009 on the Ground Floor and Basement , situated at Vikas Centre ,106 - S.V.Road ,Santacruz (W),Mumbai 400 054 to VCM Agencies Pvt Ltd

The transferee Shall hereby irrevocably and unconditionally agree, confirm and undertake to abide and be bound by the Bye-laws of the Condominium. In additions to all the terms, conditions and obligations contained in the Indenture dated 22.08.2012 and Indenture dated 09.04.2009 executed between you and Mr.Madanlal Gupta

A copy of Registered Agreement between you and the Transferee shall be submitted to us, as and when executed and registered..

we also hereby confirm that you have paid all dues upto 30th July,2016.

Thanking You,

Yours truly,

For : Vikas Centre Condominium



Authorised Signatory.

01.08.2016



बंदर-१५
६९९५१ ३०

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VGM AGENCIES PRIVATE LIMITED

01/05/2016

Particulars Account Number

AAFCV4515K

Signature

[Handwritten signature]

बदर-१५
६०२९५२६०
२०१६

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VIKRAM CHIMANLAL MODI
CHIMANLAL SHAMALDAS MODI

15/11/1955
Permanent Account Number
AAYPM9282C

Modi
Signature



Joint Sub-Regis. for Andheri & Mumbai Suburban Districts
शुद्ध. इ. प्र. नि. वि. क. सं. २
मुंबई उपनगर वि. सं.
MUMBAI SUBURBAN DIST. MUMBAI



बदल=१५		
६९९	५०	००
२०१६		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AADYA MOTOR COMPANY PRIVATE
LIMITED



14/07/2008

Permanent Account Number

AAHCA1617R

28072008



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने।
आयकर सैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड,
एस.बी. मार्ग, लोअर परेल, मुम्बई - 400 013

If this card is lost / someone's lost card is found,
please inform / return to

Income Tax PAN Services Unit, NSDL

1st Floor, Times Tower




Kamala Mills Compound

S.B. Marg, Lower Parel, Mumbai - 400 013

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664

e-mail: tininfo@nsdl.co.in

बदर-१५
६९९५४००
२०१६

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER	ACBPV2392M	
	नाम /NAME RAMANANAND RAO VAJENDLA	
	पिता का नाम /FATHER'S NAME VENKATESWAR RAO VAJENDLA	
	जन्म तिथि /DATE OF BIRTH 30-09-1974	
हस्ताक्षर /SIGNATURE		
	मुख्य आयकर आयुक्त, आंध्र प्रदेश Chief Commissioner of Income-tax, Andhra Pradesh	

2

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
मुख्य आयकर आयुक्त,
आयकर भवन,
बशीर बाग,
हैदराबाद - 500 004.

In case this card is lost/found, kindly inform/return to the issuing authority :
Chief Commissioner of Income-tax,
Aayakar Bhavan,
Basheerbagh,
Hyderabad - 500 004.



बंदर-१६		
एनेग	५५	६



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DILIP L SAKAT
LAXMAN BANYABA SAKAT

15/07/1969
 Permanent Account Number
BEOPS7937H


 Signature




बदर-१५

६२९	१६	६०
२०१६		


Sakata



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANDEEP ASHOK SHEDGE
ASHOK SAHADEV SHEDGE

21/06/1977
 Permanent Account Number
BPWPS1460Q


 Signature


बदल-१५		
६९९	५०	२०
२०१५		



बदर-१५
६२९५१७७
२०१६

आयकर विभाग
INCOME TAX DEPARTMENT
TEJAS VIJAY ANSURKAR
VIJAY JAYVANT ANSURKAR
03/12/1983
Permanent Account Number
AZHPA6827B
Signature
भारत सरकार
GOVT. OF INDIA
17/12/2011

Tejas





बुधवार, 14 सप्टेंबर 2016 6:17 म.नं.

दस्त गोषवारा भाग-1

वदर15

दस्त क्रमांक: 6891/2016

दस्त क्रमांक: वदर15 /6891/2016

बाजार मुल्य: रु. 3,89,95,600/- मोबदला: रु. 4,00,00,000/-

भरलेले मुद्रांक शुल्क: रु.20,00,000/-

दु. नि. सह. दु. नि. वदर15 यांचे कार्यालयात

पावती:7844

पावती दिनांक: 14/09/2016

अ. क्रं. 6891 वर दि.14-09-2016

सादरकरणाराचे नाव: व्ही सी एम एजन्सीस प्रायव्हेट लिमिटेड
तर्फे संचालक विक्रम सी मोदी

रोजी 6:15 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

दस्त हजर करणाऱ्याची सही:

एकुण: 31200.00


सह.दु.नि.अंधेरी 4

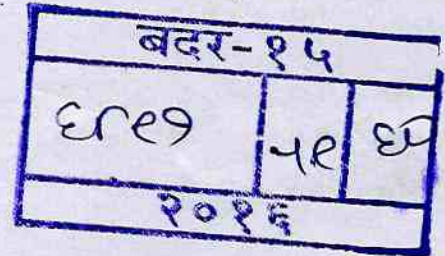

सह.दु.नि.अंधेरी 4

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

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

शिक्षा क्रं. 1 14 / 09 / 2016 06 : 12 : 01 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 14 / 09 / 2016 06 : 16 : 27 PM ची वेळ: (फी)





14/09/2016 6 56:24 PM

दस्त गोषवारा भाग-2

बदर15
दस्त क्रमांक:6891/2016

बदर-१५
२०१६

दस्त क्रमांक :बदर15/6891/2016
दस्ताचा प्रकार :-अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:आध्या मोटर कंपनी प्रायव्हेट लिमिटेड तर्फे संचालक वजन्देला रमनानंद राव पत्ता:प्लॉट नं: ऑफिस नं 1, माळा नं: -, इमारतीचे नाव: गोदरेज कॉलीसेम , ब्लॉक नं: सोमय्या हॉस्पिटल रोड , रोड नं: सायन पूर्व मुंबई - 400022, महाराष्ट्र, मुंबई. पॅन नंबर:AAHCA1617R	लिहून देणार वय :-42 स्वाक्षरी:-		
2	नाव:व्ही सी एम एजन्सीस प्रायव्हेट लिमिटेड तर्फे संचालक विक्रम सी मोदी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑटोलॅन्ड एकसल ईस्टेट , ब्लॉक नं: एस व्ही रोड , रोड नं: मोरेगाव पश्चिम मुंबई - 400062, महाराष्ट्र, AHMED NAGAR. पॅन नंबर:AAFVCV4515K	लिहून घेणार वय :-61 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत अभिहस्तांतरणपत्र चा दस्त ऐवज करून दिल्या प्रमाणेच करणेत येते की, या दस्तामध्ये एकूण...पाने आहेत.

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पक्कीतात सह. दुय्यम निबंधक, अंधेरी क्र ४ मुंबई उपनगर जिल्हा अंगठ्याचा ठसा

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:तेजस - अनसुरकर वय:32 पत्ता:गाडगीळ नगर ई वार्ड जोगेश्वरी पूर्व मुंबई - 400060 पिन कोड:400060			
2	नाव:दिलीप लक्ष्मण सकट वय:48 पत्ता:वीर जिजामाता नगर,रूम नं 10,चाळ नं.02,चेंबूर, मुंबई - 400074 पिन कोड:400074			

शिकका क्र.4 ची वेळ:14 / 09 / 2016 06 : 18 : 47 PM

शिकका क्र.5 ची वेळ:14 / 09 / 2016 06 : 19 : 08 PM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक, अंधेरी 4

बदर-१५/ एए९ /२०१६
पुस्तक क्रमांक १, क्रमांक.ए.ए.ए.वर
नोंदला. १४/९/१६
दिनांक :

सह. दुय्यम निबंधक, अंधेरी क्र. ४
मुंबई उपनगर जिल्हा

EPayment Details

sr.	Epayment Number	Defacement Number
1	MH0039083282016	0002472393201617



6891 /2016

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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



16/09/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 4

दस्त क्रमांक : 6891/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) विलेपार्ले

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	40000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	38995600
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: अपार्टमेंट नं. जी - 001 ए, माळा नं: तळ मजला, इमारतीचे नाव: विकास सेंटर, ब्लॉक नं: स्वामी विवेकानंद रोड, रोड : विलेपार्ले पश्चिम मुंबई -, इतर माहिती: अपार्टमेंट नं. जी - 001 ए (चे क्षेत्र 68.59 चौ. मी. कारपेट) व सोबत दोन ओपन कारपार्किंग चे क्षेत्रफळ 26.76 चौ. मी. व खुली जागा 37.08 चौ. मी तसेच सामायिक क्षेत्र व सुविधा यामध्ये 8.06 % अविभाजीत हिस्सा ((C.T.S. Number : 1608 1608 /1 To 18 ;))
(5) क्षेत्रफळ	1) 68.59 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-आध्या मोटर कंपनी प्रायव्हेट लिमिटेड तर्फे संचालक वजन्देला रमनानंद राव वय:-42; पत्ता:-प्लॉट नं: ऑफिस नं 1, माळा नं: -, इमारतीचे नाव: गोदरेज कॉलीसेम, ब्लॉक नं: सोमय्या हॉस्पिटल रोड, रोड नं: सायन पूर्व मुंबई - 400022, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:- AAHCA1617R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-व्ही सी एम एजन्सीस प्रायव्हेट लिमिटेड तर्फे संचालक विक्रम सी मोदी वय:-61; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑटोलेन्ड एक्सल ईस्टेट, ब्लॉक नं: एस व्ही रोड, रोड नं: गोरेगाव पश्चिम मुंबई - 400062, महाराष्ट्र, AHMED NAGAR. पिन कोड:-400062 पॅन नं:- AAFCV4515K
(9) दस्तऐवज करून दिल्याचा दिनांक	14/09/2016
(10) दस्त नोंदणी केल्याचा दिनांक	14/09/2016
(11) अनुक्रमांक, खंड व पृष्ठ	6891/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2000000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

iSarita v1.5.0



खरी प्रत

सह. दुय्यम निबंधक, अंधेरी क्र ४,
मुंबई उपनगर जिल्हा.