

DEED OF CONVEYANCE

Dated 14TH SEPTEMBER 2016

For

(SANTACRUZ SHOWROOM PREMISES)

**Unit No.G001B, B009 & B021,
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

6:40 PM

Regn.: 39M

पावती क्र.: 7843 दिनांक: 14/09/2016

गावाचे नाव: विलेपार्ले

दस्तऐवजाचा अनुक्रमांक: वदर15-6890-2016

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. 1380.00

पृष्ठांची संख्या: 69

एकूण:

रु. 31380.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

6:23 PM ह्या वेळेस मिळेल.

सह. दु.नि.अंधेरी 4

बाजार मुल्य: रु.160574600 /-

मोबदला रु.170000000/-

भरलेले मुद्रांक शुल्क : रु. 8500000/-

सह. दुय्यम निबंधक अंधेरी-४
मुंबई उपनगर जिल्हा.

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003407978201617S दिनांक: 14/09/2016

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु 1380/-

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REGISTERED ORIGINAL DOCUMENT
RELEVERED ON 16/09/16

Valuation sheet -

Village - vile-palle (w)
 C.T.S. NO - 1608 & 1608/1 TO 18
 Zone - 37/188.
 Shop Rate - 396,200/-
 L. Rate - ₹ 1,50,000/-
 Agreement value - 17,00,00,000/-

stamp Duty - 85,00,000/-

Reg fee - 30,000/-

बदर-१५		
६२००	१	६३
२०१६		

∴ The bldg had constructed ^{since} were in 1900, so that any 50% depreciati on had been taken.

Formula - Land Rate - shop Rate = -50% = + L. Rate.
 $1,50,000 - 396200 = 2,46,200 = 50\% = 1,23,100 + 150,000/-$
 $= 2,73,100/-$

① Unit no - G 0018

∴ $297.9 \times 2,73,100 = \cancel{8,26}, 8,13,56,500/-$ (D)

② with open land Area - 119.59 sq. mt.

∴ $119.59 \times 1.4 = 167.42 \times 1,50,000$
 $= 2,51,13,000/-$ (B)



② Basement - no. B021

∴ $182.86 \times 273100 = 4,99,39,100 \times 70\% = 3,49,57,400/-$

③ Basement no. B009

∴ $90.47 \times 273100 = 2,47,07,500 \times 70\% = 1,72,95,200/-$

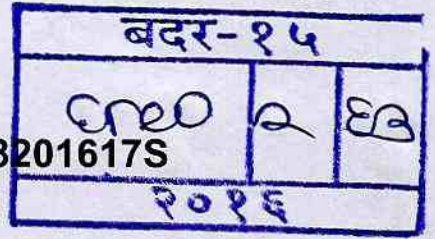
④ Parking no - 49 Area is 180 sq. ft.

∴ $20.07 \times 396200 = 74,09,900 \times 25\% = 18,52,500/-$

∴ The market vale is ① + ② + ③ + ④

$= 8,13,56,500 + 2,51,13,000 + 3,49,57,400 + 1,72,95,200 + 18,52,500$

market vale = 16,05,74,600/-



Data of ESBTR for GRN MH003407978201617S

Bank - IDBI BANK

Bank/Branch : IBKL - 6910325/Malad
Pmt Txn id : 97143233
Pmt DtTime : 10/08/2016 14:50:21
ChallanIdNo : 69103332016081050742
District : 7101 / MUMBAI
Stationary No : 14073926705213
Print DtTime : 10/08/2016 15:29:02
GRAS GRN : MH003407978201617S
Office Name : IGR187 / BDR4_JT SUB REGISTRAR ANDHERI 2

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 85,00,000.00/- (Rs Eighty Five 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
Prop Descr : VIKRA CENTREG001B G021 B009S V ROADMILAN SUBWAY , SANTACRUZ MUMBAI
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 : 11/08/2016
RBI Credit Date : 11/08/2016
Mobile Number : 919867405939

Only for verification-not to be printed and used



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Amudu

बदर-१५		
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२०१६		

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन २०१६

- दस्तावा प्रकार : आग्नेहस्तावण पत्र अनुच्छेद क्रमांक २५(ब)
- सादरकर्त्याचे नाव डि. सी. एम. फाब्रिसीज प्रा. लि.
- तालुका : मुंबई / अंधेरी / बोरीवली / कुर्ला
- गावाचे नाव : विकेयार्जे (प.)
- नगरभुमापन क्रमांक/सर्व्हे क्र/अंतिम भुखंड क्रमांक : १६०८ व १६०८/१-१० १८
- मूल्य दरविभाग (झोन) : ३२/१८८ उपविभाग _____
- मिलकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ.मी. दर : ११५.५९ २९७.९
Barnet - १८२.८६
९०.५७
- दस्तात नमुद केलेल्या मिलकतीचे क्षेत्रफळ : _____ कारपेट / विल्ट अप _____
- कारपार्किंग : १८० sq. ft. गच्ची : _____ पोटमाळा : _____
- सजला क्रमांक : ६५ उदवाहन सुविधा आहे / नाही _____
- बांधकाम वर्ष : १९०० घसारा : ५०%
- बांधकामाचा प्रकार : आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
- बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. : _____ ज्यान्वये दिलेली घट / वाढ _____
- भाडेकरू व्याप्त मिलकत असल्यास : 1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) : _____
2. नवीन इमारतीत दिलेले क्षेत्र : _____
3. भाड्याची रक्कम : _____
- लिव्ह अॅन्ड लायसन्सचा दरत : 1. प्रतिमाह भाडे रक्कम : _____
निवासी / अनिवासी 2. अनामत रक्कम / आगावू भाडे : _____
- निर्धारित केलेले बाजारमूल्य : _____
- दस्तामध्ये दर्शविलेली मोबदला : _____
- देय मुद्रांक शुल्क : ८५,००,०००/- भरलेले मुद्रांक शुल्क : ८५,००,०००/-
- देय नोंदणी फी : ३०,०००/-



१६,०५,७४,६००/-
१७,००,००,०००/-

लिपीक

सह दुय्यम नियंघक

महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बैंक व कोषागार पावती

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14073926705213

Bank/Branch: IBKL - 6910325/Malad
Pmt Txn id : 97143233
Pmt DtTime : 10-AUG-2016@14:50:21
ChallanIdNo: 69103332016081050742
District : 7101-MUMBAI

Stationery No: 14073926705213
Print DtTime : 10-Aug-2016@15:29:02
GRAS GRN : MH003407978201617S
Office Name : IGR187-BDR4_JT SUB REG

StDuty Schm: 0030045501-75/STAMP DUTY
StDuty Amt : R 85,00,000/- (Rs Eight Five, 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 17,00,00,000/-
Prop Descr : VIKRA CENTRE,G001B G021 B009,S V ROAD,MILAN SUBWAY,SANTACRUZ,,MUMBA
I,Maharashtra,400054

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

Bank official1 Name & Signature

Tewair
127427



Bank official2 Name & Signature

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बदर-१५		
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DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made at Mumbai this 14 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 its 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 its successor or successors) of the Other Part.



WHEREAS:

- a) By virtue of Indenture of Conveyance dated 4th January, 1982, registered at the office of the Sub-Registrar of Assurances at Mumbai on 15th February, 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

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~~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;

c) The Municipal Corporation of Greater Mumbai granted the Building Completion Certificate No.CE/7453/BS/II/AH on 1st October, 1987 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 Apartments as under;

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

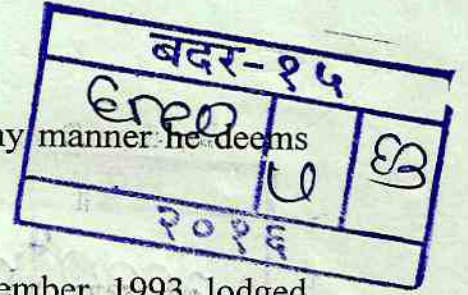
ii. Individual Apartments (Units) all for being used as office Apartment.

e) By a Declaration dated 15th January, 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.

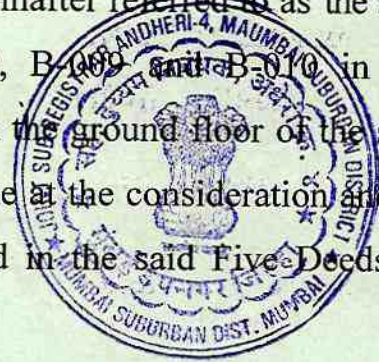
f) By a Declaration dated 30th September, 1993 lodged for registration on 4th October, 1993 at the office of Sub-Registrar of Assurances at Mumbai under Serial No. BBM-1-3176/93 hereinafter referred to as 'the said Declaration for B-021', the said Madanlal herein retained, Apartment No. B-021 for his own use and since then the said Madanlal had been in possession and occupation of the aforesaid Apartment No. B-021 as the owner thereof and is otherwise

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sufficiently entitled to deal with the same in any manner he deems fit.



- g) By five Deeds of Apartment, all dated 15th September, 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.
- h) 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 20th August, 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 Nos.B-007, B-008, B-009, B-010 and G-001 together with the possession thereof and since then the said Madanlal had been in possession and occupation of the aforesaid Apartment Nos. B-007, B-008, B-009, B-010 and G-001 as the owner thereof.
- i) In the premises aforesaid, the said Madanlal became entitled to and was in possession and occupation of the aforesaid Apartment Nos. B-007, B-008, B-009, B-010, B-021 and G-001 as the owner thereof
- j) Subsequent to the said Indenture of Partition, the aforesaid Apartment Nos. B-007, B-008, B-009, B-010, B-021 in basement



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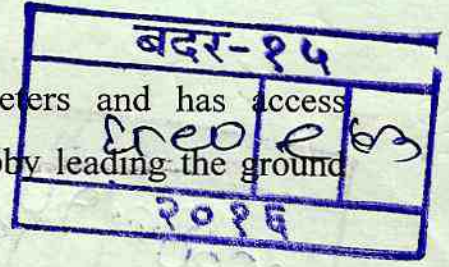
and G-001 on the ground floor underwent some changes and as such the descriptions thereof in the said Declaration and the said Declaration for B-021 was required to be amended and as such in order to depict the correct and factual description of the present apartment units in basement and ground floor 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 5th April, 2008 (hereinafter referred to as 'the said First Amendment Declaration').

k) As per the said First Amendment Declaration, the Apartment nos. B-007, B-008, B-009, B-010, B-021 and G-001 now became Apartment Nos. B-007, B-008, B-009, B-010, B-021, B-021A, G-001, G-001A and G-001B and the descriptions thereof as mentioned in the said First Amendment Declaration are as given hereunder.

- i. B-007: admeasuring 68.55 sq. mtrs and has access through exclusive stairway and lobby leading to the ground floor entrance porches.
- ii. B-008: admeasuring 63.12 sq. mtrs and has access through the exclusive stairway and lobby leading to the ground floor entrance porches.
- iii. B-009: admeasuring 70.90 sq. mtrs and has access through the internal stairway leading to Unit No. G-001A on the ground floor to the doors leading to the compound of the building.
- iv. B-010: admeasuring 107.34 sq. meters and has access through internal stairway from Unit G-001 on the ground floor to the doors opening to the compound of the building.
- v. B-021: admeasuring 118.68 sq. mtrs. and has access through the internal stairway leading to Unit No. G-001A on the ground floor to the doors leading to the compound of the building

Madanlal

vi. B-021A: admeasuring 127.62 sq. meters and has access through the exclusive stairway and lobby leading the ground floor entrance porches.



vii. 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.



viii. 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.

ix. 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 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.

1) Subsequent to the execution of the said First Amendment declaration, the aforesaid Apartment Nos. B-009, B-021 and B-21A in the Basement and Apartment No G-001A and G-001B on the Ground floor 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

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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 6th April, 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 6th April, 2009 (hereinafter referred to as 'the said Second Amendment Declaration').

m) The descriptions of the Apartment Nos.B-009, B-021 and G-001B as mentioned in the said Second Amendment Declaration are as given hereunder

i) B-009: admeasuring 75.39 sq. mts and has access via Unit No. B-021 through the internal stairway leading to Unit No. G-001B on the ground floor to the doors leading to the compound of the building.

ii) B-021: admeasuring 152.39 sq. mtrs and has access through the internal stairway leading to Unit No. G-001B on the ground floor to the doors leading to the compound of the building.

iii) G-001B: admeasures 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-010 and through Unit No.B-010 to Unit No.B-009. The Unit also has an exclusive attached open area of 119.59 sq. meters which is in front of he unit and which goes with it and is a part of it.

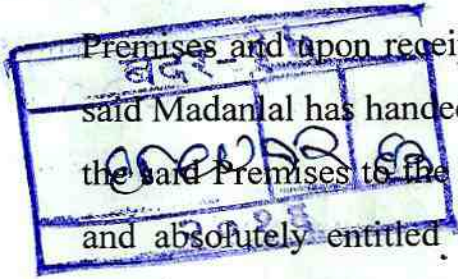
n) By an Indenture dated 09/04/2009 made and entered between the said Madanlal therein referred to as the Vendor of the one part and the Vendor herein therein referred to as the Purchaser of the other part, registered at the office of Sub-Registrar of Assurances at Andheri at Sr. No.3070/2009 (hereinafter referred to as 'the said Deed'), the Vendor therein sold, transferred and conveyed to the

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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 three premises being (1) Apartment No.G 001B situate on the Ground Floor of the said Building and with a total area of 249.25 Sq. Metres (carpet) together with exclusive right of user over open area admeasuring 119.59 Sq.Mtrs. along with and together with 29.31% share in restricted common area and 3.58% share in the common areas in all that undivided piece or parcel of land described on the First Schedule thereunder written, (2) Apartment No.B-021 admeasuring 152.39 Sq. Meters or thereabout together with 28.7% share in restricted common area and 3.39% share in the common area in all that undivided piece or parcel of land described in the First Schedule thereunder written in the basement of the said Building and (3) Apartment No. B-009 admeasuring 75.39 Sq. Meters or thereabout (carpet) together with 2.90% share in restricted common areas 1.67% share in the common areas in all that undivided pieces and parcel of land described in the First Schedule thereunder written and exclusive right over one open car parking space No.49 in the compound of the said Building with benefit of common amenities (hereinafter referred to as 'the said First, Second and Third Premises' respectively), at or for the consideration and upon the terms and conditions more particularly mentioned in the said Deed.

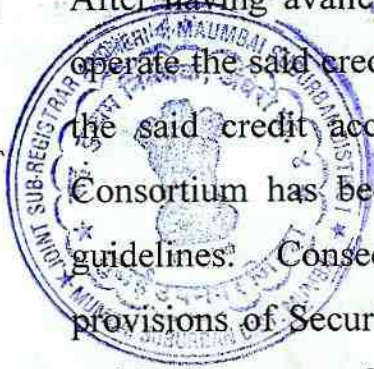
- o) The said First, Second & Third Premises are hereinafter collectively referred to as 'the said Premises', more particularly described Firstly, Secondly and Thirdly in the Schedule hereunder written and shown by red colour boundary line on the Plan annexed hereto and marked as Annexure 'A'.
- p) The 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 the Vendor to the said Madanlal in respect of the said

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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;

- q) The said Premises are mortgaged with consortium of Punjab National Bank and State Bank of India (hereinafter referred to as 'the said Consortium') on account of various credit facilities availed, continued and renewed by the Vendor from the said Consortium. In consideration thereof, the Vendor inter alia created paripassu charge in respect of the said Premises and the movables including Plant and machinery, stocks, Book Debts etc. in favour of the said Consortium.
- r) 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 Consortium has been classified as NPA in accordance with RBI guidelines. Consequently, the said Consortium 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 and its guarantor/mortgagor to clear the entire amount of Rs. 17,00,00,000/- within a period of 60 days from the receipt thereof.
- s) The Vendor approached the said Consortium for arriving at One Time Settlement ('OTS') in respect of the aforementioned credit account as well as its other credit account which the said Consortium, have agreed subject to the Vendor repaying the OTS amount (as agreed between the Vendor, and the said Consortium ('the said OTS amount')) to the said Consortium within a period of 6 months by disposing of all the mortgaged properties. Accordingly, the said Consortium has not initiated any proceedings or actions



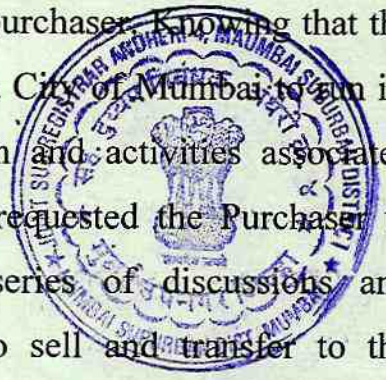
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against the Vendor in pursuance of the ~~SARFEESI Act~~ including taking over possession of the said premises from the Vendor.

- t) 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').
- u) 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 Consortium in favour of the Purchaser before execution of these presents.
- v) Accordingly, the said Punjab National Bank and State Bank of India have granted to the Vendor No Objection Certificate dated 06/08/2016 & 02/08/2016 respectively 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. Copies whereof are annexed hereto and marked as Annexure 'B& B1'.
- w) The Vendor has obtained requisite Certificate dated 10th August 2016 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'.
- x) The Vendor has at its own costs and expenses obtained permission from the said Condominium on 01/08/2016 for transfer of the said Premises in the building known as Vikas Centre in favour of the Purchaser.

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Premises in the building known as Vikas Centre in favour of the Purchaser.

y) 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.17,00,00,000/- (Rupees Seventeen Crores Only) on the terms and conditions hereinafter appearing.

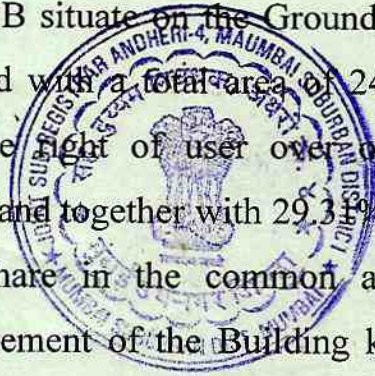
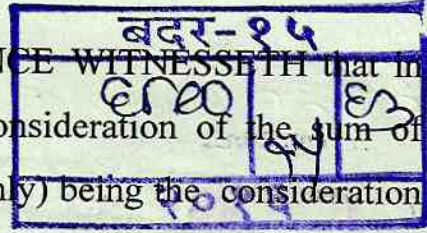
z) By a resolution dated 2nd August 2016, the Board of Directors of the Vendor have decided to sell and transfer the Said Premises to the Purchaser and have also authorised Mr. Vajendla Ramananand Rao to sign and execute Deed of Conveyance and all other ancillary and incidental documents and carry out all acts, deeds and things including but not limited to cause the Purchaser to directly deposit the Sale Consideration in the said Consortium and give valid receipt and/or acknowledgement thereof, cause the said Consortium 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'

aa) The shareholders of the Vendor in Extra Ordinary general Meeting held on 2nd August 2016 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 Annexure 'D1'.

ab) At the request of the Purchaser, the Vendor has agreed to transfer the said Premises in the manner hereinafter appearing.

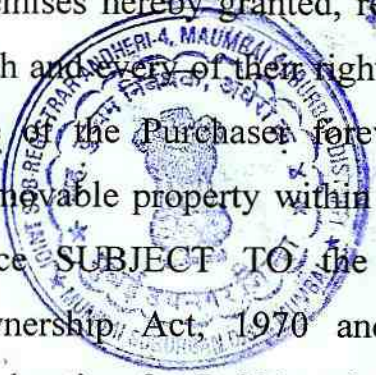
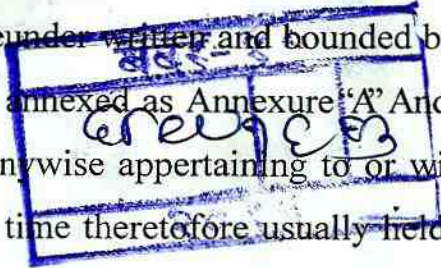
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NOW THESE DEED OF CONVEYANCE ~~WITNESSETH~~ that in pursuance of the said arrangement and in consideration of the sum of Rs.17,00,00,000/- (Rupees Seventeen Crores only) being the consideration amount paid by the Purchaser to the said Consortium in accordance with the arrangement arrived at between the parties herein 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 three premises being (1) Apartment No.G 001B situate on the Ground Floor of the building known as Vikas Centre and with a total area of 249.25 Sq. Metres (carpet) together with exclusive right of user over open area admeasuring 119.59 Sq.Mtrs. along with and together with 29.31% share in restricted common area and 3.58% share in the common areas, (2) Apartment No.B-021 situate on the Basement of the Building known as Vikas Centre admeasuring 152.39 Sq. Meters or thereabout together with 5.87% share in restricted common area and 3.39% share in the common area and (3) Apartment No. B-009 situate in the Basement of the building known as Vikas Centre admeasuring 75.39 Sq. Meters or thereabout (carpet) together with 2.90% share in restricted common areas 1.67% share in the common areas in all that undivided piece or parcel of land in the land with the structures standing thereon situate at Swami Vivekanand Road, 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 and exclusive right over one open car parking space No.49 in the compound of the said Building with benefit of common amenities (hereinafter referred to as 'the said First, Second and Third Premises' respectively) in the building known as "Vikas Centre" (hereinafter referred to as 'the said Building') as specified in the said Declaration, the said Declaration for B-021 read with the said First



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Amendment Declaration and the said Second Amendment Declaration and more particularly described Firstly, Secondly and Thirdly in the Schedule hereunder ~~written~~ and bounded by red color line on the Plan hereto marked and annexed as Annexure 'A' And 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 of 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, the said Declaration for B-021 and 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 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 Municipal Corporation of Greater Mumbai and/or any other concerned authorities AND THE Vendor doth hereby for itself, its successors and assigns covenant with the Purchaser that not withstanding any act, deed, matter or thing whatsoever by the Vendor has now good right, full power and absolute authority to grant, convey transfer, assure the said Premises hereby granted conveyed and/or 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

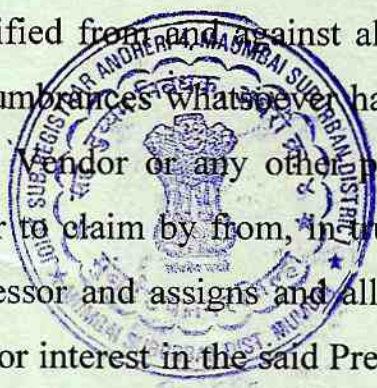


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hereafter peaceably and quietly to enter upon, have, hold, occupy, possess and enjoy the said Premises and quietly to enter upon have, hold, occupy, possess and enjoy the said Premises and receive the rents, issues and profits thereof and of every 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 and 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 stamp duty, registration charges for this indenture shall be borne and paid by the Purchaser alone.

बदर-१५
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AND simultaneously with execution hereof, the Vendor has put the Purchaser in possession of the said premises and also caused the said

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Consortium to hand over the original title deeds in respect of the said premises to the Purchaser.

AND the Vendor hereby further covenant with the Purchaser that the Vendor shall at its own costs and expenses obtain No dues Certificate and Re-conveyance from the said Consortium 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:

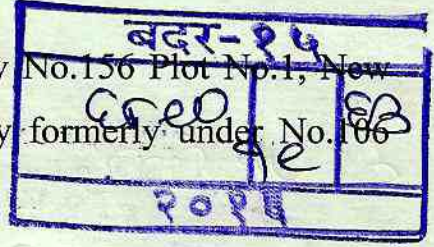
Firstly

ALL THAT a premises being Apartment No.G 001B situate on the Ground Floor of the building known as VIKAS CENTRE and with a total area of 249.31 Sq. Metres (carpet) together with exclusive right of user over open area admeasuring 119.59 Sq.Mtrs. along with and together with 29.31% share in restricted common area and 3.58% share in the common areas in all that undivided piece or parcel of land in the land with the structures standing thereon situate at Swami Vivekanand Road, 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.

Secondly

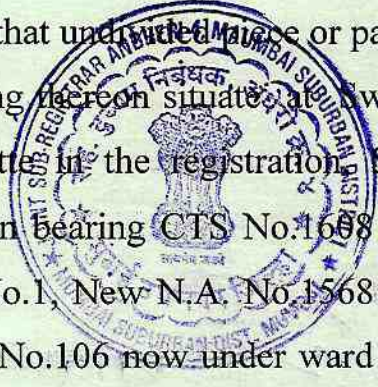
ALL THAT a premises being Apartment No. B-021 situate in the basement of the building known as VIKAS CENTRE and with a total area of 152.39 Sq. Metres (carpet) together with 5.87% share in restricted common area and 3.39% share in the common area in all that undivided piece or parcel of land in the land with the structures standing thereon situate on the 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.



Thirdly

ALL THAT a premises being Apartment No. B-009 situated in the basement of the building known as VIKAS CENTRE and with a total area of 75.39 Sq. Mtrs (Carpet) together with 2.90% share in restricted common areas 1.67% share in the common areas in all that undivided piece or parcel of land in the land with the structures standing thereon situated at Swami Vivekanand Road, 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.



Together with exclusive right over an open car parking space No.49 in the said building compound (Area 180 sq. ft.)

The common seal of the VENDOR

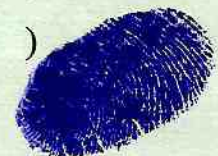
AADYA MOTOR COMPANY PVT.LTD.

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.**

(Handwritten signature)

Director



1. *(Handwritten signature)*
2. *(Handwritten signature)*

1.



2.

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 September 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 PV LTD.

Director



1.

2.

RECEIVED from the within named PURCHASER - a sum of Rs.16,83,00,000/- (Rupees Sixteen Crores Eighty Three Lakhs Only) together with a sum of Rs.17,00,000/- (Rupees Seventeen 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.17,00,00,000/- (Rupees Seventeen Crore only) being full and final consideration as agreed hereinabove.

16,83,00,000/-
17,00,000/-
17,00,00,000/-

Cheque No.

Dated

Drawn

Amount

080601

08/09/2016

012783

14/09/2016



2,23,00,000/-
17,60,00,000/-
16,83,00,000/-

Witness :

I SAY RECEIVED

For, AADYA MOTOR COMPANY

PRIVATE LIMITED,

1. Sedees

For AADYA MOTOR COMPANY PVT. LTD.

2. Mures

Director

Director

AUTHORISED SIGNATORY

VENDOR

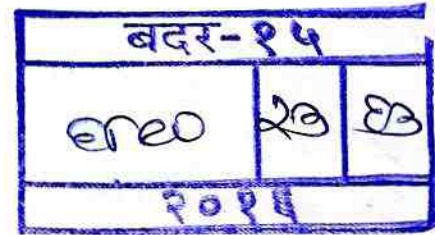
बदर-२५		
६००	२२	६३



FOR ADVYATOR COMPANY PVT LTD

६/१०/२०१८

CIN No. U50100MH2008PTC184625



**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE
EXTRA ORDINARY GENERAL MEETING HELD ON 2ND AUGUST
2016 BY THE BOARD OF DIRECTORS OF M/s. AADYA MOTOR
COMPANY PRIVATE LIMITED**


The meeting was in compliance with the Company Law and relevant provisions of the Articles of Association of the Company. The meeting was convened by the board of directors of the Company. Mr. Vajendla Ramananand Rao, presided over the EGM as the chairman of the meeting.



"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. Vajendla Ramananand 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."

**Certified True copy
For AADYA MOTOR COMPANY PVT. LTD.**


Chairman Director

For AADYA MOTOR COMPANY PVT. LTD.


Director



बदर-१५

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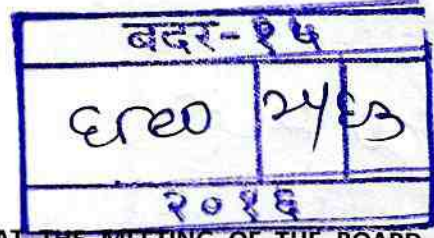
VIVA HONDA

(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-001A on the Ground Floor 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-२५		
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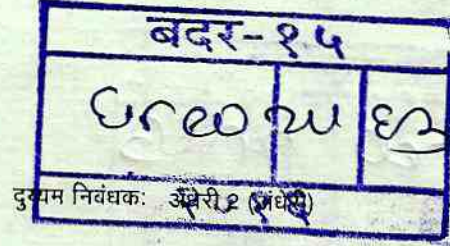
दस्तावेजांक व वर्ष: 3070/2009

Tuesday, September 20, 2011

11:49 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : विलेपार्ले



दुकान निबंधक: अंधेरी २ (अंधेरी)

नोंदणी 63 म

Regn 63 m e

- (1) विलेखाचा प्रकार, मोवटल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोवदला रु. 90,000,000.00 वा.भा. रु. 65,506,865.00

- (2) भू-मपन, पॉटहिरसा व घरक्रमांक (असल्यास)

(1) सिटिएस क्र.: 1608/1608-1 ते 8 वर्णक विभागाचे सहाय्यक निबंधक (पश्चिम (अंधेरी), उपविभागाचे नाव - 37/188 - रस्ता: स्वामी विवेकानंद सि.टी.एस. नंबर - 1608 मध्ये आहे. -----दुकान कारपेट, व सोबत समोरची खुली जागा-119 चौ.मी. कारपेट,-----वेसमेंट वी-009, क्षेत्र 180 चौ.फूट. विकसित रोड, सांताक्रूझ प. मुं-54. कारपाकिंग नं 49, क्षेत्र 180 चौ.फूट. विकसित रोड, सांताक्रूझ प. मुं-54.

- (3) क्षेत्रफल

- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)

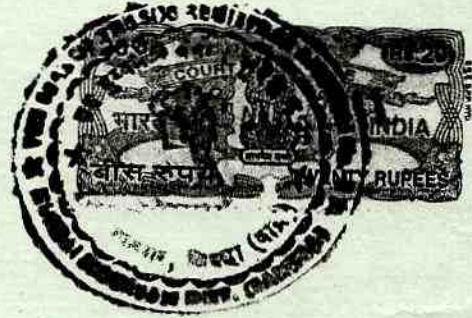
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) मदनलाल गुप्ता तर्फे मुखत्यार अरविंद रंगराव किचूर, विकास सेंटर, 106 एस व्ही रोड, सांताक्रूझ प. मुं-54; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAEPG9768K.

- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) आधा मांठार कंपनी प्रा.लि. तर्फे संचालक वजेदला रमनानंद राव -; घर/फ्लॅट नं: 603, स्नेह पराग सोसा, प्लॉट नं 10 व 11, चेंबुर मुं-89; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAHCA1617R.

- (7) दिनांक करून दिल्याचा 09/04/2009
 (8) नोंदणीचा 09/04/2009
 (9) अनुक्रमांक, खंड व पृष्ठ 3070 /2009
 (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 450000.00
 (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
 (12) शोरा



वारी प्रत

lyp
 वरिष्ठ दुरधर्म निबंधक अंधेरी-२
 मुंबई उपनगर विभाग



वा. अशोक तारी
 वां. नं. 93/219) ... नं. 6048/99
 दि. 23/2/09
 वरिष्ठ दुरधर्म निबंधक अंधेरी-२

बदर १
६२००

1,00,000-4.64 - VCAZ - (Cap
B. E. L. D., No. 8516, dated 18.9.28.)

RULED CARD

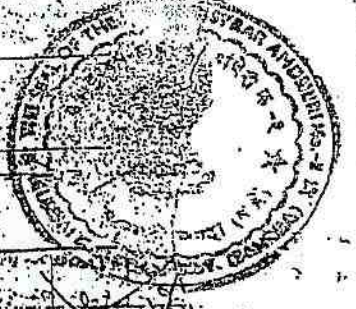
C. T. B. 20 a.
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३५०५-७



आपका नाम है -
पता -
व्यवसाय -

आपका पता है -



ना. क्र.	व्यक्ति का नाम	पता	व्यवसाय
१०१२/२६	श्री. ए. ए. ए. ए.

बदर-४/
3000 28
२००९

बदर-१५
 ६१० २०६३

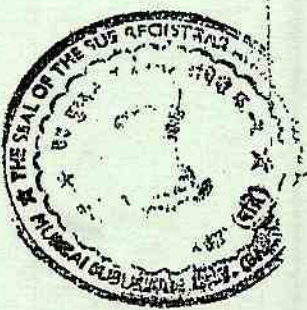
29

दि १०-२-८६ मी नो. ६२०१
 उपरोक्त मूळ आदेशाचा अंश
 मूळ आदेशाचा अंश आदेशा नं. १००/८६
 १०१/८६ मूळ दि. ८-२-१९८६ अन्वये न
 वृत्तमूळ न. १११/८६ जाळिया वरिष्ठ विभाग
 अधिकारी एच. (प) जांचेकडील नं. HW/
 ६०६/१६०/दि. १२-३-८६ ने न. मू. १००
 १९०८ पैकी श्रेण १०२१ या मि. रस्ता
 मंडळशाखाकडे ठेविलेले मालाची दुकती ठेकी
 ३१-८-८३ उपरोक्त मूळ आदेशाचा अंश
 नं. १११/८६ मी. आदेशा
 दि. १२-३-८६ मी. नं. मू. १००
 व गजामने १९०८/८६
 नोंद केली दि. ३१-८-८३

शारक
 श्री. अ. म. अ. गुप्ता



मने-कमांक - १८८६
 म. शाखेला तारीख २/२/८६ नकलेचा प्रकार
 म. शाखेला तारीख ५/२/८६ नकल शुद्ध
 नकल दिव्याची तारीख २/२/८६ प्रत्येक शुद्ध...
 नकल तयार करणार ... बेकुण शुद्ध...
 नकल तपासणार



बदर-१/४
 ३०६० २६

मने-कमांक
 म. शाखेला
 म. शाखेला
 म. शाखेला
 म. शाखेला
 म. शाखेला

बदर-१/१
3060/26
2008

नमूना - १००० (प)

Z. P. P.-1,00,000-4-64 - WCAL - (Cn)
G. R., R. D., No. 8015, dated 10-9-20.

G. T. B. 20

RULED CARD

6521



सं. मां०
प्रदेश
रजि. क्रमांक
जिल्हा
विभाग
M.V.
शु. क्र. १०००
जा
सि. क्र. १०००
शु. क्र. १०००
तया नं. भू. अं. क.
उ. जि. मं.

१०००/१ [६२-६/६] C रजि. स. नं. १०००

ही प्रतिलिपी मालकी ठेक ठेकी आहे आणि त्या
बाबतचा बदर नं. १००० प्रमाणे रजि. स. नं. १००० प्रमाणे



सत्य-प्रतिलिपी

नमूना भूमापन अधिकारी विलेपल



वजे-क्रमांक - १०००
मं. दिनांक तारीख २१/११/१९-२०००-२००१-२००२-००-००
मं. दिनांक तारीख २१/११/१९-२०००-२००१-२००२-००-००
मं. दिनांक तारीख २१/११/१९-२०००-२००१-२००२-००-००
मं. दिनांक तारीख २१/११/१९-२०००-२००१-२००२-००-००

सत्य-प्रतिलिपी

नमूना भूमापन अधिकारी विलेपल

बदर-१/
3060/26
2008

बदर-१५
 ६२० ३१६३
 २०१६

(31)

विले-पॉके (म)

Z. P. P.—1,00,000—4.04—WCA5—(Cat)
 G. R., R. D., No. 9616, dated 16-9-26

G. T. B. 20 a.

RULED CARD

6522

१६० C/2 [० २] C
 ४३.६



ही दस्तावेज ऑफ रेट रेट्टी जाईमाई उच्च
 बाडीया दस्त - रबरेहीने - वि. न. नं. १६०C प्रमाणे



वि. न. नं. १६०C प्रमाणे.

29 JAN 1970

सा. ए.	१६०C/२	३६	आरक
म. म. उ. नं.	१६०C/२	३६	आरक
म. म. उ. नं.	१६०C/२	३६	आरक
म. म. उ. नं.	१६०C/२	३६	आरक

मजकूरमार्क - १६०C/२
 म. म. उ. नं. १६०C/२ प्रमाणे प्रकृत १६०C/२
 म. म. उ. नं. १६०C/२ प्रमाणे प्रकृत ६००००
 म. म. उ. नं. १६०C/२ प्रमाणे प्रकृत १००००
 म. म. उ. नं. १६०C/२ प्रमाणे प्रकृत ६००००

सत्य-प्रतिलिपी
 नगर भूमापन अधिकारी विलेपार्ले

बदर-४/
 ३०६० १२
 २००९

सिद्धि - चिह्न (च)

बंदर	
६२०	

U. P. F. - 100,000 - 4-64 - WCAS - (Cap
G. R. 837, No. 8616, dated 10-9-50.)

G. S. 5, 20 a

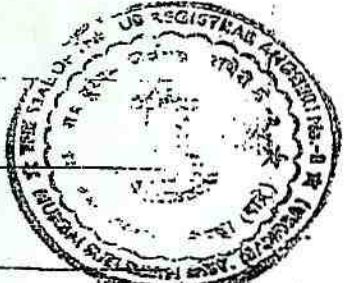
RULED CARD

६२०/१६	C	नं. - का. नं.
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हा - इम-दिना जाक रेड-लेडी कार्डिया - एय.
वार्डिया इ-र-द - रवेर-दिना: मि. का. नं. १२०८ प्रमाण.

मि. का. नं. १२०८ प्रमाण.



२९-11-50	शा. नं. ११५३ एय। वजन-मापने जाय-प्रमाणत	मि. वि. वि.
१४-८-५५	नमूना-१०५ प्रमाणे कर्तुं अम-अम-मुफ्त	अम (क.)
		वर्षा म. प्र. अ. रं. ९
		उ. वि. मुम्बई

मने-क्रमांक - १०८ ६५
 मने-दाखल ता. १२/११/५० प्रमाणे चो प्रकार २/११/५०
 मने-नया ता. १२/११/५० प्रमाणे मुक्त ६००००
 मने-कुल दिनाचा ता. १२/११/५० प्रमाणे मुक्त १-०००
 मने-कुल तथा करणार १२/११/५० प्रमाणे मुक्त ६१०००

सत्य-प्रतिलिपी

मने-मुकापन अधिकारी वि. वि. वि.

बंदर-४/
3000 re
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बदर-१५		
६६६	३३	६३
२०१५		

33

फाइल नंबर (पर)

Y. F. P.-1,00,000-1-64 - WCAE - (Cat
G. R., B. D., No. 8516, dated 15.9.26.)

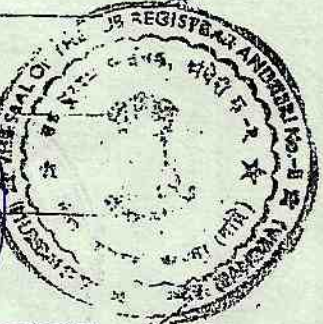
G. T. B. 20

RULED CARD



२००८१	[६६६]	C	सि. रा. जे.
- २०१५			

ही द्राफ्टिंग ऑफ लेट लेडी ऑडिमाई एथ
काळिया द्रस्ट - कोरकोने, सि. रा. जे. १७०८ प्रमाण



सि. रा. जे. १७०८

29 JAN 1970	या. ल.	११२३	११२३	११२३	११२३
	सि. रा. जे.				
	११-६-६३	११२३	११२३	११२३	११२३
	११२३	११२३	११२३	११२३	११२३

मते क्रमांक - १७०६
 या द्राफ्टिंग ऑफ २१/१२/२००८ तसेच या प्रकारने (१) - ३
 या द्राफ्टिंग ऑफ २१/१२/२००८ तसेच या प्रकारने (१) - ००
 तसेच या द्राफ्टिंग ऑफ २१/१२/२००८ तसेच या प्रकारने (१) - ११२३
 तसेच या द्राफ्टिंग ऑफ २१/१२/२००८ तसेच या प्रकारने (१) - ११२३
 तसेच या द्राफ्टिंग ऑफ २१/१२/२००८ तसेच या प्रकारने (१) - ११२३

सत्य-प्रतिलिपी

क्यार भुवापत धापिकारी विलेपाले

३०/१२/२००६

बिले - जोडे (च)

Y. F. P. - 1,00,000 - 1-64 - WCAI - (C)
(S. H., R. D., No. 8016, dated 10-9-20)

G. T. B. 20

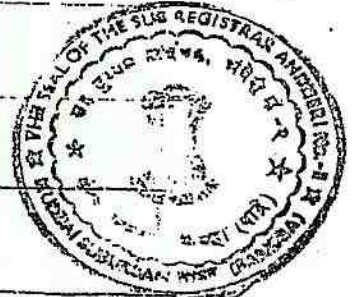
RULED CARD

Handwritten notes in a box, possibly 'Ereons'.

300012	2000	C	मि. रा. सं.
	4 2000		



हा दस्तावेज आज तैयार झाल्याने याद्वारे याच
दस्तावेजाचा मालक रजिस्ट्रार कार्यालय, मि. रा. सं. 3000 अन्वये



मि. रा. सं. 3000 अन्वये

29 JAN 1970	मा. सं. 1000	मालक	मि. रा. सं. 3000
	SI	धारक	
		श्री. एम. ए. गुप्ता	

मालक क्रमांक 9000
 दाखल तारीख 21/1/70 तक्रार प्रकार 1000
 मालक तक्रार तारीख 21/1/70 तक्रार क्रमांक 1000
 तक्रार दिव्याची तारीख 21/1/70 तक्रार क्रमांक 9-1000
 मालक तक्रार करणारा तक्रार क्रमांक 1000
 मालक तक्रार करणारा

सत्य-प्रतिलिपी

Handwritten signature and official name of the Registrar, Mumbai.

बिले-3/
3060/79
2008

बदर-१५
 १०१६

35

दिने-जके (च)

Y. F. P. - 100,000 - 4.4 - WCAC - (C)
 G. R., R. D., No. 8516, dated 16.9.26.]

G. T. S. 20

RULED CARD



१००८/९	[१०८ ५ ४८००]	C	जि. न. नं.
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ही दस्तावेज कोक लेव लेले बाहेर आहे - १०८०
 वाढीला हेरद. उणेर होणे. जि. न. नं. १००८ प्रमाणे



जि. न. नं. १००८

29 JAN 1970 मा. प. नं. १००८/९
 व. र. नं. १००८/९
 ना. नं. १००८/९

SE भारत
 १-९-६५ मूळ १६० २ प्रमाणे आणि एम. एल. गुला
 तपासणी

मो. क्रमांक - १९८६
 व हातले तारीख २०/१/१९७२ मूळचे प्रकार नोंदी नं. २
 ... तारीख ५/२/२००० ... मूळ ६०,००० ...
 ... तारीख २/१/१९७० ... मूळ १०,००० ...
 ... तारीख २/१/१९७० ... मूळ ६१,००० ...

सत्य-प्रतिलिपी

कोर भूदान अधिकारी दिहेबलि

बदर-१५
 १०१६

किसे - (व-)

Y. P. P. - 1,00,000-4-04 - WCAZ - (C) G. R., R. D., No. 8615, dated 16-11-20.

C. T. B. 20

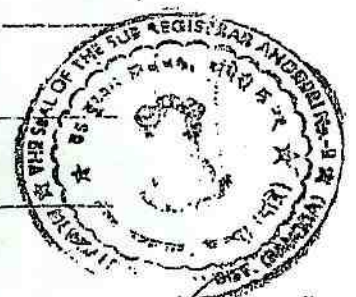
RULED CARD

बदल-8/1
3000
2008

3000 0 -21 21 21
2008



का दस्तावेज कोष में निकास के तहत जमा है।
बाकी का दस्तावेज - रजिस्ट्रार कार्यालय में जमा है।



नाम	श्री. श्री. लाल गुप्ता
पता	...
...	...
...	...
...	...
...	...

प्रमाण - 950/...

दस्तावेज तारीख 21/11/2008 नकलेचा प्रकाश 1000/-

दस्तावेज तारीख 21/11/2008 नकल शुल्क 1000/-

दस्तावेज तारीख 21/11/2008 नकल शुल्क 1000/-

दस्तावेज तारीख 21/11/2008 नकल शुल्क 1000/-

दस्तावेज तारीख 21/11/2008 नकल शुल्क 1000/-

सत्य-प्रतिलिपि

नगर, भूतपन अधिकारी जिलापाल

बदल-8/1
3000 0 7
2008

विले - पाई - (प)

T. F. P.-1,00,000-4.64 - WCAS - (Pay
G. R., R. D., No. 8616, dated 16-9-26)

C. T. S. 20 a.

RULED CARD

Handwritten notes in a box: 3000, 30, 24-6

3000 = 1 e [30 e] C दि. नं. 3000 प्रमा.



ही शक्तिज् जेठ रेड रेडि डाईमाई - पथ.
नाडियादा प्रमद - रेडरेडिना. नि. नं. 3000 प्रमा.



मा. सं. १९५६ या अन्य तायां कायद्यालयत वि. नि. नि.
न. सं. १९५६ या अन्य तायां कायद्यालयत वि. नि. नि.
या अन्य तायां कायद्यालयत वि. नि. नि.
या अन्य तायां कायद्यालयत वि. नि. नि.
या अन्य तायां कायद्यालयत वि. नि. नि.
या अन्य तायां कायद्यालयत वि. नि. नि.
या अन्य तायां कायद्यालयत वि. नि. नि.
या अन्य तायां कायद्यालयत वि. नि. नि.
या अन्य तायां कायद्यालयत वि. नि. नि.
या अन्य तायां कायद्यालयत वि. नि. नि.

नमो-क्रमांक - १७८९
प्रकार १/१३
६०००
१-०००
६१-०००

सत्य-प्रतिलिपी

नगर भूमापन अधिकारी विलेपाल

बदर-४/
३०७०/१५
२००९

बदर-१५
 ६२०० १२ ६३
 २०१६

39

बिले-कार्ड (प)

Y. P. P.-1,00,000-4.04 - WCAI - (P)
 G. R. R. D., No. 8616, dated 16.9.25.]

G. T. B. 20

RULED CARD

१००८/१० [२८.९] C सि. रा. नं. १००८
 ५/१०
 २०.९



दी दस्तावेजात अंक नोंद नोंदी आहे माहिती - नकाशा
 बाबतचा प्रश्न स्विकारणे - सि. रा. नं. १००८ प्रमाणे

सि. रा. नं. १००८



29 JAN 19 1973
 या. नं. १००८
 सि. रा. नं. १००८
 गाणे बाबतची नोंद
 ११-२-७३ नमूद नकाशा प्रमाणे शि. रा. नं. १००८ गुप्त
 १९७३

नमूद नकाशा प्रमाणे शि. रा. नं. १००८ गुप्त
 नमूद नकाशा प्रमाणे शि. रा. नं. १००८ गुप्त
 नमूद नकाशा प्रमाणे शि. रा. नं. १००८ गुप्त
 नमूद नकाशा प्रमाणे शि. रा. नं. १००८ गुप्त

सत्य-प्रतिलिपी

नगर अधीकरण अधिकारी बिलेकार्ड

बदर-२/
 ३००० १३६
 २००९

निले-पुले. (प.)

V. P. P. - 1,00,000 - 64 - WCA 5 - (C) 6
G. R. R. T. No. 8018, dated 16/11/25.

RULED CARD

G. T. B. 206

बहर-४/३००९
३००९

23 3] C -मा. २।
-मा. २।
90.0



दी रकडिअ कोस तेड तेडि जाई माई - एच०
बाडीशा इरुद. रवेरदोने. सि. ल. अ. ०६०० अमाणे



अमाणे.

भा. ल. मा. २१५९ एम. लजन मापाये कार्यालयत	दि. दि. दि.
मि. बा. बा. २१५९ एम. लजन मापाये कार्यालयत	२. २. (२)
मि. बा. बा. २१५९ एम. लजन मापाये कार्यालयत	अमाणा.
२. २. (२)	
अमाणा.	

श्री लोम. र. म. लुला

कमाणे - १२०६
नकलेचा प्रकार १५१-३
नकलेचा प्रकार १५१-३
नकलेचा प्रकार १५१-३
नकलेचा प्रकार १५१-३
नकलेचा प्रकार १५१-३
नकलेचा प्रकार १५१-३

सत्य-प्रतिलिपी

नमर भूमिपति अधिकारी विलेपाल

बहर-४/
3009
२००९

बदर-१५		
६००	०१	०३
२०१६		

41

विले - पेटे (प)

Y. P. P.—1,00,000—4.63 - WCA5— (C2)
G. R., B. D., No. 8616, dated 15.9.26.]

O. T. S. 20 e.

RULED CARD

३६० C / १२	[३० - ६]	C.	सि. सं. नं.
	२१.११		३६० C
	१५००		



ही प्रकृतीचा शोध लेव लेवी काढण्याची एच. व्हा. नं. ३६० C मधील बाबतीचा बदर. खरेदी नं. सि. सं. नं. ३६० C मधील

सि. सं. नं. ३६० C



28 JAN 1970

सा. सं. नं. ३६० C

जमुळी नुसतं प्रमाणे ३६० C मधील

मालेचा प्रकार १/११-३

मूल्य ६०००

१-१९९

६.११.७६

सत्य-प्रतिलिपी

नगर भूमि वन अधिकारी विक्रम

३०००	३६
२००९	

बदर-१५	
६२०	६३
२०१५	

43

साले - चाले - (च)

X. F. P. - 1,00,000 - 4.61 - WCAL - (Ca)
G. R., R. D., No. 8616, cases 16 & 26

RULED CARD

6534

१६०८/१४	[६४०] C	श. रा. नं. १६०८
	०५३.६	



वी द्रष्टव्य ऑफ लेट लेटो आदिमा हे राद्य
वादीया- द्रष्ट- खरेदी- शि. स. नं. १६०८ प्रमाणे

श. रा. नं. १६०८ प्रमाणे

29 JAN 1970

श. रा. नं. १६०८ प्रमाणे

१४-६-७३ नमूने १६०८ प्रमाणे

श. रा. नं. १६०८ प्रमाणे

श. रा. नं. १६०८ प्रमाणे



नमूने - १६०८

नमूनेचा प्रकार १/१-३

नमूनेचा प्रकार १/१-३

नमूनेचा प्रकार १/१-३

नमूनेचा प्रकार १/१-३

नमूनेचा प्रकार १/१-३

सत्य-प्रतिलिपी

नगर भूमिपते अधिकारी विकेपाल

बदर-१५
3000 160
२०१५

44

सत्य-प्रति-लिपी

Y. P. P. - 1,00,000 - 4.04 - WCA - (Cay)
G. R., R. D., No. 8010, dated 10.9.20.

G. T. S. 20 a

RULED CARD

653

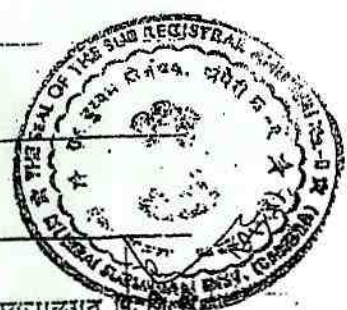
बदर-3
39.4
39.4

39.4



का - बदर-3 - अंक 39.4 लेख लेखी शाही मा - 39.4
का - बदर-3 - अंक 39.4 लेख लेखी शाही मा - 39.4

39.4



मने-क्रमांक - 39.4
म - दाखल तारीख 21/12/2012 तत्कालीन प्रकार 39.4
म - दाखल तारीख 4/12/2012 तत्कालीन प्रकार 39.4
तत्कालीन प्रकार 4/12/2012 तत्कालीन प्रकार 39.4
तत्काल तथा 39.4 तत्कालीन प्रकार 39.4
तत्काल तथा 39.4 तत्कालीन प्रकार 39.4

सत्य-प्रतिलिपी

नगर भूमिपत्र अधिकारी विलेपाल

बदर-3
3000/89
3000

45

दोले चर्के (प)

Y. F. P. - 1,00,000 - 4.64 - WCAL - (C) 7
G. R., B. D., No. 8019, dated 16.9.26.]

बदर-१५	
०२०	१५
A. P. E. 20 ०	
RULED CARD	
२०१६५३६	

१५०८/१९ [३२७ १/२] C शि.स.सं. १५०८ प्रमाण
 १/१ पी
 १०६०३



की 'इस्टीम' ऑफ लैंड केसही काइगाइए तथो
 काइगाइए प्रमाण - खबरदीन: शि.स.सं. १५०८ प्रमाण

शि.स.सं. १५०८ प्रमाण

28 JAN 1970	शा. स. सं. १५०८	श. स. सं. १५०८	श. स. सं. १५०८
	श. स. सं. १५०८	श. स. सं. १५०८	श. स. सं. १५०८
	श. स. सं. १५०८	श. स. सं. १५०८	श. स. सं. १५०८
	श. स. सं. १५०८	श. स. सं. १५०८	श. स. सं. १५०८



नं. क्रमांक - १५०८-१
 नं. १५०८/१९
 नं. १५०८/१९
 नं. १५०८/१९
 नं. १५०८/१९

सत्य-प्रतिलिपी

[Signature]
 न. १५०८/१९ विलेपाल

बदर-१५
3000 ०२
२००९

V. P. P. - 1,00,000 - 4-04 - WCA5 - (1st)
G. R., R. D., No. 8010, dated 10.9.25.

G. T. B. 20 a.

RULED CARD

6537

बदर - 81
3060/83

30
[५३-६]
५३-६
६-३

C



हा प्रमाणित कोच हेंद रेडिओ कार्यालय...
बिलेपाल बंद रेडिओ- नं. ५३-६. ३६०० प्रमाणित.



३६०० प्रमाणित.



५३-६-६३	नमूना-३६०० प्रमाणित	श्री. एम. ए. गुप्ता	श्री. वि. वि. ...

क्रमांक - १७८६
 नकलेचा प्रकार...
 ...
 ...
 ...

सत्य-प्रतिलिपी

नगर भूमिपतन अधिकारी बिलेपाल

बदर-81
3060/83
३६००

बदर-१५
 २०१६

(47)

Y.P.P.-1,00,000-1-01-WCA5-(Cap)
 G. B. B. D., No. 8618, dated 10-9-20

G. T. B. 20

RULED CARD

6538



३००/१०८ [३००] C वि.स.नं. १००८

३००
 - ३००
 ००-०

वि.स.नं. १००८



9 JAN 1970

वि.स.नं. १००८



बदर-४/
 ३०००००
 २००००

दि १०-२-६६ को नोट नमू संख्या ५०
 उपभोगात्क भूमि अजिंतेश कोकण प्रदेश
 मुंबई सांख्यिकीत आदेश नं० न०५०/६६
 सार, १५३/६६ मुंबई दि ६-२-१९६६ अन्वये
 व मुहसुबान्नी मालगार पालिका नरिह विभाग
 सावित्री एच (१) सांख्यिकीत नं० H.V.
 ५०७/AEM/दि १२-३-६६ नं० न०५०/६६
 १६९३० के मुहसुबान्नी ३०६ मी. रस्ता
 कंठिके २००० के जे लें अने पार्वी दुकानो रस्ता
 निकाल पालिका नमू नं० ६६

बदा -
 ६१६० म ६
 नमू-कमक - १५६६

म. राजस्व तारीख २१/११/६६ नकलेचा प्रकार...
 नगर तारीख १/१२/६६ नकल शुल्क...
 दिनांकी तारीख १/१२/६६ नकल शुल्क...
 फल तथा करणार... अक्षय शुल्क...
 नकल तथा सणार...

सत्य-प्रतिलिपि

नगर सूमापन अधिकारी विरेवार



10/1/86 No. 507 entry - MR/171/86 dt 9/2/86
 with expansion of the road - note was
 taken and sent to BMC.

बदा -
 ३०६० १६९
 २००९



बृहन्मुंबई महानगरपालिका

2016-2017

बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता कर देयक

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

आपल्या इमारतीच्या मालमत्ता कर देयक
क्रमांकातील पहिले ३१ अंश आपल्या इमारतीच्या
मनषा दस्तावेजातील मालमत्ता कर देयक एकमेव
औद्युक्त क्रमांक (UID) प्रमाणे.

लेखा क्रमांक HW1207010050000	मालमत्ता करवर्ष 2016-2017	देयक क्रमांक 201610BIL05726424 201620BIL05726431	देयक दिनांक 23/04/2016
पक्षकाराचे नाव व पत्ता : VIKAS ASSOCIATES VIKAS CENT RE 2ND FLOOR 106 S V RD, SANTACRUZ WEST MUMBAI 54.		प्रेषक - महा. न. प. म. / विभाग ASSTT. ASSESSOR & COLLECTION M WEST WADI WADIA TRUST, DEPARTMENT OF MUNICIPALITY, MUMBAI MAHANAGAR PALIKA BUILDING, 1ST FLOOR, 5, MARTIN ROAD, BANDRA (WEST), MUMBAI - 400 050.	
मालमत्ता क्रमांक, सदरिका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., भागाचे नाव, ठिकाण, मालमत्तेचे वर्ग, करदात्याचे 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		एकूण भाडवली मूल्य : 1129859185	
प्रथम करनिर्धारण दिनांक : 31/03/1900	जलजोडणी क्रमांक :	एकूण भाडवली मूल्य : 1129859185	
अक्षरी रुपये OneTwelve Crore Ninty Eight Lac Fifty Nine Thousand One Hundred and Eighty Five Only			
देयक तयार करलेवेळी 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 रुपयामा)		

कराचे नाव :	01/04/2016 ते 30/09/2016	01/10/2016 ते 31/03/2017
सर्वसाधारण कर	894654	89155
जल कर	0	56135
जल लाभ कर	561353	0
मलनिःसारण कर	0	34671
मलनिःसारण लाभ कर	346711	0
म.न.पा. शिक्षण उपकर	330199	26416
राज्य शिक्षण उपकर	264160	66038
रोजगार हमी उपकर	66038	16517
वृक्ष उपकर	16517	429267
पथकर	429267	2905799
एकूण देयक रक्कम	2905799	0
कलम १५२ (अ) नुसार दंडाची रक्कम	0	0
परताव्यावरील व्याजाची वसुली	0	0
अर्ली-बर्ड थ्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम	0	0
आगाऊ अधिदानाचे समायोजन	0	0
भरावयाची निव्वळ रक्कम	2905799	29057
* 30.06.2016 पर्यंत भरावयाची निव्वळ रक्कम	2854617	29034
* 31.07.2016 पर्यंत भरावयाची निव्वळ रक्कम	2880208	29290
* 31.07.2016 नंतर भरावयाची निव्वळ रक्कम	2905799	29057
अक्षरी रुपये	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 थ्याची वसुली योजनेच्या माहितीसाठी मागे पाहवे.

Paid che.no. 046386 Dated 04-07-2016 21,00,000 = 00

O.B.C. स्वच्छ भारत

"आपले जल, आपली ताकद"
अधिक माहितीसाठी: http://eeo.maharashtra.gov.in

एक कदम स्वच्छता की ओर



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 01-07-2016
 Period July - Aug - Sept - 16 Bill No. 024

	Amount Rs.	P.
Municipal Taxes	1,92,510 = 00	32,358 = 00
Maintenance Charges	1,49,005 = 00	Reed 1,147 = 00
Car / Scooter Parking	43,505 = 00	Balancer
Sinking Fund		
Other Charges		
Loft Taxes		
Total	1,92,510 = 00	43,505 = 00
Arrears of Bill No.	1935	1,49,005 = 00
Interest for late Payment		
GRAND TOTAL	1,92,510 = 00	1,92,510 = 00

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

Payment Received Date 01-08-16 Cheque No. 100729 For Vikas Centre Condominium

Cheque Dated 01-08-16 Cheque Amt. 1,49,005 = 00

Receipt Date 01-08-16 Receipt No. 453 Hon. Sec./Manager

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-001A Date 01-07-16
 Period July - Aug - Sept - 16 Bill No. 027

	Amount Rs.	P.
Municipal Taxes	96,732 = 00	12,405 = 00
Maintenance Charges	74,331 = 00	Reed 9,926 = 00
Car / Scooter Parking	22,401 = 00	Balancer
Sinking Fund		
Other Charges		
Loft Taxes		
Total	96,732 = 00	22,401 = 00
Arrears of Bill No.	1998	74,331 = 00
Interest for late Payment		
GRAND TOTAL	96,732 = 00	96,732 = 00

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

Payment Received Date 01-08-16 Cheque No. 100729 For Vikas Centre Condominium

Cheque Dated 01-08-16 Cheque Amt. 74,331 = 00

Receipt Date 01-08-16 Receipt No. 453 Hon. Sec./Manager

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 MOTERS PVT. LTD
 Premises No. (New) B-009 Date 01-07-16
 Period July - Aug - Sept - 2016 Bill No. 009

	Amount Rs.	P.
Municipal Taxes	95,194 = 00	15,999 = 00
Maintenance Charges	- 73,681 = 00 Recd che.	5,514 = 00
Car / Scooter Parking	21,513 = 00 Balance	
Sinking Fund		
Other Charges		
Loft Taxes		
Total		21,513 = 00
Arrears of Bill No. 1920		73,681 = 00
Interest for late Payment		
GRAND TOTAL		95,194 = 00

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

Payment Received Date 01-08-16 Cheque No. 100729 For Vikas Centre Condominium
 Cheque Dated 01-08-16 Cheque Amt. 73,681 = 00
 Receipt Date 01-08-16 Receipt No. 453 Hon. Sec. Manager

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 MOTERS PVT. LTD
 Premises No. (New) G-001 B Date 01-07-16
 Period July - Aug - Sept - 16 Bill No. 028

	Amount Rs.	P.
Municipal Taxes	5,28,123 = 00	83,536 = 00
Maintenance Charges	4,08,026 = 00 Recd che	36,461 = 00
Car / Scooter Parking	1,20,097	100 = 00
Sinking Fund		
Other Charges		
Loft Taxes		
Total		1,20,097 = 00
Arrears of Bill No. 1938		4,08,026 = 00
Interest for late Payment		
GRAND TOTAL		5,28,123 = 00

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

Payment Received Date 01-08-16 Cheque No. 100729 For Vikas Centre Condominium
 Cheque Dated 01-08-16 Cheque Amt. 4,08,026 = 00
 Receipt Date 01-08-16 Receipt No. 453 Hon. Sec. Manager



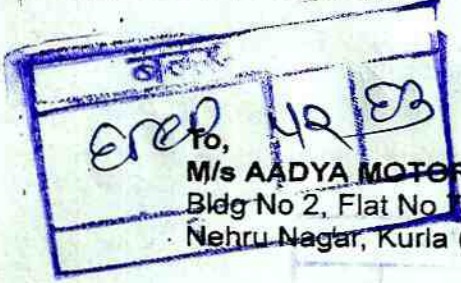
भारतीय स्टेट बैंक
भारतीय स्टेट बैंक
State Bank of India

डायमंड गार्डन शाखा, चेंबूर, 118-121 - स्वस्तिक चेंबर्स, सायन ट्रॉम्बे रोड,
चेंबूर, मुंबई- 400 071

डायमंड गार्डन शाखा, चेंबूर, 118-121 - स्वस्तिक चेंबर्स, सायन ट्रॉम्बे रोड,
चेंबूर, मुंबई- 400 071

Diamond Garden Branch, Chembur, 118-121- Swastik Chambers,
Sion-Trombay Road, Chembur, Mumbai- 400 071

Tel.: 022 - 42254008 / 42254000 / 42254002 | Fax : 022 - 42254024 | E-mail: sbi.13340@sbi.co.in



Date :

Ref. No.

M/s AADYA MOTOR COMPANY INDIA PVT. LTD.
Bldg No 2, Flat No 102, Dignity CHS Ltd,
Nehru Nagar, Kurla (E), Mumbai 400024

DGC/2016-17/113

Date: 29/08/2016

Dear Sir,

NOC FOR SALE OF COLLATERAL SECURITIES

The bank has no objection for sale of property situated at Unit NO G 001A, Vikas Centre, 106, S V Road, Santacruz (West) Mumbai, subject to the following :

1. The purchaser shall deposit the entire sale proceeds of above mentioned property in the account of the company with SBI Diamond Garden Branch, Chembur.
2. The purchaser to submit an irrevocable undertaking to deposit the entire sale consideration in respect of property situated at Unit NO G 001A, Vikas Centre, 106, S V Road, Santacruz (West) Mumbai.
3. The bank will release its charge on each of the properties and other securities after receipt of sale proceeds of the relative properties into the account of the company.
4. If, for any reason, the sale proceeds or any installment, as agreed, is not received, the Bank reserves the right to withdraw the NOC.

Yours faithfully,


Chief 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.

Date: _____

To,
Aadya Motors Company Private Limited
Mumbai.

Dear Sirs,

बदर-२५		
६६०	५३	६३
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 2014, we hereby confirm that we have no objection to your selling and transferring your above mentioned 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 Agency 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.

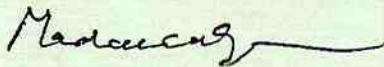
A copy of Registered Agreement between you and the Transferee shall be submitted to us, as and when executed and registered..

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

Handwritten text in a blue rectangular stamp, possibly containing a date and initials.

आयकर विभाग
INCOME TAX DEPARTMENT
VCM AGENCIES PRIVATE LIMITED
01/05/2016
Payment Account Number
AAFCV4515K
Signature



बदर-१५		
४२०	५५	४३
२०१६		

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

VIKRAM CHIMANLAL MODI
 CHIMANLAL SHAMALDAS MODI

15/11/1955
 Permanent Account Number
 AAYPM9282C


 Signature





Handwritten text in a rectangular box, possibly a stamp or label, containing the number 133 and other illegible markings.



बदर-१५
 ५१० ५० ६३
 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 / लीडर
 आयकर पैन 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: uninfo@nsdl.co.in



2

स्थायी 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



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.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DILIP L SAKAT
LAXMAN BANYABA SAKAT

15/07/1969
 Permanent Account Number
BEOPS7937H

Dilip Sakat
 Signature





बदर-१५		
₹१००	५२	७७
२०१६		

Dilip Sakat

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANDEEP ASHOK SHEDGE
ASHOK SAHADEV SHEDGE

21/06/1977
 Permanent Account Number
BPWPS1460Q

Sandeep Shedge
 Signature






६१००	००	३५
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बदर-१५		
६२०	६१	६३
२०१६		

आयकर विभाग
 INCOME TAX DEPARTMENT
भारत सरकार
 GOVT. OF INDIA

TEJAS VIJAY ANSURKAR
 VIJAY JAYVANT ANSURKAR

03/12/1983
 Permanent Account Number
AZHPA6827B


 Signature


 17/12/2011

Tejas





बुधवार, 14 सप्टेंबर 2016 6:41 म.नं.

दस्त गोषवारा भाग-1

वदर15

दस्त क्रमांक: 6890/2016

दस्त क्रमांक: वदर15 /6890/2016

बाजार मूल्य: रु. 16,05,74,600/- मोबदला: रु. 17,00,00,000/-

भरलेले मुद्रांक शुल्क: रु.85,00,000/-

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

पावती:7843

पावती दिनांक: 14/09/2016

अ. क्र. 6890 वर दि.14-09-2016

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

रोजी 6:02 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1380.00

पृष्ठांची संख्या: 69

दस्त हजर करणाऱ्याची सही:

एकुण: 31380.00

सह.दु.नि.अधरी 4

सह.दु.नि.अधरी 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 05 : 56 : 30 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 14 / 09 / 2016 06 : 03 : 27 PM ची वेळ: (फी)





14/09/2016 6 43:02 PM

दस्त गोषवारा भाग-2

बदर15

दस्त क्रमांक:6890/2016

दस्त क्रमांक :बदर15/6890/2016

दस्ताचा प्रकार :-अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:व्ही सी एम एजन्सीस प्रायव्हेट लिमिटेड तर्फे संचालक विक्रम सी मोदी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑटोलॅन्ड एक्सल ईस्टेट, ब्लॉक नं: एस व्ही रोड, रोड नं: गोरेगाव पश्चिम मुंबई - 400062, महाराष्ट्र, मुंबई. पॅन नंबर:AAFCV4515K	लिहून घेणार वय :-61 स्वाक्षरी:-		
2	नाव:आध्या मोटर कंपनी प्रायव्हेट लिमिटेड तर्फे संचालक ब्रजेन्द्रला 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, MUMBAI. पॅन नंबर:AAHCA1617R	लिहून देणार वय :-42 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित अभिहस्तांतरणपत्र चा दस्त ऐवज करून दिल्याचे कबुलपत्र
शिकका क्र.3 ची वेळ:14 / 09 / 2016 06 : 04 : 36 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख परिनितात

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			

प्राप्त करणेत येते की, या
दस्तामध्ये एकूण...पाने आहेत.

शिकका क्र.4 ची वेळ:14 / 09 / 2016 06 : 05 : 21 PM

शिकका क्र.5 ची वेळ:14 / 09 / 2016 06 : 05 : 45 PM नोंदणी पुस्तक 1 मध्ये

मुह.नु.नि.अधेरी 4

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



sr. Epayment Number
1 MH003407978201617S

Defacement Number
0002471978201617

बदर-१५/ ६२०० / २०१६
पुस्तक क्रमांक १, क्रमांक ६१२२२२
नोंदला. १४/०९/१६

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

6890 / 2016

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



16/09/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 4

दस्त क्रमांक : 6890/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) विलेपार्ले

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	170000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	160574600
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: 1) अपार्टमेंट नं. जी 001बी, तळ मजला चे क्षेत्रफळ 249.31 चौ.मी. कार्पेट. व सोबत समोरची खुली जागा 119.59 चौ. मी. , 2) अपार्टमेंट नं. बी-021 चे क्षेत्रफळ 152.39 चौ.मी. कार्पेट, 3) अपार्टमेंट नं. बी-009 चे क्षेत्रफळ 75.39 चौ.मी. कार्पेट, विकास सेंटर, स्वामी विवेकानंद रोड, विलेपार्ले पश्चिम, मुंबई - सोबत एक ओपन कार पार्किंग क्रमांक 49 चे क्षेत्रफळ 180 चौ. फुट ((C.T.S. Number : 1608 1608/1 TO 18 ;))
(5) क्षेत्रफळ	1) 249.31 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 वजेन्दला 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, MUMBAI. 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: ऑटोलॅन्ड एक्सल ईस्टेट, ब्लॉक नं: एस व्ही रोड, रोड नं: गोरेगाव पश्चिम मुंबई - 400062, महाराष्ट्र, मुंबई. 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	6890/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	8500000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

iSarita v1.5.0



खरी प्रत

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