1. Leave & License Agreement dated 14.08.2023 between M/s. Morril & Greenwood Developers Pvt. Ltd. (the Licensor) AND M/s. Bliss Chocolates India Pvt. Ltd. (the Licensee) AND
2. Copy of Indenture of Conveyance dated 06.01.2009 Between Shri. Ramjeet Feku Yadav, Shri. Shivpujan Ramdeo Yadav, Shri. Lalman Amardev Yadav & Shri. Sahabal Ramlagan Yadav (the Vendors) AND Shri. Ismal Abdul Karim Balwa (the Purchasers) for Land bearing Survey No. 12, Hissa No. 9A(Part) of Village – Ghodbunder admeasuring Land Area is 2024.00 Sq. Mtr.
3. Copy of Indenture of Conveyance dated 03.11.2018 Between Smt. Khatijabai Abdul Razaq Zakeriya, Mr. Akthari Khaliullurahman Chewalkar, Mr. Mohammed Ayyub Chewalkar, Mr. Mohammed Ali Chewalkar, Smt. Shamsunnisa Yusuf Tanki, Mr. Abdul Rauf Chewalkar & Mr. Mohammed Akil Chewalkar through their Constituted Attorney Mr. Suryanarayan R. Yadav (the Vendors) AND Shri. Ismal Abdul Karim Balwa (the Purchaser) for Land bearing Survey No. 12, Hissa No. 9A(Part) of Village – Ghodbunder admeasuring Land Area is 1831.86 Sq. Mtr.
4. Copy of Electricity Bills issued by Adani Electricity are as under:

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Sr. No.** | **Electricity Bill**  **CA No.** | **Date** | **Wing** | **Floor** | **Name** |
| 1 | 152372043 | 02.08.2024 | C | Ground | Panetteria Foods Pvt. Ltd. |
| 2 | 152371434 | 02.08.2024 | C | First |
| 3 | 152371432 | 02.08.2024 | C | Second |
| 4 | 152371418 | 02.08.2024 | C | Common Area |
| 5 | 152371431 | 05.08.2024 | D | Ground |
| 6 | 152373488 | 02.08.2024 | D | First |
| 7 | 152373538 | 05.08.2024 | D | Second |
| 8 | 152373489 | 02.08.2024 | D | Common Area |
|  |  |  |  |  |  |

1. Copy of Property Tax issued by Mira Bhayander Municipal Corporation are as under:

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Sr. No.** | **Property Tax No.** | **Date** | **Wing** | **Floor** | **Amount** | **Name** |
| 1 | O020043299003 | 01.04.2024 | C | Ground | 95,796.00 | Land Owner - Ismail Abdul Karim Balwa |
| 2 | O020043299007 | 01.04.2024 | C | First | 95,796.00 |
| 3 | O020043299011 | 01.04.2024 | C | Second | 95,796.00 |
| 4 | O020043299004 | 01.04.2024 | D | Ground | 84,744.00 |
| 5 | O020043299008 | 01.04.2024 | D | First | 84,744.00 |
| 6 | O020043299012 | 01.04.2024 | D | Second | 84,744.00 |
| **Total Amount** | | | | | **5,41,620.00** |  |

1. Copy of Property Tax Receipt issued by Mira Bhayander Municipal Corporation are as under:

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Sr. No.** | **Property Tax Receipt No.** | **Date** | **Wing** | **Floor** | **Amount** | **Name** |
| 1 | 22072024-0-198972 | 01.04.2024 | C | Ground | 46,921.00 | Land Owner - Ismail Abdul Karim Balwa |
| 2 | 22072024-0-198971 | 20.07.2024 | C | First | 46,921.00 |
| 3 | 22072024-0-198964 | 01.04.2024 | C | Second | 46,921.00 |
| 4 | 22072024-0-198963 | 01.04.2024 | D | Ground | 41,510.00 |
| 5 | 22072024-0-198961 | 01.04.2024 | D | First | 41,510.00 |
| 6 | 22072024-0-198960 | 01.04.2024 | D | Second | 41,510.00 |
| **Total Amount** | | | | | **2,65,293.00** |  |

1. Copy of Title Report No. SBI / 1449 / 1 dated 05.09.2024 issued by The Legalist, Advocate.
2. Copy of Search Report No. SBI-1449-1 dated 28.08.2024 issued by Avichal Gajera, Searcher.
3. Copy of Occupancy Certificate No. MB / MNP / NR / 4515 / 2016-17 dated 13/01/2017 issued by Mira Bhayander Municipal Corporation.
4. Copy of OC Approved Plan No. MB / MNP / NR / 4515 / 2016-17 dated 13/01/2017 issued by Mira Bhayander Municipal Corporation.