

75/3801

पावती

Original/Duplicate

Monday, February 22, 2021

नोंदणी क्र. :39म

12:36 PM

Regn.:39M

पावती क्र.: 4277 दिनांक: 22/02/2021

गावाचे नाव: तुर्भे

दस्तऐवजाचा अनुक्रमांक: टनन3-3801-2021

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: मे. व्हीफॉर्म टेक्नॉलॉजी प्रा. लि. तर्फे अधिकृत सहीकर्ता नितू संजय सिंग - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

12:55 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

बाजार मुल्य: रु.31731649.2/-

मोबदला रु.32640000/-

भरलेले मुद्रांक शुल्क : रु. 1337000/-

सह दुय्यम निबंधक वर्ग २
ठाणे क. ३

1) देयकाचा प्रकार: By Cash रक्कम: रु 600/-

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011890313202021E दिनांक: 22/02/2021

बँकेचे नाव व पत्ता:

सहायकाधी सही

मूळ दस्तऐवज परत मिळाला

दु. नि. ठाणे-३



22/02/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 3801/2021

नोंदणी :

Regn:63m

गावाचे नाव : तुर्भे

(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	32640000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	31731649.2
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: युनित नं. बी-201,2 रा मजला,एव्हरेस्ट निवारा,प्लॉट नं. डी-3,टी. टी. सी. इंडस्ट्रीयल एरिया,एम. आय. डी. सी.,व्हिलेज तुर्भे व बोनसरी,नवी मुंबई. तालुका व जिल्हा ठाणे. क्षेत्रफळ - 554 चौ. मी. कारपेट एरिया. 5 कार पार्किंग स्लॉट((Plot Number : D-3 ;))
(5) क्षेत्रफळ	1) 554 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:-मे. न्यू रॅम्पग्रिन टेक्नोलॉजीस प्रा. लि. तर्फे डायरेक्टर सुनिल किशनलाल सोई -- वय:-53; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: एफ-112-114, शिल्पीन सेंटर, जी. डी. आंबेकर मार्ग, वडाळा, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400031 पॅन नं:-AADCV9341F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. व्हीफॉर्म टेक्नॉलॉजीस प्रा. लि. तर्फे अधिकृत सहीकर्ता नितू संजय सिंग -- वय:-44; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सी-34, पुर्वांचल को ऑप. हौ. सोसायटी, प्लॉट नं. 1 ई, सेक्टर 1, ऐरोली, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-400708 पॅन नं:-AAXCS4756K
(9) दस्तऐवज करून दिल्याचा दिनांक	22/02/2021
(10)दस्त नोंदणी केल्याचा दिनांक	22/02/2021
(11)अनुक्रमांक,खंड व पृष्ठ	3801/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1337000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग २
ठाणे क. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VFORM TECHNOPACK PVT LTD	eChallan	69103332021021819780	MH011890313202021E	1337000.00	SD	0005605204202021	22/02/2021
2		By Cash			600	RF		
3	VFORM TECHNOPACK PVT LTD	eChallan		MH011890313202021E	30000	RF	0005605204202021	22/02/2021

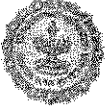
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202102222573			22 February 2021, 12:23:34 PM	
मूल्यांकनाचे वर्ष	2020				
जिल्हा	ठाणे				
मूल्य विभाग	वास्तुका . ठाणे				
उप मूल्य विभाग	5/185/1-महागष्ट्र औद्योगिक विकास महामंडळाचे अखत्यारीतील औद्योगिक भूखंड				
क्षेत्राचे नाव	Navi Mumbai Municipal Corporation			सर्वे नंबर /च. भू. क्रमांक :	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	भोजमापनाचे एकक
21800	48300	61200	73600	61200	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	664.8चौ. मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	11 to 20वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.61200/-
उद्भावना सुविधा -	आहे	मजला -	1st To 4th Floor		
समिन्न वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - नाही					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर					
= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला विहाय घट/वाढ					
= (61200 * (80 / 100)) * 100 / 100					
= Rs.48960/-					
मिळकतीच्या क्षेत्रानुसार मूल्यदर					
= 95% of 48960 = 46512					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 46512 * 664.8				
	= Rs.30921177.6/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	69.7चौ. मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 69.7 * (46512 * 25/100)				
	= Rs.810471.6/-				
Applicable Rules	= 3.8 क .15				
एकत्रित अंतिम मूल्य	= सुधन मिळकतीचे मूल्य + तळपराचे मूल्य + मेज्जगईन मजला क्षेत्र मूल्य + लगतच्या मजलीचे मूल्य (खुली बाळकती) + वरील गप्पीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकती				
	= A + B + C + D + E + F + G + H + I				
	= 30921177.6 + 0 + 0 + 0 + 810471.6 + 0 + 0 + 0 + 0				
	= Rs.31731649.2/-				

Home Print



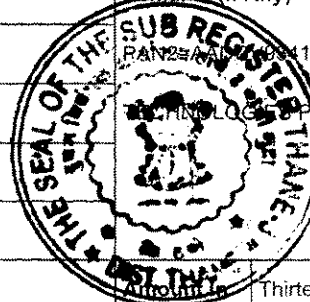
दस्तावेज - ३
 दिनांक ०९/०२/२०२१
 १ / ३०



CHALLAN
MTR Form Number-6



GRN	MH011890313202021E	BARCODE	[Barcode]		Date	18/02/2021-17:52:23	Form ID	25.2
Department					Inspector General Of Registration			
Type of Payment					Stamp Duty Registration Fee			
Office Name					THN3_THANE NO 3 JOINT SUB REGISTRA			
Location					THANE			
Year					2020-2021 One Time			
Account Head Details					Amount In Rs.			
0030046401 Stamp Duty					1337000.00			
0030063301 Registration Fee					30000.00			
Total					13,67,000.00			
Payment Details					IDBI BANK			
Cheque/DD No.					[Blank]			
Name of Bank					IDBI BANK			
Name of Branch					[Blank]			
Bank CIN					69103332021021819780			
Ref. No.					2662757092			
Bank Date					18/02/2021-17:53:50			
RBI Date					Not Verified with RBI			
Scroll No. , Date					Not Verified with Scroll			



Second Party Name: NEW
रामग्रीन
दस्तावेज नं - 3
दिनांक 09/02/2021
2/30

Department ID : Mobile No. : 9819060727
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

New RampGreen Technologies Pvt. Ltd.

Director

For VFORM TECHNOPACK PVT. LTD

Authorized Signatory



ट न न - ३
दस्त क. 3609 / 2029
3 / 30

DEED OF ASSIGNMENT

This **DEED OF ASSIGNMENT** is made at NAVI MUMBAI on this ²²..... day of February, 2021 by and between NEW RAMPgreen TECHNOLOGIES PVT. LTD. (CIN-U72200MH2012PTC260039), a Company Incorporated under Companies Act 1956 having its registered office at F-112-114, Shilpin Centre, G. D. Ambekar Marg, Wadala, Mumbai, Maharashtra- 400031, India, through it's Director Mr. Sunil Kishanlal Soi age 54 years, hereinafter called and referred as the "THE ASSIGNOR" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include it's successors and assigns) of the **FIRST PARTY**;

AND

VFORM TECHNOPACK PVT. LTD. (CIN-U74999MH2016PTC284942), a Company Incorporated under Companies Act 2013, having its registered
New RampGreen Technologies Pvt. Ltd.


Director

For **VFORM TECHNOPACK PVT. LTD**

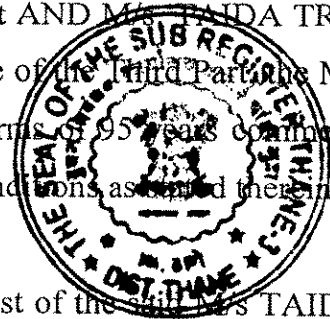
Authorised Signatory

office at C-34, Purvanchal CHS, Plot No 1E, Sector-1, Airoli, Navi Mumbai, Maharashtra – 400708, India, through it's Director Mrs. Nitu Sanjay Singh age 44 yrs. hereinafter called and referred to as "THE ASSIGNEE" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns) of the **SECOND PARTY**;

AND WHEREAS By an Agreement to Lease dated 28th February, 1972 made between MIDC as the Authority of the One Part AND M/s. LIGHT ROOFINGS LTD. as the Lessee of the Other Part, the MIDC demised the Plot of land bearing No. D-3 in MIDC, TTC within the Village Limits of Turbhe and Bonsari, Taluka and Registration Sub-District Thane, admeasuring 11430 Sq. Mtrs. & thereabouts, Registration District and Sub-District of Thane and more particularly described in Schedule – I attached thereto (hereinafter referred to "as the said Plot") unto the Lessee for the terms of 95 years commencing from 1st February, 1972 and on the terms and conditions as stated therein.

AND WHEREAS pursuant to the request of the said M/s. LIGHT ROOFINGS LTD. the said Plot was transferred by MIDC in favour of M/s. TAIDA TRADING AND INDUSTRIES PVT. LTD. by an order bearing No. TTC/1472/L/1019 dtd. 11.12.1975 for the lease premium and on the terms and conditions as stated therein.

AND WHEREAS by an Agreement to Lease dtd. 13th October, 1977 made between MIDC as the Lessor of the First Part AND M/s. LIGHT ROOFINGS LTD. as the Licensor of the Second Part AND M/s. TAIDA TRADING AND INDUSTRIES PVT. LTD. as the Lessee of the Third Part, the MIDC demised the said Plot unto the Lessee for the terms of 95 years commencing from 1st February, 1972 and on the terms and conditions as stated therein.



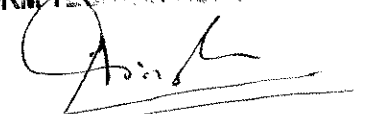
दस्तावेज - ३
दस्तावेज क्र. ३८०९/२०२९
४ / ३०

AND WHEREAS pursuant to the request of the said M/s. TAIDA TRADING AND INDUSTRIES PVT. LTD. the said Plot transferred by MIDC in favour of the partnership firm M/s. P. M. DWARKADAS EXIM through its partners Mr. Vishnu Viswamitter and 3 Ors. by and order bearing no.

New RampGreen Technologies Pvt. Ltd.


Director

For VFORM TECHNOLOGIES PVT. LTD.

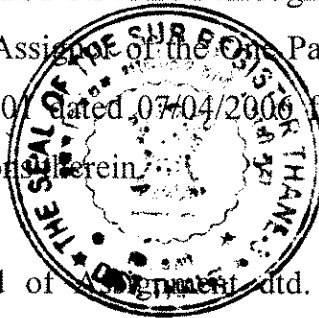

Authorised Signatory

MIDC/ROMHP/TTC/D-3/641 dated 03/02/2006 for the lease premium and upon such terms and conditions as contained therein.

AND WHEREAS by Deed of Assignment dtd. 28th February, 2006 bearing Registration No. TNN-8/01068/2006 dtd. 2nd March, 2006 with Sub-Registrar of Assurances at Thane – 8 and made between M/s. TAIDA TRADING AND INDUSTRIES PVT. LTD. as the Assignor of the One Part AND M/s. P. M. DWARKADAS EXIM as the Assignees of the Other Part, the Assignor assigned to the Assignees the said Plot of the residue period of the lease and on the terms and conditions as stated therein.

AND WHEREAS by Deed of Transfer dtd. 10th March, 2006 bearing Registration No. TNN3/023387/2006 dtd. 22nd March, 2006 with Sub-Registrar of Assurances at Thane – 3 and made between M/s. P. M. DWARKADAS EXIM as the Vendor of the One Part AND M/s. EVEREST NIVARA as the Purchaser of the Other Part, the Vendor transferred to the Purchaser the said Plot of the residue period of the lease and on the terms and conditions as stated therein.

AND WHEREAS in pursuance to the request of the said M/s. P. M. DWARKADAS EXIM, the Plot was transferred by MIDC in favor of the partnership firm M/s. EVEREST NIVARA through its partners Mr. Hari Jiva Virchand and 9 Ors. as the Assignor of the One Part by an order bearing no. MIDC/ROMHP/TTC/D-3/190 dated 07/04/2006 for the lease premium and upon such terms and conditions as stated therein.



दस्त क्र. 309/2029
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AND WHEREAS by Deed of Assignment dtd. 18th May, 2006 bearing Registration No. TNN-3/3813/2006 dtd. 22nd May, 2006 with Sub-Registrar of Assurances at Thane – 3 and made between M/s. P. M. DWARKADAS EXIM as the Assignor of the One Part AND M/s. EVEREST NIVARA as the Assignees of the Other Part, the Assignor assigned to the Assignees the said Plot for the residue period of the lease and on the terms and conditions as stated therein.

New RampGreen Technologies Pvt. Ltd.

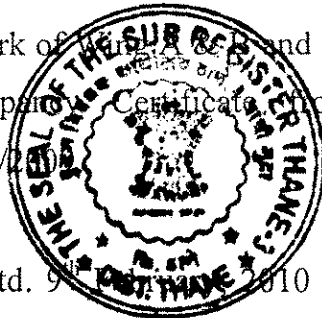

Director

For VFORM TECHNOPACK PVT. LTD


Authorized Signatory

AND WHEREAS M/s. EVEREST NIVARA being the Lessee with the intention to develop the said Plot by constructing building thereon have got the plan sanctioned from MIDC and commencement Certificate has been issued by said Authority under reference no. DE/MHP(C)/D-3/2356/06 dated 28/09/2006 permitting the development of the said Plot. The Lessee have further got the amended building plans sanctioned from MIDC and Commencement Certificate has been issued by the said Authority under reference no. DE/MHP(C)/D-3/794/08 dated 07/02/2008 permitting the development of the said Plot.

AND WHEREAS the Lessee i.e. M/s EVEREST NIVARA has constructed private IT Park building known as "EVEREST NIVARA" consisting of three wings "A", "B" and "C" on the said Plot as per plan sanctioned by the concerned authorities and obtained permission for IT Enable services NOC from competent Authority in favour of M/s EVEREST NIVARA. The Lessee has completed the construction work of the said building and basement of Wing C and have obtained Part Occupation Certificate from DE/MHP/(C)/D-3/998 dated 15/04/2010



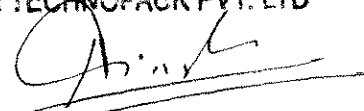
ढबल नं- ३
दस्त क. ३८९/२०२९
६ / ३०

AND by Sub-Lease Agreement dtd. 9.12.2010 bearing Registration No. TNN-11/536/2010 on 09.02.2010 with Sub-Registrar of Assurances at Thane-11 and made between M/S. EVEREST NIVARA as the Lessee of the One Part AND M/S. VCUSTOMER SERVICES INDIA PVT. LTD. as the Sub-Lessee of the Other Part, the Lessee granted sub-lease to the Sub-Lessee for the Units viz; Office Premises No. B-101 adm. 554 Sq.mtrs. & B-102 adm. 619 Sq.mtrs. both on the 1st floor and Office Premises B-201 adm. 554 sq. mtrs. on the 2nd Floor alongwith 24 Car Parking all in the Bldg. known as "EVEREST NIVARA", situated at Plot No. D-3, MIDC, T.T.C. Industrial Area, Village Bonsari, Turbhe, Navi Mumbai (hereinafter referred to as "the said Units") and more particularly described in the **FIRST SCHEDULE** hereunder written, at the Price and on the terms and conditions as stated therein.

New RampGreen Technologies Pvt. Ltd.


Director

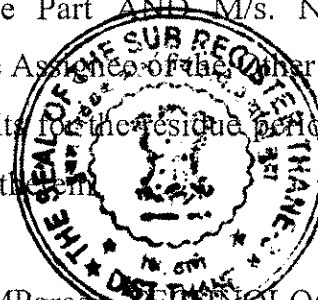
For VFORM TECHNOPACK PVT. LTD


Authorized Signatory

AND WHEREAS M/s. Vcustomer Services India Pvt. Ltd. has changed their company name from M/s. Vcustomer Services India Pvt. Ltd. to M/s. RAMPgreen Solutions Pvt. Ltd. In ROC vide SRN B31972375.dated 17.2.2012 And MIDC had taken a note of the same vide their letter no. MIDC/RO/MHP/TTC/D-3/Unit No. B-101, B-102 & B-201/2220 Dated 13/08/2014 stating that the said Units stands on the name of M/s RAMPgreen SOLUTIONS PVT. LTD.

AND WHEREAS pursuant to request of M/s. RAMPgreen SOLUTIONS PVT. LTD. being the Assignor and M/s. NEW RAMPgreen TECHNOLOGIES PVT. LTD. to transfer the said Units in favor of the Assignee viz. M/s. NEW RAMPgreen TECHNOLOGIES PVT. LTD., the said Unit was transferred by MIDC in favour of M/s. NEW RAMPgreen TECHNOLOGIES PVT. LTD. vide. Transfer Order No. MIDC/RO/MHP/TTC/Gala No. B-101, B-102 & B-201/3248 dtd. 24.11.2014 for the lease premium and on the terms and conditions stated therein.

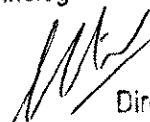
AND WHEREAS by Deed of Assignment dtd. 27th January, 2015 bearing Registration No. TNN-8/760/2015 on 27.01.2015 with Sub-Registrar of Assurances at Thane – 8, made between M/s. RAMPgreen SOLUTIONS PVT. LTD. as the Assignor of the One Part AND M/s. NEW RAMPgreen TECHNOLOGIES PVT. LTD. as the Assignee of the Other Part, the Assignor assigned to the Assignee the said units for the residue period of the lease and on the terms and conditions as stated therein.



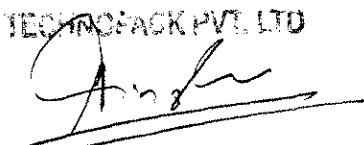
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AND WHEREAS M/s. NEW RAMPgreen TECHNOLOGIES PVT. LTD. being the Assignor and M/s. VFORM TECHNOPACK PVT. LTD. being the Assignee had requested MIDC to transfer Unit No. B-201 adm. 554 sq. mtrs. Carpet area on the 2nd Floor of the Bldg. known as "EVEREST NIVARA" situated at Plot No. D-3, MIDC, T.T.C. Industrial Area, Village Bonsari, Turbhe, Navi Mumbai (hereinafter referred to as "the said Premises") more particularly described in the SECOND SCHEDULE in favor of the Assignee viz. M/s. VFORM TECHNOPACK PVT. LTD.

New RampGreen Technologies Pvt. Ltd.


Director

For VFORM TECHNOPACK PVT. LTD


Authorized Signatory

AND WHEREAS The Corporation (MIDC) had accepted their request and decided to transfer said property after recovering payment of Rs. 5,87,818/- (Rupees Five Lakh Eighty Seven Thousand Eight Hundred Eighteen Only) towards differential premium vide receipt no. HQ180Q015733 dated 19.01.2021. The MIDC had transferred the said unit in favour of **M/S VFORM TECHNOPACK PRIVATE LIMITED** vide Transfer Order No. MIDC/RO/Mahape/TTC/D-3/Unit B-1001/367 dated 04.02.2021 for the lease premium and upon such terms and conditions therein subject to condition to execute Deed of Assignment between both the parties.

In pursuance of the above, the Parties hereto are executing the present Deed of Assignment to complete the transaction on the terms and conditions in the manner hereinafter appearing.

NOW THEREFORE THIS INDENTURE BE WITNESSETH AS FOLLOWS:



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That in pursuance of the said agreement and in consideration of the sum of Rs. **97,92,000/- (Rupees Ninety Seven Lakh Ninety Two Thousand Only)** paid by the Assignee as advance on or before execution hereof and Rs. **2,44,800/- (Rupees Two Lakh Forty Four Thousand Eight Hundred Only)** towards TDS @ 0.75 % and the balance purchase price of Rs. **2,26,03,200/- (Rupees Two Crore Twenty Six Lakh Three Thousand and Two Hundred only)** on execution of these presents making together the said sum of Rs. **3,26,40,000/- (Rupees Three Crore Twenty Six Lakh Forty Thousand Only)** (the payment and receipt whereof the Assignor doth hereby admit, confirm and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Assignee) AND the Assignor do forever acquit, release and discharge to the Assignee and the Assignor do hereby assign grant and transfer sell and release and assure the Assignee leasehold interest in favour of the Assignee the said premises viz. **Unit No. B-201 adm. 554 sq. mtrs. Carpet area on the 2nd Floor of the Bldg. known as "EVEREST NIVARA" situated at Plot No. D-3, MIDC, T.T.C. Industrial Area, Village Bonsari, Turbhe, Navi Mumbai** for all the residue unexpired of the term of the 95 (Ninety Five) years computed from 1st Day of February, 1972

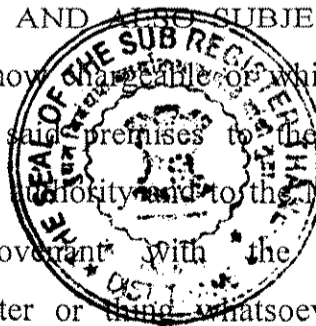
New RampGreen Technologies Pvt. Ltd.


Director

For VFORM TECHNOPACK PVT. LTD


Authorized Signatory

demised under the lease dated 13th Day of October, 1977 together with the lease right to get the renewal of the lease after expiry of the present lease TOGETHER WITH ALL SINGULAR the house, outhouses, offices, building, court yard, the area compound, sewer ditches fences, trees, drains, ways, paths, passages, common galleries, wells and water, water courses, lights, liberties, members privileges, easements, profits, advantages, rights members and appurtenances whatsoever to the said premises or any part thereof belonging to or in any way appertaining to or with or part thereof now or at any time hereto fore usually held, used, occupied, enjoyed therewith or reputed or known as part or member thereof to belong to or to be appurtenant thereto AND ALSO TOGETHER WITH ALL the deeds, documents writings vouchers or other evidence of title relating to the said land or ground hereditaments and premises and ever part thereof held by Assignor in the leasehold interest under Lease Deed dated 13th Day of October, 1977 which Assignor is holding AND ALSO TOGETHER WITH all assets and rights title and interest, use, inheritance, property possession, benefits, claims whatsoever at law and in equity of the Assignor into or upon the said premises expressed so to be or part thereof TO HAVE AND TO HOLD the interest in the said premises and ALL AND SINGULAR and other premises hereby granted, Assigned, transferred, released and assured or expressed so to be unto and to the use of the Assignee for all the residue now unexpired of the said term of the Lease Deed dated 13th Day of October, 1977 SUBJECT HOWEVER TO THE PAYMENT OF the rent reserved and the performance and observance of the covenants and conditions by the Assignee contained in the said indenture of lease dated the and which are henceforth on the part of the Assignee ought to be paid, observed and performed, AND ALSO SUBJECT TO all rents, taxes, assessments, rates and duties now payable or which may hereafter become payable in respect of the said premises to the Government of Maharashtra or anybody corporate or individual and to the MIDC AND THE SAID ASSIGNOR HEREBY covenant With the Assignee That notwithstanding any act, deed, matter or thing whatsoever by them the Assignors or any person lawfully or equitably claiming by through from under in trust for them, made, done committed or knowingly suffered to the contrary the said indenture of Lease Deed dated 13th Day of October, 1977 is now a



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New RampGreen Technologies Pvt. Ltd.

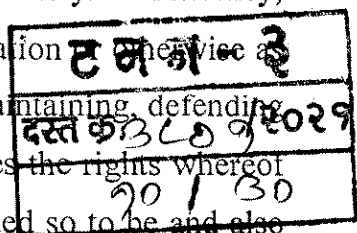
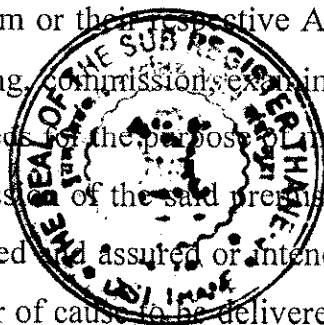
[Signature]
Director

For VFORM TECHNOPACK PVT. LTD

[Signature]
Authorised Signatory

good, valid subsisting and effectual lease in law of the premises comprised and hereby assigned transferred or expressed so to the Assignee AND THAT THE SAID LEASE has not been forfeited or surrendered or become void or voidable and that the covenants and conditions by and in the said indenture of lease reserved or duly paid, observed and performed up to the date of the presents and that notwithstanding any act, deed or things as aforesaid by the assignor done, committed or omitted or knowingly suffered to the contrary that the Assignor do have an absolute authority to assign transfer the leasehold hereditaments in favour of the Assignee the leasehold interest and to the use of the Assignee and in the manner aforesaid shall and may at all times hereafter during the unexpired term of the said lease peacefully and quietly enter upon, have occupy and enjoy said premises and receive the rents, issue and profits therefore and every part thereof for its use, benefit without any law suit, eviction interruption claim and demand whatsoever from any of them the Assignor and pay the yearly rent reserved and observed and perform all the covenants and conditions contained in the said indenture of the lease by Assignee

THIS INDENTURE FURTHER WITNESSETH THAT in pursuance of the said agreement and in consideration of the premises the Assignor doth hereby covenant with the Assignee that they the Assignor shall and will unless prevented by fire or some inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the Assignee, produce or cost to produce to them or their respective Attorneys or Attorney, agents or agent at any trial, hearing, commission, examination or otherwise on any occasion shall require the title deeds for the purpose of maintaining, defending and providing their title or possession of the said premises the rights whereof are to be sold, assigned, transferred and assured or intended so to be and also at the like request and cost deliver of cause to be delivered to the Assignee for the time being of the respective premises, such attested or other copies, extracts or abstracts from the said previous deed and writing or any of them as it may require and shall and will in the meantime unless prevented as aforesaid keep the said deeds safe, unobliterated and uncanceled AND FURTHER ASSIGNOR undertakes not to create any charge, lien or encumbrances over



New Ramp Green Technology Park, Ltd.


Director

For VFORM TECHNOPACK PVT. LTD

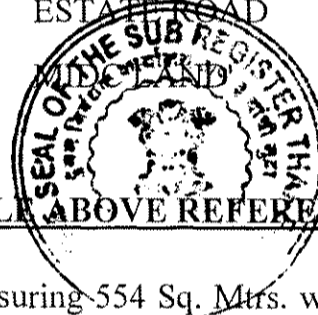

Authorized Signatory

the said premises or any part thereof in favour of any financial institution, bank, company, firm or persons AND not to sell, assign, mortgage or otherwise dispose of any of the said premises.

THE FIRST SCHEDULE ABOVE REFERED TO

Office Premises No. B-101 adm. 554 Sq.mtrs. & B-102 adm. 619 Sq.mtrs. both on the 1st floor and Office Premises B-201 adm. 554 sq. mtrs. on the 2nd Floor alongwith 24 Car Parking all in the Bldg. known as "EVEREST NIVARA" constructed on all that piece and parcel of land bearing plot No. D-3, MIDC, TTC Industrial Area within the village limits of Turbhe & Bonsari, Taluka and Registration sub district Navi Mumbai, District and Registration District Thane and bounded herein that is to say:

On or towards the East by : NALLA
On or towards the West by : ESTATE ROAD
On or towards the South by : ESTATE ROAD
On or towards the North by :



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THE SECOND SCHEDULE ABOVE REFERED TO

Unit No. B-201, Second Floor, admeasuring 554 Sq. Mtrs. with furniture and fixtures (as is where is basis), in building known as "EVEREST NIVARA" constructed on all that piece and parcel of land bearing plot No. D-3, MIDC, TTC Industrial Area within the village limits of Turbhe & Bonsari, Taluka and Registration sub district Navi Mumbai, District and Registration District Thane or thereabouts with 5 (five) car parking slot bearing nos. 253, 254, 255, 256 & 257 and bounded herein that is to say:

On or towards the East by : NALLA
On or towards the West by : ESTATE ROAD
On or towards the South by : ESTATE ROAD
On or towards the North by : MIDC LAND

New RampGreen Technologies Pvt. Ltd.


Director

For VFORM TECHNOPACK PVT. LTD


Authorized Signatory

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

The ASSIGNOR NEW RAMPgreen TECHNOLOGIES PVT. LTD. was pursuant to a Resolution passed by the Board of New RampGreen Technologies Pvt. Ltd. Directors at their Meeting held on 15th December, 2020, Authorised Mr. Sunil Kishanlal Soi, Director of the Company who have signed these presents



In the presence of
Witness:

1. Signature: 

2. Signature: 

Name: Deepak Nikumbh

Name: Ravi Inani

The ASSIGNEE VFORM TECHNOPACK PVT. LTD. was pursuant to a Resolution passed by the Board of Directors at their Meeting held on 04th December, 2020, authorised Mrs. Nitu Sanjay Singh, Director of the Company who have signed these presents


For VFORM TECHNOPACK PVT. LTD
Authorised Signatory



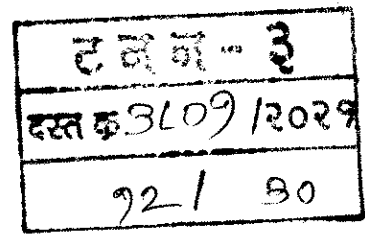
In the presence of
Witness:

1. Signature: 

2. Signature: 

Name: Deepak Nikumbh

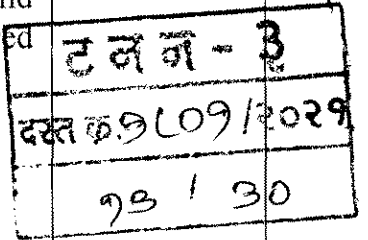
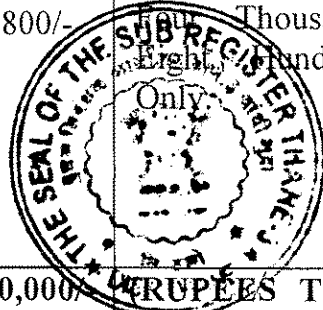
Name: Ravi Inani



RECEIPT OF CONSIDERATION

Received the day and year herein below written of and from the within named Assignee **VFORM TECHNOPACK PVT. LTD.** the sum of Rs. **3,26,40,000/- (Rupees Three Crores Twenty Six Lakh Forty Thousand Only)** as aggregate consideration agreed to be paid for purchase of the said Premises by following cheques/RTGS/NEFT mode of payment:

Cheque No./RTGS/NEFT	Date	Amount in Figures Rs.	Amount in Words RUPEES	Bank Name
Cheque No. 120699	07.01.2021	97,92,000/-	Rupees Ninety Seven Lakh Ninety Two Thousand only	Bank of Maharashtra
DD No. 062096	20.02.2021	2,26,03,200/-	Two Crore Twenty Six Lakh Three Thousand and Two Hundred only.	Bank of Maharashtra
TDS Certificate (CIN) 02314331802202171079 dated 18.02.2021 & 02314332202202172580 dated 22.02.2021		2,44,800/-	Two Lakh Forty Thousand Eight Hundred Only	--
Total		3,26,40,000/-	RUPEES THREE CRORES TWENTY SIX LACS FORTY THOUSAND ONLY)	



Confirmation of receipt or part consideration subject to realization of cheques*

**WE SAY RECEIVED OF AFORESAID
CHEQUES/NEFT/RTGS**

**For New RAMPgreen Technologies Pvt Ltd
New RampGreen Technologies Pvt. Ltd.**


Mr. Sunil Kishanlal Soi
(ASSIGNOR)

Director



27/01/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

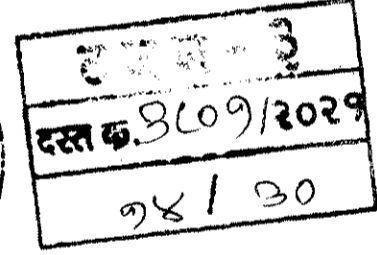
दस्त क्रमांक : 760/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) तुर्भे

(1) विलेखाचा प्रकार	अॅग्रीमेंट हू असाईनमेंट
(2) मोबदला	80000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	120373500
(4) भू-मापन, पोटोहिस्ता व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन : इतर माहिती: युनिट नं. बी 101, व बी 102, पहिला मजला आणि युनिट नं. बी 201 दुसरा मजला, प्लॉट नं. डी 3, एवरेस्ट निवारा, टीटीसी इंडस्ट्रीअल एरिया, एम आय डी सी, मौजे बोनसारी, तुर्भे नवी मुंबई अभि क्र 07/15 दि 27/01/2015((Plot Number : D-3 ;))
(5) क्षेत्रफळ	1) 19312.00 चौ.फूट
(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:- मे रॅम्प ग्रीन सोल्यूशन्स प्रा लि., तर्फे डायरेक्टर जी एस अग्रवाल -- वय:- 83; पत्ता:- प्लॉट नं. -, मा.श. नं. -, इमारतीचे नाव: युनिट नं. बी १०१, व बी १०२, पहिला मजला आणि युनिट नं. बी २०१ दुसरा मजला, प्लॉट नं. डी ३, एवरेस्ट निवारा, टीटीसी इंडस्ट्रीअल एरिया, एम आय डी सी, मौजे बोनसारी, तुर्भे नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:- 400703 पॅन नं:- AABCV0770E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मे न्यू रॅम्प ग्रीन टेक्नॉलॉजीस प्रा लि., तर्फे डायरेक्टर सुनील सोई -- वय:- 48; पत्ता:-, -, एफ १२, शिल्पीन सेंटर जी डी आंबेकर मार्ग, वडाला, मुंबई, -, -, किदवई नागर (मुंबई), MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400031 पॅन नं:- AADCV9341F
(9) दस्तऐवज करून दिल्याचा दिनांक	27/01/2015
(10) दस्त नोंदणी केल्याचा दिनांक	27/01/2015
(11) अनुक्रमांक, खंड व पृष्ठ	760/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1504700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

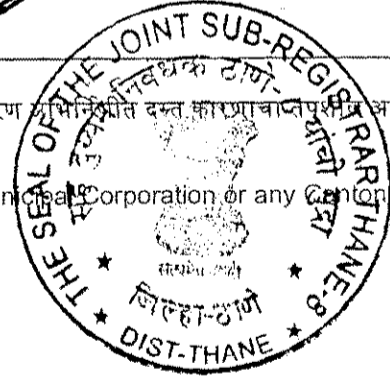


मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त

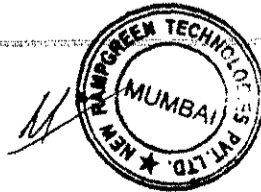
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सह दुय्यम निबंधक ठाणे क्र-८

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Original with bank



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(a Government of Maharashtra Undertaking)

Regional Officer, MIDC Office Bldg., Plot No.AM-20, Regional Office, 3rd Floor, Behind Lokmat Building, Near Thane Belapur Road, Post MBP, TTC Indl. Area, Mahape, Navi-Mumbai-400 710
Phone No.27782893/4 , E-mail: romahape@midcindia.org



By R.P.A.D.
No.MIDC/RO/Mahape/TTC/D-3/Unit B-1001/ 367

Date: - 4 FEB 2021

To,
M/s. New RAMPgreen Technologies Pvt. Ltd.
B-101,B-102 & B-201, Everest Nivara Infotech Park,
D-3, TTC MIDC Indl. Area, Navi Mumbai-400705.

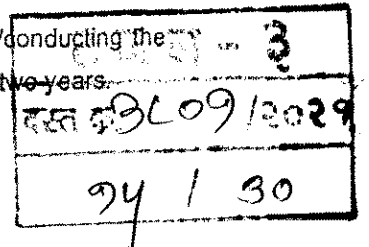
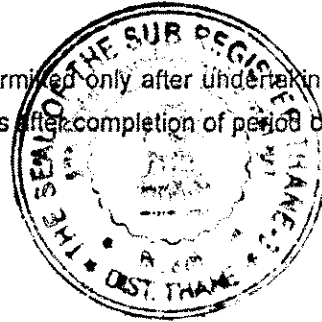
Sub. : TTC Industrial Area
"Everest Nivara Infotech Park"
Unit No. B-201, Plot No. D-3
Request for grant of consent for Transfer of Unit. . .

Ref.: 1. This office letter dated 6/1/2021

Sir,

Since you have paid an amount of Rs.5,87,818/- (Rs. Five Lac Eighty Seven Thousand Eight Hundred Eighteen Only) towards differential premium vide receipt No. HQ180Q015733 dated 19/1/2021, the Corporation hereby transferred the Unit No. B-201 admeasuring 554 m2 situated in "Everest Nivara Infotech Park", Plot No.D-3, TTC Indl. Area in favour of In the name of M/s. Vform Technopack Pvt. Ltd. for undertaking activity of IT/ITES : Data Processing or Data Mining, Back Office Operations, Engineering and Design subject to following conditions:

- The transferee shall be bound to perform and observe all stipulations and conditions contained in the said Lease dated 13th October, 1977
- This consent is restricted to the transfer and assignment of the interest and benefits under the Lease in favour of the transferee of subject unit alone and for the project approved / permitted by the Corporation and in case of the Transferee proposes to make any further transfer of assignment of the subject unit situated at the subject plot the transferee will have to make a fresh application for consent and that application will be examined as per guidelines prevailing at that time.
- The Transferee shall follow the D.C. Rules of the Corporation
- The Transferee shall not use or allow somebody else to use the premises for Commercial activities whatsoever.
- Further transfer of the unit/gala shall be permitted only after undertaking/conducting the business/activity in the respective galas/units after completion of period of two years.



- f) The Lessee/Plot holder shall provide all facilities to their unit-holders.
- g) The terms and conditions for activities of IT/ITES shall be applicable to the Unit-holders.
- h) All the dues, payables, etc. of MIDC shall be paid by the Lessee till the time of establishment of Co-operative Society of Unit-holders.
- i) All Transferees shall float a Co-Op. Society for maintenance of IT building.
- j) The transferee shall obtain all necessary permissions from appropriate authority in respect of IT & ITES activity prior to commencement of production.
- k) The consent hereby granted shall not be operative unless execute the Deed of Assignment by the transferor / transferee and produce the copy of the same alongwith its registration receipt to this office within 60 days from the date of issue of this transfer order .

Yours faithfully,


Area Manager
Regional Office MIDC,
Mahape

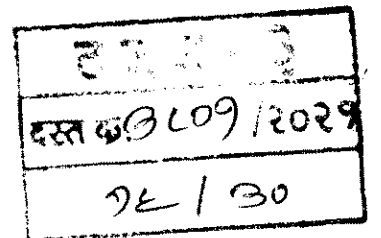


Copy to :

- M/s. Vform Technopack Pvt. Ltd. , C-34, 3rd floor, Purvanchal CHS Ltd., Plot No. 1E, Sector-1, Airoli, Navi Mumbai-400708 for information please.

Copy submitted to :

- The Executive Engineer, MIDC, Division No. II, Mahape.



VFORM TECHNOPACK PVT. LTD.

Registered Office : C-34, 3rd Floor, Purvanchal CHS Ltd., Plot No.1E, Sector - 1, Airoli, Navi Mumbai - 400 708.

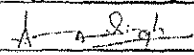

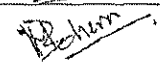
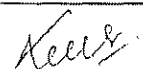
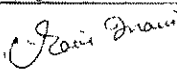
Contact : Tel. : +91 98928 32828 • E-mail : sanjaysingh@secureclosures.com

CIN No.: U74999MH2016PTC284942

CERTIFIED TRUE EXTRACT OF THE RESOLUTION PASSED AT THE 6TH MEETING OF THE BOARD OF DIRECTORS OF VFORM TECHNOPACK PRIVATE LIMITED FOR THE FINANCIAL YEAR 2020-21 HELD ON FRIDAY, THE 04TH DECEMBER, 2020 COMMENCED AT 10:40 A.M. AT PLOT NO. 119, 1ST FLOOR, PATIL BUNGALOW, PATIL COMPOUND, NEAR RABALE RAILWAY STATION, RABALE, NAVI MUMBAI- 400701

TO PURCHASE PROPERTY/AQUIRE LEASE HOLD RIGHTS OF PLOT UNDER MIDC AREA:


RESOLVED THAT Consent of the Company be and are hereby accorded to purchase the property/acquire the leasehold rights of the property, situated at **Unit No. 201, 'B' Wing, Everest Nivara, Plot No. D-3, MIDC, Turbhe, Navi Mumbai, MH- 400703**, admeasuring approx. area 554 sq. mtrs. and all the signatories listed below are be and hereby authorised **severally/singly** for completing all administrative, revenue, legal and other formalities with reference to the above Property:

S.N.	NAME	PAN	Signature Specimen
1	Mr. Sanjay Kumar Ramshiromani Singh	ANLPS9379J	
2	Mrs. Nitu Sanjay Singh	AVQPS3870H	
3	Mr. Manas Kumar Behera	AKIPB2780J	
4	Mr. Dillip Behera	AKIPB2781K	
5	Mr. Ravi Inani	AAPPI1945M	

FURTHER RESOLVED THAT all of the above authorised signatory of the Company be and are hereby authorised **severally/singly** to execute all the necessary legal documents or supplemental Agreement or any other documents as may be required by Maharashtra Industrial Development Corporation (MIDC) or any other concerned authorities for completing various formalities for transfer of ownership/leasehold rights of their plot in favour of M/s Vform Technopack Pvt Ltd and also authorised to delegate the power to any other person for completing the above purpose.

Certified True Extract

For Vform Technopack Private Limited

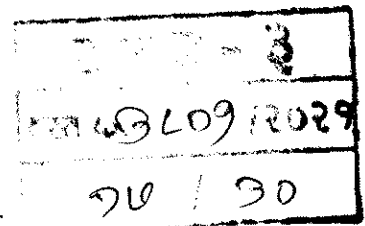
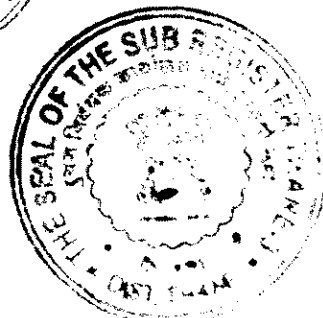

Nitu Sanjay Singh
(Director)

DIN - 02303158

C-33/34, Purvanchal CHS Ltd.,
Plot No.1-E, Sector- 1,
Airoli, Navi Mumbai - 400708.

Date: 12th February, 2021

Place: Navi Mumbai



Factory Address : Survey 86/A Khambalapally Village, Sadashivpet, Sangareddy Dist.Telangana - 508 248.



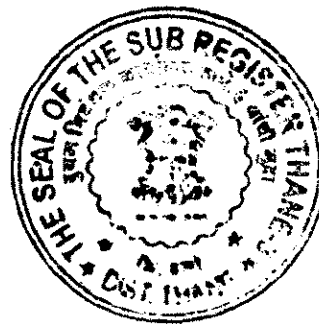
New RAMPgreen Technologies Pvt. Ltd
B-101, B-102 & B-201,
Everest Nivara Infotech Park-I,
D-3, TTC Indl. Area, Indira Nagar,
Turbhe, Navi Mumbai - 400 705.
Tel.: +91-22-61073334

“ CERTIFIED TRUE COPY OF EXTRACTS OF THE MINUTES PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S NEW RAMPGREEN TECHNOLOGIES PRIVATE LIMITED AT REGISTERED OFFICE OF THE COMPANY ON 15TH DECEMBER, 2020 AT 1.00 PM.”

“ RESOLVED THAT Board of Director’s of the company be and is hereby decided that transfer Unit no. 201, Everest Nivara Infotech Partk, Plot no. D-3, MIDC, TTC Indl Area, Navi Mumbai – 400 705 to M./s VFORM TECHNOPACK PVT. LTD, having registered office at C-34, 3rd Floor, Purvanchal CHS. Ltd, Plot 1E, Sector – 1, Airoli, Navi Mumbai – 400 708.

FURTHER RESOLVED that Mr. Sunil K. Soi, Director of the Company be & is hereby authorized to sign on all transfer related papers, Letters, Undertaking, Affidavit and Assignments or Deeds and all related documents in respect of Unit no. 201, Everest Nivara Infotech Partk, Plot no. D-3, MIDC, TTC Indl Area, Navi Mumbai , Dist Thane. He is authorized to sign in MIDC Office, Sub-registrar office and all other relevant departments.

For New RampGreen Technologies Pvt. Ltd.
New RampGreen Technologies Pvt. Ltd.
New RampGreen Technologies Pvt. Ltd.
(Director) (Director) (Director)



ट न न - ३
दस्ता क्र ३६०९/२०२९
१५/३०

CRISIL
RATED COMPANY



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

No.DE/MHP(C)/D-3/³⁷²³/2010,
Office of the Deputy Engineer & SPA,
MIDC Sub Division No.I (Civil)
Mahape
Date :- 29/11/2010

To,
M/s. Everest Nivara,
Plot No.D-3,
TTC Indl Area,
Navi Mumbai..

Sub :- Part B.C.C. & D.C.C. for IT Building,
on Plot No.D-3 in T.T.C. Indl.Area...
for M/s. Everest Nivara

Ref :- Your Architect letter No.Nil dated 26.11.2010
Complied on 29.11.2010

Dear Sir,

Please find enclosed herewith following certificate: -

- Part Occupancy Certificate,
- Part Building Completion Certificate,
- Part Drainage Completion Certificate

Please acknowledge the receipt of the same.
Thanking you,

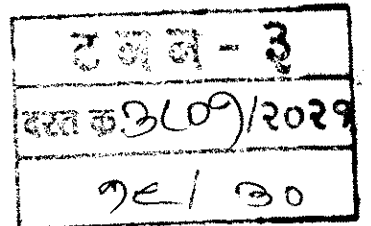
Your's faithfully,

(S.V. Raoot) 29/11/10

Deputy Engineer &
Special Planning Authority
MIDC Sub Dn I (Civil)
Mahape.

DA : As above.

- Copy f.w.c.'s to
The Collector Thane, Dist, Thane for information.
The Dy Assessor, Collector NMMC for information
The Executive Engineer, MIDC, Dn No.II, Thane for information.
- Copy f.w.c.'s to
Regional Officer, MIDC Mahape, for information.
Architect.
Copy to Billing Section.

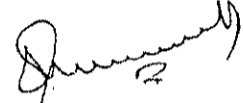


MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

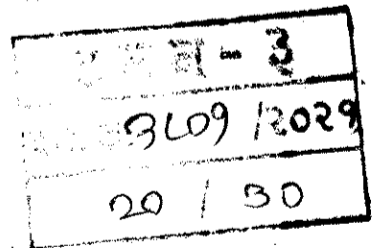
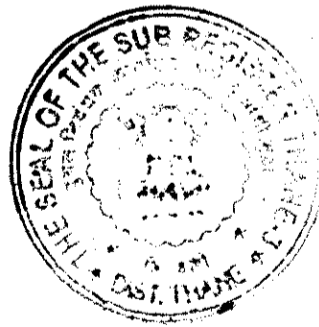
This letter is accompaniment to letter No.DE/MHP(C)/D-3/³⁹⁶³ /
Dated 29/11/2010.

PART OCCUPANCY CERTIFICATE.

This is to certify that the development work of IT building, on
Plot No.D-3 M/s. Everest Nivara, in TTC Indl.Area, completed under the
supervision of M/s. Dimemions Architect Licence No.CA/98/22491 is
permitted to be occupied for total B.U.A. as stated in part Building
Completion Certificate attached.



(S.V. Raoot)
Deputy Engineer &
Special Planning Authority,
MIDC Sub Dn I (Civil),
Mahape



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

This letter is accompaniment to letter No.DE/MHP(C)/D-3/ ³⁴⁶³ Dt. 29/11/2010

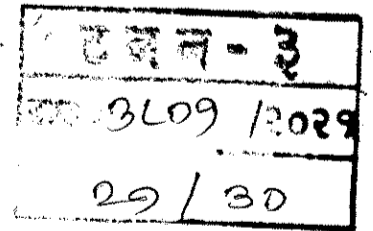
PART BUILDING COMPLETION CERTIFICATE

This is to certify that M/s. Everest Nivara of Plot No.D-3, in T.T.C. Indl.Area, have completed the I.T. Building on the above said plot in accordance with the building plans approved vide this office letter No.DE/MHP(C)/D-3/3469 dated 22.10.2010 through the licensed Architect M/s. Dimensions Reg No.CA/98/22491

Details of units constructed are as given below ;

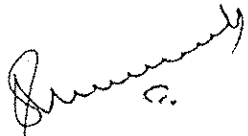
- 1) Name of allottee : M/s. Everest Nivara
2) Plot No. : D-3
3) Plot Area in Sqm. : 11430.00 m2
4) Date of allotment : Transfer order No.TTC/D-3/1901/
5) Date of possession : Dt-07/04/2006
6) Approval of plans : Built up area in Sqm.

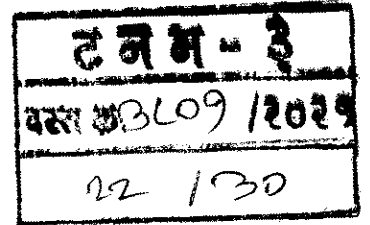
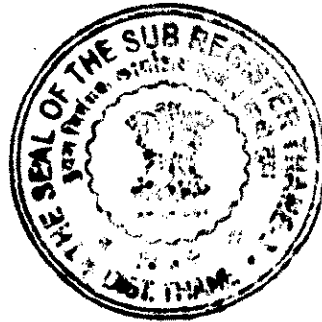
	Basement stilt	Plinth m2	1 st floor m2	2 nd floor m2	3 rd floor m2	4 th floor m2	5 th floor m2	6 th floor m2	7 th floor m2	8 th floor m2	9 th floor m2	10 th floor m2	Total m2
1 st Appr. DE/MHP/ 3678 Dt.06.11.07	1704.668 Stilt 703.88	2003.67	2570.395	2570.395	2570.395	2570.395	2570.395	2065.249	2065.249	2065.249	1423.871	225.509	22700.773
Treated as Cancelled													
Appr. DE/MHP /794 Dt.07.02.08	1708.529 Stilt 702.94	2032.248	2571.79	2571.79	2571.79	2571.79	2571.79	2071.761	2071.761	2071.761	1306.548	243.676	22656.705
Part O.C. for building A & as per approval DE/MHP/ 998 Dt. 14.09	Stilt 702.94	1411.481	2071.761	2071.761	2071.761	2071.761	2071.761	2071.761	2071.761	2071.761	1306.548	243.676	19535.793
Appr. DE/MHP/ 3469 Dt.22.10.2010	Stilt (-) 172.224	172.224	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	172.224
Grand Total of Part BCC Area	530.716	1583.705	2071.761	2071.761	2071.761	2071.761	2071.761	2071.761	2071.761	2071.761	1306.548	243.676	19708.017
19708.017m2													



: 2 :

- 7) Position of construction on site as on : 26/11/2010
a) Built up area completed : Bldg. A & B- 19708.017m²
in all respect.
b) Area under construction : 3120.912m²
c) Open area : 7332.16m²
d) Remarks : ---
- 8) Remarks of Deputy Engineer, regarding : Construction completed
observation of D.C.Rule (Deputy Engineer as per D.C.Rules.
may indicate as to whether the construction
has been in accordance with the approved
plans and give any other observation which
he considers necessary to give.)
- 9) Area that could be considered now for : 172.224 m²
Building.—A ground floor.
- 10) Actual utilization of plot in view of existing : 1.997 < 2.00. ...O.K.
construction in the form of utilization of FSI.
- 11) Do you recommended grant of final lease : ---
Of entire plot having regard to area of plot
And construction carried out so far ?


(S.V. Raoot)
Deputy Engineer &
Special Planning Authority
MIDC Sub Dn I (Civil)
Mahape

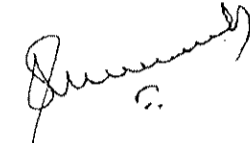


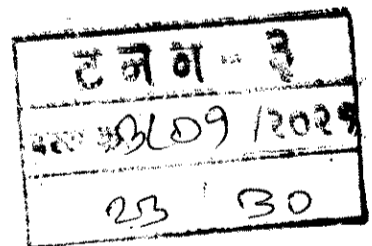
MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

This letter is accompaniment to letter No.DE/MHP(C)/D-3/³⁹⁸³ Dated 29/11/2010

PART DRAINAGE COMPLETION CERTIFICATE

This is to certify that, M/s. Everest Nivara allottee of Plot No. D-3 in M.I.D.C. T.T.C. Industrial Area, have completed their internal drainage works with septic tank & soak pit for their I.T. building No.A & B as per this office Drainage plans approval letter No.DE/MHP(C)/3470 dt. 22/10/2010 through the Licensed Plum M/s. Sangam Sanitary Works for work for building A.


(S.V. Raoot)
Deputy Engineer &
Special Planning Authority
MIDC Sub Dn I (Civil),
Mahape



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAXCS4756K

नाम / Name
VFORM TECHNOPACK PRIVATE
LIMITED

निगमन / गठन की तारीख
Date of Incorporation / Formation
19/08/2016

For VFORM TECHNOPACK PRIVATE LTD

Authorized Signatory

आयकर विभाग
INCOME TAX DEPARTMENT



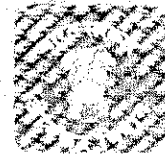
भारत सरकार
GOVT. OF INDIA

NEW RAMPGREEN TECHNOLOGIES
PRIVATE LIMITED

10/02/2012

Permanent Account Number

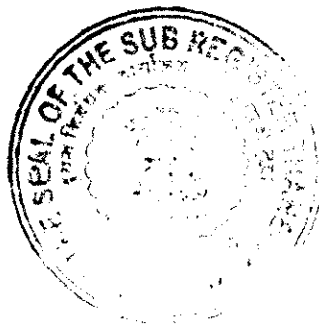
AADCV9341F



13082014


New RampGreen Technologies Pvt. Ltd.

Director




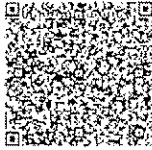
उ न न - ३
3109/2029
28/30

भारत सरकार
GOVERNMENT OF INDIA



सुनिव कृष्णलाल सोई
Sunil Krishanlal Soi

जन्म वर्ष / Year of Birth : 1967
पुरुष / Male





8166 2530 8794

Handwritten signature

आधार — सामान्य माणसाचा अधिकार


भारतीय विशिष्ट-जोळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA




आधार

पत्ता S/O कृष्णलाल सोई, डब्लू.टी.
पाटील मार्ग, अमर सिनेमा समोर, ६४,
गोमा कृपा, ग्रीन गार्डन अपार्टमेंट, आचार्य
नगर, देवनागर, मुंबई, महाराष्ट्र, 400088

Address: S/O Krishanlal Soi,
W.T.PATIL MARG, OPP AMAR
CINEMA, 64, GOMA KRIPA,
GREEN GARDEN APART,
ACHARYA NAGAR, T.F.Donar
S.O, Mumbai, Maharashtra,
400088




1947
1800 180 1947



help@uidai.gov.in




www.uidai.gov.in




P.O. Box No. 1947,
Bangaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT




भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AVQPS3870H



नाम / Name
NITU SANJAY SINGH

पिता का नाम / Father's Name
JOKHAN MATAPRASAD SINGH

जन्म की तारीख / Date of Birth
05/07/1976

Handwritten Signature

हस्ताक्षर / Signature

Handwritten signature




3109 2029
24 30





भारत सरकार
Government of India
 दिपक भास्कर निकुंभ
 Deepak Bhaskar Nikumbh

 जन्म तारीख / DOB: 22/02/1978
 पुरुष / Male
9692 2239 0946


माझे आधार, माझी ओळख

Deepak


भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India
 पत्ता 03, बी विंग, दिव्येश
 कॉम्प्लेक्स, विजय नगर, केडीएमसी डी
 वॉर्ड ऑफिस जवळ, कल्याण, कल्याण,
 काटेमानीवळी, ठाणे, महाराष्ट्र, 421306
 Address: 03, B-Wing, Divyesh
 Complex, Vijay Nagar, Near
 KDMC D Ward Office, Kalyan
 East, Kalyan, Katemanivali,
 Thane, Kalyan, Maharashtra,
 421306
9692 2239 0946


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 help@uidai.gov.in
 www.uidai.gov.in





भारत सरकार
Government of India
 रवि इनानी
 Ravi Inani
 जन्म वर्ष / Year of Birth : 1984
 पुरुष / Male


3809 9495 6069

आधार - सामान्य माणसाचा अधिकार

Ravi Inani


भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India
 पत्ता: सदर बजार, मांडल, मांडल,
 भीलवंडी, राजस्थान, 311403
 Address: Sadar Bazar, Mandal, Mandal,
 Bhilwara, Rajasthan, 311403
3809 9495 6069

 1800 309 1947
 help@uidai.gov.in
 www.uidai.gov.in



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 3809 9495 6069
 24:30



3
BLO9 / 1029
20 / 30

75/3801

सोमवार, 22 फेब्रुवारी 2021 12:36 म.नं.

दस्त गोपवारा भाग-1

टनन3

2-30

दस्त क्रमांक: 3801/2021

दस्त क्रमांक: टनन3 /3801/2021

बाजार मूल्य: रु. 3,17,31,649/- मोबदला: रु. 3,26,40,000/-

भरलेले मुद्रांक शुल्क: रु.13,37,000/-

दु. नि. मह. दु. नि. टनन3 यांचे कार्यालयात

पावती:4277

पावती दिनांक: 22/02/2021

अ. क्र. 3801 वर दि.22-02-2021

मादरकरणाराचे नाव: मे. व्हीफॉर्म टेक्नोपॅक प्रा. लि. तर्फे
अधिकृत सहीकर्ता नितू संजय सिंग - -

गेजी 12:35 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण: 30600.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 3

Joint Sub Registrar Thane 3

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

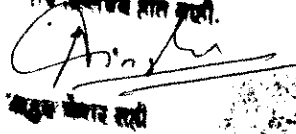
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 22 / 02 / 2021 12 : 35 : 24 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 22 / 02 / 2021 12 : 35 : 53 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

ह्या दस्तऐवज मोदणी कायदा १९०८ बियम १९६१ अंतर्गत तरतुदीनुसार मोदणीत दाखल केला आहे. दस्तामधील सर्व अक्षर विषयादक व्यक्ती, साक्षीदार व सोबत जोडलेले काबडपत्रे वरताची सत्यता कायदेशीर बाबी साठी आलील विषयादक व्यक्ती संपुर्णपणे जबाबदार आहेत. विशेष तदर हस्तांतरण दस्तांमुळे राजशासन / कोडशासन यांच्या कोणताही कायदा / बियम / परिपत्रक यांचे अक्षरपत्र होत नाही.


सहायक नोंदणी अधिकारी


सहायक नोंदणी अधिकारी



Summary-2(दस्त गोपवारा भाग - २)



दस्त गोपवारा भाग-2

टनन3 2E-30

22/02/2021 12:38:37 PM

दस्त क्रमांक:3801/2021

दस्त क्रमांक :टनन3/3801/2021

दस्ताचा प्रकार :-अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा दस्त
1	नाव:म. व्हीफॉर्म टेक्नोपॅक प्रा. लि. तर्फे अधिकृत मंत्रीकर्ता नितू संजय सिंग - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी-34, पूर्वांचल को ऑप. डी. सोसायटी, प्लॉट नं. 1 ई, सेक्टर 1, गंगोली, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन नंबर:AAXCS4756K	लिहून देणार वय :-44 स्वाक्षरी:- 		
2	नाव:मे. न्यू रंग्प्रीन टेक्नोलॉजीस प्रा. लि. तर्फे डायरेक्टर मुनिल किशनलाल मोई - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एफ-112-114, शिल्पीन मेट्र, जी. डी. आंबेकर मार्ग, बडाळा, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन नंबर:AADCV9341F	लिहून देणार वय :-53 स्वाक्षरी:- 		

वरील दस्तागवज करून देणार तक्रारहीत अभिहस्तांतरणपत्र चा दस्त गवज करून दिल्याचे कबूल करताना,
शिक्का क्र.3 ची वेळ:22 / 02 / 2021 12 : 37 : 02 PM

श्रेयः:-

व्यापारिक इयम असे निवेदीत करताना की ते दस्तागवज करून देणा-यांना व्यक्तीशः ओळखताना, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्वयाचित्र	अंगठ्याचा दस्त
1	नाव:दिपक निकम - - वय:43 पत्ता:कल्याण पश्चीम पिन कोड:421306		
2	नाव:रवि इनानी - - वय:37 पत्ता:सेक्टर 9 मानपाडा नवी मुंबई पिन कोड:400705		

शिक्का क्र.4 ची वेळ:22 / 02 / 2021 12 : 38 : 07 PM

शिक्का क्र.5 ची वेळ:22 / 02 / 2021 12 : 38 : 11 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VFORM TECHNOPACK PVT LTD	eChallan	69103332021021819780	MH011890313202021E	1337000.00	SD	0005605204202021	22/02/2021
2		By Cash			600	RF		
3	VFORM TECHNOPACK PVT LTD	eChallan		MH011890313202021E	30000	RF	0005605204202021	22/02/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

3801 /2021

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दस्त क्र. ३८०९/२०२१
३० / ३०

प्रमाणित करण्यात येते की सदर दस्तास
पकूण.....३०..... पाने आहेत.

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
पुस्तक क्र. १
क्रमांक.....३८०९..... वर नोंदला

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
दिनांक २२ माहे २ सन २०२१

