

394/4333

पावती

Original/Duplicate

Friday, March 25, 2022

नोंदणी क्र.: 39म

9:24 AM

Regn.: 39M

पावती क्र.: 4531 दिनांक: 25/03/2022

गावाचे नाव: बाशी

दस्तावेजाचा अनुक्रमांक: टनन11-4333-2022

दस्तावेजाचा प्रकार: अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: मे. प्रोपेसिड हॉम्स तर्फे भागीदार देवांग व्ही त्रिवेदी -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1900.00

पृष्ठांची संख्या: 95

एकूण:

₹. 31900.00

आपणास मूळ दस्त, खंबनेल प्रिंट, सूची-२ अंदाजे

9:43 AM ह्या वेळेस मिलेल.

Joint Sub Registrar Thane 11
 प्र. सह मुख्य निबंधक वर्ग-२
 ठाणे क्र. ११

वाजार मूल्य: ₹. 124267700 /-

मोबदला ₹. 250000000/-

भरवलेले मुद्रांक शुल्क: ₹. 15000000/-

1) देवकाचा प्रकार: DHC रकम: ₹. 1900/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 2403202228063 दिनांक: 25/03/2022

बँकेचे नाव व पत्ता:

2) देवकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 30000/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH013163712202122R दिनांक: 25/03/2022

बँकेचे नाव व पत्ता: Panjab National Bank

पक्षकारीची नसली
 मुळ दस्त रस्त निवडला

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PROGRESSIVE HOMES	eSBTR/Simple Receipt	03006172022021550174	MH013163679202122R	5000000.00	SD	0007343359202122	25/03/2022
2	PROGRESSIVE HOMES	eSBTR/Simple Receipt	03008172022021550194	MH013163705202122R	5000000.00	SD	0007343358202122	25/03/2022
3	PROGRESSIVE HOMES	eSBTR/Simple Receipt	03006172022021550167	MH013163658202122R	5000000.00	SD	0007343355202122	25/03/2022
4		DHC		2400202228063	1900	RF	2400202228063D	25/03/2022
5		eSBTR/SimpleReceipt		MH013163712202122R	30000	RF	0007343361202122	25/03/2022

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



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2403202228063

Receipt Date 25/03/2022

Received from PROGRESSIVE HOMES, Mobile number 9821181147, an amount of Rs.1900/-, towards Document Handling Charges for the Document to be registered on Document No. 4333 dated 25/03/2022 at the Sub Registrar office Joint S.R. Thane 11 of the District Thane.



Payment Details

Bank Name IBKL

Payment Date 24/03/2022

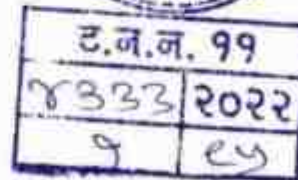
Bank CIN 10004152022032420090

REF No. 2752302224

Deface No 2403202228063D

Deface Date 25/03/2022

This is computer generated receipt, hence no signature is required.



Data of Bank Receipt for GRN MH013163712202122R
Bank - PUNJAB NATIONAL BANK

Bank/Branch :
 Pmt Txn Id : 150222M1065665 Simple Receipt
 Pmt DtTime : 15/02/2022 16:37:07 Print DtTime :
 ChallanIdNo : 03006172022021550197 GRAS GRN : MH013163712202122R
 District : 1201 / THANE GRN Date : 15/02/2022 17:31:41
 Office Name : IGR118 / THN6_THANE NO 6 JOINT SUB REGISTRA

StDuty Schm :
 StDuty Amt :

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

Only for verification not to be printed and used

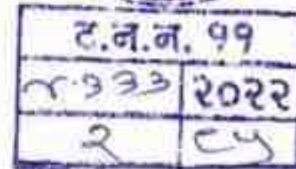
Article : A25
 Prop Mvblty : Immovable Consideration : 25,00,00,000.00/-
 Prop Descr : RESIDENTIAL BUILDING ON PLOT NO.29A, SECTOR.4, VASHI, NAVI MUMBAI
 : Maharashtra
 : 400705
 Duty Payer : PAN-AAHFP5228J PROGRESSIVE HOMES
 Other Party : PAN-AAACL0126H LUBRIZOL INDIA PRIVATE LIMITED

Bank Scroll No : 1
 Bank Scroll Date : 15/02/2022
 RBI Credit Date : 16/02/2022
 Mobile Number : 9833632110



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(03)-394-4333	0007343361202122	25/02/2022-09:24:03	IGR123	30000.00
Total Defacement Amount					30,000.00



Data of Bank Receipt for GRN MH013163679202122R
Bank - PUNJAB NATIONAL BANK

Bank/Branch :
 Pmt Txn Id : 150222M1064442 Simple Receipt
 Pmt DtTime : 15/02/2022 18:35:46 Print DtTime :
 ChallanIdNo : 03006172022021550174 GRAS GRN : MH013163679202122R
 District : 1201 / THANE GRN Date : 15/02/2022 17:31:30
 Office Name : IGR118 / THN6_THANE NO 6 JOINT SUB REGISTRA

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 50,00,000.00/- (Rs Fifty Lakh Rupees Only.)

RgnFee Schm :
 RgnFee Amt :

Only for verification-not to be printed and used

Article : A25
 Prop Mvblty : Immovable Consideration : 25,00,00,000.00/-
 Prop Descr : RESIDENTIAL BUILDING ON PLOT.NO.29A, SECTOR.4, VASHI, NAVI MUMBAI
 : Maharashtra
 : 400705
 Duty Payer : PAN-AAHFP5228J PROGRESSIVE HOMES
 Other Party : PAN-AAACL0126H LUBRIZOL INDIA PRIVATE LIMITED

Bank Scroll No : 1
 Bank Scroll Date : 16/02/2022
 RBI Credit Date : 16/02/2022
 Mobile Number : 9833632110



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	051-284-4533	0007343359202122	25/03/2022-09:23:59	IGR123	5000000.00
Total Defacement Amount					50,00,000.00



Data of Bank Receipt for GRN MH013163688202122R

Bank - PUNJAB NATIONAL BANK

Bank/Branch :
 Pmt Txn Id : 150222M1067067 Simple Receipt
 Pmt DtTime : 15/02/2022 16:39:29 Print DtTime :
 ChallanIdNo : 03006172022021550167 GRAS GRN : MH013163688202122R
 District : 1201 / THANE GRN Date : 15/02/2022 17:31:33
 Office Name : IGR118 / THN6_THANE NO 6 JOINT SUB REGISTRA

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 50,00,000.00/- (Rs Fifty Lakh Rupees Only)

RgnFee Schm :
 RgnFee Amt :

Only for verification-not to be printed and used

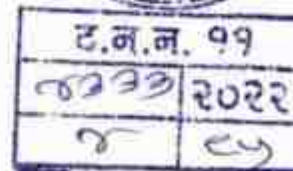
Article : A25
 Prop Mvblty : Immovable Consideration : 25,00,00,000.00/-
 Prop Descr : RESIDENTIAL BUILDING ON PLOT,NO.29A, SECTOR,4 , VASHI , NAVI MUMBAI
 : Maharashtra
 : 400705
 Duty Payer : PAN-AAHFP5228J PROGRESSIVE HOMES
 Other Party : PAN-AAACL0126H LUBRIZOL INDIA PRIVATE LIMITED

Bank Scroll No : 1
 Bank Scroll Date : 16/02/2022
 RBI Credit Date : 16/02/2022
 Mobile Number : 9833632110



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(05)-394-4333	0007343355202122	26/03/2022-09:23:51	IGR123	5000000.00
Total Defacement Amount					50,00,000.00





Data of Bank Receipt for GRN MH013163705202122R
Bank - PUNJAB NATIONAL BANK

Bank/Branch :
 Pmt Txn id : 150222M1067232 **Simple Receipt**
 Pmt DtTime : 15/02/2022 16:38:30 **Print DtTime** :
 ChallanIdNo : 03006172022021550194 **GRAS GRN** : MH013163705202122R
 District : 1201 / THANE **GRN Date** : 15/02/2022 17:31:37
 Office Name : IGR118 / THN6_THANE NO 6 JOINT SUB REGISTRA

StDuty Schm : 0030048401-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 50,00,000.00/- (Rs Fifty Lakh Rupees Only)

RgnFee Schm :
 RgnFee Amt :

Only for verification-not to be printed and used

Article : A25
 Prop Mvblty : Immovable **Consideration** : 25,00,00,000.00/-
 Prop Descr : RESIDENTIAL,BUILDING ON PLOT,NO.29A, SECTOR,4 , VASHI , NAVI MUMBAI
 : Maharashtra
 : 400705
 Duty Payer : PAN-AAHFP5228J PROGRESSIVE HOMES
 Other Party : PAN-AAACL0126H LUBRIZOL INDIA PRIVATE LIMITED

Bank Scrn No : 1
 Bank Scrn Date : 16/02/2022
 RBI Credit Date : 16/02/2022
 Memo Number : 9833632110



Chained Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-394-4333	0007343356202122	25/03/2022-09:23:55	IGR123	5000000.00
Total Defacement Amount					50,00,000.00



मूल्यांकन पत्रक : वाहरी क्षेत्र - बांधीव						
Valuation ID	2022025315				25 March 2022 10: 22: 47 AM	
ट.न.न. 99						
मूल्यांकनचे वर्ष	2021					
डिवाय्ज	3856					
मूल्य विभाग	समुच्चय, ठाणे					
उप मूल्य विभाग	S-141-भांडीव नॉट स्ट्रिक्ट डे - 4					
क्षेत्रीय मंडळ	Navi Mumbai Municipal Corporation		साई नंबर / व. भू. क्रमांक			
वार्षिक मूल्य दर लक्ष्यानुसार मूल्यदर रु.						
कुली नसरीन	निकासी मदनिका	कार्यालय	दुकाने	भोळेगोळे	भौतकमागचे एकक / मी मीटर	
42500	118200	121100	184000	121300		
बांधीव क्षेत्रची माहिती						
बांधकाम क्षेत्र (Plot Size)	1144.50 चौ. मीटर	मिळकतीचा प्रकार	निकासी मदनिका	मिळकतीचा प्रकार	बांधीव : RL 118200	
बांधकामाचे इतरिस्तारक	1 आर सी सी	मिळकतीचे वय	11.10.2018	मूल्यदर बांधकामाचा दर		
उत्पत्तीचे सुविधा	प्राही	संख्या	Ground Floor/Plinth Floor			
Note: T. No. - F. No. Map.						
Note: Details of Plotted Property are attached after completion of 02/03/2018						
धरा-पातुमार मिळकतीचा प्रति मी मीटर मूल्यदर	= (वार्षिक मूल्यदर * धरा-पातुमार एकमेवारी) * मरता नियम घट-वाढ					
	= (118200 * (100-10) / 100) * 100 = 106380					
	= Ru. 106380/-					
A) मरता मिळकतीचे मूल्य	= धरित प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 118200 * 1144.5					
	= Ru. 1352790/-					
Applicable Rates	= 3, 38, 39					
एकवित्त अंतिम मूल्य	= धरा मिळकतीचे मूल्य + धराधारणे मूल्य + वेगवेगळे मरता घट-वाढ मूल्य + धराधारणे मरता घट-वाढ मूल्य + कुली नसरीन मूल्य + इतर बांधकाम मूल्य + इतर मरता घट-वाढ मूल्य + नोंदणी मरता घट-वाढ मूल्य + मरता घट-वाढ मूल्य + इतर मरता घट-वाढ मूल्य					
	= A + B + C + D + E + F + G + H + I + J					
	= 1352790 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = 1352790					
	= Ru. 1352790/-					
	= २ वारा करोडू वेचाळीस लाख सठसहस्र हजार सात पैसे :-					

मूल्यांकन | मरता

प्र. सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. ११



ट.न.न. 99
17/03/2022
E. C.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2403202228063	Date 24/03/2022
Received from PROGRESSIVE HOMES, Mobile number 9821181147, an amount of Rs.1900/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 6 of the District Thane.	
Payment Details	
Bank Name IBKL	Date 24/03/2022
Bank CIN 10004152022032420090	REF No. 2752302224
This is computer generated receipt, hence no signature is required.	

For LUBRIZOL INDIA PVT. LTD.


SANJEEV KAUL
CHAIRMAN & MANAGING DIRECTOR





CHALLAN
MTR Form Number-6



GRN MH013163712202122R	BARCODE	Date 15/02/2022-17:31:41	Form ID A25
------------------------	---------	--------------------------	-------------

Department Inspector General Of Registration	Payer Details		
Bank Portal - Simple Receipt	TAX ID / TAN (If Any)		
Type of Payment	PAN No.(If Applicable)	AAHFP5228J	
Office Name THANE_THANE NO 6 JOINT SUB REGISTRA	Full Name	PROGRESSIVE HOMES	
Location THANE	Flat/Block No.	RESIDENTIAL BUILDING ON PLOT NO.29A,	
Year 2021-2022 One Time	Premises/Building	SECTOR 4 , VASHI	

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030063301 Registration Fee	30000.00	NAVI MUMBAI	Maharashtra		4 0 0 7 0 5	Prop mvlty=Immovable-Prop Amt=250000000.00-Prop area=1148.53-Prop area=1148.53-Prop ID=PAN-AAACL0126H-oth Prop Name=PROGRESSIVE HOMES PRIVATE LIMITED-
						Amount In Thirty Thousand Rupees Only
Total	30,000.00					Words



Payment Details PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref. No.	03006172022021559197380222M1865685
Cheque/DD No.	Bank Date	RBI Date	15/02/2022 04:37:07 Not Verified with RBI
Name of Bank	Bank-Branch	PUNJAB NATIONAL BANK	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9833632110
सदर घालन कबडक दुवडल लललक कडरलडरड डडरडी कडरलडरड डडरलडरडी लडु आडे . डडरडी न कडरलडरड डडरलडरडी सदर घालन लडु नडरडी .

For LUBRICOIL INDIA PVT. LTD.
[Signature]
SANJEEV KAUL
CHAIRMAN & MANAGING DIRECTOR





CHALLAN
MTR Form Number-6



GRN	MH013163688202122R	BARCODE	[Barcode]		Date	15/02/2022-17:31:33	Form ID	A25
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Bank Portal - Simple Receipt			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AAHFP5228J			
Office Name	THN6_THANE NO 6 JOINT SUB REGISTRAR			Full Name	PROGRESSIVE HOMES			
Location	THANE			Flat/Block No.	RESIDENTIAL BUILDING ON PLOT,NO.29A.			
Year	2021-2022 One Time			Premises/Building	SECTOR,4 , VASHI			
Account Head Details	Amount in Rs.			Road/Street	NAVI MUMBAI			
0030046401 Stamp Duty(Bank Portal)	5000000.00			Area/Locality	Maharashtra			
				Town/City/District				
				PIN	4 0 0 7 0 5			
				Remarks (If Any)	Prop mvbity=Immovable-Prop Amt=250000000.00-Prop area=1148.53-Prop area=109.70-Motor-oth Prop ID=PAN-AAACL0126H-oth Prop, Regd. = 109720 INDIA PRIVATE LIMITED-			
				Amount in Words	Fifty Lakh Rupees Only			
Total	50,00,000.00							
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING				
Cheque/DD Details				Bank CIN	Ref. No.	05000172022021550182 03222M 067057		
Cheque/DD No.				Bank Date	RBI Date	15/02/2022 17:31:33 Not Verified with RBI		
Name of Bank				Bank-Branch	PUNJAB NATIONAL BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9833632110
सदर चालन कोडा दुरुस्त नितरक कार्यालय नोंदणी कार्यालया दस्त्यासाठी लागू आहे . नोंदणी न कार्यालया दस्त्यासाठी सदर चालन लागू नाही .

For LUBRIZOL INDIA PVT. LTD.
[Signature]
SANJEEV KAUL
CHAIRMAN & MANAGING DIRECTOR





CHALLAN
MTR Form Number-6



GRN	MH013163705202122R	BARCODE		Date	15/02/2022-17:31:37	Form ID	A25
-----	--------------------	---------	--	------	---------------------	---------	-----

Department Inspector General Of Registration		Payer Details					
Bank Portal - Simple Receipt		TAX ID / TAN (If Any)					
Type of Payment		PAN No.(If Applicable)		AAHFP5228J			
Office Name THANE_THANE NO 6 JOINT SUB REGISTRAR		Full Name		PROGRESSIVE HOMES			
Location THANE		Flat/Block No.		RESIDENTIAL BUILDING ON PLOT,NO.29A,			
Year 2021-2022 One Time		Premises/Building		SECTOR,4 , VASHI			

Account Head Details	Amount In Rs.								
0030046401 Stamp Duty(Bank Portal)	5000000.00	Road/Street	NAVI MUMBAI						
		Area/Locality	Maharashtra						
		Town/City/District							
		PIN		4	0	0	7	0	5
		Remarks (If Any)							
		Prop	mvbity=Immovable-Prop Amt=250000000.00-Prop						
		area=1148.53-Prop	area UOM= Sq.Meter-oth Prop						
		ID=	PAN-AAACL0126H-oth Prop Name=LUBRIZOL INDIA PRIVATE LIMITED-						
		Amount In	Fifty Lakh Rupees Only						
Total	50,00,000.00	Words							

Payment Details		PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	0300947202202122204750222M1067232			
Cheque/DD No.		Bank Date	RBI Date	15/02/2022-17:31:37 Not Verified with RBI			
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन फॉर्म केवल दुर्यम निवाशक कार्यालयत नोंदणी करवावयाच्या दस्ताव्यादी लागू आहे. नोंदणी न करवावयाच्या दस्ताव्यादी सदर चालन लागू नाही.

For LUBRIZOL INDIA PVT. LTD.

SANJEEV KAUL
 CHAIRMAN & MANAGING DIRECTOR





CHALLAN
MTR Form Number-6



GRN	MH013163679202122R	BARCODE			Date	15/02/2022-17:31:30	Form ID	A25
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Bank Portal - Simple Receipt			TAX ID / TAN (If Any)				
Office Name	THNE_THANE NO 6 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AAHFP5228J			
Location	THANE			Full Name	PROGRESSIVE HOMES			
Year	2021-2022 One Time			Flat/Block No.	RESIDENTIAL BUILDING ON PLOT.NO.29A,			
				Premises/Building	SECTOR,4 , VASHI			
Account Head Details		Amount in Rs.		Road/Street				
0030046401 Stamp Duty(Bank Portal)		5000000.00		NAVI MUMBAI				
				Area/Locality				
				Maharashtra				
				Town/City/District				
				PIN				
				4 0 0 7 0 5				
				Remarks (If Any)				
				Prop mvblty=Immovable-Prop Amt=250000000.00-Prop				
				area=1148.53-Prop area UOM= Sq Meter-oth Prop				
				ID=PAN-AAACL0126H-oth Prop Name=LUBRIZOL INDIA PRIVATE				
				LIMITED-				
				Amount In	Fifty Lakh Rupees Only			
Total	50,00,000.00		Words					
Payment Details		PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	0300042202202160074150222M1064442				
Cheque/DD No.		Bank Date	RBI Date	15/02/2022 16:35:05 Not Verified with RBI				
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK				
Name of Branch		Scroll No. , Date		1,16/02/2022				



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दफ्तर निहाय कार्यालय नोदणी कारवाया दस्तऐवजी लागू आहे. नोदणी न करवावया दस्तऐवजी सदर चलान लागू नाही.

For LUBRIZOL INDIA PVT. LTD.

SANJEEV KAUL
CHAIRMAN & MANAGING DIRECTOR



DEED OF ASSIGNMENT-CUM-SALE

THIS DEED OF ASSIGNMENT-CUM-SALE in respect of transfer of land bearing Plot No. 29A, admeasuring about 1148.53 sq. mtrs. and the conveyance of the ownership right of the Residential building (consisting of 12 flats) of ground plus three upper floors, constructed thereon and situated at Sector 4, Vashi, Navi Mumbai, Taluka & District Thane, for a total consideration of Rs.25,00,00,000/- (Rupees twenty five crores only).


THIS INDENTURE made and entered into at C.B.D., Belapur, Navi Mumbai, on this 05th day of **March 2022**.

BETWEEN

LUBRIZOL INDIA PRIVATE LIMITED (CIN: U23201MH1966PTC013538) (formally known as Lubrizol India Limited), a company incorporated under the provisions of Companies Act, 1956/ 2013 (through the hands of its Chairman and Managing Director **MR. SANJEEV KAUL**), having its registered address at 9/3, Thane Belapur Road Turbhe, Navi Mumbai 400 705 hereinafter referred to as "**the Assignor/ Vendor**" (which expression shall unless it be repugnant to the context or the meaning thereof mean and include its successors) of **ONE PART**

AND

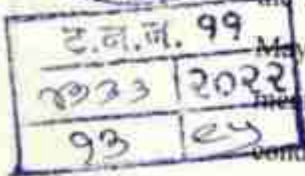
M/S. PROGRESSIVE HOMES, a Partnership Firm registered under the Indian Partnership Act, 1932, (through its authorized Partner **MR. DEVANG V. TRIVEDI**), having its Office at 707, Devayrata, Plot No. 83, Next to HDFC Bank, Sector 17, Vashi, Navi Mumbai hereinafter referred to as "**the Assignee/ Purchaser**" (which expression shall unless it be repugnant to the context or the meaning thereof mean and include the Partner or Partners for the time being of the said Firms the survivor or survivors of them and the heirs, executors and administrators of the last surviving Partner and his/her or their assigns) of the **OTHER PART**.

For LUBRIZOL INDIA PVT. LTD.

SANJEEV KAUL
 CHAIRMAN & MANAGING DIRECTOR



WHEREAS:

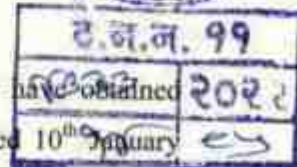
- A) WHEREAS** the City and Industrial Development Corporation Ltd. a company incorporated under the Companies Act, 1956 and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400 201 (hereinafter referred to as "**the Corporation**") is a Town Development Authority appointed by the State Government of Maharashtra in exercise of its powers under Section 113(3A) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "**the MRTP Act**") for the Town of Navi Mumbai.
- B) AND WHEREAS** the State Government of Maharashtra has acquired land and vested the same in the Corporation inter alia for development and disposal.
- C) AND WHEREAS** by an Allotment Letter dated 4th August 1980 the Corporation has agreed to allot all that piece and parcel of land bearing Plot No. 29A, admeasuring about 1148.53 sq. mtrs., lying being and situated at Sector 4, Vashi, Navi Mumbai, Taluka & District Thane and more particularly described in the First Schedule herein under written (hereinafter referred to as "**the said Plot**") to **LUBRIZOL INDIA LTD.** (therein referred to as "**the Allottee**") and hereinafter referred to as "**the Assignor/ Vendor**") for a premium and upon the terms and conditions to be contained in the Agreement to Lease.
- D) AND WHEREAS** upon payment of the agreed lease premium by the Allottee/ Licensee, the Corporation has executed the Agreement to Lease on 30th October 1980 to and in favour of the Allottee/ Licensee and thereby handed over the possession of the said Plot to the Assignor/ Vendor vide Physical Possession Receipt dated 11th May 1981 subject to observance of the terms and conditions mentioned in the said Agreement to Lease and upon the terms and conditions contained therein.



[Handwritten Signature]

[Handwritten Signature]

- E) **AND WHEREAS** vide the aforesaid Agreement to Lease Corporation has also granted its permission/ license to the Original Licensee to enter upon the said Plot for a purpose of erecting residential building as per the plan and Commencement Certificate may be approved by the concerned authority.
- F) **AND WHEREAS** in view of developing the said Plot the Assignor/ Vendor (therein being the Licensee) has submitted its application for approval of plan and issuance of Commencement Certificate to the concerned officer of building planning department of CIDCO Ltd.
- G) **AND WHEREAS** after scrutiny and verification of application and plan the Addl. Town Planning Officer of CIDCO vide their Letter dated 21st April 1981 bearing No.BP/Vashi/Sect.4/29A/156, has granted its permission and issued the Commencement Certificate to the Assignor/ Vendor for development of the said Plot in accordance with the approved plan attached therewith.
- H) **AND WHEREAS** the Assignor/ Vendor had commenced the construction upon the said Plot as per the approved plan and Commencement Certificate and after completion of the construction upon the said Plot, the Assignor/ Vendor had made an application through their Architect and Structural Engineer for issuance of Occupancy Certificate.
- I) **AND WHEREAS** the Addl. Town Planning Officer have granted the "Occupancy-Certificate" vide its Letter dated 24th September 1982, bearing No. IND/4/29A/940.
- J) **AND WHEREAS** thereafter the Assignor/ Vendor have obtained the revised/ another Commencement Certificate dated 10th January 1983 bearing No.BP/V/S-4/29A/28 for construction of Watchman's room and toilet in the said building constructed upon the said Plot.



[Handwritten signature]

[Handwritten signature]

K) AND WHEREAS the Assignor/ Vendor had completed the construction of the Watchman's room and toilet in the said building as per the Commencement Certificate and after completion of the said the Assignor/ Vendor have obtained "Occupancy-Certificate" from the concerned authority vide its Letter dated 11th April 1983, bearing No.BP/V/4-29-A/425.

L) AND WHEREAS the Assignor/ Vendor again made an application to the concerned authority of CIDCO Ltd. for grant of Commencement Certificate and approval of plan of part development for the upper floor of the building constructed upon the said Plot.

M) AND WHEREAS the concerned authority of CIDCO Ltd. had granted revised/ another Commencement Certificate dated 27th March 1984 bearing No. BP/V/29A-4/301 of part development for the upper floor of the building constructed upon the said Plot.

N) AND WHEREAS the Assignor/ Vendor had completed the construction of part development for the upper floor of the building constructed upon the said Plot as per the Commencement Certificate and after completion of the said the Assignor/ Vendor have obtained "Occupancy-Certificate" from the concerned authority vide its Letter dated 22nd May 1985, bearing No. BP/V/29A/4/438.



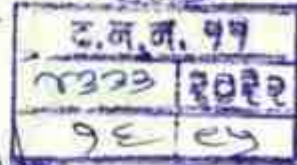
द.न.न. ११	
३३३	२०२३
१५	२५

O) AND WHEREAS thereafter by a Lease Deed dated 12th June 1991 executed between the Corporation (being the Lessor) of the One Part and the Assignor/ Vendor (being the Lessee) of the Other Part, the Corporation has transferred and assigned the leasehold right of the said Plot with the ownership right of building constructed thereon to and in favour of the Assignor/ Vendor (therein being the Lessee) for a period of 60 years computed from the date of execution of the agreement to Lease and upon the terms and conditions more particularly contained therein.

[Handwritten signature]

[Handwritten signature]

- P) **AND WHEREAS** the Assignor/ Vendor/ Lessee failed to lodge the said Lease Deed with the Assurance of Sub Registrar within the prescribed time for the purpose of its registration as per the Indian Registration Act, 1908 and therefore the same was registered vide Deed of Confirmation, executed between the Corporation of the One Part and the Assignor/ Vendor of the Other Part, which is duly registered on 3rd November 1993 before the Sub Registrar of Assurance Thane-3, under Document No. 1220/ 1993 and 1221/1993.
- Q) **AND WHEREAS** the Assignor/ Vendor vide their Applications dated 27th January 1993 and dated 16th July 1993 has requested to the Corporation to consume the residual area in the building constructed on the said Plot.
- R) **AND WHEREAS** the Corporation vide their Letter dated 11th November 1993 informed to the Assignor/ Vendor to pay the Additional Lease Premium of Rs.2,04,792/- (Rupees two lakhs our thousand seven hundred ninety two only) to consume the residual area in the building constructed on the said Plot.
- S) **AND WHEREAS** upon payment of the additional lease premium vide Receipt dated 28.01.1993 of Rs.55,131/- (Rupees fifty five thousand one hundred thirty one only) and Rs.2,04,792/- (Rupees two lakhs our thousand seven hundred ninety two only) the Corporation vide their Letter dated 20th December 1993, bearing No. EE(BP)/ATPO/12657 has granted its permission/ Commencement Certificate/ Development to the Assignor/ Vendor to consume the residual area in the building constructed on the said Plot.



[Handwritten signature]

[Handwritten initials]

T) AND WHEREAS the Assignor/ Vendor has completed the construction by consuming residual area in the building constructed on the said Plot as per the Commencement Certificate and after completion of the said the Assignor/ Vendor through their Architect had applied/ obtained from the concerned department of CIDCO Ltd.

U) AND WHEREAS the Assignor/ Vendor in the manner stated herein above are the lawful Lessee/ Owner and in possession of the said Plot along with the building constructed thereon (consisting of ground plus three upper floor) (hereinafter the said Plot and the building/ Flats constructed thereon collectively referred to as "the said Premises").

V) The Assignor/ Vendor has assured the Assignee/ Purchaser that they have discharged full consideration and have paid all rents, taxes charges and other payments as are payable under the said lease and has performed all the terms and conditions and that the said lease is legal valid and subsisting Lease & all taxes, charges of Corporation, Municipal Corporation for whichever period shall now be discharged /paid by the Assignee/ Purchaser.

W) The Assignor/ Vendor has further assured the Assignee/ Purchaser that they have full right, title and interest to grant, sell, assign, release, convey and assure unto the Assignee/ Purchaser the said Premises.

X) WHEREAS the Assignor/ Vendor are willing to sale transfer assign all its leasehold right title and interest in respect of the said Premises with the ownership right of the building premises constructed thereon to and in favour of the Assignee/ Purchaser.



ट.ज.न. ११	
१०३३	२०२२
१६	२५

[Handwritten Signature]

[Handwritten Signature]

Y) AND WHEREAS after several negotiations and meetings between the Assignor/ Vendor and the Assignee/ Purchaser, the Assignor/ Vendor has agreed to sale, transfer, assign the ownership right of the building premises constructed on the said plot along with leasehold right, title and interest in the said Plot to the Purchaser/Assignee for a total consideration of **Rs.25,00,00,000/- (Rupees twenty five crores only)** and the Assignee/ Purchaser has agreed to purchase the same for the said total consideration of **Rs.25,00,00,000/- (Rupees twenty five crores only)** from the Assignor/ Vendor upon the terms and conditions contained herein.

Z) AND WHEREAS it is declared by the Assignor/ Vendor as under:

- a. The name of the Company **LUBRIZOL INDIA LIMITED** has been reconstituted as **LUBRIZOL INDIA PRIVATE LIMITED** with effect from 13.03.2001.
- b. They have lost/ misplaced the following mentioned original documents in respect of the said Premises:
 - i) Allotment Letter dated 4th August 1980;
 - ii) Agreement to Lease and Possession Letter dated 30th October 1980;
 - iii) Commencement Certificate with approved Plan;
 - iv) Occupancy Certificate with approved plan;
 - v) Amended Commencement Certificate with approved Plan;
 - vi) Amended Occupancy Certificate with approved Plan;
 - vii) Drainage Connection Certificate;
 - viii) Permanent Water Connection Certificate;
 - ix) Permanent Electric Connection Certificate;
 - x) CIDCO No Dues and
 - xi) CIDCO Service Charges.



ह.न.न. ११	
१३३	२०२२
१८	२५

[Handwritten signature]

[Handwritten signature]

- c. The aforesaid original documents are not traceable even after due diligence and search and for the said purpose they have lodged the missing of documents complaint with the Turbhe Police Station, Navi Mumbai on 24th September 2021 vide Missing document No. 1528/2021 and also make a publication for the same in the local newspaper known as Vashi Times and Nave Shehar both on 30th October 2021 through their Advocate Ramesh R. Sharma.
- d. The Assignor/ Vendor have also obtained the certificate from their Advocate Ramesh R. Sharma that they have not received any claim/ objection from any general public at large in respect to the said Public Notice.
- e. There are no suits, litigations, civil, criminal or any other proceedings pending as against the Assignor/ Vendor personally affecting the said Premises.
- f. There are no attachment or prohibitory orders as against or affecting the said Premises and the said Premises is free from all encumbrances or charges and/or is not subject matter to any lispensens or easements or attachments either before or after judgment. The Assignor/ Vendor have not received any notice neither from the Government, Semi-Government or Municipal Corporation regarding any of the proceedings in respect of the said Premises.



ह.न.न. ११	
०३३३	२०२२
१२	१५

The Assignor/ Vendor has paid all the necessary charges of any nature whatsoever in respect of the said Premises and the Assignor/ Vendor has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said Premises till the date of handing over the possession.

[Handwritten Signature]

[Handwritten Signature]

- h. The Assignor/ Vendor in the past have not entered into any Agreement either in the form of Sale, Lease, Exchange, Assignment or in any other rights of the like nature in the said Premises and has not dealt with or disposed off the said Premises in any manner whatsoever. Neither the Assignor/ Vendor nor any of their predecessor-in-title have had received any notice either from the CIDCO Ltd., and/or from any other statutory body or authorities regarding the acquisition and /or requisition of the said Premises.
- i. The Assignor/ Vendor have good and clear title free from encumbrances of any nature whatsoever of the said Premises and every part thereof and there are no outstanding estates or effect by way of Lease Lien, Charges, Inheritance, Sale, Gift, Trust, Mortgage or otherwise however outstanding against the Assignor/ Vendor and/or against the said Premises or any part thereof.
- j. The Assignor/ Vendor are not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act or under any other stature from disposing off the said Premises as stated in this agreement.
- k. The Assignor/ Vendor have not done any act, deed, matter or thing whereby they are prevented from entering into this agreement on the various terms and conditions as stated herein in favor of the Assignee/ Purchaser and the Assignor. Vendor has all the right, title and interest to enter into this agreement with the Assignee/ Purchaser on the various terms and conditions as stated herein.



[Handwritten signature]

[Handwritten initials]

1. The Assignor/ Vendor is aware that relying on the abovesaid declaration the Assignee/ Purchaser has agreed to purchase the said Premises from the Assignor/ Vendor.

AA) **AND WHEREAS** the parties hereto are desirous of recording the terms and conditions upon which the Assignor/ Vendor shall sale transfer and assign all its ownership rights of the building premises constructed on the said leasehold plot to the Assignee/ Purchaser and the Assignee/ Purchaser shall purchase the same in the manner hereinafter appearing

**THIS DEED WITNESSETH AND NOW IT IS
MUTUALLY AGREED AS FOLLOWS:**

It is agreed by and between the parties that the recitals stated hereinabove shall be the integral part of this present Deed

AND NOW THIS INDENTURE WITNESSETH THAT in consideration of sum of **Rs.25,00,00,000/- (RUPEES TWENTY FIVE CRORES ONLY)** after deducting T.D.S. at the rate of 1% as defined in the Income Tax Act, 1961 being the full and final sale consideration of the said Premises i.e. Plot No. 29A, admeasuring about 1148.53 sq. mtrs., being and situated at Sector 4, Vashi, Navi Mumbai, Taluka & District Thane and Residential Building constructed thereon (more particularly described in the First and Second Schedule hereinafter written) purchased by Assignee/ Purchaser to the Assignor/ Vendor (after deducting TDS as applicable) (the receipt whereof the Assignor/ Vendor doth hereby acknowledge) and of and from the said and every part thereof doth forever acquit, release, and discharge the Assignee/ Purchaser and the Assignor/ Vendor doth hereby grant, sell, assign, release, transfer, convey and assure unto the Assignee/ Purchaser, all the piece and parcel of leasehold land bearing plot with the ownership right of the residential



ड.न.न. ११	2022
333	
29	

[Handwritten signature]

[Handwritten signature]

building constructed thereon situated at Sector-4, Vashi, Navi Mumbai and delineated the Plan annexed hereto and thereon shown surrounded by red colour boundary line and more particularly described in the Schedule - I & II hereunder written and more particularly referred to as "the Premises" under the Indenture of Agreement to Lease dated 30th October 1980 & Lease Deed dated 12th June 1991, Assignor/ Vendor do and doth hereby also grant, assign, sell, transfer, convey, assure unto the said Assignee/ Purchaser all their right, title and interest in the said Plot with the Residential Building Premises (hereinafter referred to as "Premises") standing on the said plot and more particularly described in the Schedule - II hereunder written for ever with all members and appurtenances unto ad to the use and benefit of the Assignee absolutely TOGETHER WITH all and singular courtyard areas walls ways, compound, path, passages, water courses, sewer, ditches, drains, trees, lights, liberties, easements profits privileges advantages rights and appurtenances whatsoever to the said building situated on the said Plot or in any way appertaining to or at any time hereinabove held, used, occupied, enjoyed or reputed or known as part thereof or be appurtenant thereto AND ALSO together with all deeds documents of title relating thereto which were in possession of the Assignor/ Vendor and all the estate right, title, interest, use inheritance property possession benefits claim and demand deemed whatsoever of the Assignor/ Vendor into or upon the Premises or any part thereof in law or in equity of the Assignor/ Vendor into and upon the said Premises or part thereof TO HAVE AND TO HOLD the said Premises hereby granted, sold, assigned, released, conveyed and assumed or intended to be with them and every of their rights and appurtenances unto the use and benefits of the Assignee/ Purchaser for the residue unexpired period of the said term of 60 years created by the hereinbefore revised Indenture of Agreement to Lease & Lease Deed unto the Assignee/ Purchaser their successors-in-title and assigns subject henceforth to the payment of all charges reserved by the performance and observance of the covenants and conditions of the part of the Assignor/ Vendor contained in the said lease AND ALSO subject



[Handwritten signature]

[Handwritten signature]

nevertheless to the payment by the Assignee/ Purchaser of all rents, taxes, assignment rates and duties now chargeable upon the same or which may hereafter become payable in respect of the Government or Municipality or any other public or local authority and the Assignor/ Vendor hereby for themselves, their successors-in-title and assign covenants with the Assignee/ Purchaser that NOTWITHSTANDING any act, deed, matter, thing whatsoever by the Assignor/ Vendor or any person or persons lawfully or equitably claiming any right or title from through under in trust for the Assignor/ Vendor had made done committed or knowingly suffered to the contrary, the Assignor/ Vendor now has themselves in good right full power and absolute authority to grant assign release convey and assure the said structure and the said Premises hereby granted, sold, assigned released, conveyed, assured or intended or expressed so to be unto and to the use of the Assignee/ Purchaser as aforesaid and that the Assignee/ Purchaser shall and may at all times hereafter peacefully and quietly enter upon occupy, possess and enjoy the said Premises and receive the rents, income, and profits thereof and of every part thereof to and for their own use and benefits without any suit eviction claim and demand whatsoever from or by the Assignor/ Vendor or any person or persons lawfully or equitably claiming or to claim by from under or trust for the Assignor/ Vendor or under any supervisor or independent title and that free and clear and clearly and freely and absolutely acquired discharged saved defended and kept harmless and indemnified or from and against all former and other estates title charges and encumbrances whatsoever made executed occasioned or claimed by the Assignor/ Vendor or by any person/s lawfully or equitably claiming or to claim by from under or in independent title.

ASSIGNOR/ VENDOR hereby covenants with the Assignee/ Purchaser that the Premises is free from all encumbrances charge, claim, and liens of whatsoever nature.

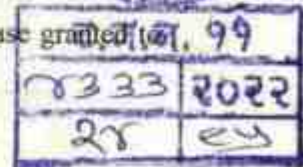


ट.न.व. ११	
७३३३	२०२२
२३	२५

[Handwritten signature]

[Handwritten signature]

- 2) The Assignor/ Vendor have applied before the Corporation for transfer and assignment of lease of the said Premises to the Assignee/ Purchaser and upon payment of the Transfer Charges of Rs.4,28,104/- (Rupees four lakhs twenty eight thousand one hundred and four only) by the Assignee/ Purchaser to the Estate Department of CIDCO Ltd., the Corporation has granted the permission/ NOC vide its Letter dated 3rd February 2022, bearing No. CIDCO/ESTATE-1/2021/8000119302 for transfer and assignment of the said Premises to and in favour of Assignee/ Purchaser.
- 3) The Assignee doth hereby covenant with the Assignor/ Vendor and undertake that the Assignee/ Purchaser shall not sell assign, mortgage, underlet, or otherwise transfer wholly or partly the Premises or their interest therein or part wholly or partly with the possession of the Premises or permit any person to use wholly or partly the said Premises provided that nothing contained herein shall apply if the Assignee shall perform to the satisfaction of the corporation the following conditions:
- 4) **BEFORE TRANSFERRING THE PLOT AND BUILDING PREMISES** the Assignee/ Purchaser shall obtain the prior permission of CIDCO LTD., and shall pay to the Corporation, the Transfer Charges as determined by the Corporation, from time to time provided that the payment to be so made by the Assignee/ Purchaser to the corporation shall not be less than **RS.5,000/-**.
- 5) In the instrument by which the Assignee/ Purchaser shall transfer the Premises the Assignee/ Purchaser shall impose upon the person to whom the Premises are transferred to perform and to observe to the corporation all the conditions and covenants of the lease granted to them including this covenant.



[Handwritten signature]

[Handwritten signature]

- 6) A True Certified copy of the instrument of transfer executed between the Assignor/ Vendor and the Assignee is deposited with the Estate officer of the corporation within seven days from the date of its execution.

EXPLANATION I:

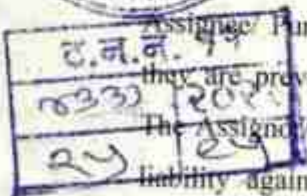
The declared premium means the premium calculated at such rate of rates as may be determined by the corporation from time to time.

EXPLANATION II:

Nothing contained herein shall apply to mortgage of the Premises or any part thereof to the Central Government, a State Government, a Nationalized Bank, the Life Insurance Corporation of India, The Maharashtra State Financial Corporation, The Housing Development Finance Corporation Ltd., or any employer of the Assignee/ Purchaser any other Financial Institution as may be approved by the Board of Directors of the Corporation from time to time for the purpose of securing a loan borrowed for buying the said Premises.

- 7) It is agreed by the Assignor/ Vendor that the share money and entrances fee and deposits paid by the Assignor/ Vendor and service connection charges if any paid to the M.S.E.B. which is attached to the Premises stand transferred to the Purchaser consequent upon the execution of these presents and no claim for refund of these amounts shall be entertained.

The Assignor/ Vendor hereby agrees and declare that the said Premises is free from all encumbrances and /or liabilities and that they are entitled to sell, transfer & assign said Premises to the Assignee/ Purchaser and that they have not done any act whereby they are prevented from transferring or selling the said Premises. The Assignor/ Vendor further agrees that they have not created any liability against the same and for the said reason the Assignor/



[Handwritten signature]

[Handwritten signature]

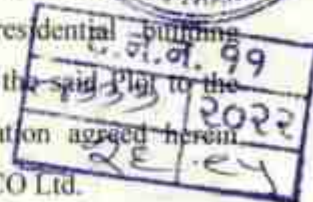
Vendor here by undertake to indemnify the Assignee/ Purchaser against any loss, damages or claim.

- 9) The Assignor/ Vendor has handed over to the Assignee/ Purchaser peaceful and vacant possession of the said Premises and the Assignee/ Purchaser admits of having received possession of the said Premises.
- 10) It is hereby agreed by and between the parties that all the terms and conditions contained in the Agreement to Lease and the Lease Deed shall be binding on both the party and all the rights title interest and benefits is hereby transferred to and in favour of the Assignee/ Purchaser.
- 11) THE CONSTRUCTION of the said building completed in year 1982 and thereon, therefore depreciation shall be allowed accordingly on calculating the market value of the said Premises.

12) NATURE OF TRANSACTION

Both the party clearly defined the nature of transaction as under:

- a) The Plot is leased by the CIDCO Ltd. to the Vendor/ Assignor/ Vendor who constructed the residential building consisting of 12 flats in accordance with the approved plan and Commencement Certificate and thereon obtained the Occupancy Certificate more particularly described hereinabove.
- b) The Vendor/ Assignor/ Vendor has agreed to sale and transfer the aforesaid Plot and residential building consisting of 12 flats constructed on the said Plot to the Assignee/ Purchaser for a consideration agreed herein above with the permission of the CIDCO Ltd.



[Handwritten signature]

[Handwritten signature]

- c) Further it is also defined and declared by the parties that this transaction does not constitute any lease, sub lease and/ or transfer of development rights pertaining to the captioned premises.
- d) After registration of these presents and submission of a certified copy thereof to the concerned department the CIDCO Ltd. shall issue a final transfer order by substituting/ replacing the name of the licensee/ lessee i.e. from the name of **LUBRIZOL INDIA PRIVATE LIMITED** to **M/S. PROGRESSIVE HOMES.**

FIRST SCHEDULE

All the piece or parcel of land bearing Plot No. 29A, admeasuring about 1148.53 sq. mtrs., lying being and situated at Sector 4, Vashi, Navi Mumbai, Taluka & District Thane or thereabouts and bounded as follows:

ON AND TOWARDS THE NORTH BY – PLOT NO. 29B
 ON AND TOWARDS THE SOUTH BY – ROAD
 ON AND TOWARDS THE EAST BY – ROAD
 ON AND TOWARDS THE WEST BY – PLOT NO. 29

SECOND SCHEDULE



ट.न.न. ११	
४३३३	२०२:
२६	२५

residential building (consisting of 12 flats) of ground plus three upper floors measuring about 1147.44 sq. mtrs. built up area, constructed on Plot No. 29A, lying being and situated at Sector 4, Vashi, Navi Mumbai, Taluka & District Thane

AMH

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

SIGNED SEALED & DELIVERED
by the Within named Assignor/ Vendor
LUBRIZOL INDIA PRIVATE LIMITED
(PAN NO. AAACL0126H)
through the hands of its Chairman and Managing Director
MR. SANJEEV KAUL For LUBRIZOL INDIA PVT. LTD.
in the presence of.....



[Signature]
SANJEEV KAUL
CHAIRMAN & MANAGING DIRECTOR

1) *[Signature]*
KAMESH R. SHARMA
B.Com., LL.B.
Advocate High Court
Add.: 74, Prabhat Centre,
C.B.D., Navi Mumbai.

2) **SANKET GAURANG SHAH** *[Signature]*

SIGNED SEALED & DELIVERED
by the Within named Assignee/ Purchaser
M/S. PROGRESSIVE HOMES
(PAN NO. AAHFP5228J)
through its Partner
MR. DEVANG V. TRIVEDI
in the presence of.....



1) *[Signature]*
KAMESH R. SHARMA
B.Com., LL.B.
Advocate High Court
Add.: 74, Prabhat Centre,
C.B.D., Navi Mumbai

2) **SANKET GAURANG SHAH** *[Signature]*



८.११.१९	
१३३३	२०२
२८	२५

RECEIPT

Received sum of Rs.25,00,00,000/- (RUPEES TWENTY FIVE CRORES ONLY) from the Assignee/ Purchaser M/S. PROGRESSIVE HOMES (through its Partner MR. DEVANG TRIVEDI) as and by way of full and final payment against the total sale price of Rs.25,00,00,000/- (RUPEES TWENTY FIVE CRORES ONLY) to be paid to the Assignor/ Vendor by the Assignee/ Purchaser in respect of the sale of the property hereinabove mentioned.

WE SAY RECEIVED RS.25,00,00,000/-
(RUPEES TWENTY FIVE CRORES ONLY)

DD No.	Date	Bank	Branch	Amount (in Rs.)	Paid To
314850	01.07.2021	IDFC First Bank	Vashi	1,25,00,000/-	Lubrizol India Private Limited
314952	17.09.2021	IDFC First Bank	Vashi	6,25,00,000/- (6,17,50,000/-+ TDS 7,50,000/-)	Lubrizol India Private Limited
315150	15.02.2022	IDFC First Bank	Vashi	14,82,50,000/-	Lubrizol India Private Limited
315151	15.02.2022	IDFC First Bank	Vashi	2,50,00,000/-	Lubrizol India Private Limited
	TDS (Certificate will be produced when generated)			17,50,000/-	Lubrizol India Private Limited
				Rs.25,00,00,000/-	



For LUBRIZOL INDIA PVT. LTD.

SANJEEV KAUL
CHAIRMAN & MANAGING DIRECTOR



LUBRIZOL INDIA PRIVATE LIMITED

through the hands of its Chairman and Managing Director

MR. SANJEEV KAUL
ASSIGNOR/ VENDOR

Witness:

① **RAMESH R. SHARMA**
B.Com., LL.B.
Associate High Court
Add.: 34, Greater Causeway,
C.B.D., Near Paldi.

② **Sanket Shah**
(SANKET GAURANG SHAH)

CERTIFICATE OF CONFIRMATION
OF HANDING OVER PHYSICAL POSSESSION

We, **LUBRIZOL INDIA PRIVATE LIMITED** (through the hands of its Chairman and Managing Director **MR. SANJEEV KAUL**), do hereby CERTIFY & CONFIRM that we have handed over the peaceful vacant possession of the said Plot admeasuring 1148.53 sq.mtrs., with the Residential building (consisting of 12 flats) of ground plus three upper floors, admeasuring about 1147.44 sq. mtrs. built up area, constructed on Plot No. 29A, lying being and situated at Sector 4, Vashi, Navi Mumbai, Taluka & District Thane to **M/S. PROGRESSIVE HOMES** (through its Partner **MR. DEVANG V. TRIVEDI**) the Purchaser/ Assignee as per Deed of Assignment cum Sale dated 25th March 2022 upon securing the agreed consideration stated therein.

For LUBRIZOL INDIA PV.


SANJEEV KAUL
CHAIRMAN & MANAGING DIRECTOR
(LUBRIZOL INDIA PRIVATE LIMITED)

(through the hands of its Chairman and Managing Director
MR. SANJEEV KAUL))


ASSIGNOR/ VENDOR

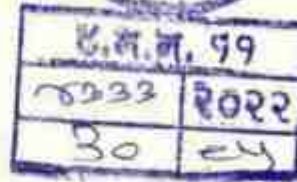
Place: C.B.D. Belapur, Navi Mumbai.

Date: 25/03/2022

WITNESS:

1. 
RAMESH R. SHARMA
B.Com., LL.B.
Advocate High Court
Add.: 74, Prabhat Centre,
C.B.D., Navi Mumbai.

2. 
(SANKET GAURANG SHAH).



CERTIFICATE OF CONFIRMATION
OF TAKING OVER PHYSICAL POSSESSION

We, **M/S. PROGRESSIVE HOMES**, a Partnership Firm registered under the Indian Partnership Act, 1932, (through its Partner **MR. DEVANG V. TRIVEDI**), do hereby CERTIFY & CONFIRM that we have secured peaceful vacant possession of the said Plot admeasuring 1148.53 sq.mtrs., with the Residential building (consisting of 12 flats) of ground plus three upper floors, admeasuring about 1147.44 sq. mtrs. built up area, constructed on Plot No. 29A, lying being and situated at Sector 4, Vashi, Navi Mumbai, Taluka & District Thane from **LUBRIZOL INDIA PRIVATE LIMITED** (through the hands of its Chairman and Managing Director **MR. SANJEEV KAUL**), Vendor/Assignor, as per Deed of Assignment cum Sale dated 25th March 2022 upon paying the agreed consideration stated therein.



M/S. PROGRESSIVE HOMES

(through its Partner **MR. DEVANG V. TRIVEDI**)

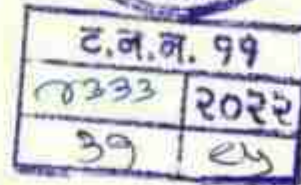
ASSIGNEE/ PURCHASER

Place: C.B.D. Belapur, Navi Mumbai.

Date: 25/03/2022.

WITNESS:

1. 
RAMESH R. SHARMA
B.Com., L.L.B.
Advocate High Court
Add.: 7A, Pratihast Centre,
C.B.D., Navi Mumbai.
2. 



Definitive

9220

पावती क्र.

नादपा ३९ म.
Regn. 39 m.

दस्तावेजाचा/जमापा अनुक्रमांक

दिनांक 3/99 # 99 E3

दस्तावेजाचा प्रकार

सादर करणाऱ्याचे नाव

खातील प्रमाणे जी मिळाली

नोंदणीची
नवपाठ ही
पुस्तकाचा नवपाठ फी
दस्तावेज
सकल किंवा भाग
सोध किंवा निरीक्षण
रद्द - कालम
कालम ३६ महिने
प्रमाणित नकल (प्रमाण ५०) (पोस्टिभं
इतर फी (मागील पावतीस) बाबत

Handwritten notes and signatures in Marathi, including 'कालम ३६ महिने' and '५०'.

ISSUED ONLY FOR
USE UNDER RTI
ACT.2005

दस्तावेज
नवपाठ

राजी ठपार हाईस च
नोंदणीद्वारे हाताने पाठवली जाईल.
या कामालागत वेळापत्राचे दिनांक.
दुसऱ्या दिवसाक

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या
दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

225



ड. नं. नं. 99
5333 2022
B2

assigned) of the other part
WHEREAS by a bond of lease dated 1983...
1991 and made between the Lessor of the land...

Handwritten text at the top right corner, possibly a date or page number.



Handwritten text in the middle right section of the page.

Section 118 and other applicable provisions of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) and the rules and regulations made thereunder including the New Bombay Disposal of lands Regulations, 1975, for the time being in force and as amended from time to time.

MARGINAL NOTE

8. The Marginal Notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof.

IN WITNESS WHEREOF the Lessor and the Lessee have hereunto set and subscribed their hands and seal the day and year first above written.

SCHEDULE

ALL THAT piece or parcel of land known as Plot No. 29A by admeasurement 1109.02 sq. metres or thereabout in the Sector No. 4 of the layout of land situate, lying and being at Village Vashi, Taluka Thane, District Thane within the Registration District Thane and Sub-District Thane and bounded as follows:-

(177)

- On the North by: Plot No. 29B
- On the East by: Road
- On the South by: Road
- On the West by: Plot No. 29



20.12.99	
0333	2012
33	20

ISSUED ONLY FOR USE UNDER RTI ACT. 2005



and delineated on the plan by a red colour boundary line.

SIGNED SEALED AND DELIVERED)
for and on behalf of the CITY)
AND INDUSTRIAL DEVELOPMENT)
CORPORATION OF MAHARASHTRA)
LIMITED by the hand of)
Shri M. N. Edak,)
Estate Officer)
in the presence of:)

M. N. Edak
Estate Officer
CIDCO LTD. B'sapur
New Bombay-400 614

- 1) Mr. S. S. Naik *Naik*
- 2) Mr. B. N. Patil *Patil*

SIGNED SEALED AND DELIVERED)
on behalf of the withinnamed)
Lessee LUBRIZOL INDIA LIMITED)
by the hand of Shri P. K. Rastogi)
in the)
presence of:)

X
LUBRIZOL INDIA LIMITED
P. K. Rastogi
CHAIRMAN & MANAGING DIRECTOR

- 1) Mr. S. S. Naik *Naik*
- 2) Mr. B. N. Patil *Patil*



द.न.न.	99
70333	20
35	21

(179)

द्वार क्रमांक अनुसूची 1807821

१. ठेका, नामाची वी अनुसूचीत कार्या क्रिया अदरत अन्वये.
२. शक्यता वी.
३. धार्मिक कार्यालयी वी.
अनुसूचीत अन्वये अन्वये,
अनुसूचीत वीत अन्वये.
४. सुधाकारनामा अनुसूचीत.
५. सुधेता वी.
६. सुधेता अन्वये वी.
७. मोहोरखंड कार्यालयी वी.
८. मोहोरखंड कार्यालयी अन्वये.
९. मोहोरखंड कार्यालयी अन्वये वी.
१०. अन्वये.

ISSUED ONLY FOR
USE UNDER RTI
ACT, 2005



कार्यालयी क्रिया वी कार्यालयी वी.
कार्यालयी वी वी.
कार्यालयी वी वी.
कार्यालयी वी वी.
कार्यालयी वी वी.
कार्यालयी वी वी.
कार्यालयी वी वी.
कार्यालयी वी वी.

ट.ज.ज. १५
१३३३
<i>[Signature]</i>

द्वार क्रमांक

PUBLIC NOTICE

NOTICE is hereby given that our client have agreed to purchase and acquire all the leasehold rights title and interest in all that piece and parcel of land bearing Plot No. 39A, addressing about 1127.07 sq. mtrs. lying being and situated at Sector 4, Vashi, Navi Mumbai, Taluka and District Thane including the ownership rights of the building constructed thereon from LUBRIZOL INDIA PRIVATE LIMITED, a company incorporated under the Companies Act, 2013, having its registered office at 90, Thane Belapur Road Turbhe, Navi Mumbai 400 705.

Whereas now it is noticed and also informed by the Owner/Assignor to our client that the following mentioned original documents i.e.:

- 1) Allotment Letter dated 4th August 1980;
2) Possession Letter dated 30th October 1980;
3) Commencement Certificate with approved plan;
4) Occupancy Certificate with approved plan;
5) Amended Commencement Certificate with approved plan;
6) Amended Occupancy Certificate with approved plan;
7) Drainage Connection Certificate;
8) Permanent Water Connection Certificate;
9) Permanent Electric Connection Certificate;
10) CIDCO No dues;
11) CIDCO Service Charges.

In respect of the afore said Residential building premises are either lost or misplaced and same is not traceable inspite of due and diligence search and for the said reason the Owner/Assignor has lodged complaint at police station, Turbhe Police Station, Navi Mumbai on 24th September 2021 vide lost property Registration No. 1528/2021.

If any persons found and/ or in possession of the same are requested to deliver it at the address given herein under.

Further if any person or persons, company bank, financial institution claiming any interest, dispute over the aforesaid Owner/Assignor or any part thereof by way of sale, transfer, exchange, lease, license, tenancy, gift, trust, inheritance, bequest, mortgage, possession of others are hereby required to communicate, intimate the same within 15 (fifteen) days from the date hereof at my office address otherwise any reference or regard to any such purported claim or interest which shall be deemed to have been waived to all intents and purposes.

Date: 30th October, 2021
Place: C.B.D., Belapur, Navi Mumbai (R.S.SHARMA)
ADVOCATE HIGH COURT
Office No.74, Prabhat Centre, Sector-4 C.B.D.,Belapur

जाहीर नोटीस

तत्काल लॉकरस या जाहीर नोटीसीने कळविण्यात येत आहे की, आमचे अधिलक्षणी खासीर मगुद केलेला मुखंड व त्यावर बांधण्यात आलेल्या इमारतीचे मालक ये. लुबीझॉल इंडिया प्राइवेट लिमिटेड, कंपनी अधिनियम 2013 अंतर्गत रजिस्टर्ड असलेली कंपनी त्याचे नोंदीकृत कार्यालय 9/2, जे. वेलापुर रोड, तुर्भे, नवी मुंबई 400 705 बांधकामदुरुन विस्तार देण्याबाबतचा विचार केलेला आहे.

मुखंड व इमारतीचे वर्णन

मुखंड नंबर 21अ, क्षेत्रफळ 1127.07 चौ. मी. सेक्टर 4, वारी, नवी मुंबई व त्यावर बांधण्यात आलेल्या इमारतीमधील सर्व बाजकी इच्छ

सरी वर मगुद इमारतीचे मालक यांनी आलेल्या अधिलक्षणी विस्तार्या नोंदीकृतपणे आलेल्या अधिलक्षणी प्रकृत आहे की सध्या वर मगुद मुखंड व त्यावर बांधण्यात आलेल्या इमारती वस्तुचे मूळ कागदपत्र जसे की 5, दिनांक 04 ऑगस्ट 1980 रोजीचे अलॉटमेंट लेटर, 2, दिनांक 30 ऑक्टोबर 1980 रोजीचे पॉसेसन लेटर, 3, अनेकमेरेट सर्टिफिकेट सोबत मगुद इमारत नकाशा, 4, ऑक्युपेन्सी सर्टिफिकेट सोबत मगुद इमारत नकाशा, 5, सुधारित अनेकमेरेट सर्टिफिकेट सोबत मगुद इमारत नकाशा, 6, सुधारित ऑक्युपेन्सी सर्टिफिकेट सोबत मगुद इमारत नकाशा, 7, ड्रेनेज कनेक्शन सर्टिफिकेट, 8, अंतर्गतवहणी मॉडेल कनेक्शन सर्टिफिकेट, 9, आंतरगतवहणी इलेक्ट्रीसिटी कनेक्शन सर्टिफिकेट, 10, विडको नो ड्युस, 11, विडको सर्विस चार्जेस हे सर्व कागदपत्र हातले आहेत तसेच सध्या कागदपत्र मगुदक बांधकामनोटी कळविलेले नाही तरी वरील वर मगुद इमारतीचे मालक यांनी तुर्भे पोलीस ठाणे, नवी मुंबई येथील पोलीस स्टेशनला दिनांक 24/09/2021 रोजी रजिस्टर्ड केलेली आहे त्याचा प्रॉपर्टी रजिस्ट्रेशन नं. 1528/2021 असा आहे.

सध्या कागदपत्र वर कोणत्याही व्यक्तीला हातपडे वर घालील पावताल असून येणे

सरी वर मगुद मुखंड व त्यावर बांधण्यात आलेल्या इमारतीवर, वा इमारतीच्या कोणत्याही बाजलावर अन्य कोणत्याही, कोणत्याही कंपनीचा, इंडिया, गिरीश संस्था यांचा कोणत्याही प्रकारचा हक्क हितसंबंध, हक्क खंडाट, तला, कळत, इजमेंट, सर्टिफिकेट, खरीद, पण, दान, बंधन, सार्व, अटॅचमेंट, लेज वगैरे कोणत्याही प्रकारचा हक्क

- हितसंबंध असल्यास कि नोटीस रजिस्टर्ड इमारतकडून 14 दिवसांच्या आत आल्यास हक्क, हितसंबंधाचे वर्तमान विवेक असून कागदपत्री पुरावासाथ सादरित वारी करणार याचे प्रचारात लेखी इच्छनी रजिस्टर्ड पोस्टने पाठवून कळवावा. अन्य तसाथ वेळू घेताये इच्छनी मुखंडक कोणत्याही व्यक्ती लेखी इच्छना तयार, द्याय न असल्यास सध्या विडको नोटीस व सेक्टरातील मगुद इमारत कोणत्याही प्रकारचा हक्क, हक्क हितसंबंध नाही असे मगुदक तयारित आलेल्या कोणत्याही तयारतया इच्छनी, तयारी, आहे आमचे अधिलक्षणीर बांधकामक सध्या नोटीस व त्या सोबत विस्तार आहेत असे मुखंड वरते जवळ यांनी तयारत लेखनी कृपया नोंद घ्यावी.

वारी/
स्थळ : सीबीडी नवी मुंबई
दिनांक : 30/10/2021
अॅड. रमेश आर. शर्मा
४४, प्रचल सेंटर, पॅट्रोल मजला,
सेक्टर 4, सीबीडी बेलगु,
नवी मुंबई 400 614.

जाहीर नोटीस

तत्काल लॉकरस या जाहीर नोटीसीने कळविण्यात येत आहे की, आमचे अधिलक्षणी खासीर मगुद केलेला मुखंड व त्यावर बांधण्यात आलेल्या इमारतीचे मालक ये. लुबीझॉल इंडिया प्राइवेट लिमिटेड, कंपनी अधिनियम 2013 अंतर्गत रजिस्टर्ड असलेली कंपनी त्याचे नोंदीकृत कार्यालय 9/2, जे. वेलापुर रोड, तुर्भे, नवी मुंबई 400 705 बांधकामदुरुन विस्तार देण्याबाबतचा विचार केलेला आहे.

मुखंड व इमारतीचे वर्णन

मुखंड नंबर 21अ, क्षेत्रफळ 1127.07 चौ. मी. सेक्टर 4 वारी, नवी मुंबई व त्यावर बांधण्यात आलेल्या इमारतीमधील सर्व बाजकी इच्छ

सरी वर मगुद मुखंड व त्यावर बांधण्यात आलेल्या इमारतीवर वा त्याच्या कोणत्याही बाजलावर अन्य कोणत्याही, कोणत्याही प्रकारचा हक्क हितसंबंध, हक्क खंडाट, तला, कळत, इजमेंट, सर्टिफिकेट, खरीद, पण, दान, बंधन, सार्व, अटॅचमेंट, लेज वगैरे कोणत्याही प्रकारचा हक्क - हितसंबंध असल्यास कि नोटीस रजिस्टर्ड इमारतकडून 14 दिवसांच्या आत आल्यास हक्क, हितसंबंधाचे वर्तमान विवेक असून कागदपत्री पुरावासाथ सादरित वारी करणार याचे प्रचारात लेखी इच्छनी रजिस्टर्ड पोस्टने पाठवून कळवावा. अन्य तसाथ वेळू घेताये इच्छनी मुखंडक कोणत्याही व्यक्ती लेखी इच्छना तयार, द्याय न असल्यास सध्या विडको नोटीस व सेक्टरातील मगुद इमारत कोणत्याही प्रकारचा हक्क, हक्क हितसंबंध नाही असे मगुदक तयारित आलेल्या कोणत्याही तयारतया इच्छनी, तयारी, आहे आमचे अधिलक्षणीर बांधकामक सध्या नोटीस व त्या सोबत विस्तार आहेत असे मुखंड वरते जवळ यांनी तयारत लेखनी कृपया नोंद घ्यावी.

वारी/
स्थळ : सीबीडी नवी मुंबई
दिनांक : 29/10/2021
अॅड. रमेश आर. शर्मा
४४, प्रचल सेंटर, पॅट्रोल मजला,
सेक्टर 4, सीबीडी बेलगु,
नवी मुंबई 400 614.



Handwritten stamp: 2.10.21, 99, 2022, 36, 25



ट.ज.अ. ११	
१३३३	२०२२
३८	



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE
"NIRMAL", 2nd Floor
Nariman Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
Fax : 00-91-22-2202 2509

HEAD OFFICE
CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100
Fax : 00-91-22-6791 8168

NOC for Transfer

Ref. No. CIDCO/ESTATE-1/2021/8000119302

Date : 03.02.2022

To,
M/S.LUBRIZOL INDIA PVT. LTD.
SECTOR 04, PLOT NO. 29a
VASHI, NAVI MUMBAI 400703

Subject : Your Request for Transfer of Plots

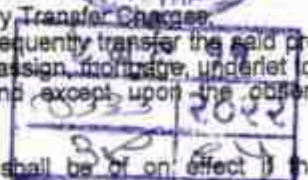
Reference : Application number 8000119302 (NMVS0040000029A)

In respect of Plot no. 29A, Road No. 00, Sector 4 at Vashi, Navi Mumbai

Sir/Madam,

Since you have paid a sum of Rs.428,104.00 /- (Including GST Rs.65,304.00 /-) being the Transfer charges, the Corporation is pleased to permit you to transfer and assign the right and benefits you derive in respect of Plot No. 29A, Road No. 00, Sector 4, Vashi, from the Transferor M/S.LUBRIZOL INDIA PVT. LTD. to Transferee M/s PROGRESSIVE HOMES subject to the following terms and conditions: -

- You shall execute the Tripartite Agreement / Conveyance Deed / Deed of Assignment and register the same with the Sub-Registrar of Assurance on or before 04.05.2022.
- The Certified true copy of the registered Tripartite Agreement / Conveyance Deed / Deed of Assignment shall be deposited with the Asst. Estate Officer of the Corporation within the period of seven days from the date of its registration.
- You shall obtain any other permission, as may be required by any other statutory authorities.
- The Tripartite Agreement / Conveyance Deed / Deed of Assignment shall contain the following covenant -
The Transferee shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said premises save and except with the previous written permission of the Corporation. Which permission shall not be refused if the Transferee performs or is willing to perform the following conditions, that is to say -
 - The Transferee pays to the Corporation, the necessary Transfer Charges.
 - In the instrument by which the Transferee shall subsequently transfer the said premises, the Transferee binds the subsequent transferee not to sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said premises save and except upon the observance and performance of the conditions herein written.
- The permission hereby granted shall lapse and shall be of no effect if the Tripartite Agreement/ Conveyance Deed / Deed of Assignment in respect of the said property is not executed and lodged for registration with the Sub Registrar of Assurance on or before 04.05.2022 and true certified copy with its registration No. and date is not deposited with the undersigned within 7 days thereafter for effecting consequent changes in our record.





f) You shall quote the reference no 8000119302 for issue of Final Order after complying with the above conditions.

Thank You

Yours Sincerely,

[Signature]
03.02.2021
Asst. Estate Officer/Estate Officer
Asst. Estate Officer (II)
CIDCO Ltd., CIDCO Building,
Kavi Mumbai - 400 015.



ट.न.नं. ११	
०३३३	२१२
३२००	२५

ND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED.

COPY

No.BP/Y/29A/4/438

22 MAY 1985

To
M/s. Lubrizol India Limited,
Thane-Belapur Road,
THANE.

Sub : Occupancy Certificate for upper floor
on plot No.29A, Sector-4 Vashi.

Ref : Your letter dated 26/4/85

Sir,

Please find enclosed herewith the part occupancy certificate
for upper floor on plot No.29A, Sector-4 Vashi.

Yours faithfully,

G.D.

(G.D. Karandikar)

ADDL. TOWN PLANNING OFFICER (N)

c.c.to: M/s. B.D. Mehatalia & Associates
411, Lotus House, 33 A,
Sir Vithaldas Thackersey Marg,
B O M B A Y - 400020.

2) C.U.C.





द.न. ११	
४०३३	२०२२
४२-९१	

No. BP/7/29A/4/438

20 MAY 1985

PART
// OCCUPANCY CERTIFICATE //

I hereby certify that the part development for upper floor on plot No.29A, Sector-4 Vashi in New Bombay completed under the supervision of shri B.D. Mehtalia & Associates has been inspected on 20.5.1985 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 27.3.1984 and that the development is fit for the use for which it has been carried out.

G.D.
(G.D. Karandikar)
ADDL. TOWN PLANNING OFFICER (N)

Date : 21st May, 1985.

Place : G.B.D. (BELAPUR).



६.५.९९	
०३३३	२०२२
०३	०५



ह.न.न. ११	
७३०३	२०२३
४४	८५



५५०५

No.: ~~HP/7/4-29A/425~~
~~HP/7/4-29A/425~~

To
M/s. Lubrisol India Ltd.,
Thane-Belapur Road,
Thane.

11 APR 1983

Sir,

Sub: Occupancy Certificate for Watchman's Room
on Plot No.29A, Sector-4, Vashi.

Ref: Your letter No.L-2B-10/78 dt. 20.1.83
received on 27.1.83.

Please find enclosed herewith the necessary Occupancy Certificate
for Watchman's Room on Plot No.29-A, Sector-4, Vashi in New
Bombay.

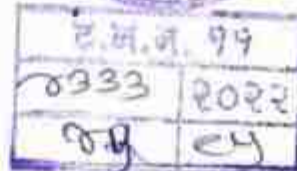
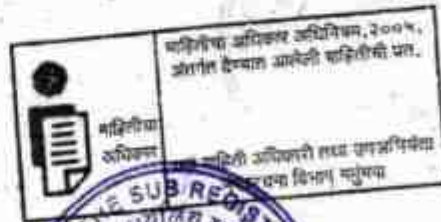
Yours faithfully,

all
G.D. Karandikar
(G.D.KARANDIKAR)
ADBL.TOWN PLANNING OFFICER(W)

Encl.: Occupancy Certificate.

c.c.to : B.D.Mahtalia & Associates,
411, Lotus House,
33A, Sir Vithaldas Thackersey Marg,
BOMBAY-400 020.

c.c.to : G.U.C.





ड.न.न. ५१	
१०३३३	२०२२
१०६	९५

11 APR 1983

OCCUPANCY CERTIFICATE

I hereby certify that the development for Watchman's Room & toilet on Plot No.294, Sector-4, Vashi in New Bombay, completed under the supervision of B.Mohtalia has been inspected on 16.3.83 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dtd. 10.1.1983 and that the development is fit for the use for which it has been carried out.

G.D. Karandikar

(G.D.KARANDIKAR)
ADDL. TOWN PLANNING OFFICER (N)

6/4/83



	महिलीया अधिकायत अधिनियम, १९६१. अन्तर्गत देण्यात आलेली महिलीया मळा.
	जव महिली अधिकायती सभा सुमरुधिरांत कवरचकळ विभाग मरुंनव.

६.४.८३	
१३३३	२०२२
२०	२५



ट.ज.न. ११	
१३३३	२०:२
२८	८५

No.: EP/4/29-A/ 8/6

To
M/s. Lubrisol India Ltd.,
2/3, Thana Belapur Road,
TTO Industrial Area,
THANE.

29th July, 1982.

Sir,

Sub: Occupancy Certificate (Part&M).
Ref: Your Architect's letter No.L-RD-18/
102/313 dtd. 7th July, 1982.

Please find enclosed herewith the necessary Occupancy Certificate for the Part Residential Building (360 M²) (North Wing) on Plot No.29-A, Sector-4, Vashi, New Bombay.

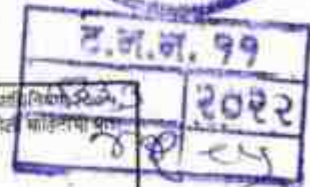
Yours faithfully,

o/c

(A. S. SARE) *AS*
TOWN PLANNING OFFICER(N)

c.c.to : M/s. Mehtalia & Associates,
807, Imperial Mahal,
3rd floor, Khodad Circle,
Dadar T.T., BOMBAY-400 014.

c.c.to : G.M.C. No. *70*





ट.न.न. ११	
१३३३६	२०२२
५०	६५

29 JUL 1982

OCCUPANCY CERTIFICATE (PARTIAL)

I hereby certify that the development for Part Residential Building (360 Sq.M.) on Plot No.29-A, Sector-4, Vashi, in New Bombay, completed under the supervision of Mehtalia & Associates has been inspected on 13.7.82 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 28.4.1982 and that the development is fit for the use for which it has been carried out.

ab
A. B. SAHRE)
TOWN PLANNING OFFICER(N)

	महाराष्ट्र राज्य नगरपालिका, मुंबई
	नगरपालिका, मुंबई



द.म.न. ११	
१३३३	२४२२
५१०	२५



द.न.न. ११	
१३३३	२०२२
५२	९५

35000

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

No. LD/4/23A/340

- HEAD OFFICE: INDUSTRIAL AND FLUOR, NARIMAN POINT BOMBAY-400 021, TEL: 234201 (LINES); GRAMS: CITWIN
- SET. OFFICE AT VASHI POST: VASHI DIST. THANE, NEW BOMBAY-405 705, THANE

To
H/o. LUXMI LINDIA LTD.,
Phone Colony Road.

TEL. 234201 (LINES)

Sir,

24th Sept. 1982.

Sub: Occupancy Certificate.

Ref: Your Architect's letter dt. 14.9.82.

Please find enclosed herewith the necessary Occupancy Certificate for the proposed Block of Flats on Plot No. 29-A, Sector-4, Vashi, New Bombay.

Yours faithfully,

P. F. Karve.
(P. F. Karve)

Addl. Town Planning Officer (W)

c.c. to : Mrs. Subhita
H/o. Balwant Mehtalia,
33A, Sir Vitthaladas Thackersey Marg,
Bombay-400 020.



 महाराष्ट्र शासन महाराष्ट्र शासन	महाराष्ट्र शासन महाराष्ट्र शासन
	महाराष्ट्र शासन महाराष्ट्र शासन
महाराष्ट्र शासन महाराष्ट्र शासन	महाराष्ट्र शासन महाराष्ट्र शासन
महाराष्ट्र शासन महाराष्ट्र शासन	महाराष्ट्र शासन महाराष्ट्र शासन



ट.न.न. ११	
४३३३	२०२२
५४ ७	

५५५५

THE TOWN PLANNING OFFICER,
 ADDL. TOWN PLANNING OFFICER,
 DIST. THANE, NEW DEWANGAN, DIST.
 THANE.
 24th Sept. 1932.

OCCUPANCY CERTIFICATE

I hereby certify that the development of proposed
 Block of Flats on Plot No. 29-A, Sector-4, ^{V. S. GILL} in New Towny,
 completed under the supervision of Mahalia & Associates
 has been inspected on 17.9.1932 and I declare that the
 development has been carried out in accordance with the
 General Development Control Regulations and the conditions
 stipulated in the Commencement Certificate dtd. 20.4.1932
 and that the development is fit for the use for which it
 has been carried out.

P. T. Karve

(P.T. KARVE)
 ADDL. TOWN PLANNING OFFICER



८.९.३२
 २०२२
 ५५

	भारतीय न्यायपालिका भारतीय न्यायपालिका	२०२२ २०२२
	न्यायपालिका न्यायपालिका	५५ ५५



द.न.न. 99	
४३३	२०२
५६	८५



No. ID/4/29A/940.

M/s. LUBRIZOL INDIA LTD.
Lane Balapur Road.

Sir,

24th Sept. 1982.

Sub: Occupancy Certificate.

Ref: Your Architect's letter dt. 14.9.82.

Please find enclosed herewith the necessary Occupancy Certificate for the proposed Block of Flats on Plot No. 29-A, Sector-4, Vashi, New Bombay.

Yours faithfully,

P. F. Karve 24/9
(P. F. Karve)
Addl. Town Planning Officer (N)

c.c.to : M/s. Mehtalia
M/s. Balvant Mehtalia,
33A, Sir Vithaldas Thackersey Marg,
Bombay-400 020.

c.c.to : C.U.C.

*Received
MMJade
24/9/82*

प्रादेशिक अभियान्त्य अधिनियम, १९७५.
अनुसार दिग्दर्शक अर्जाची अहमिती प्राप्त.
प्रादेशिक अभियान्त्य सहाय्यक निदेशांक
नगरविकास विभाग मुंबई



ड.नं.न. १५	
०३३३	२०३२
VU	ey



ड.व.अ. १५	
२३३३	२०१२
५८ ६५	





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

COPY

24th Sept. 1982.

OCCUPANCY CERTIFICATE

I hereby certify that the development of proposed Block of Flats on Plot No.29-1, Sector-4, in New Bhubay, completed under the supervision of Mehtalia & Associates has been inspected on 17.8.1982 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dtd. 28.4.1982 and that the development is fit for the use for which it has been carried out.

P.T. Karve
 (P.T. KARVE)
 ADDL. TOWN PLANNING OFFICER (N)

*Received
 M. Mehta
 24/9/82*

	प्राविधिक अतिरिक्त अधिकारी देण्यात येत आहे.	अधिकारी याच कार्यालयी अतिरिक्त अधिकारी देण्यात येत आहे.
	अधिकारी याच कार्यालयी अतिरिक्त अधिकारी देण्यात येत आहे.	अधिकारी याच कार्यालयी अतिरिक्त अधिकारी देण्यात येत आहे.



ट.न.न. ११
 ०३३३ / २०२०
 ५१ / ५५



ड.प्र.व. ११
०३३३/२०२२
६०/२५

SKETCH OF PLOT NO. 29-A, SECTOR NO. 4, VASHI, NEW BOMBAY.
29

PLAN PREPARED AS PER MARKETING MANAGER CIDCO VASHI'S NOTE NO. CIDCO/MM/486.
DATED : 7.5.1981.

TOTAL AREA. 1148.53 SQ. MET.



ISSUED ONLY FOR
USE UNDER RTI
8333 ROAD. 2005
29 24

SCALE : 1 : 500

PREPARED BY : (Y. A. SHINODKA)
SURVEYOR

DEMARCATED BY ON 11.5.1981, AS PER DIMENSIONS GIVEN IN DRG. NO. VASHI-BR-4,
DATED : 22.2.1979, OF PLANNING SECTION.

(181)

LUBRIZOL INDIA PVT. LTD.
Sanjeev
CHAIRMAN & MANAGING DIRECTOR
Asst. Survey Officer,
CITY OF VASHI
New Bombay,
401302.

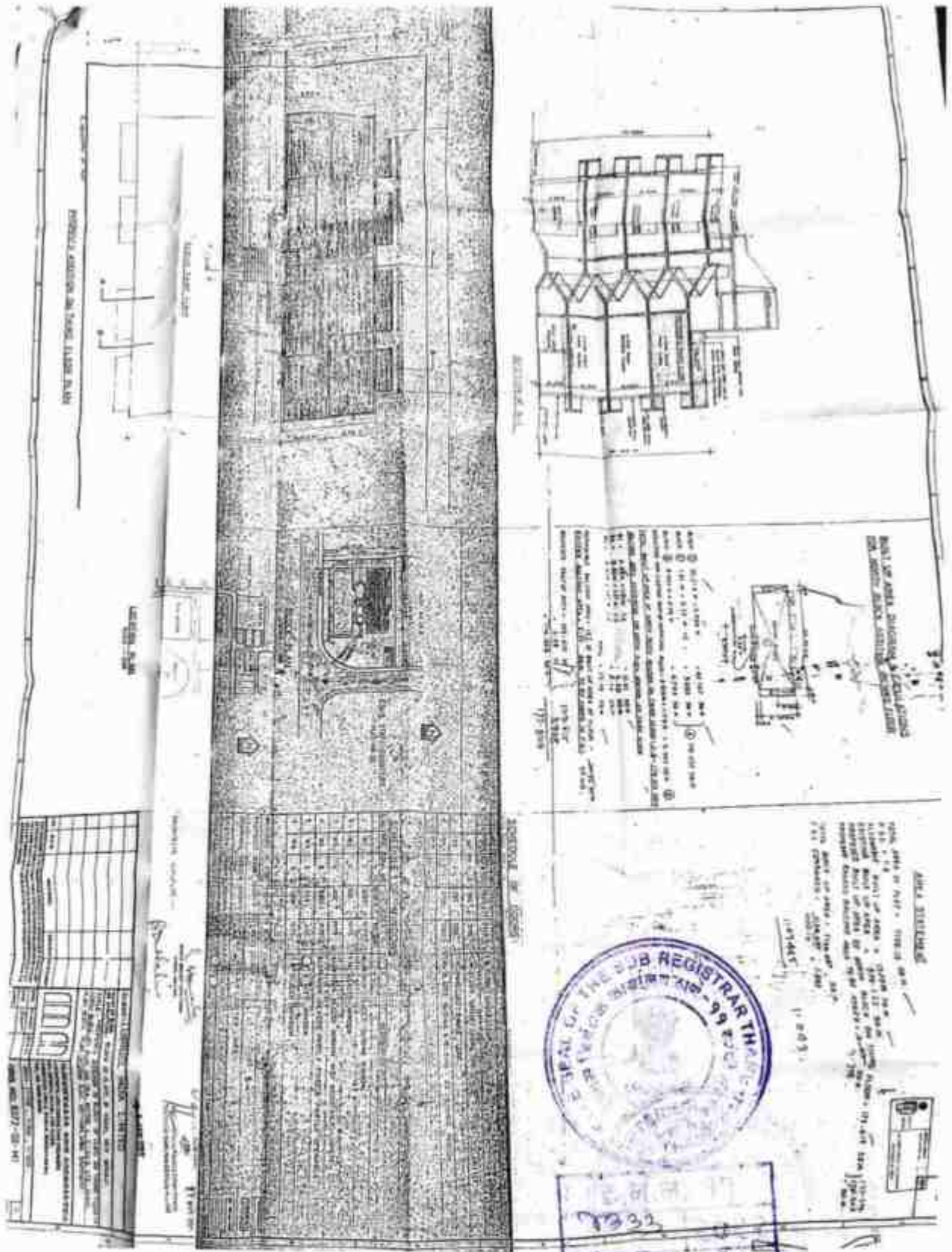
For LUBRIZOL INDIA PVT. LTD.

SANJEEV
CHAIRMAN & MANAGING DIRECTOR





ड.न.न. ११	
१७३३	२०२२
६२	२५

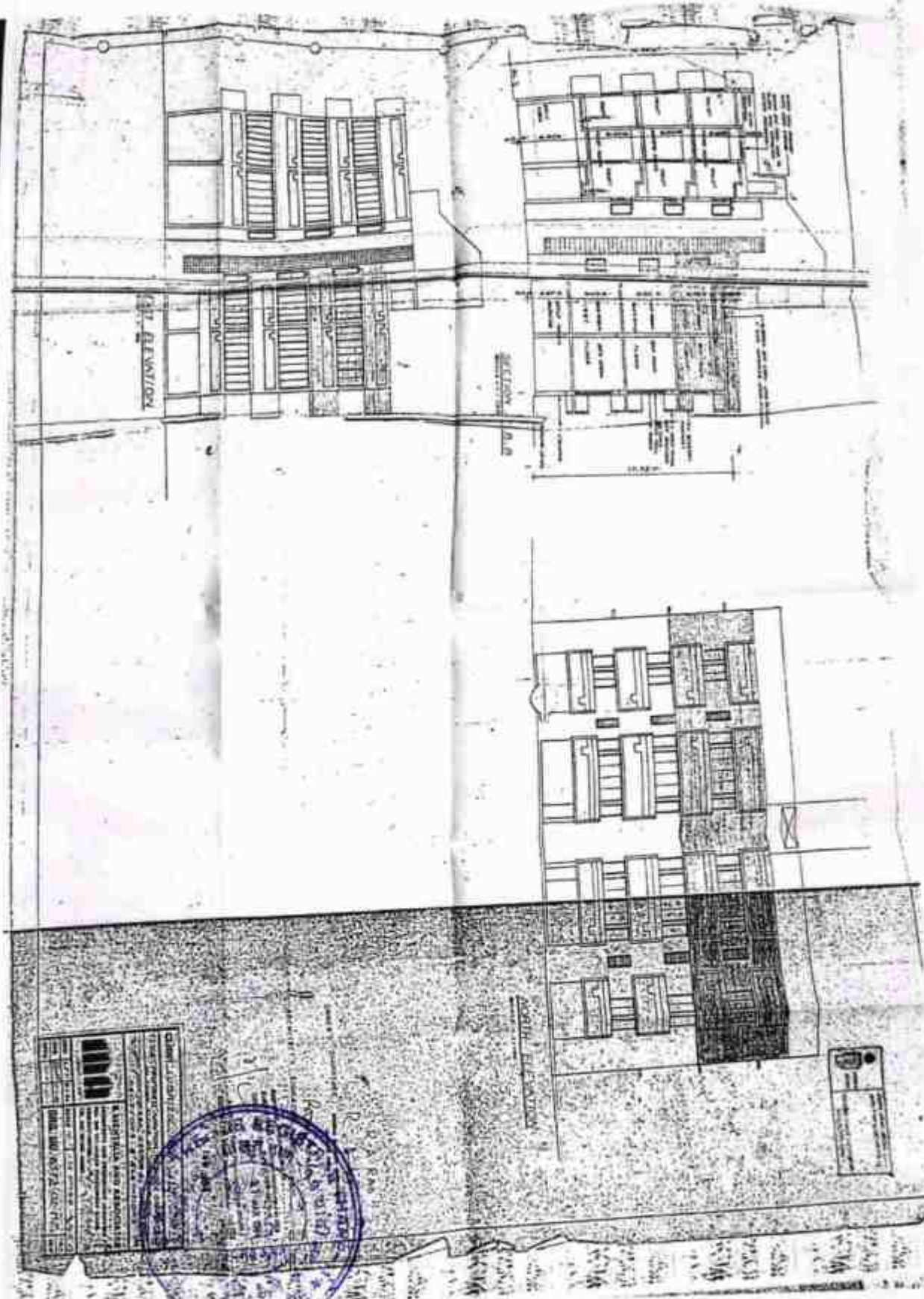


7332
E3 24

For LUBRIZOL INDIA PVT. LTD.

SANJEEV K. *[Signature]*
CHAIRMAN & MANAGING DIRECTOR





100
 KANPUR
 DISTRICT
 OFFICE
 U.P. GOVT.
 ARCHT. DEPT.
 KANPUR
 2022

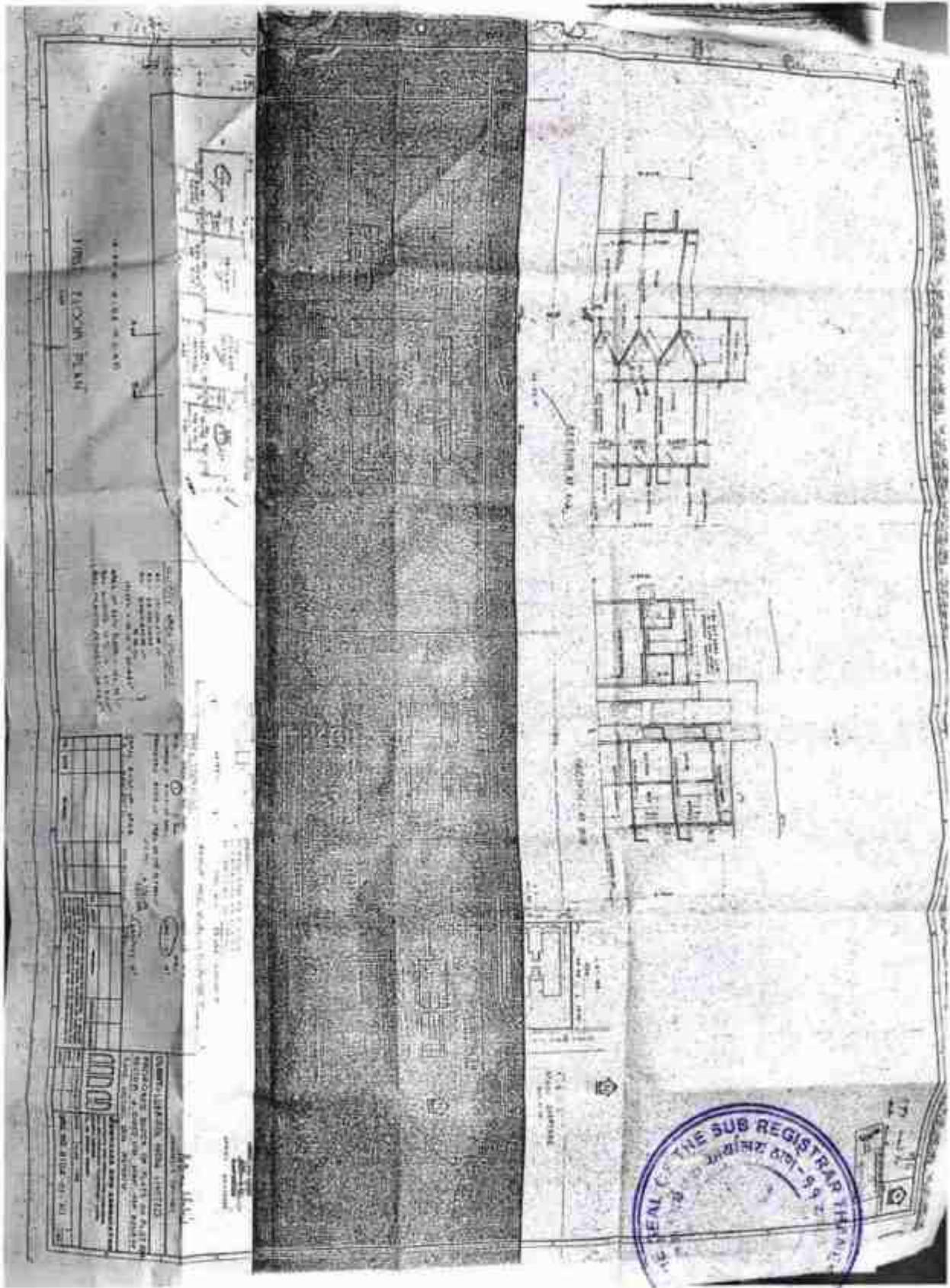


2022	99
2022	2022
20	24

For LUBRIZOL INDIA PVT. LTD

SANJEEV KAUL
 CHAIRMAN & MANAGING DIRECTOR

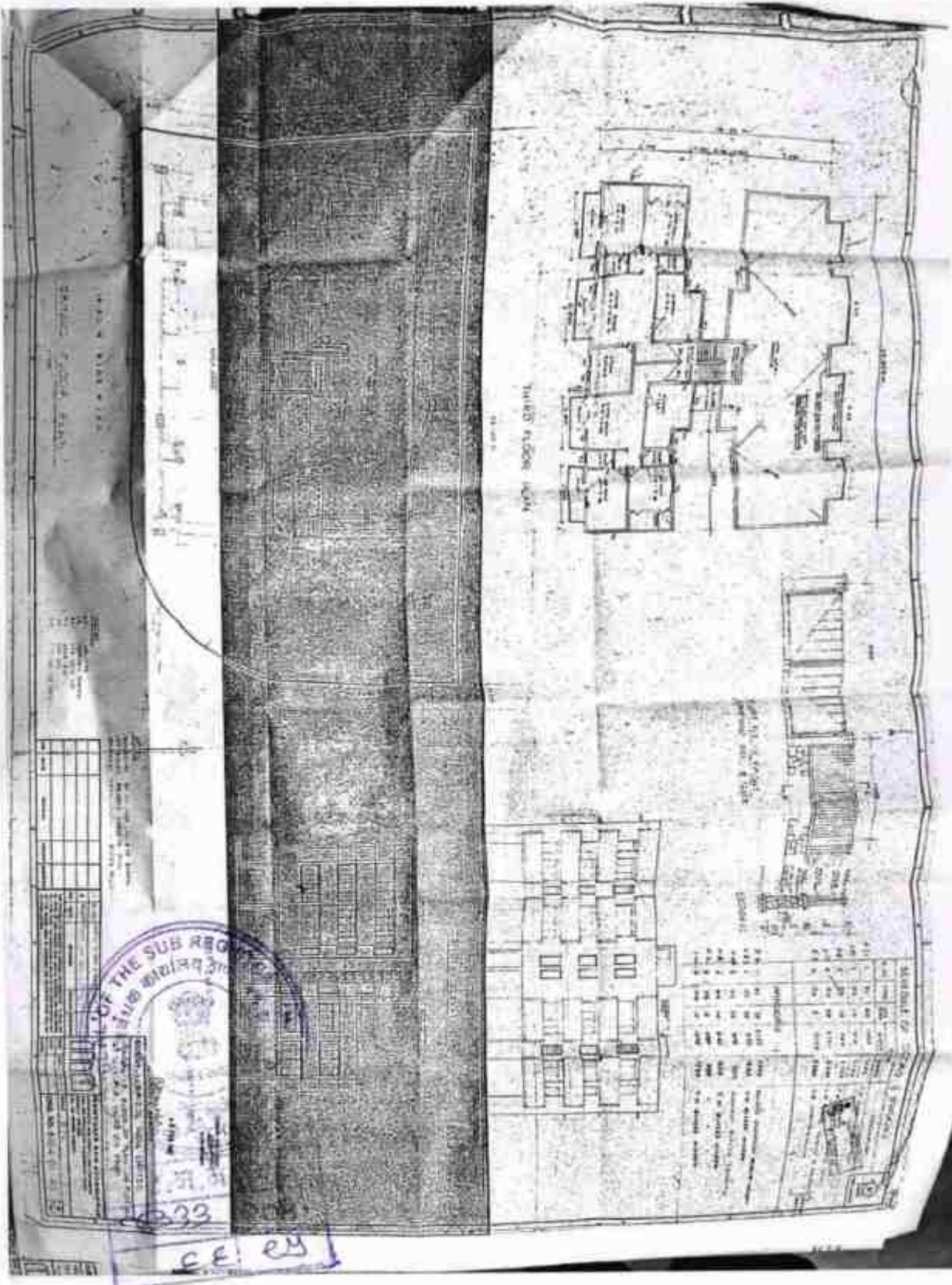




For LUNARZOL INDIA PVT. LTD.

CHA  XAIR



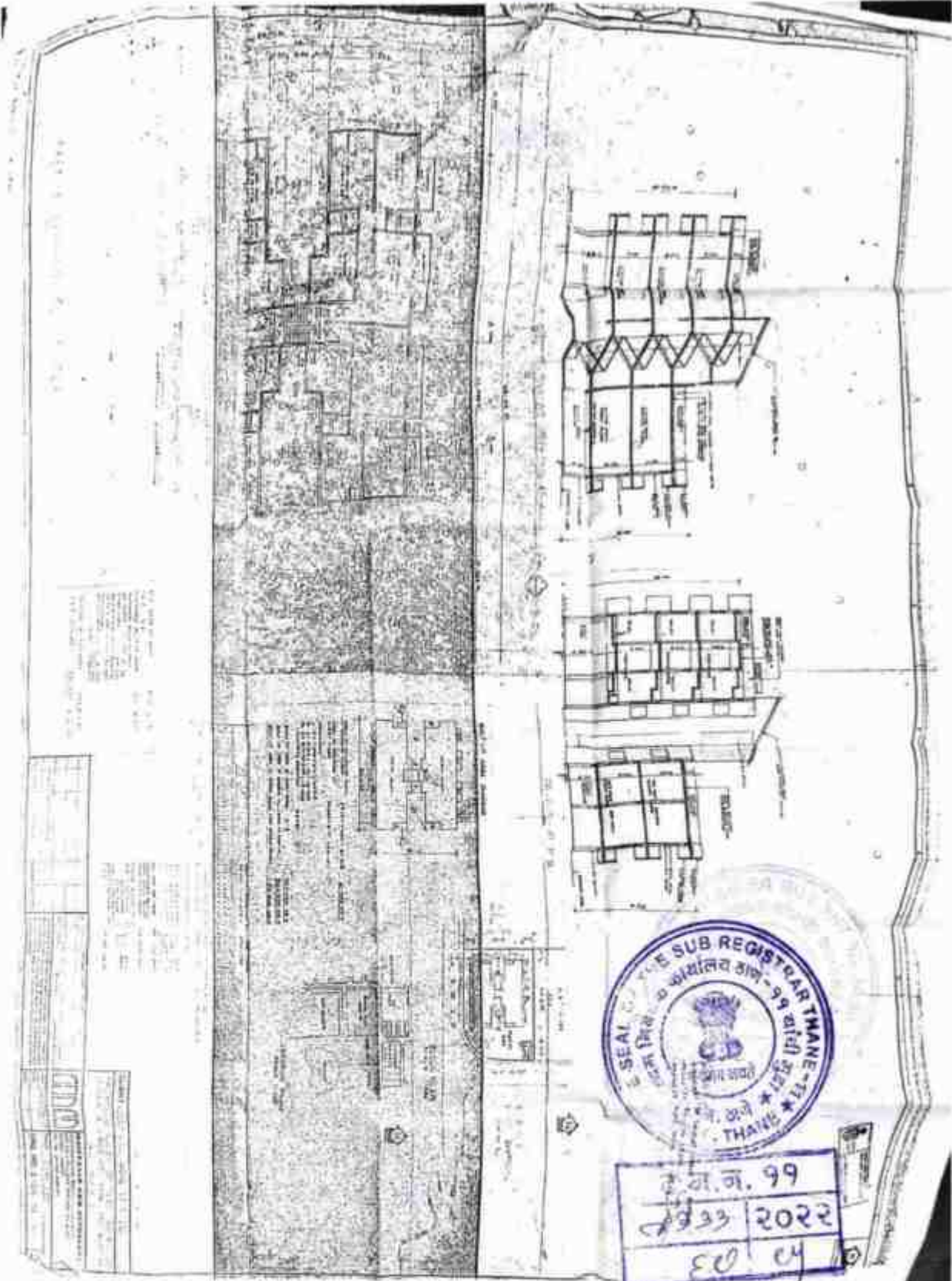


OFFICE OF THE SUB REGISTRAR
 THE REGISTRAR
 THE REGISTRAR

1033
 E.E. 24

For LUBRIZOL INDIA PVT. LTD.
 SANJEET KADOL
 CHAIRMAN & MANAGING DIRECTOR





द. न. न. ९९
 १९३३ २०२२
 ६० ८५

For LUBRIZOL INDIA PVT. LTD.

(Signature)
 SANJEEV KAIL
 CHAIRMAN & MANAGING DIRECTOR





ट.न.न. ११	
२३३	२०२२
६६	६५

THANE DISTRICT
SUB REGISTRAR
THANE

Date: 14.02.2022

With reference to the above mentioned subject we would like to confirm that we have agreed to purchase Plot No.29A, Sector-4, admeasuring 1148.53 sq. mtrs, in Vashi, Navi Mumbai, from LUBRIZOL INDIA PRIVATE LIMITED, a company incorporated under the provisions of Companies Act, 1956/ 2013 (through the hands of its Chairman and Managing Director MR. SANJEEV KAUL).

Whereas M/s Progressive Homes through its Partner 1) Mr. Vinod D. Trivedi and 2) Mr. Jigar V. Trivedi & 3) M/s. Progressive Civil Engineers Pvt. Ltd. being busy elsewhere for business assignment, we are unable to execute personally all the document before the concerned authority of CIDCO Ltd. So we hereby authorise our Partner i.e. Mr. Devang V. Trivedi, to sign, execute and deliver the Deed of Assignment cum Sale and other necessary documents in our name and on our behalf and also to present the said document before the Sub- Registrar Thane/ Vashi/CBD Belapur, for the purpose of its admission, registration and execution.

Thanking you

Yours truly,

M/s PROGRESSIVE HOMES

Through its Partners

1) Mr. Vinod D. Trivedi



2) Mr. Jigar Vinod Trivedi

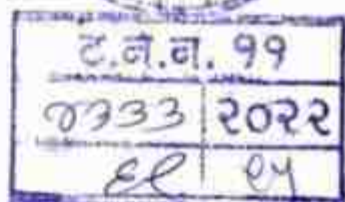


3) M/s Progressive Civil Engineers (P) Ltd.



Authorised Partner

Mr. Devang V. Trivedi





ड. व. ज. ११	
१३३३	२०२२
००	२५

RESOLVED :

It is further resolved that **Mr. Devang V. Trivedi** (Managing Director) is hereby authorized to sign and execute Deed of Assignment cum Sale and other necessary documents for and on behalf of the company to purchase the Plot No.29A, Sector 4, Vashi, Navi Mumbai by **M/s. Progressive Homes** (Partnership Firm), where the company is the partner, and hereby present the said document at the office of Sub Registrar Thane/ Vashi/CBD Belapur for the purpose of its admission and execution.

That all the act and deed done by Mr. Devang V. Trivedi in this regard shall be duly approved and ratify by the Board of the Company.

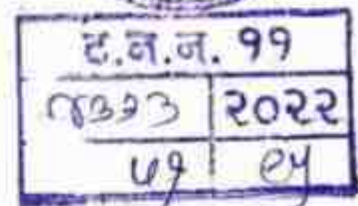
Dated : 14th February 2022

Place : Vashi Navi Mumbai

For Progressive Civil Engineers Pvt. Ltd.

Chairman

Joint Managing Director



CIN : U45202MH1998PTC114892

PROGRESSIVE CIVIL ENGINEERS (P) LTD.

707, DEVAVRATA, PLOT NO 83, SECTOR-17, VASHI, NAVI MUMBAI - 400 703

Telefax : 4085 6777 E-mail : pcepl@hotmail.com www.progressivegroup.in



उ.न.न. ११	
३३३३	२०२२
७२ ए	



CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE 260th MEETING OF THE BOARD OF DIRECTORS OF LUBRIZOL INDIA PRIVATE LTD. HELD ON WEDNESDAY, 4th MARCH 2020 AT 10.30 AM AT LUBRIZOL INDIA PRIVATE LTD, 9/3, THANE - BELAPUR ROAD, TURBHE, NAVI MUMBAI 400 705

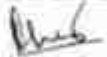
Resolution no.2

To approve and delegate powers for sale of Vashi residential property

RESOLVED THAT Mr. Sanjeev Kaul, Chairman & Managing Director, be and is hereby authorised to negotiate and finalise the sale and transfer of Company owned premises at Plot No.29-A, situated at Sector-4, Vashi, Navi Mumbai, Tal. & Dist. Thane.

ALSO RESOLVED THAT Mr. Sanjeev Kaul be and is hereby further authorised to sign, execute, register all the documents, deeds, papers etc, concerning the said sale/transfer and also to do all the formalities connected therewith.*

For **Lubrizol India Pvt. Ltd.**


Indulekha Godse
Company Secretary

Lubrizol India Pvt. Ltd.
93 Thane Belapur Road, Turbhe, Navi Mumbai 400 705, India
Telephone: 41-254629 / 2390 / 6773 / 9000
E-mail: hr@lubrizolindia.com





ट.न.नं. १०	
१३३३	२०१२
७४	९५



MA



ट.न.नं. ११	
१०३३	२०२२
७५	९५



ट.ल.न. ११	
१९३३	२०२.
७६ ए	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

DEVANG VINOD TRIVEDI
VINOD DAHYALAL TRIVEDI

23/11/1974
Permanent Account Number:
ACFPT5725Q

भारत सरकार

Signature



Handwritten signature



ड.न.न. ११
०३३३ २०२२
UW/ey



ट.न.न. ११	
१३३३	२०२२
०८ ०५	



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

नोदणी क्रमांक/Enrolment No.: 2085/28010/61314

Devang Vinod Trivedi (देवांग विनोद त्रिवेदी)

S/O: Vinod Trivedi, Flat No-A-1801, Viceroy Park, Plot No-3, Palm Beach Road, Sector 18, Sarpada, Navi Mumbai, Thane, Maharashtra - 400705

Date: 01/07/2015

सुमचा **Aadhaar** क्रमांक/ Your Aadhaar No.:

5982 0364 0137



सूचना

- भारत ओळखीचे प्रमाण आहे. नागरिकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाईन ऑथेंटिकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Handwritten signature

Signature valid

Digitally signed by Devang Vinod Trivedi
Date: 2015.07.01 22:26:51

आधार-सामान्य माणसाचा अधिकार

1800 303 1547 help@uidai.gov.in www.uidai.gov.in

- भारत देशभरात मान्य आहे.
- सॉर्टी आणि आपण एकदाच नामांकन नोदणीची आवश्यकता आहे.
- कृपया आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता सोदवा. यामुळे आपल्या विविध सुविधा प्राप्त करण्यासाठी मदत मिळेल.
- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



देवांग विनोद त्रिवेदी
Devang Vinod Trivedi
जन्म तारीख/ DOB: 23/11/1974
पुरुष / MALE



पत्ता:

शंका मुलगा: विनोद त्रिवेदी,
फ्लॉट नं-ए-1801,
व्हाइसरॉय पार्क, प्लॉट नं-3,
पाम बीच रस्ता, सेक्टर 18,
सातपाडा, नवी मुंबई, ठाणे
महाराष्ट्र - 400705

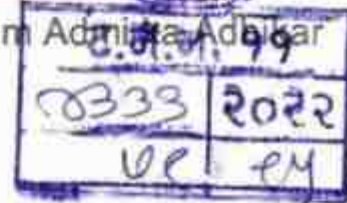


5982 0364 0137

5982 0364 0137

आधार-सामान्य माणसाचा अधिकार

Aadhaar-Aam Adhaar





ल.न.न. ११	
१३३३	२०२२
२०	२५

INCOME TAX PAN SERVICES UNIT

(Managed by NSDL e-Governance Infrastructure Limited)

5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony,
Near Deep Bungalow Chowk, Pune - 411 016.

F.No. DIT(S)/PAN/ITMN_REG

Dear Sir / Madam,

Permanent Account Number (PAN)

AAACL0126H

Your request for changes / corrections in PAN data / reprint of PAN card has been processed and new PAN Card is enclosed.

We wish to inform you that quoting of PAN on return of income and challans for payment of taxes is necessary to ensure accurate credit of taxes paid by you and faster processing of income. Please quote PAN in all communications with department as it helps to improve taxpayer services.

Income Tax Department maintains a website - www.incometaxindia.gov.in
Sampark Kendra (Phone - 1800 - 180 - 1961) for providing information and services to taxpayers.
This site contains detailed information on PAN also.



Income Tax Department



PKG ID : PCC3490001 / 34 / 25 / 01/05/2018 / PRF
MUM / 961 / 68203220730243331B1 / 290418185435
LUBRIZOL INDIA PRIVATE LIMITED

LUBRIZOL INDIA PRIVATE LIMITED
9/3 TURBHE MIDC, LUBRIZOL INDIA PVT. LTD.,
THANE BELAPUR ROAD, TURBHE, NAVI MUMBAI,
MAHARASHTRA - 400705
TEL. NO. 22 - 66255100



For LUBRIZOL INDIA PRIVATE LIMITED

Sanket Shah

SANKET SHAH
EINDAAT - MUMBAI

(This being a computer-generated letter, no signature is required)



२३/०१/११	
४३३३	२००६
M. E.	



[Handwritten Signature]



ट.न.न. ११	
४३३३	२०२२
८३	२५



0333	2022
20/03	



भारत सरकार / Government of India

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1207/29135/27699

06010015

To:
शजीव कोठ
Sanjeev Kaul
S/O: Jewahar Lal Kaul
B 402, Evershine Embassy, 4B, Amboli Hill
Veera Desai Road
Anchar West
Mumbai
Azad Nagar Mumbai Mumbai
Maharashtra 400053
9920108827

Ref: 3266 / 15F / 1150017 / 1150078 / P



5E609300495FT



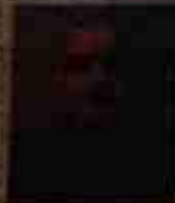
आपला आधार क्रमांक / Your Aadhaar No:

4674 5898 9213

आधार - सामान्य माणसाचा अधिकार



आधार क्रमांक

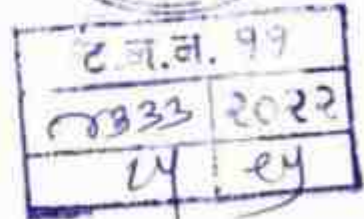


शजीव कोठ
Sanjeev Kaul
जन्म तारीख / DOB: 12/09/1984
पुरुष / Male



4674 5898 9213

आधार - सामान्य माणसाचा अधिकार



Handwritten signature



१३३३

१६ २५



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVERS LICENCE



DL No. MH43 20570005538 DOJ: 13-04-1994
Valid Till: 25-07-2021 (RT)

25-07-2021

FORM 7
RULE 18 (2)



AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA

COV DOX
LMV 13-04-1994
MCWG 14-10-1994



DOB: 01-10-1971 BC: O+

Name: AJAY SRANI
SDW of: CHANDER SRANI
Apt. ROW HOUSE-2 JANKI CHS
PLOT NO 81 SECTOR 17
THANE

Pin: 400703

Signature & ID Of
Issuing Authority MH43



Signature/Thumb
Impression of Holder



27.3.99
8333 19022
LU: 04



த.ந.ந. 99	
8333	202.
u. ey	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANTOSH CHINTAMAN NAIK
CHINTAMAN KHANU NAIK
13/08/1968
Permanent Account Number
ADEFN4525K

Signature



Santosh



0333	2022
<i>ce</i>	<i>ey</i>



ट.न.न. ११	
१३३३	२०२२
२०	२५

कोरे पृष्ठ



ट.न.न. ११	
१३३३	२०२२
२९	२५



र.न.नं. ११	
१३३३	२०२२
एम एम	

394/4333

शुक्रवार, 25 मार्च 2022 9:24 म.पु.

दस्त गोपबारा भाग-1

दनन11

दस्त क्रमांक: 4333/2022

दस्त क्रमांक: दनन11 /4333/2022

बाजार मूल्य: ₹. 12,42,67,700/-

मोबदला: ₹. 25,00,00,000/-

भरलेचे मुद्रांक शुल्क: ₹. 1,50,00,000/-

दु. नि. मद्र. दु. नि. दनन11 बांधे कार्यालय

ब. क्र. 4333 धर दि.25-03-2022

रोजी 9:21 म.पु. वा. हजार केला.

पावणी:4531

पावणी दिनांक: 25/03/2022

सादरकरभारतचे नाव: मे. प्रोपेसिबल होम्स लॅट भोगीदार देवांग व्ही निवेदी -

सादरणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1900.00

पुस्तकी संख्या: 95

सकुल: 31900.00

दस्त शहर कार्यालयाची मशी.

Joint Sub Registrar Thane 11
प्र.सह दुय्यम विबयक वर्ग-२
ठाणे क्र.११

दस्ताचा प्रकार: अभिलेखांतरबाध

Joint Sub Registrar Thane 11
प्र.सह दुय्यम विबयक वर्ग-२
ठाणे क्र.११

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर संघाकडून किंवा कोणत्याही नगरपालिका किंवा नगर संघाच्या हद्दीत किंवा मुंबई महानगर प्रदेश & विभागात प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक विभागाच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1985 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणे प्रभाव क्षेत्रात.

निहाळ क्र. 1 25 / 03 / 2022 09 : 21 : 39 AM ची वेळ: (सादरितरण)

निहाळ क्र. 2 25 / 03 / 2022 09 : 23 : 22 AM ची वेळ: (फी)

प्रमाणपत्र

दस्त क्रमांक 4333/2022 च्या सादरणी क्रमांक 4531 अंतर्गत
दस्त हाताळणी फी ₹. 1900/- चे देणे
संबंधी सादरणी संपूर्ण मजकूर दि. 25/03/2022 च्या सादरणी
द्वारे सादर केलेल्या कामदपत्राची आपली
संपूर्ण प्रत, वेळीस ३ कामदेशीर मार्तोरासही
दस्ताच्या दिवसाक व कबुलीदारक हे संपुर्ण पणे
प्रमाणपत्र राहतील.

मुद्रांक देणारा

लिहून घेणारा

एन सीआरएन नंबर-2

प्लॉट नं. 4333/2022 *erley*

25/03/2022 9:26:37 AM

एन सीआर नं. 4333/2022
प्लॉट नं. 4333/2022

क्र.सं.	पुस्तकाराचे नाव व पत्ता	पुस्तकाराचा प्रकार	आपत्तिक	संपत्तीचा छाया
1	नाम: प्रोग्रेसिव्ह होम्स व्ही कार्पोरेशन पत्ता: प्लॉट नं. 1, बाळो नं. 1, इमारतीचे नाव: 1+3 इमारत प्लॉट नं. 13 वेळार: 13 बाणी, जल्ले नं. 1, गेट नं. नवी मुंबई, बडोदा, THANE. पिन कोड: AAHPP5228J	विद्युत देणार प्लॉट नं. 47 स्वातंत्र्य		
2	नाम: मुंबईमोन इरिगा प्रा लि व्ही वेल्हा व्हा आणि मॅडिसीन इमारतकार कार्पोरेशन पत्ता: प्लॉट नं. 1, बाळो नं. 1, इमारतीचे नाव: 1+3 इमारत वेल्हा गेट मुंबई जल्ले नं. 1, गेट नं. नवी मुंबई, बडोदा, ठाणे. पिन कोड: AAACL0128H	विद्युत देणार प्लॉट नं. 57 स्वातंत्र्य		

वरील इमालेख बळग देणार संपादकीय अधिकारकर्त्यावर - या इमालेख बळग दिव्याचे बळग बळगाने.
दिनांक 25 / 03 / 2022 09 : 25 : 13 AM

वेळार:-
कार्यालय इमालेख व्ही वेल्हा व्हा आणि मॅडिसीन इमारतकार कार्पोरेशन, वेल्हा व्हा, नवी मुंबई

क्र.सं.	पुस्तकाराचे नाव व पत्ता	आपत्तिक	संपत्तीचा छाया
1	नाम: अरुण इमारती - प्लॉट नं. 50 पत्ता: वेळार: 13 बाणी नवी मुंबई पिन कोड: 400703		
2	नाम: अरुण इमारती - प्लॉट नं. 52 पत्ता: वेळार: 13 बाणी नवी मुंबई पिन कोड: 400703		



दिनांक 25 / 03 / 2022 09 : 25 : 56
दिनांक 25 / 03 / 2022 09 : 26 : 10 AM नोंदणी क्रमांक 1 बाण

प्र.सह दय्यन विवेक वर्ध - 2
प्लॉट नं. 99

Slr.	Purchaser	Type	Verification no/Vendor	GRNs/Licence	Amount	Used At	Deface Number	Deface Date
1	PROGRESSIVE HOMES	eSBTR/Simple Receipt	03006172022021550174	MH013163679202122R	5000000.00	SD	0007343359202122	25/03/2022
2	PROGRESSIVE HOMES	eSBTR/Simple Receipt	03006172022021550194	MH013163705202122R	5000000.00	SD	0007343358202122	25/03/2022
3	PROGRESSIVE HOMES	eSBTR/Simple Receipt	03006172022021550187	MH013163688202122R	5000000.00	SD	0007343355202122	25/03/2022
4		DHC		2403202228063	1900	RF	2403202228063D	25/03/2022
5		eSBTR/SimpleReceipt		MH013163712202122R	30000	RF	0007343361202122	25/03/2022

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

4333 /2022

Know Your Rights as Registrants
1. Verify Scanned Document for correctness through thumbnail if pages on a single printout after scanning.
2. Get print immediately after registration.
For feedback, please write to us at feedback.nar@mah.nreg.gov.in



ट.ज.न. ११	
०३३३	२०२२
२५	२५

प्रमाणित करण्यात येते की, सदर दस्तऐवज
रकम पान.....२५..... आहेत.
पुरतक क्र. १ मधील
क्रमांक.....०३३३..... घर नोंदला.


सह दुय्यम निदेशक (वर्ग-२) ठाणे क्र. ११
दिनांक २५ माहे ३ सन २० २२