

**AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** is made and entered at **Mumbai** on this \_\_\_\_ day of **January, 2026**.

**BETWEEN**

**1) MR. SAMSHER AWADHNARAYAN SINGH**, aged 49 years, Pan No. AKQPS8156D and **2) MR. CHANDAN AWADHNARAYAN SINGH**, aged 44 years, Pan No. AORPS9073A, both adults, Indian Inhabitants, having address as Flat No. 701, 7<sup>th</sup> Floor, B Wing, Palm House, Mogal Lane, Mahim, Mumbai- 400 016., hereinafter referred to as **"THE SELLERS"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors, administrators and assignees) of the **ONE PART**;

**AND**

**1) MRS. RHEA MUKESH MAKHIJA**, aged 49 years, Pan No. AHHPM6988R and **2) MS. TRISHA MUKESH MAKHIJA**, aged 19 years, Pan No. AWIPM5742R, both adults, Indian Inhabitants, having address as 1901, Raheja Classique Bldg No. 3, New Link Road, Andheri (West), Near Infinity Mall, Mumbai- 400 053., hereinafter referred to as **"THE PURCHASERS"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors, administrators and assignees) of the **OTHER PART**.

**WHEREAS** vide an Agreement for Sale dated 11<sup>th</sup> January, 1973 made and entered into between **SMT. HEMA A. RAHIMTULLA**, therein referred to as "Vendor" of the one part and **M/S. INDO SAIGON AGENCY Through Its Proprietor Shri. Gobind Kalandas Daryanani**, therein referred to as "Purchaser" of the other part and the said Vendor duly sold, assigned, transferred to the Purchaser a Unit on ownership basis viz. bearing **Unit No. 114, on 1<sup>st</sup> Floor, admeasuring about 1200 Sq. Fts. Carpet area, in the building known as "Sat Guru Nanik Industrial Estate", in the society known as "New Satguru Nanik Industrial Premises Co-op. Soc. Ltd.", situated at Western Express Highway, Goregaon (East), Mumbai- 400 063., and**

more particularly described in the schedule hereunder written (hereinafter referred to as **"the said Unit"**) at or upon terms and conditions therein mentioned and they took vacant and peaceful possession of the said Unit and they were in exclusive use, occupation and enjoyment of the said Unit. The said Agreement for Sale dated 11<sup>th</sup> January, 1973 was duly registered in the office of the Sub-Registrar of Assurances at Bombay vide Document No. 237 dated 12/01/1973.

**WHEREAS** vide an Agreement for Sale dated 30<sup>th</sup> January, 1974 made and entered into between **M/S. INDO SAIGON AGENCY**, therein referred to as **"Vendor"** of the one part and **M/S. BURTON**, therein referred to as **"Purchaser"** of the other part and the said Vendor duly sold, assigned, transferred to the Purchaser a Unit on ownership basis and more particularly described in the schedule hereunder written (hereinafter referred to as **"the said Unit"**) at or upon terms and conditions therein mentioned and they took vacant and peaceful possession of the said Unit and they were in exclusive use, occupation and enjoyment of the said Unit.

**AND WHEREAS** various unit Purchaser formed a registered co-operative housing society named **"NEW SATGURU NANIK INDUSTRIAL PREMISES CO-OP. SOC. LTD."** (hereinafter referred to as **"the said Society"**) a society formed and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under **Registration No. BOM/GEN/837 OF 1975.**, (hereinafter referred to as **"the said Society"**) and by virtue of the membership of the said society, the said **M/S. BURTON** became the bonafide and registered members of the society and the said society duly issued in their names Share Certificate No. 85, having 5(Five) fully paid up shares of Rs. 50/- each bearing distinctive no.'s from 421 to 425 (both inclusive) on 01/10/1976., and Share certificate No. 167, having 5(Five) fully paid up shares of Rs. 50/- each bearing distinctive no.'s from 811 to 815 (both inclusive) on 28/01/1977. (hereinafter referred to as **"the said Shares"**).

**AND WHEREAS** vide an Agreement For Sale dated 4<sup>th</sup> October, 2000 made and entered into between **1) MR. GIRISH C. BAVISHI, 2) MR. SUBHASH C. BAVSHI, 3) MRS. SUDHA A. BAVISHI and 4) MRS. USHA M. BAVISHI** all the partners of **M/S. BURTONS** therein referred to as **"Transferors"** of the One Part

and 1) **MR. SAMSHER AWADH NARAYAN SINGH** and 2) **MR. CHANDAN AWADH NARAYAN SINGH**, therein referred to as "Transferees", of the Other Part since the said the Transferees therein had purchased and acquired the said Unit on ownership basis at or for the price and upon terms and conditions mentioned therein and they became joint owners of the said Unit. The said Agreement For Sale dated 4<sup>th</sup> October, 2000 duly registered through a Sale Deed dated 28<sup>th</sup> October, 2013 was properly stamped and was lodged for Registration with the office of the Sub-Registrar of Assurances Borivali-9, bearing Document No. BRL-9/6244/2013 dated 29/10/2013. Thereafter, the said society transferred the said Share Certificate No. 85 and Share Certificate No. 167 in the joint names of 1) **MR. SAMSHER AWADH NARAYAN SINGH** and 2) **MR. CHANDAN AWADH NARAYAN SINGH** and their names were duly endorsed on the backside of the said Share Certificate on 10/11/2001.

**AND WHEREAS** the **SELLERS** herein i.e. 1) **MR. SAMSHER AWADH NARAYAN SINGH** and 2) **MR. CHANDAN AWADH NARAYAN SINGH** are in peaceful possession of the said Unit and they are now desirous of selling of on ownership basis the said Unit to prospective **PURCHASERS** herein.

**AND WHEREAS** the said **PURCHASERS** herein i.e. 1) **MRS. RHEA MUKESH MAKHIJA** and 2) **MS. TRISHA MUKESH MAKHIJA** have offered to purchase the said Unit for a total consideration of **Rs. 2,25,00,000/- (Rupees Two Crore Twenty Five Lakhs Only)**.

**AND WHEREAS** the said **SELLERS** herein have agreed to sell and transfer and the said **PURCHASERS** herein have agreed to purchase and acquire all rights, title and interest of the **SELLERS** in the said Unit including the right of occupation of the said Unit in the said Society including their rights, title and interest in the said Unit.

**AND WHEREAS** the Parties hereto have agreed to enter into writing the Terms and Conditions on which the **SELLERS** have agreed to sell and transfer and the **PURCHASERS** have agreed to purchase and acquire the rights, title and interest of

the SELLERS in the said Unit including the entire interest of the SELLERS in the said Society.

**NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES  
HERETO AS FOLLOWS;**

1. That the recitals hereinabove shall form integral part of this Agreement.
2. That the SELLERS doth hereby agree to transfer unto the PURCHASERS and the PURCHASERS doth hereby purchase and acquire all right, title and interest of the SELLERS in the said Unit including the right of occupation of the said Unit being **Unit No. 114, on 1<sup>st</sup> Floor, admeasuring about 1200 Sq. Fts. Carpet area, in the building known as "Sat Guru Nanik Industrial Estate", in the society known as "New Satguru Nanik Industrial Premises Co-op. Soc. Ltd.", situated at Western Express Highway, Goregaon (East), Mumbai- 400 063.**
3. The said consideration will be paid by the PURCHASERS to the SELLERS as follows that is to say;
  - a) A sum of **Rs. 72,75,000/- (Rupees Seventy Two Lakhs Seventy Five Thousand Only)** has paid by the PURCHASERS to the SELLERS before registration of this Agreement for Sale from their own funds as part payment.
  - b) A sum of **Rs. 2,25,000/- (Rupees Two Lakhs Twenty Five Thousands Only)** is deducted as tax deduction at source @ 1% (**on Agreement for Sale value of Rs. 2,25,00,000/-**) and the said TDS to be deposited by the PURCHASERS as per Section 194-IA of the Income Tax Act, 1961 and the same shall be deemed to be received by the SELLERS herein and the PURCHASERS shall deposit the said TDS and shall produce the TDS certificate to the SELLERS before taking possession of the said Unit.
  - c) And balance sum of **Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only)** shall be paid by the PURCHASER to the SELLER within 30 to 45 working days from the date of registration of this Agreement for Sale vide obtaining

loan from Bank/Financial Institution/Own Funds as FULL and FINAL payment.

**d) Hence, the total consideration of the said Unit Rs. 2,25,00,000/- (Rupees Two Crore Twenty Five Lakhs Only).**

4. The SELLERS have obtained the consent from the said society for transfer of the Said Unit in favour of PURCHASERS. The SELLERS have obtained **No Objection Certificate ("NOC")** dated \_\_\_\_/\_\_\_\_/2026 for transfer of the Flat in the said society stating no dues pending towards said society against the Said Unit till the execution of this Agreement for Sale.
5. The SELLERS doth hereby declare and covenant with the PURCHASERS that the said Unit is free from all encumbrances of any nature and there is no pending loan upon the said Unit as on date and that the SELLERS have full right, title and interest in the said Unit and have full right and authority to assign and transfer the said Unit to the PURCHASERS.
6. The SELLERS have represented to the PURCHASERS that:
  - a) The SELLERS are the absolute owners of the Said Unit and no other person/s have any right, title or interest whatsoever therein by way of gift exchange, mortgages, charges, lien, sale, inheritance, lease or otherwise in the said Unit.
  - b) The SELLERS are in exclusive and peaceful possession and occupation of the Said Unit since it has been acquired by them
  - c) When the SELLERS acquired the Said Unit, they were satisfied that the title to the Said Unit was clear and marketable.
  - d) The SELLERS declares that there are no loans/advances or encumbrance of any kind upon the said Unit and if any such loan/advances may appear in future related to SELLERS then it will be handled by the SELLERS and the SELLERS will indemnify the PURCHASERS from any such claims.
  - e) On taking vacant and peaceful possession of the Said Unit the PURCHASERS will be entitled to occupy the same without any claim or interruption from the SELLERS or anybody claiming under them.

- f) The SELLERS have paid all dues upto date and they will indemnify and keep indemnified the PURCHASERS against any claim made for any period prior to the completion of the sale in respect of the Said Unit.
- g) Neither any order of attachment against the Said Unit is in existence upto date nor any suit, decrees for proceedings are pending in any court or otherwise,
- h) The Said Unit is not acquired by municipal authorities, government or any revenue authorities and no notice of the acquisition is received by the SELLERS under the provisions of land acquisition or otherwise,
- i) The SELLERS have not entered into any Agreement/Deed with any other person/s in respect of the above sale of Said Unit other than the PURCHASERS.
- j) The SELLERS have not transferred and assigned their right, title and interest in respect of the above Said Unit premises to any other person/s;
- k) The SELLERS declare that except them no other person/s have any right, title and interest in the Said Unit and that the SELLERS have not done any act of omission or commission whereby the ownership, possession and/or occupation of the said Unit of the SELLERS may be rendered illegal and/or unauthorized for any reason or on any account.
- l) All normal rates, assessments and taxes payable by the SELLERS in respect of the said Unit have been paid to the appropriate authorities.
- m) The SELLERS agrees that all the dues including Maintenance Bills, Building charges (if any), Electricity Bills, Gas Bills, Utility Bills, along with pending Property Tax Bills and Water Bills (if any) up to the date of delivery of vacant and peaceful possession of the said Unit will be paid by the SELLERS and Thereafter, the PURCHASERS will be liable to pay the dues including Maintenance Bills, Building charges (if any), Electricity Bills, Gas Bills, Utility Bills, along with pending Property Tax Bills and Water Bills (if any).
- n) No notice from any Government, Municipal Corporation, or any other public body or authority or any notice under any law including the Land Acquisition Act, the Land Regulation, the Town Planning Act, the Municipal Corporation Act, the Urban Land Ceiling Act or any other statute

has been received or served upon the SELLERS in respect of the said Unit or any part thereof which restricts or may restrict the execution of this Agreement.

- o) There is no injunction or any other order from any court, collector, Revenue Authority, or Municipal Corporation for any taxation or other dues disentitling or restraining the SELLERS from dealing with the said Unit or entering into this Agreement.

Relying upon the aforesaid declarations and representations of the said SELLERS and believing the same to be true and correct the PURCHASERS have agreed to purchase the said Unit.

7. The sale shall be completed on receipt of the consideration from the PURCHASERS by the SELLERS as provided in Clause No. 3 hereinabove against the SELLERS handing over peaceful and vacant possession of the said Unit to the PURCHASERS and the SELLERS executing further documents for more perfectly transferring the right, title and interest in respect of the said Unit in favour of the PURCHASERS.
8. The SELLERS doth hereby agrees to sign, endorse and undertake from time to time and at all times hereafter to execute any deed or writing as well as procure all other papers and documents as may be required by the PURCHASERS for transferring the said Unit to the name of the PURCHASERS in pursuance of this Agreement.
9. At the time of completion of the sale:
  - a) The SELLERS and PURCHASERS will duly complete and sign the requisite transfer forms and other relevant forms, declarations for transfer of the Said Unit from the name of the SELLERS to the name of the PURCHASERS.
  - b) The SELLERS and PURCHASERS will duly complete and sign the requisite forms, Affidavits, Indemnities and other relevant declarations for transfer of said Unit together with deposits, lease rent, any other deposit or any credit concerning the said Unit, if any from the names of SELLERS to the names of PURCHASERS in records of concerned authority and for transfer of electric



meter, gas meter in records of concerned Electricity authority and Gas authority.

- c) The SELLERS and PURCHASERS duly complete, sign and execute the requisite Forms, Affidavits, Indemnities, Declarations and/or other relevant documents required to be executed for transfer of said Unit in records of the concerned developers/board/authority.
- d) The SELLERS shall handover the vacant and peaceful possession of the Said Unit on realization of full and final consideration amount.

10. The PURCHASERS doth hereby covenant with the SELLERS that they shall always abide by the Rules, Regulations and Bye-laws of the said Society and to comply with any further rules which may be laid down by the said Society from time to time and shall regularly pay the municipal taxes and maintenance charges in respect of the said Unit from the day the SELLERS delivers possession of the said Unit to the PURCHASERS.

11. That the title of the SELLERS in respect of the said Unit is absolutely clear and marketable, free from all encumbrances and reasonable doubts including free from third party adverse deal, agreement, agreement for sale, transfer or assignment, surrender gift, leave and license, exchange, or any third party encumbrance, dispute as to right, possession, any debts or dues to provide creditors or notice / order of any public authority whatsoever on account of any matters including matters of public levies (income tax, property tax, assignment, duties, stamp duties, registration charges or other charges, fees / amount and / or other levies) by whatever name called or known under any laws heretofore to be in force retrospectively either with or without penalty on interest and / or debts, dues, loans, finance, from any person/s or otherwise or any claims of any third party on account of bail, bond, security, surety, charge, mortgage, indemnity, guarantee, suits, litigations, legal or other proceedings, any decree, other judgments or award, injunction, order receiver or any other person by any court of law, Tribunal, forum, authority and / or adjustment before or after the judgment or otherwise under the laws in force, any arbitration or awards, any dispute, any notice, notification and order or award either for acquisition, requisition, forfeiture or confiscation or any



notice, notification, orders or proceedings and the SELLERS indemnifies the PURCHASERS for the same.

12. It is agreed by and between the parties herein that the PURCHASERS shall be entitled to obtain peaceful and vacant possession of the said Unit on the payment of full and final consideration. It is hereby further agreed that SELLERS have to do cleaning, refurbishment of doors and locks and do the painting work before handing over vacant and peaceful possession of the said Unit.
13. It is agreed by and between the parties herein that the SELLERS have to handover vacant and peaceful possession of the said Unit to the PURCHASERS immediately against receipt of Full and Final amount mentioned in Clause No. 3 hereinabove. Further, if SELLERS fails to handover vacant and peaceful possession of the said Unit to the PURCHASERS without any cause even after receiving entire lumpsum consideration amount then the PURCHASERS have the right to terminate this Agreement For Sale and in such an event the SELLERS have to refund the entire lumpsum consideration amount to the PURCHASERS and both the parties shall execute a formal Deed of Cancellation.
14. It is agreed by and between the parties herein that the PURCHASERS has to pay balance consideration amount mentioned in Clause No. 3 within 30 to 45 working days from the date of registration of this Agreement for Sale. Further, if PURCHASERS fails to pay balance consideration amount SELLER within 30 to 45 working days from the date of registration of this Agreement for Sale then the SELLERS have the right to terminate this Agreement For Sale and in such an event the SELLERS have to refund the part payment amount to the PURCHASERS and both the parties shall execute a formal Deed of Cancellation.
15. Upon the completion of registration of this Agreement for Sale and/or payment of full and final consideration amount, SELLERS will hand over the PURCHASERS (a) Original chain of agreement/s of the Said Unit and (b) all the other documents relating to the Said Unit in the possession of the SELLERS.

16. The PURCHASERS hereby declare that, they have taken inspection of the said Unit in all respect and the said Unit is in order and they are fully satisfied with the same and shall not take any objection in future. The PURCHASERS hereby declare that they are purchasing the said Unit on "*as is where is basis*".
17. The SELLERS hereby declare that after the receipt of total full and final consideration amount neither they, themselves nor any of their legal heirs, family members, relative, executors, successors etc. shall have any claim or right, title, interest of whatsoever nature upon the said Unit.
18. The SELLERS doth hereby undertake to do and to execute all acts, ~~deeds~~, matters and things as are or may be necessary, proper or expedient for the purpose of fully and effectually transferring the said Unit in favour of the PURCHASERS and to have and to hold the said Unit absolutely.
19. It is agreed by and between the parties herein that any previous pending stamp duty, charges, fines, penalties, liens, loan and advances on any previous documents which may arise in future shall be cleared by the SELLERS only and the PURCHASERS shall not responsible for the same.
20. The SELLERS & PURCHASERS shall present themselves at the concerned Office of the Sub-Registrar of Assurances and admit execution of this Agreement for Sale.
21. The Stamp Duty and Registration charges shall be borne by the PURCHASERS in respect of the Said Unit to the concerned authority alone.
22. The society transfer charges will be paid by the SELLERS and PURCHASERS equally i.e. 50:50.
23. This agreement shall always be subject to the provisions contained in the Maharashtra Co-operative Societies Act, 1960, Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flats Rules, 1964 or any other provisions of law applicable thereto and PURCHASERS shall be entitled to respective shares as and when the society issues the same as per due process of law.

**24.** All disputes under this Agreement for Sale arising between the SELLERS and PURCHASERS, shall be referred to arbitration in accordance with the Arbitration and Conciliation Act, 1996 as in force having jurisdiction Mumbai.

**THE SCHEDULE OF PROPERTY:-**

All that piece or parcel of Unit No. 114, on 1<sup>st</sup> Floor, admeasuring about 1200 Sq. Fts. Carpet area, in the building known as "Sat Guru Nanik Industrial Estate", in the society known as "New Satguru Nanik Industrial Premises Co-op. Soc. Ltd.", situated at Western Express Highway, Goregaon (East), Mumbai- 400 063., constructed on the plot of land Survey No. 84 (Part), Hissa No. Nil, Survey No. 86, Hissa No. 1(Pt), Survey No.87, Hissa No. 1(Pt), Survey No. 92, Hissa No. 2 (Pt), bearing C. T. S. No. 211 & 212 (pt) in the Revenue Village – Goregaon, Taluka – Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban. The Building was constructed in the year 1974 and comprising of Ground + 3 Upper Floors without lift.

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

**SIGNED AND DELIVERED** by the )  
 within named "THE SELLERS" )  
 1) MR. SAMSHER AWADHNARAYAN SINGH )

**2) MR. CHANDAN AWADHNARAYAN SINGH )**

in the presence of:

1.

2.

**SIGNED AND DELIVERED by the** )

withinnamed **"THE PURCHASERS"** )

**1) MRS. RHEA MUKESH MAKHIJA** )

**2) MS. TRISHA MUKESH MAKHIJA** )

in the presence of: )

1.

2.

Om Enterprises

8	Rs. 6,00,000/-	Reference No. HDFCR5202601045311594 3 Paid to the Seller No. 1	04/01/2026	HDFC Bank
9	Rs. 6,00,000/-	Reference No. HDFCR5202601045304765 4 Paid to the Seller No. 2	04/01/2026	HDFC Bank
10	Rs. 4,49,000/-	UTR No. 600521567367 Paid to the Seller No. 1	05/01/2026	Kotak Mahindra Bank
11	Rs. 4,49,000/-	UTR No. 600521567756 Paid to the Seller No. 2	05/01/2026	Kotak Mahindra Bank
<b>Total</b>	<b>Rs. _____/-</b>		<b>--</b>	

We receive the above Rs. \_\_\_\_\_/-

1) MR. SAMSHER AWADHNARAYAN SINGH \_\_\_\_\_

2) MR. CHANDAN AWADHNARAYAN SINGH  
(SELLERS) \_\_\_\_\_

Place: Mumbai

Date: \_\_\_\_/\_\_\_\_/2026

WITNESSES :-

1. \_\_\_\_\_ 2. \_\_\_\_\_

**PART PAYMENT RECEIPT**

We, 1) **MR. SAMSHER AWADHNARAYAN SINGH** and 2) **MR. CHANDAN AWADHNARAYAN SINGH** (SELLERS) do hereby admit and acknowledge receipt of below mentioned amounts from 1) **MRS. RHEA MUKESH MAKHIJA** and 2) **MS. TRISHA MUKESH MAKHIJA** (PURCHASERS) towards part payment in respect of the sale of my Unit No. 114, on 1<sup>st</sup> Floor, admeasuring about 1200 Sq. Fts. Carpet area, in the building known as "Sat Guru Nanik Industrial Estate", in the society known as "New Satguru Nanik Industrial Premises Co-op. Soc. Ltd.", situated at Western Express Highway, Goregaon (East), Mumbai-400 063., on the plot of land Survey No. 84 (Part), Hissa No. Nil, Survey No. 86, Hissa No. 1(Pt), Survey No.87, Hissa No. 1(Pt), Survey No. 92, Hissa No. 2 (Pt), bearing C. T. S. No. 211 & 212 (pt) in the Revenue Village – Goregaon, Taluka – Borivali in the Registration District and Sub-District of Mumbai City and Mumbai Suburban;

Sr. No.	Amount	Payment Mode	Date	Bank Name
1	Rs. 51,000	Chq/Ref. No. 322 Paid to the Seller No.1	20/12/2025	Kotak Mahindra Bank
2	Rs. 51,000	Chq/Ref. No. 323 Paid to the Seller No.2	20/12/2025	Kotak Mahindra Bank
3	Rs. 1,00,000/-	Ref. No. 536011542077 Paid to the Seller No.2	26/12/2025	Kotak Mahindra Bank
4	Rs. 4,00,000/-	Ref. No. 536115130498 Paid to the Seller No. 2	27/12/2025	Kotak Mahindra Bank
5	Rs. 5,00 000/-	Reference No. 15604382 Paid to the Seller No.1	28/12/2025	Kotak Mahindra Bank
6	Rs. 5,00 000/-	Reference No. 600223999601 Paid to the Seller No.1	02/01/2026	HDFC Bank
7	Rs. 5,00 000/-	Reference No. 600223997629 Paid to the Seller No.2	02/01/2026	HDFC Bank



दस्तावेजांक व वर्ष: 4097/2012

दुय्यम निबंधक: ठाणे 6

Tuesday, September 18, 2012

सूची क्र. दोन INDEX NO. II


नॉदणी 63 न.

5:25:20 PM

Regn. 63 m e

गावाचे नाव : बेलापूर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अमिहस्तांतरणपत्र  
व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो) \* (25-ड) निवासि जागा (सहकारी संस्था/मालकी (ऑनररीप) प्लॅटस) संबंधी असेल तर  
की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00  
बा.भा. रु. 0.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: युनिट / मॉड्युल नंबर -ई - 203 दुसरा मजला, बेलापूर रेल्वे स्टेशन कमर्शियल कॉम्प्लेक्स सी बी डी बेलापूर नवी मुंबई ( ठाणे क्र 11 दस्त नंबर - 0704/12 नुसार मु शु 658000/-, व नो फ्री 30000/- इतकी फ्री वसूल करण्यात आलेल आहे.)
- (3) क्षेत्रफळ (1) 1461.190 चौ फुट बिल्ट अप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) स्वतंत्र कुमार पी आनंद ; घर/प्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: सनराईज, मखड 32 सी 8 ए बेलापूर ; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ADMPA00650
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे सुरज इन्फारमेटिक्स प्रा लि तर्फे संचालक अनित गुप्ता -; घर/प्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: भाईंदर ठाणे ; तालुका: -; पिन: -; पॅन नम्बर: ICS9442B.  
(2) मे सुरज इन्फारमेटिक्स प्रा लि तर्फे संचालक राजेश्वर मट्ट -; घर/प्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 18/09/2012
- (8) नोंदणीचा 18/09/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 4097 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 0.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 100.00
- (12) शेर

  
सह. दुय्यम निबंधक वर्ग - २  
ठाणे क्र - ६



**CIDCO**

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City and Industrial Development  
Corporation of Maharashtra Ltd.Gen. Manager (IT&SP)  
CIDCO Bhawan,  
CBD Belapur,  
Navi Mumbai,  
Pin:400614  
Tel:55918627Reference No: 20000394/90000503  
Customer No: 8806

Date:20.02.2004

To,  
Mr. SWATANTRAKUMAR P. ANAND  
SUNRISE,  
PLOT NO. 32,  
SECTOR 8a,  
CBD BELAPUR,  
NAVI MUMBAI-400614Sub: Allotment of Commercial premises in our "Belapur-ITC" Scheme  
in Sector , Belapur, Navi Mumbai.

Dear Sir/Madam,

With reference to your application No.1, we are thankful to you for booking a commercial premises in our "Belapur-ITC" Scheme in sector , Belapur, Navi Mumbai on "First Come First Serve" basis. We are pleased to allot you the below mentioned premises as per your choice under the terms and conditions mentioned herein and the Annexure overleaf.

**A. DETAILS OF COMMERCIAL PREMISES ALLOTTED**

Comm.Premises Alloted	Building No.	Floor No.	Premises No.	(Area in Sq.Ft)	
				Premises	Terrace
B-SBCC-BEL-E203	BEL-SBC	02	E203	1481.190	

Rate of Premises Rs./Sq.Ft: 1300.00

**B. DETAILS OF PARKING SPACE**Parking Space Alloted :  
Description :**C. PRICE**

Price-Parking Space (Rs)	Price-Terraces (Rs)	Total Sale Price (Rs)	AmountPaid (DemandRegi +EMD) (Rs)	Balance Amount (Rs)
0.00	0.00	1925,547.00	100,000.00	1825,547.00

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Navi Mumbai,  
Pin:400614  
Tel:55918627

Reference No: 20000394/90000503

**D. PAYMENT SCHEDULE**

Installment No	Amount in Rs.	Due Date
01.	477,665.00	20.04.2004
02.	1,347,882.00	19.07.2004

\* Payments to be made on next working day if due date for installment is a holiday.

**E. MISCELLANEOUS CHARGES (Rs)**

1.Share money	:	0.00
2.Documentation Charges	:	500.00
3.Water Connection Charges	:	0.00
4.Power Supply Network Development Charges:	:	0.00
5.Lock Recovery Charges	:	200.00
6.Charges M & R/Services (Fixed)	:	0.00
7.Charges M & R/Services(Area Based)	:	3,999.00
8.Water Distribution Betterment Charges	:	6,888.00
9.Power Connection Charges	:	0.00
10.Other Charges	:	0.00
11.Deposit M & R/Services(Fixed)	:	0.00
12.Deposit M & R/Services(Area Based)	:	11,998.00
13.Annual Lease Rent(Fixed)	:	100.00

Total Miscellaneous Charges	:	23,685.00
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**Note:**

- 1.The amount of miscellaneous charges should be paid by sepearte Demand Draft/Pay order along with the last installment.
- 2.Variation in area & price if any shall be acceptable to you.
- 3.Other terms and conditions of allotment are as per attached annexure.
- 4.Please always quote the reference number for all your future transactions.

We thank you and look forward for a long lasting relationship with you.

Yours faithfully,

  
Gen. Manager (IT&SP)

City and Industrial Development  
Corporation of Maharashtra Ltd.

Gen. Manager (IT&SP)  
CIDCO Bhawan,  
CBD Belapur,  
Navi Mumbai,  
Pin:400614  
Tel:55918627

ANNEXURE

1. The abbreviations used in the letter of Allotment are as under,

1. SBCC - Station Building cum Commercial Complex
2. JN - Juinagar
3. NL - Nerul
4. SAN - Sanpada
5. BEL - Belapur
6. VSH - Vashi
7. ND - Nodal Side Building
8. HY - Highway Side Building
9. E - East Side Building
10. W - West Side Building

2(a) In case of office premises allotted to IT Companies at IIP, Vashi and ITC, Belapur, allottee will be permitted to use the premises for setting up of a unit related to Information Technology activities only and for no other use.

2(b) The Corporation has designated some of the premises for the allied activities like Cafeteria/Restaurant etc., the allottee of these premises shall be permitted to do business only in the designated activities.

3(a) In case of shops, you will be permitted to use the above premises for conducting of business/activity of your choice except those listed below .

1. Trade requiring usage of heavy/vibrating machine like flour mill
2. Chemical and Pharmaceutical labs
3. Furniture making and Steel Fabrication shop
4. Storage of cement and similar commodities which create dust
5. Printing Press
6. Auto Spare Parts shop
7. Building Hardware shop
8. Scrap Merchandise
9. Meat/Fish shop
10. Pan Shop
11. Wine Shop

(b) In case if you are allotted premises for conducting specified business/activity, you shall be permitted to use the said premises for the said purpose only and for no other use.

(c) Activities such as footstall/ cafeteria/ restaurant will be permitted only in premises earmarked for such use.

4. The area comes under the jurisdiction of Navi Mumbai



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Pin:400614  
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Municipal Corporation. Municipal taxes are liable to be paid by you at such rate as determined by Municipal Corporation from time to time.

5. Operation and maintenance of common area of these Commercial Complexes shall be carried out initially by CIDCO. The Lessee of premises shall pay the necessary maintenance and operation charges every month including delay payment charges as prescribed by CIDCO from time to time to the Maintenance Cell. The main objective of the Cell will be to hold and manage the building of the Railway Complex and the peripheral land, common areas of the building and common amenities provided in the building. In due course, CIDCO may establish a separate company or an agency for operation & maintenance and management of these Commercial Complexes and in that event all Lessees will be required to pay the operation and maintenance charges to the same on the advice of CIDCO. The present rate of the contribution is Rs.2.00 per sft per month for Sanpada, Juinagar and Nerul Station Complexes and Rs 2.70 per sft per month for IIP, Vashi and ITC, Belapur. The area given in the possession of the Lessee shall be maintained by the Lessee at their own cost.

6. You will start the business/activity within 6 months from the date of possession of the premises allotted and you shall not suspend or abandon your business/activity. If you do not start the business/activity within 6 months after taking over possession of the above premises, Corporation shall terminate the Lease Deed and resume the said premises.

7. You will obtain independently all permissions or licenses necessary for the conduct of the business/activity. You will not claim any consideration or concession from CIDCO on grounds of having been unable to obtain necessary permission, sanction or license for the conduct of your business/activity within stipulated dates.

8. You will have to apply to the concerned Executive Engineer of Station Complex of CIDCO for supply of water and pay deposit and charges to them directly. The water supply charges based on the consumption shall be paid to CIDCO as may be determined by the Corporation from time to time. A common water tap is available in the public toilet.

9. You will have to apply to CIDCO/MSEB for power and pay deposit and charges to them directly. However, in the event of CIDCO or its nominated agency, arranging supply of power, the deposits and charges would be payable to CIDCO or its nominated agency as per letter already issued.

10. You will also abide by all regulations affecting the conduct of business/activity, as are made or amended from time to time by CIDCO, Municipal Corporation, State Government or the Local Authority.

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Gen. Manager (IT&SP)  
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Pin: 400614  
Tel: 55918627

11. You shall not decorate the exterior portion of the premises or display any name board or advertisement unless the same is first approved in every respect by CIDCO.
  12. The Lessee shall agree and abide by all the instructions/directives given from time to time by the General Manager (IT&SP)/ concerned Executive Engineer or any other Officer authorised in this behalf by the Corporation regarding movement, storage of wares, so that activities of the Lessee will not cause any nuisance or obstruction to other person.
  13. You will not be permitted to use common areas in the complex or in the forecourt area for conducting any trade or use them for any business/activity purposes.
  14. You will not store or permit to store in premises any hazardous or inflammable articles or substances or use the said premises for any purpose which may be likely to cause injury, nuisance or annoyance to other person(s).
  15. The possession of the premises will be handed over to you on 'as is and where is' basis. Arrangements to hand over possession of the premises will be made immediately after the payments, as stated above are made. The requisite Agreement is executed, for the purpose of which you are required to produce Xerox copies of receipts/ challans of the payment made by you so as to facilitate verification of payments so made.
  16. In the event of your failure to pay any of the amounts indicated in this letter and also in case of breach of any conditions amongst the above, the allotment letter issued will be revoked and upon such revocation all the amount paid to CIDCO shall be forfeited to our account without any prejudice to the legal remedies available to us and thereupon the Corporation will be at liberty to dispose off the said premises to any prospective buyer without any notice.
  17. As per Government of Maharashtra, Revenue & Forest Dept. Order No. Mudrank 1098/3068/CR-595/M-1 dated 20th February, 1999, payment of Stamp Duty has been waived on property transactions within designated software/infotech park as well as on instruments of software companies such as lease documents, issue of shares etc. Registration charges as applicable shall have to be paid. You would have to register yourself with the competent authority to avail of the exemptions/ facilities. Procedure for registering has been indicated in Directorate of Industries Letter No. IT/RGV/PCL/(8)/99B-22975 dated May 07, 1999.
- You in person/firm shall produce documentary evidence that you are eligible/ competent to contract under the Indian Contract Act with certified photographs in case of individual applicant from the Competent Authority.



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Gen. Manager (IT&SP)  
CIDCO Bhawan,  
CBD Belapur,  
Navi Mumbai,  
Pin:400614  
Tel:55918627

We are pleased to inform you that the premises offered to you are ready for occupation and the same can be handed over to you after full payment and on completion of necessary formalities as aforesaid. As per Terms & Conditions, the Lease Deed is to be executed between this Corporation and you within 60 days of making the last payment, before taking over the possession. A copy of the Lease Deed is available at our office, for reference.

CIDCO welcomes you to Navi Mumbai, the City of 21st Century.

 General Manager (IT & SP)

# CIDCO CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Asstt. Estate Officer (RCC)  
1st Floor, CIDCO Ltd.,  
Estate Section, Tower # 7, Vashi Ry Stn.,  
Navi Mumbai - 400 705.

Date: 02/08/2006

## TAKING OVER POSSESSION BY THE ALLOTTEE

Type Premises/Module/Shop No. E-203 on 2nd Floor  
Sector 11 at Vashi / Sanpada / Juhuagar / Nerul / Belapur

1. Date of allotment 02/08/2006
2. Name of Hire / Outright Purchase M. Swatantra Kumar P. Anand
3. Date of execution of Agreement 02/08/2006

Executive Engineer ( MBR )

I/C Asstt. Estate Officer (RCC)  
Railway Asstt. Estate Officer (RCC)

## POSSESSION RECEIPT

I hereby Certify that I have taken over possession of the Premises / Module / Shop No. E-203 on 2nd Floor, Sector 11 at Vashi / Sanpada / Juhuagar / Nerul / Belapur Railway Station on this day of August, 2006 after proper inspection of the fittings and fixtures provided therein. The points noted in a separate form provided for fittings and fixtures are required to be attended to by CIDCO for which I am remaining present myself or through my representative in the Premises / Module / Shop during office hours from 9.30 a.m. to 5.30 p.m. I have no claim whatsoever in case of my failing to remain present during the above period.

I am aware that the power supply is not made available as yet for which I am ready to wait till such time electricity is made available by the MSEB.

Before taking over possession, I have verified the fittings, fixtures, and amenities in the above Premises/Module/Shop and they are according to the items listed and according to plans and specifications enclosed with the agreement. I have inspected the Premises / Module / Shop and satisfied myself. I accept the above said Premises / Module / Shop and have no complaint of any nature whatsoever and I would not claim another Premises / Module / Shop from CIDCO later on.

Received Lock No. \_\_\_\_\_ with duplicate Key.

(Signature of allottee)

Name: Swatantra Kumar P. Anand

Premises / Module / Shop No.: E-203 Rly Station

- Copy to: i) Copy of Allottees  
ii) EE(MBR)  
iii) MSEB / EE(E-RP)

दस्त क्रमांक : 3931/2006

दस्ताचा प्रकार : भाडेपट्टा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अगळ्याचा ठरता

1 नाव : स्वतंत्र कुमवार वी. ज्ञानंद

पत्ता : घर/फ्लॅट नं.:

गल्ली/रस्ता:

इंगारतीचे गाव :

इंगारत नं.:

पेठ/बसोहता:

शहर/गाव: सीपीडी

तालुका:

पिन

पिन नंबर: ए ए एच पि बी 3726डी

लिहून देणार

वय 55

सही



*[Handwritten signature]*

2 नाव : रविंद्रकांति लाले अमि इस्टेट

पत्ता : घर/फ्लॅट नं.:

गल्ली/रस्ता:

इंगारतीचे गाव :

इंगारत नं.:

पेठ/बसोहता:

शहर/गाव: सी.डी.को. मयन

तालुका:

पिन

पिन नं.

लिहून देणार

वय

सही

उपलब्ध नाही

उपलब्ध नाही



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Asst. Estate Officer (HCO)  
1st Floor, CIDCO Bld.,  
Estate Section, Tower # 7, Vashi Rly Sgn.,  
Navi Mumbai - 400 705.

Date: 02/08/2006

TAKING OVER POSSESSION BY THE ALLOTTEE

Type Premises/Module/Shop No. E-203 on 2nd Floor, Sector 11 at Vashi / Sanpada / Juiagar / Nerul / Belapur.

1. Date of allotment : 02/08/2006
2. Name of Hire / Outright Purchase : Mrs. Swati Anand Kumar P Anand
3. Date of execution of Agreement : 02/08/2006

Executive Engineer ( ) 11/12/12

Asst. Estate Officer (HCO)

POSSESSION RECEIPT

I hereby Certify that I have taken over possession of the Premises / Module / Shop No. E-203 on 2nd Floor, Sector 11 at Vashi / Sanpada / Juiagar / Nerul / Belapur Railway Station on this day of August 2, 2006 after proper inspection of the fittings and fixtures provided therein. The points noted in a separate form provided for fittings and fixtures are required to be attended to by CIDCO for which I am remaining present myself or through my representative in the Premises / Module / Shop during office hours from 9.30 a.m. to 5.30 p.m. I have no claim whatsoever in case of my failing to remain present during the above period.

I am aware that the power supply is not made available as yet for which I am ready to wait till such time electricity is made available by the MSEB.

Before taking over possession, I have verified the fittings, fixtures, and amenities in the above Premises/Module/Shop and they are according to the items listed and according to plans and specifications enclosed with the agreement. I have inspected the Premises / Module / Shop and satisfied myself. I accept the above said Premises / Module / Shop and have no complaint of any nature whatsoever and I would not claim another Premises / Module / Shop from CIDCO later on.

Received Lock No. \_\_\_\_\_ with duplicate Key.

(Signature of allottee)

Name: Swati Anand Kumar P Anand

Premises / Module / Shop No.: E-203 E151 Rly Station

- Copy to: i) Copy of Allottees  
ii) EE(MBR)  
iii) MSEB / EE(E-RP)

THE SUB

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AAHPP3726D



नाम / NAME

SWATRAM KUMAR ANAND  
PARMANAND

पिता का नाम / FATHER'S NAME  
ANAND PARMANAND

जन्म तिथि / DATE OF BIRTH  
07-03-1951

अधिकारी की हस्ताक्षर / OFFICIAL SIGNATURE

[Redacted signature]

अधिकारी (मुख्य) / OFFICIAL (Chief)

DIRECTOR OF INCOME TAX SYSTEMS



तः
दस्त कमांड / 2006
93196



SECOND SCHEDULE

1. The Corporation has designated some of the premises for activities like Information Technology, bookstalls, communication centres, restaurants and food stalls. The Lessees of these premises shall be permitted to do business only in the designated activities.
2. The Lessees of the other premises are permitted to do business of their choice except those listed below :

- (a) Trades requiring usage of heavy/abrading machine (like flourmills)
- (b) Chemical and Pharmaceutical labs.
- (c) Furniture making and Steel Fabrication shops
- (d) Storage of cement and similar commodities which create dust
- (e) Printing Press
- (f) Auto workshops
- (g) Building hardware shops
- (h) Scrap Merchandise
- (i) Pan Shop
- (j) Restaurants and food stalls.
- (k) Meat/Fish shops
- (l) Wine/liquor shops

Signed, Sealed and Delivered  
For and on behalf of the  
City & Industrial development  
Corporation of Maharashtra  
Limited by the hand of

Shri K. N. Kachu

in the presence of

1) C. N. Mhatre

2) \_\_\_\_\_

Signed, Sealed and delivered by

Within named Lessee

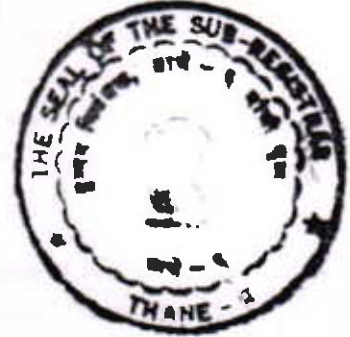
Swamintra Kumar

P. Anand.

In the presence of

1) C. N. Mhatre.

2) \_\_\_\_\_



PK [Signature]  
Asst. Estate Officer, I.P. 227  
Railway Commercial Complex,  
C/O C.I.D.C.  
Vashi Rly. Station, 1st Floor,  
Vashi, New Mumbai-400 703.

[Signature]  
27/10/06

[Signature]

[Signature]

टपटा-६
दस्ता क्रमांक ३७९ / २००६
९२१९६



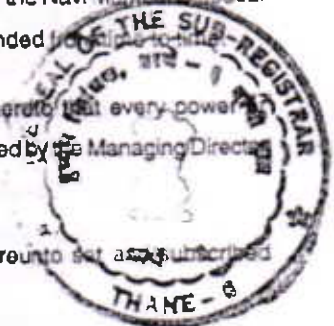
11. If on determination of the lease, any person is found to be occupying the Demised Premises, it shall be lawful for the Managing Director of the Corporation to secure summary eviction of such person in accordance with paragraphs 1, 2 and 3 of the Schedule to the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966).

12. Any demand for payment or notice requiring to be made upon or given to the Lessee shall be sufficiently made or given if sent by the Corporation through the post by Registered letter addressed to the Lessee at the Demised Premises and any demand or notice sent by post shall be deemed to have been delivered in the usual course of post.

13. It is hereby agreed and declared by the between the parties hereto that the Corporation has leased the Demised Premises upto the Lessee upon the conditions, covenants and stipulations contained herein to be observed and performed by the Lessee and subject to Section 118 and other applicable, provisions of the Maharashtra Regional Town Planning Act 1966 (Mah. XXXVIII of 1966) and the Rules and Regulations made thereunder including the Navi Mumbai Disposal of Lands Regulation, 1975 for the time being in force and as amended from time to time.

14. IT is hereby agreed and declared by the between the parties hereto that every power authority exercisable hereunder by the Corporation shall be exercised by the Managing Director and such exercise shall not be questioned by the Lessee.

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



#### FIRST SCHEDULE

All that a Belapur bearing No. E-203 admeasuring 1481.190 sq. ft. or thereabout each situated on the 2nd floor/area in the Vashi/Sanpada/Juinagar/ Nerul/Belapur commercial complex and bounded as follows that is to say :

On or towards the North by : OPEN SPACE  
On or towards the South by : SHOP No E201  
On or towards the East by : SHOP No E204  
On or towards the West by : Corridor

and delineated on the plan annexed hereto and verged thereon in green as Annexure-A colour and falling within the Registration, District and Sub District, Thane.

*[Signature]*  
IK

Assistant Commissioner, Thane

Thane District, Maharashtra

Thane District, Maharashtra

Thane District, Maharashtra

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or bankrupt, the Corporation shall be entitled to forfeit this Lease and to re-enter upon any part of the Demised Premises in the name of the whole and there-upon the term hereby granted shall absolutely cease and determine and in that case, no compensation shall be payable by the Corporation to the Lessee on account of any improvement made to the Demised Premises and the Lessee shall have no claim for any refund or repayment of any amount of premium or other money paid by the Lessee to the Corporation. Provided always that except for the non-payment of rent and share of common expenses as aforesaid, the power of forfeiture and re-entry hereinbefore contained shall not be exercised unless and until the Corporation shall have given to the Lessee a notice in writing of its intention to do so and of the specific breach or breaches of the condition or covenant in respect of which forfeiture and re-entry is intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within a period of ninety days after the service of such notice by the Corporation on the Lessee.

6. Notwithstanding anything herein contained, the Corporation shall under no circumstances be responsible for any damage or loss to the Lessee or the Lessee's property on the demised premises whether caused by fire, water or otherwise howsoever or whether caused by the negligence of the servants or employees of the Corporation or otherwise howsoever and likewise will not be responsible for any temporary or accidental stoppage or breakage of any pipes, appliances, apparatus in connection with the user of the Demised Premises.
7. The Corporation doth hereby covenant with the Lessee that the Lessee paying their rent hereby reserved and its share in common expenses and observing and performing the covenants hereinbefore on the Lessee's part contained shall peacefully enjoy the Demised Premises for the term hereby granted without any interruption or disturbance from or by Corporation or any person or persons claiming lawfully by, from or under the Corporation.
8. The Corporation is entitled to consume remaining floor space Index available, if any, on the land, bearing the said complex under the provision of the General Development Control Regulation 1975 or an other Regulation for the time being in force. The Corporation is entitled to develop or convert the area adjacent to the said land in any use and in any manner as the Corporation may deem considered proper.
9. The Lessee shall bear and pay wholly and exclusively the stamp duty leviable on this Lease and its counterpart and the charges for its registration as also all the expenses incidental there to.
10. Where any sum payable to the Corporation by the lessee under the lease is not paid, the Corporation shall be entitled to recover such a sum as the arrears of land revenue pursuant to paragraph 6 of the Schedule to the Maharashtra Regional & Town Planning Act, 1966 (Mah XXXVII of 1966). Whether any sum is so payable by the Lessee shall be determined by the corporation and every such determination by the Corporation shall not be disputed by the Lessee and shall be final and binding upon it.

HC

AMUL ESTATE DEVELOPMENT MKT	2008
Railway Commercial Complex	2008
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CHANDI	2008

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*Eight only*

only) being his estimated

share of contribution for a period of three months as a security which shall be adjusted against the continued default of the Lessee, if any, to pay his share of cost and expenses as aforesaid. In the event of adjustment, the Lessee shall pay to cover the deficit so caused in the security on demand being made by the Corporation. If he shall fail, neglect or omit to pay so, he shall pay interest to the Corporation at the rate of 24% per annum.

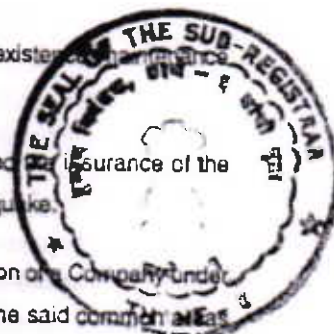
- (e) The expression common areas and facilities shall mean and include:
- (i) the foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stair-ways, fire-escapes and entrances and exits of the building.
  - (ii) the basements, cellars, yards, gardens, parking areas and storage spaces;
  - (iii) the premises for the lodging of janitors or persons employed for the management of the property;
  - (iv) installations of central services, such as power, light, gas, hot and cold water, heating, refrigeration, air conditioning and incinerating;
  - (v) the elevators, tanks, pumps, motors, fans, compressors, ducts and in general all apparatus and installations existing for common use;
  - (vi) all other parts of the property necessary or convenient to its existence, maintenance and safety or normally in common use;
  - (vii) arrangement for the safety and security in the complex and the insurance of the complex against the insurable risks such as fire and earthquake.
- (f) The Corporation shall in course of years promote the incorporation of a Company under the Companies Act, 1956 for the upkeep and maintenance of the said common areas and facilities in a building or buildings of the railway complex. The Lessee shall participate in such incorporation of the Company on demand of the Corporation in such manner and to such extent as will be determined by the Corporation.
- (g) The Lessee shall pay to the appropriate Authority such as M.S.E.B. and CIDCO Water Works Department, the charge and moneys as may be determined by such Authority from time to time for the supply of the electrical energy and water.

5. If the rent hereby reserved and the share of common cost and expenses to be paid shall be in arrears for the period of thirty days, whether the same shall have been legally demanded or not, or if and whenever, there shall be a breach of any of the covenants by the Lessee hereinbefore contained, or if the Lessee shall renounce its character as such by setting up a title in a third person or by claiming title in itself or if the Lessee shall be adjudicated insolvent

*[Signature]*  
Deputy Estate Officer (I) M.S.E.B.  
Railway Commercial Complex  
Mumbai

*[Signature]*  
25/9/2004

*[Signature]*





- r) To commence/start business activity within period of six months from the date hereof.
- s) Not to make any addition or alteration at any time to or in the Demised Premises without obtaining the prior written permission from the Managing Director of the Corporation. The Lessee has to submit all the necessary detailed layout drawing(s) of the premises, false floor and/or false ceiling, if any, together with changes in the layout of the sprinkler system, other plans etc. to the Corporation (in triplicate) for necessary permission.
- t) Not to cause any obstruction and not to keep his materials in a common areas which may cause obstruction in a free and enjoyment of users.
- u) Not to encroach on the adjoining offices, covered veranuah, common area, open space in front of the Demised Premises in any manner whatsoever. The Lessee shall not permit any other person to occupy and use covered verandah or space provided in front of the Demised Premises and shall keep the said covered verandah, space clean and unoccupied. Any such unauthorised encroachment and or such use shall be deemed to be a breach of the covenants resulting determination of the lease. Without prejudice to the Corporation's other rights and remedies in the matter, in the event of any breach of this covenant, the Corporation may at the risk and cost of the Lessee remove such encroachments and dispose of the same and any expenses of the removal and disposal as aforesaid shall be recoverable from the Lessee.

#### ADDITIONAL COVENANTS FOR PERFORMANCE BY THE LESSEE

4. (a) The Corporation shall, for the time being, arrange for the upkeep and maintenance of the common areas and facilities for the commercial complex at the cost and expenses of the Lessees using and occupying the premises leased by the Corporation in such complex.
- (b) The Lessee shall contribute and pay to the Corporation his share of the cost and expenses at the rate of Rs. 2.00/2.70 per sq.ft. of the built up area of the Demised Premises per month or at such higher rate as may be determined by the Corporation from time to time. The share of the Lessee shall be so determined in the proportion, which the area of the Demised Premises shall bear to the total area of the complex area as determined by the Corporation. The share in the cost and expenses so determined shall be final and conclusive and shall be binding upon the Lessee.
- (c) The Lessee shall so pay his share of the cost and expenses on or before the 5th day of each month. If the Lessee shall fail, neglect or omit to so pay his share, he shall pay to the Corporation interest at the rate of 18% per annum or at such rate may be determined by the corporation from time to time.

- (d) The Lessee shall deposit and keep deposited with the Corporation free of interest throughout the term of lease a sum of Rs. 11,998/-

(Rupees) Eleven thousand Nine hundred Ninety

DR. Asstt. Estate Officer (H.P) MKT  
Railway Station, Coimbatore

2009

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disturbance to the occupants of other areas in the said commercial complex.

- h) Not to install any plant or machinery and not to store or to allow to be stored hazardous or any combustible or inflammable or dangerous article thing or substance on the Demised Premises.
- i) To remove and dispose of from time to time all trade refuses and garbage at its cost and expense and at all times to keep, Demised Premises neat & clean.
- j) To indemnify and keep indemnified the Corporation against any claim for damage or loss suffered by any person in consequence of anything done under the authority herein contained or in exercise of the rights and liberties hereby granted.
- k) On the efflux of the term of this lease or its or sooner determination, to deliver quietly and peacefully to the Corporation the Demised Premises.
- l) To obtain independently all permissions, sanctions or licences necessary for the conduct of the trade. The Lessee shall not be entitled to claim any consideration or concession from the Corporation on the ground of having been unable to obtain necessary permissions, sanction or licence for the conduct of the Lessee's business.
- m) To abide by all the Laws or Regulations governing his trade and appurtenant thereto from time to time.
- n) To abide by the instructions given by the Managing Director regarding movement, storage of wares, conduct of business generally and any other matter so that activities of the Lessee shall not cause a nuisance or obstruction to other persons.
- o) To keep the Demised Premises in clean and sanitary condition and to dispose of its wastes or refuse of its trade without causing any inconvenience or annoyance to any person.
- p) Not at any time during the term of lease, to affix or display or permit to be affixed or displayed on or from the Demised Premises any sign-board, sky-sign, neon-sign or advertisement painted, illuminated or otherwise, at any place without the consent in writing of the Managing Director of the Corporation provided that the Lessee shall be entitled to fix his/its signboard at a place to be specified by the Managing Director.
- q) To use the Demised premises for the purpose of conducting business/trade as per Clause No 3 (2) except an activity given in the negative list in the Second Schedule at page no.10 and for no other purpose, and not to suspend or abandon the Lessee's trade to the inconvenience of the public.



2/ *[Signature]*  
Joint Estate Officer  
Railway Commercial  
Vashi R.  
Vashi, Near Mumbai

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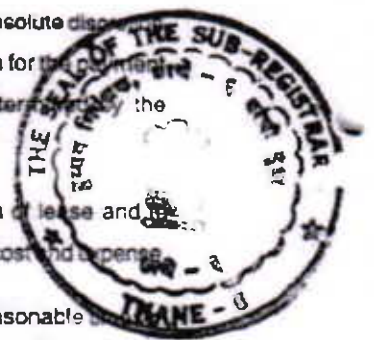
*[Signature]*

unto and to the use of the Lessee for a term of Sixty years computed from the

\_\_\_\_\_ day of \_\_\_\_\_ subject nevertheless to the provisions of the Maharashtra Regional Town Planning Act 1966 (Maharashtra XXXVII of 1966) and the Rules and Regulations made thereunder PAYING THEREFORE yearly during the said term unto the Corporation or as otherwise required the yearly rent of Rupees One Hundred only from the 1st April to 31st March or any part thereof, the said rent to be paid in advance without any deductions whatsoever on the 1st day of April in each and every year or within 30 days therefrom.

#### COVENANTS FOR PERFORMANCE BY THE LESSEE

3. The Lessee with intent to bind all persons into whomsoever hands the demised premises may come doth hereby covenant with the Corporation as follows:
- To pay unto the Corporation the rent at the time, on the day and in the manner hereinbefore appointed for payment thereof clear of all deductions.
  - To pay all rates and taxes imposed/levied on the Demised Premises by the Central or the State Govt. or any Local Authority/Municipal Corporation or any other authority.
  - Not to sell, mortgage, assign, underlet or sublet or part with the possession of the Demised Premises or an part thereof or any interest therein without the previous written consent of the Managing Director who may grant it or refuse such consent in his absolute discretion and subject to such conditions as he may specify including the condition for the payment of the additional premium by way of transfer charge as may be determined by the Corporation from time to time.
  - To maintain the Demised Premises in good condition during the term of lease and to carryout repairs whenever it shall be absolutely necessary at his/its own cost and expense.
  - To permit the Corporation, its authorities, servants and agents at all reasonable times on the day during the term hereby granted after three days previous notice to enter into and upon the Demised Premises and to inspect the state of repairs thereto and if upon such inspection, it shall appear that any repairs are necessary, the Corporation or its authorised officers and agent may be notice to the Lessee call upon it to execute such repairs at the expense in all respects of the Lessee.
  - Not to alter/modify or tamper with the fire fighting system installed/built in the Demised Premises without prior written permission of the Managing Director. Any modifications, including any additional work/gas suppression system(s) in these areas shall be carried out through the approved contractor of the Corporation at the cost and expense of the

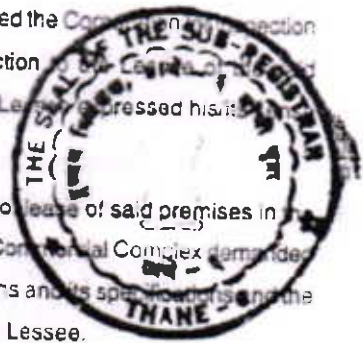


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premises to be consistent with the safety of persons using the railway system and the property of the Union of India/Central Railway Administration and the purity of environment at the railway station. It is hereby further agreed and declared by the Corporation that the premises will be so used, occupied and maintained in keeping with good, cleanliness practices.

- e) The Corporation has accordingly built superstructures over five railway stations being Vashi, Sanpada, Juinagar, Nerul and Belapur (CBD).
- f) The Corporation is well and sufficiently entitled to and is absolutely seized of premises so constructed on the Railway Station of Belapur.
- g) The Lessee before the execution of this Deed of Lease requested the Corporation to inspect of the said premises and the Corporation permitted inspection of the said premises, amenities and services provided thereon, and the Lessee expressed his satisfaction, consenting to acquire the said premises.
- h) The Lessee, before making offer to the Corporation for grant of lease of said premises in Vashi/Sanpada/Juinagar/Nerul/Belapur Railway Station-cum-Commercial Complex demanded from the Corporation the inspection of the original building plans and its specifications and the Corporation permitted such inspection as is confirmed by the Lessee.
- i) By his/its Letter No. 20000394 dated 20.02.04 the lessee proposed to the Corporation to lease the premises more particularly described hereafter and the Corporation accepted such proposal in consideration of the premium of Rs. 19,25,547/- (Rupees Nineteen Lakh Twenty Five Thousand Five Hundred Forty Seven only) paid by the Lessee to the Corporation upon terms conditions and covenants hereinafter mentioned.



NOW THIS LEASE WITNESSTH AS FOLLOWS :

1. In these presents, the term "Managing Director", shall mean the Managing Director including the Additional or the Joint Managing Director of the Corporation and any Officer authorised by him by a general or special order.
2. In consideration of the premises and of the sum of Rs. 19,25,547/- (Rupees Nineteen Lakh Twenty five Thousand Five Hundred Forty Seven only) paid by the Lessee to the Corporation as premium and of the rent hereby reserved and of the covenants and conditions hereinafter contained and on the part of the Lessee to be observed and performed, the Corporation doth hereby demise unto the Lessee all that (Module No E-203) admeasuring 1481.190 sq.ft. or thereabouts and situated on the 2nd floor of the Belapur Commercial complex and more particularly described in the First Schedule hereunder written and delineated on the plan annexed hereto and verged thereon in

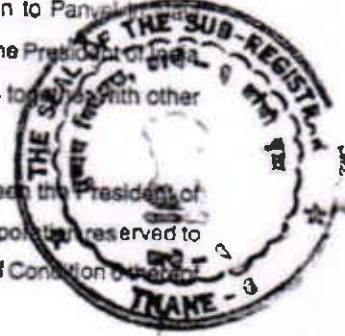
Joint Estate Officer (I)  
Railway Commercial Estate  
Vashi R.E. Station, 1st floor.  
Vashi, Dist. Thane

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for [Signature]



- b) The Corporation has been engaged in the planned and orderly development of Navi Mumbai in accordance with and subject to the provisions of the Development Plan of Navi Mumbai prepared by the Corporation and sanctioned by the State Government under Chapter-III of the said Act.
- c) To provide the rapid mass transit system of Railways for inter-city and intra-city transportation of passengers and goods, the corporation entered into an agreement at Bombay (Mumbai) on 24th March 1992 with the President of India represented by the Central Railway Administration to extend its suburban corridor known as Central Railway Harbour Line from its then terminal being Mankhurd to Belapur in Navi Mumbai in the first phase and then to Panvel in Navi Mumbai in the second phase and the Corporation leased accordingly to the President of India the lands so needed to establish Railway Corridor and Railway Stations together with other ancillary and subservient amenities.
- d) By an agreement made at Bombay (Mumbai) on 31 October 1991 between the President of India represented by the Central Railway Administration and itself the corporation reserved to itself the right and authority to construct commercial complexes in terms of Condition 6 of the agreement being as follows :
- i. It has been agreed by and between the parties, Corporation and the Union government/ Central Railway Administration that the Corporation shall be entitled to construct at its cost structures or super structures to contain offices and shops or premises for the conduct of trade, business or commerce, over the stations at Vashi, Sanpada, Juinagar, Nerul, Belapur (CBD) and any other stations to be constructed at present or in the future as a part of Mankhurd-Belapur Railway line pursuant to the said agreement.
  - ii. The corporation shall be entitled to dispose of by sale or lease or any other mode whatsoever the premises in the super-structure to be constructed by it and such disposal shall be subject to such terms and conditions as will be determined by the corporation except that notwithstanding any thing, accessibility to the station for commuters, shall be safeguarded at all times, to the entire satisfaction of the Union Government Central Railway.



Signature: *[Handwritten Signature]*  
 B/C No. *[Handwritten]*  
 Ref. No. *[Handwritten]*  
 Date: *[Handwritten]*  
 Place: *[Handwritten]*

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HYDRAVAT CO-OP BANK LTD  
3RD BRANCH  
HYDRAVAT BANK BUILDING,  
FOR L. VASHI,  
VT MUMBAI-400 705

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MAHARASHTRA

For Abhyanga Co-op Bank Ltd.

G. ANANTH R. CHAVAN  
Authorized Signatories  
Vashi, Navi Mumbai - 400 705



## LEASE DEED

THIS LEASE made at Belapur on the 2nd day of August  
Two Thousand six. BETWEEN THE CITY AND INDUSTRIAL  
DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated  
the Companies Act, 1956 (1 of 1956) and having its registered office at 'Nirmal', 2nd floor, Narmada  
Point, Mumbai - 400 021 hereinafter called "the Corporation" (which expression shall unless repugnant  
to the context or meaning thereof be deemed to include its successors and assigns) of the ONE  
PART AND Mr. Swatantra Kumar P. Anand  
'SUNRISE', Plot No-32, Sector-8A CBD - Belapur  
NAVI MUMBAI - 400 614

hereinafter called "the Lessee" (which  
expression shall, unless repugnant to the context or meaning thereof, be deemed to include his  
heirs, executors, administrators, successors and permitted assign or assigns) of the Other Part,  
OR

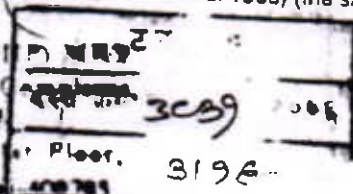
AND

(Name of Company) \_\_\_\_\_ a company registered under  
the Companies Act, 1956 (1 of 1956) and having registered office at (address)  
\_\_\_\_\_  
(hereinafter called "the Lessee" which expression  
shall, unless it repugnant to the context or meaning thereof, be deemed to include his successor or  
successors and permitted assign or assigns) of the Other Part.

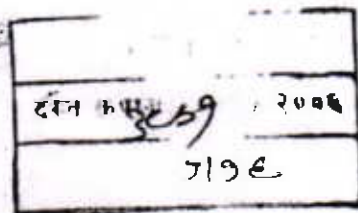
### WHEREAS :

- a. The Corporation is the New Town Development Authority for the new town of Navi Mumbai in  
terms of Sub-Section (3-A) of Section 113 of the Maharashtra Regional and Town Planning  
Act, 1956 (Maharashtra XXXVII of 1966) (the said Act for brevity).

K. Anant, Estate Officer (I)  
Railway Commercial  
Vashi Rly. Station, 1st Floor,  
Vashi, Navi Mumbai - 400 705



*[Handwritten signature]*



प्रधानमंत्री : ००१० मुद्रांक व नोंदणी फी

सहायक

**बलन क्रांति**

या विभागी कोषागारः / उपकोषागारः  
भाष्यार सट्टे रिकसरे / भाष्यार सट्टे रिकसरे

011075

[illegible]

• हेरि कोपागुदर/वेकेड लक्ष्मण पाण्डे कारवासावट आदरा देवान्या अभिषेकानेबाबु गिबका आशारा.

17. 05. 2017



दस्तावेजांक नं वर्ष: 3931/2006

Thursday, August 03, 2006

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सूची क्र. दोन INDEX NO. II

गावाचे नाव : बेलापूर

- (1) विलेखाचा प्रकार, गोबटल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) गोबटला रु 1,931.54/00  
वा.भा रु 0.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: दुकान नंबर ई 203 2 रा मजला, बेलापूर रेल्वे स्टेशन कॉम्प्लेक्स
- (3) क्षेत्रफळ (1) 137.65 स्क्वे मी
- (4) अन्वयणी किंवा जुडी देण्यात आलेले ठेकेदार (1)
- (5) दस्तऐवज करून घेण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) - - - - - स्वतंत्र कुमारे - - - - - इस्टेट ऑफीसर के एन कडु, घर/फ्लॅट नं. - - - - - ईगारतीचे नाव - - - - - पेठ/बसोहः - - - - - शहर/गाव: सीडको गवना, तालुका: - - - - - विन: - - - - - पिन नंबर: - - - - -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) - - - - - स्वतंत्र कुमारे - - - - - घर/फ्लॅट नं. - - - - - गल्ली/रस्ता: - - - - - ईगारतीचे नाव - - - - - पेठ/बसोहः - - - - - शहर/गाव: सीडको; तालुका: - - - - - विन: - - - - - पिन नंबर: 41
- (7) दिनांक करून दिल्याचा 02/08/2006
- (8) नोंदणीचा 03/08/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 3931 /2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 96600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 19320.00
- (12) जेरा

सह दुय्यम निबंधक ठाणे-६  
(वर्ग - २)





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मिशन 39 म.

पावती

पावती क्र. : 4006

गावाचे नाव बेलापूर

दिनांक 03/08/2006

दस्तावेजाचा अनुक्रमांक टनन6 - 03931 - 2006

दस्तावेजाचा प्रकार भाडेपट्टा

सादर करणाराचे नाव: - महेश कुमार फी आनंद

नोटणी फी

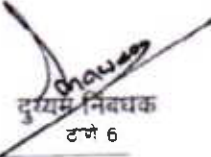
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गवाचे नाव बेलपूर

दिनांक 03/08/2006

दस्तऐवजाचा अनुक्रमांक

हेमनं 03931, 2006

दस्ता ऐवजाचा प्रकार

मंडळ

सादर करणाराचे नाव

दत्त कृष्ण फौजदार

नोंदणी फी

19260.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)).

320.00

रजबात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (16)

अतिरिक्त मुद्रांक शुल्क

100.00

एकूण

रु.

19680.00

आपणास हा दस्त अंदाजे 12:48PM ह्या वेळेस मिळेल

मुख्य निबंधक

टाणे 6

बाजार मूल्य: 0 रु.

मोबदला: 1931547 रु.

मरलेले मुद्रांक शुल्क: 96500 रु.

वेदकनाचा प्रकार : चलनावे.

चलन क्रमांक: 296 रक्कम: 19260 रु., दिनांक: 02/08/2006

*[Handwritten signature]*

# **CIDCO**

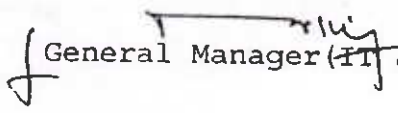
WE MAKE CITIES

City and Industrial Development  
Corporation of Maharashtra Ltd.

Gen. Manager (IT&SP)  
CIDCO Bhawan,  
CBD Belapur,  
Navi Mumbai,  
Pin:400614  
Tel:55918627

We are pleased to inform you that the premises offered to you are ready for occupation and the same can be handed over to you after full payment and on completion of necessary formalities as aforesaid. As per Terms & Conditions, the Lease Deed is to be executed between this Corporation and you within 60 days of making the last payment, before taking over the possession. A copy of the Lease Deed is available at our office, for reference.

CIDCO welcomes you to Navi Mumbai, the City of 21st Century.

 General Manager (IT & SP)

# CIDCO

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11. You shall not decorate the exterior portion of the premises or display any name board or advertisement unless the same is first approved in every respect by CIDCO.
  12. The Lessee shall agree and abide by all the instructions/directives given from time to time by the General Manager (IT&SP)/ concerned Executive Engineer or any other Officer authorised in this behalf by the Corporation regarding movement, storage of wares, so that activities of the Lessee will not cause any nuisance or obstruction to other person.
  13. You will not be permitted to use common areas in the complex or in the forecourt area for conducting any trade or use them for any business/activity purposes.
  14. You will not store or permit to store in premises any hazardous or inflammable articles or substances or use the said premises for any purpose which may be likely to cause injury, nuisance or annoyance to other person(s).
  15. The possession of the premises will be handed over to you on 'as is and where is' basis. Arrangements to hand over possession of the premises will be made immediately after the payments, as stated above are made. The requisite Agreement is executed, for the purpose of which you are required to produce Xerox copies of receipts/ challans of the payment made by you so as to facilitate verification of payments so made.
  16. In the event of your failure to pay any of the amounts indicated in this letter and also in case of breach of any conditions amongst the above, the allotment letter issued will be revoked and upon such revocation all the amount paid to CIDCO shall be forfeited to our account without any prejudice to the legal remedies available to us and thereupon the Corporation will be at liberty to dispose off the said premises to any prospective buyer without any notice.
  17. As per Government of Maharashtra, Revenue & Forest Dept. Order No. Mudrank 1098/3068/CR-595/M-1 dated 20th February, 1999, payment of Stamp Duty has been waived on property transactions within designated software/infotech park as well as on instruments of software companies such as lease documents, issue of shares etc. Registration charges as applicable shall have to be paid. You would have to register yourself with the competent authority to avail of the exemptions/ facilities. Procedure for registering has been indicated in Directorate of Industries Letter No. IT/RGV/PCL/(8)/99B-22975 dated May 07, 1999.
- You in person/firm shall produce documentary evidence that you are eligible/ competent to contract under the Indian Contract Act with certified photographs in case of individual applicant from the Competent Authority.

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Municipal Corporation. Municipal taxes are liable to be paid by you at such rate as determined by Municipal Corporation from time to time.

5. Operation and maintenance of common area of these Commercial Complexes shall be carried out initially by CIDCO. The Lessee of premises shall pay the necessary maintenance and operation charges every month including delay payment charges as prescribed by CIDCO from time to time to the Maintenance Cell. The main objective of the Cell will be to hold and manage the building of the Railway Complex and the peripheral land, common areas of the building and common amenities provided in the building. In due course, CIDCO may establish a separate company or an agency for operation & maintenance and management of these Commercial Complexes and in that event all Lessees will be required to pay the operation and maintenance charges to the same on the advice of CIDCO. The present rate of the contribution is Rs.2.00 per sft per month for Sanpada, Juinagar and Nerul Station Complexes and Rs 2.70 per sft per month for IIP, Vashi and ITC, Belapur. The area given in the possession of the Lessee shall be maintained by the Lessee at their own cost.

6. You will start the business/activity within 6 months from the date of possession of the premises allotted and you shall not suspend or abandon your business/activity. If you do not start the business/activity within 6 months after taking over possession of the above premises, Corporation shall terminate the Lease Deed and resume the said premises.

7. You will obtain independently all permissions or licenses necessary for the conduct of the business/activity. You will not claim any consideration or concession from CIDCO on grounds of having been unable to obtain necessary permission, sanction or license for the conduct of your business/activity within stipulated dates.

8. You will have to apply to the concerned Executive Engineer of Station Complex of CIDCO for supply of water and pay deposit and charges to them directly. The water supply charges based on the consumption shall be paid to CIDCO as may be determined by the Corporation from time to time. A common water tap is available in the public toilet.

9. You will have to apply to CIDCO/MSEB for power and pay deposit and charges to them directly. However, in the event of CIDCO or its nominated agency, arranging supply of power, the deposits and charges would be payable to CIDCO or its nominated agency as per letter already issued.

10. You will also abide by all regulations affecting the conduct of business/activity, as are made or amended from time to time by CIDCO, Municipal Corporation, State Government or the Local Authority.



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Corporation of Maharashtra Ltd.

Gen. Manager (IT&SP)  
CIDCO Bhawan,  
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ANNEXURE

1. The abbreviations used in the letter of Allotment are as under,

1. SBCC - Station Building cum Commercial Complex
2. JN - Juinagar
3. NL - Nerul
4. SAN - Sanpada
5. BEL - Belapur
6. VSH - Vashi
7. ND - Nodal Side Building
8. HY - Highway Side Building
9. E - East Side Building
- 10.W - West Side Building

2(a) In case of office premises allotted to IT Companies at IIP, Vashi and ITC, Belapur, allottee will be permitted to use the premises for setting up of a unit related to Information Technology activities only and for no other use.

2(b) The Corporation has designated some of the premises for the allied activities like Cafeteria/Restaurant etc., the allottee of these premises shall be permitted to do business only in the designated activities.

3(a) In case of shops, you will be permitted to use the above premises for conducting of business/activity of your choice except those listed below .

1. Trade requiring usage of heavy/vibrating machine like flour mill
2. Chemical and Pharmaceutical labs
3. Furniture making and Steel Fabrication shop
4. Storage of cement and similar commodities which create dust
5. Printing Press
6. Auto Spare Parts shop
7. Building Hardware shop
8. Scrap Merchandise
9. Meat/Fish shop
10. Pan Shop
11. Wine Shop

(b) In case if you are allotted premises for conducting specified business/activity, you shall be permitted to use the said premises for the said purpose only and for no other use.

(c) Activities such as footstall/ cafeteria/ restaurant will be permitted only in premises earmarked for such use.

4. The area comes under the jurisdiction of Navi Mumbai



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CBD Belapur,  
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Pin:400614  
Tel:55918627

Reference No: 20000394/90000503

**D. PAYMENT SCHEDULE**

Installment No	Amount in Rs.	Due Date
01.	477,665.00	20.04.2004
02.	1,347,882.00	19.07.2004

\* Payments to be made on next working day if due date for installment is a holiday.

**E. MISCELLANEOUS CHARGES (Rs)**

1.Share money	:	0.00
2.Documentation Charges	:	500.00
3.Water Connection Charges	:	0.00
4.Power Supply Network Development Charges	:	0.00
5.Lock Recovery Charges	:	200.00
6.Charges M & R/Services (Fixed)	:	0.00
7.Charges M & R/Services(Area Based)	:	3,999.00
8.Water Distribution Betterment Charges	:	6,888.00
9.Power Connection Charges	:	0.00
10.Other Charges	:	0.00
11.Deposit M & R/Services(Fixed)	:	0.00
12.Deposit M & R/Services(Area Based)	:	11,998.00
13.Annual Lease Rent(Fixed)	:	100.00

Total Miscellaneous Charges	:	23,685.00
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**Note:**

- 1.The amount of miscellaneous charges should be paid by separate Demand Draft/Pay order along with the last installment.
- 2.Variation in area & price if any shall be acceptable to you.
- 3.Other terms and conditions of allotment are as per attached annexure.
- 4.Please always quote the reference number for all your future transactions.

We thank you and look forward for a long lasting relationship with you.

Yours faithfully,

Gen. Manager (IT&amp;SP)

**CIDCO**

WE MAKE CITIES

City and Industrial Development  
Corporation of Maharashtra Ltd.Gen. Manager (IT&SP)  
CIDCO Bhawan,  
CBD Belapur,  
Navi Mumbai,  
Pin:400614  
Tel:55918627Reference No: 20000394/90000503  
Customer No: 8806

Date:20.02.2004

To,  
Mr. SWATANTRAKUMAR P. ANAND  
SUNRISE,  
PLOT NO. 32,  
SECTOR 8a,  
CBD BELAPUR,  
NAVI MUMBAI-400614Sub: Allotment of Commercial premises in our "Belapur-ITC" Scheme  
in Sector , Belapur, Navi Mumbai.

Dear Sir/Madam,

With reference to your application No.1, we are thankful to you for booking a commercial premises in our "Belapur-ITC" Scheme in sector , Belapur, Navi Mumbai on "First Come First Serve" basis. We are pleased to allot you the below mentioned premises as per your choice under the terms and conditions mentioned herein and the Annexure overleaf.

**A. DETAILS OF COMMERCIAL PREMISES ALLOTTED**

Comm.Premises Alloted	Building No.	Floor No.	Premises No.	(Area in Sq.Ft) Premises Terrace
B-SBCC-BEL-E203	BEL-SBC	02	E203	1481.190

Rate of Premises Rs./Sq.Ft: 1300.00

**B. DETAILS OF PARKING SPACE**Parking Space Alloted :  
Description :**C. PRICE**

Price-Parking Space (Rs)	Price-Terraces (Rs)	Total Sale Price (Rs)	AmountPaid (DemandRegi +EMD) (Rs)	Balance Amount (Rs)
0.00	0.00	1925,547.00	100,000.00	1825,547.00

## LETTER OF POSSESSION

From:  
MR. SWATANTRA KUMAR P. ANAND  
Sunrise, Plot No.32, Sector No.8A, CBD Belapur,  
Navi Mumbai, Tal. & Dist. Thane

Date: 18<sup>th</sup> September 2012

To,  
M/S. SURAJ INFORMATICS PVT. LTD.  
403, 11/6, Shruti Berhamand Co. Operative Hsg.,  
Phase - 6, Azad Nagar, Ghodbunder Road,  
Thane (W) - 400 607, Tal. & Dist. Thane

Sir,

### SUB:- HANDING OVER OF PHYSICAL POSSESSION.

I am very much glad to hand over you a quiet, vacant and peaceful possession of the **Unit/Module bearing No. E-203, on Second Floor, adm. 1481.190 sq.ft. built-up, in Belapur Railway Station Cum Commercial Complex, C.B.D Belapur, Navi Mumbai- 400 614, Tal. & Dist. Thane.** I say that I have received entire sale consideration in respect of the said Units/Module. I have already relinquished all my right, title interest of whatsoever nature in respect of the said Module. I say that along with physical possession of the said Module, I hereby handover to you the original documents and in respect of the said Module, which kindly accept it and oblige.



Thanking you,

Yours faithfully,

MR. SWATANTRA KUMAR P. ANAND

We, M/S. SURAJ INFORMATICS PVT. LTD., do hereby confirm that the possession of Unit/Module bearing No. E-203, on Second Floor, in Belapur Railway Station Cum Commercial Complex, C.B.D Belapur, Navi Mumbai- 400 614, Tal. & Dist. Thane, taken over by us.

M/S. SURAJ INFORMATICS PVT. LTD.  
through its Director  
MR. AMIT GUPTA

MR. RAJESHWAR BHATT

*Amul*  
*Shakti*

ट.न.न.६	
8000	2092
99	22

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED****REGD. OFFICE:**

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021

PHONE : (Reception) +91-22-6650 0900 / 6650 8928

FAX : +91-22-2202 2509 / 6650 0933

**HEAD OFFICE:**

CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614.

PHONE : +91-22-6791 8100

FAX : +91-22-6791 8166

Ref. No. No. CIDCO/EMS/AEO(RCC)/2012/ 06

Date :  
Date:-05/09/2012 .

To,  
**Mr. Swatantra Kumar P. Anand,**  
**Sunrise, Plot No.32, Sector-8A, CBD, Belapur,**  
**Navi Mumbai-400 614.**

Sub : Grant of permission to transfer Premises Office No. E-203, Admeasuring  
1481.190 Sq. ft. at Belapur Railway Station Complex.

Sir,

Please refer to your letter dtd .27/08/2012.

Since you have paid a sum of **Rs.1,00,430/-** being Transfer Charges the Corporation is pleased to permit you to transfer and assign leasehold rights to **M/s. Suraj Informatic Pvt. Ltd.,** subject to the following terms and conditions.

- m) The transfer and assignment of your leasehold rights shall be effected after obtaining permission of the Competent Authority Urban Land (Ceiling and Regulation) Act, 1976 by a regular conveyance according to law at the cost of the parties.
- n) The Deed of assignment shall be registered with the Sub-Registrar of Assurance on or before **04/12/2012.**
- o) The Deed of Assignment shall contain the following Covenant:
  - a. The Assignee shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the demised premises or his interest therein or party wholly or partly with the possession of the demised premises.
  - b. In the instrument by which the Assignee shall transfer the demised premises, Assignee shall impose upon the person to whom the demised premises are transferred to perform and observe to the Corporation all the conditions and covenants of the Lease granted to him including this covenant.
- p) A true certified copy of the instrument of transfer executed between you Assignee and your transferee is deposited with the Estate Officer of the Corporation within seven days from the date of its execution.

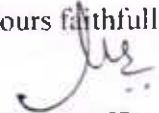
Explanation : Nothing contained herein shall apply to mortgage of the demised premises or any part thereof, to the Central Govt, a State Govt, a Nationalised Bank, the Life Insurance Corporation of India's, the Maharashtra State Financial Corporation, the Housing Development Finance Corporation Ltd., or an employer of the Assignee or any other Financial Institution as may be approved by the Board of Directors of the Corporation time to time.

- q) You shall obtain any other permission, as may be required by any other statute or law being in force.
- r) The permission hereby granted shall lapse and be of no effect if the Deed of Assignment for the intended transfer or assignment is not executed and lodged for registration with the Registrar of Assurance on or before **04/12/2012**, and Certified Copy with its registration No and date is deposited with the Nodal Asstt. Estate Officer within seven days from the time such registration, for effecting consequential changed in our record.

The Assignees will be Liable to pay such service charge as may be fixed by the Corporation from time to time.

Thanking you.

Yours faithfully,

  
Asstt. Estate Officer (RCC)  
Asstt. Estate Officer  
CHM Ltd., Belapur Fly Station  
New Mumbai - 400514.

cc. to : M/s. Suraj Informatic Pvt. Ltd.,  
At.403, 11/6, Shruti Berhanmand Co-Op. Hsg.,  
Phase-6, Azad Nagar, Ghodbunder Rd.  
Thane (W)-400 607.