

# *Ajeet Singh & Associates*

(Advocates & Legal Consultants)

ADDRESS : 17 & 54, 1ST FLOOR, SAI CHAMBER, PLOT NO. 44,  
SECTOR 11, CBD BELAPUR, NAVI MUMBAI - 400 614.  
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FAX NO.: 022 40242632  
EMAIL : ajeet\_advocate@yahoo.co.in

OFFICE FILE NO.

WORKING DAYS : MONDAY TO SATURDAY  
OFFICE TIME : 10.00 A.M. TO 8.30 P.M.  
CONSULTING TIME : 5.00 P.M. TO 8.30 P.M.  
CONSULTATION ON PRIOR APPOINTMENT ONLY

(SUNDAY CLOSED)



Tuesday, September 18, 2012

5:24:29 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 4149

दिनांक 18/09/2012

गावाचे नाव बेलापूर

दस्तऐवजाचा अनुक्रमांक

टनन6 - 04097 - 2012

दस्ता ऐवजाचा प्रकार

अभिकृताविरणपत्र

(25-6) निवासि जाणा (सहकारी) सत्या/मालकी (ओनररीप) फ्लॅटस)

सादर करणाराचे नाव: मे सुरज इन्फोस्टेक्स प्रा लि. यांचे संचालक अभित गुप्ता - -

नोंदणी फी

-

100.00

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

-

440.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (22)

एकूण

रु.

540.00

आपणास हा दस्त अंदाजे 5:38PM ह्या वेळेस मिळेल

*[Signature]*

सह. दुय्यमयुक्तसंचालक - 2

वर्ग 6

बाजार मूल्य: 0 रु.

मोबदला: 0 रु.

भरलेले मुद्रांक शुल्क: 100 रु.

मूळ दस्तावेज परत दिला

*[Signature]*  
सहायक संचालक



## सूची क्र. दोन INDEX NO. II

गावाचे नाव : बेलापूर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र  
व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो) (25-ड) निवासि जागा (सहकारी संस्था/मालकी (ओनररी) फ्लॅट्स) 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/फ्लॅट नं. :- गल्ली/रस्ता :- ईमारतीचे नाव: सनराईज मकान 32 सं. म. ए बेलापूर ; ईमारत नं. :- पेठ/वसाहत :- शहर/गाव :- तालुका :- पिन :- पिन नंबर: 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 दत्तारमदीक्ष प्रालि तर्फे संचालक अमित गुप्ता - :- घर/फ्लॅट नं. :- गल्ली/रस्ता :- ईमारतीचे नाव :- ईमारत नं. :- पेठ/वसाहत :- शहर/गाव: माईदर ठाणे ; तालुका: - पिन: - पिन नंबर: ICS9442B.  
(2) मे सुरज दत्तारमदीक्ष प्रालि तर्फे संचालक राजेश्वर भट्ट - :- घर/फ्लॅट नं. :- गल्ली/रस्ता :- ईमारतीचे नाव :- ईमारत नं. :- पेठ/वसाहत :- शहर/गाव: - पिन: - पिन नंबर: -
- (7) दिनांक करून दिल्याचा 18/09/2012
- (8) नौदणीचा 18/09/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 4097 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 0.00
- (11) बाजारभावाप्रमाणे नौदणी रु 100.00
- (12) शोरा

सह. दुय्यम निबंधक वर्ग - २

ठाणे क्र - ६







महाराष्ट्र MAHARASHTRA

Sale deed, FX 153302



जिल्हा कोषागार कार्यालय,  
ठाणे.  
11 SEP 2012  
मुद्रांक प्रमुख लिपीक/लिपीक

राणे स्टॅम्प वेंडर

शॉप नं. 39, लक्ष्मजला, प्रभात सेंटर, सी.बी.डी., नवी मुंबई.  
अनं 44401 दिनांक 18 SEP 2012  
नाम Suraj Informatic P. Ltd.  
रा. CBSE हस्त Vichy  
घना र. 100/- या न्यायोदेवता मुद्रांक विकला.  
सायतन नं.: 10/19910

सी.डी.बी. राणे  
मुद्रांक विकला

11.9.12

DEED OF ASSIGNMENT

STAMP DUTY OF Rs. 6,58,000/- PAID ON AGREEMENT  
FOR ASSIGNMENT EXECUTED ON 9<sup>TH</sup> DAY OF MARCH

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AND REGISTERED UNDER THE REGISTRATION

NO. TNN-11/00704 /2012, DTD. 9<sup>TH</sup> MARCH 2012



THIS INDENTURE is made and entered at Navi Mumbai on this  
18<sup>th</sup> day of September, 2012 by and BETWEEN MR. SWAPNTRA  
KUMAR P. ANAND, an adult, Indian Inhabitant, residing at Sub  
Plot No.32, Sector No.8A, CBD Belapur, Navi Mumbai, Tal. & Dist.  
Thane, hereinafter referred to as "THE ASSIGNOR/VENDOR" [which  
expression shall unless it be repugnant to the meaning or context thereof  
be deemed to include his heirs, executors, administrators] of the ONE  
PART.

*[Signature]*

*[Signature]*

# A N D

**M/S. SURAJ INFORMATICS PVT. LTD.**, a Company, incorporated and registered under the provisions of The Companies Act, 1956 having its registered Office at **403, 11/6, Shruti Berhamand Co. Operative Hsg., Phase - 6, Azad Nagar, Ghodbunder Road, Thane (W) - 400 607, Tal. & Dist. Thane**, hereinafter called "**THE ASSIGNEES/ PURCHASERS**" (which expression shall unless it be repugnant to the meaning or context thereof be deemed to include its directors, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS 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** [hereafter referred to as the said "**PREMISES**"] together with undivided interest appurtenant to the said Premises and to the common area & facilities of the said Premises "the plans and specifications are hereto annexed hereinafter separately" allotted under "**BELAPUR-ITC**" Scheme as per the Letter of Allotment vide bearing **Ref. No. 20000394/90000503, Customer No. 8806, dtd. 20<sup>th</sup> February 2004** to **MR. SWATANTRA KUMAR P. ANAND** and subsequently **Lease Deed executed on 2<sup>nd</sup> August 2006** and the Lease Premium amount of **Rs.19,25,547/- [Rupees Ninety Lacs Twenty Five Thousand Five Hundred Forty Seven Only]** and also paid **Rs. 4,07,444/- [Rupees Four Lacs Seven Thousand Four Hundred Forty Four Only]** in delay payment charges. The said Lease Deed of the said Premises is duly stamped & registered with concerned Sub Registrar of Assurances at Thane-6, vide under **Registration Sr. No. TNN-6/03931/2006, dtd. 3<sup>rd</sup> August 2006**. The Purchaser had carried out furniture work and improvement in the premises by borrowing Personal Loan of **Rs. 50,00,000/- [Rupees Fifty Lacs Only]** against the mortgage of said premises. The total cost of unit alongwith furniture is of **Rs. 73,32,991/-**



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**[Rupees Seventy Three Lacs Thirty Two Thousand Nine Hundred Ninety One Only].**

AND WHEREAS the Transferor/Assignor herein is legally, lawfully, absolutely seized & possessed of and otherwise well & sufficiently entitled to the **Furnished Unit/Module bearing No. E-203, on Second Floor, in Belapur Railway Station Cum Commercial Complex**, "more particularly described in floor plan hereof, annexed hereto".

*[Handwritten signature]*

AND WHEREAS by execution of **Agreement for Assignment dtd. 9<sup>th</sup> March, 2012** the Transferor/Assignor has agreed to assign to the Assignees/Purchasers the said Module at the price of **Rs.1,31,50,000/- [Rupees One Crores Thirty One Lacs Fifty Thousand Only]** on the terms & conditions contained therein which is registered with the Concerned **Sub Registrar of Assurances Thane-11** vide under **Registration Sr. No. TNN-11/00704/2012 dtd. 9<sup>th</sup> March 2012**. Copy of the same is enclosed herewith as "Annexure-I".

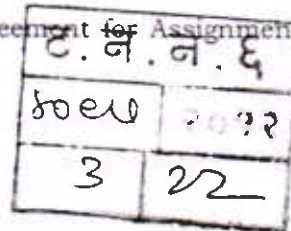
AND WHEREAS the Transferor/Assignor herein has applied to the Estate Dept of CIDCO Ltd. at C.B.D. Belapur for grant of requisite permission to transfer, assign & convey the said Units/Module in favour of Assignees/Purchasers herein and the permission granted by the Estate Dept of CIDCO Ltd. at C.B.D. Belapur, under its **Letter No. CIDCO/EMS/AEO(RCC)/2012/06 dtd. 5<sup>th</sup> September 2012** on the terms & conditions mentioned therein which have been agreed by both the parties to comply the same. Copy of the same enclosed herewith as Annexure "II". The **Abhyudaya Co. Operative Bank Ltd.** has also issued its **NOC** and cancelled the charge, lien recorded against the said Module and also Original Title Documents handed over by the bank to the Owner.

AND WHEREAS the Transferor/Assignor has given Assignees/Purchasers complete inspection of all the Title Documents, Plans Specification etc. in respect of the said Premises. The Assignees/Purchasers prior to the execution of these presents have also carried out due diligence in respect of the said Premises and after being fully and completely satisfied in all respect thereof.



AND WHEREAS pursuance to the said **Agreement for Assignment dtd. 9<sup>th</sup> March 2012** the Assignees/Purchasers have paid to the Assignor/Vendor the agreed consideration amount as under :

a) **Rs.11,50,000/- [Rupees Eleven Lacs Fifty Thousand Only]** paid on or before execution of said **Agreement for Assignment** being as part payment





b) Rs. 56,50,000/- [Rupees Fifty Six Lacs Fifty Thousand Only] paid after the registration of said Agreement for Assignment being as Further Part Payment directly in Assignor/Vendor C.C. Account No. 220489 & Personal Account with Abhyudaya Co. Operative Bank Ltd.

c) Balance Rs. 63,50,000/- [Rupees Sixty Three Lacs Fifty Thousand Only] was agreed to be paid within Forty Five [45] days from the date of execution & registration of Agreement for Assignment dtd. 9<sup>th</sup> March 2012, subject to CIDCO NOC & NOC for Abhyudaya Co. Operative Bank Ltd. which issued on 5<sup>th</sup> August 2012 and also physical possession was agreed to be handed over on receiving of full & final balance amount as per Clause No. 3.

AND WHEREAS the parties herewith confirm that all the requirements and paper works are completed up to the satisfaction of the Assignees/Purchasers and the Assignees/Purchasers agreed to make the payment of balance sale consideration amount of Rs. 63,50,000/- [Rupees Sixty Three Lacs Fifty Thousand Only] in favour of Abhyudaya Co. Operative Bank Ltd. in Account of MR. SWATANTRA KUMAR P. ANAND.

NOW IT IS HEREBY AGREED TO, DECLARED AND RECORDED  
BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The Party of the One Part has represented to the Other Part that the above recitals form an integral part of the Deed of Assignment and the same have been incorporated herein specifically.
2. In pursuance of the said Agreement for Assignment and consideration of sum of Rs. 1,31,50,000/- [Rupees One Crores Thirty One Lacs Fifty Thousand Only], the Assignees/Purchasers already made the payment of Rs. 68,00,000/- [Rupees Sixty Eight Lacs Only] under the Agreement for Assignment dtd. 9<sup>th</sup> March, 2012 and the Balance of Rs. 63,50,000/- [Rupees Sixty Three Lacs Fifty Thousand Only] hereby paid by the Assignees/Purchasers to the Assignor/Vendor on or before the execution of these presents being the full & final amount of consideration amount (the receipt of payment whereof doth hereby admit, acknowledge & acquit and release the Assignor/Vendor hereby separately). The Assignor/Vendor hereby



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Assignees/Purchasers forever. The Assignor/Vendor for himself, his executors, administrators, agent, attorney doth hereby grant, convey and transfer unto the Assignees/Purchasers all their beneficial rights, title and interest into and upon the said **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** alongwith furniture and to the permitted use & occupation thereof

3. The Assignor/Vendor as on date of this Deed of Assignment has paid all taxes, outgoings and Municipal Property Taxes to the Concerned Authority and hereinafter the Assignees/Purchasers shall liable and agreed to pay all the maintenance, outgoings and taxes regularly to the concern person/authority. It's agreed that if any amount towards property tax and maintenance remain unpaid by the Assignor/Vendor for the period prior to execution of **Agreement for Assignment dtd. 9<sup>th</sup> March, 2012** than the same shall required to be paid by Assignor /Vendor on its demand by the NMMC and CIDCO Ltd.

4. The Transferor/Assignor hereby handed over the possession of said module with original keys & lock and remove all his personal belongings as per list from said module and confirm that on execution of this Deed of Assignment now nothing is due and payable by the Assignees/Purchasers in pursuance of the assignment of aforesaid Module.

5. The Transferor/Assignor shall be responsible and or any outgoing charges of CIDCO, Municipal Taxes, Proposed Station Complex Maintenance Charges or such other dues and expenses, due and payable in respect of the said Premises to the appropriate authority till the date of and from the date of execution Agreement for Assignment and thereafter, the Assignees/Purchasers shall be liable to pay the same to all the concerned Authorities.

6. The Assignees/Purchasers herein covenant with and undertake to the Corporation & Transferor/Assignor that they will not assign, mortgage, under let or otherwise transfer wholly or partly the said Premises save & except with the previous written permission of the Corporation which permission shall not be refused if the Assignees /Purchasers performs or are willing to perform following condition

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a) The Assignees/Purchasers therein shall pay to the Corporation the transfer fees and all other charges being towards transfer of said Premises as may be applicable from time to time as per the CIDCO Guide line and as per the terms & conditions of Lease Deed executed between CIDCO and Original Lessees herein..

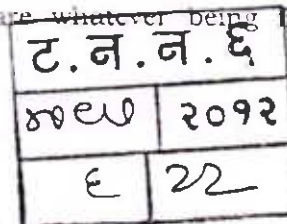
b) In the instrument by which the Assignor/Vendor shall transfer the said premises, the Assignor/Vendor binds the Assignees/Purchasers not to assign, mortgage, under let or otherwise transferor wholly or partly the said premises save and except upon the observance & performance of the conditions herein written.

c) A true certified copy of the instrument of transfer executed between the Assignor/Vendor and the Assignees/Purchasers will be deposited with the Corporation within Seven (7) days from the date of its execution.

**Explanation (i) :** "The Additional price means the price determined by the Corporation in the months of January and July each year in respect of a class of Modules with reference to the carpet area and permitted users and displayed in the Modules of the corporation.

**Explanation (ii) :** Nothing contained herein shall apply to mortgage of the said premises or any part thereof, to the Central Govt., a State Govt., a Nationalize Bank, The Life Insurance Corporation, The Industrial Development Finance Corporation Ltd. or an Employee of the New Lessees/Purchasers or any other financial Institution as may be approved by the Board of Director of the Corporation from time to time for the purpose of securing a loan borrowed for buying the said premises.

7) The Assignees/Purchasers agrees and bind themselves to pay diligently and regularly every month the maintenance bills, water charges for each month to the CIDCO if any and all other charges to the Company, in their proportionate share whatever being fixed by the Company/Authority.



*[Handwritten signature]*

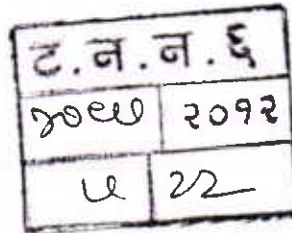
8) The Assignees/Purchasers further undertake to fulfill all such statutory obligation and legal liabilities as are required under The Transfer of Property Act, 1882, Income Tax Act, 1961 and or any other Act in force which pertained to the Transfer of said Premises/Modules.

9) The Assignor/Vendor covenant that in the event of if any person or persons making any claim, demand, suit, charge or other legal proceeding, claimed or made by any person's attorney, agent, company or nominee claiming either lawfully and/or equitably against the transfer & assignment of the said Premises by him in the name of Assignees/Purchasers then and in such event he will indemnify and keep indemnified and harmless the said Assignees/Purchasers against such claim, demand, charge or charges that may be faced by the said Assignees/Purchasers.

10) The stamp duty, Registration charges, and expenses incidental thereto are however payable by the Assignees/Purchasers alone.

### *SCHEDULE OF THE MODULE*

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.



*[Handwritten signature]*

*[Handwritten marks]*

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

SIGNED, SEALED AND DELIVERED by the  
within named MODULE ASSIGNOR/VENDOR

**MR. SWATANTRA KUMAR P. ANAND**

Income Tax Permanent A/C. No. ADKPA0065C  
in the presence of .....



SIGNED, SEALED AND DELIVERED by the within named ASSIGNEES/PURCHASERS

**M/S. SURAJ INFORMATICS PVT. LTD.**

Income Tax Permanent A/C. No. AAICS9442B

through its Director

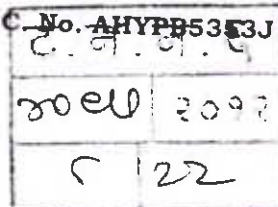
**MR. AMIT GUPTA**

Income Tax Permanent A/C. No. AFGPG6939M

**MR. RAJESHWAR BHATT**

Income Tax Permanent A/C. No. AHYPB5353J

in the presence of .....



# R E C E I P T

Date : 23<sup>rd</sup> July 2012



RECEIVED OF AND FROM the within named the Assignees & Purchasers **M/S. SURAJ INFORMATICS PVT. LTD**, a sum of **Rs. 68,00,000/- [Rupees Sixty Eight Lacs Only]** being the part payment towards sale, transfer, assignment of right, title, interest & ownership in and upon 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.** The said payment made as under:

Sr. No	Date	Cheque No	Drawn on	Amount
1	19/01/2012	511155	ICICI BANK LTD. VASHI BRANCH	1,50,000/-
2	28/01/2012	000200	KARUR VYSYA BANK LTD., VASHI APMC	10,00,000/-
3	18/07/2012	UTR No. 12200060243	ICICI BANK LTD., VASHI BRANCH	28,00,000/-
4	11/04/2012	000052	KARUR VYSYA BANK LTD. VASHI BRANCH	13,25,000/-
5	31/03/2012	UTR No. 12091298350	KARUR VYSYA BANK LTD. VASHI BRANCH	15,25,000/-
Total Rs.				68,00,000/-

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I SAY RECEIVED  
Rs. 68,00,000/-

MR. SWATANTRA KUMAR P. ANAND



# R E C E I P T

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

RECEIVED OF AND FROM the within named the Assignees  
/Purchasers **M/S. SURAJ INFORMATICS PVT. LTD**, a sum of **Rs. 63,50,000/-** [Rupees Sixty Three Lacs Fifty Thousand Only] by Pay  
**Order No. 803952 dtd. 18<sup>th</sup> September 2012 Drawn on KARUR VYSYA BANK Ltd., Vashi Branch in favour of Abhyudaya Co. Operative Bank Ltd in Account of MR. SWATANTRA KUMAR P. ANAND** being the full &  
final payment towards sale, transfer, assignment of right, title, interest &  
ownership in and upon 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.**

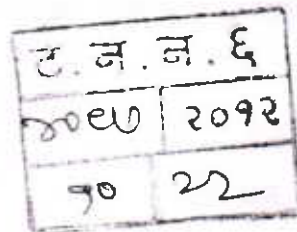
I SAY RECEIVED

Rs. 63,50,000/-

MR. SWATANTRA KUMAR P. ANAND

*[Handwritten Signature]*

Note : The Receipt valid subject to relisation



## 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

द.न.न.६	
४०६०	२०१२
११	२२

Friday, March 09, 2012  
1:43:55 PM

**Original**  
नोदणी 39 म.  
Regn. 39 M

पावती

पावती क्र. : 713

दिनांक 09/03/2012

गावाचे नाव      बेलापूर

दस्तऐवजाचा अनुक्रमांक

डनन11 - 00704 - 2012

दस्ता ऐवजाथा प्रकार



सादर करणाराचे नाव: सुरज इन्फार्मेटिक्स प्रा लि चर्मे, संचालक अमित गुप्ता .

नॉदणी फी

30000.00

नक्कल (अ. ११(१)), पृष्ठांकनाची नक्कल (आ. ११(२)).

440.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (22)

एकूण रु.

30440.00

आपणास हा दस्त अंदाजे 1:58PM ह्या वेळेस मिळेल

पु. नि. का-ठाणे ११

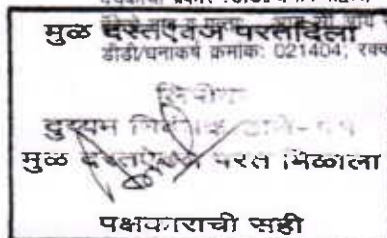
बाजार मुल्य: 11976000 रु. मोबदला: 13150000रु.

भरलेले मुद्रांक शुल्क: 658000 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

मुख्य दस्तऐवज परतदिला आय बँक लि E;

डॉ.डी/घनाकार्ष क्रमांक: 021404, रक्कम: 30000 रु.; दिनांक: 06/03/2012



शॉप नं. ११, तन्त्रमजला, प्रभात स्टैंड, सेक्टर १-(ए), सी. बी. सी., नवी मुंबई।

गार्कमेट लायसन्स क्र. १८/१७

दिनांक: 18/09/12

44101  
श्री / श्रीमती / मेसर्स Sunary Infarmoli ने  
Vidly

ना खालील प्रमाणे व्याधीकेतु भुद्राक विकले.

१.	१०००	x	=
२.	१०००	x	=
३.	१००	x	=
४.	१०	x	=
५.	१०	x	=

100

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१६०

(अक्षरी रूप)

५. मर्यादा

11

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THE NEW YORK PUBLIC LIBRARY

ट. न. न. ६	
४०९७	२०१२
१२	२२



दस्तावेज क्रमांक व वर्ष: 704/2012

Friday, March 09, 2012

1:45:10 PM

दुय्यम निबंधक: सह दु.नि.का-ठाणे 11

नॉंदणी 03 म

Regn. 63 m e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : बेलापूर

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अमिहस्तांतरणपत्र

व बाजारभाव (भाडेपट्टीच्या)

बाबतीत पट्टाकार आकारणी देतो

की पट्टेदार ते नमूद करावे) मोबदला रु. 13,150,000.00

वा मा. रु. 11,976,000.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) वर्णन: युनिट / मॉड्युल नंबर ई - 203, दुसरा मजला, "बेलापूर रेल्वे स्टेशन कम कमिश्नर कॉम्प्लेक्स" बेलापूर नवी मुंबई विभाग क्र 27/361

(3) क्षेत्रफळ

(1) 1481.190 चौ फुट विल्ट अप

(4) आकारणी किंवा जुडी देण्यात आसेल 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) स्वतंत्रकृमर-पी आनंद - घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - संनराईज: - मुंबई 32 से 8 ए बेलापूर: शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: ADKPA0055C.

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

(1) मे करून दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता 403 मे अश्वी बम्हानंद सी एच एस लि अफजल आझाद नगर घोडबंदर रोड ठाणे: गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: ANOS9442B. (2) मे करून दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता 403 मे अश्वी बम्हानंद सी एच एस लि अफजल आझाद नगर घोडबंदर रोड ठाणे: गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: ANOS9442B.

(7) दिनांक

करून दिल्याचा 09/03/2012

(8)

नॉंदणीचा 09/03/2012

(9) अनुक्रमांक, खंड व पृष्ठ

704/2012

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क

रु 657590.00

(11) बाजारभावाप्रमाणे नॉंदणी

रु 30000.00

(12) शेरा



ट.न.न.६  
2092  
93 22

सह दुय्यम निबंधक ठाणे क्र. 11







**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 0901

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: 05/09/2012.

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

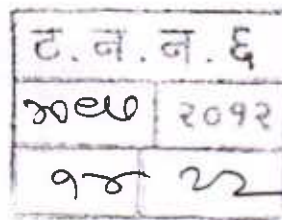
Sub : Grant of permission to transfer Premises Office No. E-203, Admeasuring  
1481.190 Sq. ft. at Belapur Railway Station Complex.

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, transfer 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 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.



# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Post: Estate Officer (HCC)  
1st Floor, CIDCO House,  
Estate Section, Tower # 7, Vashi Rly Sta.,  
Navi Mumbai - 400 725.

Date: 02/08/2006

## TAKING OVER POSSESSION BY THE ALLOTTEE

Type Premises/Module/Shop No. E-213 Floor 1

Sector 11 at Vashi / Sanpada / Jambagar / Nerul / Belapur

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

Executive Engineer (1.13.12)

Asst. Estate Officer (HCC)

## POSSESSION RECEIPT

I hereby Certify that I have taken over possession of the Premises / Module / Shop No. E-213 on 02/08/2006 Floor, Sector 11 at Vashi / Sanpada / Jambagar / 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 specifications enclosed with the agreement. I have inspected the Premises / Module / Shop 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.

न. नं. ११  
०४/२०१२  
६/२२

Signature of allottee



(Signature of allottee)

Name: Sudamini Kumar P. Anand

Premises / Module / Shop No. E-213 Floor 1 at Vashi / Sanpada / Jambagar / Nerul / Belapur Railway Station

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

ट.न.न.६  
०४/२०१२  
१६/२२



ट.न.न.६  
०४/२०१२  
१६/२२





स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AFGPG6939M

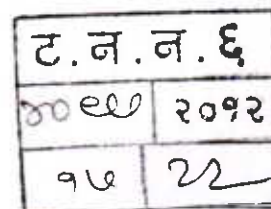
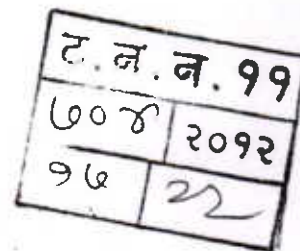
नाम / NAME  
AMIT GUPTA

पिता का नाम / FATHER'S NAME  
HAZARI LAL GUPTA

जन्म तिथि / DATE OF BIRTH  
16-07-1977

हस्ताक्षर / SIGNATURE

आयकर अधिकारी (कंप्यूटर सेक्शन)  
Commissioner of Income-tax (Computer Operations)

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SWATANTRAKUMAR P. ANAND

PARMANAND SINGH ANAND

07/08/1951

Permanent Account Number

ADKPA0065C

*[Signature]*  
Signature



*[Handwritten signature]*



ट.न.न.११	
७०४	२०९२
१८	२२

ट.न.न.६	
४०६०	२०९२
१८	२२





ट. न. न. १५	
७०४	२०१२
२०	२२



ट. न. न. दि	
७०४	२०१२
१९	२२

दस्त गोषवारा भाग - 2

टनन6

दस्त क्रमांक (4097/2012)

22 22

दस्त क्र. [टनन6-4097-2012] चा गोषवारा  
वापार मुल्य 0 मोवदला 0 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 18/09/2012 05:17 PM  
निष्पादनाचा दिनांक : 18/09/2012  
दस्त हजर करणा-याची सही :

*[Signature]*

पावती क्र.: 4149 दिनांक: 18/09/2012  
पावतीचे वर्णन  
नाव: मे सुरज इन्फारमेटिक्स प्रा लि तर्फे संचालक  
अमित गुप्ता - -

100 : नोदणी फी  
440 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

540: एकूण

दस्ताचा प्रकार : (25) अमिहस्तांतरणपत्र

दस्त अनुच्छेद प्रकार: (25-ड) निवासि जागां (सहकारी संस्था/मालकी (ऑनररीप) फ्लॅट्स)  
संबंधी असेल तर

शिवका क्र. 1 ची वेळ : (सादरीकरण) 18/09/2012 05:17 PM  
शिवका क्र. 2 ची वेळ : (फी) 18/09/2012 05:24 PM  
शिवका क्र. 3 ची वेळ : (कबुली) 18/09/2012 05:24 PM  
शिवका क्र. 4 ची वेळ : (ओळख) 18/09/2012 05:24 PM

दस्त नोंद केल्याचा दिनांक : 18/09/2012 05:24 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-याना व्यक्तीस ओळखतात,  
व त्यांची ओळख पटवितात.

1) -- विनोद गंगावणे , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: साई चेंबर्स

ईमारत नं: भुखंड 44 से 11 बलापुर

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

2) -- मोहन छेत्री , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: सदर

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

मुद्रांक शुल्क: सवलत : ( ठाणे क्र 11 दस्त नंबर - 0704/12 नुसार मु शु  
658000/- व नो फी 30000/- इतकी फी वसूल करण्यात आलेल आहे.)

*[Signature]*  
प्र. सह. दु. म. निबंधक वर्ग - 2



वपारित करण्यास ये  
वने आहेत.

मुद्रांक क्र. 1

क्रमांक 20 09 12 नोदल

प्र. सह. दु. म. निबंधक, ठाणे-६ (वर्ग-२)

दिनांक १८ मार्च २०१२



18/09/2012

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

टनन6

दस्त क्र 4097/2012

5:25:04 pm

ठाणे 6

20/12/22

दस्त क्रमांक : 4097/2012

दस्तचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: मे सुरज इन्फॉरमेटिक्स प्रा लि तर्फे संचालक अमित गुप्ता  
पत्ता: घर/फ्लॅट नं. -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं. -  
पेट/वसाहत: -  
शहर/गाव: माईदर ठाणे  
तालुका: -  
पिन: -  
पॅन नम्बर:

लिहून घेणार

वय

सही



2 नाव: मे सुरज इन्फॉरमेटिक्स प्रा लि तर्फे संचालक राजेश्वर मट्टे  
पत्ता: घर/फ्लॅट नं. -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं. -  
पेट/वसाहत: -  
शहर/गाव: -  
तालुका: -  
पिन: -  
पॅन नम्बर: -

लिहून घेणार

वय

सही



3 नाव: स्वतंत्र कुमार पी आनंद  
पत्ता: घर/फ्लॅट नं. -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: सनराईज मुखंड 32 से 8 ए  
बेलापुर  
ईमारत नं. -  
पेट/वसाहत: -  
शहर/गाव: -  
तालुका: -  
पिन: -  
पॅन नम्बर: ADMP

लिहून घेणार

वय

सही



सह. दुय्यम निबंधक वर्ग - २

ठाणे क्र - ६



आयकर विभाग  
INCOME TAX DEPARTMENT  
VINOD M GANGAWANE  
MOTI RAM GANGAWANE  
13/02/1981  
Permanent Account Number  
AHNPG9699R



भारत सरकार  
GOVT. OF INDIA



Signature



ट. न. न. ६	
४०००	२०१२
२०	२२



**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

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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

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

**Note:**

- 1.The amount of miscellaneous charges should be paid by seperate 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)

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  
Tel:55918627

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)  
CIDCO Bhawan,  
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Navi Mumbai,  
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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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)

E-203



Thursday, August 03, 2006  
12:34:10 PM

Original

नौदणी 39 म.  
Regn 39 M

पावती

पावती क्र. : 4005

दिनांक 03/08/2006

गावाचे नाव बेलगाव

दस्तऐवजाचा अनुक्रमांक

टॅनन 6 - 03931 - 2006

दस्ता ऐवजाचा प्रकार

नामदस्ता

सादर करणाराचे नाव:-

स्वतंत्र गुनार फी आनंद

नौदणी फी

19260.00

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

320.00

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

100.00

अतिरिक्त मुद्रांक शुल्क

एकूण

रु.

19680.00

आपणास हा दस्त अंदाजे 12:48PM ह्या वेळेस मिळेल

दुय्यम निबधक  
ठाणे 6

राजार मुल्य: 0 रु.

मोबदला: 1931547रु.

भरलेले मुद्रांक शुल्क: 96500 रु.

देयकाचा प्रकार : चलनाने,

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



Thursday, August 03, 2006  
12:35:08 PM

Original  
नोंदणी 39 म  
Page 39 M

पावती

पावती क्र. : 4006

दिनांक 03/08/2006

गावाचे नाव बेलापूर

दस्तऐवजाचा अनुक्रमांक टनन6 - 03931 - 2006

दस्ता ऐवजाचा प्रकार भाडेपट्टा

सादर करणाराचे नाव:- स्वतंत्र कुमार पी आनंद

नोंदणी फी

60.00

एकूण

रु.

60.00

आपणास हा दस्त अंदाजे 12:49PM ह्या वेळेस मिळेल

मुख्य निबंधक  
ठाणे 6

बाजार मूल्य: 0 रु.

मोबदला: 1931547 रु.

भरलेले मुद्रांक शुल्क: 96500 रु.

*[Handwritten signature]*





दस्तावेजांक व वर्ष: 3931/2006

Thursday, August 03, 2006

12:31:11 PM

दुय्यम निबंधक: ठाणे 6

मिळणी घेतले

मिळणू: 03 ऑगस्ट

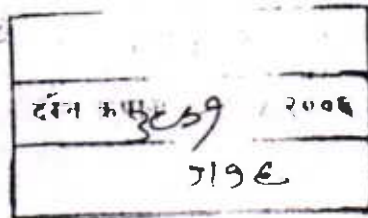
## सूची क्र. दोन INDEX NO. II

गावाचे नाव : बेलापूर

- (1) विलेखाया प्रकार, मोबदल्याचे स्वरूप गाडेपट्टा  
व बाजारभाव (भाडेपट्ट्याच्या  
बाबतीत पट्टाकार आकारणी देतो  
की पट्टेदार ते नमूद करावे) मोबदला रु. 1,931,547.00  
बा. 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 स्क्. मी
- (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) - सीडको लि. तर्फे असि. इस्टेट ऑफीसर के. एन. कडू, घर/फ्लॅट नं. गल्ली/रस्ता -; ईमारतीचे नाव -; ईमारत नं. -; पेठ/वसाहत -; शहर/गाव सीडको भवन; तालुका -; पिन -; पॅन नंबर -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) - स्वतंत्र कुमार पी. आनंद; घर/फ्लॅट नं. -; गल्ली/रस्ता -; ईमारतीचे नाव -; ईमारत नं. -; पेठ/वसाहत -; शहर/गाव सीडको; तालुका -; पिन -; पॅन नंबर ए. ए. एच. पी. बी. 3726डी
- (7) दिनांक करून दिल्याचा 02/08/2006
- (8) नोंदणीचा 03/08/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 3931 /2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 98600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु. 19320.00
- (12) नोरा

साह दुय्यम निबंधक ठाणे-६  
(वर्ग - २)





011075

वा ठिकणी करणार. / उपरोक्तानात  
 भागात सर्व ठिकणी / भागात रिज ठिकणी

011075

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- 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 thereof being as follows :
- "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.
  - 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.

21/11/1954  
Railway  
Vestibule



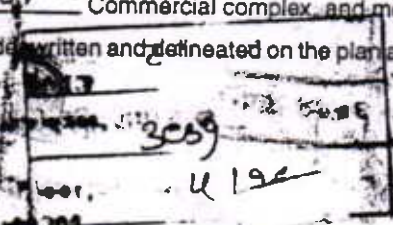
- iii. It is hereby agreed and declared by the Corporation to use, occupy and maintain the said premises to be consistent with the safety of persons using the railway system and the property of the Union of India/Central Railway Administration and the purity of environment at the railway station. It is hereby, further agreed and declared by the Corporation that the premises will be so used, occupied and maintained in keeping with good, cleanness 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 for inspection of the said premises and the Corporation permitted inspection to the Lessee of the said premises, amenities and services provided thereon, and the Lessee expressed his/its satisfaction, consenting to acquire the said premises.
- h) The Lessee, before making offer to the Corporation for grant of lease of said premises in the 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 Lacs 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 :

- 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.
- In consideration of the premises and of the sum of Rs 19,25,547/- (Rupees Nineteen Lacs 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

Asst. Estate Officer (I)  
Railway Commercial Complex  
Vashi Rly. Station, 1st floor,  
Vashi, Dist. Mumbai

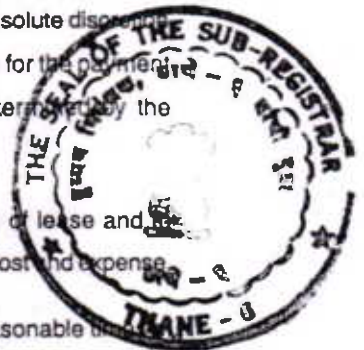


*[Handwritten signature]*

green colour and TOGETHER WITH all the rights, easements and appurtenances and fixtures thereof (hereinafter referred to as "the Demised Premises") to hold the Demised Premises 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

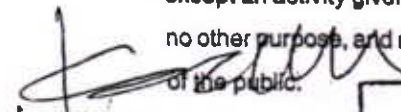
3. The Lessee with intent to bind all persons into whomsoever hands the demised premises may come doth hereby covenant with the Corporation as follows:
  - a) To pay unto the Corporation the rent at the time, on the day and in the manner hereinbefore appointed for payment thereof clear of all deductions.
  - b) 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.
  - c) 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.
  - d) 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.
  - e) To permit the Corporation, its authorities, servants and agents at all reasonable times 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.
  - f) 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 Lessee.

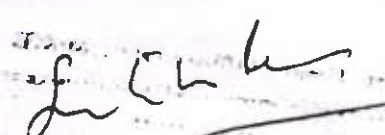


*[Handwritten signatures and initials are present at the bottom of the page, including a large signature on the left and several initials and smaller signatures on the right.]*

- g) Not to cause or permit to be caused at any time any nuisance in or upon the Demised Premises or anything which shall cause unnecessary annoyance or inconvenience or disturbance to the occupiers 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/   
 Estate Officer (MKT)  
 Railway Commercial (MKT)  
 Chennai - 600 004  
 Floor. 019E  
 Vashi, Navi Mumbai - 401 301

  
 30/09/2008



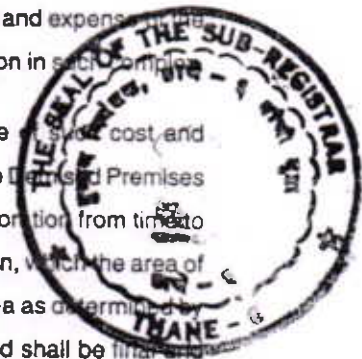
- r) To commence/start business activity within period of six months from the date hereof.
- s) Not to make any addition or alteration at any time to or in the Demised Premises without obtaining the prior written permission from the Managing Director of the Corporation. The Lessee has to submit all the 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 verandah, 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 such 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

DK [Signature] Asst. Estate Officer (IP) MKT  
 Railway Cantonment, Coimbatore  
 3039 2006 L E W





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 (IIP) MKT  
Railway Commercial Complex  
Vashi K.V. Station, 1st Floor.  
Vashi K.V. Station

3039/08001

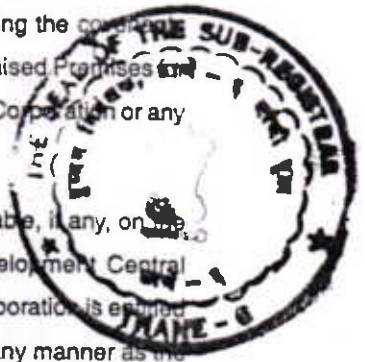
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*[Signature]*



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 on 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

AMT. Estate Revenue Dept. MKT

Railway Commercial Corporation

218/111/359 / 2006

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*Signature*

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 1956).
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 and subscribed their/hands and seal the day and year first above written.



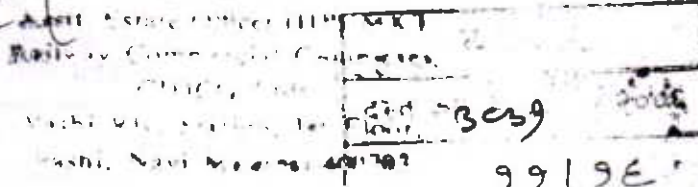
#### FIRST SCHEDULE

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]*



*[Signature]*



## 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/vibrating 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 headware 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. Kachru

in the presence of

1) C. N. Mhatre

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

Signed, Sealed and delivered by

Within named Lessee

Swatantra Kumar

P. Anand.

in the presence of

1) C. N. Mhatre.

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

Asst. Estate Officer (UP) 1127  
Railway Commercial Complex,  
CIDCO Rd;  
Vashi Rly. Station, 1st Floor,  
Vashi, Navi Mumbai-400 703.

Ats  
2/8/86

Swatantra Kumar

दस्तावेज
दस्तावेज क्रमांक 303 / 2006
921 9E



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AAHPP3726D



नाम / NAME

SWANTRAKUMAR ANAND  
PARMANAND

पिता का नाम / FATHER'S NAME  
ANAND PARMANAND

जन्म तिथि / DATE OF BIRTH

07-03-1951

हस्ताक्षर / SIGNATURE

आयकर निरीक्षक (प्रणाली)

DIRECTOR OF INCOME TAX (SYSTEMS)



टन
दस्त कर्मांक 305 / 2006
9319E

# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Asstt. Estate Officer (RCC)  
1st Floor, CIDCO Ltd.,  
Estate Section, Tower # 7, Vashi Rly Sta.,  
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 / Juinagar / Nerul / Belapur.

1. Date of allotment : 02/08/2006
2. Name of Hire / Outright Purchase : M3 Swatantra Kumar P Anand
3. Date of execution of Agreement : 02/08/2006

Executive Engineer ( )

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 / Juinagar / 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)

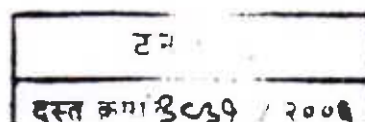
Name : Swatantra Kumar P Anand

Premises / Module / Shop No.: E-203 21st Rly Station

Copy to : i) Copy of Allottees

ii) EE(MBR)

iii) MSEB / EE(E-RP)



## CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Asstt. Estate Officer (RCC)  
1st Floor, CIDCO Ltd.,  
Estate Section, Tower # 7, Vashi Rly 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 / Juvelgar / Nerul / Belapur

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

Executive Engineer ( MBR )

[Signature]  
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 / Juvelgar / 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)

03/08/2006

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

दस्त क्र 3931/2006

17:36:56 pm

अर्ण 6

94192

दस्त क्रमांक : 3931/2006

दस्ताचा प्रकार : भाडेपट्टा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: - स्वतंत्र कुमार पी आनंद  
पत्ता: घर/फ्लॅट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: सीबीडी  
तालुका: -  
पिन: -  
पॅन नम्बर: ए ए एच पि बी 3726डी

लिहून देणार

वय 55

सही

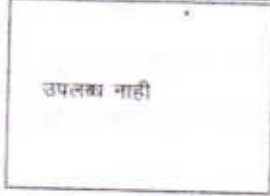


2 नाव: - सीडको लि तर्फे अति इस्टेट  
ओफीसर के एन कडु  
पत्ता: घर/फ्लॅट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: सीडको भवन  
तालुका: -  
पिन: -  
पॅन नं:

लिहून देणार

वय

सही



उपलब्ध नाही



उपलब्ध नाही





RECEIPT

Circle:Marketing T & C

ReceiptNo.1400000536/2004

Date:20.04.2004

Received with thanks from Mr. SWATANTRAKUMAR P. ANAND  
(your account No.with us 8806)an amount of Rs.4,00,000.00  
(Rs.Four Lacs Only)vide cash/Cheque/DD No. 547648 drawn on  
Abhyudaya Co op Bank, Parel towards following

Docu.No.	Due Date.	Amount Due	Amount Paid
100015506	20.04.2004	477,665.00	400,000.00

Sr. Sales Order	Property Code
No. Invoice Reference	Property Description
1) 20000394	B-SBCC-BEL-E203
90000503	BELAPUR-SBCC Premises

Subject to realisation of cheque

For \_\_\_\_\_td.



RECEIPT

Circle:Marketing T & C

ReceiptNo.1400000537/2004

Date:20.04.2004

Received with thanks from Mr. SWATANTRAKUMAR P. ANAND  
(your account No.with us 8806)an amount of Rs.77,665.00  
(Rs.Seventy Seven Thousand Six Hundred Sixty Five Only)vide  
cash/Cheque/DD No. 547647 dt 20.04.04 drawn on Abhyudaya Co op  
Bank, Parel towards following

Docu.No.	Due Date.	Amount Due	Amount Paid
1400000536	20.04.2004	77,665.00	77,665.00

Sr. Sales Order No. Invoice Reference	Property Code Property Description
1) 20000394 90000503	B-SBCC-BEL-E203 BELAPUR-SBCC Premises

Subject to realisation of cheque

For CIDCO Ltd.



RECEIPT

Circle:Marketing T & C

ReceiptNo.1400000654/2006

Date:22.05.2006

Received with thanks from Mr. SWATANTRAKUMAR P. ANAND  
(your account No.with us 8806)an amount of Rs.6,00,000.00  
(Rs.Six Lacs Only)vide cash/Cheque/DD No. 773896 dt.19.05.06 drawn  
on Abhyudaya Co-op. Bank ltd, vashi towards following

Docu.No.	Due Date.	Amount Due	Amount Paid
1400000653	19.07.2004	1,107,882.00	600,000.00

Sr. Sales Order	Property Code
No. Invoice Reference	Property Description
1) 20000394	B-SBCC-BEL-E203
90000503	BELAPUR-SBCC Premises

Subject to realisation of cheque

For CIDCO Ltd.



RECEIPT

Circle:Marketing T & C

ReceiptNo.1400000652/2006

Date:22.05.2006

Received with thanks from Mr. SWATANTRAKUMAR P. ANAND  
(your account No.with us 8806)an amount of Rs.2,00,000.00  
(Rs.Two Lacs Only)vide cash/Cheque/DD No. 769334 dt.11.05.06 drawn  
on Abhyudaya Co-op. Bank ltd, vashi towards following

Docu.No.	Due Date.	Amount Due	Amount Paid
100015506	19.07.2004	1,347,882.00	200,000.00

Sr. Sales Order	Property Code
No. Invoice Reference	Property Description
1) 20000394	B-SBCC-BEL-E203
90000503	BELAPUR-SBCC Premises

Subject to realisation of cheque

For CIDCO Ltd.





# CIDCO

WE MAKE CITIES

## RECEIPT

Circle:Marketing T & C

ReceiptNo.1400000653/2006

Date:22.05.2006

Received with thanks from Mr. SWATANTRAKUMAR P. ANAND  
(your account No.with us 8806)an amount of Rs.40,000.00 (Rs.Forty  
Thousand Only)vide cash/Cheque/DD No. 769335 dt.11.05.06 drawn on  
Abhyudaya Co-op. Bank ltd, vashi towards following

Docu.No.	Due Date.	Amount Due	Amount Paid
1400000652	19.07.2004	1,147,882.00	40,000.00

Sr. Sales Order No. Invoice Reference	Property Code Property Description
1) 20000394 90000503	B-SBCC-BEL-E203 BELAPUR-SBCC Premises

Subject to realisation of cheque

For CIDCO Ltd.



Printed On: 22.05.2006

RECEIPT

Circle:Marketing T & C

ReceiptNo.1400000655/2006

Date:22.05.2006

Received with thanks from Mr. SWATANTRAKUMAR P. ANAND  
(your account No.with us 8806)an amount of Rs.5,07,882.00  
(Rs.Five Lacs Seven Thousand Eight Hundred Eighty Two Only)vide  
cash/Cheque/DD No. 431057 dt.19.05.06 drawn on Abhyudaya Co-op.  
Bank ltd, vashi towards following

Docu.No.	Due Date.	Amount Due	Amount Paid
1400000654	19.07.2004	507,882.00	507,882.00

Sr. Sales Order No. Invoice Reference	Property Code Property Description
1) 20000394 90000503	B-SBCC-BEL-E203 BELAPUR-SBCC Premises

Subject to realisation of cheque



# CIDCO

WE MAKE CITIES

## RECEIPT

Circle:Marketing T & C

ReceiptNo.1400000550/2003

Date:16.02.2004

Received with thanks from Mr. SWATANTRAKUMAR P. ANAND  
(your account No.with us 8806)an amount of Rs.1,00,000.00  
(Rs.One Lac Only)vide cash/Cheque/DD No. 546068 dt 16/02/04 drawn  
on Abhyudaya Co-op Bank Ltd. Parel towards following

Docu.No.	Due Date.	Amount Due	Amount Paid
100015434	16.02.2004	100,000.00	100,000.00

Sr. Sales Order	Property Code
No. Invoice Reference	Property Description
1) 20000394	B-SBCC-BEL-E203
BELAPUR-SBCC Premises	

Subject to realisation of cheque

For CIDCO Ltd.



Printed On: 16.02.2004