



Thursday, August 03, 2006

12:34:10 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 4005

दिनांक 03/08/2006

गावाचे नाव बेलापूर

दस्तऐवजाचा अनुक्रमांक

टॅनन 6 - 08931 - 2006

दस्ता ऐवजाचा प्रकार

भाडेपट्टा

सादर करणाराचे नाव:- स्वतंत्र कुमार पी आनंद

नोंदणी फी :- 19260.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), :- 320.00

रुजवात (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

दुय्यम निवधक
छाणे 6

बाजार मुल्य: 0 रु.

मोबदला: 1931547 रु.

भरलेले मुद्रांक शुल्क: 96500 रु.

देयकाचा प्रकार: चलनाचे;

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

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

Original

नोंदणी 39 म.
Regn. 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

दुय्यम निबधक
डाणे 6

बाजार मुल्य: 0 रु.

मोबदला: 1931547 रु.

भरलेले मुद्रांक शुल्क: 96500 रु.

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दस्तक्रमांक व वर्ष: 3931/2006

Thursday, August 03, 2006

12:37:11 PM

सूची क्र. दोन INDEX NO. II

नॉदणी 63 म.

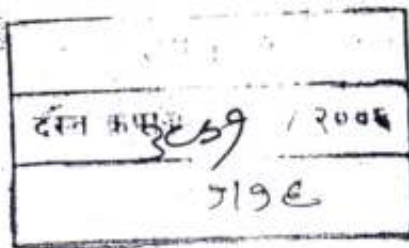
Regn. 63 m. d.

गावाचे नाव : बेलापूर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टा
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, पोटहिरसा व घरक्रमांक (1) वर्णन: दुकान नंबर ई 203 , 2 रा मजला , बेलापूर रेल्वे स्टेशन कॉम्प्लेक्स
(असल्यास)
- (3) क्षेत्रफळ (1) 137.65 रकम मी
- (4) आकारणी किंवा जुळी देण्यात (1)
असेल तेव्हा
- (5) दस्तऐवज करून देण्या-या (1) - - सीडको लि वर्क असि इस्टेट ऑफीसर के एन कडू; घर/प्लॉट नं: -;
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: सीडको भवन;
दिवाणी न्यायालयाचा हुकुमनामा तालुका: -; पिन: -; पॅन नम्बर: -;
किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
- (6) दस्तऐवज करून घेण्या-या (1) - - स्वतंत्र कुमार पी आनंद; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव:
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: सीबीडी; तालुका: -; पिन: -; पॅन नम्बर: ए ए
दिवाणी न्यायालयाचा हुकुमनामा एच पि बी 3726डी
किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (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) शोरा

सह दुय्यम निबंधक ठाणे-६
(वर्ग - २)





प्रधानमंत्री : ००३० मुद्रांक व नोंदणी छी

अलन क्रमांक

या ठिकाणी कोरागावठ. / उपकोशागावठ. भक्कम
भाळोप स्टेट बँकेमध्ये / भाळोप दिवने बँकेमध्ये

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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 under 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. Swatantrakumar 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) _____

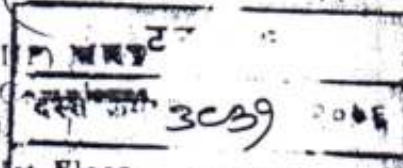
_____ (hereinafter called "the Lessee" which expression shall, unless it repugnant to the context or meaning thereof, be deemed to include his successor or successors and permitted assign or assigns) of the Other Part.

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).

C. S. Estate Officer (I) Railway Commercial CIDCO Ltd.

Vashi Rly. Station, 1st Floor, Vashi, Navi Mumbai - 400 705



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GANPATRAO B. CHAVAN
Authorised Signatories
Vashi, Navi Mumbai - 400 705.

For Abhyudaya Co-op. Bank Ltd.

भारत 00882
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R.00965001
INDIA STAMP DUTY
AUG 02 2006

ABHYUDAYA CO-OP. BANK LTD.
VASHI BRANCH,
ABHYUDAYA BANK BUILDING,
FLOR 17, VASHI,
NAVI MUMBAI-400 705.
R/STP(V)/C.R.1053/05/06/
P-183

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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, 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 of 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=00 (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 :

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 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

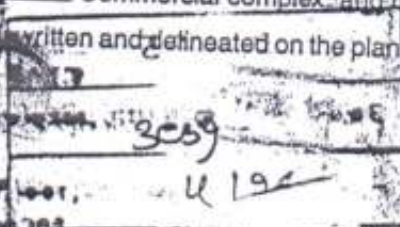
Assett, Estate Officer (HPS)

Railway Commercial Complex, Vashi

CIDCO Ltd.

Vashi Rly. Station, 1st Floor,

Vashi, Dist. Mumbai - 400 703

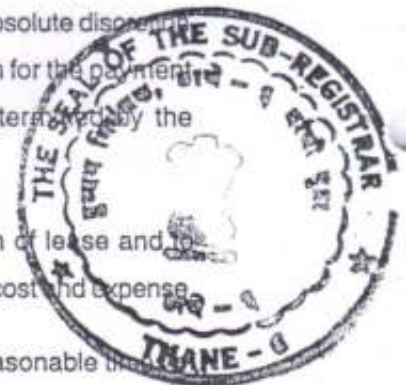


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unto and to the use of the Lessee for a term of Sixty years computed from the _____ day of _____ subject nevertheless to the provisions of the Maharashtra Regional Town Planning Act 1966 (Maharashtra XXXVII of 1966) and the Rules and Regulations made 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/it's 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.



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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.



Asst. Estate Officer (MVT)
Railway Commercial Complex
CIDCO Ltd.

Vashi R.R. Station, 1st Floor,
Vashi, Navi Mumbai - 400703

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|-------------|
| 27-11-2019 |
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[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 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 expense 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)

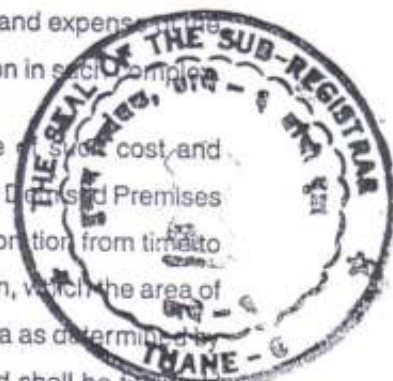
Eleven thousand Nine Hundred Ninety

DK Asstt. Estate Officer (IP) MKT
Railway Commercial Complex

2009

2009

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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



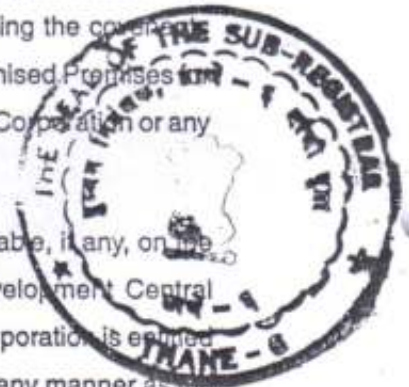
[Signature]
Joint Estate Officer (JEP) MCT
Railway Commercial Complex

30/09/2001

[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 during 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
ANIL, Extra Officer (HPI) MKT
Railway Commercial Complex
CHCO Ltd.
Station, 1st Floor.
2008
2192

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 of 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.



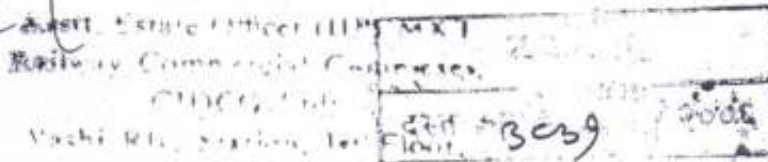
FIRST SCHEDULE

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.

IK



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. Kachu

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) _____



Asstt. Estate Officer (IP) ME 7
Railway Commercial Complex,
CIDCO Ltd;

Vashi Rly. Station, 1st Floor,
Vashi, Navi Mumbai-400703.

Qto
28/06

Swatantra Kumar

| |
|--------------------------|
| रना-६ |
| दस्ता क्रमांक ३०७ / २००६ |
| १२१९६ |

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

Signature

आयकर निदेशक (प्रणाली)
DIRECTOR OF INCOME TAX (SYSTEMS)



| |
|--------------------------|
| टन |
| दस्ता क्रमांक ५५७ / २००६ |
| १३१९६ |

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 / Juvelagar / Nerul / Belapur.

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

Executive Engineer (11/12)

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 / Juvelagar / 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: Swatantra Kumar P. Anand

Premises / Module / Shop No.: E-203 E131 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

अंगठ्याचा ठसा

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

लिहून घेणार

वय 55

सही



40168 - 92117



2 नाव - सीडको लि तर्फे असि इस्टेट
ओफीसर के एन कडू
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेटा/बसाहत: -
शहर/गाव: सीडको भवन
तालुका: -
पिन: -
पैन नं:

लिहून देणार

वय -

सही

उपलब्ध नाही

उपलब्ध नाही



CIDCO
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 / Juvelagar / 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)

I/C Asstt. Estate Officer (RCC) M&T
Railway Station, Vashi, Navi Mumbai - 400 705.

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 / Juvelagar / 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 E137 Rly Station.

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