

392/17340

Wednesday, August 02, 2023
7:45 PM

पावती

Original/Duplicate

नौदणी क्र. :39म

Regn.:39M

पावती क्र.: 18386 दिनांक: 02/08/2023

गाबाचे नाव: बाशी

दस्तावेजमात्रा अनुक्रमांक: टनन8-17340-2023

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू लीज

सादर करणान्याचे नाव: भाडेकरू-मे.लाल बेबी इन्फ्रा प्रायव्हेट लिमिटेड तर्फे डायरेक्टर श्री.अंबालाल भानजी गामी - .

नौदणी की

₹. 30000.00

दस्त हाताळणी फी

Rs. 680.00

पृष्ठांची संख्या: 34

एकः

₹. 30680.00

Joint Sub Registrar, Thane 8

बाजार मूल्य: रु.666446680 /-

मोबादला रु.666446680/-

भरलेले मुद्रांक शुल्क : रु. 33322500/-

1) देयकाचा प्रकार: DHC रकम: रु.680/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0208202312878 दिनांक: 02/08/2023

बैंकले नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005708998202324S दिनांक: 02/08/2023

बैंकचे नाव व पत्ता: IDBI

सह दुय्यम निबंधक वर्ग-२

ढाणे.क्र-८

21/11/14 11:13 AM

THE
NEW YORK
LIBRARY
ASTOR LENOX
TILDEN FOUNDATION
1215 6TH AVENUE
NEW YORK 17, N.Y.



03/08/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

दस्त क्रमांक : 17340/2023

नोदणी :

Regn:83m

गावाचे नाव : वाशी

(1) वितेखाचा प्रकार	ऑप्रीमेट टू लीज
(2) मोबदला	666446680
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	666446680
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: प्लॉट नं. 3-1, सेक्टर 18, वाशी नवी मुंबई क्षेत्र-3874.69 चौ.मी (Plot Number : 3-1 ;)
(5) क्षेत्रफळ	1) 3874.69 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- भाडेकरू -मै. लाल गेबी इन्फ्रा प्रायव्हेट लिमिटेड तर्फे डायरेक्टर श्री. अंबालाल भानजी गामी - -- वय:- 55; पत्ता:- प्लॉट नं: -, माळा नं: ---, इमारतीचे नाव: 101, रियल टेक पार्क प्लॉट नं-39/2 सेक्टर-30ए, वाशी, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:- 400703 पॅन नं:- AAECCL3308B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मालक -सिडको लि. तर्फे असिस्टंट मार्केटिंग ऑफिसर श्री. राजेंद्र सोनावणे - -- वय:- 50; पत्ता:- प्लॉट नं: -, माळा नं: ---, इमारतीचे नाव: निर्मल, 2 रा मजला, नरीमन पॉईंट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:- 400021 पॅन नं:- AACCC3303K
(9) दस्तऐवज करून दिल्याचा दिनांक	01/08/2023
(10) दस्त नोदणी केल्याचा दिनांक	03/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	17340/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	33322500
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) शेरा	

सह दुय्यम निबंधक वर्ग-२
ठाणे क्र-८

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

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



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	LAL GEBI INFRA PVT LTD	eSBTR/Simple Receipt	69103332023072552003	MH005708998202324S	33322500.00	SD	0003172285202324	02/08/2023
2		DHC		0208202312878	680	RF	0208202312878D	02/08/2023
3	LAL GEBI INFRA PVT LTD	eSBTR/SimpleReceipt		MH005708998202324S	30000	RF	0003172285202324	02/08/2023

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

Data of ESBTR for GRN MH005708998202324S
Bank - IDBI BANK

Bank/Branch : IBKL - 6910323/NAVI MUMBAI - VASHI SECTOR 17
Pmt Txn Id : 729613585 Stationary No : 19575704056598
Pmt DtTime : 25/07/2023 17:42:40 Print DtTime : 25/07/2023 17:49:21
ChallanIdNo : 69103332023072552003 GRAS GRN : MH005708998202324S
District : 1201 / THANE GRN Date : 25/07/2023 17:43:03
Office Name : IGR120 / THN8_THANE NO 8 JOINT SUB REGISTRA

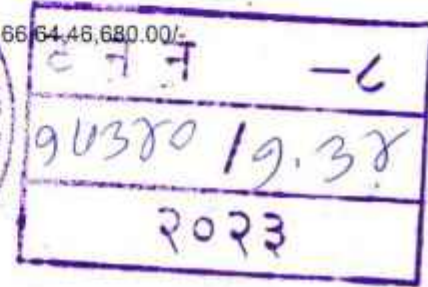
StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 3,33,22,500.00/- (Rs Three Crore Thirty Three Lakh Twenty Two Thousand Five Hundred Rupees Only)

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

Only for verification not to be printed and used

Article : 36
Prop Mvblty : Immovable
Prop Descr : PLOT NO 3,1,SECTOR 18 , VASHI,NAVI MUMBAI
THANE,VASHI
400705
Duty Payer : PAN-AAECL3308B LAL GEBI NDRA PVT LTD
Other Party : PAN-AACCC3303K CIDCO LTD

Bank Scroll No : 100
Bank Scroll Date : 26/07/2023
RBI Credit Date : 26/07/2023
Mobile Number : 919324154418



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-392-17340	0003172285202324	02/08/2023-19:44:46	IGR120	30000.00
2	(IS)-392-17340	0003172285202324	02/08/2023-19:44:46	IGR120	33322500.00
Total Defacement Amount					3,33,52,500.00

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0208202312878	Date 02/08/2023
Received from , Mobile number 0000000000, an amount of Rs.680/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Thane 8 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 02/08/2023
Bank CIN 10004152023080212067	REF No. 358012089405
This is computer generated receipt, hence no signature is required.	



PERMISSION/LICENSE TO ENTER UPON THE LAND

I/WE M/s. LAL GEBI INFRA PRIVATE LIMITED HAVE THIS 1st DAY OF AUGUST, 2023 RECEIVED POSSESSION OF PLOT No. 3-1 ADMEASURING AREA OF 3874.69 SQ.MTR. IN SECTOR NO. 18 PERTAINING VASHI NODE FOR RESIDENTIAL+COMMERCIAL PURPOSE AS PER DEMARCATION ON SITE AND SHOWN ON THE ENCLOSED PLAN BY RED COLOUR AND AS PER THE PERMISSION/ LICENSE GRANTED.

HANDED OVER

R. Saravane

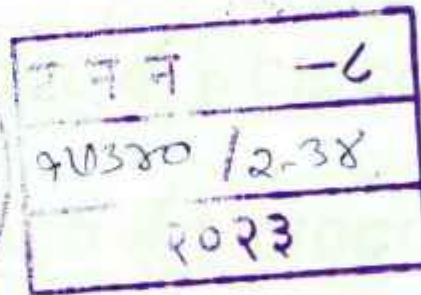
TAKEN OVER

Assistant Marketing Officer

For Lal Gebi Infra Private Limited

[Signature]

th. Signatory/Director



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

19575704056598



Bank/Branch: IBKL - 6910323/NAVI MUMBAI - VASHI SECTOR 17
Pmt Txn id : 729613585 Stationery No: 19575704056598
Pmt DtTime : 25-JUL-2023@17:42:40 Print DtTime : 25-JUL-2023 17:49:21
ChallanIdNo: 69103332023072552003 GRAS GRN : MH005708998202324S
District : 1201-THANE Office Name : IGR120-THN8 THANE NO 8
GRN Date : 25-Jul-2023@17:43:03

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 3,33,22,500/- (Rs Three, Three Three, Two Two, Five Zero Zero only)
RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : 36-- lease for term exceeding one year
Prop Mvblty: Immovable Consideration: R 66,64,46,680/-
Prop Descr : PLOT NO 3,1,SECTOR 18,VASHI,VASHI,NAVI MUMBAI,THANE,Maharashtra,400705

Duty Payer: PAN-AAECL3308B,LAL GEBI INFRA PVT LTD

Other Party: PAN-AA0003303K,CIDCC LTD

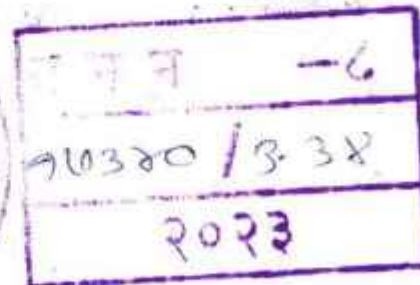
Bank official1 Name & Signature

[Handwritten Signature]



Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---





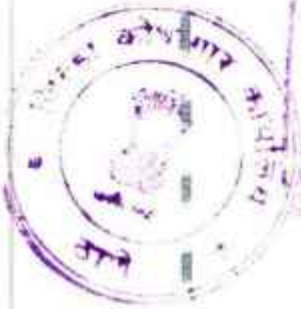


महाराष्ट्र MAHARASHTRA

2023

19 JUL 2023

CA 149163



जिल्हा अधीनस्थ न्यायालय, ठाणे
19 JUL 2023
न्यायिक प्रमुख लिपिक



द. न. न - 6
90320/18-38
2023

AGREEMENT TO LEASE FOR PLOT

(RESIDENTIAL+COMMERCIAL)

BETWEEN

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LTD.

AND

M/S. LAL GEBI INFRA PRIVATE LIMITED

PLOT NO.3-1, SECTOR-18, VASHI
NAVI MUMBAI

RS. Sankar

Assistant Marketing Officer

For Lal Gebi Infra Private Limited

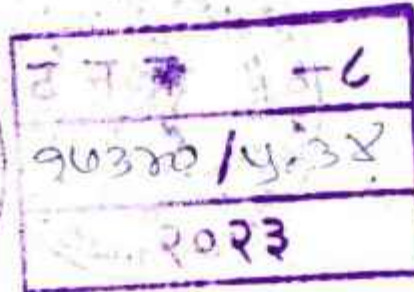
[Signature]

With. Signatory/Director

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक	80110
२. दस्तावा प्रकार	199
३. दस्त नोंदणी करणार आहेत का ?	होय / नाही
४. निवेदनार्थीचे थोडक्यात वर्णन	
५. मुद्रांक विक्री घेणाऱ्याचे नाव व सही	Lal Giebi Infra Pvt Ltd
६. हस्ता अल्ल्यास स्वकीय नाव, पत्ता व सही	Ramdas Vastu
७. दस्तावा पत्रकाराचे नाव	
८. मुद्रांक शुल्क रक्कम	
९. परवानाधारक मुद्रांक दिवेल्पाची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता ई. ६/१:१, सेक्टर-१, वाशी, नवी मुंबई	सौ. रमदास आर. विरदार परवाना क्र. १२०१०२४

19 JUL 2023

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केलाचान्- ६ महिन्यात वापरणे बंधनकारक आहे.



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LIMITED**

(For Residential cum Commercial Purpose)

AGREEMENT TO LEASE

AN AGREEMENT made at CBD Belapur on the 1st day of **August Two Thousand Twenty Three** BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at 'Nirmal' 2nd floor, Nariman Point, Mumbai - 400 021 (hereinafter referred to as "the Corporation" which expression shall where context so admits, be deemed to include its successors and assigns) of the One part AND Name of Person **M/s. Lal Gebi Infra Private Limited** of (Address and Occupation **101, Real Tech Park, Plot No. 39/2, Sector-30A, Vashi, Navi Mumbai, 400703.** (hereinafter referred to as "Licensee" which expression shall where the context so admits be deemed to include its successor or successors) of the other part.

WHEREAS:

- a) The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act").
- b) The State Government is, pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
- c) Vide scheme no. **MM-SCH-24-2021-22** Corporation has launched a scheme for lease of **20 plots for Residential + Commercial use Plot at Ghansoli, Vashi, Nerul, New Panvel (E), New Panvel (W) and Kalamboli Nodes of , Navi Mumbai** through e-Tender cum e-Auction.
- d) The licensee has participated in the said scheme and applied for **Plot No.3-1 Admeasuring 3874.69 Sq.mtr, Sector-18, Vashi Node** by quoting **Rs. 1,72,000.00per Sq.mtr.**
- e) Being the Highest bidder among the participants for the above said plot, the allotment letter was issued in favour of the licensee on **19.07.2022** as per the provision of Navi Mumbai Disposal of Land (Amendment) Regulation, 2008.
- f) The Corporation has consented to grant to the Licensee a lease of all the piece or parcel of land described in the Schedule hereunder written

R. Santane
Assistant Marketing Officer

1

For Lal Gebi Infra Private Limited

21/08/23 (11/13/2023)
1st. Signatory/Director

and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, and containing by measurement **3874.69 sq. mtrs.** or thereabout (hereinafter referred to as "the said land"), for the purpose of constructing a building or buildings for **Residential Cum Commercial** and has permitted the Licensee to occupy the said land from the date hereof, on the terms and conditions hereinafter contained.

- g) The Licensee has, before the execution of this Agreement, paid the Managing Director of the Corporation, hereinafter referred to as the Managing Director, (which expression shall include any other officer of the Corporation as may be notified by the Corporation from time to time by a general or special order) a sum of **Rs.66,64,46,680.00 (Rupees Sixty Six Crore Sixty Four Lakh Forty Six Thousand Six Hundred Eighty Only.)** being the full premium agreed to be paid by the Licensee to the Corporation.

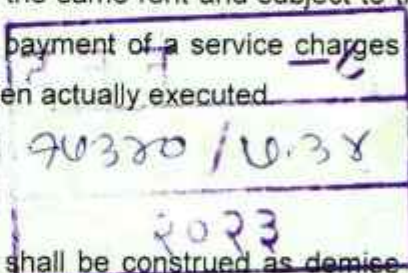
THIS AGREEMENT WITNESSES AND NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS :

GRANT OF LICENCE :

1. During the period of **Four** years from the date hereof, the Licensee shall have license and authority only, to enter upon the said land for the purpose of erecting a building or buildings for **RESIDENTIAL CUM COMMERCIAL** purpose only and for no other purpose and until the grant of lease as provided hereinafter, the licensee shall be deemed to be mere Licensee of the said land at the same rent and subject to the same terms including the liability for payment of a service charges to the Corporation as if the lease has been actually executed.

NOT A DEMISE

2. Nothing in these presents contained shall be construed as demise in law of the said land hereby agreed to be demised or any part thereof so as to give to the Licensee any legal interest therein until the lease hereby provided shall be executed and registered but the Licensee shall only have a license to enter upon the said land for the purpose of performing this Agreement. The licensee shall not be entitled to transfer or assign his rights and interest in or benefits under this agreement in favour of any person or persons provided that if he intends to have a lease in the name of a Co-operative Housing Society or a Company or an Association of Apartment of Owners constituted of the buyers of Apartment in a building constructed on the said land. He will be permitted to do so if he has complied with all the terms and



[Handwritten signature]

Assistant Marketing Officer

For Lal Gebi Infra Private Limited

[Handwritten signature]

With. Signatory/Director

conditions of this Agreement and further such transfer purports to be conveyance of his rights, title and interest in the said land building thereon in the performance of his obligation under Section 11 and other applicable provisions of the Maharashtra Ownership Flats (Regulations of the promotion of Construction, Sale, Management and Transfer) Act 1963 or any other corresponding law for time being in force.

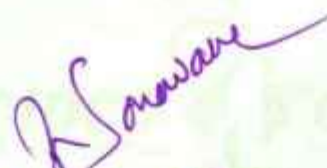
3. The Licensee hereby agrees to observe and perform the stipulations following, that is to say:-

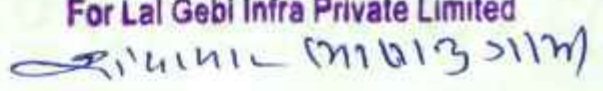
SUBMISSION OF PLANS FOR APPROVAL :

- (a) That it will within six months from the date hereof, submit to the concerned Town Planning Officer of the Corporation/NMMC/PMC for his approval the plans, elevations, sections, specifications and details of the building hereby agreed by the Licensee to be erected on the said land and the Licensee shall at their own cost and as often as it may be called upon to do so, amend, all or any such plans and elevations and if so required, will produce the same before the Town Planning officer and will supply him such details as may be called for of the specifications and when such plans, elevations, details and specifications shall be finally approved by the town Planning Officer and signed by him, the Licensee shall sign and leave with him three copies thereof and also three copies of any further conditions or stipulations which may be agreed upon between the Licensee and the Town Planning officer, Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 75% of the permissible floor space index under the provisions of NMDL(A)R 2008.

PLANS TO COMPLY WITH THE FOLLOWING RULES :

- (a) i) The base permissible floor space index as defined by the "Unified Development Control and Promotion Regulations for Maharashtra State (UDCPR) and shall be 1.5.
- ii) The maximum height up to which the building shall be constructed as per "Unified Development Control and Promotion Regulations for Maharashtra State (UDCPR).
- iii) The maximum height of a room in the building shall be less than 4.27 meters. In case any room where height is 4.27 metres or more, the area of such room shall be counted twice for the computation of F.S.I.


Assistant Marketing Officer

For Lal Gebi Infra Private Limited

th. Signatory/Director

12. 12. 1900. 12. 12. 1900.



FENCING DURING CONSTRUCTION :

(b) That the said plot shall be fenced, properly by the Licensee at its expenses, within a period of 2 months from the date hereof. The Licensee shall not encroach upon any adjoining land, road, pathway or footpath of the Corporation in any manner whatsoever. Any such encroachment shall be deemed to be a breach of this Agreement without prejudice to the generality of the rights and remedies of the corporation. In respect of such breach, the Managing Director shall be at liberty to remove or cause to be removed any such encroachment at the risk and cost of the Licensee and dispose of any tool, implement, material or thing involved in such encroachment and to recover expenses of such removal and disposal from the Licensee.

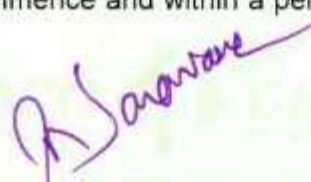
(bb) The License is aware that the Corporation has not provided to the said land physical infrastructure such as power, water, sewerage and pucca road and the Licensee further agrees to submit to the Town Planning Officer for his approval the plans, elevation, section, specification and details of the building or buildings hereby agreed by the Licensee to be erected within the time limit prescribed under the condition herein before stated. The Licensee further agrees that he will set no defense for his failure to submit the plans within the time limit prescribed, only on the ground that the Corporation has not provided any physical infrastructure, such as power, water, sewerage and pucca road. No water shall be provided or made available by the Corporation for construction of the intended building. The Licensee hereby agrees to make its own arrangement for water to be used for erection of the intended building on the said land.

NO WORK TO BEGIN UNTIL PLANS ARE APPROVED :

(c) That no work shall be commenced or carried on which infringes the CIDCO General Development Control Regulations for New Bombay, 1975 or any other law for the time being in force as regards construction of a building on the said land and until the said plans, elevations, sections, specifications and details shall have been so approved as aforesaid and thereafter it shall not make any alterations or additions thereto unless such alterations and additions shall have been in like manner approved previously.

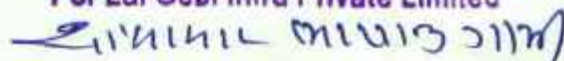
TIME LIMITS FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK:

(d) That he/they/it shall, within a period of 6 months from the date hereof, commence and within a period of **FOUR** years from the date hereof at


Assistant Marketing Officer

4

For Lal Gebi Infra Private Limited



th. Signatory/Director



1. The first part of the paper is devoted to a discussion of the general principles of the theory of the structure of the atom. It is shown that the structure of the atom is determined by the laws of quantum mechanics, and that the laws of quantum mechanics are in agreement with the experimental facts.

2. The second part of the paper is devoted to a discussion of the application of the theory of the structure of the atom to the study of the properties of the elements. It is shown that the theory of the structure of the atom can be used to predict the properties of the elements, and that the predictions are in agreement with the experimental facts.

3. The third part of the paper is devoted to a discussion of the application of the theory of the structure of the atom to the study of the properties of the compounds. It is shown that the theory of the structure of the atom can be used to predict the properties of the compounds, and that the predictions are in agreement with the experimental facts.

its own expense and in a substantial and workman-like manner and with new and sound materials and in compliance with the said Development Control Regulations and any other law, for the time being in force and in strict accordance with the approved plan, elevations, sections, specification and details to the satisfaction of the Town Planning Officer of the concerned planning authority and comfortably the building lines marked on the plans and completely finish fit for occupation a building to be used as **Residential cum Commercial** use with all requisite drains and other proper convenience thereto. Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 75% of the permissible floor space index under the provisions of the Navi Mumbai Disposal of Land (Amendment) Regulations 2008.&UDCPR.

RATE AND TAXES:

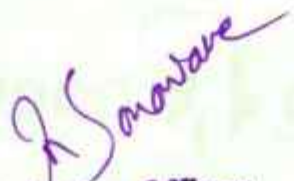
- (e) That it will pay all rates, taxes, charges, claims and outgoing chargeable against an owner or occupier in respect of the said land any building erected thereon.

PAYMENT OF SERVICE CHARGES

- (f) That it will, on the efflux of four years from the date hereof or from the date of obtaining a Completion and Occupancy Certificate from the Town Planning Officer whichever is earlier, make to the CIDCO/NMMC/PMC a yearly payment at a rate as may be determined and notified from time to time by the Corporation as its contribution to the cost of establishing and maintaining civic amenities such as roads, water, drainage, conservancy for the said land regardless of the extent of benefit derived by it from such amenities, provided that no payment shall be made one year after such civic amenities have been transferred to a local authority constituted under any law for the time being in force. The payment hereunder shall be paid on the first day of April in each year or within 30 days there from. "Without prejudice to the other rights of the Corporation under this Agreement and/or in law, the Licensee shall be liable to pay to the Corporation interest at the rate to be approved by the Corporation by general or specific order on all amounts due and payable by the Licensee under this clause if such amount remained unpaid for seven days more after becoming due".

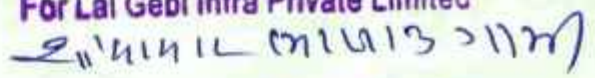
PAYMENT OF LAND REVENUE:

- (g) That it shall pay the land revenue and cesses assessed or which may be assessed on the said land.


Assistant Marketing Officer

5

For Lal Gebi Infra Private Limited



th. Signatory/Director

100-100000-100000

100-100000-100000

100-100000-100000

100-100000-100000

INDEMNITY:

- (h) That he/they/it will keep the Corporation indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work, may become payable or be demanded by any Local Authority or authority in respect of the said works or of anything done under the authority herein contained.

SANITATION :

- (i) That it shall observe and conform to the "Unified Development Control and Promotion Regulations for Maharashtra State (UDCPR) or any other law for the time being in force relating to public health and sanitation and shall provide sufficient latrine accommodation and other sanitary arrangement for the labourers and workmen employed during the construction of the buildings on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Managing Director and shall not, without the consent in writing of the Managing Director, permit any labourers or workmen to reside upon the said land and in the event of such consent being given, shall comply strictly with the terms thereof.

EXCAVATION:

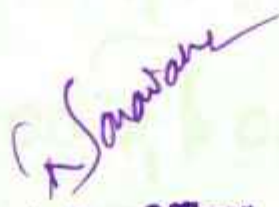
- (j) That it will not make any excavation upon any part of the said land or remove any stone, earth or other material there from except so far as may, in the opinion of the Managing Director be necessary for the purpose of forming the foundation of the building and compound walls and executing the works authorized by this agreement.

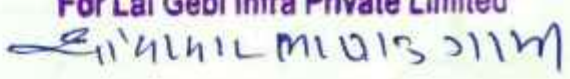
NOT TO AFFIX OR DISPLAY SIGN-BOARDS, ADVERTISEMENT ETC.:

- (k) That it shall not affix or display or permit to be affixed or displayed on the said land or buildings erected thereon any sign boards, sky- signs, neon signs or advertisements painted or illuminated or otherwise unless the consent in writing of the Managing Director shall have previously been obtained thereto.

NUISANCE:

- (l) That it shall not at any time do, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for what is not granted.


Assistant Marketing Officer

For Lal Gebi Infra Private Limited


th. Signatory/Director

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

Handwritten text at the top right, possibly a title or subject.



INSURANCE:

- (m) That it shall as soon as any building to be erected on the said land shall be roofed, insure and keep insured the same in its name against damage by fire for an amount equal to the cost of such building and shall on request produce to the Managing Director a policy or policies of insurance and receipts of the payment of last premium and shall forthwith apply all moneys received by virtue of such insurance in rebuilding or reinstating the building.

RECOVERY OF ANY SUM DUE TO THE CORPORATION:

- (n) Where any sum payable to the Corporation by the Licensee under this Agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the schedule to the said Act. Whether any sum is so payable by the licensee shall be determined by the Corporation and every determination by the Corporation in this behalf shall not be disputed by the Licensee and shall be final and binding upon it.

RESTRICTION AGAINST APPOINTMENT OF AGENT BY A POWER OF ATTORNEY OR OTHERWISE:

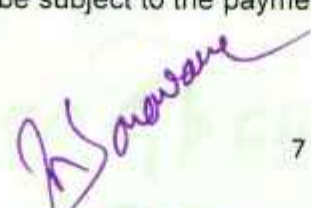
- (o) The Licensee shall not appoint any person as its agent by a power of Attorney or otherwise, for the purpose of this Agreement except his/her spouse, father, mother, brother & sister or a major child and if the licensee shall be a company or such a body corporate, its successor or successors.

REGISTRATION UNDER REGISTRATION ACT, 1908:

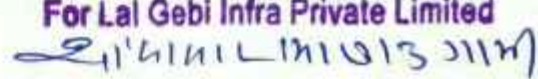
- (p) The Licensee shall, under the provision of the Registration Act, 1908, present this Agreement before the Sub-Registrar and shall get it registered. The stamp duty, registration charges and any other expenses payable thereto for getting the Agreement registered shall be paid wholly and exclusively by the Licensee.

4. RESTRICTION AGAINST TRANSFER :

- (i) Notwithstanding anything containing in the 'The Navi Mumbai Disposal of Lands (Amendment) Regulations 2008' the licensee shall not transfer or assign by sale, mortgage, sub-lease or by development agreement the plot or any part thereof, which is leased or agreed to be leased without permission of the Managing Director of the Corporation.
- (ii) Every permission granted by the Managing Director of the Corporation shall be subject to the payment of charges in the manner and to extent


Assistant Marketing Officer

7

For Lal Gebi Infra Private Limited


th. Signatory/Director

provided in Explanation (ii) of Regulation 10 of Navi Mumbai Disposal of lands (Amendment) Regulation, 2008 or as may be prescribed by the Corporation from time to time.

- (iii) In case of plots allotted to Co-operative Societies, such plots are not transferable at any point of time during the duration of the lease period even it is permitted under any other law.

5. POWER TO TERMINATE AGREEMENT:

Should the Town Planning Officer not approve the plans, elevations, sections, specifications and details whether originally submitted within the time hereinbefore stipulated or if and whenever there shall be a breach of any of the clause of this present by the Licensee or by any of the members of Licensee, the Managing Director may by notice in writing to the Licensee, revoke the license and re-enter upon the said land and thereupon the license shall come to an end.

POWERS OF CORPORATION:

- i. If the Licensee commits a breach of any of the Regulations and further fails to remedy the said breach within a period of six months from the date of issue of notice by the Corporation thereof or within any extended period not exceeding three months granted by the Managing Director, the Corporation shall have powers;

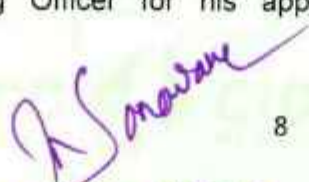
a) to direct removal or alteration of any building or structure erected or used contrary to the condition of the grant of the completion certificate, within the time prescribed in that behalf and if no such removal of or alteration is carried out within the time prescribed, cause the same to be carried out and recover the cost incurred for the same from the Licensee.

b) to evict the Licensee under the provisions of the Bombay Government Premise (Eviction) Act, 1955 and to resume the land and building to Corporation without payment of any compensation.

TO RESUME LAND:

Until the building and works have been completed and certified as completed in accordance with Clause 7 hereof, and until the Corporation grants and Licensee accept a Lease of said land as provided hereinafter, the Corporation shall have the following rights and powers :

- (a) The right of the Managing Director and Officer and servants of the Corporation acting under his directions at all reasonable time to enter upon the said land to view the state and progress of the work and for all other reasonable purpose .
- (b) Power (i) in case the Licensee (a) shall fail to submit to the Town Planning Officer for his approval the plans, elevation, sections,


Assistant Marketing Officer

For Lal Gebi Infra Private Limited

th. Signatory/Director

specification and details of the building agreed by the Licensee to be erected on the said land to commence the erection of the said building and to complete the said building within the time prescribed hereinbefore for the performance of each act and in accordance with the stipulations hereinbefore contained (time in each respect being intended to be of the essence of the contract) or (b) shall not proceed with the works with due diligence or shall fail to observe any of the stipulations on his part herein contained, the Corporation shall have the powers and liberty to revoke the license hereby granted to the Licensee and to restrain the Licensee, its agents, servants to enter upon the said land and thereupon this Agreement shall cease and terminate and all erections and materials, plants and things upon the said land shall notwithstanding any enactment for the time being in force to the contrary belong to the Corporation without making any compensation or allowance and without making any payment to the Licensee for refund or repayment of any premium paid by it but without prejudice nevertheless to all other legal rights and remedies of the Corporation against the Licensee.

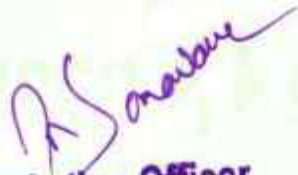
(ii) to continue the said land in the Licensee's occupation on payment of such fine or premium as may be decided upon by the Managing Director

(iii) to direct removal or alteration of any building or structure erected or used contrary to the condition of the grant of the occupancy Certificate within the time prescribed in that behalf and on such removal of or alteration not being carried out within the time prescribed, cause the same to be carried out and recovered the cost of carrying out the same from the Licensee

(iv) all building materials and plant which shall have been brought upon the said land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered immediately attached to the said land and no part thereof other than defective or improper materials (remove for the purpose of being replaced by proper materials) shall be removed from the said land without the previous consent of the Managing Director until the grant of the completion.

EXPLANATION. 1.

Any delay or omission to exercise the right or power accruing to the Corporation under the foregoing sub-clause (i) of clause (b) hereof and any extension, accommodation, consent, compromise, release indulgence or forbearance granted or shown by the Corporation to the Licensee shall not be construed as a waiver of the Corporation's such right and power under the said sub-clause (i) Clause (b).


Assistant Marketing Officer

EXPLANATION – 2.

Nothing contained in the foregoing clauses shall be construed to suffer from inconsistency to derogate from the rights and powers reserved to the Corporation under the respective clauses and exercisable by the Corporation at any time. The Licensee hereby agrees and declares that he will set up no defense based on such inconsistency to impugn the exercise of any right or power by the Corporation.

6. EXTENSION OF TIME:

Without prejudice to the right, powers and remedies of the Corporation, in the foregoing clause, the Managing Director may in his discretion give notice to the Licensee of his intention to enforce the Licensee's Agreement herein contained or may fix any extended period for the completion of the building and the works for the said period mentioned in clause 3 (d) above, if he is satisfied that the building and works could not be completed within the prescribed time for reason beyond the control of the Licensee and if the Licensee shall agree to pay additional premium at the scale provided by Regulation No. 7 of, The Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008 made and amended from time to time by the Corporation under the provisions of the said Regulations and thereupon the obligations herein under of the Licensee to complete the building and to accept a lease shall be taken to refer to such extended period.

7. GRANT OF LEASE

As soon as the Town Planning Officer has certified that the building and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions hereinbefore contained, the Corporation will grant and the Licensee will accept a lease (which shall be executed by the parties in duplicate) of the said land and the building erected thereon for the term of 60 years from the date hereof at the yearly rent of Rupees One hundred only.

COMPLIANCE WITH MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966, THE NAVI MUMBAI DISPOSAL OF LANDS (AMENDMENTS) REGULATIONS, 2008.

7A. It is hereby agreed and declared by and between the parties hereto that the Corporation has agreed to lease the said land to the Licensee and the Licensee has agreed to have such lease upon the terms and conditions herein and subject to Section 118 and other applicable Provisions of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act

XXXVII of 1966) and rules and regulations made thereunder including, The Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008 for the time being in force and as amended from time to time the said regulations stated in the Letter of Allotment **dated 19.07.2022**, these Regulations shall prevail.

7B. Special Terms and Conditions:

1. The plot is offered on "as is where is basis."
2. Sub-division of the plots shall not be permitted.
3. The permissible base F.S.I. will be **1.5**.
4. The building shall be constructed for **Residential Cum Commercial** purpose only.
5. The Unified Development Control and Promotion Regulations at the time of submission of development proposal and plan to Town Planning Officer shall be applicable to the above conditions.
6. The licensee shall observe and abide all the conditions laid in the MAHA-RERA Act.
8. **Solid Waste Management, Provisions for installation of Solar Energy Assisted System, Solar Assisted Water Heating Systems (SAWHS), Solar Assisted Electric Equipment (photo voltaic equipment) and Rain Water Harvesting Structures (RWHS) shall be applicable as per the regulations mentioned in the Unified Development Control & Promotion Regulations for Maharashtra State.**

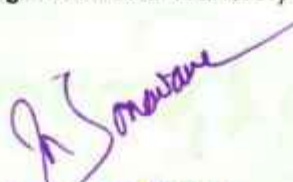
9. FORM OF LEASE:

The lease shall be prepared in duplicate in accordance with the annexed form of lease with such modifications and additions thereto as may be determined by the Corporation and all costs, charges and expenses of and incidental to the execution of this Agreement and its duplicate shall be borne and paid by the Licensee wholly and exclusively.

10. Transfer of assignment of right

The intending lessee can transfer or assign his rights, interest or benefits which may accrue to him from the Agreement to Lease with prior written permission of the Corporation and on payment of such transfer charges as may be prescribed by the Corporation from time to time. Such permission can however be granted only after the agreed lease premium and any other amount required has been paid in full and after execution of agreement.

However, the intending lessee shall be permitted to sell the flats/shops/offices to his intending buyers and to obtain a lease in favor of a Co-operative Society/Company/Association to be constituted of his buyers under the provision of the section 10 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.


Assistant Marketing Officer



ट न न - ८
90380 / 10.38.
२०२३

11. NOTICE:

All notices, consents and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Managing Director or any other officer authorized by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Licensee at the usual or last known place of residence or business or on the said land hereby agreed to be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land.

All the other terms and conditions of the scheme booklet (if any) and Allotment letter will also be a part of the Agreement to Lease.

12. The GST and other applicable charges will be paid by the licensee as and when demanded by CIDCO and affidavit to that effect has already been submitted by licensee.

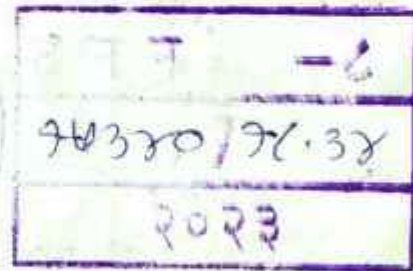
R. Sonawane

Assistant Marketing Officer

For Lal Gebi Infra Private Limited

[Signature]

Auth. Signatory/Director





ट न न - 6
70320 PC-38
२०२३

SCHEDULE

ALL THAT piece or parcel of land known as **Plot No. 3-1** situated in **Sector-18**, situated at **Vashi**, contained by admeasurements **3874.69 sqmtr** Or thereabouts and bounded as follows that is to say:
Plot No. 3-1, Sector-18, situated at Vashi, Navi Mumbai.

On or towards the North by : 15.24 MTR WIDE ROAD

On or towards the South by : PLOT NO. 3-1C

On or towards the West by : Width of 5.0 M Pathway to be
Reduced to 3 M.

On or towards the East by : PLOT NO. 3-1A

And delineated on the plan annexed hereto and shown thereon by a red colour boundary line

IN WITNESS WHEREOF the parties hereto have set their hands and seal the day and year first above written.

Signed and Delivered for and on

Behalf of the City and Industrial

Development Corporation of

Maharashtra Limited, Lessor

By the hand of

Asst. Marketing Officer

Shri. Rajendra Sonawane

In the presence of

1. Madhale A.V

2. Patil U.J

Signed and Delivered by Licensee

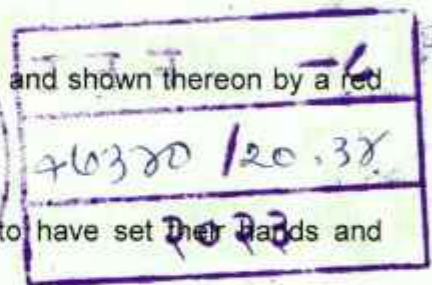
M/s. Lal Gebi Infra Private Limited.

Through it's Director Mr. Ambalal Bhanji Gami

In the presence of

1. Madhale A.V

2. Patil U.J



R. Sonawane
Assistant Marketing Officer

For Lal Gebi Infra Private Limited
21/4/14 01/03/11

th. Signatory/Director





ट न न - ८
१७३४०/२१.३४.
२०२३

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय: 'निर्मल' दुसरा मजला, नरिमन पॉइंट, मुंबई-४०००२१. मुख्य कार्यालय: सिडको भवन, सिबीडी, बेलगापुर, नवी मुंबई-४०० ६१४

भूमी व भूमापन विभाग -सिडको भवन

मोजमापासह वाशी नोड मधील सेक्टर क्र.१८ भूखंड क्र. ३-१ (R+C) यांचा सिमांकन नकाशा

संदर्भ :- १) व्यवस्थापक पणन यांचेकडील पत्र क्र. सिडको/पणन /2023/805/E- 224771

दि. 10/07/2023

२) वरिष्ठ नियोजनकार(उत्तर) यांचेकडील पत्र क्र.सिडको / व.नि(उ) /2019/SAP-621

दि.27/12/2019

भूखंडाचे क्षेत्रफळ ३८७४.६९ चौ.मी.

भूखंडाची हद्द

PLOT NO. 3-3

संमत सिमांकन नकाशा

मा. वरिष्ठ नियोजनकार (SP) यांचे

पत्र क्र. सिडको / नियोजन (N) 16-621

दि. 27/12/2019 अन्वये मोजणी नकाशा

तयार करण्यात आलेला आहे

(संकेत)
क्षेत्राधिकारी (भूमापन)

सिडको मर्यादित

स. न. गुप्ता 14/07/23

सहाय्यक भूमापन अधिकारी

PLOT NO. 3-1
(R+C)

PLOT NO. 3-1A

PLOT NO. 3-1C

For Lal Gebi Infra Private Limited

With Signatory/Director

भूमापक

भूमापक

प्रमुख भूमापक

म. लोयावार

श. गिल्लेशकर

प्रमाण :- 1:1000

Assistant Marketing Officer



नं. - 6
70380/23/38
2023



RESOLUTION

Certified True Copy of the Resolution passed by the Company in its Meeting held on 10.07.2023 at the Registered Office of the Company.

AUTHORITY TO SIGN DOCUMENTS

"RESOLVED THAT,

1. MR. AMBALAL B. GAMI

2. MRS. URMILA A. GAMI

[Handwritten signature of Mr. Ambalal B. Gami]

[Handwritten signature of Mrs. Urmila A. Gami]

These Two Directors is given authority to the One Directors name as Mr. Ambalal B. Gami, and is hereby severally authorized to sign the documents for Plot No.3-1, Sector-18, Vashi, Navi Mumbai Registration, Agreement to lease and obtain permission/NOCs and sanctions of various types from the various authorities i.e. CIDCO and Sub Registrar Thane execute the Agreement to lease and any other documents in favour of the prospective purchaser. Authorized to sign the documents related to applying Commencement Certificate / Occupancy Certificate and Society formation and any other documents related to the said plot as and when required on behalf of the company.

RESOLVED FURTHER THAT the certified copy of the resolution signed by the Company Directors be furnished to the concerned authorities as many be required from time of time.

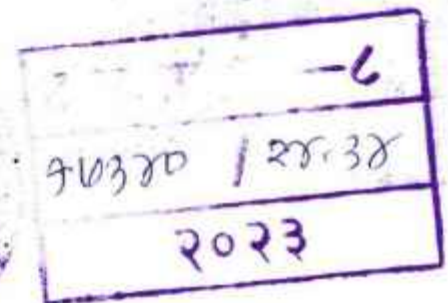
Certified to be true extracts

For LAL GEBI INFRA PVT. LTD.

[Handwritten signature of Mr. Ambalal B. Gami]

Director

(MR. AMBALAL B. GAMI)





— न — 6
70370 124.38
2023

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAECL3308B

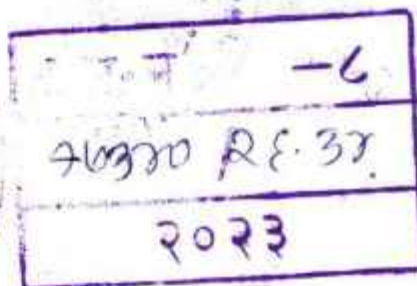
नाम / Name
LAL GEBI INFRA PRIVATE LIMITED



निगमन/गठन की तारीख
Date of Incorporation/Formation
07/09/2020

For Lal Gebi Infra Private Limited
Signature

1th. Signatory/Director





7-7	-6
76320/20.38	
2023	

भारत सरकार
GOVERNMENT OF INDIA



अम्बेकार भानजी गणु
Ambekar Bhanaji Ganu
जन्म वर्ष / Year of Birth : 1968
पुरुष / Male



2480 4116 4557

आधार — सामान्य माणसाचा अधिकार

 **भारतीय विशिष्ट ओळख प्राधिकरण**
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

एता सी-3/महा/16 एम जी कॉम्प्लेक्स,
सेक्टर 14, नवी मुंबई, ठाणे, काशी,
महाराष्ट्र, 400703

Address: C-3/5/16, M. G.
Complex, Sector 14, Navi
Mumbai, Thane, Vashi,
Maharashtra, 400703


1947
1800 180 1947


help@uidai.gov.in


www.uidai.gov.in


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

श्री/श्रीमती मा.प्रा.उ.मा.मा.



१७३४० २०२३
--

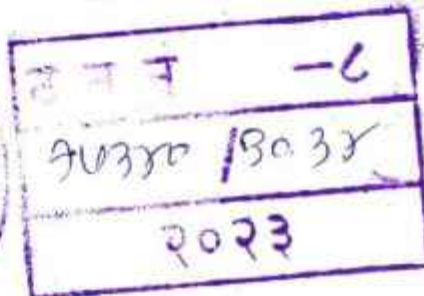


त न न - ८
१०३४० / २९.३४.
२०२३

10



21/4/14 10:03 AM





पं. नं - 6
90380 / 31-38
2023

भारत सरकार
GOVT. OF INDIA

सुरक्षा विभाग
SECURITY & DEPARTMENT

सुराभ सादणंद पाटी
Sourabh Sadanand Patil

03/10/2003

6019P0671M

भारत सरकार
Government of India

सुरांत सुनील चव्हाण
Sushant Sunil Chavan

जन्म तारीख / DOB : 12/12/2002

पुरुष / Male

5096 1065 1187

माझे आधार, माझी ओळख



नं - 6
40370 / 92-38
2023



1957	
A	1
-5	

392/17340

बुधवार, 02 ऑगस्ट 2023 7:45 म.नं.

दस्त गोपवारा भाग-1

टनन8

93/38

दस्त क्रमांक: 17340/2023

दस्त क्रमांक: टनन8 /17340/2023

बाजार मूल्य: रु. 66,64,46,680/-

मोबदला: रु. 66,64,46,680/-

भरलेले मुद्रांक शुल्क: रु.3,33,22,500/-

हु. नि. सह. हु. नि. टनन8 यांचे कार्यालयात

पावती:18386

पावती दिनांक: 02/08/2023

अ. क्र. 17340 वर दि.02-08-2023

सादरकरणाचे नाव: भाडेकरू -मे.लाल गेबी इन्फ्रा प्रायव्हेट लिमिटेड तर्फे
डायरेक्टर श्री.अंबालाल भानजी गामी - -

रोजी 7:43 म.नं. बा. हजर केला.

श्री.लाल गेबी इन्फ्रा प्रायव्हेट लिमिटेड.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

दस्त हजर करणाऱ्याची सही:

एकुण: 30680.00

Joint Sub Registrar, Thane 8

Joint Sub Registrar, Thane 8

दस्ताचा प्रकार: अॅग्रीमेंट टू लीज

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

शिक्का क्र. 1 02 / 08 / 2023 07 : 43 : 48 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 02 / 08 / 2023 07 : 45 : 22 PM ची वेळ: (फी)







02/08/2023 8:22:52 PM

दस्ता क्रमांक: 17340/2023

दस्ताचा प्रकार: जेडीमेट टू सीज

दस्ता गोपवारा भाग-2

दस्ता क्रमांक

17340/2023

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाम: मानक - मिडवॉल टेलिकॉम प्रिव्हेट लिमिटेड ऑफिसर श्री. राजेंद्र गोवावडे - पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: निर्मात, 2 रा मजला, नवीमन पार्क, मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, MUMBAI. पिन नंबर: AAGCC3303K	मानक वय: 50 स्वाक्षरी:		
2	नाम: माहेकक - मे. बाबू सेबी इन्फ्रा प्रायव्हेट लिमिटेड तर्फे डायरेक्टर श्री. अंबालाल भानजी घानी - पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 101, रिजल टेक पार्क प्लॉट नं. 39/2 सेक्टर-30ए, वाशी, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन नंबर: AAECCL3308B	माहेकक वय: 55 स्वाक्षरी:		

वरील दस्ताऐवज करून देणार संपादकीय जेडीमेट टू सीज चा दस्ता ऐवज करून दिव्याचे कसब करताना.
मिळता क.3 ची वेळ: 02 / 08 / 2023 08 : 22 : 23 PM

श्रीलक्ष्म -

घातकीय दस्ता असे निवेदीत करतात की ते दस्ताऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची श्रीलक्ष्म पंजीकृत

अनु क्र. पत्रकाराचे नाव व पत्ता

- नाम: सौरभ ग्राटील -
वय: 20
पत्ता: सेक्टर-२९, कोपरखैरणे नवी मुंबई,
पिनकोड: 400709

Journal
स्वाक्षरी

छायाचित्र

दस्ता प्रमाणित



- नाम: मुनास चव्हाण -
वय: 20
पत्ता: सेक्टर-२९, कोपरखैरणे नवी मुंबई
पिनकोड: 400709

स्वाक्षरी

ghe



शिका क्र.4 ची वेळ: 02 / 08 / 2023 08 : 23 : 06 PM

Joint Sub Registrar, Thane B

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	LAL GEBI INFRA PVT LTD	eSBTR/Simple Receipt	69103332023072552003	MH005708998202324S	33322500.00	SD	0003172285202324	02/08/2023
2		DHC		0208202312878	680	RF	0208202312878D	02/08/2023
3	LAL GEBI INFRA PVT LTD	eSBTR/Simple Receipt		MH005708998202324S	30000	RF	0003172265202324	02/08/2023

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

Know Your Rights as Registrants

17340 /2023

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.sarita@gmail.com



प्रमाणित करण्यात येते की,
मूळ दस्तास एकूण 38 पाने आहेत
पुस्तक क्र. 9.61
9.60320 क्रमांकावर नोंदवला

सह दुय्यम निवेदक वर्ग-२, ठाणे.क्र-८
नारीस 2 नवे ८ सन २०२३



UNIVERSITY OF TORONTO LIBRARIES
1075-1076

UNIVERSITY OF TORONTO LIBRARIES
1075-1076