

336/10605

पावती

Original/Duplicate

Thursday, August 18, 2022

नोंदणी क्र.: 39म

8:44 PM

Regn.:39M

पावती क्र.: 11182 दिनांक: 18/08/2022

वायाचे नाव: मानपाडा

इन्सॉयझन्स अनुक्रमांक: टनन6-10605-2022

इन्सॉयझन्स प्रकार : 36-अ-लिच्छ अँड लायसन्सेस

मादर कम्पान्याचे नाव: शिवेन अक्षय अरोरा - -

नोंदणी फी रु. 1000.00

इन्स हाताळणी फी रु. 500.00

पृष्ठांची संख्या: 25

एकूण: रु. 1500.00

आपणाम मूल दस्त ,ध्वनेल प्रिंट,सूची-२ अंदाजे

9:01 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 6

(एच ए कोदळकर)

वाजार मूल्य: रु.3905610/-

मोबदला रु.650935/-

भरलेले मुद्रांक शुल्क : रु. 62500/-

प्र. सह दुय्यम निबंधक ठाणे क्र. ६

1) वेयकाचा प्रकार: DHC रद्दम: रु.500/-

रीडी/धनादेश/पे ऑर्डर क्रमांक: 1808202214202 दिनांक: 18/08/2022

वकिचे नाव व पत्ता:

2) इन्सॉयझन्स प्रकार: eChallan रद्दम: रु.1000/-

रीडी/धनादेश/पे ऑर्डर क्रमांक: MH006562089202223E दिनांक: 18/08/2022

वकिचे नाव व पत्ता:

मूल दस्तऐवज परत आला

लिपिक
सह दुय्यम निबंधक, ठाणे क्र. ६
मूल दस्तऐवज परत मिळाला
पदस्थापणी सक्षी



13/08/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 6


दस्तावेज क्रमांक : 10605/2022

नोंदणी

Regn 63m

गावाचे नाव : सानपाडा

(1) विवेखाना प्रकार	36-अ-विद्युत अंड वायमयसेत
(2) नोंदणी	650935
(3) वातावरणभाव(भाडेपट्टीपाच्या व विविधपट्टीकार आकारणी देतो की पट्टेदार ने र मुद्र करावे)	3905610
(4) भू-मापन, पोटहिस्सा व धाकडांक(असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्षाने, इतर माहिती: ऑफिस नं. 701 अंड 702, सातवा मजला, भूमिगत कोस्टारिका, प्लॉट नं. 1 अंड 2, सेक्टर 18, सानपाडा, नवी मुंबई. विभागीय 39,05,610/- भाडे 36 महिन्याकरिता(भाडे 6,50,935/- (Plot Number : 1 and 2 , SECTOR NUMBER : 18 ;))
(5) क्षेत्रफळ	1) 310.12 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात आलेले तपशील	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश व पुढील किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता,	1): नाव:- शिवेन अक्षय अरोरा -- पत्ता:- 29; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. 126, सेक्टर 08, बागी, नवी मुंबई, तालुका अंड जिल्हा ठाणे. -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400703 फॅन नं:-AZKPA5023G
(8) इतर कोणतेही करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश व पुढील किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- जे. जे. जेट हेव्हाल्स लि. नवी अधिकृत प्रतिनिधी केतुब गावठाण -- पत्ता:- 36; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस नं. 301 अंड 302, सातवा मजला, भूमिगत कोस्टारिका, प्लॉट नं. 1 अंड 2 सेक्टर 18, सानपाडा, नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400705 फॅन नं:-AAACJ4203H
(9) दस्तऐवज करून दिल्याचा दिनांक	18/08/2022
(10) दस्त नोंदणी केल्याचा दिनांक	18/08/2022
(11) अनुक्रमांक, खंड व गुप्त	10605/2022
(12) वातावरणभावप्रमाणे मुद्रांक शुल्क	62500
(13) वातावरणभावप्रमाणे नोंदणी शुल्क	1000
(14) धारा	


(एच ए म्हादुब्कर)
म. सह दुय्यम निबंधक ठाणे क्र. 6

१. न्याय क्लामाठी विचारान घेतपेला तपशील :- मुख्यकांजी आवश्यकता नाही कारण दस्तऐवजानुसार आवश्यकता नाही कारणाना तपशील दस्तऐवजानुसार आवश्यक नाही
२. टांक शुल्क आकारना निवडनेना अनुच्छेद :- Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be payable throughout the state.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BLUE JET HEALTHCARE LIMITED	eChallan	02202292022081806568	MH006562089202223E	62500.00	SD	0003274299202223	18/08/20:2
2		DHC		1808202214202	500	RF	1808202214202D	18/08/20:2
3	BLUE JET HEALTHCARE LIMITED	eChallan		MH006562089202223E	1000	RF	0003274299202223	18/08/20:2

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





CHALLAN
MTR Form Number-6



GRN	MH006562089202223E	BARCODE		Date	18/08/2022-19:13:37	Form ID	36A
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name		THANE_THANE NO 8 JOINT SUB REGISTRA		PAN No.(If Applicable)		AAACJ4203H	
Location		THANE		Full Name		BLUEJET HEALTHCARE LIMITED	
Year		2022-2023 One Time		Flat/Block No.		OFFICE NO 701	
Account Head Details		Amount In Rs.		Premises/Building			
3030046401 Stamp Duty		62500.00		Road/Street		PLOT NO 1	
3030063301 Registration Fee		1000.00		Areal/Locality		NAVI MUMBAI	
				Town/City/District			
				PIN		4 0 0 7 0 5	
				Remarks (If Any)			
				PAN2-AZKPA5023G~SecondPartyName-SHIVEN AKSHAY ARORA-			
				Amount In			
				Sixty Three Thousand Five Hundred Rupees Only			
				Words			
		63,500.00					



Payment Details		BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		RB022003900320818055680336781031	
Cheque/DD No.				Bank Date		18/08/2022 19:13:37 Not Verified with RBI	
Name of Bank				Bank Branch		BANK OF INDIA	
Name of Branch				Scroll No. , Date		01/7/2022	



Department ID: Mobile No. : 9867812252
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for any other document.
 (NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for any other document.)

ट. न. न. ६
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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-336-10605	0003274299202223	18/08/2022-20:44:53	IGR11B	1000.00
2	(S)-336-10605	0003274299202223	18/08/2022-20:44:53	IGR11B	62500.00
Total Defacement Amount					63,500.00



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

Receipt of Document Handling Charges

PRN 1808202214202

Receipt Date 18/08/2022

Received from - - -, Mobile number 7666021111, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 10605 dated 18/08/2022 at the Sub Registrar office Joint S.R.Thane 6 of the District Thane.



Payment Details

Bank Name IBKL

Payment Date 18/08/2022

Bank CIN 10004152022081812395

REF No. 2781719082

Deface No 1808202214202D

Deface Date 18/08/2022

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





CHALLAN
MTR Form Number-6



GRN	MH006562089202223E	BARCODE			Date	18/08/2022-19:13:37	Form ID	36A
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				THNS_THANE NO 8 JOINT SUB REGISTRA				
Location				THANE				
Year				2022-2023 One Time				
Account Head Details				Amount In Rs.		Premises/Building		
0030046401 Stamp Duty				62500.00		Road/Street		
0030063301 Registration Fee				1000.00		Area/Locality		
						Town/City/District		
						PIN		
						4 0 0 7 0 5		
						Remarks (If Any)		
						PAN2-AZKPA5023G~SecondPartyName=SHIVEN AKSHAY ARORA-		
						Amount in Words		
						Sixty Three Thousand Five Hundred Rupees Only		
Total								
Payment Details				BANK OF INDIA				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank Ref. No.		02202292022081808568		136781031
Name of Bank				Bank Date		18/08/2022-19:13:37		Not Verified with RBI
Name of Branch				Bank Branch		BANK OF INDIA		
				Scroll No. , Date		Not Verified with Scroll		



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दस्तावेज निबंधक कार्यालयत नोंदणी करावयाच्या दस्तावेजांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजांसाठी खदर चालन लागू नाही.

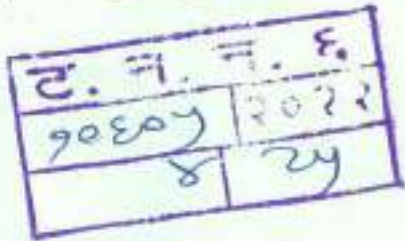
Shiv A

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१०६०५/२०२२
३/२७

Shiv A



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1808202214202	Date	18/08/2022
Received from - - -, Mobile number 7666021111, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 3 of the District Thane.			
Payment Details			
Bank Name	IBKL	Date	18/08/2022
Bank CIN	10004152022061812355	REF No.	2781719082
This is computer generated receipt, hence no signature is required.			



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Raichura

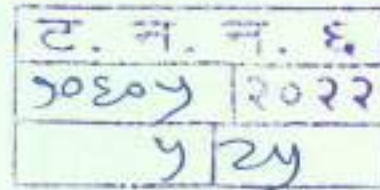
LEAVE AND LICENCE AGREEMENT

THIS INDENTURE OF LEAVE AND LICENCE is entered into on this ^{18th} 1st day of AUGUST, 2022 BETWEEN Mr. SHIVEN AKSHAY ARORA (PAN : AZKPA5023G) Age 29 years, all Indian Inhabitants, having address at Plot No. 126, Sector - 8, Vashi, Navi Mumbai - 400 703, hereinafter referred to as the "LICENSOR" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his legal heirs, nominees, administrators, executors, successors and permitted assigns) of the ONE PART;

AND

M/s. BLUE JET HEALTHCARE LIMITED (PAN : AAAC142031H) a Company incorporated under the Companies Act, 1956 represented by its Authorized Representative : Mr. KEYUR RAICHURA (PAN: AKRPR1801F) having its Office address at Office No. 701 and 702, 7th Floor, Plot No. 1 and 2, Bhumira, Costarica, Sector 18, Sanpada, Navi Mumbai - 400 705, hereinafter referred to as the "LICENSEE" (which expression shall, unless it be repugnant to the context or meaning thereof, include executors, administrators, successors - in - title and permitted assigns) of the OTHER PART.

WHEREAS -



- The LICENSOR is the lawful owner of Office No. 701, admeasuring about 150.887 Square Meters Carpet Area and Office No. 702 admeasuring about 159.233 Square Meters Carpet Area on the 7th Floor, in the Building known as "BHUMIRAJ COSTARICA", standing on Plot No. 1 and 2, Sector 18, Sanpada, Navi Mumbai - 400 705, Navi Mumbai, Taluka and District - Thane (hereinafter referred to as "the said Premises").

Shiven Akshay Arora

Raichura



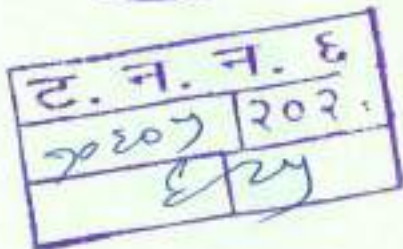
2. The LICENSEE who is in need of a temporary accommodation has approached the LICENSOR with a request to allow the LICENSEE to occupy and use the said Premises on LEAVE AND LICENCE BASIS for a temporary period of 36 (THIRTY SIX) months which shall commence from 1st August 2022, and shall expire on July 31st 2025.
3. The LICENSOR has agreed to grant Leave and License to the LICENSEE to occupy and use the said Premises on the following terms and conditions agreed to between the Parties hereto.

Office No. 701 and 702, 7th Floor, Plot No. 1 and 2, Bhumiraj Costarica, Sector 18, Sanpada, Navi Mumbai - 400 705.

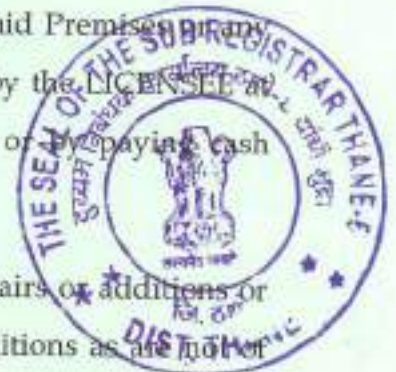
NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS -

1. The LICENSOR hereby grants Leave and License to the LICENSEE to occupy and use the said Premises for a temporary period of 36 (THIRTY SIX) months which shall commence from 1st August 2022, and shall expire on July 31st 2025
2. The LICENSEE hereby takes the said Premises on Leave and License basis for Official purpose only and for no other purpose whatsoever. In case the LICENSEE is found to use the said Premises for any Residential purpose or any purpose other than Commercial purpose, this Agreement shall immediately stand TERMINATED and CANCELLED and the LICENSEE shall hand over vacant and peaceful possession of the said Premises to the LICENSOR.

The LICENSEE shall pay to LICENSOR a sum of Rs. 39,05,610/- = (RUPEES THIRTY NINE LAC FIVE THOUSAND SIX HUNDRED AND TEN ONLY) towards SECURITY DEPOSIT on or before the execution of this Agreement, which shall be free from any interest and is refundable at the expiry of this Agreement or earlier Termination/ Cancellation thereof.



4. That the LICENSEE shall pay to the LICENSOR the monthly License Fees Rs. 6,50,935/- = (RUPEES SIX LACS FIFTY THOUSAND NINE HUNDRED THIRTY FIVE ONLY) in Advance to be paid by way of account payee Cheque in favour of Mr. SHIVEN AKSHAY ARORA.
5. The Electricity charges for electricity consumption in the said Premises will be paid by the LICENSEE to MSEDCL as per the Meter reading. The Telephone Bills shall be paid by the LICENSEE to the authorities concerned. The LICENSEE shall use Light, Water, Internet or any other utility at their own cost. In the event of failure on the part of the LICENSEE to pay the Electricity Bills or Telephone Bills and other utility bills on the respective due dates, the LICENSOR shall make the said payments and deduct the same from the Security Deposit.
6. The LICENSEE shall be at liberty to bring into the said Premises their Furniture's and other articles at his own cost. The LICENSEE shall remove such Furniture and articles on the termination of this Agreement.
7. The LICENSEE shall maintain the said Premises in good condition and will not cause any damage thereto. If any damage is caused to the said Premises or any part thereof by the LICENSEE, the same will be made good by the LICENSEE at the cost of the LICENSEE either by rectifying the damage or by paying cash compensation as may be determined by the LICENSOR.
8. The LICENSEE shall not carry out any work of structural repairs or additions or alterations to the said Premises. Only such alterations or additions as are of non structural type or of permanent nature may be allowed to be made by the LICENSEE inside the said Premises with the previous permission of the LICENSOR in writing.
9. The LICENSEE shall not cause any nuisance or annoyance to the people in the neighborhood/Society or store any hazardous goods in the said Premises or near



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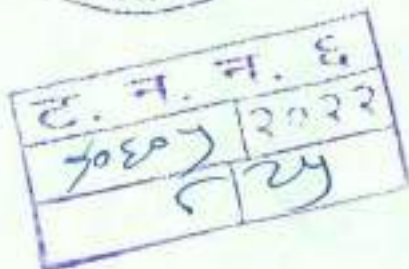


about and shall not do any act which would be a breach of the Bye-laws of the said Society.

10. The LICENSEE shall not be deemed to be in the exclusive occupation of the said Premises and the LICENSOR or their agent or representatives will have the right to enter upon the premises at any reasonable time to inspect the said Premises after giving prior notice to the LICENSEE.
11. The said Premises has been given to the LICENSEE on personal basis and the LICENSEE occupying the said Premises will not be entitled to transfer the benefit of this Agreement to anybody else or will not be entitled to allow anybody else other than his family members to occupy the said Premises or any part thereof. The LICENSEE shall not assign, mortgage or charge or otherwise transfer the said Premises nor shall sell, sublet or part with the possession of the said Premises or any portion thereof.
12. Nothing in this Agreement shall be deemed to grant a lease or tenancy, and the LICENSEE agrees and undertakes that no such contention shall be taken up by the LICENSEE at any time.
13. On expiration of the said term or period of License or earlier termination thereof, the LICENSEE shall hand over vacant and peaceful possession of the said Premises to the LICENSOR in the same condition in which the said Premises now exist subject to normal wear and tear. The LICENSEE occupation of the said Premises after such termination will be deemed to be that of a trespasser.

14. All the Municipal Taxes and other taxes and levies in respect of the said Premises including the Society Maintenance charges will be paid by the LICENSOR alone.

15. The LICENSEE hereby indemnify and keep the LICENSOR, the said Premises and the LICENSOR estate and effects fully and effectually safe, harmless and indemnified against all actions, suits, proceedings, claims and demands that may



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be taken or made by any public body or revenue and taxation authority or by any persons whomsoever for anything committed or omitted or done by the LICENSEE.

16. **DEFAULT:**

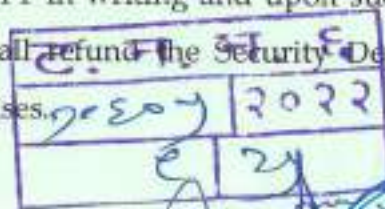
16.1 If the License Fee agreed herein becomes due and payable by the LICENSEE to the LICENSOR more than 30 days, the LICENSOR will be entitled to terminate this Leave and License Agreement after giving 30 days written notice, to make payment of the defaulted license fee. If the LICENSEE fails to pay the defaulted License Fee before the expiry of 30 (Thirty) days notice as aforesaid, the LICENSOR will be entitled to adjust the outstanding amount from the Security Deposit. In the event of the LICENSEE paying the defaulted License Fee as aforesaid, the notice shall stand waived.

16.2 In case there is any default on the part of the LICENSEE other than as mentioned herein above, the LICENSOR shall inform the LICENSEE in writing by giving at least 30 days notice to the LICENSEE to rectify such breach. In case the LICENSEE fails to rectify such breach, the LICENSOR will be entitled to rectify such breach at its own cost and adjust the cost thereof from the Security Deposit amount.

17. **Termination:**

That this Agreement of Leave & License shall automatically terminate on the expiry of the Leave & License period.

18. EITHER PARTY shall be entitled to terminate this Agreement by giving Two Months Notice to the OTHER PARTY in writing and upon such termination of this Agreement, the LICENSOR shall refund the Security Deposit against the physical possession of the said Premises.



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19. On the expiry of the License period or the earlier termination thereof, the LICENSEE undertakes to pay all the dues such as electricity charges and other charges etc; till the date of possession of the said Premises to the LICENSOR or else the LICENSOR shall be entitled to retain the proportionate amount from the Security Deposit towards electricity charges and other charges.
20. After the expiry of the Leave and License Period of **36 (Thirty Six) Months**, this Agreement can be further extended only with the Mutual Consent of both, the LICENSOR and the LICENSEE at an increased 15% monthly rent for the following lease cycle.
21. The LICENSOR and the LICENSEE hereto acknowledge that this Agreement supersedes all prior communication between them including all oral or written proposals.
22. This Agreement shall be governed by (a) Indian Contract Act, 1882, and (b) the LICENSEE specifically agrees to be bound by Section 24 of the Maharashtra Rent Control Act, 1999 at present in force and shall not be affected to the prejudice of the owner by any change in the said provisions of the relevant law which might be adverse to the interest of the LICENSOR. Section 24 of the Maharashtra Rent Control Act, 1999 reads as follows :

- a. Notwithstanding anything contained in this Act, a LICENSEE in possession or occupation of the said Premises given to them on License for Commercial shall deliver the possession of the said Premises to the Landlord on expiry of the period of License, and on the failure of the LICENSEE to so deliver the possession of the said Premises, a Landlord shall be entitled to recover the possession of the said Premises from the LICENSEE, on expiry of the License period, by making an application to the Competent Authority, and the Competent Authority on being satisfied that the period of License has expired shall pass an order for eviction of the LICENSEE.



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23. The PARTIES hereby agree and confirm that the Lock-in-period in respect of this Leave and License Agreement is for period of initial 36 (THIRTY SIX) months, that is to say the Lock-in-period shall commence from 1st August 2022, and shall expire on July 31st 2025.
24. This Agreement shall be subject to the exclusive jurisdiction of Courts at Navi Mumbai.

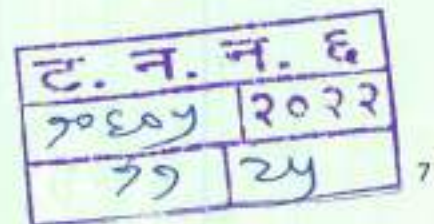
SCHEDULE OF THE SAID PREMISES

Office No. 701, admeasuring about 150.887 Square Meters Carpet Area and Office No. 702 admeasuring about 159.233 Square Meters Carpet Area on the 7th Floor, in the Building known as "BHUMIRAJ COSTARICA", standing on Plot No. 1 and 2, Sector 18, Sanpada, Navi Mumbai - 400 705, Navi Mumbai, Taluka and District - Thane

IN WITNESS WHEREOF the parties hereto have put their hands the day and year first hereinabove written.

[Handwritten Signature]

[Handwritten Signature]





SIGNED AND DELIVERED by the
within named 'LICENSOR'

Mr. SHIVEN AKSHAY ARORA
in the presence of

)
)
Shiven Arora

1. *Diip Arora*
2. *PRABHAT RANJAN Trustee Praxi*

SIGNED AND DELIVERED by the
within named 'LICENSEE'

M/s. BLUE JET HEALTHCARE LIMITED

represented by its Authorized Representative :

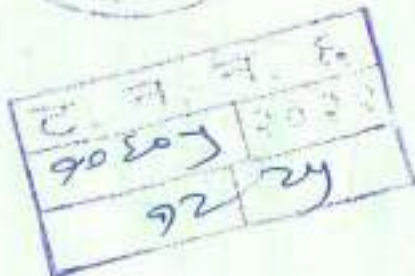
Mr. KEYUR RAICHURA

in the presence of

Keyur Raichura



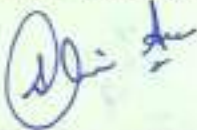
1. *Diip Arora*
2. *PRABHAT RANJAN Trustee Praxi*



RECEIPT

Received from the within named 'LICENSEE' M/s. BLUE JET HEALTHCARE LIMITED, the sum of Rs. 39,05,610/- (RUPEES THIRTY NINE LAC FIVE THOUSAND SIX HUNDRED AND TEN ONLY) towards Interest Free Refundable Security Deposit agreed to under this Leave and License Agreement of the said Office No. 701, admeasuring about 150.887 Square Meters Carpet Area and Office No. 702 admeasuring about 159.233 Square Meters Carpet Area on the 7th Floor, in the Building known as "BHUMIRAJ COSTARICA", standing on Plot No. 1 and 2, Sector 18, Sanpada, Navi Mumbai - 400 705, Navi Mumbai, Taluka and District - Thane (hereinafter referred to as "the said Premises").

I SAY RECEIVED Rs. 39,05,610/-



Mr. SHIVEN AKSHAY ARORA

WITNESSES:

1. Dilip Daryoj
2. PRABHAT RANJAN - Traveller



ट. न. न. न.	
20/07	2022
23	24

75/11223
Tuesday, June 21, 2022
12:51 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M


Regn.:39M

पावती क्र.: 12508 दिनांक: 21/06/2022

वाचकाचे नाव: साजरापळा
दस्तावेजाचा क्रमांक: 22न3-11223-2022
दस्तावेजाचा प्रकार: कराळासा
सादर करणाऱ्याचे नाव: शिवेन ब्रह्म बरोरा - -

नोंदणी फी	₹. 30000.00
रगत हाताळणी फी	₹. 640.00
पृष्ठांची संख्या: 32	
एकूण:	₹. 30640.00

आगगास मुळ घन, अंबनेज पिट, सुधी-२ अंदाजे
1:06 PM ह्या वेळेस मिळेल.

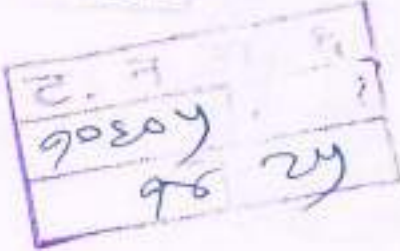

Joint S.D. Registrar Thane 3
सह दुख्यम निर्बंधक वर्ग २
ठाणे क. ३

वाकार मुद्दा: ₹.26236484.4/-
सोपवला ₹.26401879/-
अपनेने मुद्रांक मुद्दा: ₹. 1584700/-

1) वेचकाराचा प्रकार: DMC रकम: ₹.640/-
सीटी/घनारोपणे कॉर्डर क्रमांक: 2006202214453 दिनांक: 21/06/2022
वेचके नाव व पत्ता:
2) वेचकाराचा प्रकार: eChallan रकम: ₹.30000/-
सीटी/घनारोपणे कॉर्डर क्रमांक: MH002958881202223E दिनांक: 21/06/2022
वेचके नाव व पत्ता:



पदाकाराची सही _____
मुळ दस्तऐवज परत मिळाला
इ. नि. ठाणे-३





21/06/2022

सूची क्र.2

दुपयन निकाशक : मङ्ग दु.दि. हाणे 3

दस्ता क्रमांक : 11223/2022

मोहरणी :

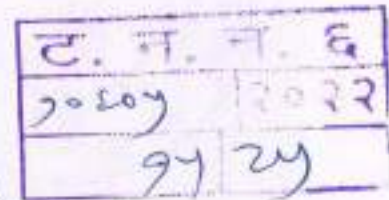
Regn:63m

गावाचे नाव : सानपाडा

(1) विविधातक प्रकार	करमनामा
(2) मॉडरना	26401075
(3) काळा गावात/गावपट्ट्याबाहेर वापरविषयक/कार. जाकारणी देवी वी पट्टेदार ने सबुद मगवे	26236484.4
(4) भू-साधन, पॅटर्नच्या व पात्रतासंबंधित/अन्यथा	1) पानिकेचे नाव: नवी मुंबई भागात इतर बसले ; इतर माहिती: ऑफिस नं.-702.7 चा मजला, भुमिराज कॉन्स्ट्रिक्शन्स, प्लॉट नं.-1 व 2, सेक्टर-18, सानपाडा, नवी मुंबई, क्षेत्रफळ -1713.88 चौ. फुट कार्गेट- गुगला(159.233 चौ. मी.), (Plot Number : 1 AND 2 ; SECTOR NUMBER : 18 ;)
(5) क्षेत्रफळ	1) 1713.98 चौ.फुट
(6) भाषाभाषी विभा. दुही देण्यात आलेले तपसू.	
(7) दशांशेकड करम देवा-प्रातिहून देवा-चा पदावकाशने सान विभा. विभागी न्यायवाचाचा दुपयनाचा मिका आदेश अगत्यात, प्रतिबादिने साव व घना	1) नाव:-मे. भुमिराज कमरुद्दालन तर्फे भागीदार श्री. अयन सुप्रीड साह -- बंध:-28, पत्ता:-प्लॉट नं.-, बाळा नं.-, दधानीचे नाव: ऑफिस-1601, भुमिराज कॉन्स्ट्रिक्शन्स प्लॉट नं.-1 व 2, सेक्टर-18, सानपाडा, नवी मुंबई, ज्योफ नं.-, सॅड नं.-, महाराष्ट्र, ठाणे, पिन कोड:-400705 फोन नं:-AAFFB3546H
(8) दुपयनेकड करम देवा-चा पदावकाशने व विभा. विभागी न्यायवाचाचा दुपयनाचा मिका आदेश अगत्यात, प्रतिबादिने साव व घना	1) नाव:-शिवेन अक्षय अरोरा -- बंध:-29, पत्ता:-प्लॉट नं.-, बाळा नं.-, इमारतीचे नाव: प्लॉट नं.-126, पिन नं. सेक्टर-बी, बाजी, नवी मुंबई, ब्लॉक नं.-, सॅड नं.-, महाराष्ट्र, ठाणे, पिन कोड:-400703 फोन नं:- AZKPA5023G
(9) दशांशेकड करम देवाचा दिनांक	21/06/2022
(10) दस्ता मोहरणी केल्याचा दिनांक	21/06/2022
(11) अनुक्रमिक, घंट व पृष्ठ	11223/2022
(12) दाखल/भाषाभाषी घुडांक शुल्क	1584700
(13) काढा/भाषाभाषी मोहरणी शुल्क	30000
(14) शेर	

मूलांतकासाठी विचाराने घेतलेला तपशील:-

मुद्रांक शुल्क आकारताला निकालनेचा अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment



75/11224

Tuesday, June 21, 2022

12:55 PM

पावती

Original/Duplicate

सौचणी क्र. 394

Regn.:39M

सौचणी क्र. 394

सौचणी क्र. 394

सौचणी क्र. 394

सौचणी क्र. 394

सौचणी क्र. 12509

दिनांक: 21/06/2022

सौचणी क्र.

₹. 30000.00

सौचणी क्र.

₹. 640.00

सौचणी क्र. 32

एकूण:

₹. 30640.00

सौचणी क्र. 394

1:08 PM

Joint Sub Registrar Thane 3
 सत सुब्यम निरीक्षक ठाणे ३
 ठाणे क. ३

सौचणी क्र. 394

सौचणी क्र. 25018125/-

सौचणी क्र. 1501700/-

1) सौचणी क्र. DHC सौचणी क्र. 840/-

सौचणी क्र. 2006202214622 दिनांक: 21/06/2022

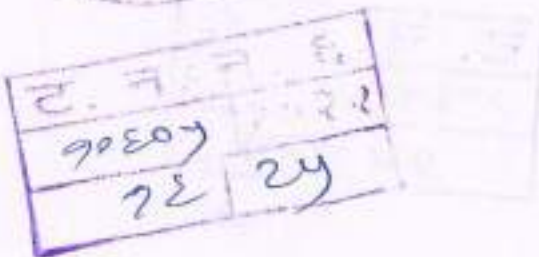
सौचणी क्र. 394

2) सौचणी क्र. eChallan सौचणी क्र. 30000/-

सौचणी क्र. MH002958062202223E दिनांक: 21/06/2022

सौचणी क्र. 394

पत्रकाराची सही
 मुळ हस्ताक्षर परत मिळाला
 ड. नि. ठाणे-३



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE BOARD OF DIRECTORS MEETING OF BLUE JET HEALTHCARE HELD ON MONDAY, 1ST AUGUST, 2022 AT 1101, 11TH FLOOR, BHUMIRAJ COSTARICA, SECTOR 18, SANPADA, NAVI MUMBAI - 400075

"RESOLVED that the Company be and is hereby authorized to take on lease 701,702, 7th Floor, Bhumiraj Costarica, Sector 18, Sanpada, Navi Mumbai 400705 from Mr. Shiven Akshay Arora on the terms and conditions set out in the draft Lease deed.

"FURTHER RESOLVED that Mr. Keyur Raichura, Authorized representative of the Company be and is hereby authorized to sign all the necessary papers, forms, documents and papers for the purpose of taking on lease the above-mentioned property and matters incidental and ancillary thereto including but not limited to signing, execution, presentation, admission of lease deed/s, in the name of M/s. Blue Jet Healthcare Limited."

Specimen Signature of Mr. Keyur Raichura



RESOLVED FURTHER THAT Mr. Akshay Arora and Mr. Shiven Arora, Directors of the Company and/or Ms. Sweta Poddar, Company Secretary of the Company, be and is hereby duly authorized to all such other act(s), thing(s) and deed(s), as may be required or deemed necessary to give effect to the above resolution and that it shall remain valid for a period of three months from the date of passing this resolution or taking on lease the abovementioned property in the name of the company, whichever is earlier.

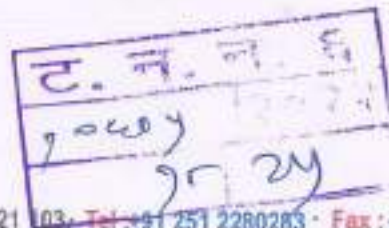
For BLUE JET HEALTHCARE LIMITED

Shiven Akshay Arora
Managing Director



For BLUE JET HEALTHCARE LIMITED

Akshay Bansarilal Arora
Chairman



UNIT I

3/2, Milestone, Kalyan Murbad road, Village Varap, P.O. Box No. 5, Shahad-421 003, Tel: +91 251 2280283 Fax: +91 251 2280567

UNIT II

Plot No. B-12, C-4, E-2, MIDC, Industrial Area, Chemical Zone, Ambernath (w)-421501, Tel: +91 8956363877/8956363878

UNIT III

K-4/1, Additional MIDC Road, Mahad Industrial Area, Mahad-402309, Tel: +91 22 2207 5307 / 6192 / 1691 Fax: +91 22 2207 0294



ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AKRPR1801P

प्राप्ति संख्या / Acknowledgement Number: U- G016782547

नाम / Name: RAICHURA KEYUR PRAVINBHAI

पिता का नाम / Father's name: PRAVINBHAI JAYANTILAL RAICHURA

जन्म की तिथि / Date of Birth: 23/10/1986

लिंग / Gender: Male

पता / Address: 204 C WING VRISHTI, DOSTI VIHAR, VARTAK NAGAR, THANE, NAGOTHANE, MAHARASHTRA - 400606, INDIA.



हस्ताक्षर / Signature

Handwritten signature: Raichura Keyur

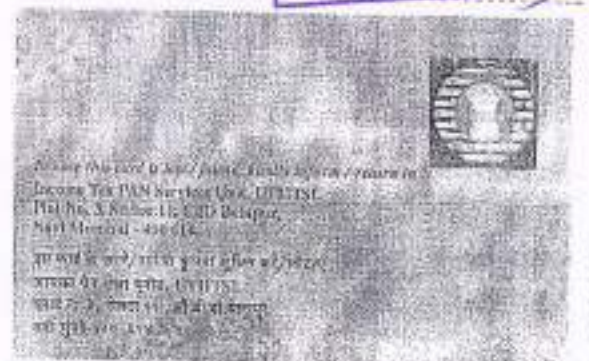
Handwritten signature: Raichura Keyur



- Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, demand tax orders, matching of information and easy maintenance & retrieval of electronic information etc. relating to taxpayers. It is a unique alphanumeric (पैन) एक सादरता में संरक्षित विहित दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के चुकाव, आकलन, मिलाव और इलास्ट्रॉनिक दस्तावेजों का आसानी से जोड़ना शामिल है।
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के अंतर्गत निर्दिष्ट कई लेनदेमों के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- This PAN Card contains Encoded QR Code which is readable by a specific Android Mobile App. Keyword in search this specific mobile App in Google Play Store is PAN QR Code Reader. इस ई-स्थायी लेखा संख्या (e-PAN) कार्ड में एंश्रिप्टेड QR कोड शामिल है जो एक विशिष्ट एंड्रॉयड मोबाइल ऐप द्वारा पढ़ाई जा सकता है। Google Play Store पर इस विशिष्ट ऐप की खोज करने के लिए कोड "PAN QR Code Reader" है।

Handwritten numbers: 20207 12032

Handwritten initials: DE 24



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थापी लेखा संख्या कार्ड
Permanent Account Number Card

AAACJ4203H



नाम / Name
BLUE JET HEALTHCARE LIMITED

निगम / फर्म की तारीख
Date of Incorporation/Formation
07/12/1968

26062022

Santhosh N S



ट. न. न. ६	
२०६०७	२०
२०	२५


 भारत सरकार
 Government of India


 शिवेन अक्षय अरोरा
 Shiven Akshay Arora
 जन्म तारीख / DOB: 01/10/1993
 पुरुष / Male



4806 6319 1338

आधार - सामान्य माणसाचा अधिकार



Shiven Arora

ट. न. न. ६
१०६०७ २०२२
२१ २५

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

SHIVEN AKSHAY ARORA
 AKSHAY BANSARILAL ARORA

01/10/1993
 Permanent Account Number
 AZKPA5023G


 Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
BGAPD3473R



पंजीकृत
COLIF MANGALSING DANGE

पिता का नाम / Father's Name
MANGALSING KARANSING DANGE

पंजीकृत तिथि
 Date of Birth
18/05/1988


 हस्ताक्षर / Signature

[Handwritten signature]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAT RANJAN
SHIV NARAYAN SINGH

15/05/1992
 Permanent Account Number of
BUTPRY180N
Prabhat Ranjan





17/06/2014



ट. न. न. ६	
२०६०५	२०२२
२२	२५

[Handwritten signature]

38/10605

बुधवार, 18 ऑगस्ट 2022 8:45 म.ने.

दस्त गोशवारा भाग-1

टननं

23127

दस्त क्रमांक: 10605/2022

दस्त क्रमांक: टनन6 /10605/2022

वाजार मुल्य: रु. 39,05,610/-

मोबदला: रु. 6,50,935/-

मरलेले मुद्रांक शुल्क: रु.62,500/-

डु. नि. मद्र. दु. नि. टनन6 यांचे कार्यालयाने

पावनी:11182

पावनी दिनांक: 18/08/2022

र. क्रं. 10605 वर दि.18-08-2022

मादरीकरणाने नाव: शिवेन अश्वय अरोरा --

वेळी 8:39 म.ने. वा. इतर केना.

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकूण: 1500.00

दस्त हात करणाऱ्याची मही.

Joint Sub Registrar Thane

प्र. सह दुय्यम निबंधक ठाणे क्र. ६

Joint Sub Registrar Thane

प्र. सह दुय्यम निबंधक ठाणे क्र. ६

दस्तावा प्रकार: 36-अ-विश्व अॅड नासमनेम

मुद्रांक शुल्क: Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.

शिफा क्रं. 1 18 / 08 / 2022 08 : 39 : 01 PM ची वेळ: (मादरीकरण)

शिफा क्रं. 2 18 / 08 / 2022 08 : 41 : 28 PM ची वेळ: (फी)



प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०६ निष्का १९६१ अंतर्गत तरतुदीनुसार नोंदणीस बाधिल केला आहे. दस्तानवील संपुर्ण मजबूत निष्पादक व्यक्ती, साक्षीदार व मोबल जोडलेले कायदा व दस्तावेज संपुर्ण व पूर्ण, कायदेशीर बारीसारी खातेस निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तऐवजे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रकाबाबत उल्लंघन होत नाही.

शिवेन अश्वय अरोरा

शिवेन अश्वय अरोरा



दस्तावेजाचा प्रकार-2

दस्तावेज

28/29

11/08/2022 8:49:37 PM

दस्तावेजाचा क्रमांक:10605/2022

दस्तावेजाचा क्रमांक:दस्तावेज/10605/2022
 दस्तावेजाचा प्रकार :-36-अ-विवेक अंटे जायसम्मंम

क्र.सं.	पदाधारकाचे नाव व पत्ता	पदाधारकाचा प्रकार	आस्थापित	अंगठ्याचा ठसा
1	नाव:शिवेंद्र अक्षय अरोरा -- पत्ता:फ्लॉट नं:-, भाळा नं:-, इमारतीचे नाव: फ्लॉट नं. 126, सेक्टर 08, बाश्मी, नवी मुंबई, ता.मुंबई अंटे विद्या ठाणे, -, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन नंवर:AZKPAS023G	नायमेव्यार वय :-29 स्वाधारी-		
2	नाव:मे व्हु जेट हेलाकेशन नि. सर्व अधिकृत प्रतिनिधी केयूर रायचुगा - पत्ता:फ्लॉट नं:-, भाळा नं:-, इमारतीचे नाव: ऑफिस नं. 302 अंटे 302, मानवा मजला, भूमिगाज कोस्टारिका, फ्लॉट नं. 1 अंटे 2 सेक्टर 14, सातपाडा, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन नंवर:AAACJ4203H	नायमेव्यार वय :-36 स्वाधारी-		

दस्तावेजाचा प्रकार 36-अ-विवेक अंटे जायसम्मंम ना वस्तु एवज करत दिव्याचे कडुब करणात.
 वेळा क्र.3 ची वेळ:18/08/2022 08:44:29 PM

वेळा क्र.3 -
 वेळा क्र.3 इयम अमे निवेदीत करणात की ते दस्तावेज करत देणा-याचा ध्यानीज: ओळखनात, व त्याची ओळख पटविनात

क्र.सं.	पदाधारकाचे नाव व पत्ता		आस्थापित	अंगठ्याचा ठसा
1	नाव:विनीत इरवे -- वय:32 पत्ता:सेक्टर 16 बाश्मी नवी मुंबई पिन कोड:400703	स्वाधारी		
2	नाव:प्रभात एवज -- वय:32 पत्ता:नवई मुंबई पिन कोड:400051	स्वाधारी		

वेळा क्र.4 ची वेळ:18/08/2022 08:46:09 PM

(एच ए कादळकर)

3 (अंटे जायसम्मंम 2 पन्ने)



18/08/22, 8:49 PM

Summary-2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BLUE JET HEALTHCARE LIMITED	eChallan	02202292022081806568	MH006562089202223E	62500.00	SD	0003274299202223	18/08/2022
2		DHC		1808202214202	500	RF	1808202214202D	18/08/2022
3	BLUE JET HEALTHCARE LIMITED	eChallan		MH006562089202223E	1000	RF	0003274299202223	18/08/2022

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

10605 /2022

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प्रमाणित करण्यात येत आहे. सदर दस्तावेज २५
पाने आहेत. Suman

पुस्तक क्र. १ सह दुय्यम निबंधक, ठाणे-६ (वर्ग-२)
क्रमांक २०६०५ र नोंदला

Suman
सह दुय्यम निबंधक, ठाणे-६ (वर्ग-२)
दिनांक १८ वाहे सन २०२२



ट. न. न. ६
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२५ २५