

A-5

From: Rosemarie Martinez [rmartinez@baynj.org](mailto:rmartinez@baynj.org)  
Subject: RE: Request for Certification of Taxes Paid (Block 751,  
Lots 1.06, 1.07, 1.08, 1.09, 1.10, 1.12, 1.14 and 1.16)  
Date: Jan 19, 2024 at 4:14:54 PM  
To: Kwiatkowski, Pilar [PKwiatkowski@wilentz.com](mailto:PKwiatkowski@wilentz.com)  
Cc: Babineau, Anne [ababineau@wilentz.com](mailto:ababineau@wilentz.com), Raj Gupta  
[raj@guptadevelopment.com](mailto:raj@guptadevelopment.com), Sach Gupta  
[sach@guptadevelopment.com](mailto:sach@guptadevelopment.com), Tripp, Steve  
[stripp@wilentz.com](mailto:stripp@wilentz.com)

Hello,

Please note that all taxes are paid up to date. Lots 1.14 and 1.16 still come up as City owned in my system. The assessor would need to update those records to reflect on my end. I've attached copies of all tax accounts. Thank you!

Best,  
Rose

Rosemarie Martinez, CTC  
Tax Collector  
City of Bayonne  
201-858-6054

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**From:** Kwiatkowski, Pilar <[PKwiatkowski@WILENTZ.com](mailto:PKwiatkowski@WILENTZ.com)>  
**Sent:** Friday, January 19, 2024 9:19 AM  
**To:** Rosemarie Martinez <[rmartinez@BayNJ.org](mailto:rmartinez@BayNJ.org)>  
**Cc:** Babineau, Anne <[ababineau@wilentz.com](mailto:ababineau@wilentz.com)>; Raj Gupta <[raj@guptadevelopment.com](mailto:raj@guptadevelopment.com)>;  
Sach Gupta <[sach@guptadevelopment.com](mailto:sach@guptadevelopment.com)>; Tripp, Steve <[stripp@wilentz.com](mailto:stripp@wilentz.com)>  
**Subject:** Request for Certification of Taxes Paid (Block 751, Lots 1.06, 1.07, 1.08, 1.09, 1.10, 1.12, 1.14 and 1.16)

Good Morning,

This office represents Shree Lakshmi Vardayini Urban Renewal LLC.

Kindly confirm that all taxes are paid on **Block 751, Lots 1.06, 1.07, 1.08, 1.09, 1.10, 1.12, 1.14 and 1.16** in the City of Bayonne.

Thank you.

**Pilar Kwiatkowski | Legal Secretary**

TAX DEPARTMENT

BAYONNE

01/19/24

GAURI SHANKAR FLAGSHIP, LLC  
2449 KENNEDY BLVD  
JERSEY CITY, NJ 07304

Account 75000107  
Blk 0751 Lot 0001.06 Qual  
Bank

Loc P@BH HARBOR STATION  
2022 Tax 90,838.50 PrpCls 1  
2023 Tax 170,638.80 Deduc

Ld/Im/Net	6,360,000 / 0 / 6,360,000				[ 1/19/24 PAY DATE]
YR.Q.TYP	-BILLED-	-PAID-	-TAX DUE-	-INTEREST-	BALANCE TRAN.DATE
23.1.R	22,710.00	22,710.00	0.00	0.00	0.00 2/10/23
23.2.R	22,710.00	22,710.00	0.00	0.00	0.00 5/09/23
23.3.R	62,673.00	62,673.00	0.00	0.00	0.00 8/10/23
23.4.R	62,545.80	62,545.80	0.00	0.00	0.00 11/13/23
24.1.R	42,660.00	0.00	42,660.00	0.00	42,660.00 2/01/24
24.2.R	42,660.00	0.00	42,660.00	0.00	42,660.00 5/01/24

- LAST OPEN BALANCE -

[ 0.00 0.00 0.00 ] Cur Due  
[ NOTES EXIST ] [ All Chgs ]

< NO MORTGAGE ON FILE >

[ Cont'd Delq: No Since 2021 4 Acum.Prnc.Paid: 0.00 ]

TAX DEPARTMENT

BAYONNE

01/19/24

DEVI MATA FLAGSHIP LLC ET AL  
2449 KENNEDY BOULEVARD  
JERSEY CITY, NJ 07304

Account 75000109  
Blk 0751 Lot 0001.07 Qual  
Bank

Loc P@BH HARBOR STATION  
2022 Tax 66,483.25 PrpCls 1  
2023 Tax 67,745.75 Deduc

Ld/Im/Net	2,525,000 / 0 / 2,525,000				[ 1/19/24 PAY DATE]	
YR.Q.TYP	-BILLED-	-PAID-	-TAX DUE-	-INTEREST-	BALANCE	TRAN.DATE
23.1.R	16,621.00	16,621.00	0.00	0.00	0.00	2/10/23
23.2.R	16,621.00	16,621.00	0.00	0.00	0.00	5/09/23
23.3.R	17,277.00	17,277.00	0.00	0.00	0.00	8/10/23
23.4.R	17,226.75	17,226.75	0.00	0.00	0.00	11/13/23
24.1.R	16,936.00	0.00	16,936.00	0.00	16,936.00	2/01/24
24.2.R	16,936.00	0.00	16,936.00	0.00	16,936.00	5/01/24

- LAST OPEN BALANCE -

[ 0.00 0.00 0.00]Cur Due  
[ NOTES EXIST ] [ All Chgs ]

< NO MORTGAGE ON FILE >

[ Cont'd Delq: No Since 2021 4 Acum.Prnc.Paid: 0.00 ]

TAX DEPARTMENT

BAYONNE

01/19/24

MALAKSHMI GOLDSBOROUGH, LLC  
2449 KENNEDY BOULEVARD  
JERSEY CITY, NJ 07304

Account 75000108  
Blk 0751 Lot 0001.08 Qual  
Bank

Loc P@BH HARBOR STA STH AV  
2022 Tax 66,812.38 PrpCls 1  
2023 Tax 68,081.13 Deduc

Ld/Im/Net	2,537,500 / 0 / 2,537,500				[ 1/19/24 PAY DATE]	
YR.Q.TYP	-BILLED-	-PAID-	-TAX DUE-	-INTEREST-	BALANCE	TRAN.DATE
23.1.R	16,703.00	16,703.00	0.00	0.00	0.00	2/10/23
23.2.R	16,703.00	16,703.00	0.00	0.00	0.00	5/09/23
23.3.R	17,362.00	17,362.00	0.00	0.00	0.00	8/10/23
23.4.R	17,313.13	17,313.13	0.00	0.00	0.00	11/13/23
24.1.R	17,020.00	0.00	17,020.00	0.00	17,020.00	2/01/24
24.2.R	17,020.00	0.00	17,020.00	0.00	17,020.00	5/01/24

- LAST OPEN BALANCE -

[ 0.00 0.00 0.00] Cur Due  
[ NOTES EXIST ] [ All Chgs ]

< NO MORTGAGE ON FILE >

[ Cont'd Delq: No Since 2021 4 Acum.Prnc.Paid: 0.00 ]



TAX DEPARTMENT

BAYONNE

01/19/24

MA VASUNDHARA NIWAS, LLC  
2449 KENNEDY BOULEVARD  
JERSEY CITY, NJ 07304

Account	75000110.	Loc	P@BH HARBOR STA	STH	AV
Blk 0751 Lot 0001.10	Qual	2022 Tax	59,571.63	PrpCls	1
Bank		2023 Tax	60,702.88	Deduc	

Ld/Im/Net	2,262,500 / 0 / 2,262,500				[ 1/19/24 PAY DATE]
YR.Q.TYP	-BILLED-	-PAID-	-TAX DUE-	-INTEREST-	BALANCE TRAN.DATE
23.1.R	14,893.00	14,893.00	0.00	0.00	0.00 2/10/23
23.2.R	14,893.00	14,893.00	0.00	0.00	0.00 5/09/23
23.3.R	15,481.00	15,481.00	0.00	0.00	0.00 8/10/23
23.4.R	15,435.88	15,435.88	0.00	0.00	0.00 11/13/23
24.1.R	15,176.00	0.00	15,176.00	0.00	15,176.00 2/01/24
24.2.R	15,176.00	0.00	15,176.00	0.00	15,176.00 5/01/24
- LAST OPEN BALANCE -					

[ 0.00 0.00 0.00]Cur Due  
[ NOTES EXIST ] [ All Chgs ]

< NO MORTGAGE ON FILE >

[ Cont'd Delq: No Since 0000 0 Acum.Prnc.Paid: 0.00 ]

TAX DEPARTMENT

BAYONNE

01/19/24

OM VAISHNAVI GOLD, LLC  
2449 KENNEDY BOULEVARD  
JERSEY CITY, NJ 07304

Account 75000113  
Blk 0751 Lot 0001.12 Qual  
Bank

Loc P@BH HBR STATION STH  
2022 Tax 109,269.50 PrpCls 1  
2023 Tax 111,344.50 Deduc

Ld/Im/Net	4,150,000 / 0 / 4,150,000					[ 1/19/24 PAY DATE]
YR.Q.TYP	-BILLED-	-PAID-	-TAX DUE-	-INTEREST-	BALANCE	TRAN.DATE
23.1.R	27,317.00	27,317.00	0.00	0.00	0.00	2/10/23
23.2.R	27,317.00	27,317.00	0.00	0.00	0.00	5/09/23
23.3.R	28,396.00	28,396.00	0.00	0.00	0.00	8/10/23
23.4.R	28,314.50	28,314.50	0.00	0.00	0.00	11/13/23
24.1.R	27,836.00	0.00	27,836.00	0.00	27,836.00	2/01/24
24.2.R	27,836.00	0.00	27,836.00	0.00	27,836.00	5/01/24
- LAST OPEN BALANCE -						

[ 0.00 0.00 0.00]Cur Due

[ All Chgs ]

< NO MORTGAGE ON FILE >

[ Cont'd Delq: No Since 0000 0 Acum.Prnc.Paid: 0.00 ]

# Tax Information Lookup

A-5

## Property Information

Account No.: 75006107  
 Block/lot/Qual: 0754 / 0001.06 /  
 Muni. Code: 0901  
 Location: P@BH HARBOR STATION  
 Property Class: 1  
 Land Value: 6,360,000  
 Improvement: 0  
 Net Value: 6,360,000  
 Deductions:  
 Status:  
 Interest To: 12/29/2023

Tax Tax Rates

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Year	Qtr	Kind	Bill Date	Bill Amt.	Principal Paid	Paid	Balance	Interest	Amt. Due	Message
2022	1	R	02/01/2022	22,529.00	02/10/2022	22,529.00	0.00	0.00	0.00	Paid
2022	2	R	05/01/2022	22,529.00	05/09/2022	22,529.00	0.00	0.00	0.00	Paid
2022	3	R	08/01/2022	23,149.00	08/10/2022	23,149.00	0.00	0.00	0.00	Paid
2022	4	R	11/01/2022	22,631.50	11/10/2022	22,631.50	0.00	0.00	0.00	Paid
2022		R	<b>Total-2022</b>	<b>90,838.50</b>	<b>Total-2022</b>	<b>90,838.50</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
2023	1	R	02/01/2023	22,710.00	02/10/2023	22,710.00	0.00	0.00	0.00	Paid
2023	2	R	05/01/2023	22,710.00	05/09/2023	22,710.00	0.00	0.00	0.00	Paid
2023	3	R	08/01/2023	62,673.00	08/10/2023	62,673.00	0.00	0.00	0.00	Paid
2023	4	R	11/01/2023	62,545.80	11/13/2023	62,545.80	0.00	0.00	0.00	Paid
2023		R	<b>Total-2023</b>	<b>170,638.80</b>	<b>Total-2023</b>	<b>170,638.80</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	



# Tax Information Lookup

## Property Information

Account No.: 75000109  
 Block/Lot/Qual: 0751 / 0001 07  
 Muni. Code: 0901  
 Location: P@BH HARBOR STATION

Property Class: 1  
 Land Value: 2,525,000  
 Improvement: 0  
 Net Value: 2,525,000  
 Deductions:  
 Status:  
 Interest To: 12/29/2023

Tax Rates

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Year	Ctr	Kind	Bill Date	Bill Amt	Principal Paid	Paid	Balance	Interest	Amt Due	Message
2022	1	R	02/01/2022	16,488.00	02/10/2022	16,488.00	0.00	0.00	0.00	Paid
2022	2	R	05/01/2022	16,488.00	05/09/2022	16,488.00	0.00	0.00	0.00	Paid
2022	3	R	08/01/2022	16,943.00	08/10/2022	16,943.00	0.00	0.00	0.00	Paid
2022	4	R	11/01/2022	16,564.25	11/10/2022	16,564.25	0.00	0.00	0.00	Paid
2022		R	Total-2022	66,483.25	Total-2022	66,483.25	0.00	0.00	0.00	
2023	1	R	02/01/2023	16,621.00	02/10/2023	16,621.00	0.00	0.00	0.00	Paid
2023	2	R	05/01/2023	16,621.00	05/09/2023	16,621.00	0.00	0.00	0.00	Paid
2023	3	R	08/01/2023	17,277.00	08/10/2023	17,277.00	0.00	0.00	0.00	Paid
2023	4	R	11/01/2023	17,226.75	11/13/2023	17,226.75	0.00	0.00	0.00	Paid
2023		R	Total-2023	67,745.75	Total-2023	67,745.75	0.00	0.00	0.00	

# Tax Information Lookup

## Property Information

Account No.: 75000108  
 Block/Lot/Qual: 0751 / 0001 08 /  
 Muni. Code: 0901  
 Location: P@BH HARBOR STA STA HW  
 Property Class: 1  
 Land Value: 2,537,500  
 Improvement: 0  
 Net Value: 2,537,500  
 Deductions:  
 Status:  
 Interest To: 12/29/2023

Tax Rates

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Year	Qty	Kind	Bill Date	Bill Amt	Principal Paid	Paid	Balance	Interest	Amt. Due	Message
2022	1	R	02/01/2022	16,570.00	02/10/2022	16,570.00	0.00	0.00	0.00	Paid
2022	2	R	05/01/2022	16,570.00	05/09/2022	16,570.00	0.00	0.00	0.00	Paid
2022	3	R	08/01/2022	17,026.00	08/10/2022	17,026.00	0.00	0.00	0.00	Paid
2022	4	R	11/01/2022	16,646.38	11/10/2022	16,646.38	0.00	0.00	0.00	Paid
2022		R	<b>Total-2022</b>	<b>66,812.38</b>	<b>Total-2022</b>	<b>66,812.38</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
2023	1	R	02/01/2023	16,703.00	02/10/2023	16,703.00	0.00	0.00	0.00	Paid
2023	2	R	05/01/2023	16,703.00	05/09/2023	16,703.00	0.00	0.00	0.00	Paid
2023	3	R	08/01/2023	17,362.00	08/10/2023	17,362.00	0.00	0.00	0.00	Paid
2023	4	R	11/01/2023	17,313.13	11/13/2023	17,313.13	0.00	0.00	0.00	Paid
2023		R	<b>Total-2023</b>	<b>68,081.13</b>	<b>Total-2023</b>	<b>68,081.13</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	

# Tax Information Lookup

## Property Information

Account No.: 75000412  
 Block/Lot/Qual: 0751 / 0001-097  
 Muni. Code: 0901  
 Location: P@BH HBR STATION STH  
 Property Class: 1  
 Land Value: 2,912,500  
 Improvement: 0  
 Net Value: 2,912,500  
 Deductions:  
 Status:  
 Interest To: 12/29/2023

## Tax Rates

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Year	Qtr	Kind	Bill Date	Bill Amt	Principal Paid	Paid	Balance	Interest	Amt Due	Message
2022	1	R	02/01/2022	19,019.00	02/10/2022	19,019.00	0.00	0.00	0.00	Paid
2022	2	R	05/01/2022	19,019.00	05/09/2022	19,019.00	0.00	0.00	0.00	Paid
2022	3	R	08/01/2022	19,542.00	08/10/2022	19,542.00	0.00	0.00	0.00	Paid
2022	4	R	11/01/2022	19,106.13	11/10/2022	19,106.13	0.00	0.00	0.00	Paid
2022		R	<b>Total-2022</b>	<b>76,686.13</b>	<b>Total-2022</b>	<b>76,686.13</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
2023	1	R	02/01/2023	19,172.00	02/10/2023	19,172.00	0.00	0.00	0.00	Paid
2023	2	R	05/01/2023	19,172.00	05/09/2023	19,172.00	0.00	0.00	0.00	Paid
2023	3	R	08/01/2023	19,928.00	08/10/2023	19,928.00	0.00	0.00	0.00	Paid
2023	4	R	11/01/2023	19,870.38	11/13/2023	19,870.38	0.00	0.00	0.00	Paid
2023		R	<b>Total-2023</b>	<b>78,142.38</b>	<b>Total-2023</b>	<b>78,142.38</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	

# Tax Information Lookup

## Property Information

Account No.: 75000110  
 Block/Lot/Qual: 0751 / 0001 10 /  
 Muni. Code: 0901  
 Location: P@BH HARBOR STA STA AV  
 Property Class: 1  
 Land Value: 2,262,500  
 Improvement: 0  
 Net Value: 2,262,500  
 Deductions:  
 Status:  
 Interest To: 12/29/2023

Tax Tax Rates

[Pay Your Bill](#)
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Year	Qtr	Kind	Bill Date	Bill Amt.	Principal Paid	Paid	Balance	Interest	Amt. Due	Message
2022	1	R	02/01/2022	14,774.00	02/09/2022	14,774.00	0.00	0.00	0.00	Paid
2022	2	R	05/01/2022	14,774.00	02/10/2022	14,774.00	0.00	0.00	0.00	Paid
2022	3	R	08/01/2022	15,181.00	08/10/2022	15,181.00	0.00	0.00	0.00	Paid
2022	4	R	11/01/2022	14,842.63	11/10/2022	14,842.63	0.00	0.00	0.00	Paid
2022		R	<b>Total-2022</b>	<b>59,571.63</b>	<b>Total-2022</b>	<b>59,571.63</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
2023	1	R	02/01/2023	14,893.00	02/10/2023	14,893.00	0.00	0.00	0.00	Paid
2023	2	R	05/01/2023	14,893.00	05/09/2023	14,893.00	0.00	0.00	0.00	Paid
2023	3	R	08/01/2023	15,481.00	08/10/2023	15,481.00	0.00	0.00	0.00	Paid
2023	4	R	11/01/2023	15,435.88	11/13/2023	15,435.88	0.00	0.00	0.00	Paid
2023		R	<b>Total-2023</b>	<b>60,702.88</b>	<b>Total-2023</b>	<b>60,702.88</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	

# Tax Information Lookup

## Property Information

Account No.: 75000113  
 Block/Lot/Qual: 0751 / 0001 .12 /  
 Muni. Code: 0901  
 Location: P@BH HBR STATION STH  
 Property Class: 1  
 Land Value: 4,150,000  
 Improvement: 0  
 Net Value: 4,150,000  
 Deductions:  
 Status:  
 Interest To: 12/29/2023

Tax Tax Rates

[Pay Your Bill](#)    [Print/Download Bill](#)

Year	Qtr	Kind	Bill Date	Bill Amt	Principal Paid	Paid	Balance	Interest	Amt. Due	Message
2022	1	R	02/01/2022	27,100.00	02/10/2022	27,100.00	0.00	0.00	0.00	Paid
2022	2	R	05/01/2022	27,100.00	03/25/2022	27,100.00	0.00	0.00	0.00	Paid
2022	3	R	08/01/2022	27,846.00	08/10/2022	27,846.00	0.00	0.00	0.00	Paid
2022	4	R	11/01/2022	27,223.50	11/10/2022	27,223.50	0.00	0.00	0.00	Paid
2022		R	<b>Total-2022</b>	<b>109,269.50</b>	<b>Total-2022</b>	<b>109,269.50</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
2023	1	R	02/01/2023	27,317.00	02/10/2023	27,317.00	0.00	0.00	0.00	Paid
2023	2	R	05/01/2023	27,317.00	05/09/2023	27,317.00	0.00	0.00	0.00	Paid
2023	3	R	08/01/2023	28,396.00	08/10/2023	28,396.00	0.00	0.00	0.00	Paid
2023	4	R	11/01/2023	28,314.50	11/13/2023	28,314.50	0.00	0.00	0.00	Paid
2023		R	<b>Total-2023</b>	<b>111,344.50</b>	<b>Total-2023</b>	<b>111,344.50</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	