

गावाचे नाव : मरोळ

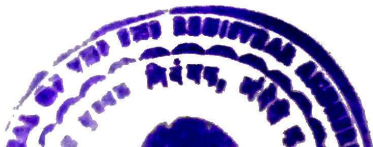
(1) विलेखाचा प्रकार	करागनामा
(2) मांडवदला	8000000
(3) वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तम्मुद करावे)	7146960
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्ल्याम)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: युनिट नं 137, विल्डिंग नं एफ, माळा नं: 1 ला मजला, अंसा इन्डस्ट्रीयल एस्टेट,, इमारतीचे नाव: अंसा इन्डस्ट्रीयल प्रीमार्डमीम को ऑप मो ली, ब्लॉक नं: अंधेरी पूर्व, मुंबई 400072 PUI: LX1210861090000 ((Survey Number : 37, 38 ;))
(5) क्षेत्रफळ	1) 77.60 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्ल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स वेम इंडस्ट्रिज तर्फे प्रोपरायटर सुबोधचंद्र मेहता - वय:-67; पत्ता:-प्लॉट नं: बी-11, माळा नं: -, इमारतीचे नाव: आनंद महल , ब्लॉक नं: घाटकोपर पश्चिम, मुंबई , रोड नं: कामा क्रोम लेन, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AAHPM1841Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्ल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-ओनो लाइफस्टाईल लिमिटेड तर्फे मनीष चतुर्वेदी - वय:-48; पत्ता:-प्लॉट नं: युनिट नं 111, एफ विल्डिंग , माळा नं: -, इमारतीचे नाव: अंसा इन्डस्ट्रीयल एस्टेट, ब्लॉक नं: अंधेरी पूर्व, मुंबई , रोड नं: माकी विहार रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-AAKCA4834F
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	11/08/2021
(11) अनुक्रमांक, खंड व पृष्ठ	9990/2021
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	240000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	



मुल्यांकनामाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारणाना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

दस्तासोबत सुची II दिली.



पत्र क्र. 11/17

पत्रावली

दिनांक 11/08/2021

11/08/2021 August 11, 2021

संख्या क्र. 39M

12:00 PM

Regn. 39M

पत्रावली क्र. 11/17 दिनांक 11/08/2021

गावाच नाव: मरीच

दस्तावेजाचा अनुक्रमांक: वदर 1-9990-2021

दस्तावेजाचा प्रकार: करारनामा

सादर करणारा याने: डी.के. मॅनो कार्पोरेशन लिमिटेड वॉर्षे मनीष चतुर्वेदी

नोंदणी फी

रु. 30000.00

दस्त इनाम/नोंदणी फी

रु. 10000.00

रॉयल्टी 2%

रु. 6000.00

संपूर्ण मूल्य: रु. 46000.00

एकूण

रु. 46000.00

वॉरिसर सोल्युशन्स थंवनल प्रिंट मॅची-- अंदाजे

12/07/2021 वा. वेळीस मिळेल

सह. दुय्यम निबंधक, अंधेरी क्र.-१,

मुंबई उपनगर विस्था

वाजार मूल्य: रु. 7146960/-

मोबदला: रु. 20,00,000/-

संपूर्ण मूल्य शुल्क: रु. 240000/-

1) देयवचना प्रकार: DHC रकम: रु. 1000/-

डीडी/अनादेश/पे ऑर्डर क्रमांक: 1108202103325 दिनांक: 11/08/2021

वॉरिसर नाव व पत्ता:

2) देयवचना प्रकार: eChallan रकम: रु. 45000/-

डीडी/अनादेश/पे ऑर्डर क्रमांक: MH004808948202122E दिनांक: 11/08/2021

वॉरिसर नाव व पत्ता:

3) देयवचना प्रकार: eChallan रकम: रु. 30000/-

डीडी/अनादेश/पे ऑर्डर क्रमांक: MH014427153202021E दिनांक: 11/08/2021

वॉरिसर नाव व पत्ता:

नदरांक शुल्क मार्फी असल्यास तपशिल :-

1) Maharashtra 2020/CR136/M1 (Policy) Mumbai : Mudrank 2020 CR136/M1 Policy Mumbai

(11/08/2021 to 31-03-2021)

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON.....



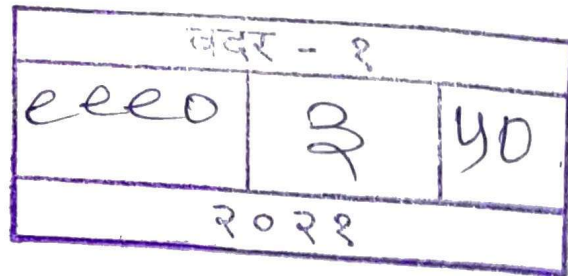
CHALLAN
MTR Form Number-6



SRN	MH014427153202021E	BARCODE					Date	31/03/2021-11 09 18	Form ID	25 2	
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)							
Office Name	BDR16__JT SUB REGISTRAR ANDHERI 5			PAN No.(If Applicable)	AAKCA4834F						
Location	MUMBAI			Full Name	ONO LIFESTYLE LIMITED						
Year	2020-2021 One Time			Flat/Block No.	UNIT NO 137 FIRST FLOOR F BLDG ANSA						
Account Head Details			Amount In Rs.	Premises/Building	INDUSTRIAL PREMISES CSL						
0030045501	Stamp Duty		240000.00	Road/Street	SAKI VIHAR ROAD SAKINAKA						
0030063301	Registration Fee		30000.00	Area/Locality	ANDHERI EAST MUMBAI						
				Town/City/District							
				PIN		4	0	0	0	7	2
				Remarks (If Any)	PAN2=AAHPM1841Q~SecondPartyName=MESSRS BASE INDUSTRIES THROUGH PROP SUBODHCHANDRA V MEHTA-CA=8000000						
				Amount In	Two Lakh Seventy Thousand Rupees Only						
Total			2,70,000.00	Words							
Payment Details	BANK OF BARODA			FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	02003942021033101335	1235961779				
Cheque/DD No.				Bank Date	RBI Date	31/03/2021-11:11:26	Not Verified with RBI				
Name of Bank				Bank-Branch	BANK OF BARODA						
Name of Branch				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. Mobile No. : 8879253863
सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

*Smruti
Mamta*





AGREEMENT FOR SALE

UNIT DETAILS - T37 F WING, ANSA INDUSTRIAL
 PREMISES CSL
 BUILD UP AREA - 835 Sq. ft.
 TOTAL CONSIDERATION - RS. 80.00 Lakhs

[Handwritten signature]

THIS ARTICLES OF AGREEMENT is made and entered into at Mumbai of the 3rd day of April, 2021.

BETWEEN

M/S. BASE INDUSTRIES through its Proprietor MR. SUBODHCHANDRA NAGANRAI MEHTA, age 78 years. (PAN No. AAHPM1841Q), an Indian inhabitant, residing at B-11, Anand Mahal, Cama Cross Lane, Nr. Shivaji Hall Ghatkopar (West), Mumbai - 400086, Proprietor of, hereinafter referred to as the "The Transferor" (which expression shall unless it be repugnant to the meaning or context thereof be deemed to include his legal heirs, executors, administrators and assigns) of the First Part.

AND

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2021		

M/S. DND LIFESTYLE LIMITED. (PAN: AAKCA4834F) A Limited Company incorporated under the Companies Act, 1956 having its registered office at Unit No. 111, "F" Wing, Ansa Industrial Estate,

21/04/21





Saki vihar Road Andheri (East), Mumbai-400070 through its
Authorized Signatory **MR. MANISH NAGENDRA CHATURVEDI**,
pursuant to resolution of board of directors dated **25th MARCH
2021**, hereinafter referred to as the "**The Transferee**" (which
expression shall unless it be repugnant to the meaning or context
thereof be deemed to include its successor, administrator and
assigns) of the **Second Part**:

WHEREAS, the Transferor herein is the member of "**F WING, ANSA
INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LIMITED**", a Society
duly registered under Maharashtra Co-operative Societies Act,
1960 vide registration no.**BOM/W-L/GEN/890/85-86/1-11-85**,
(hereinafter referred to as the "**said Society**") AND constructed on
all that piece and parcel of land bearing Survey No.37 Hissa No.1
and Survey No.38 Hissa No.3 lying being situated at Village Marol
and within the Taluka limits of Kurla and within the Registration
District of Mumbai Suburban in Greater Mumbai and as such
being a member of the said society, the Transferor holding **15 (fully
paid up)** shares of the said society of the face value of **Rs.50/-**
each bearing Share Certificate No.**059** distinctive shares from **871
to 885** (both inclusive), (hereinafter referred to as the "**said
Shares**") in respect of An Unit No. 137, area admeasuring 835 sq.
fts., (Built Up Area), in the 1st floor, in building no. "F", in the
building known as ANSA INDUSTRIAL ESTATE, in the society known
as ANSA INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LIMITED,
constructed on all that piece and parcel of land bearing Survey
No.37 HissaNo.1 and Survey No.38 Hissa No.3 lying being situated
at Village Marol and within the Taluka limits of Kurla and within the

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Manish





Registration District of Mumbai Suburban in Greater Mumbai,
(hereinafter referred to as the "said Unit").

AND WHEREAS, the Transferor herein has purchased the said Unit from M/s. Ansa Builders vide Agreement for Sale dated 26.09.1984 executed between M/s. Ansa Builders as the "Party of the first part" and M/s. Base Industries as the "Party of the other part".

AND WHEREAS the TRANSFEROR herein had made the entire payment of consideration to the M/s. Ansa Builders and thereupon, the TRANSFEROR herein has been put into the actual and physical possession of the said Unit as the absolute and lawful owner thereof.

AND WHEREAS the TRANSFEROR herein out of his own interest have decided to sell the said Unit on Ownership Basis.

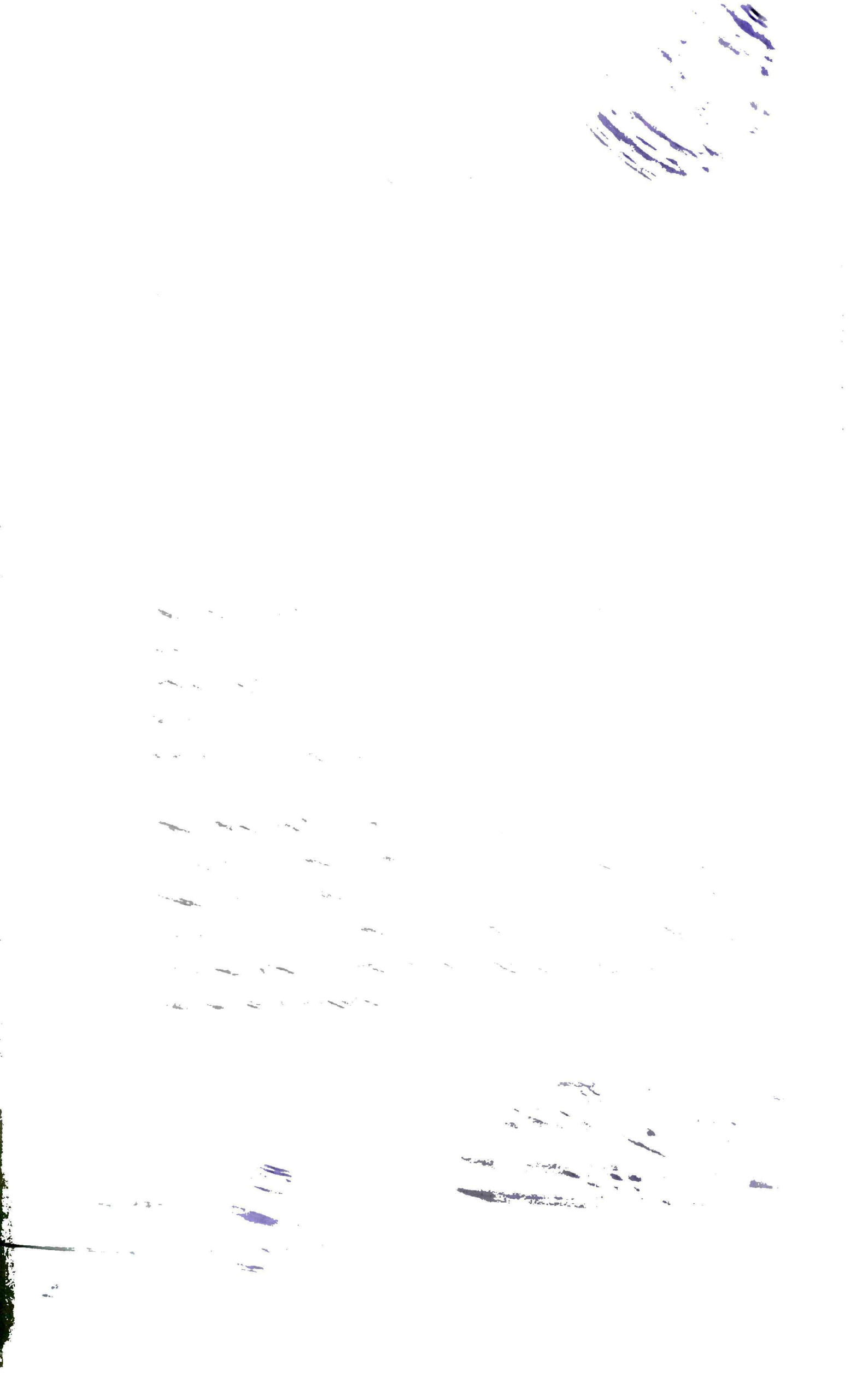
AND WHEREAS the TRANSFEREE desirous of purchasing the said Unit No. 137, had approached the TRANSFEROR whereupon the TRANSFEROR represented to the TRANSFEREE that:

- a. Transferor is the absolute and lawful owner of the said Unit and is the bonafide member of the said society and no other person/s has/have right, title or interest in the said Unit and he is sufficiently entitled to deal with and/or dispose of the said Unit.

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Sub-Registrar
Mumbai







f. The TRANSFEROR is not restricted either in, the Income Tax Act, or any other revenue authority including Excise, Sales, Service Tax, GST, Customs or under Maharashtra Land Revenue Code, ULC Act or under any other stature from disposing of the said Unit or any part thereof in the manner stated in this Agreement.

g. The TRANSFEROR has not done any act, deed, matter or thing whereby they are prevented from entering into this agreement on the various terms and conditions stated herein in favour of the TRANSFEREE and the TRANSFEROR has all the right, title and interest to enter into this agreement with the TRANSFEREE on the various terms and conditions as stated herein.

h. The TRANSFEROR have neither by way of mortgage or guarantee or by any other means parted with the legal ownership, right or title in the said property to any third party.

AND WHEREAS believing the aforesaid representations the TRANSFEREE offered to purchase the said Unit and right, title and interest in and upon the said Unit and also along with the benefits of the membership, including the said shares of the said Unit of the said society, at and for Lump-sum price/consideration of **Rs.80,00,000/- (Rupees Eighty Lakhs Only).**

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Signature
Mumbai





AND NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The TRANSFEROR hereby agree to sell, assign and transfer and the TRANSFEREE hereby agree to purchase and acquire the right, title and interest in and upon the said Unit No. 137, area admeasuring 835 sq. fts., (Built Up Area), in the 1st floor, in building no. "F", in the building known as ANSA INDUSTRIAL ESTATE, in the society known as ANSA F, INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LIMITED, constructed all that piece and parcel of land bearing Survey No.37 Hissa No.1 and Survey No.38 Hissa No.3 lying being situated at Village Marol and within the Taluka limits of Andheri and within the Registration District of Mumbai Suburban in Greater Mumbai along with **15 (fully paid up)** shares of the said society of the face value of **Rs.50/-** each bearing Share Certificate No.059 distinctive shares from **871 to 885** (both inclusive), as and for a total consideration of **Rs.80,00,000/- (Rupees Eighty Lakhs Only)** in the following manner:

a. **Rs.1,00,000/- (Rupees One Lakh Only)** by way of NEFT payment bearing UTR no. **1252922865** dated 31.03.2021 from Bank of Baroda, Branch Andheri west, to the TRANSFEROR in his personal name **MR. SUBODHCHANDRA VASANTRAI MEHTA** and not in the name of M/S. BASE INDUSTRIES.

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Agents
Mumbai





1. **WARRANTY** - The Seller warrants that the above described property is free from all encumbrances and that the same is being transferred to the transferee in accordance with the agreement and shall discharge all liabilities in respect of the property.

2. **Consideration** - The consideration of Rs. 20,00,000/- shall be paid by the transferee to the transferor if the transferee is **MR. SURESHCHANDRA NARANTRA** and if the name of Mr. Suresh Chandra Narantra is not in the name of the transferee, the consideration shall be paid to the transferee of the property of the transferee.

3. **Liabilities** - The transferee shall be bound to discharge all liabilities of the property and shall be bound to discharge all liabilities of the property and shall be bound to discharge all liabilities of the property.

4. **Transferor's Responsibility** - The transferor shall be bound to discharge all liabilities of the property and shall be bound to discharge all liabilities of the property and shall be bound to discharge all liabilities of the property.

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shall do all the needful in respect of the said
his title to the said Unit.

4. **The transfer fees of the Society shall be borne by the TRANSFEROR and the TRANSFEREE in equal proportions.** The TRANSFEROR shall also hand over their previous agreement, last maintenance charges receipt, last electricity bill, property tax and other records amounting to the title of the Unit, for the purpose of TRANSFEREE's record and that no dues should be pending in their Electricity bill, maintenance charges, property tax, if such bills are pending then such amount will be deducted from the final payments.
5. The TRANSFEREE hereby agrees that, on becoming the member of the said society, the TRANSFEREE shall abide by all the bye-laws, rules and regulations adopted by the society.
6. The TRANSFEROR hereby state, declare and confirm that, the TRANSFEREE shall be entitled to get transferred the **Electricity Meter No. ST010495** having **Consumer No.900000014637** installed in the said Unit to TRANSFEREE's name and if required, the TRANSFEROR shall give his fullest co-operation in that regard and that a letter to this effect will be furnished upon receipt of full and final payment.
7. The TRANSFEREE, after taking possession of the said Unit, shall be entitled to have hold on the occupation and use of the

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Handwritten signatures and initials.





said Unit as the same is fit for occupation. The TRANSFEREE can hold the same for unto and to the use for its business without any claim, charges, interest, demand or lien of the TRANSFEROR or any person on his behalf or who may claim through him, subject only on the part of the TRANSFEREE to pay the taxes, assessments, charges, duties or calls made by the society, Municipal Corporation, Government or any local authority or corporation or co-operative society in respect of the said Unit.

8. The TRANSFEROR further declare that, he has full right and absolute authority to enter into this agreement and that he has not done or performed or caused to be done or suffered by act, deed, matter and thing whatsoever whereby the said Unit is encumbered in any way or he may be prevented from entering into this agreement or transferring the said Unit as purported to be done hereby or whereby and/or hindered in enjoying the rights, title to be conferred or transferred hereby in his favour whereby the quiet and peaceful possession or enjoyment of the TRANSFEREE in respect of the said Unit may be disturbed. In the event contrary being found, the TRANSFEROR shall indemnify and keep indemnified the TRANSFEREE from any loss caused to the TRANSFEREE because of the defect in title.
9. The TRANSFEROR shall obtain the necessary No Objection Certificate from the said Society to effectuate the legal

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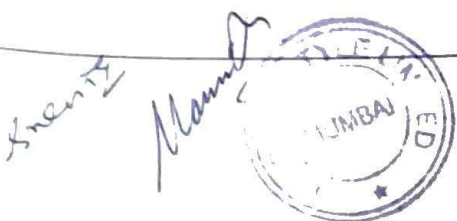




perfect transfer of the said Unit and TRANSFEROR have confirmed the above transfer of the Unit and the said shares in respect of the said Unit in favour of the TRANSFEREE herein.

10. The TRANSFEREE is bound to get the said Unit legally transferred in its own name/ favour after observing all the necessary procedures and get all the deed, documents, application, etc executed. The TRANSFEROR hereby undertakes to render his fullest co-operation to the TRANSFEREE for legal, full, perfect and effectual transfer of the said Unit in favour of the TRANSFEREE and further undertakes not to charge any extra consideration and/or charges etc for the same.
11. The TRANSFEROR shall indemnify and keep indemnified to the TRANSFEREE for any further debits, which shall accrue upon the said Unit on account of pending litigations or unforeseen liabilities which are unaccounted till the date of handing over possession of the said Unit to the TRANSFEREE.
12. The charges of stamp duty, registration fees and the charges of this agreements, application, deeds, legal charges, etc shall be borne and paid by the TRANSFEREE alone.
13. The TRANSFEROR hereby severally agrees to indemnify and keep the TRANSFEREE indemnified, saved defended and

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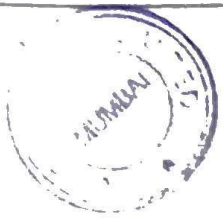
harmless against all claims, demands, actions, proceedings, costs, charges and expenses that the TRANSFEREE may suffer or incur on account of any claim or demand made or raised by an person or persons claiming by, through or in trust for the TRANSFEROR in respect of the said Unit and the said Shares in relation to the period prior to the execution hereof. The TRANSFEROR shall at his own cost and expenses get such claim, if any, related to the satisfaction of the TRANSFEREE.

14. The TRANSFEROR hereby undertake and declare that in case any nomination, assignment, lien or charge in respect of the said Unit and the said shares have been made and / or created by the TRANSFEROR and /or any one claiming through them prior to this day, in favour of any person or persons other than the said TRANSFEREE, the same shall after the execution of this agreement be deemed to be null and void, in-operative, cancelled and deemed to be withdrawn and not binding upon the said society and / or the TRANSFEREE.

15. The TRANSFEROR hereby undertakes to execute any other documents, which may be required by the TRANSFEREE to make the title of the said Unit complete and absolute without claiming any extra charges or compensation. The TRANSFEROR also agree and undertake to co-operative with the TRANSFEREE and also to appear personally as and when required, for the Registration of this agreement with

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Handwritten signature



the concerned authority of Joint Registrar Of Assurances at Andheri.

16. This Agreement has been executed at Mumbai, the payments are made and the said Unit is situated in the Jurisdiction of Mumbai Suburban, hence it is subject to jurisdiction of Mumbai.

**SCHEDULE ABOVE REFERRED TO
(Description of the property)**

An Unit No. 137, area admeasuring 835 sq. fts., (Built Up Area), in the 1st floor, in building no. "F", in the building known as ANSA INDUSTRIAL ESTATE, in the society known as ANSA INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LIMITED, constructed on all that piece and parcel of land bearing Survey No.37 Hissa No.1 and Survey No.38 Hissa No.3 lying being situated at Village Marol and within the Taluka limits of Andheri and within the Registration District of Mumbai Suburban in Greater Mumbai

IN WITNESS WHEREOF the parties hereto have hereunder set and subscribed their respective hands on the day and year written hereinabove

Signed and Delivered by the within
named "TRANSFEROR" **M/S. BASE
INDUSTIRES through Prop.MR.
SUBODHCHANDRA VASANTRAI
MEHTA**

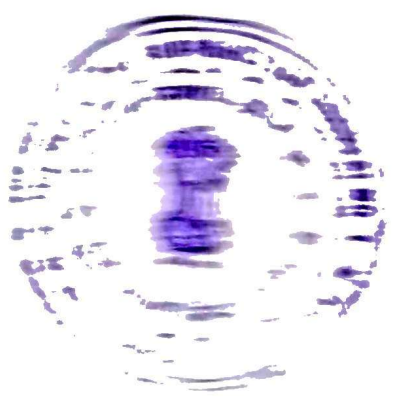


Mehta



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 [REDACTED]



[REDACTED]
 [REDACTED]
 [REDACTED]

RECEIPT

=====



RECEIVED of and from **M/S. ONO LIFESTYLE LIMITED** as a part Payment of Consideration for the sale and transfer of An Unit No. 137, area admeasuring 835 sq. fts., (Built Up Area), in the 1st floor, in building no. "F", in the building known as ANSA INDUSTRIAL ESTATE, in the society known as ANSA INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LIMITED, CONSTRUCTED ON all that piece and parcel of land bearing Survey No.37 Hissa No.1 and Survey No.38 Hissa No.3 lying being situated at Village Marol and within the Taluka limits of Andheri and within the Registration District of Mumbai Suburban in Greater Mumbai as per the details mentioned below:

Sr. No.	Date of Payment	Mode of Payment	Amount (INR)
1.	31.03.2021	NEFT UTR No. 1252922865	1,00,000/-
2.	35355439	Demand Draft No.	78,20,000/-
		TOTAL	79,20,000/-

I SAY RECEIVED



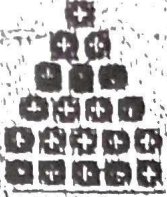
MR. SUBODHCHANDRA VASANTRAI MEHTA
PROPRIETOR OF M/S. BASE INDUSTRIES

बदर - १		
११११११	११११	११११
२०२१		

Share Certificate

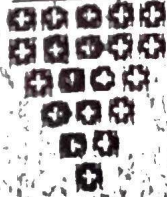
ANSA F, INDUSTRIAL PREMISES CO-OP. SOC. LTD.

FF. Building Ground Floor, Saki Vihar Road, Bombay-400 072.



Capital Rs. 60,00,000

(Divided into 120,000 of Rs. 50/each)



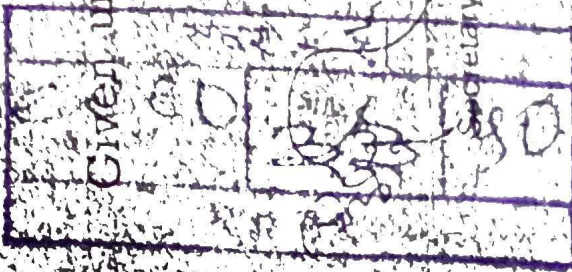
BASE INDUSTRIES

This is to Certify that ~~Smt.~~ **Smt./M/s. BASE INDUSTRIES** is/are the Registered Holder(s) of **FIFTEEN**

fully Paid up Shares Numbered **871** to **885** of Rupees Fifty each in the above subject to bye-laws thereof

Given under the Common Seal of the, **Ansa F. Industrial Premises Co-op. Soc. Ltd.**

this **1st** day of **November** 1985



Chairman

Secretary

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेले आहे.

लेखा क्रमांक LX1210861090000	मानमत्ता करवर्ष 2020-2021	देयक क्रमांक 202010BIL11682899 202020BIL11682900	देयक दिनांक 09/12/2020
गावाचे नाव व पत्ता ANKIBAI G GOVAHI ANSHA BUILDER HIND, RAJSTAN BLDG 1ST FLOOR, FLORA FOUNTANMUMBAI 1		घेयक - महा नगरपालिका / विभाग Asstt. Assessor & Collector L Ward Municipal Office Building Laxmanrao Yadev Market Building, S G Berve Marg, Kurla (West) Mumbai - 400 070	

मानमत्ता क्रमांक, सदनिवा क्रमांक, इमारतीचे नाव/बिंग, सी. टी. एस. क्रमांक / प्लॉट क्रमांक गावाचे नाव मार्ग क्रमांक मार्गाचे नाव, ठिकाण, मानमत्ताचे वर्ग, करदात्याची नाव
L4843 12 13F SAKI VIHAR ROAD ANSA INDUSTRIAL ESTAT E F BLDG MENASHI MANJI LESSOR DEOKARAM N TANNA LESSEE ANKIBAI G GOVAHI

करनिर्धारण दिनांक 01/10/1978	जनजोडणी क्रमांक	एकूण भाडवणी मूल्य ₹ 506637040
एकूण भाडवणी मूल्य ₹ Fifty Crore Sixty Six Lakh Thirty Seven Thousand Forty Only		
कर निव्वळ करतेवेळी 31/03/2010 वा तारखेपर्यंतची धकदाची ₹ 332098	01/04/2010 वा तारखेनंतरची धकदाची ₹ 0	
कर निव्वळ करतेवेळी 01/04/2020	ते 31/03/2021	

कराचे नाव	01/04/2020 ते 30/09/2020	01/10/2020 ते 31/03/2021
करनिर्धारण कर	228031	228031
कर	0	0
करनाश कर	143570	143570
करनि मारण कर	0	0
करनि मारण लाभ कर	88664	88664
करना शिक्षण उपकर	84463	84463
करना शिक्षण उपकर	67567	67567
करनांगार हमी उपकर	16897	16897
करना उपकर	4223	4223
करना कर	109782	109782
करना देयक रकम	743197	743197
करना 152 अ नुसार दंडाची रकम	0	0
करना व्यावसायिक व्याजाची बसुली	0	0
करना अग्रिदानाचे ममायोजन	0	0
करना बई योजनेनुसार लाभाची रकम	0	0
करना वयाची निव्वळ रकम	743197	743197
करना अग्रिदानाची निव्वळ रकम	0	0
करना 06/2020 पर्यंत भरावयाची निव्वळ रकम	0	0
करना 07/2020 पर्यंत भरावयाची निव्वळ रकम	0	0
करना 07/2020 नंतर भरावयाची निव्वळ रकम	0	0
करना रकमे	₹ Seven Lakh Forty Three Thousand One Hundred Ninety Seven Only	₹ Seven Lakh Forty Three Thousand One Hundred Ninety Seven Only
करनि देय दिनांक	08/03/2021	08/03/2021



सदर - ₹ 743197
 ७६६० ३४ ५०
 २०२१

To make payment through NEFT:
 SC - SBIN@COLLEC, Beneficiary A/C No:- BMCPLX1210861090000, Name-MCGM Property Tax Please
 Note, payment done through NEFT will be collected against oldest bills first Cheque may be
 Paid in the name of "MCGM"
 बृहन्मुंबई महानगरपालिका वृहन्मुंबई महानगरपालिका माहितीसाठी मागे पाहावे
 करना देयक क्रमांकांमधील रहिले ११ अथ इमारतीची यु आय डी (युनिव्हायझ्ड आयडी) वगैरे देयक इमारतीच्या
 करना देयक यु आय डी वगैरे जावण्याचा एकूण महापालिकेने हानी घेतला आहे यापुढे महापालिकेच्या
 करनी वगैरे महापालिकेच्या पत्रव्यवहारात सदर यु आय डी क्रमांक नमूद करणे आवश्यक अथ वार्धी कृपया नोंद
 घ्यावी

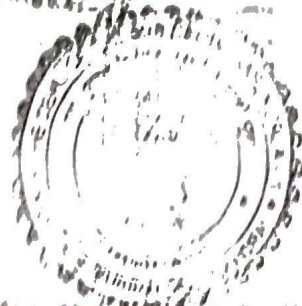
सं रा हसनो
 महापालिका
 महापालिका



1363-70-92 Bks. of WBR Lvs.

MUNICIPAL CORPORATION OF GREATER BOMBAY

No. GE/1924/BPES/AL
7c Apr. 1964.



Via Architects & Consultants Pvt. Ltd.
Chambers, 3rd floor,
24, Shri Chhatrapati Shivaji Maharaj Road,
Bombay 400 023.

Subject: Bldg. Completion Certificate for the Bldg. A to H
and J, K, on plot No. 2 of S. No. 37 and 38 pts.
of Sakhi Vihar Road.

Reference: Your letter dated 29-3-63.

The Completion Certificate by you on 29-3-63 for the above Bldg.
is hereby accepted, subject to submission of certificate under section
11-A of B.M.C. Act.

Yours faithfully,

[Signature]

Executive Engineer, Bldg. Proposals,

Zone - D, City Engineer
(Eastern Suburbs)



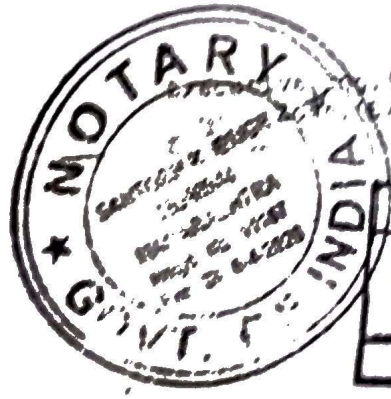
No. GE/1924/BPES/AL

forwarded for information to --- 26 April 1964.

- (2) A. S. G. C. _____ MFG.
 - (4) M. I. _____ MFG.
 - (6) W. O. _____ EBLUR
- By: Shri D. M. Tanna, C/O, Modern Builders.



REC'D	34	80
2022		



REC'D	89	90
2026		

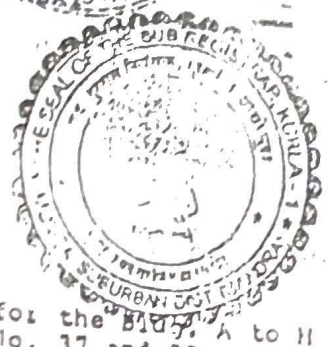
COPY

G. V. SINGH
NOTARY
(Govt. of India)

4063-70-92 Bldgs. of 11th Lvs.
 MUNICIPAL CORPORATION OF GREATER BOMBAY DIST. EC-106
 No. CE/1624/BPES/AL.
 26 Apr, 1984.



Law Architects & Consultants Pvt. Ltd.
 Chambers, 3rd floor,
 64, Shreeed Bhagat Singh Road,
 Bombay 400 023.



Subject : Bldg. Completion Certificate for the Bldg. A to H
 and J K. on plot No. 2 of S. No. 37 and 38 pt.
 of Saki Vihar Road.

Reference : Your letter dated 29-3-83.

The Completion Certificate by you on 29-3-83 for the above work
 is hereby accepted, subject to submission of certificate under section
 11A of B.P.C. Act.

Your's faithfully,

[Signature]

Executive Engineer, Bldg. Proposals,

Zone D Dy. City Engineer
 (Eastern Suburbs)



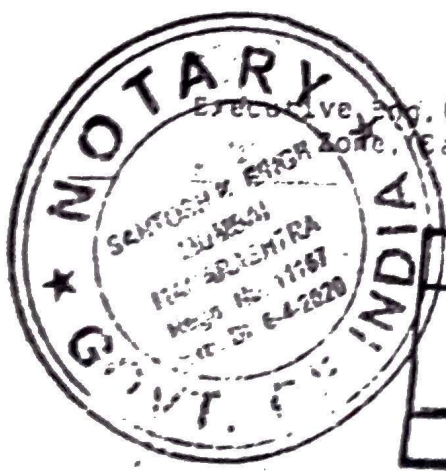
No. GE/1624/BPES/AL.

Forwarded for information to --- 25 April 1984.

- (2) A. ... & C ... Ward
 - (4) M. I. ... Ward
 - (E) W. O. ... Estate
- Shri D. N. Tanna, C/o. Hansa Builders.



2	2
222	34 30
2022	



222	34 30
2020	

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SHRI D. N. TANNA
 NOTARY
 (Civil & Estate)

सं. प्र. प्र. प्र. प्र. प्र.

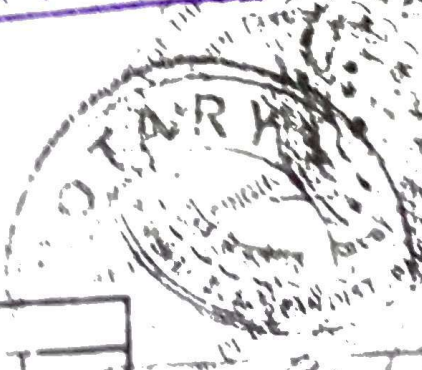
305

पुस्तक सं. 1000
 पृष्ठ सं. 1000
 दिनांक 10/10/2019
 स्थान 10/10/2019

पुस्तक सं. 1000
 पृष्ठ सं. 1000
 दिनांक 10/10/2019
 स्थान 10/10/2019

पुस्तक सं. 1000
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 दिनांक 10/10/2019
 स्थान 10/10/2019

पुस्तक सं. 1000
 पृष्ठ सं. 1000
 दिनांक 10/10/2019
 स्थान 10/10/2019



बदर - १
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 2019

2019 BY 10/10/2019

SANTOSH K. SINGH
 NOTARY

10/10/2019

पत्रिका

क्रमांक - १००

दिनांक - २०१७

पत्रिका

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Original True Copy
SANTOSH K. SINGH
NOTARY
(Govt of India)

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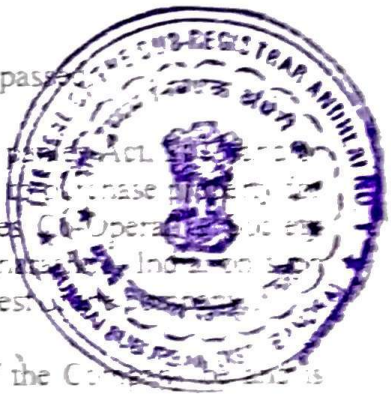
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF ONO LIFESTYLE LIMITED HELD ON THURSDAY, 25th MARCH, 2021 AT 11.00 A.M AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 111, F-WING, 1ST FLOOR, ANSA INDUSTRIAL PREMISES CO-OP SO LTD, SAKI VIHAR ROAD, SAKINAKA, ANDHERI (E) MUMBAI - 400072.

PURCHASE OF PROPERTY- GALA NO. F-137, ANSA INDUSTRIAL ESTATE, MUMBAI

The Chairman informed the Board of Director of the Company that the Company is in need of purchasing premises for business purposes and has identified a suitable premises situated at Gala No. 137, F Block, Ansa Industrial Premises Co-Operative Society Ltd, Saki Vihar Road, Sakinaka, Andheri (East), Mumbai, 400072.

Therefore in this connection, following resolution has been unanimously passed

"RESOLVED THAT pursuant to the applicable provisions of the Companies Act, 2013 and the Rules made there under, consent of the Board be and is hereby accorded to purchase property for business purposes situated at Gala No. F-137, Ansa Industrial Premises Co-Operative Society Ltd, Saki Vihar Road, Sakinaka, Andheri (East), Mumbai, 400072, Maharashtra, India on the terms and conditions as may be consider appropriate and in the best interest of the Company.



RESOLVED FURTHER THAT Mr. Manish Chaturvedi, Director of the Company is hereby authorized to negotiate, deal and finalize the terms of such purchase and to sign, admit and execute all documents and papers in connection thereof, on behalf of the Company and do all such acts, deeds and things as may be necessary to give effect to the above resolution.

RESOLVED FURTHER THAT any of the Directors of the Company is authorized to provide a certified true copy of the aforesaid resolution to whom so ever concerned as and when required.

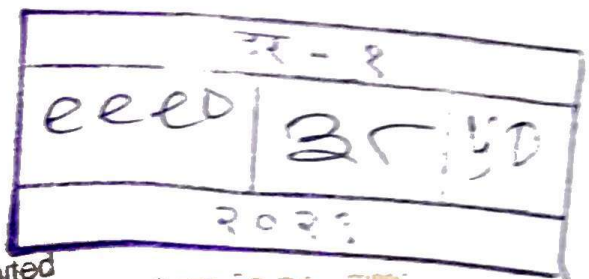
For ONO Lifestyle Limited

Manish Nagendra Chaturvedi
Director
DIN: 06527077

Hari Swaroop Goyal
Director
DIN: 08455876



Place: Mumbai
Date: 25.03.2021



सह दुय्यम निबंधक अंधेरी क्र. 1 यांचे कार्यालय

मजला, एमटीएनएल इमारत, लल्गारु पावे, पारसी कॉलनी, अंधेरी (पश्चिम), मुंबई 400 058
नोदणी अधिनियम 1908 चे कलम 25 व 34 अन्वये कार्यवाही बाबत

- 1) G.N.R and F.D.No.-RGN-1091-CR JH M 1 दिनांक 23/07/2021
- 2) मा. सह जिल्हा निबंधक, वर्ग 1 (उ.शे.), मुंबई उपनगर जिल्हा यांचे पत्र जा क्र नों अशि 1008/कलम 25 व 34/अधिकार/2263/2018
- 3) मा.सह जिल्हा निबंधक, वर्ग-1, मुंबई उपनगर जिल्हा यांचे जा क्र वति/आस्था/1008/2021 दि 25/07/2021 रोजीचे पत्र.
- 4) मे.बेस इंडस्ट्रीज चे सुबोधचंद्र मेहता व आणि मे.ओनो लाईफस्टाईल लि चे मनिष चतुर्वेदी यांचा दिनांक 11/08/2021 रोजीचा अज.
- 5) या कायोलयाचा दस्त क्रमांक बदर-1/9990/2021 दिनांक 11/08/2021

जा.क्र/नों.अशि/1008/कलम 25 व 34/विलंबनामा/घ क्र 20
/घ 26/2021

सह दुय्यम निबंधक, अंधेरी क्र.1 यांचे कार्यालय,
2 रा मजला, एमटीएनएल इमारत, लल्गारु पावे,
अंधेरी पश्चिम, मुंबई 400 058.
दिनांक 11/08/2021



आदेश :-

वरील संदर्भित क्रमांक 4 च्या अर्जास अनुसरून खालीलप्रमाणे आदेश देत आहे.

दिनांक 31/03/2021 रोजी दस्त लिहून देणार मे.बेस इंडस्ट्रीज चे प्रोपायटर सुबोधचंद्र मेहता आणि सुबोधचंद्र मेहता व आणि मे.ओनो लाईफस्टाईल लि.चे मनिष चतुर्वेदी यांनी युनिट क्र.137, बिल्डिंग न.एफ, 1 ला मजला, असा इंडस्ट्रीयल इस्टेट, असा इंडस्ट्रीयल प्रिमायसेस को ऑप सोसा लि, अंधेरी पूर्व, मुंबई-72. या मिल्कतीचा या कार्यालयात दिनांक 31/03/2021 रोजी निष्पादित झालेला करारनामा नोंदणी करिता सादर केलेला आहे.

सदरच्या दस्तातील लिहून देणार मे.बेस इंडस्ट्रीज चे प्रोपायटर सुबोधचंद्र मेहता आणि लिहून घेणार मे.ओनो लाईफस्टाईल लि.चे मनिष चतुर्वेदी हे त्यांचे कबुलीजबाब देण्यासाठी तयार आहेत.

दिनांक 31/03/2021 रोजी निष्पादित झालेल्या दस्तातील पक्षकार लिहून देणार मे.बेस इंडस्ट्रीज चे प्रोपायटर सुबोधचंद्र मेहता आणि लिहून घेणार मे.ओनो लाईफस्टाईल लि.चे मनिष चतुर्वेदी यांना आज दस्त नोंदणीस हजर करावयाचा आहे. तथापि नोंदणी अधिनियम 1908 चे कलम 23 नुसार दस्त निष्पादनापासून 4 महिन्यांच्या आत म्हणजेच हा दस्त दिनांक 30/07/2021 या दिनांकापर्यंत नोंदणीस सादर करणे आवश्यक होते परंतु, अर्जेदारांनी अर्जात नमूद केल्यानुसार कोविड 19 मुळे देशात व महाराष्ट्रात लागू करण्यात आलेल्या लॉकडाऊनच्या पार्श्वभूमीवर बाहेर (संचारबंदी) फिरण्यास मनाई केली होती यास्तव सदर दस्त सह दुय्यम निबंधक अंधेरी यांच्या कार्यालयात विहित वेळेत सादर करता येऊ शकला नाही. पक्षकारांनी विलंब क्षमापित करण्यासाठी सादर केलेला अर्ज व त्यामध्ये नमूद केलेले कोविड 19 मुळे लॉकडाऊनचे कारण हे प्रथम दर्शनी संयुक्तिक वाटत आहे. याकरीता मी सह दुय्यम निबंधक अंधेरी क्र.1 नोंदणी अधिनियम 1908 चे कलम 25 व 34 नुसार तसेच मा. जिल्हा निबंधक तथा जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडून प्रायोजित केलेल्या अधिकारातून या दस्तास नोंदणीस सादर करण्यास झालेला विलंब क्षमापित करण्याचे आदेश देत आहे. तरीच

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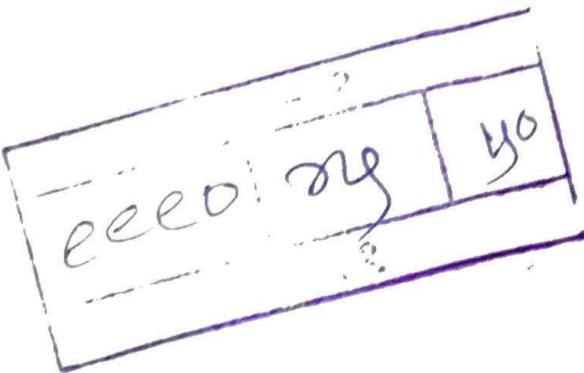
सह दुय्यम निबंधक अंधेरी क्र. 1 यांचे कार्यालय

द्वारा मजला, एम.टी.एन.एन. इमारत, लल्लुभाई पार्क, पारमी कॉन्वर्नी, अंधेरी (पश्चिम), मुंबई 400 052
सदभिय पत्र क्र.3 ला अनसुख्न वसूल केलेल्या नोंदणी फीच्या दंड रुपये 45,000/ यास मान्यता देत आहे. सबब सदर दप्तर
नोंदणीस स्विकारण्यात आला

(प्र.सहदुय्यम नि.सुपेकर)

प्र.सह दुय्यम निबंधक, अंधेरी क्र.1

- प्रत - 1) मे.बेस इंडस्ट्रीज चे प्रोपायटर सुबोधचंद्र मेहता आणि लिहून घेणार मे.ओनो लाईफस्टाईल लि.चे मनिष चतुर्वेदी का
माहितीस्तव
2) कार्यालयीन नस्ती



AMBUBHAI & DIWANJI

SOLICITORS & NOTARIES

(Amalgamating M/s. Khandvala & Chhotalal
and M/s. Ambubhai & Diwanji)

Tele: 253887 & 253888
253840 & 253504

Lentin Chambers, Dalal St.,
Fort, Bombay-400 001.

Date.....197 .

TO WHOMSOEVER IT MAY CONCERN :

Re: Property situate at Marol near Andheri in Greater Bombay admeasuring 98613 sq. yds. equivalent to 82452.94 sq. metres or thereabouts, bearing Survey No. 37, Hissa No. 1, and Survey No. 38, Hissa No. 3.

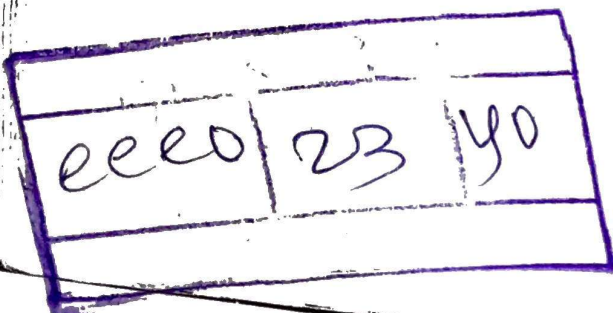
THIS is to certify that by an Indenture of Lease dated 6th February 1974 and lodged for registration with the Sub-Registrar of Assurances at Bombay under Serial No. S/820 on 4th March 1974 Devkaran Nensey Tanna — (hereinafter referred to as the Lessor) granted a Lease of the abovementioned property to Smt. Ankibai Ghamandiram Gowani and others carrying on business in partnership in the firm name and style of Messrs. Ansa Builders for the term of 98 years with an option to the Lessees to renew the same for a further period of 98 years at the rent reserved by and subject to the covenants and conditions contained in the said Indenture of Lease.

We have investigated the title of the said Devkaran N. Tanna and Messrs. Ansa Builders to the abovementioned property.

In our opinion the title of the said property is marketable and free from encumbrances on the basis of the declaration-cum-indemnity executed by Devkaran N. Tanna on 6th February 1974.

DATED this 29th day of May 1974.

(AMBUBHAI & DIWANJI)
Attorneys-at-Law.



- seier
- c. The contract should be for the transfer of immovable property and also has clarity about the certainty of the terms constituting the transfer.
 - d. The purchaser should have taken the possession and has done something to further the contract on his behalf and is also ready to complete his part of the contract.
- If these conditions are met the purchaser even without the registration of the agreement or deed acquires total right on the property, and the seller cannot claim any rights other than the ones expressly mentioned in the agreement.
- However, Amendment carried out in the 2001 in the Indian Registration Act, 1908, all registered Agreement for Sale after amendment has been made compulsorily registered.

Therefore, in view of the above, I certify that the **said agreement** was executed in the year 1984, though unregistered but covered under the said Section 53 of Transfer of Property Act, 1882, therefore, Bank shall take this Agreement in Original and shall create Registered/Simple Mortgage on the said Unit.

17	List of documents to be deposited for creating Registered Mortgage/Simple Mortgage in favour of Bank.	"This is to certify that the above documents if taken in original, a valid Registered Mortgage shall be created.
i.	Original Agreement for Sale to be executed between M/s. Base Industries of the first part and ONO LIFESTYLE LIMITED of the other part, alongwith stamp duty challan and registration receipt.	
ii.	Original Agreement for Sale dated 26.09.1984 executed between M/s. Ansa Builders as the "Party of the first part" and M/s. Base Industries as the "Party of the other part".	
iii.	Original Share Certificate No.59 for holding 15 fully paid up shares of Rs.50/- each bearing distinctive shares from 871 to 885 in the name of M/s. Base Industries on 01.11.1985 issued by ANSA F, INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LIMITED	
iv.	Xerox copy of Occupancy Certificate vide ref. no. CE/624/BPES/AL dated 24.02.1981 for Industrial Estate Building (Wing "E" and "F") on the said Property issued by Municipal Corporation of Greater Bombay.	
v.	Xerox copy of Permission for construction of proposed loft in Unit No. F-137 dated 02.11.1984 issued by Municipal Corporation of Greater Bombay, Building & Factories Department.	
vi.	Xerox copy of letter ref. no. K-3936 dated 21.08.1997 noted change of constitution from Partnership Firm to Proprietorship Firm issued by Municipal Corporation of Greater Mumbai AE(Building & Factories) Department.	
vii.	Xerox copy of typical floor plan of Unit No.F-137	
viii.	Xerox copy of Retirement Deed dated 31.03.1993 executed between Mr. Farookh Balaporia, Mr. Vispi Balaporia as the Retiring Partners of the first part and Mr. Subodh Mehta as the Continuing Partner of the	