31/03/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 3
दस्त क्रमांक : 2632/2016
नोंदणी :
Regn:63m

12

गावाचे नाव : **1) मजास**

(1)विलेखाचा प्रकार	अँग्रीमेंट टू सेल
(2)मोबदला	13720000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	13546800
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: गाला न. 12, माळा नं: 1 मजला, इमारतीचे नाव: इंटरलींक इंडस्ट्रियल प्रिमाईसेस कॉप. सो. लि., ब्लॉक नं: इंटरलींक इंडस्ट्रियल एस्टेट, रोड नं: कॅवस रोड,जोगेश्वरी इस्ट., इतर माहिती: , इतर माहिती: क्षेत्र 142 चौ मी कारपेट ((C.T.S. Number : 76 and 79 ;))
(5) क्षेत्रफळ	1) 170.4 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-वेंकटेश्वर इण्डस्ट्रियल कॉर्पोरेशन चे भागिदार प्रमोद कुमार महेश्वरी वय:-59; पत्ता:-गाला न. 12, 1 मजला, इंटरलींक इंडस्ट्रियल प्रिमाईसेस कॉप. सो. लि., इंटरलींक इंडस्ट्रियल एस्टेट , कॅवस रोड, जोगेश्वरी इस्ट., ज़ॉग़ेस्:वाऱी पूर्व , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400060 पॅन नं:-AHDPM2261K 2): नाव:-वेंकटेश्वर इण्डस्ट्रियल कॉर्पोरेशन चे भागिदार राघव प्रमोद महेश्वरी वय:-25; पत्ता:-गाला न. 12, 1 मजला, इंटरलींक इंडस्ट्रियल प्रिमाईसेस कॉप. सो. लि., इंटरलींक इंडस्ट्रियल एस्टेट , कॅवस रोड, जोगेश्वरी इस्ट., ज़ॉग़ेस्:वाऱी पूर्व , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400060 पॅन नं:-AZHPM8808Q 3): नाव:-वेंकटेश्वर इंइण्डस्ट्रियल कॉर्पोरेशन चे भागिदार पुष्पा महेश्वरी वय:-58; पत्ता:-गाला न. 12, 1 मजला, इंटरलींक इंडस्ट्रियल प्रिमाईसेस कॉप. सो. लि., इंटरलींक इंडस्ट्रियल एस्टेट , कॅवस रोड, जोगेश्वरी इस्ट., ज़ॉग़ेस्:वाऱी पूर्व , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400060 पॅन नं:-AORPM2624M
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रुशांक मसंद राजा वय:-20; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: समृध्दी, प्लोट न 23, ब्लॉक नं: जय हिंद सो. नॉर्थ साउथ रोड न. 11, जे वी पी डी स्कीम., रोड नं: जुहू, महाराष्ट्र, मुम्बई. पिन कोड:-400049 पॅन नं:-AZPPM4080J
(9) दस्तऐवज करुन दिल्याचा दिनांक	29/03/2016
(10)दस्त नोंदणी केल्याचा दिनांक	30/03/2016
(11)अनुक्रमांक,खंड व पृष्ठ	2632/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	686000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

दस्तासोबत सूची क्र. II

खरी प्रत

सह. दुय्यम निबंधक अंधेरी-३
मुंबई उपनगर जिल्हा.

UNIT-12

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 2016

1. दस्ताचा प्रकार :- Agreement for sale अनुच्छेद क्रमांक 25(b)
2. सादरकर्त्याचे नाव :- Rushank Raja Musand
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
4. गावाचे नाव :- Majas
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 76 4 79
6. मूल्य दरविभाग (झोन) :- 53 उपविभाग 250
7. मिळकतीचा प्रकार :- खुली जमीन ~~निवासी~~ ~~कार्यालय~~ ~~दुकान~~ औदयोगिक

   प्रति चौ मी.दर :- 53100 — — — 105900/-
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 170.40 ~~कारपेट~~ / बिल्ट अप चौ.मीटर / ~~फूट~~
9. कारपार्किंग :- — गच्ची :- — पोटमाळा :- —
10. मजला क्रमांक :- 1st उदवाहन सुविधा आहे / ~~नाही~~
11. बाधंकाम वर्ष :- 1962 घसारा:- 50%
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र.:- X ज्यान्वये, दिलेली घट / ~~वाढ~~
14. लिव्ह ॲन्ड लायसन्सचा दस्त :-1. प्रतिमाह भाडे रक्कम :- —

    निवासी / अनिवासी 2. अनामत रक्कम / आगावू भाडे :- —

    3. कालावधी :- —
15. निर्धारीत केलेले बाजारमूल्य :- 13546800/-
16. दस्तामध्ये दर्शविलेला मोबदला :- 13720000/-

THE SEAL OF THE SUB REGISTRAR OF ASSURANCES AMDHERI NO. 3 मुंबई उपनगर जिल्हा मुंबई MUMBAI SUBURBAN DIST., BANDRA.

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पुस्तक क्र.१	२६३२	९	६४
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17. देय मुद्रांक शुल्क:- 686000/- भरलेले मुद्रांक शुल्क:- 686000/-
18. देय नोंदणी फी:- 30,000/-

Valuation

105900 - 53100 = 52800 × 0.50 = 26400 + 53100 = 79500

170.40 × 79500 = 13546800/- (M.V)

लिपीक

सह दुय्यम निबंधक अंधेरी क्र. ३

सह दुय्यम निबंधक

THE SEAL OF THE SUB-REGISTRAR ANDHERI
MUMBAI SUBURBAN DIST., BANDRA

बदर-९			
पुस्तक क्र.१	२६३२	२	६८
२०२६			

CHALLAN

MTR Form Number-6

DEFACED FOR RS:716000.00

GRN	MH008524798201516	BARCODE	Date 30/03/2016 (IS)-378-2632	Date 28/03/2016-21:06:51	Form ID 25.2
Department	Inspector General Of Registration			Payer Details	
Type of Payment	Stamp Duty			TAX ID (If Any)	
	Registration Fee			PAN No. (If Applicable)	AZPPM4080J
Office Name	BDR9_ANDHERI NO 3 SUB REGISTRAR			Full Name	Rushank Raja Masand
Location	MUMBAI				
Year	2015-2016 One Time			Flat/Block No.	Gala No 12, Interlink Industrial P
Account Head Details		Amount In Rs.		Premises/Building	remises Co-op Soc Ltd
0030045501	Stamp Duty	686000.00		Road/Street	Caves Road
0030063301	Registration Fee	30000.00		Area/Locality	Jogeshwari East
				Town/City/District	
				PIN	4 0 0 0 6 0
				Remarks (If Any)	PAN2=AACFV6022B~SecondPartyName=Venkateshwar Industrial Corporation~
				Amount In Words	Seven Lakh Sixteen Thousand Rupees Only
Total		716000.00			
Payment Details	CORPORATION BANK			FOR USE IN RECEIVING BANK	
Cheque-DD Details				Bank CIN / REF No.	03502302016032800861 / RS28032016250328
Cheque/DD No				Date	28/03/2016-21:04:08
Name of Bank				Bank-Branch	CORPORATION BANK
Name of Branch				Scroll No. , Date	35311 , 29/03/2016

Mobile No. . Not Available

Sr No. Deface Number AMOUNT
1 0004968042201516 30000.00
2 0004968042201516 686000.00
(Amt.in words) Seven Lakh Sixteen Thousand Rupees Only

USER
IGR188(BDR9)
IGR188(BDR9)

Validity unknown
Digitally signed by VIRTUAL TREASURY MUMBAI
Date: 2016.03.30 13:49:48 IST
Reason: SelfDocument
Location: India

THE SEAL OF THE SUB-REGISTRAR ANDHERI TOWN MUMBAI SUBURBAN DIST., BANDRA.

बदर-९

पुस्तक क्र.१	२६३२	३	६८

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THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1

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पुस्तक क्र.१	२६३२	४	६४
२०१६			

CHALLAN

MTR Form Number-6

GRN	MH008524790201516E	BARCODE		Date 28/03/2016-21:06:45	Form ID 25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty	TAX ID (If Any)	
	Registration Fee	PAN No. (If Applicable)	AZPPM4080J
Office Name	BDR9_ANDHERI NO 3 SUB REGISTRAR	Full Name	Rushank Raja Masand
Location	MUMBAI		
Year	2015-2016 One Time	Flat/Block No.	Gala No 12, Interlink Industrial P
Account Head Details	Amount In Rs.	Premises/Building	remises Co-op Soc Ltd
0030045501 Stamp Duty	686000.00	Road/Street	Caves Road
0030063301 Registration Fee	30000.00	Area/Locality	Jogeshwari East
		Town/City/District	
		PIN	4 0 0 0 6 0
		Remarks (If Any)	PAN2=AACFV6022B~SecondPartyName=Venkateshwar Industrial Corporation~
		Amount In Words	Seven Lakh Sixteen Thousand Rupees Only
Total	716000.00		

Payment Details	CORPORATION BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	REF No.	03502302016032800861	RS28032016250328
Cheque/DD No		Date		28/03/2016-21:04:00	
Name of Bank		Bank-Branch		CORPORATION BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO 3 MUMBAI SUBURBAN DIST., BANDRA.

बंदर-९

पुस्तक क्र. १ | २६३२ | ५ | ६४

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THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST., BANDRA

बदर-९			
पुस्तक क्र.१	२६३२	७	६८
२०१६			

Pramod Pushpa RM

THIS **AGREEMENT FOR SALE CUM TRANSFER** is made at Mumbai this 29th day of March, Two Thousand Sixteen between **M/S. VENKATESHWAR INDUSTRIAL CORPORATION**, partnership firm registered under the provisions of the Indian Partnership Act,1932, having PAN No.AACFV6022B, registered office at Gala Nos.12/15, Interlink Industrial Estate, Caves Road, Jogeshwari (East), Mumbai-400 060 through its partners **(1) SHRI PRAMODKUMAR MAHESHWARI**, aged 60 years, having PAN No.AHDPM2261K, **(2) SHRI RAGHAV PRAMODKUMAR MAHESWARI**, aged 26 years having PAN No.AZHPM8808Q, AND **(3) SMT. PUSHPA PRAMODKUMAR MAHESHWARI**, aged 57 years, having PAN No.AORPM2624M, hereinafter called the **"TRANSFERORS"** (which expression shall unless it be repugnant to the context and meaning thereof be deemed to mean and

Pramod Pushpa RM

include the partner or partners for the time being of the said Firm and their respective heirs, executors and administrators) of the One Part AND **SHRI RUSHANK RAJA MASAND**, of Mumbai Indian Inhabitant, aged 20 years, having PAN No.AZPPM4080Jresiding at Samruddhi, Plot No.23, Jai Hind Society, North South Road No. 11, J.V.P.D. Scheme, Juhu, Mumbai-400 049, hereinafter called the **"TRANSFEREE"** (which expression shall unless it be repugnant to the context and meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the Other Part.

WHEREAS:

(a) One Smt. Rukhibai Rochiram was seized and possessed of otherwise well and sufficiently entitled to an Ownership Shed/Unit No.12 on 1st floor of the building known as Interlink Industrial Estate situate at Caves Road, Jogeshwari (East), Mumbai-400 060 and admeasuring 142 sq. meters carpet area or thereabouts (hereinafter for brevity's sake referred to as the said Shed/Unit No.12) by virtue of an Agreement dated 9th July, 1963 made between M/s. Interlink Traders Private Limited of the One Part and the said Smt. Rukhibai Rochiram of the Other Part upon for the price and upon the terms and conditions therein mentioned.

(b) In pursuance of the aforesaid Agreement dated 9th July, 1963 the said M/s. Interlink Traders Private Limited handed over to the said Smt. Rukhibai Rochiram vacant and peaceful possession of the said Shed/Unit No.12.

(c) By an Agreement dated 24th March, 1965 made between the said Smt. Rukhibai Rochiram therein referred to as the said vendor of the one part and Shri Ramesh Kandomal and Smt. Kamla Prakash carrying on business in the firm name and style of M/s. AARKAY SILK INDUSTRIES therein referred to as the purchaser of the other part, the said Smt. Rukhibai Rochiram agreed to sell and/or transfer the said Shed/Unit No.12 to and in favour of the said Shri Ramesh Kandomal and Smt. Kamla Prakash for the price and upon the terms and conditions therein mentioned.

(d) Subsequently the shed/Unit holders of the said building formed and registered a society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and rules thereunder in the name of Interlink Industrial Premises Co-operative Society Limited under No. BOM/HSG/100/1968 (hereinafter for brevity's sake referred to as the said Society) and the said society allotted to the said M/s. AARKAY SILK

Pushpa

INDUSTRIES the five fully paid up shares of Rs.50/- each bearing distinctive Nos.91 to 95 (both inclusive) and also 687 fully paid up shares bearing Nos. 21691 to 22377 comprised in Share Certificate Nos.19 and 51 respectively (hereinafter for brevity's sake referred to as the said Shares) in respect of Shed/Unit No.12.

(e) By an Agreement dated 18th June, 1975 made between the said Shri Ramesh Kandomal and Smt. Kamla Prakash carrying on business in the firm name and style of M/s. AARKAY SILK INDUSTRIES, a partnership firm, therein referred to as the vendors of the one part and Shri Gianchand Chunilal & Others carrying on the business in the firm name and style of M/s. GEECEE SILK MILLS, a partnership firm, therein called the purchasers of the other part, the said Shri Ramesh Kandomal and Smt. Kamla Prakash carrying on business in the firm name and style of M/s. AARKAY SILK INDUSTRIES agreed to sell and/or transfer the said Shed/Unit No.12 along with the said Shares to and in favour of the said Shri Gianchand Chunilal & Others carrying on the business in the firm name and style of M/s. GEECEE SILK MILLS for the price and upon the terms and conditions therein mentioned.

(f) By an Agreement dated 13th October, 1994 made between the said M/s. GEECEE SILK MILLS therein called the Transferor of the one part and the Transferors herein therein called the Transferee of the other part, the said M/s. GEECEE SILK MILLS agreed to sell and/or transfer the said Shed/Unit No.12 along with the Shares to and in favour of the Transferors herein for the price and upon the terms and conditions therein mentioned.

(g) As the said Agreement dated 13th October, 1994 was not duly stamped as per the provisions of the Bombay Stamp Act, 1958 (as amended upto date) the Transferors have submitted the same to the Superintendent of Stamps, Mumbai under the Amnesty Scheme and stamp duty was paid on 30th July, 2008 on the said Agreement dated 13th October, 1994 under ADJ No.GSO/AY/832/04 on 28th July, 2004.

(h) In the circumstances herein above, the Transferors became the members of the said Society and are the owners of the said Shed/Unit No.12 and is in use, occupation and uninterrupted possession of the said Shed/Unit No.12.

Pramod Pushpa

SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST., BANDRA.

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(i) The Transferors declare that:

(i) The said Shed/Unit No.12 and the said Shares are free from all encumbrances, litigations, mortgages and having marketable title.

(ii) The Transferors have paid all the outgoings and other maintenance charges to the Society till the date hereof and nothing is due and payable by the Transferors in respect of the said Shed/Unit No.12 and the said shares.

(iii) That there is no lien, charge, mortgage or in any way encumbrances on the said Shed/Unit No.12 and the said shares or any part thereof.

(iv) The Transferors declares that the Original documents as herein below mentioned is burned in fire i.e. to say

(a) The said Agreement dated 9th July 1963 made between M/s. Interlink Traders Private Limited of the One Part and the said Smt. Rukhibai Rochiram of the Other Part.

(b) The said Agreement dated 24th March, 1965 made between the said Smt. Rukhibai Rochiram therein referred to as the said vendor of the one part and Shri Ramesh Kandomal and Smt. Kamla Prakash carrying on business in the firm name and style of AARKAY SILK INDUSTRIES therein referred to as the purchaser of the other part.

(v) Neither the Transferors nor any person or persons on their or their pre-successor in title or their erstwhile partners have entered into any agreement for sale, lease agreement, tenancy agreement in respect of the said Shed/Unit No.12 or any part thereof nor has accepted any earnest or token amount against the said Shed/Unit No.12 and the said shares in any manner whatsoever.

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पुस्तक क्र.१ 2632 90 86
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(vi) The Transferors have paid the electricity bill's in respect of the said Shed/Unit No.12 till the date hereof and now

Pushpa RM

nothing is due and payable by his to the Reliance Energy Limited or any other concerned authorities.

(vii) Save and except the Transferors no one has any share, right, title and interest in the said Shed/Unit No.12 and the said shares or any part thereof.

(viii) The society vide its letter dated 29/3/2016 granted the permission for sell and/or transfer of the said Shed/Unit No.12 and the said shares in favour of the Transferee.

(ix) The said Shed/Unit No.12 is not held by the Transferors for any trust either secret or otherwise in any way whatsoever.

(x) There is no insolvency proceedings either initiated or pending against the Transferors or their pre-successors in title or the erstwhile partners. There are no government dues pending and/or outstanding payable in respect of the said Shed/Unit No.12.

(xi) Neither the Income Tax nor the Wealth Tax or any other tax or dues is outstanding due and payable by the Transferors or their pre-successors in title or the erstwhile partners in respect of the said Shed/Unit No.12 or otherwise.

(xii) The Transferors are not prohibited and/or restrained from assigning, transferring, dealing with or disposing off the said Shed/Unit No.12 or any part thereof or the said shares to any third party.

(xiii) They are the only partners of the Transferors' Firm and save and except them no one is the partners in the Transferors' Firm.

(xiv) In the circumstances herein above, the Transferors are only entitled to deal with and dispose of the said Shed/Unit No.12 and the said shares as they may deem fit and proper.

(j) Relying upon the representations, declarations and confirmations made by the partners of the Transferors herein and believing the same to

Pranny Pushpa RM

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पुस्तक क्र. १ | २६३२ | ११ | ६४
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be true the Transferee has agreed to purchase and/or acquire the said Shed/Unit No.12 and the said shares and all other incidental right, title and interest in the said society in respect thereof free from all encumbrance, mortgages, litigations and with marketable title from the Transferors at or for the lump sum total consideration of Rs.1,37,20,000 /= (Rupees One Crore Thirty Seven Lacs Twenty Thousand Only) (inclusive of the value of shares and the amount of deposits including sinking fund etc., if any) after deducting 1% TDS amount as per the provisions of the Income Tax Act, 1961 and on the terms and conditions hereinafter appearing:

NOW THIS AGREEMENT FOR SALE CUM TRANSFER WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1 The recitals contained above form integral part of this Agreement for Sale Cum Transfer as if the same were set out and incorporated in the operative part.

2. The Transferors hereby sell and/or transfer unto the Transferee and the Transferee hereby acquire and/or purchase from the Transferors the said Shed/Unit No.12 on the 1st floor of the building known as Interlink Industrial Estate situate at Caves Road, Jogeshwari (East), Mumbai-400 060 and admeasuring 142 sq. meters carpet area or thereabouts (hereinafter for brevity's sake referred to as the said Shed/Unit No.12) together with the five fully paid up shares of Rs.50/- each bearing distinctive Nos.91 to 95 (both inclusive) and also 687 fully paid up shares bearing Nos. 21691 to 22377 comprised in Share Certificate Nos.19 and 51 respectively (hereinafter for brevity's sake referred to as the said Shares) Interlink Industrial Premises Co-operative Society Limited (hereinafter referred to as the said Society) and all other incidental right, title and interest in the said Society free from all encumbrances, liabilities, litigations, mortgages and with marketable title at or for the lump sum consideration of Rs. 1,37,20,000 /= (Rupees One Crore Thirty Seven Lacs Twenty Thousand Only) (inclusive of the value of shares and the amount of deposits including sinking fund etc., if any) after deducting 1% TDS amount as per the provisions of the Income Tax Act, 1961 the amount of Rs. 1,35,52,800/- (Rupees One Crore Thirty Five Lacs Fifty Two Thousand Eight Hundred only) shall be paid by the Transferee to the Transferors being the full and final consideration amount towards the consideration amount (the payment and receipt whereof the Transferors do and each of them doth hereby admit and acknowledge of and from the

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Wednesday,March 30 ,2016
1:47 PM

पावती

Origina Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 2999 दिनांक: 30/03/2016

गावाचे नाव: मजास
दस्तऐवजाचा अनुक्रमांक: बबर9-2632-2016
दस्तऐवजाचा प्रकार : अँग्रीमेंट टू सेल
सादर करणाऱ्याचे नाव: रुशांक मसंद राजा

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1280.00
पृष्ठांची संख्या: 64	
एकूण:	रु. 31280.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
2:05 PM ह्या वेळेस मिळेल.

सह.दु.नि.अंधेरी 3

बाजार मुल्य: रु.13546800 /-
मोबदला: रु.13720000/-
भरलेले मुद्रांक शुल्क : रु. 686000/-

सह. दुय्यम निबंधक, अंधेरी क्र. ३,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008524790201516E दिनांक: 30/03/2016
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 1280/-

RMasand

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 01 APR 2016

same and every part thereof doth forever acquit, release and discharge the Transferee forever).

3. Simultaneously on execution this agreement, the Transferors shall hand over to the Transferee the following original documents i.e. to say;

(i) Original Agreement dated 18th June, 1975 made between the said Shri Ramesh Kandomal and Smt. Kamla Prakash carrying on business in the firm name and style of M/s. AARKAY SILK INDUSTRIES, a partnership firm, therein referred to as the Vendors of the one part and Shri Gianchand Chunilal & Others carrying on the business in the firm name and style of M/s. GEECEE SILK MILLS, a partnership firm, therein called the Purchasers of the other part.

(ii) Agreement dated 13th October, 1994 made between the said M/s. GEECEE SILK MILLS therein called the Transferor of the one part and the Transferors herein therein called the Transferee of the other part.

(iii) Two Original Share Certificate Nos.19 and 51 comprising 692 shares of Rs.50/- each bearing distinctive Nos.91 to 95 (both inclusive) and distinctive Nos. 21691 to 22377(both inclusive).

(iv) Original Last paid Electricity bill duly paid.

(v) Original N.O.C from the society interalia stating that the said Shed/Unit No.12 and the said Shares are free from any lien and there is no outstanding dues pending or payable by the Transferors till that date.

(vi) Original Last maintenance bill of Society duly paid.

4. Simultaneously on execution of this agreement for sale cum transfer, the Transferors shall handed over the vacant and peaceful possession of the said Shed/Unit No.12 to the Transferee free from all encumbrances, mortgages, litigations and with marketable title.

5. Simultaneously on execution of this agreement for sale cum transfer, the Transferors shall sign and execute the transfer forms, letter of resignation and other forms and letters as regards the transfer of the said shares and all other papers, letters and documents required for effectively transferring the said shares by the Transferors to the Transferee.

THE SEAL OF THE SUB-REGISTRAR ANDHERI MUMBAI SUBURBAN DIST.

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6. Simultaneously on execution of this agreement for sale cum transfer, the Transferee shall have an absolute right to hold, use, occupy, possess and enjoy the said Shed/Unit No.12 and other rights and benefits in respect thereof without any interference and/or hindrance from the Transferors and/or any persons claiming by, through or under him in any manner whatsoever.

7. The Transferors further declare that save and except them, no one has any share, right, title and interest in the said Shed/Unit No.12 and the said shares and that they are not restrained from entering into these presents in any manner whatsoever.

8. The Transferee hereby agrees to become the member of the said society in the place and stead of the Transferors as herein provided and for that purpose agree to sign without any objection the necessary applications, forms and other papers as may be required by the said society. The Transferee hereby also agrees to abide by and perform the bye laws, rules and regulations of the said society.

9. Simultaneously on execution of this agreement for sale cum transfer, the Transferee will be entitled to get the electricity bill in respect of the electric meter and the deposits if any, for the supply of electricity in the said Shed/Unit No.12, transferred to his name in the record of the Reliance Energy Limited and/or any other concerned authority or authorities.

10. The Transferors hereby agree, declare and undertake to sign at the request of the Transferee, all such deeds, documents applications, forms, documents etc., as may be required to be signed for the purpose of full, final and effectual transfer of the said shares and the said Shed/Unit No.12 to the name of the Transferee herein in the records of the said society.

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11. Simultaneously on execution of this agreement for sale cum transfer, the Transferee and his heirs, executors, administrators and assigns shall and will at all times be entitled to use, occupy, possess and enjoy the said Shed/Unit No.12 as also the said shares without any interruption, claim or demand of whatsoever nature either from the Transferors or any other person or persons lawfully or equitably claiming by from through under or in trust for the Transferors.

Pramod Pushpa RM

12. The Transferors hereby agree and undertake that they will not sell, transfer, give on leave and licence or tenancy or otherwise create any third party rights on the said Shed/Unit No.12 or any part thereof and the said shares nor shall part with the possession of the said Shed/Unit No.12 or any part thereof to any person or persons in any manner whatsoever.

13. The Transferors hereby agree that they and their respective heirs, executors, administrators, successors and assigns shall and will at all times hereafter at any time whenever called upon by the Transferee or his Advocates & Solicitors, do, execute and perform, at the cost of the Transferee, all such lawful acts, deeds, matters and things whatsoever more perfectly securing the said shares and the said Shed/Unit No.12 and the occupancy rights in respect of the said Shed/Unit No.12.

14. The Transferors and their respective heirs, executors or administrators or assigns or successors, do hereby from time to time and at all times hereafter save harmless and keep indemnified the said Transferee, his heirs, executors, administrators and assigns, from and against all actions, losses, costs, charges, expenses, claims, outstanding dues and taxes and demands from the said Society or any other claim from any financial company or institute or Bankers or any other concerned authorities or any state or central government, Income tax authorities, sales and central tax authorities or other authorities or any other person or persons claiming through the Transferors or their pre-successors in title or erstwhile partners in respect of the said Shed/Unit No.12, the ownership and/or occupancy rights thereof and the said shares.

15. The Transferors irrevocably agree and undertake to indemnify and keep indemnified saved, defended and harmless the Transferee and his heirs, executors, administrators and assigns in respect of the following:-

(i) any action, suits, proceedings, legitimate claims, costs, expenses, demand, fines, penalties, expenses or other liabilities of whatsoever nature made or suffered by or brought against or incurred by the Transferee or his heirs, executors, administrators and assigns by reason any demand, claim made or raised by any person or persons or virtue of any non-performance or non-observance by the Transferors of any of the terms, conditions, agreements,

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covenants and provisions on which the Transferors hold the said Shed/Unit No.12 and the said shares during the time the Transferors are in possession of the said Shed/Unit No.12 and the said shares and of any Rules and Regulations and Bye-laws for the time being and from time to time of the said Society.

(ii) any payment or liability required to be discharged or paid concerning the said Shed/Unit No.12 till the date possession of the said Shed/Unit No.12 is handed over, which are not paid or discharged the Transferors shall discharge or pay the same including the said society's maintenance and property taxes.

(iii) all costs, charges and expenses on full indemnity basis which the Transferee may incur or become liable in respect of any of the items above or on account of any representation contained herein being found to be false and/or untrue.

16. The Transferors do and each of them doth hereby undertake that they will not file any proceedings nor shall write any letter to the Society or registrar of Society or take any legal action whereby affecting the sale and/or transfer of the said Shed/Unit No.12 and the said shares in favour of the Transferee and it is specifically understood between the parties hereto that the Transferors now have no claim against the said Shed/Unit No.12 and the said shares on any ground whatsoever.

17. The Stamp duty and registration charges of this agreement and other papers for transfer of the said Shed/Unit No.12 and the said shares and all other incidental charges thereto, shall be borne and paid by the Transferee alone.

18. The Transfer charges and the donation if any for transfer of the said shares from the names of the Transferors to the name of the Transferee in respect of the said Shed/Unit No.12 chargeable by the said society shall be borne and paid by the Transferee alone.

19. The Transferors and the Transferee shall bear and pay the cost of their individual Advocates and Solicitors.

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first herein above written.

THE SCHEDULE OF THE SHED/UNIT NO.12.

The Shed/Unit No.12 on the 1st floor of the building known as Interlink Industrial Estate situate at Caves Road, Jogeshwari (East), Mumbai-400 060 and admeasuring 142 sq. meters carpet area or thereabouts together with the five fully paid up shares of Rs.50/- each bearing distinctive Nos.91 to 95 (both inclusive) and also 687 fully paid up shares bearing Nos. 21691 to 22377 comprised in Share Certificate Nos.19 and 51 respectively Interlink Industrial Premises Co-operative Society Limited and all other incidental right, title and interest in the said Society. The said building consists of ground plus one upper floors and the said building is constructed prior to 1962. The property on which the said bullding is standing bearing C.T.S. No.76 and 79 of Village Majas. The photo copy of the Property Card is annexed hereto and marked **Annexure- 1.** The photo copies of the Share Certificate bearing Nos.19 and 51 are annexed hereto and marked as **Annexure-2-collectively.** The photo copy of the last paid maintenance is annexed hereto and marked as **Annexure- 3.** The photo copy of the last paid electricity bill is annexed hereto and marked as **Annexure- 4.** The photo copy of the said letter dated 29/3/2016 is annexed hereto and marked as **Annexure-5**. The photo copy of the Assessment bill is annexed and marked as **Annexure- 6** hereto. The photo copy of the PAN Card and Aadhar Cards of the Transferors are annexed and marked as **Annexure -7-collectively**. The photo copies of the PAN Card and Aadhar Card of the Transferee is annexed and marked as **Annexure -8-collectively**.

Pramod

Pushpa

SIGNED AND DELIVERED by the withinnamed)

"TANSFERORS")

M/S. VENKATESHWAR INDUSTRIAL)

CORPORATION through its partners)

1. **SHRI PRAMODKUMAR MAHESHWARI)** Pramod K. Maheshwari

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2. SHRI RAGHAV PRAMODKUMAR)
MAHESWARI)

3. SMT. PUSHPA PRAMODKUMAR)
MAHESHWARI)

in the presence of ....)

Pushpa Maheshwari

SIGNED AND DELIVERED by the withinnamed)

"TRANSFEREE")

SHRI RUSHANK RAJA MASAND)

in the presence of.....)

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THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST., BANDRA

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पुस्तक क्र.१	२६३२	१८	६४
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Received of and from the withinnamed the)
Transferee a sum of Rs.1,37,20,000 /-(Rupees One)
Crore Thirty Seven Lacs Twenty Thousand Only))
being the full and final consideration amount to be)
paid by him to us as herein mentioned as per the)
detailed herein below mentioned.)Rs.1,37,20,000

Sr. No.	Date	UTR No.	Bank and Branch Name	Amount Rupees
1.	05/02/2016	CITIH 16036880738	Citi Bank (Khar West)	1,23,75,000/-
2.	28/03/2013	CITIH 16088882029	City Bank (Khar West)	12,07,800/-
3.	1%TDS on Rs.	-	STATE BANK OF PATIALA	1,37,200/-
			Total Amount	1,37,20,000/-

We say Received

For **M/S. VENKATESHWAR INDUSTRIAL CORPORATION**

Pramod K. Maheshwari

1. **SHRI PRAMODKUMAR MAHESHWARI**

2. **SHRI RAGHAV PRAMODKUMAR MAHESWARI**

Pushpa Maheshwari

3. **SMT. PUSHPA PRAMODKUMAR MAHESHWARI**

PARTNERS
TRANSFERORS

SEAL OF THE SUB-REGISTRAR ANDHERI-KURLA

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THE SEAL OF THE SUB-REGISTRAR ANDHERI FOR
MUMBAI SUBURBAN DIST., BANDRA

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Certificate No. _____ Member's Register No. 100

SHARE CERTIFICATE

INTERLINK INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD.

(Registered No. BOM/HSG/100 of 1968)

Authorised Share Capital: Rs. 16,50,000/- divided into 33,000 Shares of Rs. 50/- each.

This is to Certify that M/s. Parkar Silk Industries,

is/are Registered Holder of Five fully paid-up Shares Numbered 91 to 95 inclusive, of Rs. 50/- each in the above named Society subject to the Bye-laws thereof.

Rs. 250/-

INTERLINK INDUSTRIAL PREMISES CO-OP. SOC. LIMITED Registration No BOM/HSG/100 of 1968. BOMBAY-60 N.B.

Given under the Common Seal of the said this 14th day of NOV. 1968.

Hon. Secretary

M. M. [signature]

Chairman

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 ... BANDRA DIST., BOMBAY.

बंदर-९

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MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of transfer	No. of transfer	Reg. No. of Transferer	To whom transferred	Reg. No. of Transferee	Signature of Secretary For Interlink Industrial Premises Co-operative Society Limited
8-7-75	18	19	M/s Gee Gee Silk Mills	43	Joint Secretary.
9-1-96	19	42	" Venkateshwar Ind. Corporation	65	

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पुस्तक क्र. १
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Certificate No. 51 Member's Register No. 19

SHARE CERTIFICATE

INTERLINK INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD.

(Registered No. BOM/HSG/100 of 1968)

Authorised Share Capital: Rs. 16,50,000/- divided into 33,000 Shares of Rs. 50/- each.

This is to Certify that M/s. Aarkay Silk Indust

is/are Registered Holder of 687 fully paid-up Shar

Numbered 21691 to 22377 inclusive, of Rs. 50-0

each in the above named Society subject to the Bye-laws thereof.

Rs. 34,350/-

Issued as per provision of Bye Law No. E.1.1. (a) b for Block No: 12

INTERLINK INDUSTRIAL PREMISES CO-OP. SOCIETY LIMITED Registration No BOM HSG/ 100 of 1968. BOMBAY-60 N.B.

Given under the Common Seal of the said

this 14th day of Nov., 1968.

D.G. Shah
Hon. Secretary

M.M. [illegible]
Chairman

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST., BANDRA.

बदर-९

पुस्तक क्र. १	2632	24	87
२०१६			

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of transfer	No. of transfer	Reg. No. of Transferer	To whom transferred	Reg. No. of Transferee	Signature of Secretary
1-8-75	18	19	M/S. Gee Cee Silk Mills	43	For Interlink Industrial Premises Co-operative Society Limited Joint Secretary
9.1.96	19	42	Venkateshwar Ind. Corporation	65	C.N.S HAD

THE SEAL OF THE SUB-REGISTRAR, AMBERNATH

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पुस्तक क्र. १ २६३२ २५/८८
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Reg No.BOM/HSG/[illegible].15-4-1968
Interlink Ind.Estate,Caves Road,Jogeshwari(E),Mum 400 006,Tel:28240705
Bill for Feb'16

Name : [G-012] M/S. VENKATESHWAR INDL. CORPORATION **Bill No. : 887**

Sq.Mtr.142 Cost : Rs.34250/-

Particulars : Date : 01-Feb-16

SrNo.	Nature of Charges		Amount Rs.Ps
1.	NEW RATE PROPERTY TAX	.....	1226.00
2.	WATER CHARGES @Rs.1.50 Per Sq.Mtr	.....	213.00
3.	COMMON MAINT CHGS @Rs.10/- Per Sq.Mtr	.....	1420.00
4.	LEASE RENT	.....	56.00
5.	SINKING FUND	.....	14.00
6.	MISC. EXPENSES Penalty on 18 S.ft@20/-	.....	360.00
7.	REPAIR FUND	.....	355.00
8.	N. A. TAX	.....	43.00
9.	Interest		8560.00

Pay Before	Rebate	Net Amount Payable
25-Feb-16	710.00	1124257.35

Total Rs. 12247.00
Rupees : **Eleven Lac Twenty Four Thousand Nine...** Arrears Rs. 1112720.35
Hundred Sixty Seven & Paise Thirty Five Only Amount Due Rs. 1124967.35

E. & O. E.

NOTES : Revised rates of penalty for using of open space and parking charges, as per resolution passed in Annual General Body meeting held on 14th August 2012.

For INTERLINK IND.PREMISES CO-OP.SOC.LTD.

Joint Secretary/Treasurer

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पुस्तक क्र.१ 2632 20 ६८
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THE SEAL OF THE SUB-REGISTRAR ANDHERI, PO.
MUMBAI SUBURBAN DIST.

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Interlink Industrial Premises Co-op. Society Ltd.

Registered No.: BOM/HSG/100 Dtd. 15-4-1968

Interlink Industrial Estate, Caves Road, Jogeshwari (East),
Mumbai - 400 060 • Tel.: 28240705

Ref. No. _____

Date 29.03.2016.

TO WHOMSOEVER IT MAY CONCERN

"This is to certify that M/S. VENKATESHWAR INDUSTRIAL CORPORATION are the Member of Interlink Industrial Premises Co-op. Society Ltd., and are the owners of Gala No. 12, situated at 1st Floor , Interlink Industrial Premises Co-op. Society Ltd., Interlink Industrial Estate, Caves Road, Jogeshwari (E), MUMBAI – 400 060."

DETAILS OF GALA NO. 12.

1. Name of the Building : INTERLINK INDUSTRIAL PREMISES CO-OP., SOCIETY LTD., INTERLINK INDUSTRIAL ESTATE.
2. C. T. S. NO. : 76 and 79.
3. MUNICIPAL WARD/DIV : K – EAST.
4. Area of the Gala : 142 Sq. METRES.
5. Year of Construction : 1962.
6. Total Lifts : NIL.
7. Total Floors of the Building : GROUND PLUS ONE
8. Parking with Gala : NIL.

This Certificate is issued on the request from M/s. Venkateshwar Industrial Corporation.

For Interlink Industrial Premises Co-op. Society Ltd.

Hon. Chairman / Hon. Secretary

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पुस्तक क्र. १ | २६३२ | २८ | ६४
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THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1
MUMBAI SUBURBAN DIST.

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Interlink Industrial Premises Co-op. Society Ltd.

Registered No.: BOM/HSG/100 Dtd. 15-4-1968

Interlink Industrial Estate, Caves Road, Jogeshwari (East),
Mumbai - 400 060 • Tel.: 28240705

Ref. No._____ Date 29.03.2016.

To:
M/S. VENKATESHWAR INDUSTRIAL CORPORATION,
GALA NO. 12,
INTERLINK INDUSTRIAL PREMISES CO-OP. SOCIETY LTD.,
CAVES ROAD, JOGESHWARI (E),
MUMBAI – 400 060.

Dear Sirs,

This has reference of your letter dated 29.3.2016, requesting the Society to issue NO OBJECTION CERTIFICATE to sell your owned and occupied Gala No. 12 in our Society building to MR. RUSHANK RAJA MASAND.

In this matter, we wish to state that as per Society records :

1. **Gala No. 12 is in the name of M/s. Venkateshwar Industrial Corporation.**
2. **Society dues of Gala No. 12 are paid upto 31st March, 2016. There is not any outstanding dues receivable from Gala No. 12.**
3. **Gala No. 12 is not mortgaged to anybody.**
4. **Society has NO OBJECTION to sell Gala No. 12 to MR. RUSHANK RAJA MASAND.**

Thanking you,

Yours Sincerely,

For Interlink Industrial Premises Co-op. Society Ltd.

Rajendra Agrawal
Hon. Chairman / Hon. Secretary.

Interlink Industrial Premises Co-op. Society Ltd. MUMBAI 60

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST., BANDRA.

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बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात येते आहे.

लेखा क्रमांक	मालमत्ता करवर्ष	देयक क्रमांक	देयक दिनांक
KE1402300080000	2015-2016	201510BIL04506924 201520BIL04506930	23/05/2015

पक्षकाराचे नाव व पत्ता : M/S INTER LINK TRADERS PVT LTD CAVES ROAD,GESHWARI EAST MUMBAI,400060

देयक - सह. क. य सं. / विभाग : Asstt. Assessor & Collector K/East Ward, Assessment & Collection Deptt., 2nd Floor, Room No.206, Azad Road, Gundavali ; Andheri (E) Mumbai-400069.

मालमत्ता क्रमांक,सदनिका क्रमांक, इमारतीचे नाव / विंग,सी.टी.एस. क्र./ प्लाट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याचे नावे .

M/S INTERLINK TRADERPVT LTDK-4363(2) 4OGESHWARI EAST HOUSE AS FACTORY WITH ELEC SUB STN LESSOR GR.W.NO.K-4363(1)

प्रथम करनिर्धारण दिनांक : 01/07/1962	जलजोडणी क्रमांक :	एकूण भांडवली मूल्य :	195499700
आगाऊ अधिदानाचे समायोजन	0		

अक्षरी Ninteen Crore Fifty Four Lac Ninty Nine Thousand Seven Hundred Rupees Only

देयक तयार करतेवेळी ३१/०३/२०१० या तारखेपर्यंतची थकबाकी ₹ 63239 ०१/०४/२०१० या तारखे नंतरची थकबाकी ₹ 0

देयक कालावधी : 01/04/2015 ते 31/03/2016

(सर्व रक्कम रुपयांमध्ये)

कराचे नाव :	01/04/2015 ते 30/09/2015	01/10/2015 ते 31/03/2016
सर्वसाधारण कर	39314	39314
जल कर	0	0
जलसाफकर	24754	24754
मलनिःसारण कर	0	0
मलनिःसारण लाभ कर	15284	15284
म.न.पा. शिक्षण उपकर	14562	14562
राज्य शिक्षण उपकर	11650	11650
रोजगार हमी उपकर	2914	2914
वृक्ष उपकर	728	728
पथकर	18928	18928
कलम १५२ अनुसार दंडाची रक्कम	0	0
परताव्यावरील व्याजाची वसुली	0	0
एकूण देयक रक्कम	128134	128134
आगाऊ अधिदानाचे समायोजन	0	0
अर्ली बर्ड योजनेनुसार लाभाची रक्कम	0	0
अर्ली बर्ड-च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम	0	0
भरावयाची निव्वळ रक्कम	128134	128134
* ३०.०६.२०१५ पर्यंत भरावयाची निव्वळ रक्कम	125877	123620
* ३१.०७.२०१५ पर्यंत भरावयाची निव्वळ रक्कम	127006	124749
* ३१.०७.२०१५ नंतर भरावयाची निव्वळ रक्कम	128134	128134
अक्षरी रुपये	One Lac Twenty Eight Thousand One Hundred and Thirty Four Rupees Only	One Lac Twenty Eight Thousand One Hundred and Thirty Four Rupees Only
अंतिम देय दिनांक	21/08/2015	31/12/2015

PAID 370576 DATE 30.9.15 128134/-

PAID BY CASH/CHEQUE NO.: 479139 DATE 31.12.2015 RS. 128134/-

"To make payment through NEFT:
IFSC – SBIN0COLLEC, Beneficiary A/C No:- BMCPO KE1402300080000 , Name-MCGM Property Tax.
Please note, payment done through NEFT will be collected against oldest bills first."

* अर्ली बर्ड इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी [illegible]

" सूचना :- सदर इमारत ही १० वर्षांपेक्षा जुनी असल्यास, [illegible] अधिनियम [illegible] कलम १५१ (ब) अन्वये आकारण असल्यास, [illegible] विहित कालावधीत संबंधित विभागातील महापालिकेच्या [illegible] करावा."

एस.श्री. आरोटे,
करनिर्धारक व संकलक (प्र)

E & OE

बदर-९
पुस्तक क्र. १ 2632 33 ६५
२०१६

THE SEAL OF THE SUB-REGISTRAR AND

बदर-९			
पुस्तक क्र.१	२६३२३४		६४
२०१६			

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AACFV6022B

नाम /NAME

VENKTESHWAR INDUSTRIAL CORPORATION

[illegible] /DATE OF INCORPORATION/FORMATION

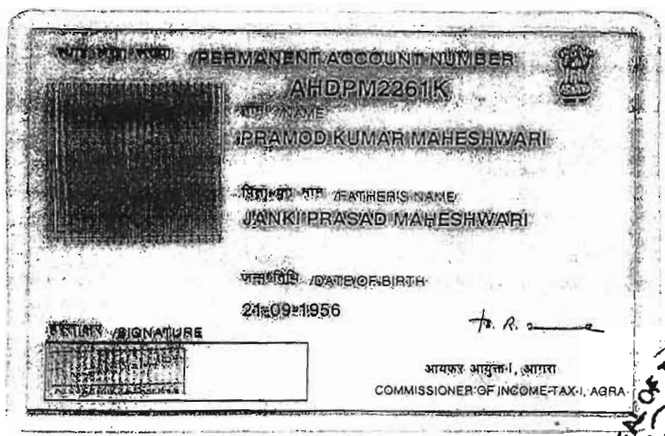
30-12-1998

आयकर निदेशक (प्रणाली)

DIRECTOR OF INCOME TAX (SYSTEMS)

THE SEAL OF THE SUB-REGISTRAR AMBHERI TQ. & DIST. RAIGADH

बदर-१			
पुस्तक क्र.१	२६३२	३५	६८
२०१६			



PERMANENT ACCOUNT NUMBER

AHDPM2261K

NAME

PRAMOD KUMAR MAHESHWARI

FATHER'S NAME

JANKI PRASAD MAHESHWARI

DATE OF BIRTH

21-09-1956

SIGNATURE

आयकर आयुक्त-I, आगरा

COMMISSIONER OF INCOME-TAX-I, AGRA

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 2 MUMBAI SUBURBAN DIST., BANDRA.

बदर-१			
पुस्तक क्र.१	२६३२	३७	६४
२०१६			

आय

INCOM

RAGHAV P MAHESHWARI

PRAMOD MAHESHWARI

Permanent Account Number

AZHPM8808Q

Signature

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST., BANDRA

बदर-९			
पुस्तक क्र.१	२६३२	३९	६४
२०१६			

आव

INCOME

PUSHPA

SHRI NAR

17/08/1959

AORPM2619M

Signature

THE SEAL OF THE SUB-REGISTRAR ANDHERI FOR MUMBAI SUBURBAN DIST., BANDRA

बदर-९			
पुस्तक क्र. १	२६३२	११	६४
२०१६			

भारत गणराज्य REPUBLIC OF INDIA

सत्यमेव जयते

इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सभी से जिनका इससे संबंध हो, अनुरोध एवं अपेक्षा की जाती है कि वे धारक को बिना किसी रोक-टोक के स्वतंत्र रूप से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से

BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA

वी. आर. गांधी/V. R. GANDHI
अधीक्षक/Superintendent
क्षेत्रीय पासपोर्ट कार्यालय, मुंबई.
Regional Passport Office, Mumbai.

P
उपनाम / Surname
MAHESHWARI
दिया गया नाम(ने) / Given Name(s)
PUSHPA PRAMOD
राष्ट्रीयता / Nationality
INDIAN
जन्म स्थान / Place of Birth
MADRAS, T.N.
जारी करने का स्थान / Place of Issue
MUMBAI
जारी करने की तारीख / Date of Issue
23/03/2010
पासपोर्ट की समाप्ति की तारीख / Date of Expiry
22/03/2020

राष्ट्रीयता / Nationality
IND
पासपोर्ट संख्या / Passport No.
J1575097
लिंग / Sex
F
जन्म तिथि / Date of Birth
17/08/1959

P<INDMAHESHWARI<<PUSHPA<PRAMOD<<<<<<<<<<
J1575097<9IND5908178F2003223<<<<<<<<<<<<<<

THE SEAL OF THE SUB-REGISTRAR MANDHEN NO. 1 BANDRA, DIST. BANDRA, MUMBAI SUBURBAN

बंदर-१
पुस्तक क्र. १
२६३२
६४
२०१६

THE SEAL OF THE SUB-REGISTRAR AMBEGAON

बदर-९

पुस्तक क्र.१	२६३२	००	६४

२०१६

पंजीकरण

विदेशों में रहने वाले भारतीय नागरिकों को सलाह दी जाती है कि वे निकटतम भारतीय मिशन/केन्द्र में अपना पंजीकरण करवाएं।

चेतावनी

यह पासपोर्ट भारत सरकार की सम्पत्ति है। इस पासपोर्ट के बारे में किसी पासपोर्ट अधिकारी से इसके धारक को यदि कोई सूचना मिलती है जिसमें पासपोर्ट लौटाने की मांग भी शामिल है तो उसका तुरंत अनुपालन किया जाए।

यह पासपोर्ट डाक द्वारा किसी भी देश से बाहर न भेजा जाए। यह पासपोर्ट धारक या उसके द्वारा प्राधिकृत व्यक्ति के कब्जे में ही होना चाहिए। इसमें किसी भी प्रकार का फेरबदल या विकृति नहीं की जानी चाहिए।

पासपोर्ट गुम हो जाने, चोरी हो जाने अथवा नष्ट हो जाने पर उसकी सूचना भारत में सबसे निकटतम पासपोर्ट अधिकारी को अथवा यदि पासपोर्ट धारक विदेश में है तो निकटतम भारतीय मिशन/केन्द्र और स्थानीय पुलिस को तत्काल दी जानी चाहिए। विस्तृत पूछताछ के बाद ही डुप्लीकेट पासपोर्ट जारी किया जाएगा।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY THE HOLDER FROM A PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.

THIS PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. THIS SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORISED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF THIS PASSPORT SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR IF THE HOLDER IS ABROAD, TO THE NEAREST INDIAN MISSION/POST AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A DUPLICATE PASSPORT BE ISSUED.

पिता / कानूनी अभिभावक का नाम / Name of Father / Legal Guardian

KOTHARI SHRINARAYAN

माता का नाम / Name of Mother

KOTHARI CHANDRA KANWAR

पति/पत्नी का नाम / Name of Spouse

MAHESHWARI RAMDOO KUMAR

पता / Address

FLAT-102, JAMES TOWER CHSL

4 BUNGLOWS RD, NR GOOD SHEPHERD

CHURCH ANDHERI-W, MUMBAI-53

जारी करने का स्थान / Place of issue

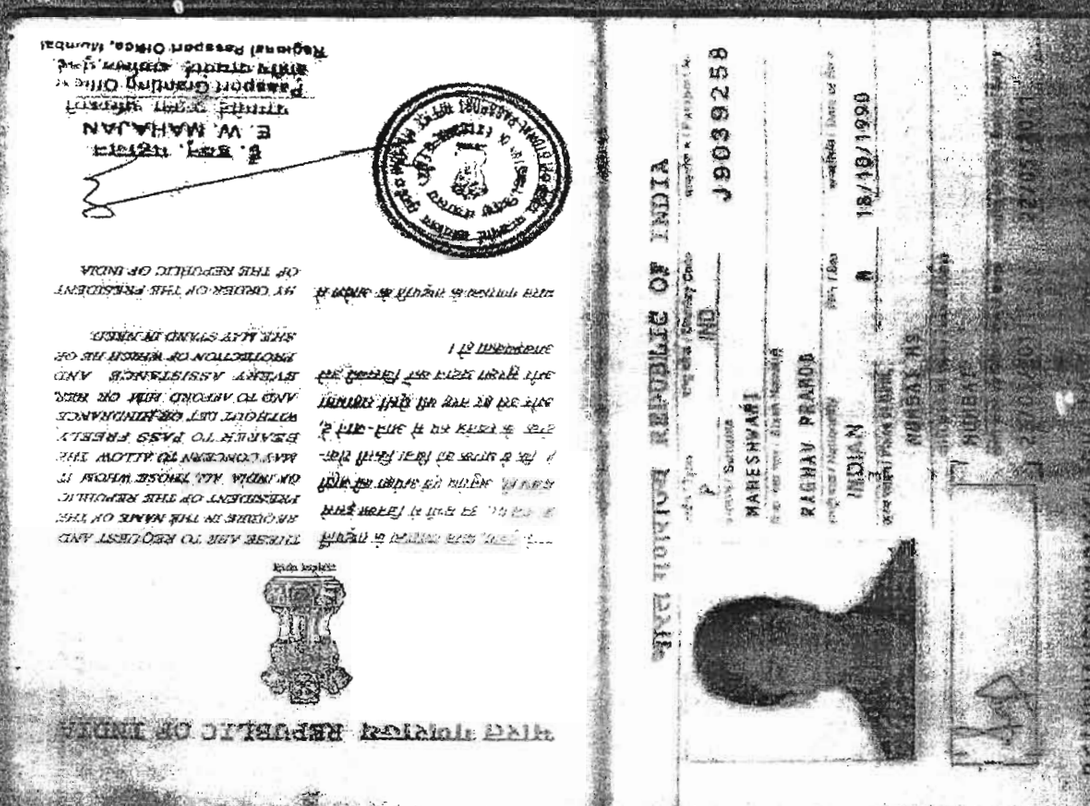
01/04/1998 MUMBAI

BOM7924755 CID & RPO RETURNED

Incomplete valid visa

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1
MUMBAI SUBURBAN DIST.

बदर-९			
पुस्तक क्र. १	२६३२	४२	६८
२०१६			



MAHESHWARI PRAMOD KUMAR

MAHESHWARI PUSHPA PRAMOD

FLAT NO.102,GAMBS TOWER,FOUR

BUNGALOWS,OPP.GOOD SHEPHERD CHURCH,

ANDHERI -W,MUMBAI-53.MS

F2516179 24/02/2005 MUMBAI

BOME01332011 - OLD PPT CLD & RETURNED

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 2 MUMBAI SUBURBAN DIST., BANDRA.

बदर-९

पुस्तक क्र.१	२६३२	१९	६५

२०१६

सत्यमेव जयते

इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सब से जिनका इस बात से सरोकार है, यह प्रार्थना एवं अपेक्षा की जाती है कि वे वाहक को बिना रोक-टोक, आजादी से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता है।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL WHOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE, AND TO AFFORD HIM OR HER EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया
BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA

ह. ए. डिसोज़ा
F. L. D'SOUZA
अधीक्षक/Superintendent
क्षेत्रीय पासपोर्ट कार्यालय, मुंबई.
Regional Passport Office, Mumbai.

MINISTRY OF EXTERNAL AFFAIRS
REGIONAL PASSPORT OFFICE, MUMBAI

भारत गणराज्य REPUBLIC OF INDIA

प्रकार/Type: P
राष्ट्रीय कोड/Country Code: IND
पासपोर्ट सं./Passport No.: F 3992251

उपनाम/Surname: MAHESHWARI

दिये गये नाम/Given Names: PRAMOD KUMAR

राष्ट्रीयता/Nationality: INDIAN
लिंग/Sex: M
जन्म तिथि/Date of Birth: 21/09/1956

जन्म स्थान/Place of Birth: KASGUNJ ETAH

जारी करने का स्थान/Place of Issue: MUMBAI

जारी करने की तिथि/Date of Issue: 27/06/2005
समाप्ति की तिथि/Date of Expiry: 26/06/2015

P<IND<MAHESHWARI<<PRAMOD<KUMAR<<<<<<<<<<<<<<<<
F3992251<2IND5609213M1506266<<<<<<<<<<<<<<<<<<

THE SEAL OF THE SUB-REGISTRAR ANDHERI
मुंबई उपनगर जिल्हा
MUMBAI SUBURBAN DIST.

बदर-१

पुस्तक क्र. १	२६३२	५१	६४

२०१६

REGISTRATION

INDIAN CITIZENS [illegible] REGIS

CAUTION

THE PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY CONTRAVENTION REGARDING ITS POSSESSION OR USE WILL BE DEALT WITH AS PER LAW. THE PASSPORT BELONGING TO A CITIZEN OF INDIA MUST BE SURRENDERED ON DEMAND FOR ITS SURRENDER SHOULD BE COMPLIED WITH IMMEDIATELY.

PASSPORT SHOULD NOT BE SENT BY POST OR ANY CONVEYANCE OR POST. IT SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORISED BY THE HOLDER OR BY THE ALTERNED OR BY DEALER IN ANY WAY.

CASE THERE IS NO INDIAN CITIZENS CANNOT BE IMMEDIATELY REPATRIATED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR IF THE HOLDER IS A BOARD TO THE NEAREST INDIAN MISSION AND TO THE LOCAL POLICE ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A REPLACEMENT PASSPORT BE ISSUED.

पिता का नाम/संरक्षक अभिभावक /Name of Father/Legal Guardian

JANKI PRASAD MAHESHWARI

माता का नाम /Name of Mother

SHANTIDEVI MAHESHWARI

पति या पत्नी का नाम /Name of Spouse

PUSHPA MAHESHWARI

पता /Address

102- GAMBS TOWER

FOUR BUNGLOW ROAD,

ANDHERI (W), MUMBAI - 400 053

U324240 19/05/1995 BOMBAY

फाइल सं. /File No

BOM-01451105 - OLD PPT CLD & RETURNED

THE BEAT OF [illegible] SUB-REGISTRAR ANDHERI MUM

MUMBAI SUBURBAN DIST., MUMBAI

बदर-१			
पुस्तक क्र.१	२६३२	४३	६४
२०१६			

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1
MUMBAI SUBURBAN DIST.

बदर-१			
पुस्तक क्र. १	२६३२	५४	६५
२०१६			

भारत सरकार

आधार

भारत सरकार

Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No 1081/63147/01919

To,
रुशांक राजा मसंद
Rushank Raja Masand
SAMRUDDHI, PLOT NO 23, JAI HIND SOC
N. S.ROAD NO 11
JUHU SCHEME
Vile Parle (West)
Mumbai
Maharashtra 400056
9820636415

20/12/2011

Ref: 84 / 01C / 167153 / 167580 / P

UE114561365IN

आपला आधार क्रमांक / Your Aadhaar No. :

6130 4579 1798

आधार — सामान्य माणसाचा अधिकार

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO 2 MUMBAI SUBURBAN DIST.

भारत सरकार
GOVERNMENT OF INDIA

रुशांक राजा मसंद
Rushank Raja Masand
जन्म वर्ष / Year of Birth 1995
पुरुष / Male

6130 4579 1798

आधार — सामान्य माणसाचा अधिकार

बदर-९			
पुस्तक क्र. १	२६३२	५५	६४
२०१६			

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 2
MUMBAI SUBURBAN DIST.

बदर-९			
पुस्तक क्र. १	२६३२	५७	६४
२०१६			

THE SEAL OF THE SUB-REGISTRAR ANDHERI
MUMBAI SUBURBAN

बदर - ९			
पुस्तक क्र. १	२६३२	५८	६४
२०१६			

आधार

भारत सरकार

Unique Identification Authority of India

नोंदणीची क्रमांक / Enrollment No 1175/17913/01686

To,
राजेश नारायण मसंद
Rajesh Narain Masand
Samruddhi, Plot No-23, Jai Hind Society
N S Road No-11
Opp. Amrish Puri Bungalow-Vardaan JVPD Scheme
Mumbai
Juhu Mumbai Mumbai
Maharashtra 400049
9820065723

07/09/2013

Ref: 52 / 311 / 52474 / 52555 / P

SH455961658FT

आपला आधार क्रमांक / Your Aadhaar No. :

9336 9365 1722

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

राजेश नारायण मसंद
Rajesh Narain Masand
जन्म तारीख / DOB : 05/02/1968
पुरुष / Male

9336 9365 1722

आधार - सामान्य माणसाचा अधिकार

THE SUB-REGISTRAR ANDHERI-HAVELI

बदर-९

पुस्तक क्र. १	२६३२	५९	६४

२०१६

THE SEAL OF THE SUB-REGISTRAR AND
AURANGABAD DIST

बदर-९			
पुस्तक क्र. १	२६३२	६०	६४
२०१६			

भारत सरकार
GOVERNMENT OF INDIA

दिपा बचूभाई शुक्ला
Deepa Bachubhai Shukla
जन्म वर्ष / Year of Birth 1975
स्त्री / Female

2149 3433 4830

आधार — सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता ए/303 , अनिता बिल्डिंग नं. 11 , सीएचएम एलटीडी, लोखंडवाला फाउंडेशन स्कूल जवळ, लोखंडवाला टाउनशिप, कांदिवली ईस्ट, मुंबई, कांदिवली ईस्ट, महाराष्ट्र, 400101

Address: A/303 , ANITA BUILDING NO. 11 CHS LTD, NEAR LOKHANDWALA FOUDATION SCHOOL, LOKHANDWALA TOWNSHIP, Kandivali East, Mumbai, Kandivali East, Maharashtra, 400101

1947
1800 180 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bengaluru-560 001

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST., BANDRA

बदर-९

पुस्तक क्र. १	२६३२	६१	६४

२०१६

बुधवार,30 मार्च 2016 1:47 म.नं.

दस्त गोषवारा भाग-1

वदर9

दस्त क्रमांक: 2632/2016

दस्त क्रमांक: वदर9 /2632/2016

बाजार मुल्य: रु. 1,35,46,800/- मोबदला: रु. 1,37,20,000/-

भरलेले मुद्रांक शुल्क: रु.6,86,000/-

दु. नि. सह. दु. नि. वदर9 यांचे कार्यालयात

अ. क्रं. 2632 वर दि.30-03-2016

रोजी 1:43 म.नं. वा. हजर केला.

पावती:2999 पावती दिनांक: 30/03/2016

सादरकरणाराचे नाव: रुशांक मसंद राजा

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1280.00
पृष्टांची संख्या: 64	
एकुण:	31280.00

RMasand

दस्त हजर करणाऱ्याची सही:

सह.दु.नि.अंधेरी 3

सह दुय्यम निबंधक अंधेरी क्र. ३.

सह.दु.नि.अंधेरी 3

सह दुय्यम निबंधक अंधेरी क्र. ३.

दस्ताचा प्रकार: अँग्रीमेंट टू सेल

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

शिक्का क्रं. 1 30 / 03 / 2016 01 : 43 : 11 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 30 / 03 / 2016 01 : 45 : 27 PM ची वेळ: (फी)

बदर-९			
पुस्तक क्र.१	२६३२	६२	६४
२०१६			

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

30/03/2016 1 50:43 PM

दस्त गोषवारा भाग-2

वदर9
दस्त क्रमांक:2632/2016

दस्त क्रमांक :वदर9/2632/2016
दस्ताचा प्रकार :-अँग्रीमेंट टू सेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:वेंकटेश्वर इण्डस्ट्रियल कॉर्पोरेशन चे भागिदार प्रमोद कुमार महेश्वरी पत्ता:गाला न. 12, 1 मजला, इंटरलींक इंडस्ट्रियल प्रिमाईसेस कॉप. सो. लि., इंटरलींक इंडस्ट्रियल एस्टेट , कॅवस रोड, जोगेश्वरी इस्ट., ज़ॉग़ेस्:वाऱी पूर्व , MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AHDPM2261K	लिहून देणार वय :-59 स्वाक्षरी:-		
2	नाव:वेंकटेश्वर इण्डस्ट्रियल कॉर्पोरेशन चे भागिदार राघव प्रमोद महेश्वरी पत्ता:गाला न. 12, 1 मजला, इंटरलींक इंडस्ट्रियल प्रिमाईसेस कॉप. सो. लि., इंटरलींक इंडस्ट्रियल एस्टेट , कॅवस रोड, जोगेश्वरी इस्ट., ज़ॉग़ेस्:वाऱी पूर्व , MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AZHPM8808Q	लिहून देणार वय :-25 स्वाक्षरी:-		
3	नाव:वेंकटेश्वर इंइण्डस्ट्रियल कॉर्पोरेशन चे भागिदार पुष्पा महेश्वरी पत्ता:गाला न. 12, 1 मजला, इंटरलींक इंडस्ट्रियल प्रिमाईसेस कॉप. सो. लि., इंटरलींक इंडस्ट्रियल एस्टेट , कॅवस रोड, जोगेश्वरी इस्ट., ज़ॉग़ेस्:वाऱी पूर्व , MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AORPM2624M	लिहून देणार वय :-58 स्वाक्षरी:-		
4	नाव:रुशांक मसंद राजा पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: समृध्दी, प्लोट न 23, ब्लॉक नं: जय हिंद सो. तॉर्थ साउथ रोड न. 11, जे वी पी डी स्कीम., रोड नं: जुहू, महाराष्ट्र, मुम्बई. पॅन नंबर:AZPPM4080J	लिहून घेणार वय :-20 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत अँग्रीमेंट टू सेल चा दस्त ऐवज़ करुन दिल्याचे कबुल करतात
शिक्का क्र.3 ची वेळ:30 / 03 / 2016 01 : 48 : 22 PM

वदर-९
पुस्तक क्र.१ 2632 03 08
२०१६

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:राजेश मसंद वय:50 पत्ता:जुहू पिन कोड:400049	स्वाक्षरी:-		
2	नाव:दिपा बी शुक्ला वय:40 पत्ता:अनिता नगर, कांदिवली इस्ट पिन कोड:400101	स्वाक्षरी		

THE SUB-REGISTRAR MOHERI NO.1 मुंबई उपनगर जिल्हा बांद्रा MUMBAI SUBURBAN DIST., BANDRA.

शिक्का क्र.4 ची वेळ:30 / 03 / 2016 01 : 49 : 00 PM

शिक्का क्र.5 ची वेळ:30 / 03 / 2016 01 : 49 : 15 PM नोंदणी पुस्तक 1 मध्ये

सह.दु.नि.अंधेरी 3.
सह दुय्यम निबंधक अंधेरी क्र. ३.

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH008524790201516E	0004968042201516

2632 /2016

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बदर-९			
पुस्तक क्र.१	२६३२	६४	६४
२०१६			

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण ६४ पाने आहेत.

सह दुय्यम निबंधक, अंधेरी क्र. ३,
मुंबई उपनगर जिल्हा

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA
सह दुय्यम निबंधक अंधेरी क्र. ३
मुंबई उपनगर जिल्हा

बदर-९/२६३२/२०१६
पुस्तक क्रमांक १, क्रमांक.....वर नोंदला.
दिनांक : 30 MAR 2016

सह. दुय्यम निबंधक, अंधेरी क्र. ३
मुंबई उपनगर जिल्हा

****

DATED THIS DAY OF MARCH, 2016

********** *********

M/S. VENKATESHWAR INDUSTRIAL CORPORATION through its partners SHRI PRAMODKUMAR MAHESHWARI and OTHERS

....TRANSFERORS

TO

SHRI RUSHANK RAJA MASAND

....,.. .....TRANSFEREE

AGREEMENT OF SALE CUM TRANSFER

VIMLA & CO.,
ADVOCATES & SOLICITORS
Office Nos.115/116, 3rd floor,
24-B Rajabhadur Compound,
Amabalal Doshi Marg, Hamam Street, Fort, Mumbai-400023.

बदर-९
पुस्तक क्र.१
२०१६

10:06