

25

508/13589

पावती

Original/Duplicate

Tuesday, December 18, 2018

नोंदणी क्र.: 39म

2:21 PM

Regn.: 39M

पावती क्र.: 14621 दिनांक: 18/12/2018

गावाचे नाव: फोर्ट

दस्तावेजाचा अनुक्रमांक: बबई4-13589-2018

दस्तावेजाचा प्रकार : सेल डीड

सावर करणाऱ्याचे नाव: वर्षा अजय आथा --

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 840.00


पृष्ठांची संख्या: 42

एकूण:

₹. 30840.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:06 PM ह्या वेळेस मिळेल.


सह दुय्यम निबंधक, मुंबई-४

बाजार मुल्य: ₹. 5998387.2/-

मोबदला ₹. 500000/-

भरलेले मुद्रांक शुल्क : ₹. 300000/-

सह. दुय्यम निबंधक वर्ग - २
मुंबई शहर झ. ४

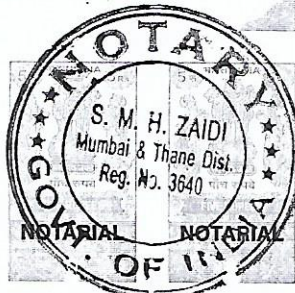
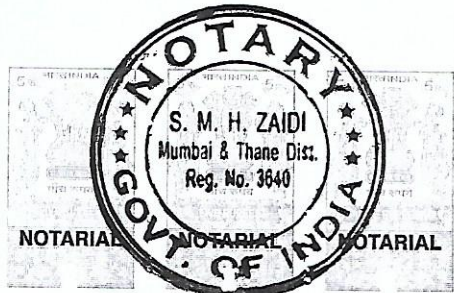
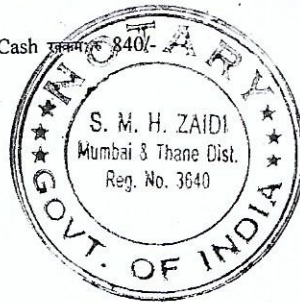
DELIVERED

1) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/घनावेशापि ऑर्डर क्रमांक: MH009515110201819E दिनांक: 18/12/2018

बँकेचे नाव व पत्ता:

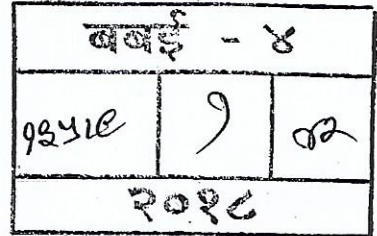
2) देयकाचा प्रकार: By Cash रकम: ₹. 840/-



2

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		18 December 2018,01:37:25 PM	
Valuation ID	201812181872	वर्ष १९	
मूल्यांकनाचे वर्ष	2018		
जिल्हा	मुंबई(पैर)		
मुल्य विभाग	2-फोर्ट डिव्हिजन		
अव मुल्य विभाग	2/25 मुभाग : फोर्ट भाग, सी.एस.टी. रेल्वे स्थानकापासून दक्षिणेकडे वीर नरीमन रोड पर्यंतचा दादाभाई नोरोजी रोड व रुहेद भगतसिंग रोड या मधील भाग		
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर 1868		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.		औद्योगिक	मोजपावनाचे एकक
खुली जमीन	निवासी घटकिका	दुकाने	चौरस मीटर
106600	209400	376300	209400
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र(Built Up)-	33.28चौरस मीटर	मिळकतीचा वापरा-	मिळकतीचा प्रकार-
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वार-	मूल्यदर/बांधकामाचा दर -
उद्भावहन सुविधा-	आहे	मजला -	बांधीव
			Rs.290700/-
संमिश्र वापराल्या इमारतीमधील कार्यालये/व्यावसायिक - No			
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ	= 100% apply to rate= Rs.290700/-		
घसा-वानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-वानुसार टक्केवारी)+ खुल्या जमिनीचा दर)		
	= (((290700-106600) * (40 / 100))+106600)		
	= Rs.180240/-		
A) मुख्य मिळकतीचे मुल्य	= घरील प्रमाणे मुल्य दर * मिळकतीचे क्षेत्र		
	= 180240 * 33.28		
	= Rs.5998387.2/-		
एकत्रित अंतिम मुल्य	= मुख्य मिळकतीचे मुल्य +दळपटपणे मुल्य + मेहेनत मजला क्षेत्र मुल्य + लागतचा मजलीचे मुल्य + वरील मजलीचे मुल्य + भवित्ता वाहन तळाचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + इमारती सोबतीच्या खुल्या जागेचे मुल्य + भवित्ता वाळकने		
	= A + B + C + D + E + F + G + H + I		
	= 5998387.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0		
	=Rs.5998387.2/-		

Home Print





CHALLAN
MTR Form Number-6



GRN	MH009515110201819E	BARCODE	[Barcode]	Date	17/12/2018-20:12:36	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)			
				PAN No.(If Applicable)	AAGPA7346D		
Office Name	BOM4_JT SUB REGISTRAR MUMBAI 4			Full Name	SMT VARSHA AJAY ATHA		
Location	MUMBAI			Flat/Block No.	OFFICE NO.25, 3RD FLOOR, ONLOOKER BUILDING,		
Year	2018-2019 One Time			Premises/Building			

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030045501 Stamp Duty	300000.00	AREA 298 SQ.FT. CARPET	C.S.NO.1868 FORT DIVISION, 14, SIR	P M ROAD, FORT,MUMBAI	4 0 0 0 0 1	PAN2=AACB2944C~SecondPartyName=MESSRS BARUN INVESTMENT COMPANY PVT LTD-
0030063301 Registration Fee	30000.00					
Total	3,30,000.00					Amount In Words: Three Lakh Thirty Thousand Rupees Only

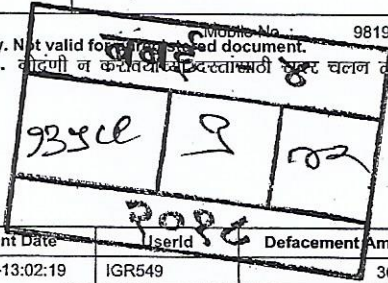


Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	02300042018121758492	183511382257		
	Bank Date	RBI Date	17/12/2018-20:14:35	Not Verified with RBI		
Name of Bank	Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch	Scroll No. , Date		81218 , 18/12/2018			

Department ID : Mobile No. : 9819978223
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for any other purpose.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करणेसाठीच प्रयोज्य आहे. कोणत्याही नोंदणी न करत घेतल्यास सदर चलन वागू नाही.

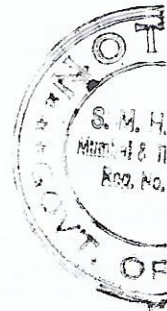
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-508-13589	0005221418201819	18/12/2018-13:02:19	IGR549	30000.00



GRN : MH009515110201819E Amount : 3,30,000.00 Bank : BANK OF MAHARASHTRA Date : 17/12/2018-20:12:36

2	(IS)-508-13589	0005221418201819	18/12/2018-13:02:19	IGR549	300000.00
Total Defacement Amount					3,30,000.00



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SALE DEED

THIS SALE DEED made at Mumbai this 18th day of December, ²⁰¹⁸ 2018 BETWEEN
 MESSRS. BARUN INVESTMENT COMPANY PRIVATE LIMITED (PAN
 AABCB2944C) a company incorporated under the Companies Act, 1956 having its
 registered office at 1A/1, Picasso Bithi, Kolkata-700017, hereinafter referred to as "the
 VENDOR" (which expression shall unless it be repugnant to the context or meaning
 thereof be deemed to mean and include its successors and assigns) of the ONE PART.

AND

SMT. VARSHA AJAY ATHA (PAN:AAGPA7346D) adult Indian inhabitant residing at
 84, Deepak Apartment, opposite Jaslok Hospital, Pedder Road, Mumbai:400026 hereinafter
 referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the
 context or meaning thereof be deemed to mean and include her heirs executors,
 administrators, legal representatives and assigns) of the OTHER PART.




WHEREAS:

A. MESSRS. BARUN INVESTMENT COMPANY PRIVATE LIMITED , the Vendor herein has been seized and possessed of or otherwise sufficiently entitled to piece and parcel of land or grounds, hereditaments and premises together with the structure standing thereon known as "Onlooker Building" situate on Plot No 56 bearing C.S.No 1868 of Fort Division and Municipal Street Number 14-14B, "A" Ward Number 1534-35(1) at Sir P.M.Road, Fort, Mumbai-400001 (hereinafter referred to as the "Said Property") more particularly described in Part-I of the Schedule hereunder written.

B. The said Smt. Varsha Ajay Atha, the Purchaser herein is a joint Sitting Tenants with her Son Shri Laksh Ajay Atha from the year 2010, and is in occupation and

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possession of the OFFICE NO. 25 on the Third Floor admeasuring 298 square feet (Garpet area) (hereinafter referred to as "the said Office") in the building known as ONLOOKER BUILDING situate on Plot No 56, bearing Cadastral Survey No 1868 of Fort Division at Sir Pheroze Shah Mehta Road, Fort Mumbai:400001 and more particularly described in Part-II of the Schedule written.

C. The Purchaser above named having inspected all the title deeds and documents relating to the said Office and further having caused necessary searches and investigation into the title of the Vendor in respect of the said property and also



the said Office being No 25 on the Third floor of the said property and having satisfied herself with regard to the rights, title or interest of the Vendor in respect of the said property and also the said office and further with regard to the areas, dimension, measurements, specifications and other details whatsoever in respect of the said office, approached the Vendor for purchase of the said office, subject to existing tenancy.

(Handwritten signature)

D. As the Vendor is now interalia seized and other wise well and sufficiently entitled to the said property as owner thereof, the Purchaser (one of the existing tenants) approached the Vendor for Purchase of the said office in the said property more particularly described in Part-II, of the schedule hereunder written at and for the total consideration of Rs 500,000/= (Rupees Five Lakhs only).

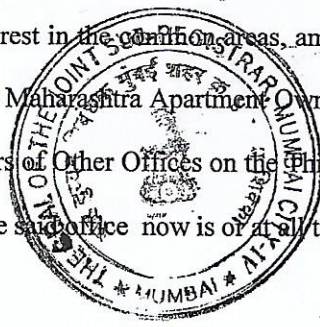
E. The Vendor being approached and requested by the Purchaser, i.e. one of the existing Tenants agreed to sell the Purchaser the said office No 25 situate on Third Floor in the said property and for the agreed consideration of Rs 500,000/= (Rupees Five Lakhs Only) and on the terms and conditions as appearing hereinafter.

NOW THIS INDENTURE WITNESETH:

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I. That in the premises aforesaid and in pursuance of the said Agreement and in consideration of the sum of Rs 500,000/- (Rupees Five Lakhs only) paid to the Vendor by the Purchaser (the receipt whereof the Vendor doth hereby admits and acknowledges), and the Vendor thereof acquits, release and forever discharges the Purchaser with respect to the said Office No 25 on Third Floor hereby sold and conveyed, the Vendor doth hereby grant, sells, transfers, conveys, assigns and assures unto and in favour of the Purchaser ALL THAT the said Office No 25 on Third floor containing by measurement an area of 298 sq.ft. (Carpet) situate lying at the building Known as "Onlooker Building" situate at Plot No 56 No 14, Sir Phirozshah Mehta Road, Fort, Mumbai-400001 and more particularly described in Part II of the Schedule hereunder written together with proportionate undivided share, right, title and interest in the common areas, amenities and facilities on the Third Floor (as defined under the Maharashtra Apartment Ownership Act, 1970) with the other Owners, tenants and occupiers of Other Offices on the Third Floor on the said property OR HOWSOEVER otherwise the said office now is or at all times was

(Handwritten signatures)



situated, butted, bounded, called, known, numbered described and distinguished

TOGETHER WITH all the rents issued and profits thereof and all the estates, rights, title, interest, property, claim and demand whatsoever and howsoever both at law or in equity of the Vendor into and upon and in respect of the said office or any part thereof and to have and to hold "the said office" more particularly described in Part II of the Schedule hereunder written, hereby sold, granted, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the benefit of the purchaser absolutely and forever and without any manner of condition, use, trust and other things whatsoever to alter, defeat, encumber or make void the same and free from encumbrances, subject to existing tenancy, charges, mortgages, liens, lispensens, claims, demands liabilities, acquisitions, requisitions, alignment and trust and subject to the Purchaser regularly and punctually paying the proportionate amount of the Municipal Corporation taxes and other rates and taxes and common maintenance charges or such other charges as may be payable on account and in respect of the said office.

THE VENDOR DOTH hereby covenant with the Purchaser as follows :-

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i) The Vendor has good right, full power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign, and assure the said office hereby granted, sold and conveyed or expressed or intended so to be unto and to the use of the Purchaser according to the true intent and meaning of these presents.

That the said office room hereby sold, transferred and conveyed or expressed or intended so to be unto and in favour of the Purchaser is free and discharged from and against all manner of encumbrances whatsoever Subject to existing tenancy and there is no impediment of any nature whatsoever for the Vendor to sell, transfer and convey the said office in favour of the Purchaser in the manner as intended by these presents.



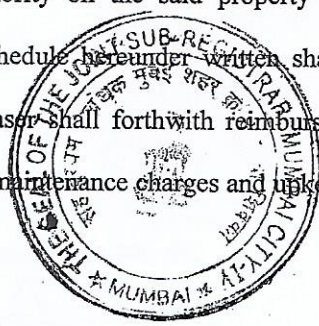
(Handwritten signatures)

- iii) That the Purchaser shall and will from time to time and at all times hereafter pay to the vendor common maintenance charges, corporation taxes, and other rates and taxes relating to the said office and the Purchaser shall be entitled to receive, realize and recover the rents issues and profits of the said office room and every part thereof.
- iv) The Vendor shall and will at all times hereafter at the requests and costs of the Purchaser make, do, acknowledge, execute and perfect all such further and other lawful and reasonable acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said office up to and in favour of the Purchaser above named.
- v) The Purchaser herein shall at all times be entitled to use and enjoy all the proportionate common parts, areas and facilities whatsoever on the Third Floor at the said property leading to the said office in common with the other owners, tenants and occupiers of other offices and spaces at the said property.



The Purchaser herein shall be entitled to apply to the Mumbai Municipal Corporation authorities and all other appropriate Government authorities and/or departments and to have her name mutated and recorded as the Owner in respect of the said office room as also for separate assessment of the Municipal Taxes and other rates and taxes in respect of the said office. In the event it is not possible to obtain separate assessment for the said office, the Vendor shall ensure that the taxes and cess levied by any authority on the said property more particularly described in the Part-I of the schedule hereunder written shall be regularly paid by the Vendor and the Purchaser shall forthwith reimburse her proportionate share of the same together with maintenance charges and upkeep in respect of the said office to the Vendor;

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AND THE PURCHASER DO TH HEREBY agree, declare and confirm as follows :-

- I) That the user of the said office is commercial and shall always remain the same ;
- II) The Purchaser shall at all times hereafter regularly and punctually make payment of all Municipal Taxes, Municipal surcharges and all other rates, taxes, cess, impositions as per actual and other outgoings and maintenance whatsoever as may be payable on account and in respect of the said office room proportionately.

- III) That the Purchaser herein shall at all times be entitled to use and enjoy in common with the owners, tenants and occupiers of the said property the common areas and common facilities on the Third floor leading to the said office at the said property and shall not do any act, deed, matter or things which may prevent the owners, tenants and occupiers of other offices or spaces at the said Property as well as to the Vendor from using and enjoying the said common areas and facilities either in common with the Purchaser herein or otherwise.

- IV) It is however made clear that as and when the Association or Condominium of Apartment owners or any other body will be formed by the Vendor under any applicable provisions or under the provision of the Maharashtra Apartments Ownership act, 1970 for the purposes of maintenance of the building necessary clauses for incorporating the following conditions will be incorporated in the Deed or Document. The said conditions are as under:-

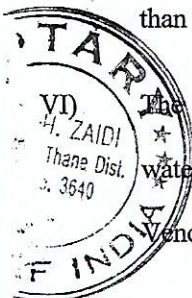
The basis for voting and representation in the meeting of the Association of Apartment Owners or any other body as may be formed shall be Unit wise i.e. one vote for one Unit ;



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- b) The Purchaser's contribution towards the repairs / renovation / maintenance / outgoing of the said property shall be proportionate to the area of the said office occupied by the Purchaser.
- c) The Vendor/prospective buyer will not be liable to pay any entrance fee or transfer fee to the Association of Apartment Owner or any other body as may be formed by various Unit Owners of "Onlooker Building" towards admitting such prospective buyer recommended by the Vendor as a member of the said Association of Apartment Owners or any other body;

V) The Purchaser and its transferee and/or its tenants shall not claim any right of use or enjoyment or any other right in respect of the common areas and facilities on the other floors and roofs of the said building known as "ONLOOKER" other than the Third floor on which the said office is situated.

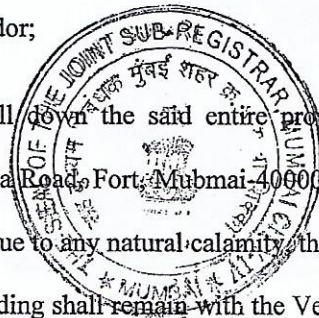


The Purchaser shall not interfere and/or obstruct in the Vendor's maintaining water supply, lift services, staircases and other common services and shall pay the Vendor proportionate share of such expenses.

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VII) The Purchaser and its transferee shall not make any structural additions/alterations/constructions and/or demolitions within the said office room without obtaining prior sanction and/or permission and/or approval from Mumbai Municipal Corporation as well as from the Vendor;

VIII) In case it becomes necessary to demolish/pull down the said entire property situate on Plot No 56 , 14, Sir Phirozshah Mehta Road, Fort, Mumbai-40001 on account of irreparable loss or damage caused due to any natural calamity, then in such event the right to reconstruct the new building shall remain with the Vendor and the Purchaser jointly and the Purchaser shall always co-operate with the Vendor in such reconstruction. The Purchaser shall be liable to pay the proportionate reconstruction cost for the said office room area.



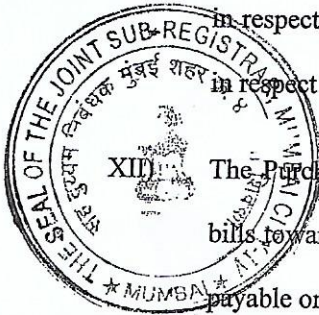
(Handwritten signatures)

- IX) The Purchaser shall execute a Power of Attorney granting power to the Vendor and its representatives to obtain sanctioned plans of the said Onlooker Building and to make additions, alterations and renovations to the same and in that event, if it may become necessary to demolish the existing said property subject to happening of events as mentioned in Clause (VIII) then in such event to reconstruct the existing said property and for such other purposes as may be

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deemed necessary by the Vendor.
 In the event of entire reconstruction of the said property as mentioned in Para (VIII) hereinbefore, the Purchaser shall be entitled to get the pro-rata and/or proportionate area according to the plan sanctioned by the Municipality on payment of proportionate expenses and it is specifically made clear that if total construction area is reduced/increased as per the rule of Mumbai Municipal Corporation, in that case, the area to be allotted to the Purchaser after reconstruction of new building shall also be proportionately reduced/increased.

- XI) The Purchaser shall be liable to bear and pay the entire stamp duty and registration charges in respect of this document and keep the Vendor indemnified in respect of the said charges, expenses and penalties, if any, that may be levied in respect thereof.



- XII) The Purchaser herein shall regularly and punctually bear and pay the quarterly bills towards maintenance and service charges as may from time to time become payable on account and in respect of the said office.

- XIII) The purchaser herein agree and confirm that the Purchaser shall abide by the rules and regulations as may be framed by the vendor for use and enjoyment of the common parts, areas and amenities at the said property.

THE SCHEDULE ABOVE REFERRED TO :

PART - I

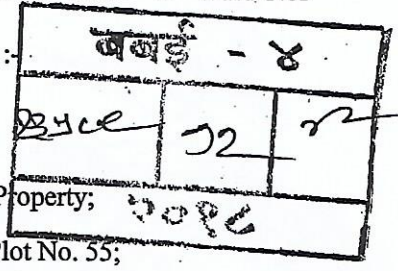
(THE SCHEDULE OF THE "SAID PROPERTY")

ALL THAT piece or parcel of land with the building standing thereon known as "ONLOOKER BUILDING" being Plot No 56 situate, lying and being at 14, Sir Phirozshah Mehta Road, Fort in the Registration District and Sub-District, of Mumbai City and Mumbai Suburban, Fort, Mumbai-400 001 containing on actual measurement 483 Sq. Yards or thereabouts that is 403.85 square meters or thereabouts and registered in the Books of the Collector of Land Revenue under Cadastral Survey No 1868 of Fort Division and in the books of the Collector of Municipal Rates and Taxes under "A" Ward Nos 1534-1535 (1) and Street Nos. 14-14B and bounded as follows :-

THAT IS TO SAY:

- ON OR TOWARDS THE EAST
- ON OR TOWARDS THE WEST
- ON OR TOWARDS THE NORTH
- ON OR TOWARDS THE SOUTH

- : By Gamadia's Property;
- : By Municipal Plot No. 55;
- : By a 10' feet Service Passage &
- : By Sir Pheroze Shah Mehta Road;



PART - II

(THE SCHEDULE OF "THE SAID OFFICE")

Office No 25 (TWENTY FIVE) on the Third floor admeasuring about 298 Sq.ft. (Carpet Area) i.e. 358 Sq.ft. (Built up area) of the "ONLOOKER BUILDING" situate on Plot No 56 bearing C.S. No 1868 of Fort Division & Municipal Street Nos 14-14B, situate at 14, Sir P.M. Road, Fort, Mumbai-400001 and duly assessed:-

IN WITNESS WHEREOF the parties above named have put their respective hands and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by)
the within named VENDOR)

For BARUN INVESTMENT CO. PVT. LTD.
) *Shibnath Mazumdar*
Law Officer

M/S.BARUN INVESTMENT COMPANY PVT. LTD)
Through its Law Officer)

SHRI SHIBNATH MAZUMDAR, under)
The Resolution passed in the meeting)
Of the Board of Directors of the said)
Company held on 03-12-2018)
in the presence of :



1. *[Signature]*)

[Signature])



SIGNED, AND DELIVERED)
by the within named "PURCHASER")
Smt. Varsha Ajay Atha in the presence of)



[Signature])

1. *[Signature]*)

2. *[Signature]*)

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RECEIPT

RECEIVED from the Purchaser herein consideration of Rs 500,000/= (Rupees FIVE LAKHS Only) as per details given below:

By ^{Demand Draft} Pay Order No. 027613 dated 15-12, 2018 Drawn on ^{Bank of Baroda} Bank Ltd,
Branch. Sarvejya, Por, Mumbai Kulkarni of Rs 500,000/=.

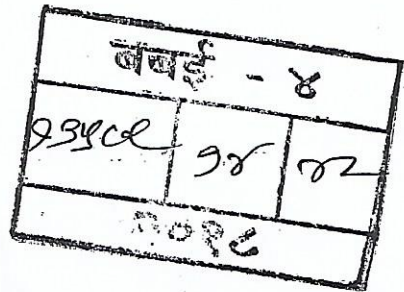
WE SAY RECEIVED

FOR BARUN INVESTMENT CO. PVT. LTD

Shibnath Mazumdar
(SHIBNATH MAZUMDAR)

Law Officer

VENDOR





जय - ४		
१३५८	०५	४
२०२०		



Smt Varsha Ajay Atha & Master Laksh Ajay Atha

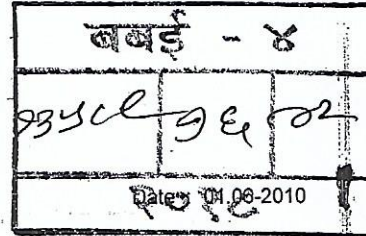
To,

BARUN INVESTMENT CO. PVT. LTD.
1A, Picasso Bithi, Kolkata - 700 017

	Rs.	P.
To, Statutory Rent and / or Compensation for use and occupation of Room no.25 On 3rd Floor at ONLOOKER Building, Sir P.M. Road, Mumbai - 400 001, for the month of Jun-10	190.00	
RupeesOne hundred ninety Only.....	190.00	

Note : Please pay by "A/C PAYEE" Cheque Only. This is bill. A separate stamped receipt will be issued in acknowledgement of payment.

E. & O. E.
BARUN INVESTMENT CO. PVT. LTD.
A. J. Jaiswal
Authorised Signatory



BILL NO. 107 /2010 -11

Smt Varsha Ajay Atha & Master Laksh Ajay Atha

To,

BARUN INVESTMENT CO. PVT. LTD.
1A, Picasso Bithi, Kolkata - 700 017

	Rs.	P.
To, Being the amount towards taxes and outgoings etc. in respect of Room no.25 On 3rd Floor at ONLOOKER Building, Sir P.M. Road, Mumbai - 400 001, for the month of — Jun-10	190.00	
Rupees <u>One hundred ninety only.</u>	190.00	

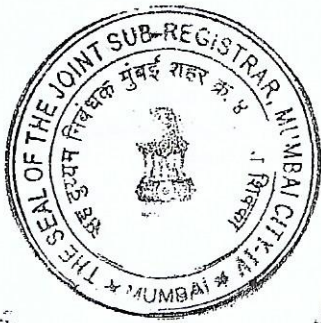
Note : Please pay by "A/C PAYEE" Cheque Only. This is bill. A separate stamped receipt will be issued in acknowledgement of payment.

E. & O. E.
BARUN INVESTMENT CO. PVT. LTD.
A. J. Jaiswal
Authorised Signatory





बवई - ४		
२३५५	१६	२२
२०२६		



Smt. Varsha Ajay Atha & Master Laksh Ajay Atha Dr

To,

BARUN INVESTMENT CO. PVT.LTD

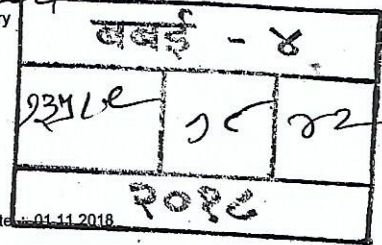
1A/1, Picasso Bithi, Kolkata-700017

To, Being the amount towards taxes and outgoings etc. in respect of Room no.25 On 3rd Floor at ONLOOKER Building, Sir P.M. Road, Mumbai - 400 001, November 2018	Rs. P.
	589.00
RupeesFive Hundred Eighty-Nine Only.....	589.00

- Note : 1 Please pay by "A/C PAYEE" Cheque Only. This is bill. A separate stamped receipt will be issued in acknowledgement of payment.
- Note : 2 In Case of delayed payment or default, the tenant shall be liable to pay the interest at the rate of 15% P.A

E. & O. E.
BARUN INVESTMENT CO. PVT. LTD.

[Signature]
Authorised Signatory



/2018-19

BILL NO. R 284

Date: 01.11.2018

Smt. Varsha Ajay Atha & Master Laksh Ajay Atha Dr

To, **BARUN INVESTMENT CO. PVT. LTD.**

1A/1, Picasso Bithi, Kolkata-700017

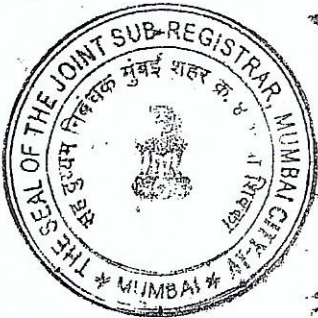
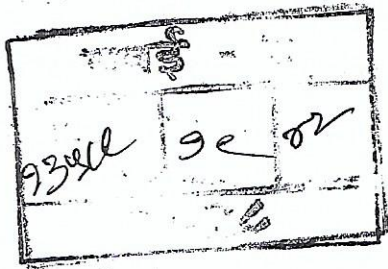
To, Statutory Rent and / or Compensation for use and occupation of Room no.25 On 3rd Floor at ONLOOKER Building, Sir P.M. Road, Mumbai - 400 001, for the month of 3640: November 2018	Rs. P.
	241.00
RupeesTwo Hundred Forty One Only.....	241.00

- Note : 1 Please pay by "A/C PAYEE" Cheque Only. This is bill. A separate stamped receipt will be issued in acknowledgement of payment.
- Note : 2 In Case of delayed payment or default, the tenant shall be liable to pay the interest at the rate of 15% P.A

E. & O. E.
BARUN INVESTMENT CO. PVT. LTD.

[Signature]
Authorised Signatory





BARUN INVESTMENT COMPANY PVT LTD

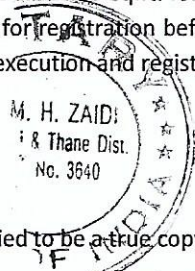
1A/1, PICASSO BITHI, KOLKATA-700017
CIN – U67120WB1988PTC043626

Extract of the Resolution passed in the meeting of the Board of Directors of M/s Barun Investment Company Pvt.Ltd. held at the registered office of the Company at 1A/1, Picasso Bithi, Kolkata-700017 on Monday, the 3rd December, 2018 at 1:30 P.M.

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

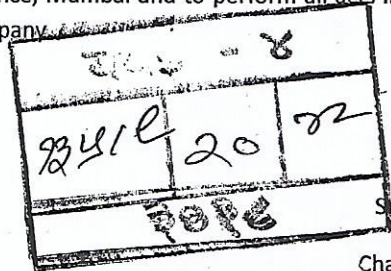
4. Chairman informed the Board that Company has received one offer from Smt. Varsha Ajay Atha residing at 84, Deepak Apartment, Opposite to Jaslok Hospital, Pedder Road, Mumbai-400026. one of the joint tenants with her Son Sri Laksh Ajay Atha to purchase in her name the said tenanted room being Office Room No.25 on 3rd Floor at Premises "Onlooker Building", 14, Sir P.M.Road Fort, Mumbai-400001, admeasuring carpet area 298 Sq.ft. for the consideration of Rs. 5,00,000/- (Rupees Five lakhs) Only subject to existing tenancy of the said office room. Board discussed the matter and it was approved. Draft Sale Deed was laid before the meeting and it was approved.

RESOLVED that Shri Shibnath Mazumdar, Law Officer of the Company has been authorized to execute the Sale Deed on behalf of the Company in favour of Smt. Varsha Ajay Atha residing at 84, Deepak Apartment, Opposite to Jaslok Hospital, Pedder Road, Mumbai-400026 in respect of Office Room No.25 on 3rd Floor at Premises "Onlooker Building", 14, Sir P.M.Road Fort, Mumbai-400001, admeasuring carpet area 298 Sq.ft. for the consideration of Rs. 5,00,000/- (Rupees Five lakhs) Only and to lodge the same for registration before Sub-Registrar of Assurance, Mumbai and to perform all acts incidentals to such execution and registration on behalf of the Company.



Certified to be a true copy
 BARUN INVESTMENT CO. PVT. LTD.

[Signature]
 Director



St/-
 Chairman



Ph: 2287-5341/2280-6469/
4007-3983

BARUN INVESTMENT CO. PVT. LIMITED.
1A, Picasso Bithi, Kolkata: 700 017

13th December' 2018

TO WHOMSOEVER IT MAY CONCERN

This is to confirm that "Onlooker Building" situate on Plot bearing CS. No. 1868 of Fort division at 14, Sir P.M.Road, Fort, Mumbai:400 001 has been constructed in the year 1945.

The Building consists of GROUND + SIX UPPER FLOORS having One Lift.

The Building has been constructed prior to the year 1961-62.

For BARUN INVESTMENT COMPANY PVT. LIMITED

Shibnath Mazumdar
(Shibnath Mazumdar)
Authorized Signatory.

बवई - ४		
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२०१८		



24

BARUN INVESTMENT COMPANY PVT. LTD

1A/1, Picasso Bithi, Kolkata 700017.

Tel: 033 2248 1903

TO WHOMSOEVER IT MAY CONCERN

Ref: - "Onlooker Building" situate at 14, Sir P.M. Road, Fort, Mumbai: 400001
Assessed under Ward No. A-1534-35(1).

We hereby confirm that in Capital Value calculation statement issued by B.M.C. for property taxes for the above property Unit No. 25 on the Third Floor, as per our records, has been numbered as Unit No. 35

Dated this:- 13th December, 2018



For BARUN INVESTMENT CO. PVT. LTD.,

Shibnath Mazumdar

(Shibnath Mazumdar)
Law Officer

वर्ग - ४		
25/1E	22	22
2018		





Municipal Corporation of Greater Mumbai
Assessment & Collection Department

Special Notice under Section 154(1C) of the Mumbai Municipal Corporation Act, 1888
bearing No. AX16698 for the Assessment Year 2015-2016

Ward Address : Assistant Assessor & Collector, Assessment
& Collection Department, "A" Ward Municipal
Office, 1st floor, Room No.12, 134E, Shahid
Bhagat Singh Road, Mumbai 400001.

Date of Issue : 30/05/2015

To,
BARUN INVESTMENT CO. PVT LTD. OFFICE NO. 6, ONLOOKER BUILDING,,14,
SIR P. M. ROAD, FORT,,MUMBAI-400001

Sir / Madam,
In exercise of the powers conferred by Section 154 (1C) of the Mumbai Municipal Corporation Act 1888, I hereby fix
the Capital Value of the below mentioned premises at Rs. 258092350
(Rupees : Twenty Five Crore Elghty Lac Ninty Two Thousand Three Hundred and Fifty Only)

with date of effect as shown in attached "Annexure A" and hereby give this Special Notice under Section 154(1C) of the
Mumbai Municipal Corporation Act, 1888.

Property Account : AX1000640020000.
Property Address : A-1534-35 (1)/14-14B, SIR P M ROAD HOUSE WITH SHOPS
Zone : 002
SubZone : 0025
Assessee : MESSRS- BARUN INVESTMENT COMPANY PRIVATE LIMITED



Complaints, if any, shall be made in the attached format by lodging and delivering at the office of the Assistant
Assessor and Collector, only at the ward address mentioned above within 21 days from the date of receipt of this notice.
The complainant shall set forth, the grounds on which the Capital Value is complained against in respect of "Carpet
Area" and / or any other "Factor Values", along with the documentary evidences in support of the complaint. A blank row
is provided below each unit in the "Annexure A" wherein the required changes be mentioned.

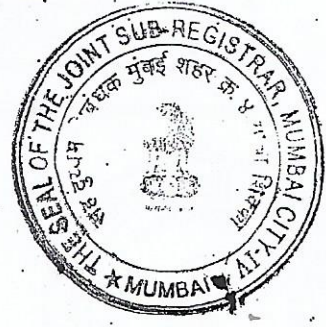
Complaints which do not fulfill any of the above conditions will not be considered.

For details of the factors and categories of users of buildings or lands and weightage by multiplication to be
assigned to, please visit our website: www.mcgm.gov.in .For details of Zone, Subzone and base value, please refer
the respective Stamp Duty Ready Reckoner as applicable on the date of assessment, published by the Inspector
General of Registration and Controller of Stamps, Pune, Maharashtra State, prepared under Bombay Stamp
(Determination of True Market Value of Property) Rules 1995, framed under the provisions of the Bombay Stamp Act,
1958.

बवई - २
२०१६

बवई - ४
२३/०२
Assessor & Collector (AC)
२०१६

Encl: - "Annexure A".



No.:

Date:

Complaint under Section 154(1C) of the Mumbai Municipal Corporation Act, 1888

Name of Complainant :
Address : House No.:
Name of the Building:
Name of the Street:
Locality :
Landmark :
Pin Code:
Mobile/Telephone No :No.:
Email ID:
Date:



बळई - ४		
22/02	28/02	
२०२६		



To,
The Assistant Assessor and Collector, A Ward,

Sir / Madam,

I have received the Special Notice bearing No. AX16698 date 30/05/2015 On / / for the property bearing Account No. AX1000640020000 fixing the Capital Value at Rs. 258092350 with date of effect as shown in attached "Annexure A"

I hereby lodge the complaint against the Capital Value fixed for the reasons mentioned as per details enclosed herewith.

The property is classified in Zone: 002 FORT Division and Sub Zone: 0025 which should be rectified as Zone: and Sub Zone:

The complaints against the "Carpet Area" and / or "Factor Values" of the respective units is/are mentioned in the blank rows of "Annexure A". I hereby declare that, all the information provided by me in the "Annexure A" and supporting documents is true and correct to the best of my knowledge and belief. I hereby agree with the rest of all other factors and carpet area considered for calculating the Capital Value and acknowledge by signing all the pages of "Annexure A".

If the aforesaid information and documents furnished by me are found to be false and incorrect, I shall be solely held responsible for the same.

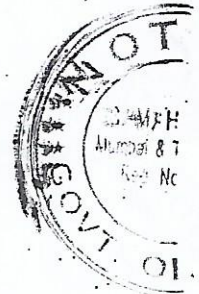
Please find herewith the following documents in support of the above complaint.

बळई - २		
UBYY	refse	
२०२६		

Complainant's relationship with Assessee :

Place :

Time :



Signature of Complainant

Unit No	Floor /Wing Details	Floor Factor Value	Floor Sub-Type (Factor Value)	Carpet Area of Land in Sq. Mtr	User Category	User Factor Value	Spill Risk Mit.	Age of Building	Age Factor Value	Type of Construction	Constant Factor Value	FSI (Factor Value)	Metered/Unmetered	Capital Value In	Date of Effect	Tax Code	Tax on Capital Value	Existing Tax	Tax After Capping	Provision Under Section 43CA in Case of Unmetered Structure	Reason For Assessment
34	3RD	1.00		35.26	SHOP/ COMMERCIAL, Commercial User COM 77	0.80	280700	55	0.50	RCC Building	1.00	0	Metered	4100035	01/04/2015	4001	36080	1566	2192	0	Changes in CV Rules w.e.01-APR-2015
35	3RD	1.00		27.37	SHOP/ COMMERCIAL, Commercial User COM 77	0.80	280700	55	0.50	RCC Building	1.00	0	Metered	3182585	01/04/2015	4001	28007	1170	1638	0	Changes in CV Rules w.e.01-APR-2015
36	3RD	1.00		27.92	SHOP/ COMMERCIAL, Commercial User COM 77	0.80	280700	55	0.50	RCC Building	1.00	0	Metered	3246540	01/04/2015	4001	28570	1440	2016	0	Changes in CV Rules w.e.01-APR-2015
37-39	4TH	1.00		143.09	SHOP/ COMMERCIAL, Commercial User COM 77	0.80	280700	65	0.50	RCC Building	1.00	0	Metered	1668595	01/04/2015	4001	146419	10587	14922	0	Changes in CV Rules w.e.01-APR-2015
40	3RD	1.00		36.71	SHOP/ COMMERCIAL, Commercial User COM 77	0.80	280700	55	0.50	RCC Building	1.00	0	Metered	4288540	01/04/2015	4001	37584	1521	2129	0	Changes in CV Rules w.e.01-APR-2015

924 29 2015



27

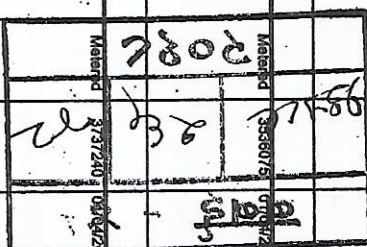
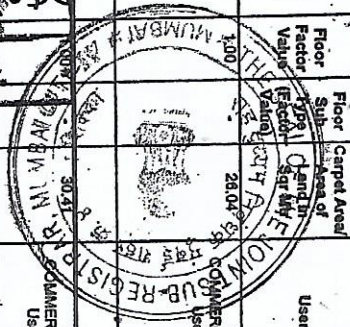
37-39


38

39

101

Unit No	Floor No	Floor Details	Floor Factor Value	Floor Sub Factor Value	Carpet Area	User Category	User Factor Value	SDRR Rate Per Building	Age of Building	Age Factor Value	Type of Construction	Construction Factor Value	FSI (Factor Value)	Material/Unmetered	Capital Value In	Date of Effect	Tax Code	Tax on Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 153A in Case of Unmetered Structures	Reason For Assessment w.e.f.01-APR-2015
28	2ND	100	1.00	28.04	SHOP/ COMMERCIAL, Commercial User COM 77	0.80	290700	55	0.50	RCC Building	1.00	0	Metered	3027930	01/04/2015	4001	26644	1170	1638	0	Changes in CV Rules w.e.f.01-APR-2015	
29	2ND	100	1.00	30.43	SHOP/ COMMERCIAL, Commercial User COM 77	0.80	290700	55	0.50	RCC Building	1.00	0	Metered	3358075	01/04/2015	4001	31117	1392	1949	0	Changes in CV Rules w.e.f.01-APR-2015	
30	3RD	100	1.00	32.14	SHOP/ COMMERCIAL, Commercial User COM 77	0.80	290700	55	0.50	RCC Building	1.00	0	Metered	3737250	01/04/2015	4001	32287	1332	1665	0	Changes in CV Rules w.e.f.01-APR-2015	
31-32	3RD	100	1.00	47.29	SHOP/ COMMERCIAL, Commercial User COM 77	0.80	290700	55	0.50	RCC Building	1.00	0	Metered	7824450	01/04/2015	4001	68856	3732	5225	0	Changes in CV Rules w.e.f.01-APR-2015	
33	3RD	100	1.00	34.08	SHOP/ COMMERCIAL, Commercial User COM 77	0.80	290700	55	0.50	RCC Building	1.00	0	Metered	3962820	01/04/2015	4001	34874	1323	1852	0	Changes in CV Rules w.e.f.01-APR-2015	



 बृहन्मुंबई महानगरपालिका करनिर्धारण व संकलन खाते मालमत्ता कर देयक सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम १०० अन्वये जारी करण्यात आले आहे.			
मालमत्ता लेखा क्रमांक AX1000640020000	मालमत्ता करवर्ष 2018-2019	देयक क्रमांक 201810BIL06988942 201820BIL06988943	देयक दिनांक 17/05/2018
पक्षकाराचे नाव व पत्ता : BARUN INVESTMENT CO. PVT LTD. OFFICE NO. 6, ONLOOKER BUILDING,,14, SIR P. M. ROAD, FORT,,MUMBAI-400001		प्रेषक - सहा. क. व सं. / विभाग : Assistant Assessor & Collector, Assessment & Collector Department, "A" Ward Municipal Office, 1st floor, Room No:12, 134E,Shahid Bhagat Singh Road, Mumbai 400001.	
मालमत्ता क्रमांक,सवदिका क्रमांक, इमारतीचे नाव / विंग,सो.डी.एस. क्र./ प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे A-1534-35 (1)/14-14B,SIR P M ROAD HOUSE WITH SHOPS MESSRS- BARUN INVESTMENT COMPANY PRIVATE LIMITED.			
प्रथम करनिर्धारण दिनांक : 31/03/1961/	जलजोडणी क्रमांक : -	एकूण भंडवली मूल्य : ₹ 258092350	
अक्षरी Twenty-Five Crore Eighty Lac Ninety-Two Thousand Three Hundred Fifty Only			
देयक तयार करतरेवेळी ३१/०३/२०१० या तारखेपर्यंतची थकबाकी ₹ 58686		०१/०४/२०१० या तारखे नंतरची थकबाकी ₹ 0	
देयक काळावधी : 01/04/2018 ते 31/03/2019			

कराचे नाव :	01/04/2018 ते 30/09/2018	01/10/2018 ते 31/03/2019
सर्वसाधारण कर	54124	54124
जल कर	0	0
जललाभकर	34075	34075
मलनिःसारण कर	0	0
मलनिःसारण साम कर	21050	21050
म.न.पा. शिक्षण उपकर	20044	20044
राज्य शिक्षण उपकर	16036	16036
रोजगार हमी उपकर	4008	4008
वृक्ष उपकर	1000	1000
पथकर	26061	26061
एकूण देयक रक्कम	176398	176398
कलम १५२ अ नुसार देवाची रक्कम	0	0
परताव्यावरील व्याजाची वसुली	0	0
अर्ली बर्ड योजनेनुसार लाभोची रक्कम	0	0
र्ली बर्ड-च्या लाभव्यतिरिक्त समायोजित केलेली रक्कम	0	0
आगाऊ अधिदानाचे समायोजन	0	0
भरावयाची निव्वळ रक्कम	176398	176398
* ३०.०६.२०१८ पर्यंत भरावयाची निव्वळ रक्कम	732	170184
* ३१.०७.२०१८ पर्यंत भरावयाची निव्वळ रक्कम	17484	171737
* ३१.०७.२०१८ नंतर भरावयाची निव्वळ रक्कम	176398	176398
अक्षरी रूपये	One Lac Seventy-Six Thousand Three Hundred Ninety-Eight Only	One Lac Seventy-Six Thousand Three Hundred Ninety-Eight Only
अंतिम देय दिनांक	25/08/2018	31/12/2018

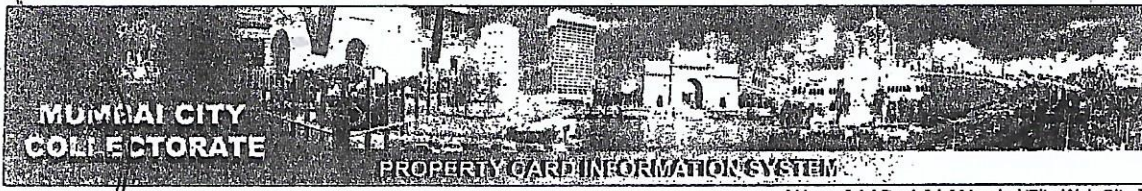
To make payment through NEFT:
IFSC - SBINCOLLEC, Beneficiary A/C No:- BMCPOAX1000640020000 , Name-MCGM Property Tax.
Please note, payment done through NEFT will be collected against oldest bills first."

* अर्ली बर्ड इन्वेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

मालमत्ता लेखा क्रमांकामधील पहिले ११ अंक इमारतीची यू. आइडी. (यूनिक आइडेंटिटी) असून, प्रत्येक इमारतीच्या दर्शनी भागावर यू. आइडी. स्टीकर लावण्याचा प्रकल्प महापालिकेने हाती घेतला आहे. त्यामुळे महापालिकेच्या कोणत्याही कामासंबंधीतील फरव्यवहारात सदर यू. आइडी.क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.



देविदास शि. लीरसागर
करनिर्धारक व संकलक (प्र.)



[Home] | [Back] | [Mumbai City Web Site]

Survey Register Of Mumbai City

Division Name	Fort	Cadastral Survey No.	1868
C.S.Reg No.	34	C.S.Page No.	12
Sheet No.	Name of the Street or Locality	Street No.	Tenure
51	PLOT NO.56 SIR PHIROZ SHAH MEHTA ROAD,KHORSHED	33-45,25-27,A WARD NO.1534 & NO.1535(1),14-14B	-NIL-
Area in Sq.Meters.	Laughton Survey No.	Collectors New No.	Collectors Rent Roll No.
403.85	-NIL-	-NIL-	-NIL-
Ground Rent Due to Govt.		Grant	Due
0.0			0.0

बवई - ४
25/20
20१८

Holders History

- (A)-A-[THE PEOPLE'S INSURANCE CO.,LTD] २०१८
- (B)-B-[PILUS (ALIAS PIROJSHAW) PESTONJI SHROFF] - DIED ON 5.7.1961
- C-[MITHAMAI PIROJSHAW PESTONJI SHROFF]
- D-[KATY BEHRAMGORE RATANSHA VAKIL]
- E-[BEHRAMGORE RATANSHAW VAKIL]
- (C)-F-[THE PUBLICITY SOCIETY OF INDIA LTD.]
- (D)-G-[MESSRS.BARUN INVESTMENT COMPANY LIMITED]
- (E)-H-MESSRS.BARUN INVESTMENT COMPANY PRIVATE LIMITED.

Disclaimer : While all efforts have been made to make this website as authentic as possible, National Informatics Centre will not be responsible for any loss to any person caused by any shortcoming, defect or Inaccuracy in the information available on this website. Any discrepancy found may be brought to the notice of the Collector, Mumbai City.

Developed by National Informatics Centre, Mumbai City
E-mail: mahbom@nic.in | Website: http://mumbai.nic.in



बवई - ५
25/20
२०१८

1. Serial No.	2. Name of Street or Locality	3. Street No.	4. District Survey No.	5. Area in Sq. Yds./Sq. Fts.	6. Collector's File No. (Collector's File No.)
51	Plot No. 56, SRI PRINCE SHRI KANTA ROAD, HADHESHI WARD.	33-45/25-27-A WARD NO. 152A & NO. 153(1), 14-1-48	1868	(TOWN LAND) 52.1400 (451.00) PLOT AREA 50.4275 451.05	-H/1- (-H/1-)

9. Serial No. as in Book	10. Name of Person in Beneficial Ownership	11. Mode of Acquisition by Present Date	12. Description of Title
- H/1 -	(A)-THE PEOPLE'S INSURANCE CO. LTD. (B)-PILLUS (ALIAS PUNJAB) RESTRICTED SHARE CO. LTD. (C)-MATHANI PRODUCE RESTRICTED SHARE CO. LTD. (D)-HARY VEHICULAR BATHING WAREHOUSE RESTRICTED SHARE CO. LTD. (E)-KARAFORNE BATHING WAREHOUSE RESTRICTED SHARE CO. LTD. (F)-THE PUBLICITY SOCIETY OF INDIA LTD. (G)-MESSRS. RAJAN JAMES/KEY COMPANY LIMITED (H)-MESSRS. RAJAN INVESTMENT COMPANY PRIVATE LIMITED.	(A)-DEED NO. 1741 DATED 29.8.41 FROM THE MUNICIPAL CORPORATION FOR THE CITY OF BOMBAY OF THE 1ST PART AND OTHERS FOR RS. 1,42,502-7-9 (B)-DEED NO. 6608 NOTICE OF LIS PENDENS DT. 3.11.52 VIDE COL. 17.3 (C)-DEED NO. 1623 DATED 22.2.1960 FROM THE COMMISSIONER OF LAND COURT OF BOMBAY TO S. S. D. 4 ' IN COL. 10 FOR RS. 3,75,000/- (MORTGAGE IN POSSESSION) (D)-DEED NO. 1652/1960 HELD BY COMMISSIONER DT. 29-3-1960 FROM 7' 4 1/2' IN COL. 10 & BEING EXCLUSIVE AND TRUSTEES OF DECEASED 7' IN COL. 10 AS PER PROBATE PASSED BY THE HON. HIGH COURT OF BOMBAY IN PETITION NO. 708/1960 & ALSO IN THEIR INDIVIDUAL PERSONAL CAPACITY DATED 28.12.1960 & 30.1.1961 IN COL. 10 FOR RS. 3,25,000/- AS SUCH THE SHARE OF 7' IN COL. 10 BELONGS TO THE GROUP TO THE ABOVE DEED NO. 1652/60 VIDE A.S. NO. 279/66 (E)-DEED NO. 1654/1960 HELD BY COMMISSIONER DT. 31-11-1960 FROM 7' IN COL. 10 TO 7' IN COL. 10 FOR RS. 1,75,000/- VIDE A.S. NO. 279/66 (F)-DEED NO. 1315/1961 RELATING TO THE UNIVERSITY DT. 13-11-2006 MADE BY AUTHORIZED SIGNATORY OF 7' IN COL. 10 DECLARED THE ABOVE FACTS AND ALSO THEY ARE PREVIOUSLY KNOWN AS 7' IN COL. 10 AND NOW KNOWN AS 7' IN COL. 10 VIDE CHANGE INCORPORATED IN CERTIFIED BY THE REGISTRAR IN COL. 10 NO. 21-43026 OF 1988 ISSUED BY REGISTRAR OF COMPANIES	- H/1 -

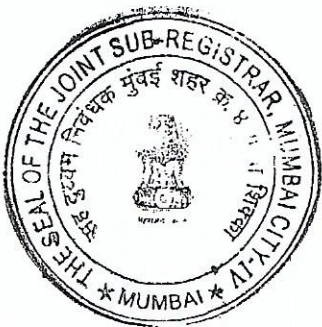
13. Original Entry from Book, if any	14. Superintendent's Initial
- H/1 -	(H)-50-28-4.61, 50-7-5.61 SPTT. (H)-50-29-20-11-18, 5.6.50/21-11-08, 50/21-11-08 SPTT.
11. Remarks	
(DEED NO. 6608) NOTICE OF LIS PENDENS DT. 3.11.52 FROM H. IN COL. 10 CIVES	

- 8 -
29/11/2022
2026





वर्ग - ४		
१५५६	३०	२२
२०२२		





17. Remarks

NOTICE THAT DURING THE PROCEEDING OF HIGH COURT SUIT NO. 720 OF 1922 IN COL. 10 V/S A IN COL. 10 NOT TO TRANSFER OR DEALY WITH SO AS TO AFFECT THE ANY OTHER PARTY THEREIN.]

-(LODGED NO. 763) CORRECTION DT. 26.3.61 RECEIVED DATED TO THE SUB REG. AS PARTY HAS NOT COMPLYING THE RECOMMENDATIONS CALLED BY THIS OFFICE. REFNO DT. 12.1.61]

PLANS OF THIS PPT. DRAWN AS 'TRUE COPY' VIDE HOD OFFICER, GENERAL BUREAU MUMBAI PANCHANGMACHINA LETTER NO. 15475/6371/37 DT. 29-4-69

SO/-28-11-68 A.S. SO/-21-11-68 SO/-21-11-68 SPTT. 1.5.1942] (LODGED NO. 2557) TRANSFER IN FURTHERANCE DT. 14.3.45 FROM THE EDWARD CLOR PARKET COLL. DT. OF THE 1ST PART AND OTHERS FOR RS. 2,25,000/- IN RESPECT OF TRANSFER OF MORTGAGE & FURTHER CHARGES FOR RS. 75,000/- DT. 1.5.1942]

IN THE JAYDEVI FEDERAL INSURANCE CO. LTD] (LODGED NO. 549) TRANSFER IN FURTHERANCE DT. 30.7.47 IN RESPECT OF TRANSFER OF MORTG. - 14.3.1945 FOR RS. 200,000/- FROM A IN COL. 2 & A IN COL. 10 AS THE CONTINGENTS TO IN COL. 2 AND FURTHER CHARGE FOR RS. 1,00,000/- SO/-35.1.48

-(LODGED NO. 4123) FURTHER CHARGE DT. 5.8.1949 FROM "A" IN COL. 10 FOR RS. 1,00,000/-] SO/-4.10.49

Name of Applicant: KANUSHI MATHI Date of Application: 22/11/2006 Fee recovered: Rs. 4444350.00 Date of Issue: 22/11/2006 Reference of Issue: 025511020061



(Rectangular '1' products show entry deleted) Note 1- This is a true copy of the extract of C.S. Register which forms part of this office record and the area of the property referred to therein is 80.46 Sq. meters. (COURT ORDER: 1901 FEBRUARY 1945. after. 1011) Which has been verified with the original record and found correct.

प्लान - ४		
2092	39	02
2092		



Dependent Officer
Mumbai City Survey and Land Records

3594450

13/12/2018

Note:-Generated Through eSearch
Module, For original report please
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दुय्यम निबंधक

मुंबई शहर 3

दस्त क्रमांक : 3594/2010

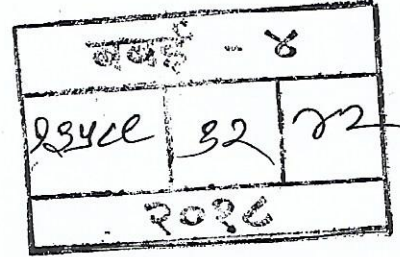
नोंदणी :

Regn:63m


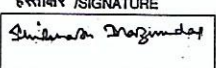

गावाचे नाव : फोर्ट

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	रु.0.00
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 2712850.00
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सि एस न 1868---मासिक भाडे 190/—ऑफीस न 25-3 रा मजला , ऑनलुकर बिल्डींग , प्लॉट नं 56 , स्टीट 14-14 बी , 14 सर पी एम रोड , फोर्ट मुं 01.
(5) क्षेत्रफळ	33.27 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:-मे बरुन इन्व्हेस्टमेंट कंपनी प्रा लि चे लॉ ऑफीसर शिबनाथ - मझुमदार वय:-57पत्ता:-1 ए , पिकास्सो बिथी , कलकत्तापिन कोड:-700017पॅन नं:-AABCB2944C
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-वर्षा अजय अथा हे स्वतः व लक्ष अजय अथाचे अज्ञान पालनकर्ता म्हणुन वय:-40पत्ता:-84 दिपक अपार्ट अपो जसलोक हॉस्पिटल , पेडर रोड , मुंपिन कोड:-26पॅन नं:-AAGPA7346D
(9) दस्तऐवज करुन दिल्याचा दिनांक	15/04/2010
(10)दस्त नोंदणी केल्याचा दिनांक	15/04/2010
(11)अनुक्रमांक,खंड व पृष्ठ	3594/2010
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	135700.00
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	27130.00

(14)शेरा



37

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER	AENPM6452K	
नाम /NAME	SHIBNATH MAJUMDAR	
पिता का नाम /FATHER'S NAME	NANI GOPAL MAJUMDAR	
जन्म तिथि /DATE OF BIRTH	13-02-1953	
हस्ताक्षर /SIGNATURE		
		आयकर आयुक्त, प.नं.-XI COMMISSIONER OF INCOME-TAX, W.B. - XI





इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / यापस कर दें संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी), पी-7, चौरंगी स्क्वायर, कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the Issuing authority :
Joint Commissioner of Income-tax (Systems & Technical), P-7, Chowringhee Square.


४	
२२५८	३४/०२
२०२८	



সার্বভৌম সরকার
GOVERNMENT OF INDIA

শিবনাথ মজুমদার
Shibnath Mazumdar.
পিতা : ননী গোপাল মজুমদার
Father : NANI GOPAL MAZUMDAR
জন্ম সাল / Year of Birth : 1953
পুরুষ / Male




4607 5360 8813


আধার - সাধারণ মানুষের অধিকার


ভারতীয় বিশিষ্ট পরিচয়-প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


ঠিকানা:
C/O শিবনাথ মজুমদার, ৮, কৃষ্ণ
চ্যাটার্জী লেন, বালী, বালি
(মিউনিসিপ্যালিটি), বালি, হাওড়া,
পশ্চিমবঙ্গ, 711201

Address:
C/O Shibnath Mazumdar, 8,
KRISHNA CHATTERJEE
LANE, BALLY, Bally
Municipality, Bally, Haora,
West Bengal, 711201


1947
1800 180 1947


help@uidai.gov.in


www.uidai.gov.in


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




অর্থ - ৬

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
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAGPA7346D



नाम /NAME
VARSHA AJAY ATHA

पिता का नाम /FATHER'S NAME
SHAMBHUBHAI THAKKAR

जन्म तिथि /DATE OF BIRTH
21-12-1969

हस्ताक्षर /SIGNATURE


आयकर निदेशक (पदति)
 DIRECTOR OF INCOME TAX (SYSTEMS)



वर्ग - ४		
१३५६	३६	०२
२०२६		



40



भारत सरकार
GOVERNMENT OF INDIA



आथा वर्षा अजय
Atha Varsha Ajay
जन्म वर्ष / Year of Birth : 1969
स्त्री / Female



4390 7759 5629

आधार — सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता W/O अजय आथा, फ्लॅट नं. ८४,
दीपक अपार्टमेंट, पेड्डर रोड, जसलोक
हॉस्पिटल समोर, कम्बला हिल, मुंबई,
कम्बला हिल, मुंबई सिटी, महाराष्ट्र,
400026

Address: W/O Ajay Atha, Flat
No.84, Deepak Apartment, Pedder
Road, Opp. Jaslok Hospital,
Cumball Hill, Mumbai, Cumballa
Hill, Mumbai City, Maharashtra,
400026

बजई - ४		
१३५८	३७	२२
२०१८		

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41

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH47 2018007242 DOI: 26-03-2018
 Valid Till: 25-03-2038 (NT)

26-03-2018
 AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 COV DOI
 LMV 26-03-2018
 MCWG 26-03-2018

FORM 7
 RULE 16 (2)

DOB : 19-07-1990 BG :

Name : VAIBHAV V JEDHE
 S/DW OF VASANT JEDHE
 Add : CHATRAPATI CHAWL COMMITTEE SALAGNA SAINATH SEVA
 SAMITI DHOBIGHAT TANAJI NAGAR MAIDAN MALAD EAST
 Mumbai, MH
 PIN : 400097
 Signature & ID of Issuing Authority: MH47

Signature/Thumb Impression of Holder

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH05 20160026303 DOI: 23-08-2016
 Valid Till: 04-12-2032 (NT)

AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 COV DOI
 MCWG 23-08-2016

FORM 7
 RULE 16 (2)

DOB : 05-12-1982 BG :

Name : AJAY BERDE
 S/DW OF PANDURANG BERDE
 Add : 2/10 GANPATI NIKAS CHAWL MAHATMA PHULE RD.
 GARIBACHA WADA DOMBIVLI (W) DIST-THANE
 PIN : 421202
 Signature & ID of Issuing Authority: MH05 2016149

Signature/Thumb Impression of Holder

भारत सरकार
 GOVERNMENT OF INDIA

सुशांत प्रकाश पाटेकर
 Sushant Prakash Patekar
 जन्म तारीख / DOB : 14/10/1996
 पुल्लिंगी / MALE

5412 3356 4057

Signature/Thumb Impression of Holder

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA

TIKA SANGRAM BOHRA
 SANGRAM BOHRA
 16/04/1990
 Permanent Account Number
 GMBPE0841R

Signature

आधार - सामान्य मापसाचा अधिकार

3 Dist. INDIA

बबई - ४

१३५८ ३६ ०२

२०१८

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA

PRAVIN C DHURI
 CHANDRAKANT LAXMAN DHURI
 10/08/1986
 Permanent Account Number
 AJAPD5007D

Signature



43

भारत सरकार
GOVERNMENT OF INDIA

नियामकअली तुफाज़ीर हुसेन मंडल
Liyakataali Tufazir Husen Mandal

जन्म वर्ष / Year of Birth : 1963
पुरुष / Male

4055 8753 4307

आधार - सामान्य माणसाचा अधिकार



जवई - ४		
१३५८	३९	०२



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O तुफाज़ीर हुसेन मंडल, कम नं.
१३८, पी.पी.टी. रेल्वे लाईन गेट नं. ४,
वडाळा पूर्व, मुंबई, अंटोप हिल, महाराष्ट्र,
400037

Address: S/O Tufazir Husen
Mandal, room no. 138, B.P.T.
railway line gaet no. 4., wadala
east, Mumbai, Antop Hill,
Maharashtra, 400037

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847,
Bengaluru-560 001



508/13589

मंगळवार, 18 डिसेंबर 2018 2:21

दस्त गोशवारा भाग-1

बवई4

दस्त क्रमांक: 13589/2018

म.नं.

दस्त क्रमांक: बवई4 /13589/2018

बाजार मुल्या: रु. 59,98,387/-

मोबदला: रु. 5,00,000/-

भलले मुद्रांक शुल्क: रु.3,00,000/-

दु. नि. सह. दु. नि. बवई4 यांचे कार्यालयात

पावती:14621

पावती दिनांक: 18/12/2018

अ. क्र. 13589 वर दि.18-12-2018

सादरकरणाचे नाव: वर्षा अजय आथा --

रोजी 12:46 म.नं. वा. हजर केला.

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु. 840.00

पृथांची संख्या: 42

एकूण: 30840.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, मुंबई-4

सह दुय्यम निबंधक, मुंबई-4

दस्ताचा प्रकार: सेल डीड

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

शिकका क्र. 1 18 / 12 / 2018 12 : 46 : 03 PM ची वेळ: (सादरकरण)

शिकका क्र. 2 18 / 12 / 2018 12 : 46 : 52 PM ची वेळ: (फी)



प्रतिज्ञापत्र

दस्तऐवज हा नोंदणी कायदा १९०६ अंतर्गत अश्लेष्या तरतुदीनुसारच नोंदणीतून केलेला आहे. दस्तावेज पूर्णतः सत्य व निष्पक्ष व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता जाणवली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबींमांडी दस्त दिव्यांक व प्रत्येकींसाठी हे संपूर्णपणे जबाबदार राहतील.

Shilpa Prasad
लिहून देणारे

Shilpa Prasad
लिहून घेणारे





दस्त गोषवारा भाग-2

बबई4

09/02

दस्त क्रमांक:13589/2018

18/12/2018 2 23:10 PM

दस्त क्रमांक :बबई4/13589/2018

दस्ताचा प्रकार :-सेल डीड

अनु क्र.	पक्षकाराचे नाव व पता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स बरुन इन्व्हेस्टमेंट कंपनी प्रा लि चे लॉ ऑफिसर शिवनाथ मजुमदार - - पता:ऑफिस नं 1ए/1, -, पिकासो बिथी, कोलकता, -, कीकूस एवेन्यू, WEST BENGAL, KOLKATA, Non-Government. पॅन नंबर:AABCB2944C	लिहून देणार वय :-65 स्वाक्षरी:-		
2	नाव:वर्षा अजय आथा - - पता:सदनिका क्र 84, -, दीपक अपार्टमेंट, जसलोक हॉस्पिटल च्या समोर, मुंबई, पेडर रोड, कूबाळ्ळा हिल, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AAGPA7346D	लिहून घेणार वय :-48 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत सेल डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3.ची वेळ:18 / 12 / 2018 12 : 47 : 59 PM

ओळख:-

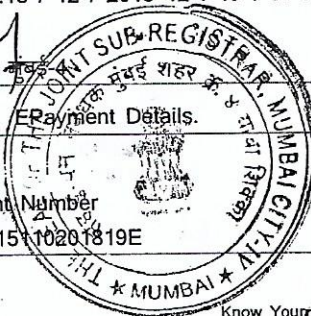
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:लियाकत अली मंडल - - वय:55 पता:101, राम भुवन रेसिडेन्सी, प्रो. व्ही एस आगाशे पथ, स्वाक्षरी दादर प, मुंबई पिन कोड:400028		
2	नाव:अजय बेर्डे - - वय:36 पता:101, राम भुवन रेसिडेन्सी, प्रो. व्ही एस आगाशे पथ, स्वाक्षरी दादर प, मुंबई पिन कोड:400028		

शिकका क्र.4 ची वेळ:18 / 12 / 2018 12 : 48 : 51 PM

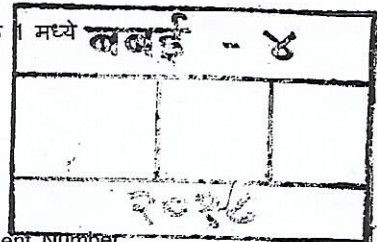
शिकका क्र.5 ची वेळ:18 / 12 / 2018 12 : 49 : 03 PM नोंदणी पुस्तक

सह दुय्यम निबंधक, मुंबई शहर क्र. ४



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2. Get print immediately after registration.

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प्रमाणित करणारे नोंदणी
दस्तावेज एकूण पाने आहेत.
पुस्तक क्रमांक: १, बबई-४/१३५८९
नोंदला.
दिनांक

13589 /2018

12026

सह. दुय्यम निबंधक वर्ग-२ मुंबई शहर क्र. ४.

Summary-2(दस्त गोषवारा भाग - २)

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

बचत - ४	
१३५६७८	०२
२०२६	



प्रमाणित करणे ०२ पाने आहेत.
 दस्तामध्ये एकूण पुस्तक क्रमांक-१, बर्दई-४/१३५६७८/२०२६
 नोंदला.
 दिनांक १५/१२/२०२६

सहा. मुख्य निबंधक बर्दई मुंबई शहर जिल्हा.



३.५६
 १.५०



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S. M. H. ZAIDI
 S. M. H. ZAIDI
 NOTARY
 Government of India
 Mumbai & Thane Dist

24 DEC 2016



20/12/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई
शहर 4

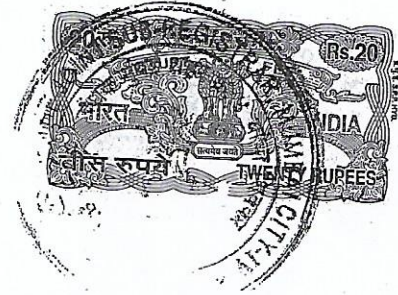
दस्त क्रमांक : 13589/2018

नोंदणी :

Regn:63m

गावाचे नाव : फोर्ट

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5998387.2
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :, इतर माहिती: ऑफिस नं 25,3 रा मजला,क्षेत्र 358 चौ फुट बिल्टअप,ऑनलुकर बिल्डींग,प्लॉट नं 56,14 सर पी एम रोड,फोर्ट,मुंबई-400001,व इतर माहिती व मिळकतीचे वर्णन दस्तात नमुद केल्याप्रमाणे.((C.T.S. Number : 1868 ;))
(5) क्षेत्रफळ	1) 33.27 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:-मेसर्स बरुन इन्व्हेस्टमेंट कंपनी प्रा लि चे लॉ ऑफिसर शिबनाथ मझुमदार - - वय:-65; पत्ता:-ऑफिस नं 1ए/1, -, पिकासो बिथी, कोलकता, -, कीचूस एवेन्यू, WEST BENGAL, KOLKATA, Non-Government. पिन कोड:-700017 पॅन नं:-AABCB2944C
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वर्षा अजय आथा - - वय:-48; पत्ता:-सदनिका क्र 84, -, दीपक अपार्टमेंट, जसलोक हॉस्पिटल च्या समोर, मुंबई, पेडर रोड, कुंबाळ्या हिल, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400026 पॅन नं:-AAGPA7346D
(9) दस्तऐवज करुन दिल्याचा दिनांक	18/12/2018
(10)दस्त नोंदणी केल्याचा दिनांक	18/12/2018
(11)अनुक्रमांक,खंड व पृष्ठ	13589/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	300000
(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.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

Index-2(सूची - २)

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

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