

OFFICE NO - 21

14, OUTLOOKER BUILDING, 3rd FLOOR,

SER. P. M. ROAD,

MUMBAI - 400 001.

508/4721

पावती

Original/Duplicate

Thursday, April 26, 2018  
11:25 AM

नोंदणी क्रं. : 39म  
Regn.: 39M

पावती क्रं.: 5079 दिनांक: 26/04/2018

गावाचे नाव: फोर्ट

दस्तऐवजाचा अनुक्रमांक: बबई4-4721-2018

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: मेसर्स इंडस्ट्रीयल प्रोडक्ट (इंडिया) चे भागीदार अजय लीलाधर आथा

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 960.00  
पृष्ठांची संख्या: 48

**DELIVERED**

एकूण: रु. 30960.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
11:34 AM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, मुंबई-4

बाजार मुल्य: रु.7236636 /-  
मोबदला रु.6980000/-  
भरलेले मुद्रांक शुल्क : रु. 362000/-

सह. दुय्यम निबंधक वर्ग - २

मुंबई शहर क्र. ४

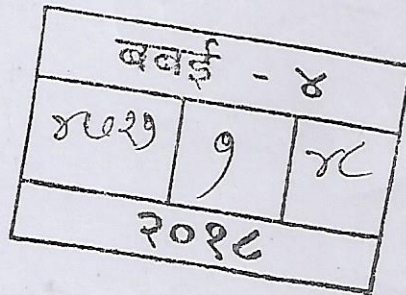
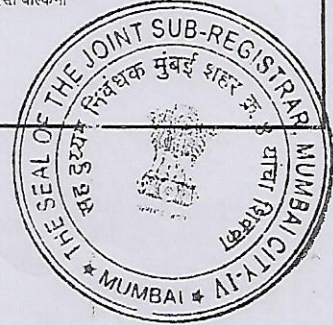
**DELIVERED**

- 1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000927809201819E दिनांक: 26/04/2018  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 960/-

*(P)*  
*Attha*

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID	20180426835			26 April 2018, 11:18:48 AM		
मूल्यांकनाचे वर्ष	2018					
जिल्हा	मुंबई (मैन)					
मुल्य विभाग	2-फोर्ट डिव्हिजन					
उप मुल्य विभाग	2/25 भुभाग : फोर्ट भाग, सी.एस.टी. रेल्वे स्थानकापासुन दक्षिणेकडे वीर नरीमन रोड पर्यंतचा दादाभाई नौरोजी रोड व शहीद भगतसिंग रोड या मधील भाग					
सर्व्हे नंबर /न. भू. क्रमांक	सि.टी.एस नंबर#1868					
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
106600	209400	290700	376300	209400	चौरस मीटर	
<b>बांधीव क्षेत्राची माहिती</b>						
बांधकाम क्षेत्र (Built Up)-	40.15 चौरस मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण- उद्दवाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	51 to 60 वर्षे 1st floor To 4th floor	मूल्यदर/बांधकामाचा दर -	Rs.290700/-	
संमिश्र वापराच्या 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-यानुसार मिळकतीचा प्रति चौ मीटर मुल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर ) = ( ( (290700-106600) * (40 / 100) ) + 106600 ) = Rs.180240/-						
A) मुख्य मिळकतीचे मुल्य = वरील प्रमाणे मुल्य दर * मिळकतीचे क्षेत्र = 180240 * 40.15 = Rs.7236636/-						
एकत्रित अंतिम मुल्य = मुख्य मिळकतीचे मुल्य + तळघराचे मुल्य + मेझनाईने मजला क्षेत्र मुल्य + लगतच्या गळीचे मुल्य + वरील गळीचे मुल्य + बंदिस्त वाहन तळाचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + इमारती भावतीच्या खुल्या जागेचे मुल्य + बंदिस्त बाल्कनी = A + B + C + D + E + F + G + H + I = 7236636 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.7236636/-						

Home Print



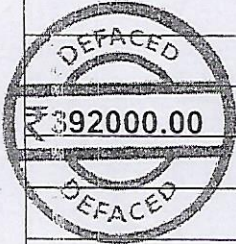
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*Htha*



CHALLAN  
MTR Form Number-6

GRN	MH000927809201819E	BARCODE		Date	26/04/2018-11:08:15	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)	AAEFI6938H		
Office Name	BOM2_JT SUB REGISTRA MUMBAI CITY 2	Full Name	MESSRS INDUSTRIAL PRODUCTS INDIA				
Location	MUMBAI	Flat/Block No.	OFFICE NO.21, 3 RD FLOOR,ONLOOKER				
Year	2018-2019 One Time	Premises/Building	BUILDING				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030045501 Stamp Duty	362000.00	AREA 360 SQ.FT CARPET	C.S.NO.1868 OF FORT DIVISION,14, S	IR P.M.ROAD,FORT,MUMBAI	4 0 0 0 0 1	PAN2=AABCB2944C--SecondPartyName=MESSRS BARUN INVESTMENT COMPANY PRIVATE LIMITED-
0030063301 Registration Fee	30000.00					
Total	3,92,000.00	Amount In Words	Three Lakh Ninety Two Thousand Rupees Only			

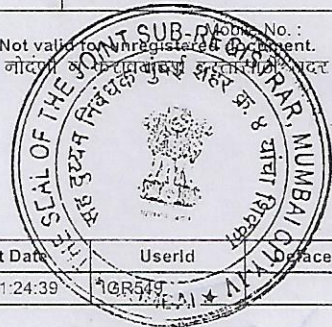


Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	02300042018042686124	552021447	
Cheque/DD No.	Bank Date	RBI Date	26/04/2018-11:09:24	Not Verified with RBI	
Name of Bank	Bank-Branch	BANK OF MAHARASHTRA			
Name of Branch	Scroll No. , Date	Not Verified with Scroll			

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registration in Registrar office.  
सादर चालन केवल मुख्य निबंधक कार्यालयात नोंदणी करायच्या दस्तऐवजासाठी लागू आहे. नोंदणी करायच्या दस्तऐवजासाठी नोंदर चालन लागू नाही.

Challan Defaced Details

Sr.No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-508-4721	0000540984201819	26/04/2018-11:24:39	1GR519	30000.00



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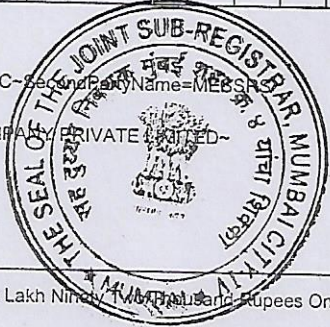
GRN : MH000927809201819E Amount : 3,92,000.00 Bank : BANK OF MAHARASHTRA Date : 26/04/2018-11:08:15

2	(IS)-508-4721	0000540984201819	26/04/2018-11:24:39	IGR549	362000.00
Total Defacement Amount					3,92,000.00

Puri  
H. K. Khar



CHALLAN  
MTR Form Number-6

GRN	MH000927809201819E	BARCODE			Date	26/04/2018-11:08:15	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
Office Name	BOM2_JT SUB REGISTRA MUMBAI CITY 2			PAN No.(If Applicable)	AAEFI6938H			
Location	MUMBAI			Full Name	MESSRS INDUSTRIAL PRODUCTS INDIA			
Year	2018-20'9 One Time			Flat/Block No.	OFFICE NO.21, 3 RD FLOOR,ONLOOKER			
				Premises/Building	BUILDING			
Account Head Details		Amount In Rs.						
0030045501 Stamp Duty		362000.00		Road/Street	AREA 360 SQ.FT CARPET			
0030063301 Registration Fee		30000.00		Area/Locality	C.S.NO.1868 OF FORT DIVISION,14, S			
				Town/City/District	IR P.M.ROAD,FORT,MUMBAI			
				PIN	4 0 0 0 0 1			
				Remarks (If Any)	 PAN2=AACB2944C-SecondPartyName=MESSRS INVESTMENT COMPANY PRIVATE LIMITED- BARUN			
Total		3,92,000.00		Amount In Words	Three Lakh Ninety Two Thousand Rupees Only			
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA				Bank CIN	Ref. No.	02300042018042686124		552021447
Cheque/DD Details				Bank Date	RBI Date	26/04/2018-11:09:24		Not Verified with RBI
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9819978223  
 सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

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**SALE DEED**

THIS SALE DEED made at Mumbai this 26<sup>th</sup> day of April, 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 **FIRST PART.**

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AND

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MESSRS. R. C. GUPTA & BROTHERS, a Proprietorship firm through its sole Proprietor Shri Chander Mohan Gupta (PAN: AABPG3548A), residing at 1A, Prem Kutir, 177, Behind LIC Yogashema Building, Backbay Reclamation, Marine Drive, Mumbai: 400020, hereinafter referred to as the "CONFIRMING PARTY" (which expression shall unless excluded or repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART.**



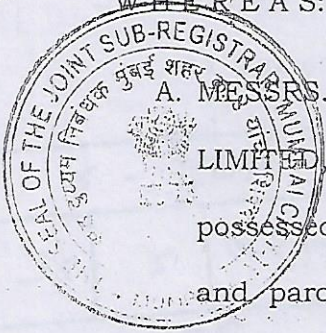
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AND

**MESSRS. INDUSTRIAL PRODUCTS (INDIA)** a Partnership Firm (PAN: AAEFI6938H), represented by its two partners Shri Ajay Liladhar Atha (PAN : AABPA7859E) aged about 52 years and Shri Laksh Ajay Atha (PAN: AXDPA8208L) aged about 24 years, both residing at 84, Deepak Apartment, Peddar Road, Mumbai: 400026 hereinafter collectively referred to as the **"PURCHASER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said partnership firm, the survivor and their assigns) of the **THIRD 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, Ward Number A-1534-35(1) at

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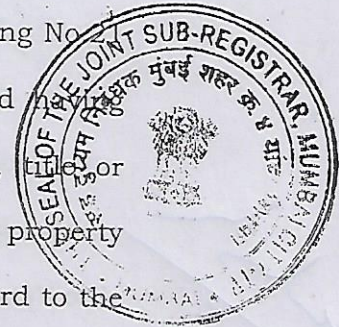
Sir P.M. Road, Fort, Mumbai - 400001 (hereinafter referred to as the **"Said Property"**) more particularly described in Part- I of the Schedule hereunder written.

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B. The said Confirming party herein is in occupation and possession of the OFFICE NO. 21 on the Third Floor admeasuring 360 square feet (Carpet area) (hereinafter referred to as "the said Office") in the building known as ONLOOKER BUILDING situate on Plot No.56, bearing Cadestral Survey No. 1868 of Fort Division at Sir Pheroze Shah Mehta Road, Fort, Mumbai: 400 001 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. 21 on the Third Floor of the said property and satisfied himself 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 and the Confirming Party for purchase of the said office.



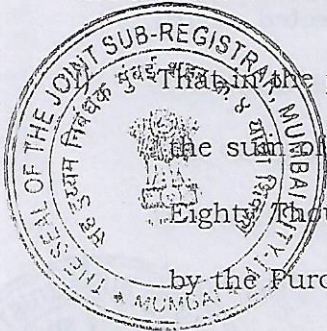
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D. The Purchaser herein approached the Vendor i.e. the Party of the First part as well as the Confirming Party i.e. the Party of the Second Part simultaneously for

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acquiring their respective rights, title, interest in the said office for which the parties of the First and Second parts have agreed and confirmed to, at and for the total consideration of Rs. 69,80,000/- (Rupees Sixty Nine Lacs Eighty Thousand only) out of which the sum of Rs. 64,80,000/- ( Rupees Sixty Four Lacs Eighty Thousand only) would be paid to the Confirming Party in respect of the said office premises on account of surrendering his tenancy rights and the balance sum of Rs. 5,00,000/- (Rupees Five Lacs only) to the Vendor on the terms and conditions as appearing hereinafter.

**NOW THIS INDENTURE WITNESSETH :**



That in the premises aforesaid and in consideration of the sum of Rs. 64,80,000/- (Rupees Sixty Four Lacs Eighty Thousand Only) paid to the Confirming Party by the Purchaser (the receipt whereof the Confirming Party doth hereby admits and acknowledges) has surrendered simultaneously his tenancy rights and all other rights in respect of the said office in favour of the Vendor.

THAT in the premises aforesaid and in pursuance of		
2029	10	72
the said agreement and in consideration of the sum of		
Rs. 5,00,000/- (Rupees Five Lacs only) paid to the		
Vendor by the Purchaser (the receipt whereof the		
Vendor doth hereby admits and acknowledges), and		

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the Vendor thereof acquits, release and forever discharges the Purchaser with respect to the said Office No. 21 on Third Floor hereby sold and conveyed, the Vendor doth hereby grants, sells, transfers, conveys, assigns and assures and the Confirming party doth hereby confirms unto and in favour of the Purchaser on Ownership, ALL THAT the said office No 21 on Third Floor containing by measurement an area of 360 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 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 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



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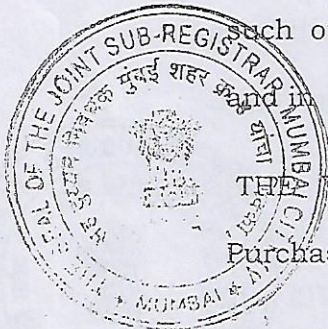
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hold "the said office" more particularly described in Part II of the Schedule hereunder written, hereby sold, granted, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the benefit of the Purchaser absolutely 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, charges, mortgages, liens, lispens, 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:-

- 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 and puts the



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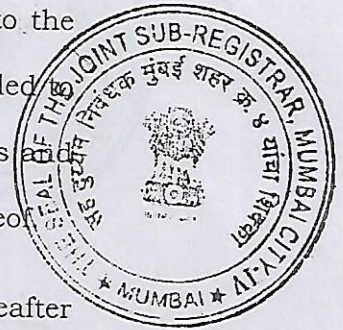
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Purchaser in vacant and peaceful possession of the said office.

ii) That the said office hereby sold, transferred and conveyed or expressed or intended so to be unto and in favour of the Purchasers is free and discharged from and against all manner of encumbrances whatsoever 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.

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 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;



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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.

vi) 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 their names mutated and recorded as the Owner in respect of the said office as also for separate assessment of the Municipal Taxes and other rates and taxes in respect of the said



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

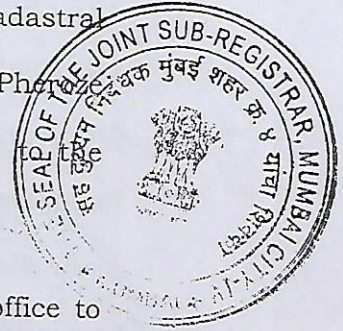
paid by the Vendor and the Purchaser shall forthwith reimburse their proportionate share of the same together with maintenance charges and upkeep in respect of the said office to the Vendor;

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*(Handwritten signatures and initials)*

AND THE CONFIRMING PARTY DOTH HEREBY  
covenants with the Purchaser as follows:-

- i) Surrenders his tenancy rights and all other rights with respect to the said office in favour of the Vendor,
- ii) Declares that on this day, in consideration of the sum aforesaid paid to him, he has given vacant and peaceful possession of the said Office No. 21 on the Third Floor admeasuring 360 square feet (Carpet area) in the building known as ONLOOKER BUILDING situate on Plot No.56 (bearing Cadastral Survey No.1868 of Fort Division) at Sir Phool Shah Mehta Road, Fort, Mumbai: 400 001 Vendor;
- iii) Declares that he has not sub-let the said office to anyone nor has he created any encumbrances over the said office and the same is free from all encumbrances whatsoever.
- iv) Declares that as being sole proprietor of R. C. Gupta & Brothers he alone has full right and authority to surrender all Firm's rights including tenancy rights in respect of the said office and is entitled to receive entire consideration amount in his name which is not prevented from any act, things which prohibits such surrender,

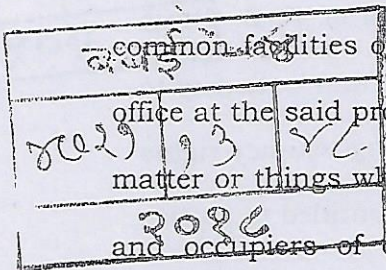
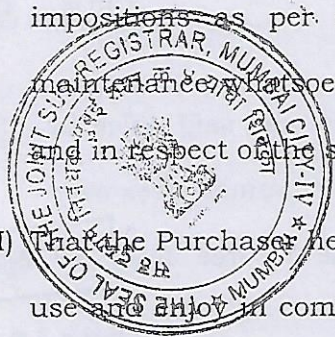


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- v) Declares that all dues in respect of the said office has been paid by him to the Vendor till date and nothing is due and payable by him to the Vendor;
- vi) Declares that neither he nor anyone claiming under him has any claim of any nature whatsoever towards the said office and in the tenancy rights of the said office.

AND THE PURCHASER DOTH 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 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



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*Htha*  
*[Handwritten initials]* *[Handwritten initials]* *[Handwritten initials]* *[Handwritten initials]*



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 provisions 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:

a) 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;

b) The Purchasers' contribution towards the repairs/renovation/ maintenance/outgoings 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



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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.

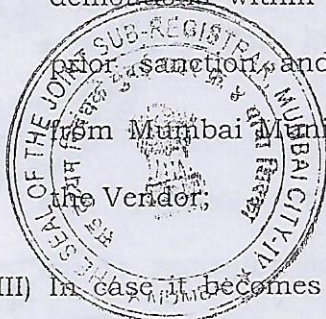
VI) The Purchaser shall not interfere and/or obstruct in the Vendor's maintaining water supply, lift services, staircases and other common services and shall pay the Vendor proportionate share of such expenses;

VII) The Purchaser and its transferee shall not make any structural additions/alterations/constructions and/or demolitions within the said office 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-400001 on

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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

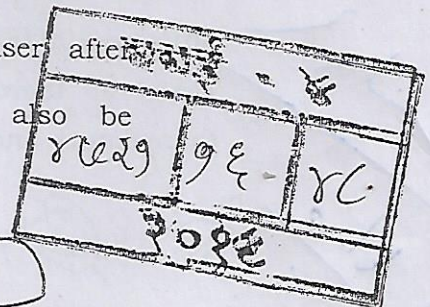
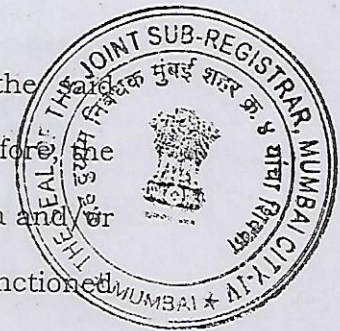


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shall always co-operate with the Vendor in such reconstruction. The Purchaser shall be liable to pay the proportionate reconstruction cost for the said office area.

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 re-construct the existing said property and for such other purposes as may be deemed necessary by the Vendor.

X) 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.



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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.

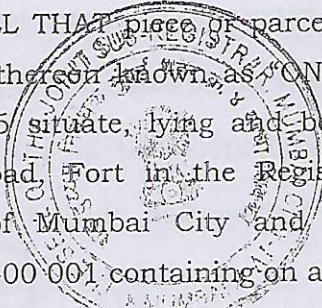
XIII) The Purchaser herein agree and confirm that the Purchaser shall abide by the rules and regulations as may be framed by the Vendor for use and enjoyment of the common parts, areas and amenities at the said property.

THE SCHEDULE ABOVE REFERRED TO:

PART - I

**(THE SCHEDULE OF "THE SAID PROPERTY")**

ALL THAT piece of 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



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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 : By Gamadia's property;

ON OR TOWARDS THE WEST : By Municipal Plot No.55;

ON OR TOWARDS THE NORTH: By a 10' feet Service Passage; &

ON OR TOWARDS THE SOUTH: By Sir Phirozshah Mehta Road.

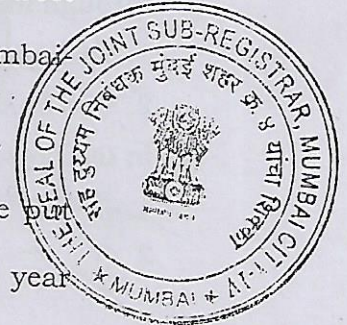
PART - II

(THE SCHEDULE OF "THE SAID OFFICE")

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Office No 21 (TWENTY ONE) on the Third Floor admeasuring about 360 Sq. ft. (Carpet Area) i.e. 432 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 their respective hands and seals the day, month and year first above written.



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*[Handwritten signature]*

*[Handwritten signature]*

SIGNED, SEALED AND DELIVERED by ) For M/s. Barun Inv. Co. Pvt. Ltd

the withinnamed **VENDOR MESSRS**  
**BARUN INVESTMENT COMPANY PVT.** )

*Shibnath Mazumdar*

LTD. through its Law Officer )

Law Officer

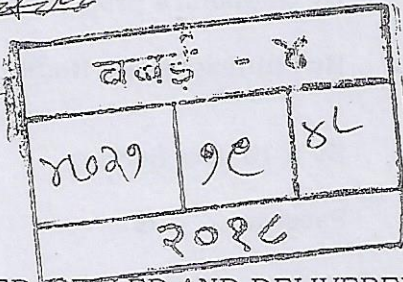
SHRI SHIBNATH MAZUMDAR under  
the Resolution passed in the meeting  
of the Board of Directors of the said  
Company held on 18<sup>th</sup> April, 2018



in the presence of :

1 *[Signature]*

2 *[Signature]*



SIGNED, SEALED AND DELIVERED )

by the withinnamed "CONFIRMING  
PARTY" Messrs. R. C. Gupta & Bros. )

*[Signature]*

through its sole Proprietor

Mr. Chander Mohan Gupta

in the presence of :



1 *[Signature]*

2 *[Signature]*

SIGNED, SEALED AND DELIVERED )

by the withinnamed "PURCHASER"  
Messrs Industrial Products (India) )

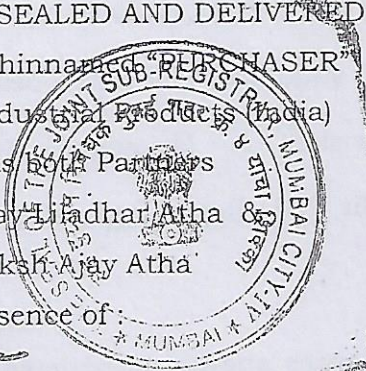


through its both Partners

1. Shri Ajay Ladhkar Atha &

2. Shri Laksh Ajay Atha

in the presence of :



*[Signature]*

1 *[Signature]*

2 *[Signature]*

*[Large handwritten signature]*

*[Handwritten initials]*



**RECEIPT**

RECEIVED from the Purchaser herein consideration of Rs.64, 80,000/- (Rupees Sixty Four Lacs Eighty Thousand only) as per details given below:

By Pay Order No.724905, Dated 21/04/2018, Drawn on Kotak Mahindra Bank, Fort Branch:

I SAY RECEIVED

  
\_\_\_\_\_

(CHANDER MOHAN GUPTA)

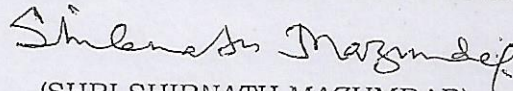
**PROPRIETOR:- R. C. Gupta & Brothers  
CONFIRMING PARTY**

**RECEIPT**

RECEIVED from the Purchasers herein consideration of Rs.5,00,000/- (Rupees Five Lacs only) as per details given below:-

By Pay Order No.724885, Dated 20/04/2018, Drawn on Kotak Mahindra Bank, Fort Branch.

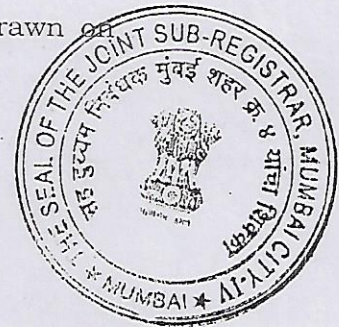
WE SAY RECEIVED  
FOR BARUN INVESTMENT CO. PVT. LTD.



(SHRI SHIBNATH MAZUMDAR)

LAW OFFICER

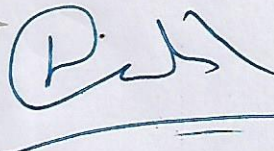
VENDOR

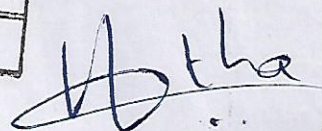






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**BARUN INVESTMENT COMPANY PRIVATE LIMITED**

1A/1, Picasso Bithi, Kolkata - 700017

**CIN -U67120WB1988PTC043626**

Extract of the resolution passed in the meeting of the Board of Directors of **MESSRS. BARUN INVESTMENT COMPANY PRIVATE LIMITED** held at the Registered office of the Company at 1A/1, Picasso Bithi, Kolkata - 700017 on Wednesday, the 18<sup>th</sup> April, 2018 At 1:30 p.m.

... ..  
... ..


4. Chairman informed the Board that Company has received one offer from Shri Ajay Liladhar Atha and Laksh Ajay Atha, both residing at 84, Deepak Apartments, Peddar Road, Mumbai: 400026, the only partners of Messrs. Industrial Products (India), a Partnership firm, to purchase by 2 separate Sale Deeds the Office premises No. 21 & 22 on the Third Floor at "Onlooker Building", 14, Sir P.M. Road, Mumbai: 400001, admeasuring Carpet area 360 Square Feet each office premises, for the consideration of Rs.5,00,000/- (Rupees Five Lacs only) for each sale deed to us and further a sum of Rs.64,80,000/- (Rupees Sixty Four Lacs Eighty thousand only) for each Sale Deed to one Mr Chander Mohan Gupta sole Proprietor of Messrs. R.C.Gupta & Bros. who is in Occupation of the said office premises. The Board discussed the matter and it was approved Draft Indenture of two separate Sale deeds were laid in the meeting and approved.

"RESOLVED THAT Shri Shibnath Mazumdar, Law Officer of the Company has been authorised to execute on behalf of the Company Indenture of Sale deeds on behalf of the Company in favour of Partnership Firm Messrs. Industrial Products (India) in respect of separate two office premises Nos. 21 & 22 on the Third Floor at "Onlooker Building", 14, Sir P.M. Road, Mumbai: 400001 admeasuring Carpet area 360 Square Feet, each office premises for the consideration of Rs.5,00,000/- (Rupees Five Lacs only) for each sale deed and to lodge the same for registration before the Sub-Registrar of Assurances, Mumbai and to perform all acts incidental to such execution and registration on behalf of the Company."

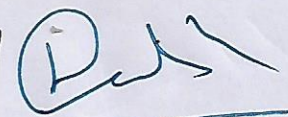
Sd/-  
CHAIRMAN

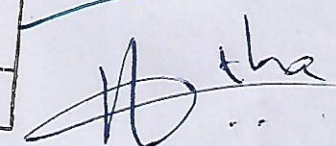
**CERTIFIED TO BE A TRUE-COPY**

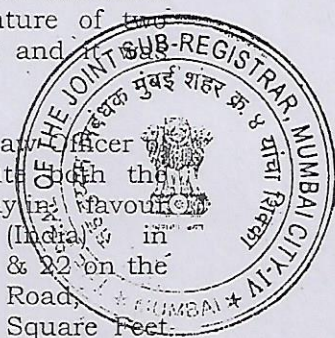
BARUN INVESTMENT CO. PVT. LTD.

  
Director

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**BARUN INVESTMENT CO. PVT. LIMITED.**

1A/1, Picasso Bithi, Kolkata: 700 017

April 23, 2018.

**TO WHOMSOEVER IT MAY CONCERN**

This is to confirm that we are the owners of Onlooker Buildings situate on Plot No.56 bearing CS. No. 1868 of Fort division at 14, Sir P.M. Road, Fort, Mumbai: 400 001. Office Room No. 21, having Carpet Area of 360 Sq. Ft. situate on 3rd Floor of said building.,

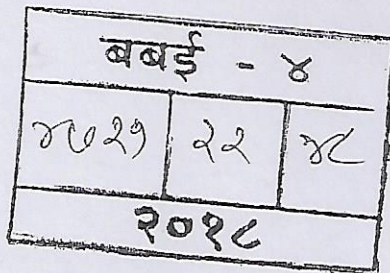
The Building consists of Basement and GROUND + SIX UPPER FLOORS having One Lift.

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

For BARUN INVESTMENT CO. PVT. LTD.,

*Shibnath Mazumdar*

(Shibnath Mazumdar)  
Law Officer.



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*[Handwritten signature]*

1. Serial No.	2. Area of Street or Locality	3. Street No.	4. Collector's Survey No.	5. Income	6. Area in Sq. Yards	7. Laughton Survey No.	8. Collectors Map No. (Collectors Best Roll No.)
51	PLOT NO. 56 SIR PANDURANGJI ROAD, HUSSARPUR, P. B.	33-45, 25-27, A WARD NO. 454 & NO. 153(1), 14-18	1063	(R.R.L. NO.) P.P. NO. 2 S.P. NO. 2	S.P. NO. 2 (463.00) S.P. NO. 2 403.00	HILL	HILL (HILL)

9. Boundaries as in Plan	10. Name of Person in Beneficial Ownership	11. Mode of Acquisition by Present Owner	12. Revoltion of Title
(A) - THE PEOPLE'S INSURANCE CO. LTD.	(A) - THE PEOPLE'S INSURANCE CO. LTD.	(A) - (C.D. NO. 1714) CONVEYANCE OF 29.8.41 FROM THE MUNICIPAL CORPORATION FOR THE CITY OF BOMBAY TO THE 1ST PART AND OTHERS FOR RS. 1,02,523-9-0	- H1 -
(B) - THE PEOPLE'S INSURANCE CO. LTD.	(B) - THE PEOPLE'S INSURANCE CO. LTD.	(B) - (C.D. NO. 1684) NOTICE OF LIS PENDENS OF 3.11.52 WIDE COL. 17.3	
(C) - THE PEOPLE'S INSURANCE CO. LTD.	(C) - THE PEOPLE'S INSURANCE CO. LTD.	(C) - (C.D. NO. 1682) CONVEYANCE OF 12.2.1950 FROM THE COMMISSIONER OF LANDS TO THE 1ST PART AND OTHERS FOR RS. 3,75,000/- (MORTGAGE IN POSSESSION)	
(D) - THE PEOPLE'S INSURANCE CO. LTD.	(D) - THE PEOPLE'S INSURANCE CO. LTD.	(D) - (C.D. NO. 1683) NOTICE OF LIS PENDENS OF 28.3.1950 FROM 'A' TO 'B' IN COL. 10 & BEING ENCLOSURES AND TRUSTS OF RELEASE 'B' IN COL. 10 AS PER PROCEEDINGS PASSED BY THE HON. HIGH COURT OF BOMBAY IN PETITION NO. 108/1949 & ALSO IN THEIR INDIVIDUAL PERSONAL CAPACITY CONNECTED WITH THE MATTER OF 'C' IN COL. 10 FOR RS. 3,75,000/- AS SUCH THE ABOVE IS IN COL. 10 BELONGS TO 'A' AS HIS PART TO THE GROUP TO THE ABOVE IS IN COL. 10 FOR RS. 3,75,000/-	
(E) - THE PEOPLE'S INSURANCE CO. LTD.	(E) - THE PEOPLE'S INSURANCE CO. LTD.	(E) - (C.D. NO. 1684) NOTICE OF LIS PENDENS OF 12.2.1950 FROM THE COMMISSIONER OF LANDS TO THE 1ST PART AND OTHERS FOR RS. 3,75,000/-	
(F) - THE PEOPLE'S INSURANCE CO. LTD.	(F) - THE PEOPLE'S INSURANCE CO. LTD.	(F) - (C.D. NO. 1685) NOTICE OF LIS PENDENS OF 12.2.1950 FROM THE COMMISSIONER OF LANDS TO THE 1ST PART AND OTHERS FOR RS. 3,75,000/-	
(G) - THE PEOPLE'S INSURANCE CO. LTD.	(G) - THE PEOPLE'S INSURANCE CO. LTD.	(G) - (C.D. NO. 1686) NOTICE OF LIS PENDENS OF 12.2.1950 FROM THE COMMISSIONER OF LANDS TO THE 1ST PART AND OTHERS FOR RS. 3,75,000/-	
(H) - THE PEOPLE'S INSURANCE CO. LTD.	(H) - THE PEOPLE'S INSURANCE CO. LTD.	(H) - (C.D. NO. 1687) NOTICE OF LIS PENDENS OF 12.2.1950 FROM THE COMMISSIONER OF LANDS TO THE 1ST PART AND OTHERS FOR RS. 3,75,000/-	
(I) - THE PEOPLE'S INSURANCE CO. LTD.	(I) - THE PEOPLE'S INSURANCE CO. LTD.	(I) - (C.D. NO. 1688) NOTICE OF LIS PENDENS OF 12.2.1950 FROM THE COMMISSIONER OF LANDS TO THE 1ST PART AND OTHERS FOR RS. 3,75,000/-	
(J) - THE PEOPLE'S INSURANCE CO. LTD.	(J) - THE PEOPLE'S INSURANCE CO. LTD.	(J) - (C.D. NO. 1689) NOTICE OF LIS PENDENS OF 12.2.1950 FROM THE COMMISSIONER OF LANDS TO THE 1ST PART AND OTHERS FOR RS. 3,75,000/-	
(K) - THE PEOPLE'S INSURANCE CO. LTD.	(K) - THE PEOPLE'S INSURANCE CO. LTD.	(K) - (C.D. NO. 1690) NOTICE OF LIS PENDENS OF 12.2.1950 FROM THE COMMISSIONER OF LANDS TO THE 1ST PART AND OTHERS FOR RS. 3,75,000/-	
(L) - THE PEOPLE'S INSURANCE CO. LTD.	(L) - THE PEOPLE'S INSURANCE CO. LTD.	(L) - (C.D. NO. 1691) NOTICE OF LIS PENDENS OF 12.2.1950 FROM THE COMMISSIONER OF LANDS TO THE 1ST PART AND OTHERS FOR RS. 3,75,000/-	
(M) - THE PEOPLE'S INSURANCE CO. LTD.	(M) - THE PEOPLE'S INSURANCE CO. LTD.	(M) - (C.D. NO. 1692) NOTICE OF LIS PENDENS OF 12.2.1950 FROM THE COMMISSIONER OF LANDS TO THE 1ST PART AND OTHERS FOR RS. 3,75,000/-	
(N) - THE PEOPLE'S INSURANCE CO. LTD.	(N) - THE PEOPLE'S INSURANCE CO. LTD.	(N) - (C.D. NO. 1693) NOTICE OF LIS PENDENS OF 12.2.1950 FROM THE COMMISSIONER OF LANDS TO THE 1ST PART AND OTHERS FOR RS. 3,75,000/-	
(O) - THE PEOPLE'S INSURANCE CO. LTD.	(O) - THE PEOPLE'S INSURANCE CO. LTD.	(O) - (C.D. NO. 1694) NOTICE OF LIS PENDENS OF 12.2.1950 FROM THE COMMISSIONER OF LANDS TO THE 1ST PART AND OTHERS FOR RS. 3,75,000/-	
(P) - THE PEOPLE'S INSURANCE CO. LTD.	(P) - THE PEOPLE'S INSURANCE CO. LTD.	(P) - (C.D. NO. 1695) NOTICE OF LIS PENDENS OF 12.2.1950 FROM THE COMMISSIONER OF LANDS TO THE 1ST PART AND OTHERS FOR RS. 3,75,000/-	
(Q) - THE PEOPLE'S INSURANCE CO. LTD.	(Q) - THE PEOPLE'S INSURANCE CO. LTD.	(Q) - (C.D. NO. 1696) NOTICE OF LIS PENDENS OF 12.2.1950 FROM THE COMMISSIONER OF LANDS TO THE 1ST PART AND OTHERS FOR RS. 3,75,000/-	
(R) - THE PEOPLE'S INSURANCE CO. LTD.	(R) - THE PEOPLE'S INSURANCE CO. LTD.	(R) - (C.D. NO. 1697) NOTICE OF LIS PENDENS OF 12.2.1950 FROM THE COMMISSIONER OF LANDS TO THE 1ST PART AND OTHERS FOR RS. 3,75,000/-	
(S) - THE PEOPLE'S INSURANCE CO. LTD.	(S) - THE PEOPLE'S INSURANCE CO. LTD.	(S) - (C.D. NO. 1698) NOTICE OF LIS PENDENS OF 12.2.1950 FROM THE COMMISSIONER OF LANDS TO THE 1ST PART AND OTHERS FOR RS. 3,75,000/-	
(T) - THE PEOPLE'S INSURANCE CO. LTD.	(T) - THE PEOPLE'S INSURANCE CO. LTD.	(T) - (C.D. NO. 1699) NOTICE OF LIS PENDENS OF 12.2.1950 FROM THE COMMISSIONER OF LANDS TO THE 1ST PART AND OTHERS FOR RS. 3,75,000/-	
(U) - THE PEOPLE'S INSURANCE CO. LTD.	(U) - THE PEOPLE'S INSURANCE CO. LTD.	(U) - (C.D. NO. 1700) NOTICE OF LIS PENDENS OF 12.2.1950 FROM THE COMMISSIONER OF LANDS TO THE 1ST PART AND OTHERS FOR RS. 3,75,000/-	
(V) - THE PEOPLE'S INSURANCE CO. LTD.	(V) - THE PEOPLE'S INSURANCE CO. LTD.	(V) - (C.D. NO. 1701) NOTICE OF LIS PENDENS OF 12.2.1950 FROM THE COMMISSIONER OF LANDS TO THE 1ST PART AND OTHERS FOR RS. 3,75,000/-	
(W) - THE PEOPLE'S INSURANCE CO. LTD.	(W) - THE PEOPLE'S INSURANCE CO. LTD.	(W) - (C.D. NO. 1702) NOTICE OF LIS PENDENS OF 12.2.1950 FROM THE COMMISSIONER OF LANDS TO THE 1ST PART AND OTHERS FOR RS. 3,75,000/-	
(X) - THE PEOPLE'S INSURANCE CO. LTD.	(X) - THE PEOPLE'S INSURANCE CO. LTD.	(X) - (C.D. NO. 1703) NOTICE OF LIS PENDENS OF 12.2.1950 FROM THE COMMISSIONER OF LANDS TO THE 1ST PART AND OTHERS FOR RS. 3,75,000/-	
(Y) - THE PEOPLE'S INSURANCE CO. LTD.	(Y) - THE PEOPLE'S INSURANCE CO. LTD.	(Y) - (C.D. NO. 1704) NOTICE OF LIS PENDENS OF 12.2.1950 FROM THE COMMISSIONER OF LANDS TO THE 1ST PART AND OTHERS FOR RS. 3,75,000/-	
(Z) - THE PEOPLE'S INSURANCE CO. LTD.	(Z) - THE PEOPLE'S INSURANCE CO. LTD.	(Z) - (C.D. NO. 1705) NOTICE OF LIS PENDENS OF 12.2.1950 FROM THE COMMISSIONER OF LANDS TO THE 1ST PART AND OTHERS FOR RS. 3,75,000/-	



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13. Original Deed from Govt. if any

15. Bound Book No. to Public Book or Evidence

16. Superimposition Initial

17. Remarks

(C.D. NO. 1684) NOTICE OF LIS PENDENS OF 3.11.52 FROM H. IN COL. 10 EYES





*Handwritten signature/initials in blue ink.*

(Rectangular \* 1" breadth shows entry deleted)  
Note :- This is a true copy of the extract of S.Registers which forms part of this office record and the area of the property referred to therein is 431.65 Sq. meters.  
(OUR INDEXED PAGE NUMBER FIVE SE. ABS. 1812)  
which has been verified with the original record and found correct.

Secretary  
Mumbai City Survey and Land Records



Recd of Applicant: RAJESH KHURJI  
Date of Application: 22/11/2006  
Fee received: Rs. 43345.00  
File No: 22/11/2006  
Reference of Issue: 6253148063

*Handwritten entry in a ledger-like box:*  
2002  
22 28  
2006

7. Details

1) THE PROCEED OF HIGH COURT DATED 07.12.2006 OF 1932 N IN D.O. 10/04/2006 IN D.O. 10/04/2006 TO TRANSFER OR DEAL WITH SO AS TO ATTEMPT THE ANY OTHER PARTY HEREDID.)  
SU/-11-3-53, SU/-19-3-53

2) (D.O. NO. 7853 DATED 07.12.2006 REMANDED UPHOLD TO THE S.G. RECD. AS PARTY HAS NOT COMPLAINED THE REQUISITIONS CALLED BY THIS OFFICE RECD DT. 22.11.06)  
SU/-17-4-08, SU/-9-5-08 SDFDT.

3) (D.O. NO. 7853 DATED 07.12.2006 REMANDED UPHOLD TO THE S.G. RECD. AS PARTY HAS NOT COMPLAINED THE REQUISITIONS CALLED BY THIS OFFICE RECD DT. 22.11.06)  
SU/-17-4-08, SU/-9-5-08 SDFDT.

4) (D.O. NO. 7853 DATED 07.12.2006 REMANDED UPHOLD TO THE S.G. RECD. AS PARTY HAS NOT COMPLAINED THE REQUISITIONS CALLED BY THIS OFFICE RECD DT. 22.11.06)  
SU/-17-4-08, SU/-9-5-08 SDFDT.

\* THE ABOVE FEDERAL DISBURSEMENT (D.O. NO. 5896) TRANSFER OF PROCEED DT. 20.11.06 IN RESPECT OF TRANSFER OF D.O. NO. 14.3.1996 FOR RS. 300,000/- FROM D.O. NO. 12.2.2006 AS IN D.O. 10/04/2006 AS THE PARTIALS TO N.T. D.O. 12.2.2006 AND FURTHER CHARGE FOR RS. 1,00,000/-)  
SU/-15.1.08

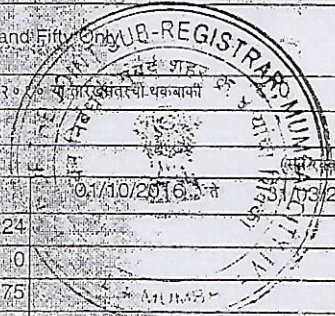
(D.O. NO. 4123) DISTURB CHARGE DT. 5.9.1948 FROM 5/4 IN D.O. 10 FOR RS. 1,00,000/-)  
SU/-4-10-47



बृहन्मुंबई महानगरपालिका  
करनिर्धारण व संकलन खाते  
मालमत्ता कर देयक

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

लेखा क्रमांक AX1000640020000	मालमत्ता कर वर्ष 2016-2017	देयक क्रमांक 201610BIL05163096 201620BIL05163097	देयक दिनांक 22/04/2016
पत्रकाराचे नाव व पत्ता : BARUN INVESTMENT CO. PVT. LTD. OFFICE NO. 6, ONELOOKER BUILDING, 14, SIR. P. M. ROAD, FORT, MUMBAI-400001		पत्रक - सहायक व स. विभाग : Assistant Assessor & Collector, Assessment & Collection Department, "A" Ward Municipal Office, 1st floor, Room No.12, 134E, Shahid Bhagal Singh Road, Mumbai-400001.	
मालमत्ता क्रमांक, खदनाका क्रमांक, इमारतीचे नाव / विंग, सी.टी. एन. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., माणजे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नाव A-534-85 (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 भाडवली मूल्य : 258092350	
अक्षरी रूपये Twenty Five Crore Eighty Lac Ninty Two Thousand Three Hundred and Fifty			
देयक तयार करतबेळी ३१/०३/२०१६ या तारखेपर्यंतची धकबाकी ₹ 58686		०१/१०/२०१६ या तारखेपर्यंतची धकबाकी	
देयक फेळवणी : 01/04/2016 ते 31/03/2017			



कराचे नाव :	01/04/2016 ते 30/09/2016	01/10/2016 ते 31/03/2017
सर्वसाधारण कर	54124	54124
जल कर	0	0
जल लाभ कर	34075	34075
मलनिःसारण कर	0	0
मलनिःसारण लाभ कर	21050	21050
म.न.स. 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 दंडाचे रक्कम	0	0
प्रतिसावावरील व्याजाची वसुली	0	0
अली-वर्ड च्या लाभाव्यतिरिक्त सभायोजित केलेली रक्कम	0	0
आण्ड अधिदानाचे समायोजन	0	0
भरावयाची निव्वळ रक्कम	176398	176398
* 30.06.2016 पर्यंत भरावयाची निव्वळ रक्कम	173291	170184
* 31.07.2016 पर्यंत भरावयाची निव्वळ रक्कम	174844	171737
* 31.07.2016 नंतर भरावयाची निव्वळ रक्कम	176398	176398

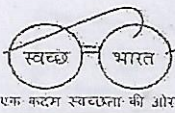
अक्षरी रूपये	One Lac. Seventy Six Thousand Three Hundred and Ninty Eight Only	One Lac. Seventy Six Thousand Three Hundred and Ninty Eight Only
अंतिम देय दिनांक	14/08/2016	31/12/2016

"To make payment through NEFT:  
IFSC - SBIN0COLLEC, Beneficiary A/C No: BMCPO AX1000640020000, Name: MGPM Property Tax  
Please note, payment done through NEFT will be collected against oldest bills first"

\* अली-वर्ड इलेक्ट्रॉनिक स्वरीम योजनेच्या माहितीसाठी मागे पाहवे.



"आपले मत, आपली लाकट"  
प्रथम माहितीसाठी: <http://www.maharashtra.gov.in>



एक बंदम स्वच्छता की ओर

श्री. राजेंद्र गु. उकर  
करनिर्धारक व उपाययोजक (१)

*Handwritten signatures and initials in blue ink.*

बवई - ४		
४०२१	२५	४८
२०१६		



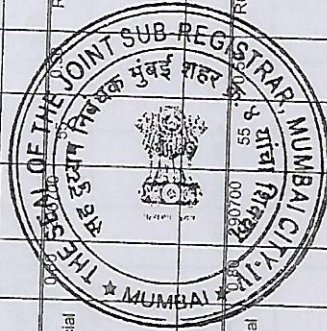
बचत - २		
१५५५	२०	१०
२०२६		



बचत - ४		
१०२१	२६	१८
२०२८		

*Push*  
*tha*

Unit No	Floor /Wing Details	Floor Factor Value	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land in Sq Mtr	User Category	User Factor Value	SDRR Per Building Mtr	Age of Building	Age Factor Value	Type of Construction	Construc tion Factor Value	FSI (Factor Value)	Metered/ Unmetered	Capital Value In	Date of Effect	Tax Code	Tax on Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 452(A) in Case Of Unlawful Structures	Reason For Assessment
34	3RD	1.00	-	35.26	SHOP/ COMMERCIAL,Commercial User COM 77	0.80	290700	55	0.50	RCC Building	1.00	0	Metered	4100035	01/04/2015	4001	36080	1566	2192	0	Changes in CV Rules w.e.f 01-APR- 2015
35	3RD	1.00	-	27.37	SHOP/ COMMERCIAL,Commercial User COM 77	0.80	290700	55	0.50	RCC Building	1.00	0	Metered	3182585	01/04/2015	4001	28007	1170	1638	0	Changes in CV Rules w.e.f 01-APR- 2015
36	3RD	1.00	-	27.92	SHOP/ COMMERCIAL,Commercial User COM 77	0.80	290700	55	0.50	RCC Building	1.00	0	Metered	3246550	01/04/2015	4001	28570	1440	2016	0	Changes in CV Rules w.e.f 01-APR- 2015
37-39	4TH	1.00	-	143.09	SHOP/ COMMERCIAL,Commercial User COM 77	0.80	290700	55	0.50	RCC Building	1.00	0	Metered	16638505	01/04/2015	4001	146419	10587	14822	0	Changes in CV Rules w.e.f 01-APR- 2015
38	4TH	1.00	-	36.71	SHOP/ COMMERCIAL,Commercial User COM 77	0.80	290700	55	0.50	RCC Building	1.00	0	Metered	4268640	01/04/2015	4001	37564	1521	2129	0	Changes in CV Rules w.e.f 01-APR- 2015
40	4TH	1.00	-	25.04	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

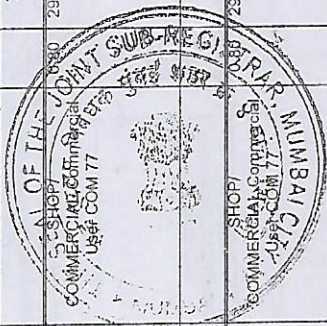


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2009	2009	2009
४०२१	२००	४८

Raj. A. Sha.

Unit No	Floor /Wing Details	Floor Factor Value	Floor Sub Type (Factor Value)	Carpet Area/ Area of Land In Sqr Mtr	User Category	User Factor Value	SDRR Rate Per Mtr	Age of Building	Age Factor Value	Type of Construction	Construction Factor Value	FSI (Factor Value)	Metered/ Unmetered	Capital Value In	Date of Effect	Tax Code	Tax on Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A)/In Case Of Unlawful Structures	Reason For Assessment
28	2ND	1.00		25.04	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	1.00		30.41	SHOP/ COMMERCIAL, Commercial User COM 77	0.80	290700	55	0.50	RCC Building	1.00	0	Metered	3536075	01/04/2015	4001	31117	1392	1949	0	Changes in CV Rules w.e.f 01-APR-2015
30	3RD	1.00		32.14	SHOP/ COMMERCIAL, Commercial User COM 77	0.80	290700	55	0.50	RCC Building	1.00	0	Metered	3737240	01/04/2015	4001	32887	1332	1865	0	Changes in CV Rules w.e.f 01-APR-2015
30A	3RD	1.00		36.92	SHOP/ COMMERCIAL, Commercial User COM 77	0.80	290700	55	0.50	RCC Building	1.00	0	Metered	3130260	01/04/2015	4001	27546	1887	2642	0	Changes in CV Rules w.e.f 01-APR-2015
31-32	3RD	1.00		67.29	SHOP/ COMMERCIAL, Commercial User COM 77	0.80	290700	55	0.50	RCC Building	1.00	0	Metered	7824480	01/04/2015	4001	68956	3732	5225	0	Changes in CV Rules w.e.f 01-APR-2015
33	3RD	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



2029	22	84
2025		

*Handwritten signatures and initials in blue ink.*

BILL NO. R 453 /2017-18

Date : 03.03.2018

M/s R.C.Gupta & Bros.

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.21 & 22 On 3rd  
Floor at ONLOOKER Building, Sir P.M. Road,  
Mumbai - 400 001, for the month of  
Mar-18

Rs. P.

259.00

Rupees ...Two Hundred Fifty-Nine Only.....

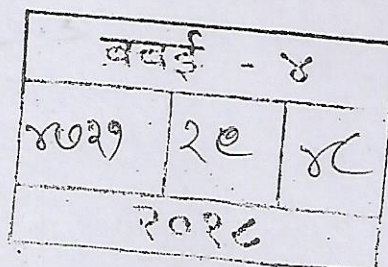
259.00

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 Signator





BILL NO. 453 /2017-18

Date : 03.03.2018

M/s R.C.Gupta & Bros.

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.21& 22  
On 3rd Floor at ONLOOKER Building,  
Sir P.M. Road, Mumbai - 400 001,  
Mar-18

Rs. P.

1472.00

Rupees ...One Thousand Four Hundred Seventy-Two Only.....

1472.00

- 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



*[Signature]*  
*[Signature]*  
बिल ई - ४  
४०२१ ३० ४८  
२०१८

BILL NO. R 1059

Date : 01-11-2004

M/s R. C. Gupta & Bros.

To,

**BARUN INVESTMENT CO. PVT. LTD.**

Nicco House, 2, Hare Street, 4th Floor, Kolkata - 700001

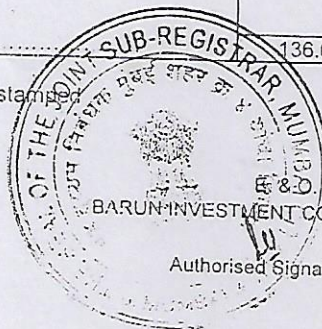
To,  
Statutory Rent and / or Compensation for use  
and occupation of Room no.21 & 22 On 3rd  
Floor at ONLOOKER Building, Sir P.M. Road,  
Mumbai - 400 001, for the month of  
November 2004.

Rs. P.

136.62

Rs. Rupees ..... One Hundred Thirty Six and paise Sixty Two Only ..... 136.62

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



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*[Handwritten signature]*

बकाई - ४		
४०२१	३१	४८
२०१८		

BILL NO. 970

Date : 01-11-2004

M/s R. C. Gupta & Bros.

To,

**BARUN INVESTMENT CO. PVT. LTD.**

Nicco House, 2, Hare Street, 4th Floor, Kolkata - 700001

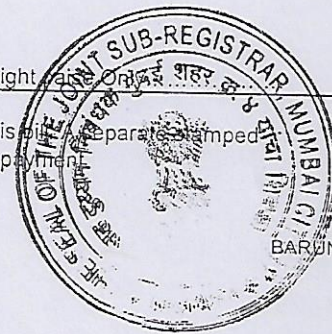
To,  
Being the amount towards taxes and  
outgoings etc. in respect of Room no.21 & 22  
On 3rd Floor at ONLOOKER Building,  
Sir P.M. Road, Mumbai - 400 001,  
for the month of --- November 2004.

Rs. P.

416.38

416.38

Rupees .....Four Hundred Sixteen and Thirty Eight



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

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

Authorised Signatory

*Post*  
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बिल नं - ४		
रु ४१३२	३२	४८
२०२६		

आयकर विभाग  
INCOME TAX DEPARTMENT



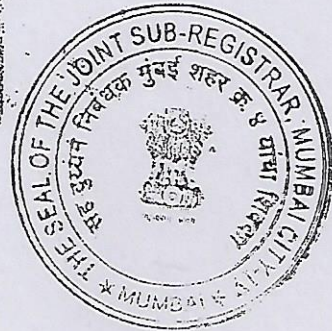
भारत सरकार  
GOVT. OF INDIA

BARUN INVESTMENT COMPANY  
PRIVATE LIMITED

18/01/1988

Permanent Account Number

AACB2944C



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वर्ष - ४		
००२१	३३	४८
२०२८		

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**INDUSTRIAL PRODUCTS INDIA**

**भारत सरकार**  
**GOVT. OF INDIA**

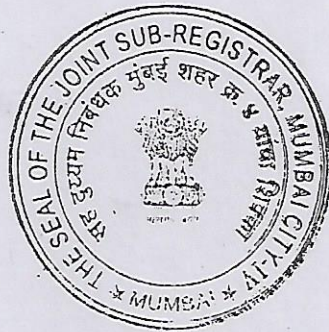
08/05/2014  
 Permanent Account Number  
**AAEF16938H**

Signature

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*



ब.ल.नं - ४		
००२९	३४	४८

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**  
**LAKSH AJAY ATNA**  
**AJAY LI ADNAR ATNA**  
**12345678**  
 Permanent Account Number  
**AYUAPR2018**  
 Signature

*[Handwritten signature]*

*[Handwritten signature]*



*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

धर्म के चर्चे / धर्म के चर्चा शुरू करने के संदर्भ में  
 आयकर / आय के संबंध में, इन सब को एक  
 ही तरह संभालें. आयकर विभाग.  
 भारत सरकार, नया दिल्ली - 110001.

*[Handwritten signature]*

नंबर - ४  
 २०२१ ३५ ४८  
 २०२१

कार्ड नं. / PERMANENT ACCOUNT NUMBER

AABPA7859E

नाम / NAME

AJAY LILADHAR ATHA

पिता का नाम / FATHER'S NAME

LILADHAR ATHA

जन्म तिथि / DATE OF BIRTH

08-03-1965

हस्ताक्षर / SIGNATURE



*Ajay*

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



इस कार्ड के खो / मिल जाने पर कृपया सूचित करने वाले  
प्रधिकारी को सूचित / वापस कर दें  
आयकर निदेशक (प्रणाली)  
ए. आर. ए. सेंटर, भूखल  
ई-२, जन्डेवालान एक्सटेंशन  
नई दिल्ली - 110 055

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Director of Income Tax (Systems)  
ARA Centre, Ground Floor  
E-2, Jhandewalan Extn.  
New Delhi - 110 055



*Push*  
*tha*

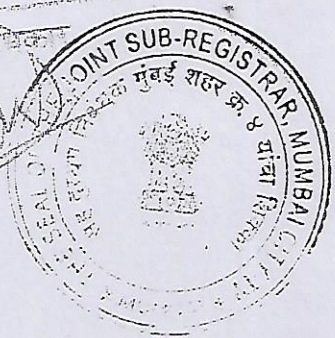
व्यक्ति - ४		
४०२९	३६	४८
२०१८		

आथा लक्ष अजय  
 Atha Laksh Ajay  
 जन्म वर्ष / Year of Birth : 1993  
 पुरुष / Male

3000 5116 9981

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*(Handwritten signature)*



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बवई - ४		
२०२१	३०	४८
२०२८		

पत्ता S/O अजय आथा, फ्लॉट नं. ८४,  
 दीपक अपार्टमेंट, पेडर रोड, जवलाक  
 हॉस्पिटल समीप, कुम्बलास हिल्स, मुंबई,  
 कर्नाळा जिल्हा, मुंबई शहर,  
 महाराष्ट्र.  
 ४०००२६

Address: S/O Ajay Atha, Flat  
 No.84, Deepak Apartment, Pedder  
 Road, Opp. Jasiok Hosptal,  
 Cumballa Hill, Mumbai, Cumballa  
 Hill, Mumbai City, Maharashtra.  
 400026

1847 1800 120 7847 [www.uda.gov.in](http://www.uda.gov.in) P.O. Box No. 19-7, Bangalore-560 201

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*(Handwritten signature)*



भारत सरकार

आठ अजय लीलाधर  
Atha Ajay Liladhr

जन्म वर्ष / Year of Birth : 1985  
पुंस्य / Male



6354 8664 0916

आधार - सामान्य मापमात्रा अधिकार



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भारतीय विधि विज्ञान संस्थान प्रमाणिकरण  
INDIAN LEGAL EDUCATION AUTHORITY OF INDIA

पदा S/O आठ लीलाधर, फ्लैट नं. 84,  
दीपक अपार्टमेंट, पेडर रोड, जसलोक  
हॉस्पिटल सामोरे, कुम्बला हिल, मुंबई,  
कुम्बला हिल, मुंबई सिटी, महाराष्ट्र:  
400026

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

1987  
1603 180 1947

help@uidai.gov.in

www.uidai.gov.in

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



*Handwritten signature: Atha*

मुंबई - ४		
४०२१	३८	४८
२०२८		



भारत सरकार  
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

*Shibnath Mazumdar*

Issued for the purpose of registration of  
Sale Deed in respect of office premises  
No. 22 on 3rd floor at "Onlooker Building"  
14, Sir P. M. Road, Fort, Mumbai - 400001  
in favour of Industrial Products (India).



ভারতীয় বৈশিষ্ট্য 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

৮৮৮ - ৮	
৪৬২৭	৭০ ৪৮
০০৪৮	

1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

*Pass*  
*tha*



- ४

२०२७	०९	२६
२०२१		

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

CHANDERMOHAN BALKISHAN GU  
B M GUPTA  
26/10/1948  
Permanent Account Number  
AABPG3548A

Signature



भारतीय विशिष्ट ओळख प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 2017/60168/05975

वंदर मोहन गुप्ता  
Chander Mohan Gupta  
S/O: Bal Krishna Gupta  
1A PREM KUTIR 177  
BEHIND L I C YOGASHEMA BUILDING BACKBAY  
RECLAMATION, MARINE DRIVE  
Mumbai  
Marine Lines Mumbai Mumbai  
Maharashtra 400020  
9820316663

०७९ / १४६ / १८२९९ / १८३७० / P



आपला आधार क्रमांक / Your Aadhaar No. :

**2899 6106 8795**

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
Government of India

वंदर मोहन गुप्ता  
Chander Mohan Gupta  
जन्म तारीख / DOB : 26/10/1948  
पुरुष / Male

2899 6106 8795

आधार = सामान्य माणसाचा अधिकार

Qm

18/04/18

For Onboard  
Registration

P

Kha



भारत सरकार  
GOVERNMENT OF INDIA



शिवनाथ मजुमदार  
Shibnath Mazumdar  
पिता : ननी गोपाल मजुमदार  
Father : NANI GOPAL MAZUMDAR  
जन्म साल / Year of Birth : 1953  
पुरुष / Male



4607 5360 8813

आधार - साधारण मानुषेअ अधिकार

Shibnath Mazumdar

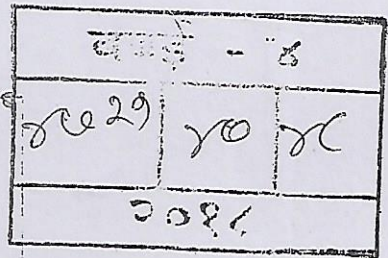
Issued for the purpose of registration of  
Sale Deed in respect of office Premises  
No. 22 on 3rd floor at "Onlooker Building"  
14, Sir P. M. Road, Fort, Mumbai - 40001  
in favour of Industrial Products (India),



भारतीय रिपब्लिक परिचय प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:  
C/O शिवनाथ मजुमदार, ४, कृष्णा  
चाटर्जी लेन, बाली, बाली  
(मिडिल सिपाही), बाली, हाओरा,  
पश्चिम बंगाल, 711201

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



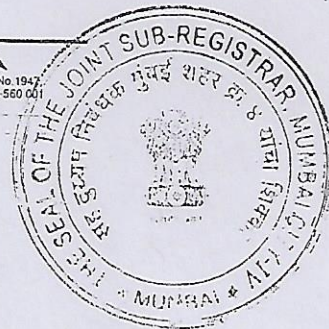
1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947  
Bengaluru-560 041

Handwritten signature: P...  
Handwritten signature: H...tha





# बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, पो.वॉ. नं. १९२, बेस्ट मार्ग, कुलाबा, मुंबई-४००००९.

पुढील कार्यालयाना पत्ता

विजयदेवक कोणेश्यास भास्करलक्ष्मी कान्हेरकर करणयासाठी वापरण्यात येऊ शकते.

नाव M/S R.C. GUPTA & BROS.	देऊक महिना: Feb-2018	देऊक दिनांक: 20/02/2018	देऊक क्र.: 231708108511
देऊक पालिण्याला पत्ता: 21/22, FLOOR-3, PLOT-14, ONLOOKER BUILDING, PHIROZ SHAH MEHTA ROAD, OPP TO AXIS BANK HORNIMAN CIRCLE, FORT, MUMBAI-400001	पुस्तक पृष्ठ क्र.: 317081	ग्राहक क्र.: 317-081-085*6	करार क्र. क्र.: 1045056
वीज पुरवठ्याचा पत्ता: 21/22, FLOOR-3, PLOT-14, ONLOOKER BUILDING, PHIROZ SHAH MEHTA ROAD, OPP TO AXIS BANK HORNIMAN CIRCLE, FORT, MUMBAI-400001	वर्क: 11	पुरवठ्याचा प्रकार: 1P	देऊकाचा कालावधी: 10/01/2018 - 08/02/2018
	संधारणा क्र.: 115878-X-X	यंत्रणा क्र.: 0192472	दर प्रवर्ग: LT II A
	मॅन्यूर भार: 3.500 KW	अनामत रक्कम जमा: 13160.00	ग्राहक प्रवर्ग: COMMERCIAL
	मार्गील देऊकाची प्राप्त रक्कम ₹ 1320.00		प्रमाण: A
			मार्गील रक्कम प्राप्त दिनांक: 24/01/2018

व्यय देण्यात येऊन राहिलेला रक्कम	मार्गील सोडलेला रक्कम	वेळ दिनांक	वेळ दिनांक (पुढील देऊक)	वेळ दिनांक (वेळ रक्कम)
1535.68	6.93	12/03/2018	1540.00	1562

वेळ दिनांक फक्त चालू महिन्याच्या देऊकाच्या रक्कमेवर ग्राह्य आहे \* \* \* देऊकाची असल्यास व्याज अकारले जाईल

महत्वाचे संपर्क क्रमांक	वीजदेयक तक्रारी संबंधी 22851718/22799518	वीज चोरी / अनधिकृत वापर South- 22814996 North- 24194578	फ्यूज/फॉल्ट कटौल 22184242 / 22066611
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<p>सहाय्यक प्रशासकीय व्यवस्थापक, ग्राहक सेवा 'अ' विभाग, इलेक्ट्रिक हॉयस, १ला मजल, कुलाबा, मुंबई - ४००००९. दूरध्वनी क्र.-२२०४९७२२, २२८५६२६२, फॅक्स - ५४८, ई-मेल: igrccaward@bestundertaking.com</p> <p>आपल्या विभागातील वीजदेयक नरणा केंद्रे</p> <ul style="list-style-type: none"> <li>वेस्ट मुख्यालय कुलाबा: नवीन प्रशासकीय इमारत, वेस्ट मार्ग, कुलाबा, मुंबई 400 001.</li> <li>पलोसा फाउंटन: हुतात्मा चौक, मध्यवर्ती वार कार्यालयाजवळ, मुंबई 400 001.</li> <li>बॅकवे: बॅकवे जागार, कॅम्प्टन प्रकाश पेठे मार्ग.</li> <li>फोर्ट मार्केट: मिंट रोड, मुख्य टपाल कार्यालयाजवळ, मुंबई 400 001.</li> <li>कुलाबा वस स्थानक: कुलाबा वस स्थानक, मुंबई 400 001.</li> <li>नगर चौक: महानगरपालिका मुख्यालयाजवळ, महापालिका मार्ग, नगर चौक, मुंबई 400 001.</li> </ul>	<p>आहूक माहिती व वित्तसंपर्क माग</p> <p>तळमजला, विस्तारित इमारत, अकामंडेशन रोड, कुलाबा, मुंबई - ४००००९. संकेत स्वळ: www.cgrfbest.org.in ई-मेल: decgrfbestundertaking.com</p>	<p>EASE OF DOING BUSINESS</p> <p>For new connection applications under Industrial/Commercial load of 100-150 KW capacity, PB considered in 15 days is mandatory to be continue. No need to pay ward office. For further details, visit www.bestundertaking.com</p>	<p>मार्गील वीजला कटौल</p> <p>Meter Number-E850784</p> <table border="1"> <tr><td>49</td><td>Jan-18</td></tr> <tr><td>57</td><td>Dec-17</td></tr> <tr><td>51</td><td>Nov-17</td></tr> <tr><td>55</td><td>Oct-17</td></tr> <tr><td>65</td><td>Sep-17</td></tr> <tr><td>63</td><td>Aug-17</td></tr> <tr><td></td><td>Jul-17</td></tr> <tr><td></td><td>Jun-17</td></tr> <tr><td></td><td>May-17</td></tr> <tr><td></td><td>Apr-17</td></tr> <tr><td></td><td>Mar-17</td></tr> </table> <p>★ MUMBAI ★</p>	49	Jan-18	57	Dec-17	51	Nov-17	55	Oct-17	65	Sep-17	63	Aug-17		Jul-17		Jun-17		May-17		Apr-17		Mar-17
49	Jan-18																								
57	Dec-17																								
51	Nov-17																								
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65	Sep-17																								
63	Aug-17																								
	Jul-17																								
	Jun-17																								
	May-17																								
	Apr-17																								
	Mar-17																								

Dependence to Independence  
Make Mumbai Disability Free

बेस्ट आगवी कालजी घरे सवाजी सो फुल

जयपुर फुट / पालिभा कालिप्रस चरत

कालिप्रस: www.bestundertaking.com 7498989292

18/04/18

For Online REGISTRATION

क्रॉस केलेला धनादेश/डिमांड ड्राफ्ट " बेस्ट ग्राहक क्र. 317081085\*6 " च्या मागने काढावा

क्रमांक/प्रमाण/वेळ	वेळ	देऊक दिनांक	वेळ दिनांक	रक्कम	वर्क	प्रमाण
S/A/11	317-081-085*6	20/02/2018	12/03/2018	1540.00	82	8C

2018

16-2-2018

REG

\*\*धनादेशाद्वारे करण्यात आलेले प्रदान धनादेश तटस्थतेनेच अहम्य मानण्यात येईल.

आयकर विभाग  
INCOME TAX DEPARTMENT  
TILAK INGRAM BOHRA  
SANGRAM BOHRA  
15/04/1990  
6474084R

भारत सरकार  
GOVE OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT  
PRAVIN C DHURI  
CHANDRAKANT LAXMAN DHURI  
18/03/1986  
Permanent Account Number  
6474084R

भारत सरकार  
GOVE OF INDIA



भारत सरकार  
GOVERNMENT OF INDIA

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

5412 3356 4057

आयकर विभाग  
INCOME TAX DEPARTMENT  
VAIBHAV VASANT JEDHE  
VASANT JEDHE  
19/07/1990  
ASZPJ4145J

भारत सरकार  
GOVERNMENT OF INDIA

सामान्य माणसाचा अधिकार

*[Handwritten signature]*

बवई - ४		
४२०२९	४४	४८
२०१६		

MAHARASHTRA STATE GOVERNMENT

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

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA  
COV DOJ MCWG 23-08-2016

DOB: 05-12-1982 BG

Name: AJAY BERDE  
S/D/W of PANDURANG BERDE  
Add: 210 GANPATI NIWAS CHAWL MAHATMA PHULE RD, GARIBACHA WADA DOMBIVLI (W) DIST-THANE

PIN: 421202  
Signature & ID of Issuing Authority: MH05 2016149

FORM 7 RULE 16 (D)

Signature/Thumb Impression of Holder

*[Handwritten signature]*

*[Handwritten signature]*

दस्त क्रमांक: बबई4 /4721/2018

बाजार मूल्य: रु. 72,36,636/-

मोबदला: रु. 69,80,000/-

भरलेले मुद्रांक शुल्क: रु.3,62,000/-

दु. नि. सह. दु. नि. बबई4 यांचे कार्यालयात

अ. क्र. 4721 वर दि.26-04-2018

रोजी 11:13 म.पू. वा. हजर केला.

पावती:5079

पावती दिनांक: 26/04/2018

सादरकरणाचा नाव: मेसर्स इंडस्ट्रीयल प्रोडक्ट (इंडिया) चे भागीदार  
अजय लीलाधर आथा - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 960.00

पृष्ठांची संख्या: 48

दस्त हजर करणाऱ्याची सही:

एकुण: 30960.00

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 (दोन) मध्ये  
अमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 26 / 04 / 2018 11 : 13 : 44 AM ची वेळ: (साठेरीकरण)

शिक्का क्र. 2 26 / 04 / 2018 11 : 14 : 42 AM ची वेळ: (फी)

## प्रतिज्ञापत्र

आम्हीकडे हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत  
न केलेला आहे. दस्तावेज पूर्ण मजदूर निष्पत्तक व्यक्ती प्रत्येक  
संबंध जोडलेल्या कागदपत्रांची तपासणी करणारी आहे. दस्तावेज सत्यता व  
कायदेशीर बाबींसाठी दस्त निष्पत्तक व उद्देशानेच केलेल्या नोंदणीत राहतील.

लिहून देणारे





26/04/2018 11 28:21 AM

दस्त गोषवारा भाग-2

बबई4

80

दस्त क्रमांक: 4721/2018/80

दस्त क्रमांक : बबई4/4721/2018

दस्ताचा प्रकार :- सेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मेसर्स इंडस्ट्रीयल प्रोडक्ट (इंडिया) चे भागीदार अजय लीलाधर आथा - - पत्ता: -, -, 84 दिपक अपार्टमेंट, मुंबई, पेडर रोड, कूबाळ्या हिल, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर: AAEFI6938H	लिहून घेणार वय :- 52 स्वाक्षरी: -		
2	नाव: मेसर्स इंडस्ट्रीयल प्रोडक्ट (इंडिया) चे भागीदार लक्ष अजय आथा - - पत्ता: -, -, 84 दिपक अपार्टमेंट, मुंबई, पेडर रोड, कूबाळ्या हिल, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर: AAEFI6938H	लिहून घेणार वय :- 24 स्वाक्षरी: -		
3	नाव: बरून इन्वेस्टमेंट कंपनी प्रा ली तर्फे लॉ ऑफिसर शिबनाथ मझुमदार - - पत्ता: प्लॉट नं: 1ए/1, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: पिकासो बिठी, कलकत्ता, रोड नं: की-कूस एवेन्यू, पश्चिम बंगाल, क्राळकाटा. पॅन नंबर: AABCB2944C	लिहून देणार वय :- 65 स्वाक्षरी: -		
4	नाव: मेसर्स आर सी गुप्ता अँड ब्रदर्स चे प्रोप्रायटर चंदर मोहन गुप्ता - - पत्ता: -, -, 1 ए प्रेम कुटीर, 177 एल आय सी योगेशामा बिल्डींग च्या बाजूला, बेक्वे रिक्लमेशन मरीन ड्राईव्ह मुंबई, सेंट्रल बिल्डिंग, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर: AABPG3548A	मान्यता देणार वय :- 69 स्वाक्षरी: -		

धरील दस्त एवज करुन देणार तथाकथीत सेल डीड चा दस्त एवज करुन दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ: 26 / 04 / 2018 11 : 16 : 46 AM

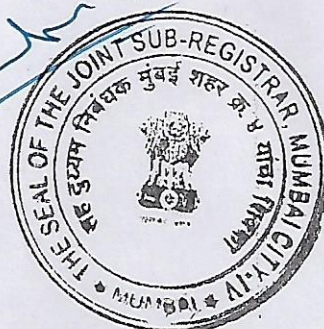
ओळख:-

खालील इरुम असे निवेदीत करतात की ते दस्त एवज करुन देणा-यानां व्यक्तींश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: सुशांत पाटेकर - - वय: 22 पत्ता: सदर पिन कोड: 400028		
2	नाव: अजय बेर्डे - - वय: 35 पत्ता: 101 राम भुवन रेसिडेन्सी 1 ला मजला व्ही एस आगाशे पथ दादर मुंबई पिन कोड: 400028		

शिक्का क्र.4 ची वेळ: 26 / 04 / 2018 11 : 17 : 29 AM

iSarita v1.5.0





Summary-2( दस्त गोषवारा भाग - २ )

शिका क्र.5 ची वेळ:26 / 04 / 2018 11 : 17 : 42 AM नोंदणी पुस्तक 1 मध्ये  
सह दुय्यम निर्बंधक मुंबई-4

EPayment Details.

sr. Epayment Number  
1 MH000927809201819E

Defacement Number  
0000540984201819

4721 /2018

Know Your Rights as Registrants

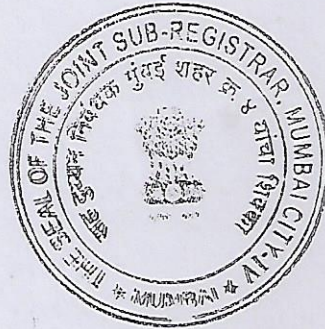
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For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)

प्रमाणित करणेत येते की  
दस्तावधे एकूण ४८ पाने आहेत.  
पुस्तक क्रमांक २६१८/२०१६  
नोंदला.  
दिनांक २६/४/२०१६

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

अवधि - ४		
२६/४/२०१६	४८	४८
२०१६		



५.३०  
५.५५

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27 April, 2018

सूची  
क. 2दुय्यम निबंधक : सह टु.नि.मुंबई  
शेड 4  
दस्त क्रमांक : 4721/2018नोंदणी  
Regn. 63m

गोवाचे नाव : फोट

(1) विलेखाचा प्रकार	सेल डोंड
(2) मोबदला	रु.6,980,000/-
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते	रु.7,236,636/-
(4) भू-मापन,पॉटहेस्सा व घरक्रमांक(असल्यास)	1868, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: ऑफिस क्र 21.3 रा मजला,क्षेत्र 360 चौ फुट कार्पेट, ऑनलुकर बिल्डींग, प्लॉट नं 56, सी एस क्र 1868 ऑफ फॉर्ट डिक्विजन्, 14 सर पी एम रोड फॉर्ट मुंबई 400001 व इतर सर्व माहित व मिळकतीचे वर्णन दस्तात नमूद केल्या प्रमाणे
(5) क्षेत्रफळ	40.15 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:- बरून इन्व्स्टमेंट कंपनी प्रा लॉ तर्फे लॉ ऑफिसर शिबनाथ मधुमदार - - ; वय: 65; पत्ता :- प्लॉट नं. 1ए/1, माला नं. -, इमारतीचे नाव: -, ब्लॉक नं. पिकासो बिठी, कलकत्ता, रोड नं. कीन्स एवेन्यू, पश्चिम बंगाल, कॅम्ब्रिज. पिन कोड:- 700017 पॅन नंबर: AABCB2944C 2) नाव:- मेसर्स आर सी गुप्ता अँड ब्रदर्स चे प्रोप्रायटर चंदर मोहन गुप्ता - - ; वय: 69; पत्ता :-, - 1 ए प्रेम कुटीर, 177 एल आय सी योगेशामा बिल्डींग च्या बाजूला, बेव्हे रिक्लॅमेशन मरीन ड्राईव्ह मुंबई, सेंट्रल बिल्डिंग, MAHARASHTRA, MUMBAI, Non-Government पिन कोड:- 400020 पॅन नंबर: AABPG3548A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- मेसर्स इंडस्ट्रीयल प्रोडक्ट (इंडिया) चे भागीदार अजय लोलाधर आथा - - ; वय: 52; पत्ता:-, - 84 दिपक अपार्टमेंट, मुंबई, पेडर रोड, कूबाळ्ळा हिल, MAHARASHTRA, MUMBAI, Non-Government.; पिन कोड:- 400026; पॅन नं:- AAEFI6938H; 2) नाव:- मेसर्स इंडस्ट्रीयल प्रोडक्ट (इंडिया) चे भागीदार लक्ष अजय आथा - - ; वय: 24; पत्ता:-, - 84 दिपक अपार्टमेंट, मुंबई, पेडर रोड, कूबाळ्ळा हिल MAHARASHTRA, MUMBAI, Non-Government.; पिन कोड:- 400026; पॅन नं:- AAEFI6938H;
(9) दस्तऐवज करून दिल्याचा दिनांक	26/04/2018
(10) दस्त नोंदणी केल्याचा दिनांक	26/04/2018
(11) अनुक्रमांक, खंड व पृष्ठ	4721/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.362,000/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शंरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it

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