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Agreement of Sale

Purchaser:

M/s. Mahavir Enterprise

Vendor:

M/S. Bombay Commercial Corporation

Property:

Unit no. 402, Fourth Floor,
Ashirwad Premises Co- Operative Society Ltd.,
64/E, Ahmedabad Street,
Iron Market,
Mumbai - 400 009

Prepared by:

Mr. Suresh A. Shah
B.Com., LL.B.
109, "Arihant",
Ahmedabad Street,
Mumbai-400 009

यूनियन बैंक ऑफ इंडिया
मुंबई समाचार मार्ग, शाखा

CUSTOMER COPY / ग्राहक प्रति

UNION BANK OF INDIA
Mumbai Samachar Marg Branch

17560

स्कॉल नं./Scroll No.

285

दिनांक/Date

मुद्रांक शुल्क/Stamp Duty	₹/Rs	47560	बैंक के उपयोग हेतु (For Bank's use) स्टैम्प कोड नम्बर/Stamp Code No.	(2)
सेवा प्रभार/Service Charges	₹/Rs			
कुल/Total	₹/Rs	47560		
Received Rupees In words				

Name & address of

stamp duty paying party

स्टैम्प ड्यूटी भुगतान करनेवाला

पार्टी का नाम और

PLEASE USE THIS

Document Delivered
Union Bank of India
Franking Department

दस्तावेज का नाम और

Date

दिनांक/Date

जिस बैंक/शाखा पर भुगतान किया गया/Union Bank/Branch

महामहाराष्ट्र 20.12.2007, 11/8/285
324 2721212
9820013019

23486322

M/S. Mahavir

324

DOCUMENT DELIVERED
UNION BANK OF INDIA
FRANKING DEPARTMENT
28 NOV 2007
SIGNATURE



वैक को मोहर के लिए स्थान SPACE FOR BANK SEAL		विवरण Detail	प्रकार / Type	दस्तावेज का प्रकार Particulars of Documents for Franking	कुल दस्तावेजों की संख्या Total No. of Documents	कुल स्टैम्प का मूल्य Total Value of Stamp
<p>अहमदाबाद FRANKING 28 NOV 2007 यूनियन बैंक ऑफ इंडिया मुंबई समाचार मार्ग शाखा UNION BANK OF INDIA MUMBAI SAMACHAR MARG BR.</p>						
Cashier		Total Amount of Documents & Franking			47560	

DD/Pay Order should be in favour of Union Bank of India, M. S. Marg Br. (Stamp Duty)

Serv. Charge Rs. 10/- per document

RTGS IFSC CODE - UBIN 0531791

RTGS A/C NO. 317901980050000-M.S. MARG BR. FOR

TEL NO. : 22629312

We are not responsible if you do not collect your document on same day.

खरीद करनेवाले का नाम और हस्ताक्षर
Name & Signature of Purchaser

वेवई - 3

40 / 19

2006

: AGREEMENT FOR SALE:

This Agreement for Sale made and entered into at Mumbai on this day of 31st Dec 2007 Between **M/S. Bombay Commercial Corporation** a partnership firm represented by its partners Smt. Icha Hakani and Mahesh P. Hakani HUF (through its Attorney) of Mumbai, hereinafter called and referred to as "The Transferor" (which expression shall unless it be repugnant to the content of and meaning thereof mean and include its heirs, executors, administrators and assigns) having office at 102, Ashirwad Premises Co- Operative Society Ltd, 64/E, Ahmedabai Street, Mumbai - 400 009 and **M/s. Mahavir Enterprise** a proprietary concern

80 74 5: 15.11.11

Auth. Signature
D-55/STP/VIC R.1002/03/04/2/10-67

INDIA
Stamp Duty
MAHARASHTRA
114307
NOV 28 2007

FOR UNION BANK OF INDIA
M
MUMBAI
Department for Marketing & Development
Fort, Mumbai - 400023

represented by its proprietor Shri. Tejal Yogesh Shah of Mumbai, hereinafter called and referred to as "The Transferee" (which expression shall unless it be repugnant to the content or meaning thereof mean and include its heirs, executors, administrators and assigns) of 7/5, Vrindavan Society, N.S. Mankikar Marg, Mumbai - 400022 of the Other Part :

AND WHEREAS the Transferor is the member and owner and as such absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **Office Premises No. 402 of Ashirwad Premises Co-Operative Society Ltd.** (Here in after called "The Said Office Premises").

WHEREAS the Transferor is member of the Ashirwad Premises Co-Operative Society Ltd Hereinafter referred to as "the said society" being Co-operative Society registered under Registration No. BOM / GEM/1373 dated 30-10-1980, and holder of **5 (FIVE) Shares of Rs. 250 (Two Hundred Fifty) each Share of Rs 50.00 Share Certificate No. 47 bearing Distinctive nos. from 231 to 235.**

AND WHEREAS it is now mutually agreed by and between the Parties hereto that Transferor shall sell and transfer and the Transferees shall purchase and acquire the said Office Premises at or for the a price of **Rs. 9,51,000 (Rupees Nine Lakhs Fifty One Thousand Only)**



NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. The Transferor shall sell, transfer, assign, assure, and Transferee shall purchase and acquire the said OFFICE PREMISES that is OFFICE PREMISES NO. 402 Admeasuring 160 sq. fts. (Built-up area) situated at Fourth Floor, Unit No. 402, Ashirwad Premises Co- Operative Society Ltd, Ahmedabad Street, Mumbai - 400 009. for price of **Rs. 9,51,000 (Rupees Nine Lakhs Fifty One Thousand Only)**

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K.M.H.

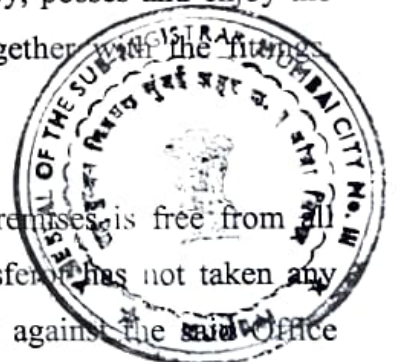
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2. That the Purchase price of the said Office Premises shall be **Rs. 9,51,000 (Rupees Nine Lakhs Fifty One Thousand Only)** including the value of Rs. 250 /- for the 5 shares of the said Society which is being paid at the time of signing the agreement.

3. The transferor hereby undertakes to handover the actual and physical possession of the said OFFICE PREMISES to the Transferees immediately upon receipt of above said consideration within stipulated period.

4. On receiving the full consideration, the Transferor shall immediately put the Transferees in possession of the said OFFICE PREMISES and shall surrender right, title and interest in respect of the said OFFICE PREMISES and the said Shares in favour of the Transferees (which the Transferees have seen, inspected and found to be in perfect condition) and the Transferees shall be entitled to quietly enter, upon leave, occupy, possess and enjoy the said OFFICE PREMISES and the said shares together with the fittings, fixtures and other amenities annexed thereto.

5. The Transferor state that the said Office Premises is free from all encumbrances of whatsoever nature and the Transferor has not taken any loan/s from any financial institution/s or person/s against the said Office Premises and further she has not kept the said Office Premises/ shares as security, or additional security in respect of any sort of loan / finance. The Transferor also here by declare that the transferor have not credit in favour of any third party any interest by way of sale, Mortgage, charge, lien, exchange or maintenance; The Transferor further undertakes to keep fully indemnified and harmless to the Transferees against all contingent claims, demands, proceedings, charges, costs and expenses.



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K. N. H.

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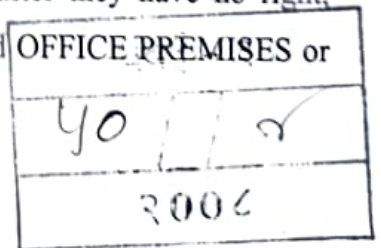
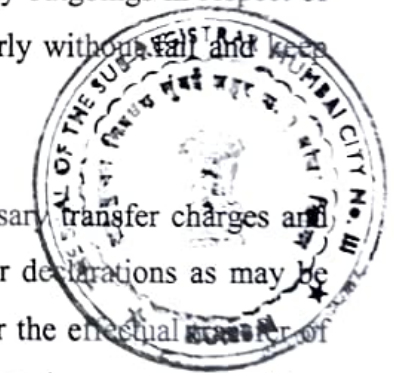
6. The Transferor will obtain the necessary NO OBJECTION CERTIFICATE from the said Society for the sale and transfer of the said OFFICE PREMISES in favour of the Transferees.

7. The Transferor hereby declares that they has paid all the dues to the said society in respect of the said OFFICE PREMISES on account of society outgoings up to the date of possession and nothing is due and payable by him to the said society and undertakes to keep fully indemnify the Transferees in that respect.

8. The Transferees hereby covenants and agrees to become the member of the said Society and to abide by all the singular bye-laws, rules and regulations made and adopted from time to time by the said society and also undertakes to pay the proportionate share of society outgoings in respect of the said OFFICE PREMISES every month regularly without fail and keeps the Transferor indemnified in that respect.

9. The Transferor has agreed to pay the necessary transfer charges and both to sign the necessary letters, forms and other declarations as may be required under the bye-laws of the said society for the effectual transfer of the said OFFICE PREMISES and the said shares in the names of the Transferees.

10. The Transferor hereby declares that hereinafter they have no right, title and interest or claims of any nature in the said OFFICE PREMISES or any part of the said OFFICE PREMISES.



11. The stamp duty and registration charges in respect at the said OFFICE PREMISES, if any, levied by the competent authority the same shall be borne and paid by the Transferee.

W 31 2

K.M.H.

SCHEDULE

OFFICE PREMISES NO. 402, Fourth Floor, Ashirwad Premises Co-operative Society Ltd, 64/E, Ahmedabad Street, Mumbai -400 009 admeasuring 160 sq.ft. (Built-up area). *Signal Plot 64 P. No. 1005, D.O. of 1975*

In Witness Where Of the parties hereto have set and subscribed their respective hands on the day and the year first herein above written.

SIGNED SEALED AND DELIVERED

By the within named the Partners of
M/S. Bombay Commercial Corporation
Smt. Icchalaxmi P. Hakani
And

4/26/00 (2000) 2/25/01
Kokila M. Hakani

Attorney of Mahesh P. Hakani HUF

In the presence Of

Kartu Samit Mahesh K. Hakani through C.A. Kokila M. Hakani

1..... *Ashay*

2..... *[Signature]*



SIGNED SEALED AND DELIVERED

By the within named the Transferee
Shri. Tejal Yogesh Shah
Proprietor of M/s. Mahavir Enterprise

In the presence of

1..... *Ashay*

2..... *[Signature]*

[Signature]

402-3
40/1/4
2000

RECEIPT

Received with thanks from Shri. Tejal Y. Shah Proprietor of M/s. Mahavir Enterprise of 7/5, Vrindavan Society, N.S. Mankikar Marg, Mumbai - 400022 a sum of Rs. 9,51,000 (Rupees Nine Lakhs Fifty One Thousand Only only) vide the following cheques/ Demand Draft being full and final amount of consideration for the sale and Transfer of Shares and Unit no. 402 on Fourth floor of Ashirwad Premises Co- Operative Society Ltd., 64/E, Ahmedabad Street, Mumbai- 400009

<u>Cheque/DD No.</u>	<u>Date</u>	<u>Bank</u>	<u>In Favour of</u>	<u>Amount</u>
184158	dt. 03-01-2008	Bank of Baroda	Ichhalaxmi P. Hakani	475500 = 00
184157	dt. 03-01-2008	Bank of Baroda Chunabhatti Br. Mumbai-400022	Shamit Mahesh Hakani	475500 = 00

Rupees: Rs. 9,51,000 = 00
Total: Nine Lakhs Fifty One thousand Only



Witness:
① Amey
(Suresh A. Shah)
12 B/3 Sindhvi Society
Sion (W) Mumbai-22

We say we received
For M/S. Bombay Commercial
Corporation
Partners:

(Handwritten signature)

(Mrs. Ichhalaxmi P. Hakani)

② Samir Shah
SAMIR SHAH.
407, Bhakti Plaza,
Pune - 7

For Mahesh P. Hakani HUF
Kokila N. Hakani
Attorney

Mumbai
Date:

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Date : 27-1-1975.....

Messrs. Bombay Commercial Corpn.,
502, B. 5th Floor,
Steel Chambers, Broach Street,
Bombay - 400 009.

29

Dear Sirs,

Re : Office/~~Godown~~/Basement No. 402 at the
building known as 'ASHIRWAD' at 64-E,
Ahmedabad Street, Bombay.

This has a reference to the agreement entered into amongst us
for the subject Office/~~Godown~~/Basement No. 402 in the above
building on.....

We are glad to inform you that the said building is merely com-
pleted and the final touches are being given to the same and
we propose to hand-over the possession of the said premises to
you on or about First Week of February, 1975.

To enable us to handover the possession of the said premises, you
are requested to attend to the followings :-

1. To sign all necessary papers such as Membership Application Form, Bye-laws of the proposed Co-operative Housing Society Ltd., and other relevant papers kept with Shri Mahasukhbhai, C/o. Messrs R. Mahasukhlal & Co.
2. To handover a letter for having received possession of the premises.
3. To pay the following amount of the outstanding instalments as per the agreement.
 - a) Rs. 2,500/-
 - b)
4. You are also requested to hand-over four cheques, a) one as a deposit for Rs. 500/- towards the initial maintenance and other expenses till the Society is formed and registered and the management of the building is taken over by the so registered Society including legal expenses for registration of Society etc. and the cheque for Rs. 251/- as share money towards the formation of the Housing Society.



On your carrying out the above and others if any requirements we shall arrange to put you in possession of the subject premises.

Thanking you,

Yours faithfully,
For ASHIRWAD BUILDERS - 3

2500/-
500/-
251/-
3251/-

21/2/75

H. K. Kher
PARTNER.

90	11	2
2000		

ASHIRWAD PREMISES CO-OPERATIVE SOCIETY LTD.

Regn. No.BOM/GEN/1373 Dated 30.10.1980

Ashirwad Building, 64/E, Ahmedabad street, Carnac Bunder, Mumbai - 400 009.

R.NO.085

Date :26.07.2007


Received with thanks from Bombay Commercial Corporation(Unit

No.402) the sum of Rupees One Lakh Fifteen Thousand Only By Cheque

No.193973 dated 26.07.2007 On HDFC Bank on account payment.

Rs.115000/-

For ASHIRWAD PREMISES CO - OP. SOCIETY LTD.

For 
Authorized Signatory



चंवई - ३
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ASHIRWAD PREMISES CO. OP.SOCIETY LTD.

Regn No. BOM/GEN/1373 Dated 30.10.1980

Ashirwad Building, 64/E, Almedabad Street, Carnac Bunder, Mumbai - 400 009

BILL

Name : Bombay Commercial Corpn

Bill No. APCS/134/2007

Unit No 402

Date 29/01/2007

Month: Jan - March, 2007

Due Date 31/03/2007

Sr. No.	Particulars	Amounts(Rs)
1	Municipal Tax	451.00
2	B.P.T. Charges	83.00
3	Maintenance Charges	645.00
4	Sinking Fund	25.00
5	Building Repair Fund Rs.25/- Per Sq.Ft.	3575.00
6	Legal Fund	0.00
7	Ext. Charges	0.00
8	Lift Charges	0.00
9	Antena Charges	0.00

Total

4779.00

PREVIOUS ARREARS

82309.00

INTEREST ON ARREARS @21%

8273.00

WELFARE FUND @3%

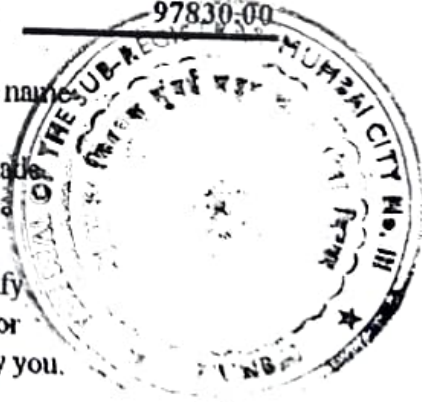
2469.00

AMOUNT RECEIVED

AMOUNT DUE

97830.00

- NOTE : 1. The Bill is to be paid by A/c Payee Cheque in the name of the society on or before due date.
2. Please note that payment of this Bill should be made by the end of quarter otherwise an interest @21% and 3% Welfare fund will be charged.
3. If you find any discrepancy in the above Bill, clarify the same within 10 days from the date of this bill or else the above bill will be considered as accepted by you.



For Ashirwad Premises Co-op.Society Ltd.

For M
Chairman/ Secretary/ Treasurer

90 / 1 / 90

CERTIFICATE NO.

102

SHARE CERTIFICATE

MEMBER'S REG. NO.

47

ASHIRWAD PREMISES CO-OPERATIVE SOCIETY LTD.

(Reg. No. BOM/JGEN 1373 of 1980 dt. 31-10-80)

Ashirwad Building, 64/E, Ahmedabad Street, Carnac Bunder, Bombay-400 009.

(Registered under Section 9 (1) of the Maharashtra Co-operative Societies Act, 1960 and the Maharashtra Act No. XXIV of 1961)

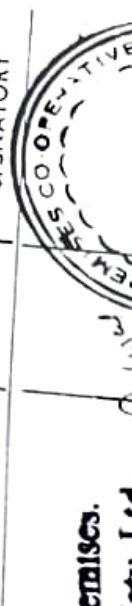
Authorised Share Capital Rs. 2,50,000/- Divided into 5000 Shares of Rs. 50/- each

THIS IS TO CERTIFY that Shri/Smt./Ms Bombay
Commercial Corporation
of Bombay is/are the Registered Holder (s) of Five (5) shares of Rupees
Fifty [Rs. 50] each numbered from 231 to 235 both inclusive
 in ASHIRWAD PREMISES CO-OPERATIVE SOCIETY LTD. BOMBAY-400 009 subject to
 the Bye-laws of the said Society and that upon each of such Shares the sum of
Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Bombay this 8th
 day of Feb 1981.

[Signature] Chairman
[Signature] Hon. Secretary
[Signature] Member of the Committee

MEMORANDUM OF TRANSFERS OF SHARE (S) MENTIONED IN SLIP

DATE OF TRANSFER	TRANSFER NO.	REGISTER FOLIO	NAME (S) OF TRANSFEREE (S)	INITIAL	AUTHORISED SIGNATORY
11-08-2011	03/10-11	N-103	Mahavir Enterprise For Ashirwad Premises. Co-operative Society Ltd., <i>Chairman: Ashirwad Premises</i> Chairman: Mon. Secretary.		



बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, पो.बॉ. नं. १९२, बेस्ट मार्ग, कुलाबा, मुंबई-४०० ००९.

प्रभाग कार्यालयाचा पत्ता :
विभागीय अभियंता, इलेक्ट्रिक सेवा 'अ' विभाग, बेस्ट उपक्रम,
इलेक्ट्रिक हाऊस, ता. कुलाबा, मुंबई - ४०० ००९
हेल्प डेस्क फोन नं. १२८५९७८८

नाव : M/S MAHAVIR ENTERPRISES	देयक महिना : Aug-2016	देयक दिनांक : 19/08/2016	देयक क्र. : 455013866453
देयक पाठविण्याचा पत्ता : 402, FLOOR-4, PLOT-64E, AASHIRWAD BUILDING, SANT TUKDOJI MAHARAJ ROAD, TATA POWER CARNAC BUNDER, CHINCHBUNDER, MUMBAI-400009	पुस्तक पृष्ठ क्र. : 329463	ग्राहक क्र. : 329-463-431*	
वीज पुरवठ्याचा पत्ता : 402, FLOOR-4, PLOT-64E, AASHIRWAD BUILDING, SANT TUKDOJI MAHARAJ ROAD, TATA POWER CARNAC BUNDER, CHINCHBUNDER, MUMBAI-400009	वक्र : 06	करार खाते क्र. : 1048950	
	पुरवठ्याचा प्रकार : 1P	देयकराचा कालावधी : 07/07/2016 - 05/08/2016	
	संधारणा क्र. : 508466-A-X	दर प्रवर्ग : LT II a	
	संरचना क्र. : 0546326	ग्राहक प्रवर्ग : COMMERCIAL	
	मंजूर भार : 0.980	प्रभाग : A	
	अनामत रक्कम जमा : 940.00		
	मागील देयकाची प्राप्त रक्कम ₹ 1500.00		मागील रक्कम प्राप्त दिनांक 02/08/2016

वाळू देयकाची रक्कम ₹	मागील बाकी ₹	देय दिनांक *	देय दिनांका पूर्वी रक्कम ₹	देय दिनांका नंतर रक्कम ₹**
1175.65	2.27	07/09/2016	1170.00	1201

* देय दिनांक फक्त वाळू महिन्याच्या देयकाच्या रक्कमेवर ग्राह्य आहे ** थकबाकी असल्यास व्याज आकारले जाईल

महत्वाचे संपर्क क्रमांक	वीज पुरवठा अडित तक्रारी करीता IVRS-22843939	वीज देयक तक्रारी संबंधी 22851718/22799518	वीज चोरी / अनधिकृत वापर South - 22814996	पथूज/फॉल्ट कंट्रोल 22184242/22066611
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<p>अंतर्गत गाऱ्हाणी निवारण कक्ष</p> <p>सहाय्यक प्रशासकीय व्यवस्थापक, ग्राहक सेवा विभाग, इलेक्ट्रिक हाऊस, १ ला मजला, कुलाबा, मुंबई - ४०० ००९ टूरघरची क्र. - २२०४९७२२ २२८५६२६२ विस्तारीत - ५४८. ई-मेल : igroccaward@bestundertaking.com</p>	<p>ग्राहक गाऱ्हाणी निवारण मंच</p> <p>तळमजला, विस्तारीत इमारत, अकामाडेशन रोड, कुलाबा, मुंबई - ४०० ००९, संकेत स्थळ : www.cgrfbest.org.in ई-मेल : decgrf@bestundertaking.com</p>	<p>मागील वीजेचा वापर</p> <p>स्टॉम आलेख युनिट्स (kWh) महिना meter No-A080666</p> <table border="1"> <tr><td>94</td><td>Jul-16</td></tr> <tr><td>176</td><td>Jun-16</td></tr> <tr><td>181</td><td>May-16</td></tr> <tr><td>142</td><td>Apr-16</td></tr> <tr><td>79</td><td>Mar-16</td></tr> <tr><td>59</td><td>Feb-16</td></tr> <tr><td>61</td><td>Jan-16</td></tr> <tr><td>101</td><td>Dec-15</td></tr> <tr><td>143</td><td>Nov-15</td></tr> <tr><td>121</td><td>Oct-15</td></tr> <tr><td>99</td><td>Sep-15</td></tr> </table> <p>युनिट्स वापर kWh</p> <table border="1"> <tr><td>Aug-16</td><td>70</td></tr> <tr><td>Aug-15</td><td>146</td></tr> </table>	94	Jul-16	176	Jun-16	181	May-16	142	Apr-16	79	Mar-16	59	Feb-16	61	Jan-16	101	Dec-15	143	Nov-15	121	Oct-15	99	Sep-15	Aug-16	70	Aug-15	146
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176	Jun-16																											
181	May-16																											
142	Apr-16																											
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Aug-16	70																											
Aug-15	146																											
<p>आपल्या विभागातील वीजदेयक भरणा केंद्रे</p> <ul style="list-style-type: none"> बेस्ट मुख्यालय कुलाबा : मधील प्रशासकीय इमारत, बेस्ट मार्ग, कुलाबा, मुंबई - ४०० ००९. पलोरा फाउंटन : हुतात्मा चौक, मध्यवर्ती तार कार्यालयानजळ, मुंबई ४०० ००९. बॅकवे : बॅकवे अगार, फॅटम प्रकाश पेठे मार्ग. फ्लॉट मॉडेल : मिंट रोड, मुख्य टपाल कार्यालयाजळ, मुंबई ४०० ००९. कुलाबा बस स्थानक, नगर चौक : कुलाबा बस स्थानक, मुंबई - ४०० ००९. महानगरपालिका मुख्यालयानजळ, महानगरपालिका मार्ग, नगर चौक, मुंबई - ४०० ००९. 																												
<p>विधानसभेच्या मतदार यादीत आपले नाव असेल तर बृहन्मुंबई महानगरपालिका सांख्यिक निवडणूक २०१७ मध्ये मतदान करता येईल. १ जानेवारी २०१६ रोजी, आपण १८ वर्षांचे झाले असल्यास ३१ ऑगस्ट २०१६ पर्यंत विधानसभा मतदार यादीमध्ये आपले नाव नोंदवा. आपले नाव विधानसभेच्या मतदार यादीमध्ये शोषण्याकरिता / नोंदविण्याकरिता अथवा अधिक माहितीसाठी येथे संपर्क साधा : https://www.ceo.maharashtra.gov.in टोल फ्री हेल्प लाईन क्रमांक १८००-२२-१९५०.</p>																												

वीजग्राहकांनी हे करा

- वीजमापकांचा फावटो घ्या पाण्यापासून बचाव करण्याकरिता वीजमापक केबीन सिमेंटे बांधून घ्या तसेच केबीन जायतीपासून तंबाखू बांधा. छाकडी केबीन योग्य प्रकारे सुध्दित करा.
- परवानाधारक विद्युत टेकेटरकडून आपआपल्या वीजमापकांच्या केबीनपासून घापर्यायचे तारखंड तसेच वटणी विद्युत उपकरणांचे तारखंड तपासून घ्या.
- अतिवृष्टीच्यावेळी किंवा वीजमापकांच्या केबीनमध्ये पाणी गळत असल्यास किंवा पाणी शिरले असता आपल्या घरातील दोजेचे मुख्य स्विच बंद करा. हुटी पूर्णपणे दूर झाल्यानंतर आणि त्यासंदर्भात परवानाधारक विद्युत टेकेटर/बेस्ट उपकरणांच्या कर्मचा-यांनी तपासणी केल्यानंतर दोजेचे स्विच सुध्द करा.
- वीजमापकांची केबीन, मागीलवारा दिव्यांचे बांध, डिस्ट्रीब्युशन पिलर्स घासून टिंगण्या पडत असतील किंवा त्याद्वारे वीजेचा बक्का लागत असेल तर संबंधीत पथुज नियंत्रण कक्षाशी तात्काळ संपर्क साधा.

पावसाळ्यात घ्यावयाची काळजी

वीजग्राहकांनी हे करू नका

- वीजमापकांच्या केबीनमध्ये पाणी गळत असल्यास झटपट, रबरी बूट, लकडी अथवा इन्सुलेटेड फ्लॉटपर्यंतचा वापर केल्याशिवाय संचमंडणीस स्पर्श करू नका.
- कोणत्याही परिस्थितीत विद्युत टिंगणी पडत असेल तसेच पाणी टिंबकत/गळत असेल, मागीलवारा स्तंभांचा, रस्त्यावर असणाऱ्या लाल रंगाच्या डिस्ट्रीब्युशन पिलर्स व केबीनमधील वीजमापकांना स्पर्श करू नका.
- विशेषतः ज्या सट्टीकना/घरांचा अथवा इमारतींना तासुता पुरवठा देण्यात आला आहे त्यांनी फक्त अत्यावश्यक उपकरणांचा वापर करावा.

शु. पा. मकवाना
(सुरेश पा. मकवाना)
मुख्य अभियंता ग्राहक सेवा

"आपले एक मत मोठा बदल घडवू शकते"
मुमनपा सांख्यिक निवडणूक, फेब्रुवारी २०१७
अधिक माहितीसाठी:
<https://ceo.maharashtra.gov.in>

097294*07.09.2016*007*

ASHIRWAD PREMISES CO-OPERATIVE SOCIETY LIMITED

Registration No. BOM /GEN 1373 Dated: 31/10/1980
ASHIRWAD BUILDING, 64/E, AHMEDABAD STREET, CARNAC BUNDER, MUMBAI-400009.

BILL

Unit No. : 402 Area : 0 SqFt Bill No : 141
Name : M/s. Mahavir Enterprise Bill Date : 01/12/2020
Bill for : October, November, December 2020 Due Date : 28/02/2021

Sr.	PARTICULARS OF CHARGES	AMOUNT
1	Municipal Taxes	2,319.00
2	Maintenance Charges	5,000.00
3	B.P.T.	804.00
4	Contribution Towards Sinking Fund	27.00
	Total	8,150.00
	Add: Interest	2,709.00
	Less: Adjustment	0.00
	Principal Arrears	51,602.00
	Interest Arrears	7,596.00
	Total Due Amount & Payable ₹	70,057.00

(Rupees Seventy Thousand Fifty Seven Only)

E.&O.E.

Payment made to be only by cheaques/DD

For ASHIRWAD PREMISES CO-OPERATIVE SOCIETY LIMITED

Manager

NO RECEIPT

(11)

SUCHARITA PATRA

Advocate, High Court, Bombay,

Office:
Room No. 10,
Prakash Chamber,
77, Nagindas Master Road
Fort, Mumbai-400 001

Residence:
Flat No.D-601,
Regency Agarwal Township CHSL,
Bhabola Naka, Opp. Navjeevan
Hospital, Vasai (W),Dist. Thane,
Pin- 401202

Mobile : 09322927345

Dt. 18.2.2011

TITLE REPORT

**1. NAME AND ADDRESS OF THE BRANCH
TO WHOM THE TITLE REPORT IS GIVEN :**

Union Bank of India
M.S.MARG Branch
Mumbai

**2. NAME OF THE ACCOUNT AND DETAILS
OF THE BORROWER**

Owner : M/s.Joy Steel Impex
: M/s. Mahavir Enterprises
Through its proprietor
Shri.Tejal Yogesh Shah

**3. FULL DESCRIPTION OF THE
PROPERTY :**

3.1 Nature of the property :

Unit No.402, admeasuring an area about 160 sq.ft built up situated at 4th floor, Ashirwad Premises Co-operative Society Ltd, constructed on the Final Plot No.64/E,Ahmedabad Street, Iron Market, Mumbai-400 009.

- 3.2**
- | | | |
|--------------------------------|---|-------|
| (i) Survey No. | : | --- |
| (ii) Hissa No. | : | --- |
| (iii) CTS No. | : | --- |
| (iv) Laughton's New Survey No. | : | --- |
| (v) Khasra No. | : | ii--- |
| (vi) Plot No. | : | 64/E |
| (vii) Khata No. | : | --- |
| (viii) Gat | : | --- |

3.3 Number /Identification details

as per building map/plan : Unit No.402, admeasuring an area about 160 sq.ft built up situated at 4th floor, Ashirwad Premises Co-operative Society Ltd,Final Plot No.64,Ahmedabad

Janit

SEARCH REPORT

I have taken out the search in the office of the Sub-Registrar, Assurance Mumbai in respect to Unit No.402, admeasuring an area about 160 sq.ft built up situated at 4th floor, Ashirwad Premises Co-operative Society Ltd, constructed on the Final Plot No.64/E,Ahmedabad Street, Iron Market, Mumbai-400 009. During the course of the search I found the following entries:

1980-1981	..	Torn
1981-1982	..	Torn
1982-1983	..	Torn
1983-1984	..	Torn
1984-1985	..	Torn
1985-1986	..	Torn
1986-1987	..	Torn
1987-1988	..	Nil
1988-1989	..	Nil
1989-1990	..	Nil
1990-1991	..	Nil
1991-1992	..	Nil
1992-1993	..	Nil
1993-1994	..	Nil
1994-1995	..	Nil
1995-1996	..	Nil
1996-1997	..	Nil
1997-1998	..	Nil
1998-1999	..	Nil

Abait

(11)

SUCHARITA PATRA

Advocate, High Court, Bombay,

Office:
Room No. 10,
Prakash Chamber,
77, Nagindas Master Road
Fort, Mumbai-400 001

Residence:
Flat No.D-601,
Regency Agarwal Township CHSL,
Bhabola Naka, Opp. Navjeevan
Hospital, Vasai (W), Dist. Thane,
Pin- 401202

Mobile : 09322927345

Dt. 4.3.2011

To,
The Asst. general manager,
Union Bank of India
M.S.MARG Branch
Mumbai.

Sub: Supplementary Report on the A/C of M/s. Joy Steel Impex

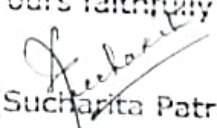
Sir,

I have given my title clearance certificate in respect to the Unit No.402, admeasuring an area about 160 sq.ft built up situated at 4th floor, Ashirwad Premises Co-operative Society Ltd, constructed on the Final Plot No.64/E,Ahmedabad Street, Iron Market, Mumbai-400 009, recorded in the name of M/s. Mahavir Enterprises.

In that said opinion I had suggested for the publication of the notice in the news paper for the missing of the chain of the documents. Accordingly I have published the notice in the news paper on 23.2.2011 in the locally circulated news paper i.e one in Free Press (English) and one in Navshakti (Marathi) , inviting any objection , if any person regarding the mortgage of the said property. In the said notice 7 days has been given for raising the objections. But till date I have not received any objection in this regard.

In the aforesaid circumstances I am of the opinion that Bank can go for the equitable mortgage of the said aforesaid property.

Yours faithfully


(Sucharita Patra)

Advocate

Ashirwad Premises Co-operative Society Ltd.

Registration No. Bom/Gen./1373 dated 30-10-80.

ASHIRWAD BUILDING, 64/E, AHMEDABAD STREET, CARNAC BUNDER, MUMBAI-400 009.

Dt.11.08.2010

To,
M/s. Bombay Commercial Corporation
Unit No. 402, 4th Floor,
Ashirwad Premises Co-op. Society Ltd.,
64/E, Ahmedabad Street,
Iron Market,
Mumbai - 400 009

NO OBJECTION CERTIFICATE

Dear Sir,

We hereby confirm that Society has No objection in selling your premises no.402.

Thanking you.

Yours Faithfully,
For ASHIRWAD PREMISES CO.OP.SOC.LTD,

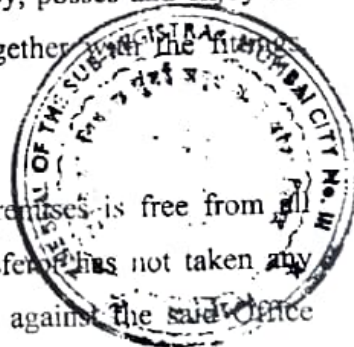
Hon. Secretary / Chairman

2. That the Purchase price of the said Office Premises shall be **Rs. 9,51,000 (Rupees Nine Lakhs Fifty One Thousand Only)** including the value of Rs. 250 /- for the 5 shares of the said Society which is being paid at the time of signing the agreement.

3. The transferor hereby undertakes to handover the actual and physical possession of the said OFFICE PREMISES to the Transferees immediately upon receipt of above said consideration within stipulated period.

4. On receiving the full consideration, the Transferor shall immediately put the Transferees in possession of the said OFFICE PREMISES and shall surrender right, title and interest in respect of the said OFFICE PREMISES and the said Shares in favour of the Transferees (which the Transferees have seen, inspected and found to be in perfect condition) and the Transferees shall be entitled to quietly enter, upon leave, occupy, posses and enjoy the said OFFICE PREMISES and the said shares together with the fixtures and other amenities annexed thereto.

5. The Transferor state that the said Office Premises is free from all encumbrances of whatsoever nature and the Transferor has not taken any loan/s from any financial institution/s or person/s against the said Office Premises and further she has not kept the said Office Premises/ shares as security, or additional security in respect of any sort of loan / finance. The Transferor also here by declare that the transferor have not credit in favour of any third party any interest by way of sale, Mortgage, charge, lien, exchange or maintenance; The Transferor further undertakes to keep fully indemnified and harmless to the Transferees against all contingent claims, demands, proceedings, charges, costs and expenses.



EM 2

K. M. H

10-11-2006
40113
2006

SCHEDULE

OFFICE PREMISES NO. 402, Fourth Floor, Ashirwad Premises Co-Operative Society Ltd, 64/E, Ahmedabad Street, Mumbai -400 009 admeasuring 160 sq.fts. (Built-up area) *final Plot. 64 7/10/1975*

In Witness Where Of the parties hereto have set and subscribed their respective hands on the day and the year first herein above written.

SIGNED SEALED AND DELIVERD

By the within named the Partners of
M/S. Bombay Commercial Corporation
Smt. Icchalaxmi P. Hakani

4.2.2011 (15/11) 21.5.2011
Kokila M. Hekani

And

Attorney of Mahesh P. Hakani HUF
In the presence Of

Katy Cornid Mahesh Kallakani through C.M. Kokida m Hakani

1.....
2.....



SIGNED SEALED AND DELIVERED

By the within named the Transferee
Shri. Tejal Yogesh Shah
Proprietor of M/s. Mahavir Enterprise

In the presence of

1.....
2.....

