

09/19

# AGREEMENT FOR SALE

FOR

COMMERCIAL BASEMENT GODOWN NO. 1, 2 AND 2/A,  
BASEMENT FLOOR IN 'ASHIRWAD BUILDING' OF  
"ASHIRWAD PREMISES" CO-OP. SOC. LTD.,  
PRINCESS DOCK DIVISION, 64/E, AHMEDABAD STREET,  
CARNAC BUNDER, MUMBAI - 400009.

BETWEEN

1) M/S. PAWAN JYOTI STEEL PVT. LTD.

(TRANSFEROR)

&

1) MR. RAJESH KUMAR J. JAIN

(TRANSFeree)

THE SEAL OF THE JOINTS  
S. J. F. 1888

318/6181

पावती

Original/Duplicate

Tuesday, October 01, 2019

नोंदणी क्र. :39म

3:25 PM

Regn.:39M

पावती क्र.: 8095 दिनांक: 01/10/2019

गावाचे नाव: प्रिसेस डॉक  
दस्तऐवजाचा अनुक्रमांक: बबइ1-6181-2019  
दस्तऐवजाचा प्रकार : करारनामा  
सादर करणाऱ्याचे नाव: राजेश कुमार जे जैन

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 840.00  
पृष्ठांची संख्या: 42

एकूण: रु. 30840.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
3:40 PM ह्या वेळेस मिळेल.

दुय्यम निबंधक, मुंबई-1

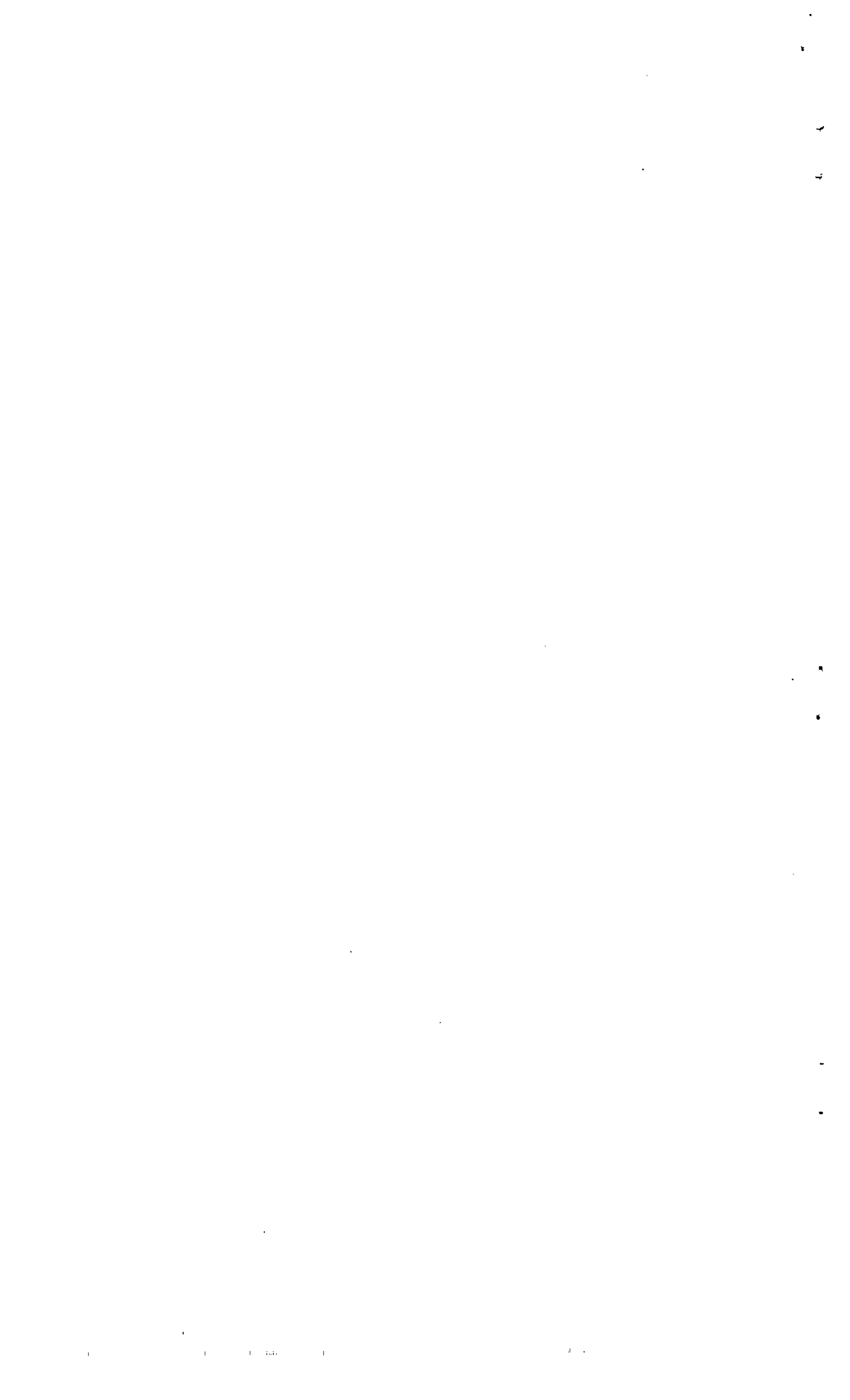
बाजार मूल्य: रु.17795970 /-  
मोबदला रु.12500000/-  
भरलेले मुद्रांक शुल्क : रु. 1068000/-

सह दुय्यम निबंधक  
मुंबई साहर क्र. १

- 1) देयकाचा प्रकार: DHC रक्कम: रु.140/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0110201907802 दिनांक: 01/10/2019  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु.700/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2409201907094 दिनांक: 01/10/2019  
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006666429201920P दिनांक: 01/10/2019  
बँकेचे नाव व पत्ता:

Rajesh Kumar J. Jain

DELIVERED  
31/10/19





01/10/2019

सूची क्र.2

दुय्यम निबंधक : दु.नि.मुंबई शहर 1

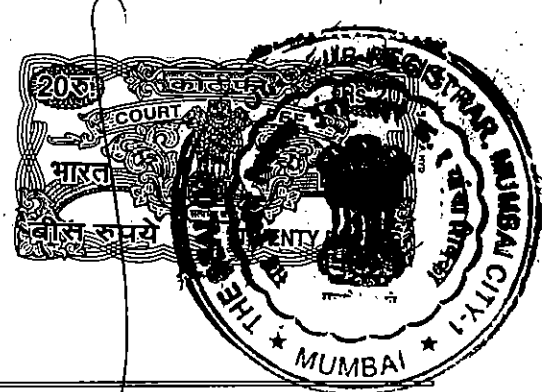
दस्त क्रमांक : 6181/2019

नोंदणी :

Regn:63m

## गावाचे नाव : प्रिंसेस डॉक

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	12500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	17795970
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: कमर्शियल बेसमेंट गोडाऊन नं. 1, 2 व 2/ए, माळा नं: बेसमेंट फ्लोर, इमारतीचे नाव: आशीर्वाद बील्डींग, आशीर्वाद प्रीमाईसीस को-ओप सो ली, ब्लॉक नं: मुंबई 400009., रोड नं: अहमदाबाद स्ट्रीट, कर्नाक बंदर ( ( C.T.S. Number : 31 ; Final Plot Number : 64E ; ) )
(5) क्षेत्रफळ	1) 128.25 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:- मेसर्स. पवन ज्योती स्टील प्राईवेट. लीमिटेड. चे संचालक विनीत गोवर्धन शाह वय:-38; पत्ता:- फ्लॉट नं: कमर्शियल बेसमेंट गोडाऊन नं. 1, 2 व 2/ए, माळा नं: बेसमेंट फ्लोर, इमारतीचे नाव: आशीर्वाद बील्डींग, आशीर्वाद प्रीमाईसीस को-ओप सो ली, ब्लॉक नं: मुंबई, रोड नं: अहमदाबाद स्ट्रीट, कर्नाक बंदर, महाराष्ट्र, मुंबई. पिन कोड:-400009 पॅन नं:-AABCP4763D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- राजेश कुमार जे जैन वय:-47; पत्ता:- फ्लॉट नं. 501, 5वा मजला, डिवाइन जल्ला, बोरीवली पश्चीम, मुंबई, जांबली गली, बोरीवली वेस्ट, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400092 पॅन नं:-ACEPJ0739R
(9) दस्तऐवज करून दिल्याचा दिनांक	01/10/2019
(10) दस्त नोंदणी केल्याचा दिनांक	01/10/2019
(11) अनुक्रमांक, खंड व पृष्ठ	6181/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1068000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



संगणक खरी प्रत,

सह दुय्यम निबंधक  
मुंबई शहर क्र. १

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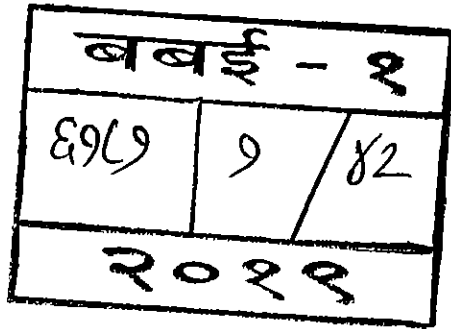
महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन - 2019-2020

1. दस्ताचा प्रकार :- Apartment for Sale
2. सादरकर्त्याचे नाव :- Mr. Rajesh Kumar J. Jain
3. तालुका :- Mumbai
4. गावाचे नाव :- Princess Dock Division
5. नगरभूमापन क्रमांक / सर्व्हे क्र. / अंतिम भूखंड क्रमांक :- Final Plot No. 64
6. मुल्य दरविभाग (झोन) :- 3 उपविभाग:- 35
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक  
प्रति चौ. मी. दर:- 78,400/- 2,48,900/-
8. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ :- 128.25 ~~कास्वेट / बिल्ट-अप चौ. मीटर / फूट~~
9. कार पार्किंग :-        गच्ची :-        पोटमाळा :-
10. मजला क्रमांक :- Lower Ground Floor (Basemnet) उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- 1974 घसारा :- 50%
12. बांधकामाचा प्रकार :- आरसीसी / इतर पक्के / अर्धे पक्के / कच्चे
13. निर्धारित केलेले बाजारमूल्य :- Rs. 1,77,95,970/-
14. दस्तामध्ये दर्शविलेली मोबदला :- Rs. 1,25,00,000/-
15. देय मुद्रांक शुक्ल :- Rs. 10,68,000/- भरलेले मुद्रांक शुक्ल :- Rs. 10,68,000/-
16. देय नोंधणी फी :- Rs. 30,000/-

लिपिक

सह दुय्यम निबंधक



100





Valuation ID 201909241880

मूल्यांकनाचे वर्ष 2019  
जिल्हा मुंबई(मेन)  
मूल्य विभाग 3-प्रिन्सेस डॉक डिव्हीजन  
उप मूल्य विभाग 3/35 भूभाग: विभागाच्या उत्तर व दक्षिण हद्दीमधील मध्य रेल्वे लाईन व पी डिमेलो रोड यामधील भूभाग  
सर्व्हे नंबर /म. भू. क्रमांक : अंतीम प्लॉट नंबर#64

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
खुली जमीन	निवासी सदनिका			चौरस मीटर
78400	158900	205300	158900	

बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	बांधकामाचे वर्गीकरण-	उदववाहन सुविधा-	संमिश्र वापराच्या इमारतीमधील गोडाऊन - Yes	Sale Type - First Sale
बांधकाम क्षेत्र(Built Up)-	128.25चौरस मीटर	बांधकामाचे वर्गीकरण-	नाही	गोडाऊन - Yes	First Sale
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	मजला -	Sale Type - First Sale	
उदववाहन सुविधा-	नाही	मजला -	Lower Ground Floor		

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ नुसार मूल्यदर = Rs.199120/-

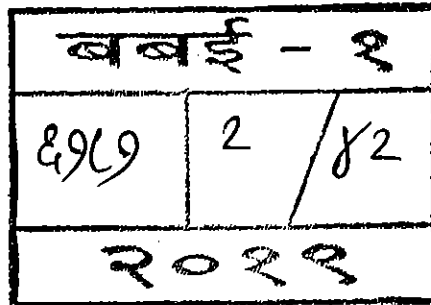
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) \* घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर )  
= (((199120-78400) \* (50 / 100 ))+78400 )  
= Rs.138760/-

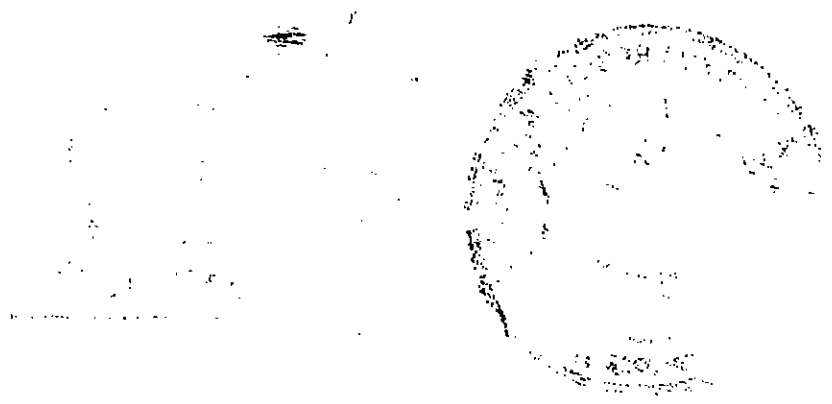
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 138760 \* 128.25  
= Rs.17795970/-

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी  
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= 17795970 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
= Rs.17795970/-

[REDACTED] [REDACTED]

*[Handwritten Signature]*







**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 2409201907094

Receipt Date 01/10/2019

Received from RAJESH KUMAR JAIN, Mobile number 9223406113, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 6181 dated 01/10/2019 at the Sub Registrar office S.R. Mumbai City 1 of the District Mumbai District.

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**Payment Details**

Bank Name HDFS

Payment Date 24/09/2019

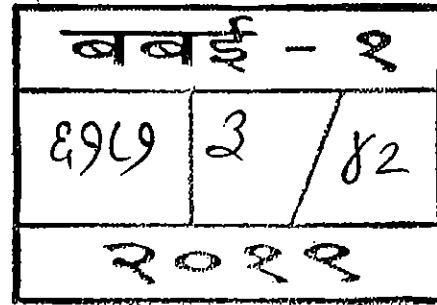
Bank CIN 10004152019092405999

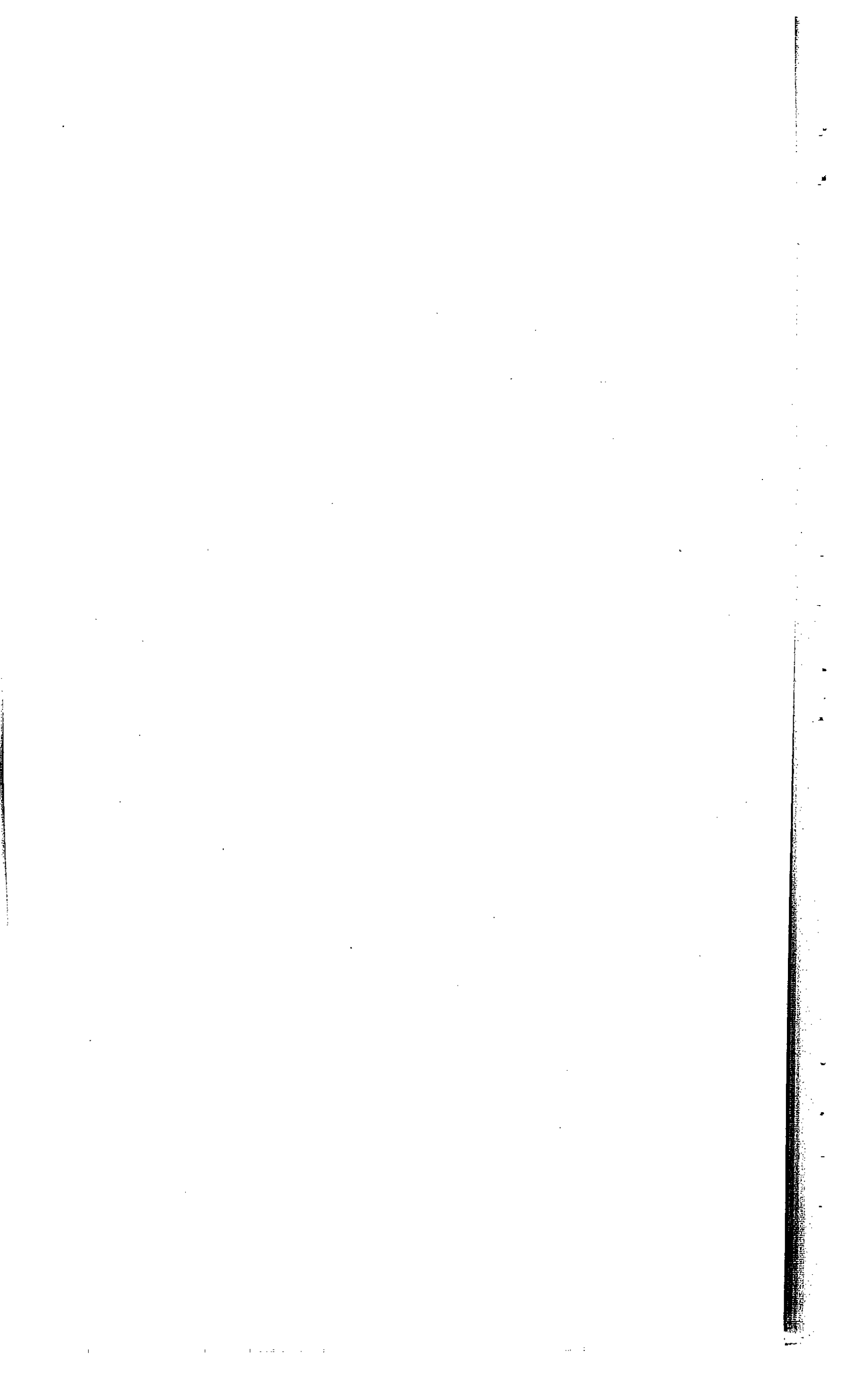
REF No. 192673490090

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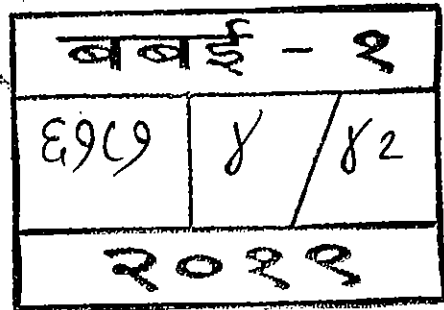
Deface Date 01/10/2019

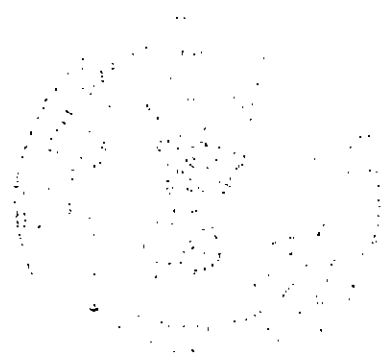
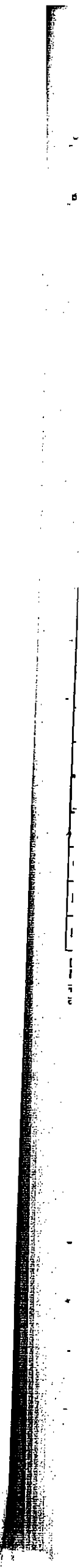
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2409201907094	Date 24/09/2019
Received from RAJESH KUMAR JAIN, Mobile number 9223406113, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.	
Payment Details	
Bank Name HDFC	Date 24/09/2019
Bank CIN 10004152019092405999	REF No. 192673490090
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CHALLAN  
MTR Form Number-6



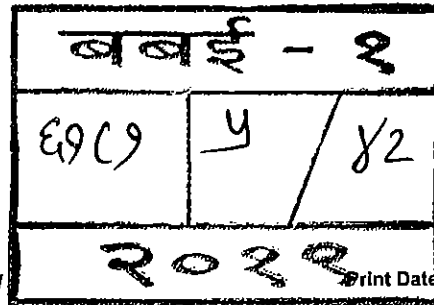
GRN	MH006666429201920P	BARCODE	[Barcode]				Date	24/09/2019-15:27:51	Form ID	25.2				
Department	Inspector General Of Registration				Payer Details									
Type of Payment	Stamp Duty Registration Fee				TAX ID (If Any)									
					PAN No.(If Applicable)									
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR				Full Name	RAJESH KUMAR JAIN								
Location	MUMBAI				Flat/Block No.	Godown No. 1, 2 and 2/A, Basement Floor								
Year	2019-2020 One Time				Premises/Building	ASHIRWAD BUILDING of ASHIRWAD PREMISES CHS LTD								
Account Head Details		Amount In Rs.		Road/Street	Ahmedabad Street, Carnac Bunder, M									
0030045501 Stamp Duty		1068000.00		Town/City/District	umbai									
0030063301 Registration Fee		30000.00		PIN	4		0		0		0		9	
				Remarks (If Any)	SecondPartyName=PAWAN JYOTI STEEL PVT LTD-									
				Amount In	Ten Lakh Ninety Eight Thousand Rupees Only									
Total				10,98,000.00	Words									
Payment Details				STATE BANK OF INDIA				FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	10000502019092401386		5058660951526						
Cheque/DD No.				Bank Date	RBI Date	24/09/2019-15:28:08		Not Verified with RBI						
Name of Bank				Bank-Branch		STATE BANK OF INDIA								
Name of Branch				Scroll No. , Date		Not Verified with Scroll								

Department ID :

Mobile No. : 9821722699

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



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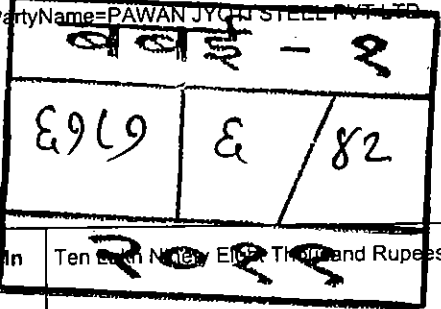
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CHALLAN  
MTR Form Number-6



MH006666429201920P		BARCODE	Date	24/09/2019-15:27:51	Form ID	25.2
Department Inspector General Of Registration			Payer Details			
Stamp Duty			TAX ID (if Any)			
Mode of Payment Registration Fee			PAN No.(If Applicable)			
Office Name BOM1_MUMBAI CITY 1 SUB REGISTRAR			Full Name		RAJESH KUMAR JAIN	
Location MUMBAI			Flat/Block No.		Godown No. 1, 2 and 2/A, Basement Floor	
Year 2019-2020 One Time			Premises/Building		ASHIRWAD BUILDING of ASHIRWAD PREMISES CHS LTD	
Account Head Details		Amount In Rs.	Road/Street		Ahmedabad Street, Carnac Bunder, M	
030045501	Stamp Duty	1068000.00	Area/Locality		Mumbai	
030063301	Registration Fee	30000.00	Town/City/District		Mumbai	
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			Remarks (If Any)			
			SecondPartyName=PAWAN JYCH STEEL PVT LTD			
						
			Amount in Words		Ten Thousand Eight Hundred and Rupees Only	
			10,98,000.00			
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	10000502019092401386	5058660951526
Cheque/DD No.			Bank Date	RBI Date	24/09/2019-15:28:08	26/09/2019
Name of Bank			Bank-Branch		STATE BANK OF INDIA	
Name of Branch			Scroll No. , Date		1004410 , 26/09/2019	

Department ID : Mobile No. : 9821722699  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

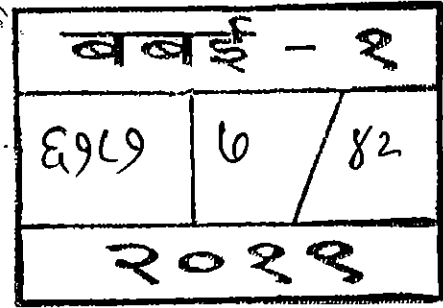
Validity unknown

Digitally signed by  
 VIRTUAL TREASURY  
 MUMBAI 02  
 Date: 2019.09.24 15:27:58 +05'30'  
 Reason: Secure Document  
 Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-318-6181	01/10/2019-15:25:30	IGR182	30000.00
2	(IS)-318-6181	01/10/2019-15:25:30	IGR182	1068000.00
Total Defacement Amount				10,98,000.00







## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai this

01 day of Oct, 2019 BETWEEN

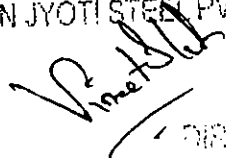
1) M/S. PAWAN JYOTI STEEL PVT. LTD.,

a company incorporated under the Companies Act, 1956 having its Registered Office address and the Owner of Commercial Basement Godown No. 1, 2 and 2/A on Basement Floor in 'ASHIRWAD BUILDING' of "ASHIRWAD PREMISES" Co-operative Society Limited situated at Princess Dock Division, 64/E, Ahmedabad Street, Carnac Bunder, Mumbai - 400009., hereinafter called "THE TRANSFEROR" (which expression shall unless it be repugnant to context or the meaning thereof shall mean and include its successors and permitted assigns) of the ONE PART AND

1) MR. RAJESH KUMAR J. JAIN, aged 47 years

an adult, Indian Inhabitants of Mumbai, residing at Flat No. 501 on Fifth Floor in "DIVINE JALPA" situated at Jambli Galli, Borivali (West), Mumbai - 400092., hereinafter called "THE TRANSFEREE" (which expression shall unless it be repugnant to context or the meaning thereof shall mean and include his respective heirs, executors, administrators and assigns) of the OTHER PART.

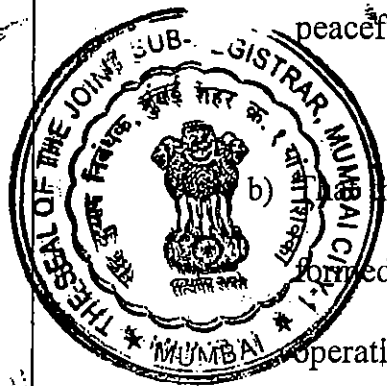
FOR PAWAN JYOTI STEEL PVT. LTD

  
DIRECTOR



**WHEREAS THE TRANSFEROR HEREBY EXPRESSLY REPRESENT  
AND DECLARES TO THE TRANSFEREE AS FOLLOWS:**

a) By Virtue of an Agreement for Sale dated 22<sup>nd</sup> day March, 1975, made and entered into at Bombay between M/s. Ashirwad Builder, a registered partnership firm under Indian Partnership Act 1932, having their registered office at Jawahar Nagar, Goregaon, Mumbai - 400062., therein called and referred to as "The Builder/Developer" of the One Part; and M/s. Western India Hardware Mart, therein called and referred to as "The Purchaser/Buyer" of the Other Part, purchased commercial Godown i.e. Commercial Basement Godown No. 1, 2 and 2/A, total admeasuring 1380 Sq. ft. Built-up (admeasuring Godown No. 1 - 582.5 sq. ft. Built-up + Godown No. 2 - 582.5 sq. ft Built-up and Godown No. 2/A - 215 sq. ft. Built-up) area on Basement Floor in 'ASHIRWAD BUILDING' situated at Princess Dock Division, 64/E, Ahmedabad Street, Carnac Bunder, Mumbai - 400009., in the said building, upon the terms and conditions therein contained and has paid the full consideration thereof and taken vacant and peaceful possession of the said Godown;



b) The various Owners of the Godown/Shops/Office in the said building formed a Co-operative Society namely "ASHIRWAD PREMISES" Co-operative Society Limited, registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM/GEN/1373 of 1980 dated 31<sup>st</sup> day of October, 1980 (hereinafter called "the said Society") and M/s. Western India Hardware Mart became one of the members of the said

FOR PAVAN JYOTI STEEL PVT. LTD

*[Signature]*  
DIRECTOR

*Rafesh Kumar S. J.*

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society and by virtue of the membership in the said society it was (i) holding 05 fully paid up Shares of Rs.50/- each bearing No. 6 to 10 (both inclusive), under Share Certificate No. 2 issued for Godown No. 1, (ii) holding 05 fully paid up Shares of Rs.50/- each bearing No. 431 to 435 (both inclusive), under Share Certificate No. 89 issued for Godown No. 2 and (iii) holding 05 fully paid up Shares of Rs.50/- each bearing No. 436 to 440 (both inclusive), under Share Certificate No. 90 issued for Godown No. 2/A (hereinafter referred to as THE SAID SHARES).

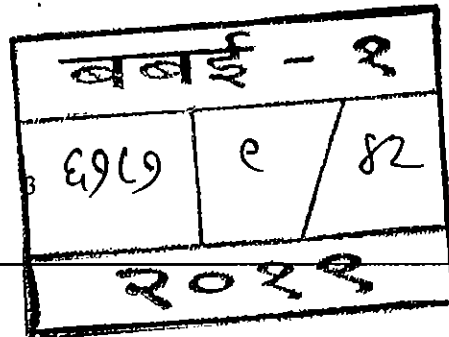
c) By virtue of an Agreement for sale dated 25<sup>th</sup> day of August, 2002, made and entered into at Mumbai between M/s. Western India Hardware Mart, therein called and referred to as "The Vendor/Transferor" of the One Part; and Mr. Haresh Vishandas Kotwani, therein called and referred to as "The Purchaser/Transferee" of the Other Part, purchased commercial Godown i.e. Commercial Basement Godown No. 1, 2 and 2/A, admeasuring 1380 Sq. ft. Built-up (admeasuring Godown No. 1 - 582.5 sq. ft. Built-up + Godown No. 2 - 582.5 sq. ft Built-up and Godown No. 2/A - 215 sq. ft. Built-up) area on Basement Floor in 'ASHIRWAD BUILDING' of "ASHIRWAD PREMISES" Co-operative Society Limited situated at Princess Dock Division, 64/E, Ahmedabad Street, Carnac Bunder, Mumbai - 400009., in the said building, upon the terms and conditions therein contained and has paid the full consideration thereof and taken vacant and peaceful possession of the said Godown;

FOR PAWAN JYOTI STEEL PVT. LTD

*[Handwritten Signature]*

DIRECTOR

*Rajesh Kumar J. Jai*



d) By virtue of an Agreement for sale dated 09<sup>th</sup> day of August, 2005, duly registered with the sub-registrar of Assurance No. 1 at Mumbai, MSD, under Document Registration No. BBE-1/07661/2005 on 10<sup>th</sup> day of August, 2005, made and entered into at Mumbai between Mr. Haresh Vishandas Kotwani, therein called and referred to as "The Seller/ Transfer/Vendor" of the One Part; and M/S. Pawan Jyoti Steel Pvt. Ltd. (The Transferor herein), therein called and referred to as "The Purchaser/Transferee" of the Other Part, The Transferor herein has purchased and acquired commercial Godown i.e. Commercial Basement Godown No. 1, 2 and 2/A, admeasuring 1380 Sq. ft. Built-up (admeasuring Godown No. 1 - 582.5 sq. ft. Built-up + Godown No. 2 - 582.5 sq. ft Built-up and Godown No. 2/A - 215 sq. ft. Built-up) area on Basement Floor in 'ASHIRWAD BUILDING' of "ASHIRWAD PREMISES" Co-operative Society Limited situated at Princess Dock Division, 64/E, Ahmedabad Street, Carnac Bunder, Mumbai - 400009., in the said building, upon the terms and conditions therein contained and has paid the full consideration thereof and taken vacant and peaceful possession of the said Godown & has been in exclusive use, occupation and possession of the said Godown alongwith (i) holding 05 fully paid up Shares of Rs.50/- each bearing No. 6 to 10 (both inclusive), under Share Certificate No. 2 issued for Godown No. 1, (ii) holding 05 fully paid up Shares of Rs.50/- each bearing No. 431 to 435 (both inclusive), under Share Certificate No. 89 issued for Godown No. 2 and (iii) holding 05 fully paid up Shares of Rs.50/- each bearing No. 436



FOR PAWAN JYOTI STEEL PVT. LTD

*[Signature]*  
DIRECTOR

*Rajeshkumar J. Jani*

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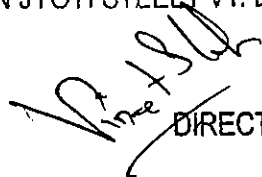
to 440 (both inclusive), under Share Certificate No. 90 issued for Godown No. 2/A;

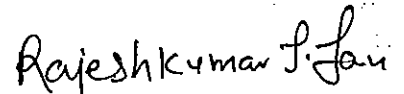
e) The Transferor herein specifically represents as under:

i) The Transferor is legally entitled to the said Godown and the said shares together with benefits attached to it and that neither the Transferor has at any time heretofore created nor agreed to create any third party rights or right, title, interests or claim whatsoever in respect of the said Godown in favour of any person.

ii) That the title of the Transferor in respect of the said Godown and the said shares is absolutely clear and marketable, free from all encumbrances (except Dewan Housing Finance Corporation Ltd., Thane (West) Branch) and reasonable doubts including free from any third party adverse deal, arrangements, understanding, agreement, agreement for sale, sale deed, transfer or assignment, conveyance, release, relinquishment, surrender, gift, exchange, lease, monthly tenancy, leave and licence, charge, mortgage or any other encumbrances (except Dewan Housing Finance Corporation Ltd., Thane (West) Branch).

FOR PAWAN JYOTI STEEL PVT. LTD

  
DIRECTOR.





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iii) That the Transferor is in the exclusive and absolute possession of the said Godown with the full lock and key control with the actual custody and dominion over the possession of the said Godown with the said shares and benefits and that neither the Transferor had till date hereof at any time either agreed to induct nor inducted any third party in use, occupation, possession and/or enjoyment of the said Godown or any part or portion whereof, in any way or any manner whatsoever.

iv) That the Transferor herein has not been disqualified or rendered disentitled either at law, equity or otherwise on account of any action, steps or proceedings or any act of commission or omission including any forfeiture, confiscation, acquisition, requisition and/ or reservation and otherwise and there was no and there is no dispute filed or pending or disposed off in respect of the said Godown.



That in the manner aforesaid the Transferor has truly, honestly, bonafide and in good faith disclosed to the Transferee all the material facts and circumstances in respect of the said Godown with the said shares and the said benefits without making any untrue, incorrect, dishonest and/or fraudulent and non-bona fide representations (or any misrepresentation to or concealment from

FOR PAWAN JYOTI STEEL PVT. LTD

*[Signature]*  
DIRECTOR

*Rajeshkumar J. Jain*

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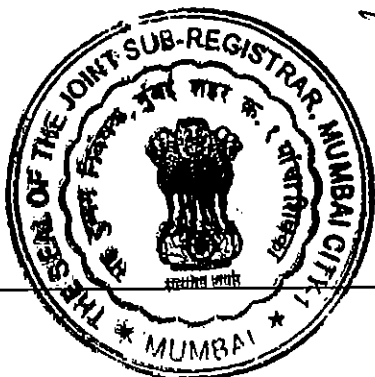
the Transferee in bad faith), of anything whatsoever in that behalf and in any manner whatsoever.

AND WHEREAS upon the strength of the representation and declaration made by the Transferor to the Transferee, the parties hereto have negotiated for sale and purchase of the said Godown in the said building on the said property with the said shares and the said benefits with all incidental benefits and right, title, interest, claim, estate, possession and property rights in respect thereof at law, equity and otherwise at or for the lump-sum price of Rs. 1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only) payable to the Transferor with vacant and peaceful possession of the said Godown with the said shares and the said benefits with legal right to have and call for all relevant deeds, documents, papers and writings from the Transferor and the concerned parties contemplated by law as hereinafter mentioned in these presents with otherwise clear & marketable title free from all encumbrances and reasonable doubts.

AND WHEREAS the Transferor has obtained from the said society it's No Objection Certificate to transfer and sale of the shares and interest in the capital/property of the society and the said Godown to the Transferee;

AND WHEREAS now the parties are desirous of executing this Agreement in respect of the said Shares and the said Godown in the said building standing on the said Property and accordingly the parties have hereby mutually agreed upon certain terms, conditions, stipulations & covenants in that behalf as hereinafter appearing:

FOR PAWAN JYOTI STEEL PVT. LTD



DIRECTOR

Rajeshkumar J. Jan

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**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. The Transferor hereby declares and confirms that what is recited hereinabove in respect of the said Godown and the said shares shall be treated as representations and irrevocable declarations on its part as if the same is reproduced herein in verbatim and forms part of this clause. The Transferor hereby confirms that the Transferee have agreed to purchase the said Godown relying upon the correctness of the declarations and representations made by the Transferor in these presents.

2. The Transferor hereby sells, transfers, assigns and assures and the Transferee hereby purchase and acquire from the Transferor the said Godown viz. Commercial Basement Godown No. 1, 2 and 2/A on Basement Floor in the building known as 'ASHIRWAD BUILDING' of "ASHIRWAD PREMISES" Co-operative Housing Society Ltd., situated at Princess Dock Division, 64/E, Ahmedabad Street, Carnac Bunder, Mumbai - 400009 and the said shares (i) holding 05 fully paid up Shares of Rs.50/- each bearing No. 6 to 10 (both inclusive), under Share Certificate No. 2 issued for Godown No. 1, (ii) holding 05 fully paid up Shares of Rs.50/- each bearing No. 431 to 435 (both inclusive), under Share Certificate No. 90 issued for Godown No. 2 and (iii) holding 05 fully paid up Shares of Rs.50/- each bearing No. 436 to 440 (both inclusive), under Share Certificate No. 90 issued for Godown No. 2/A, together with all rights, title, interest, benefits etc. more particularly described in the schedule hereunder

written at or for the price of Rs. 1,25,00,000/- (Rupees One Crore Twenty  
FOR PAWAN JYOTI STEEL PVT. LTD



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*Pawan Jyoti Steel*  
DIRECTOR

*Rajeshkumar J Jan*

Five Lakhs Only) being Full & Final consideration amount which is paid by the Transferee to the Transferor before or at the time of executing this Agreement, the receipt whereof the Transferor doth hereby admit and acknowledge and of and from the same doth hereby release the Purchasers forever:-

(a) Rs. 1,19,00,000/- (Rupees One Crore Nineteen Lakhs Only) being the Part Consideration amount paid by the Transferee to the Transferor on or before the execution of this agreement, the receipt whereof the Transferor doth hereby admit, acknowledge and confirm at the foot of this agreement.

(b) Rs. 1,25,000/- (Rupees One Lakh Twenty Five Thousand Only) being the TDS to be deposited by the Transferee as per Section 194IA of the Income Tax Act and the same shall be deemed to be received by the Transferor and the Transferees shall deposit the said TDS and shall produce the TDS Challan to the Transferor before the completion of the transaction.

(c) Rs. 4,75,000/- (Rupees Four Lakhs Seventy Five Thousand Only) being the Balance Consideration amount by way of Cheque / Pay Order / RTGS or by availing fully / partly loan from any financial institution / Bank on or before 2 days from the date of obtaining society NOC as per standard format of bank / financial institution for obtaining loan and the Transferor shall undertake and cooperate to obtain any other required documents and papers related to the Godown as per the requirement of the bank / financial institution and also agreed and undertake to sign and execute necessary deeds or documents in respect thereof.



3. In case of non-performance of its / their part of the contract both the parties shall be entitled to claim specific performance of this Agreement together with right to claim costs, charges and expenses and losses from the other party.

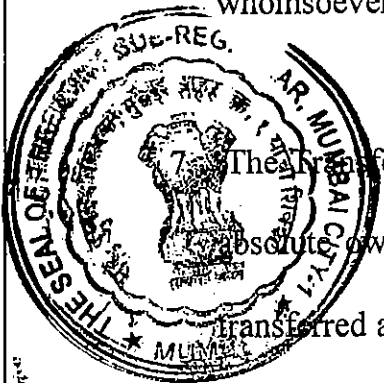
FOR PAWAN JYOTI STEEL PVT. LTD

*P. Jyoti*  
(DIRECTOR)

*Rajesh Kumar J. Jan*

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4. On receiving the fully consideration, the Transferor shall immediately put the Transferee in vacant possession of the said Godown and shall surrender its right, title and interest in favour of the Transferee and shall also hand over to the Transferee the title deeds of the said Godown and the Transferee shall be entitled to quietly enter upon, live, hold, occupy, possess and enjoy the said Godown together with the fittings, fixtures and other amenities provided by the Developers absolutely without any let or hindrance.
5. The Transferor shall co-operate for further assuring in law and for better and more perfectly transferring all the rights, interest and benefits of the Transferor in respect of the said Godown unto the Transferee for exclusive use of Transferee thereof as aforesaid.
6. The Transferor further states and declares that it has paid the full consideration in respect of the said Godown and nothing is due and payable by itself to whomsoever it may concern.



The Transferor covenants with the Transferee that only the Transferor is the absolute owner of the said Godown and the said shares hereby agreed to be transferred and sold and no other person or persons has or have any right, title, interest in property claim or demand of any nature whatsoever in or upon the said shares and in the said Godown whether by way of sale, charge, mortgage, lien, gift, trust, inheritance, lease, licences, easement or otherwise howsoever and it has good right, full power and absolute authority to transfer and sell the same to the Transferee.

FOR PAWAN JYOTI STEEL PVT. LTD

*[Handwritten Signature]*

DIRECTOR

*Rajeshkumar J. Jan*

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8. The Transferor further covenants with the Transferee that it has not created any charge or encumbrance (Dewan Housing Finance Corporation Ltd., Thane (West) Branch) of whatsoever nature on the said shares or the said Godown nor are/is the same or any of them the subject matter of any litigation or stay order nor are the same or any of them the subject matter of any attachment whatsoever (whether before or after judgement) or any prohibitory order and it has not created any adverse right whatsoever in favour of any one in respect of the same or any of them.

9. The Transferor hereby declare that it has taken loan from Dewan Housing Finance Corporation Ltd., Thane (West) Branch for purchase the said Godown and also indemnify for repay the loan amount & produce no lien / no dues certificate from Dewan Housing Finance Corporation Ltd., Thane (West) alongwith all original chain of Agreements, Original Share Certificate, documents / papers, etc.

10. The Transferor hereby undertakes to indemnify and keep indemnified the Transferee against all claims, demands, proceedings, costs and expenses in connection with any liability which the Transferee may have to suffer or incur due to the claims from Govt. authorities, Stamp authority, Sub-Registrar, competent authorities and/or any third party relating to the said Godown sustained prior to the execution of these presents.

FOR PAWAN JYOTI STEEL PVT. LTD

*P. J. S.*  
DIRECTOR

*Rajesh Kumar J. J.*



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11. The Transferor shall hand over to the Transferee all those relevant papers i.e. Original Chain of Agreement, Original Share Certificate, documents / papers, act. in its possession and control relating to the said Godown immediately on receiving the full consideration amount and shall also sign at the cost of the Transferee such other papers, applications, forms and declarations as may be required by the said Transferee from time to time for effectual transfer of the said Godown in the name of the Transferee.

12. The Transferee shall after payment of full consideration quietly and peacefully possess, occupy and enjoy the said Godown without any let, hindrance, denial, demand, interruption or eviction by the Transferor or any other person lawfully or equitably claiming through, under or in trust for the Transferor.

13. After receiving the full and final payment as aforesaid from the Transferee, neither the Transferor nor its successors shall and will have any right, title, interest or claim to the said Godown.

14. Neither the Government nor any public authority has issued any order under Income Tax Act, Wealth Tax Act, Maharashtra Land Revenue Code or under any statute restraining the Transferor from selling or disposing of the said Godown or any part thereof in any manner whatsoever.

The Transferor has not received any notice from the Municipal Corporation of Greater Mumbai and/or Government and/or any other statutory body or authority for acquisition or requisition of the said Godown.

FOR PAWAN JYOTI STEEL PVT. LTD

DIRECTOR

Rajeshkumar J. Jan



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16. The Transferee shall become the members of the said society and shall abide by all and singular bye-laws, rules and regulations made and adopted from time to time by the said society and shall regularly pay the monthly maintenance charges in respect of the said Godown to the said society without any default.

17. It is specifically agreed by and between the parties hereto that the transfer charges of the said society shall be borne and paid by both the parties equally i.e. 50% each.

18. The Transferee shall be solely responsible for payment of the entire amount of stamp duty and registration charges on this Agreement and has accordingly paid the same and the Transferor shall not be bound and liable to pay any amount whatsoever towards the stamp duty on this Agreement and the registration charges in respect thereof.



19. It is specifically agreed by and between the parties that once the entire consideration amount of the said Godown is paid to the Transferor, this agreement shall be deemed to be treated as Sale Deed.

20. The Transferee shall lodge the Agreement for Sale before the concerned Registrar of Assurances and the Transferor shall admit its signature on the said Agreement before the said authority within the prescribed time limit as per

FOR PAWAN JYOTI STEEL ROLL LTD

*[Signature]*  
DIRECTOR

*Rajeshkumar J. Jain*

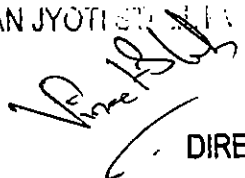
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21. The Transferor hereby agrees and undertakes to pay all the Municipal Taxes, Charges, rates, cesses, water charges etc. and incidental outgoings to the said Society in respect of the said Godown, up to the date of handing over the possession of the said Godown to the Transferee as state above. Thereafter, the same shall be paid by the Transferee to the said Society. The Transferor hereby agrees to indemnify and keep indemnified the Transferee against any such claim and / or outstanding arrears and / or statutory dues if any, in respect of the said Godown and to settle the same at its own cost and expenses.

22. It is further agreed by and between the parties that whatever amounts lying in the said Society and also the contribution towards repairs and renovation, the deposits including sinking fund etc., standing to the credit of the Transferor with the said Society shall be transferred in the names of Transferee.

23. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act.1963 and the Maharashtra Ownership Godown Rules 1964 or any other provisions of law applicable thereto.

FOR PAWAN JYOTI...



DIRECTOR

Rajesh Kumar Jha



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**SCHEDULE OF THE PROPERTY ABOVENAMED**

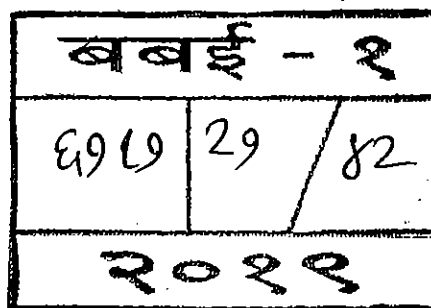
All that Commercial Basement Godown No. 1, 2 and 2/A on Basement Floor in 'ASHIRWAD BUILDING' of "ASHIRWAD PREMISES" Co-operative Society Limited situate and lying on the land situate in Greater Mumbai in the registration District and Sub-District of Mumbai City and Mumbai Suburban bearing Final Plot No. 64E, Cadastral Survey No. 31 (Princess Dock Division) and bearing Municipal Corporation of Greater, Mumbai 'B' Ward No. 5482, Street No. 14,16 and 18 of Taluka Mumbai and further details of which are as under:

Municipal Ward No.	R
Address of Godown	Commercial Basement Godown No. 1, 2 and 2/A on Basement Floor in 'ASHIRWAD BUILDING' of "ASHIRWAD PREMISES" Co-operative Society Limited situated at Princess Dock Division, 64/E, Ahmedabad Street, Carnac Bunder, Mumbai - 400009.
Area of Godown	1380 Sq. ft. Built-up (admeasuring Godown No. 1 - 582.5 sq. ft. Built-up + Godown No. 2 - 582.5 sq. ft Built-up and Godown No. 2/A - 215 sq. ft. Built-up)
Year of Construction	1974

FOR PAWAN JYOTI STEEL PVT. LTD

*P. J. Steel*  
DIRECTOR

*Rajeshkumar J Jan*



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

SIGNED SEALED AND DELIVERED )



By the withinnamed TRANSFEROR ) Left Hand Thumb

M/S. PAWAN JYOTI STEEL PVT. LTD.)

PAN NO: AABCP4763D )

Through its Director

FOR PAWAN JYOTI STEEL PVT. LTD

Mr. Vineet Govardhan Shah

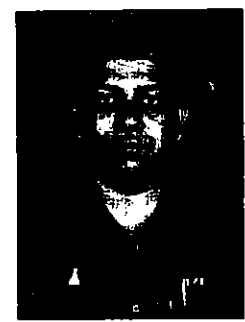
*Vineet Shah*  
\_\_\_\_\_  
DIRECTOR

In the presence of )

1.

*Vinod M. Dethi*

SIGNED SEALED AND DELIVERED )



By the withinnamed TRANSFEREE ) Left Hand Thumb

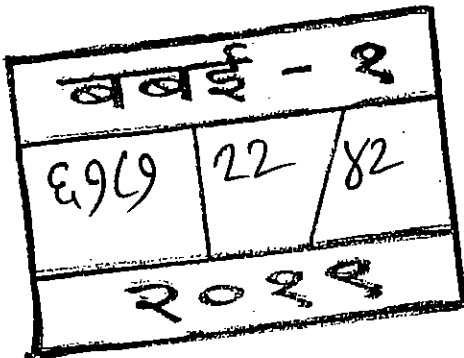
MR. RAJESH KUMAR J. JAIN )

PAN NO. ACEPJ0739R ) Rajeshkumar J. Jain.

In the presence of )

1.

*V. M. Dethi*



## RECEIPT

RECEIVED MR. RAJESH KUMAR J. JAIN, a sum of Rs. 1,19,00,000/- (Rupees One Crore Nineteen Lakhs Only) being Part Consideration amount in respect of Commercial Basement Godown No. 1, 2 and 2/A on Basement Floor in 'ASHIRWAD BUILDING' of "ASHIRWAD PREMISES" Co-operative Society Limited situated at Princess Dock Division, 64/E, Ahmedabad Street, Carnac Bunder, Mumbai - 400009., which I agree to sell as per the terms of this agreement.

The said amount is received by me in the following manner:-

Sr. No.	Date	Cheque No. or RTGS	Drawn on	Amount
1.	03-04-2019	000213	HDFC Bank Ltd, Borivli Br.	2,00,000
2.	20-04-2019	000221	HDFC Bank Ltd, Borivli Br.	3,00,000
3.	05-08-2019	000250	HDFC Bank Ltd, Borivli Br.	5,00,000
4.	20-06-2019	IBKL000059	HDFC Bank Ltd, Borivli Br.	25,00,000
5.	30-08-2019	000251	HDFC Bank Ltd, Borivli Br. (Paid to DHFL by D.D.)	50,00,000
6.	07-09-2019	000253	HDFC Bank Ltd, Borivli Br. (Paid to DHFL by D.D.)	19,00,000
7.	24-09-2019	000257	HDFC Bank Ltd, Borivli Br.	15,00,000
			Total	1,19,00,000

(Subject to realisation of all Cheque/s)

Received as above & I say amount received Rs. 1,19,00,000/-

FOR PAWAN JYOTI STEEL PVT. LTD

*(Signature)*

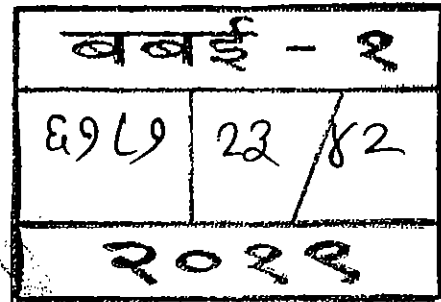
DIRECTOR

(For M/S. PAWAN JYOTI STEEL PVT. LTD.)

(The Transferor)

WITNESSES: -

1. *V. M. Dalmia*
2. *Vipin M. Dalmia*







**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0110201907802

Receipt Date 01/10/2019

Received from RAJESH JAIN , Mobile number 0000000000, an amount of Rs.140/-, towards Document Handling Charges for the Document to be registered on Document No. 6181 dated 01/10/2019 at the Sub Registrar office S.R. Mumbai City 1 of the District Mumbai District.

DEFACED

₹ 140

DEFACED

**Payment Details**

Bank Name sbiepay

Payment Date 01/10/2019

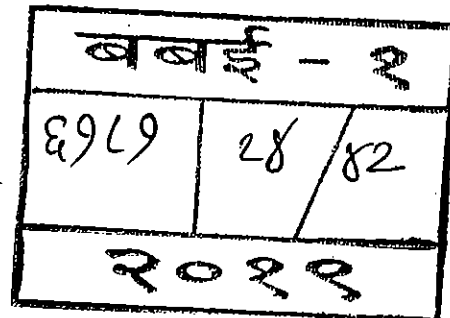
Bank CIN 10004152019100106724

REF No. 201927488297764

Deface No 0110201907802D

Deface Date 01/10/2019

This is computer generated receipt, hence no signature is required.



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23/09/19

7661318

23-09-2019

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

सूची क्र,2

दुय्यम निबंधक : मुंबई शहर 1 (फोर्ट)

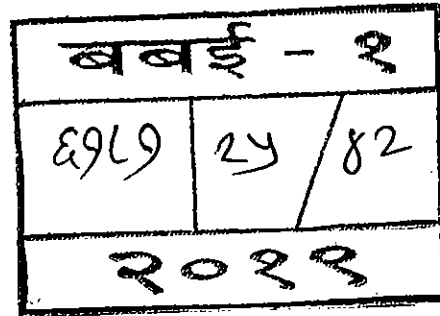
दस्त क्रमांक : 7661/2005

नोंदणी :

Regn:63m

## गावाचे नाव : प्रिंसेस डॉक

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.2151000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 5123272
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :फायनल प्लाट नं 64 ई कमर्शियल बेसमेंट गोडाऊन नं 1,2 व 2/ए, बेसमेंट फ्लोअर,आशिर्वाद बिल्डींग, आशिर्वाद प्रिमायसेस को ऑ सो लि, कर्नाक बंदर मुं 9 ( एकुण मजले -5,घसारा - 40 टक्के,बांधकाम वर्ष - 1974) विभागाचे नाव - प्रिन्सेस डॉक डिव्हीजन, उपविभागाचे नाव - 3/35 - भूभाग: विभागाच्या उत्तर व दक्षिण हद्दयीमधील मध्य रेल्वे लाईन व पी डिमेलो रोड यामधील भूभाग
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 128.21 चौ.मी. आहे.
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-हरीश विशनदास कोटवानी तर्फे मुखत्यार विमल शांतिलाल कोठारी . वय:-पत्ता:- १/२७पिन कोड:-४९०० नं:- 2): नाव:-हरीश विशनदास कोटवानी तर्फे मुखत्यार जेठाभाई श्यामलाल लुधवानी . वय:-पत्ता:-सी / ४९ रुम नं ९८पिन कोड:-४९०० नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	3): नाव:-मे.पवन ज्योती स्टिल प्रा लि तर्फे संचालक विनित गोवर्धन शाह . वय:-२४पत्ता:-३०१ पिन कोड:-पॅन नं:-२२०३३०३ ४७६३ ३०३
(9) दस्तऐवज करून दिल्याचा दिनांक	09/08/2005
(10)दस्त नोंदणी केल्याचा दिनांक	10/08/2005
(11)अनुक्रमांक,खंड व पृष्ठ	7661/2005
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	256300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	-



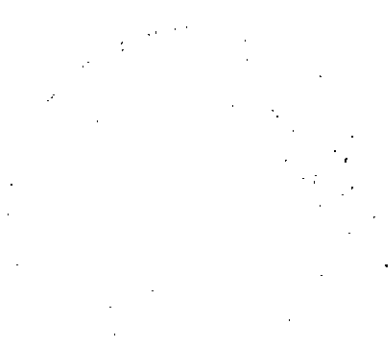
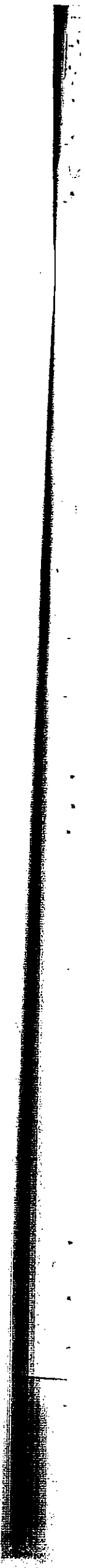




EXHIBIT - 1

999

CERTIFICATE NO.

2

DUPLICATE

SHARE CERTIFICATE

MEMBER'S REG. NO.

2

**ASHIRWAD PREMISES CO-OPERATIVE SOCIETY LTD.**

(Reg. No. BOMJEN 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, 1969 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./M/s Kantilal Vasa

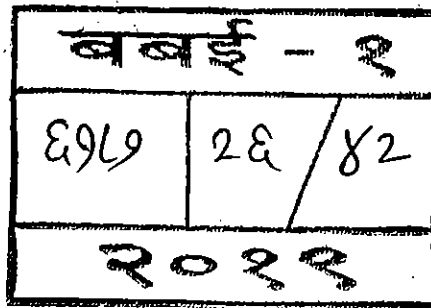
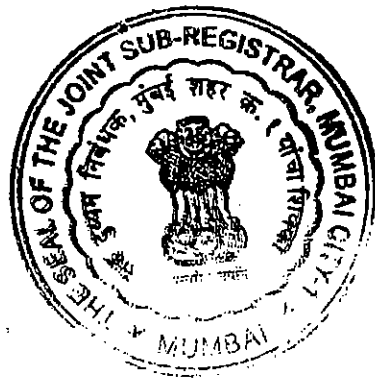
of Mumbai is/are the Registered Holder (s) of Five (5) shares of Rupees Fifty [ Rs. 50 ] each numbered from 6 to 10 both inclusive in ASHIRWAD PREMISES CO-OPERATIVE SOCIETY LTD. BOMBAY-400 009 subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Bombay this. 23<sup>rd</sup> day of NOVEMBER 2005

Brahm Kumar Arose Chairman

[Signature] Hon. Secretary

[Signature] Member of the Committee



300

MEMORANDUM OF TRANSFERS OF SHARE (S) MENTIONED OVERLEAF

DATE OF TRANSFER	TRANSFER NO.	REGISTER FOLIO	NAME (S) OF TRANSFEREE (S)	INITIAL	AUTHORISED SIGNATORY
12.12.81	1	83	M/S Western India Handwale MAMT	e	<i>Camp</i>
23/11/05	2/2005	005	M/S Pawan Jyoti steel p. Ltd.	skc	<i>Camp</i>



बबई - २	
६१७	२० / ८२
२०२९	

EXHIBIT-5

301

PASSED  
TORY

7

CERTIFICATE NO.

89

DUPLICATE

SHARE CERTIFICATE

MEMBER'S REG. NO.

83

# ASHIRWAD PREMISES CO-OPERATIVE SOCIETY LTD.

(Reg. No. ROMJEN 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

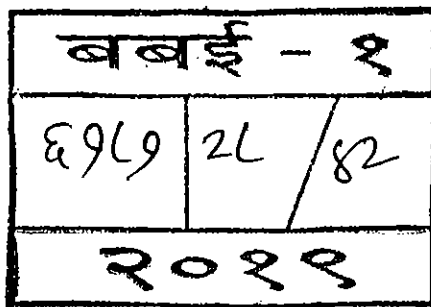
THIS IS TO CERTIFY that Shri Smt./M/s Western  
India Hard ware Mart  
of Mumbai is/are the Registered Holder (s) of Five (5) shares of Rupees  
Fifty [ Rs. 50 ] each numbered from 431 to 435 both inclusive  
in ASHIRWAD PREMISES CO-OPERATIVE SOCIETY LTD. BOMBAY-400 009 subject to  
the Bye-laws of the 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 23<sup>TH</sup>  
day of November 19 2005

Bren Kumar Arole Chairman

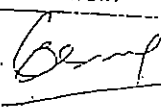
[Signature] Hon. Secretary

[Signature] Member of the Committee



302

MEMORANDUM OF TRANSFERS OF SHARE (S) MENTIONED OVERLEAF

DATE OF TRANSFER	TRANSFER NO.	REGISTER FOLIO	NAME (S) OF TRANSFEREE (S)	INITIAL	AUTHORISED SIGNATORY
23/11/2025	2005	003	M/S. Pawan Jyoti steel p. Ltd.	skc	



बबई - २		
६९८९	२९	४२
२०२२		

LIMIT- 11

303

CERTIFICATE NO.

90

DUPLICATE

SHARE CERTIFICATE

MEMBER'S REG. NO.

83

**ASHIRWAD PREMISES CO-OPERATIVE SOCIETY LTD.**

(Reg. No. BOMJGEN 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, 1969 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./M/s Western  
India Hand ware Mart

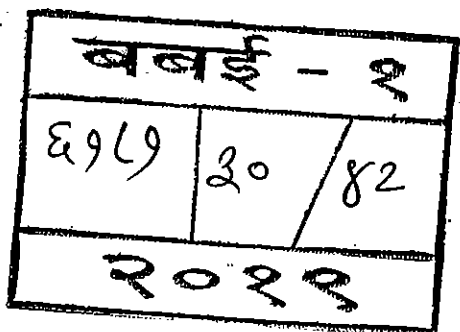
of Mumbai is/are the Registered Holder (s) of Five (5) shares of Rupees Fifty [ Rs. 50 ] each numbered from 436 to 440 both inclusive in ASHIRWAD PREMISES CO-OPERATIVE SOCIETY LTD. BOMBAY-400 009 subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Bombay this 23<sup>rd</sup>  
day of November 19 2005

Prem Kumar Agarwal Chairman

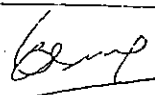
[Signature] Hon. Secretary

[Signature] Member of the Committee



304

MEMORANDUM OF TRANSFERS OF SHARE (S) MENTIONED OVERLEAF

DATE OF TRANSFER	TRANSFER NO.	REGISTER FOLIO	NAME (S) OF TRANSFEREE (S)	INITIAL	AUTHORISED SIGNATORY
23/11/05	2/2005	004	M/S Pawan Jyoti steel P. Ltd	skc	



बबई - २	
६९६९	२९ / ८२
२०२२	

# PAWAN JYOTI STEEL PVT.LTD

2-A, Ashirwad Building, Ahmedabad Street, Masjid East, Mumbai-400 009

Certified True Copy of the Resolution Passed at the meeting of the Board of Directors of M/s. Pawan Jyoti Steel Pvt Ltd held at its Registered Office 2 A, ASHIRWAD BLDG, AHMEDABAD STREET, MASJID EAST, MUMBAI – 400009 on 26<sup>th</sup> day of September 20 19.

Resolved that the Company is to Sell their Ownership Office i.e 2 A, ASHIRWAD BLDG, AHMEDABAD STREET, MASJID EAST, MUMBAI – 400009 to Shri. Rajesh Kumar Jawanmalji Jain (Buyer) and terms and conditions agreed by and between the Company and the Buyer of the Said Office.

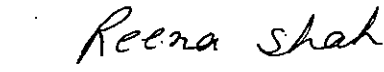
Further Resolved that Mr. Vineet Goverdhan Shah – Director is hereby authorised to Sign and execute the Agreement for Sale / Sale Deed and other relevant documents on behalf of the Company and appear before the Sub Registrar of Assurance, Mumbai or such authorities for registering the required Documents, contracts as may be required from time to time.

Certified true copy

For PAWAN JYOTI STEEL PVT.LTD

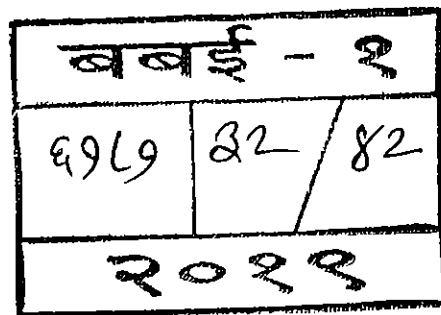
  
DIRECTOR

For PAWAN JYOTI STEEL PVT.LTD

  
DIRECTOR

Place : Mumbai

Date : 26.09.2019







# 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.

ASHSCT/CERT/19-20

Dt: 16.07.2019

## TO WHOMSOEVER IT MAY CONCERN

This is to Certify that , we have no objection in the sale of Unit No: 2 A,  
Stands in the name of M/s Pawan Jyoti Steel Pvt Ltd, situated in  
the basement of Ashirwad Building, 64-E Ahemdabad Street, Carnac  
Bunder, Mumbai - 400 009

For Ashirwad Premises Co-op Society Ltd  
Ashirwad Premises Co-op Society Ltd

Hon. Secretary Chairman Treasurer

Auth: Signatory.



बबई - १		
६९६९	३३	४२
२०१९		



2011-2012  
10/1/2011

DESCRIPTION & DETAILS OF CAPITAL VALUE CALCULATION ANNEXURE "A"

Ward : BX  
SAC NO : BX1407870060000

Ward : BX		Inward No :	
SAC NO : BX1407870060000		Special Notice No./ Dt :	
Zone : 003	Sub Zone : 035B	Print Date : 23/09/201	Page 16 of 1

Description & Details of Capital Value Calculation Annexure "A"		Total Existing Tax	Total Tax After Capping
Total Units :	Total Carpet Area (In sq.mtr)	₹	₹
86	2168.59	15,61,204	8,23,814
Total Capital Value		₹	₹
17,74,09,275		15,61,204	11,42,272

Other remarks if any :

Name of Complainant :

Complainant Address : with PIN code

Complainant's relationship with Assessee :

Date of receipt of Special Notice : Date : Time : Place :

Contact No :

Signature of the Complainant

1. For details of above categorization of annexure please visit our website [www.mtcgm.gov.in](http://www.mtcgm.gov.in)

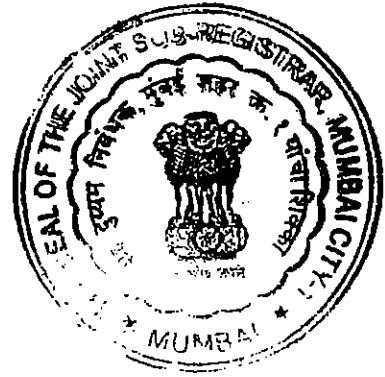
2. Complainant may fill up the information in blank row provided in Annexure-A below each unit if the complainant feels that information of that unit is incorrect.

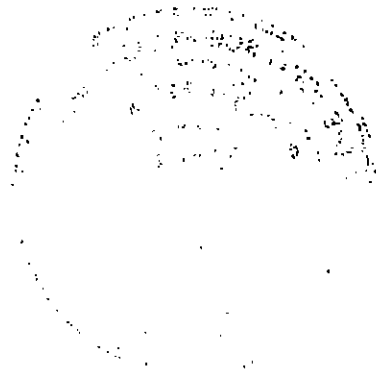
3. For any other objections, please use above space provided for.

वर्क - २

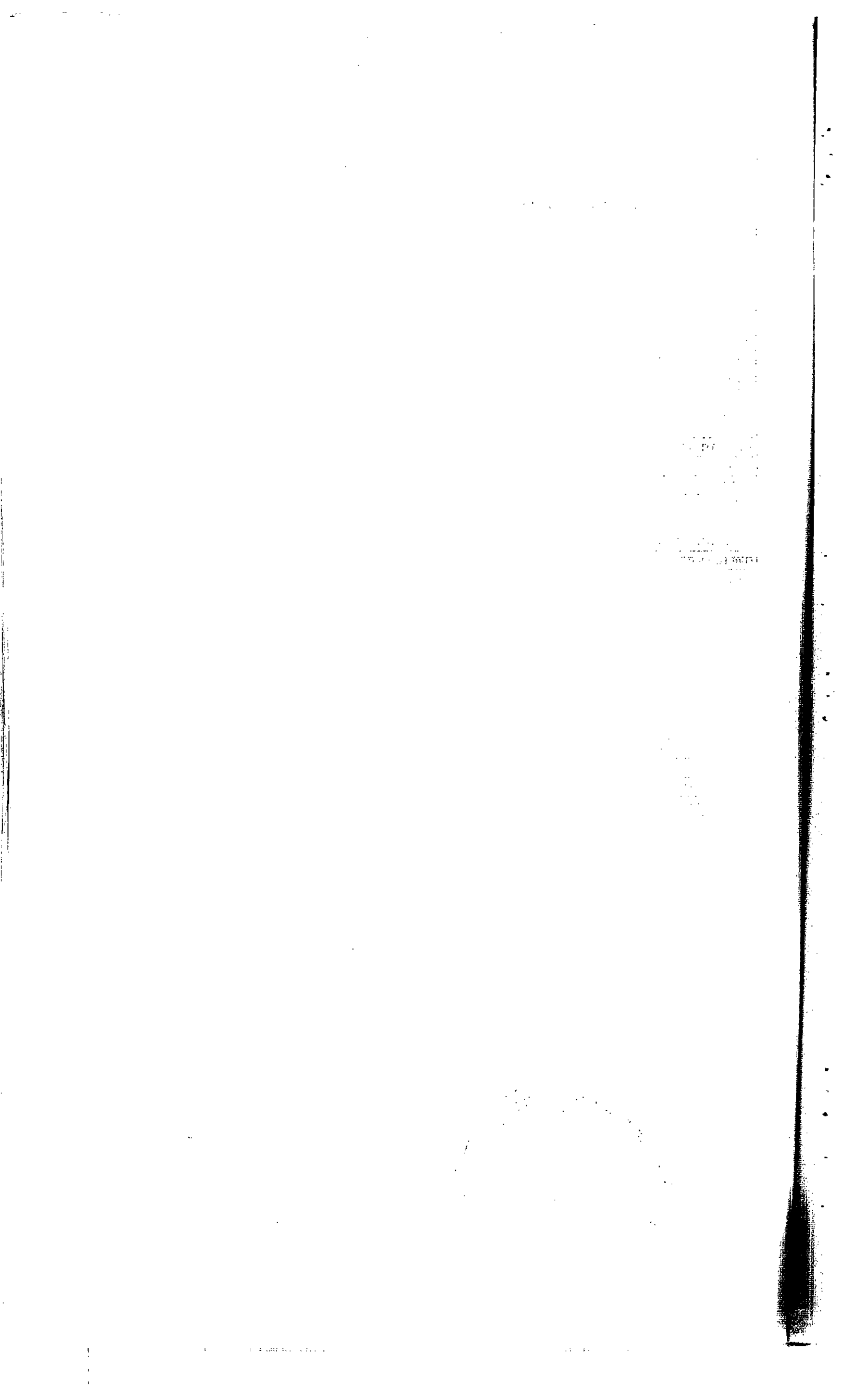
६९८९ ३४ / ८२

२०२२











बृहन्मुंबई महानगरपालिका  
करनिर्धारण व संकलन खाते  
मालमत्ता करदेयक

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

लेखा क्रमांक BX1407870060000	मालमत्ता करवर्ष 2019-2020	देयक क्रमांक 201910BIL09244097 201920BIL09244098	देयक दिनांक 18/05/2019
पक्षकाराचे नाव व पत्ता : M/S ASHIRWAD PREMISES COOP SOCIETY ASHIRWAD BUILDING, AHMEDABAD STREET, MUMBAI NO 400009		प्रेषक - सहा. क. व सं./ विभाग: Assistant Assessor & Collector, Assessment & Collection Department, B Ward BMC Building, 1st floor, Room No.15, 16 Babula Tank Road, Near J J Hospital, Mumbai 400009.	
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ विंग, सी. टी. एस. क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे. B-5482-5483 & 5484/14 16 18 AHMEDABAD ST HOUSE WITH G ODOWN & OFFICES ASHIRWAD MADANJI RATANSI & PANKUVERBAI DUNGARSI WIFE OF M RATAN, SI			
प्रथम करनिर्धारण दिनांक: 31/03/1961	जलजोडणी क्रमांक: -	एकूण भांडवली मूल्य: ₹ 177409275	
एकूण भांडवली मूल्य: ₹ Seventeen Crore Seventy Four Lakh Nine Thousand Two Hundred Seventy Five Only (अक्षरी)			
देयक तयार करवेळी 31/03/2010 या तारखेपर्यंतची थकवाकी ₹ 0	01/04/2010 या तारखेनंतरची थकवाकी ₹ 0		
देयक कालावधी:	01/04/2019	ते	31/03/2020

(सर्व रकम रुपयांमध्ये)

कराचे नाव	01/04/2019 ते 30/09/2019	01/10/2019 ते 31/03/2020
सर्वसाधारण कर	175233	175233
जल कर	0	0
जललाभ कर	110340	110340
मलनिःसारण कर	0	0
मलनिःसारण लाभ कर	68137	68137
म.न.पा. शिक्षण उपकर	64902	64902
राज्य शिक्षण उपकर	51921	51921
रोजगार हमी उपकर	12981	12981
वृक्ष उपकर	3253	3253
पथ कर	84369	84369
एकूण देयक रकम	571136	571136
कलम 152 अ नुसार दंडाची रकम	0	0
परताव्यावरील व्याजाची वसुली	0	0
आगाऊ अधिदानाचे समायोजन	0	0
अर्ली बर्ड योजनेनुसार लाभाची रकम	0	0
भरावयाची निव्वळ रकम	571136	571136
प्रतिदानाची निव्वळ रकम	0	0
* 30.06.2019 पर्यंत भरावयाची निव्वळ रकम	561076	551017
* 31.07.2019 पर्यंत भरावयाची निव्वळ रकम	566106	556047
* 31.07.2019 नंतर भरावयाची निव्वळ रकम	571136	571136
अक्षरी रुपये	₹ Five Lakh Seventy One Thousand One Hundred Thirty Six Only	₹ Five Lakh Seventy One Thousand One Hundred Thirty Six Only
अंतिम देय दिनांक	26/08/2019	31/12/2019

To make payment through NEFT:

IFSC - SBIN0COLLEC, Beneficiary A/C No:- BMCPOBX1407870060000, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of "MCGM"

\* अर्ली बर्ड इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

मालमत्ता लेखा क्रमांकांमधील पहिले ११ अंक-इमारतीची यु.आय.डी. (युनिक आयडेंटिटी) असून, प्रत्येक इमारतीच्या दर्शनी भागावर यु.आय.डी. स्टीकर लावण्याचा प्रकल्प महापालिकेने हाती घेतला आहे. त्यामुळे महापालिकेच्या कोणत्याही कामासंबंधातील पत्रव्यवहारात सदर यु.आय.डी. क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.



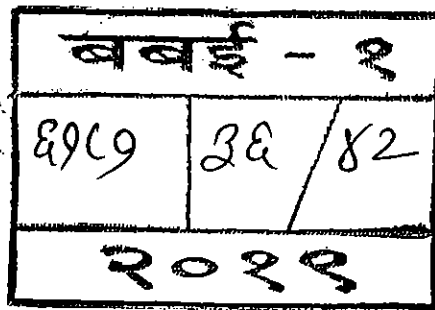
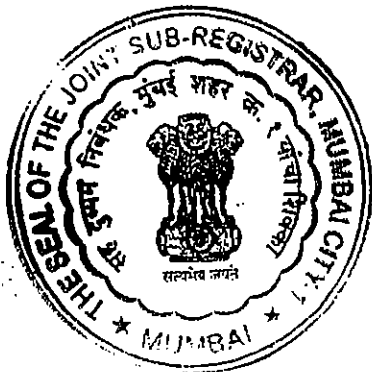
एक कदम स्वच्छता की ओर

*(Signature)*

देविदास चि. शीरसागर  
करनिर्धारक व संकलक (प्र.)

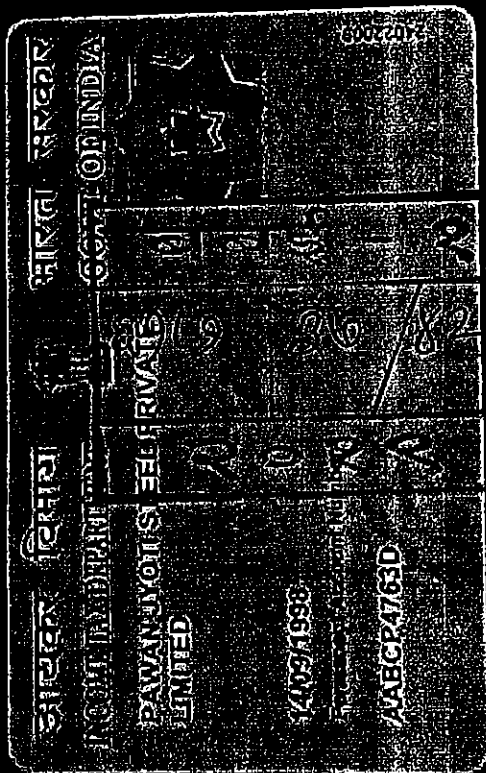


E & OE



PAWA





PAWAN JYOTI STEEL PVT. L

Vinay Singh

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Handwritten text in the middle-left section of the page, appearing as a list or set of notes.

A vertical line of handwritten text running down the right side of the page, possibly serving as a margin or a list of items.

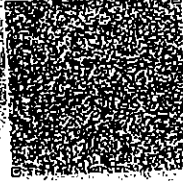
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AGEP00739R



नाम / Name  
RAJESH KUMAR JAIN

पिता का नाम / Father's Name  
JAWANMALJI KONAJI JAIN

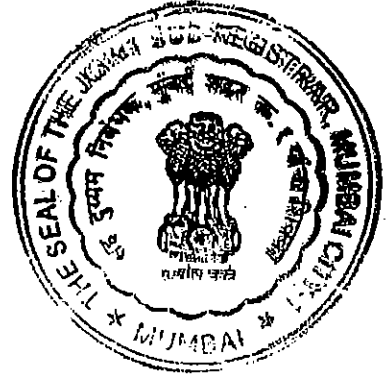
जन्म की तिथि / Date of Birth  
18/05/1972

*Rajesh Kumar Jain*  
हस्ताक्षर / Signature

*Rajesh Kumar Jain*

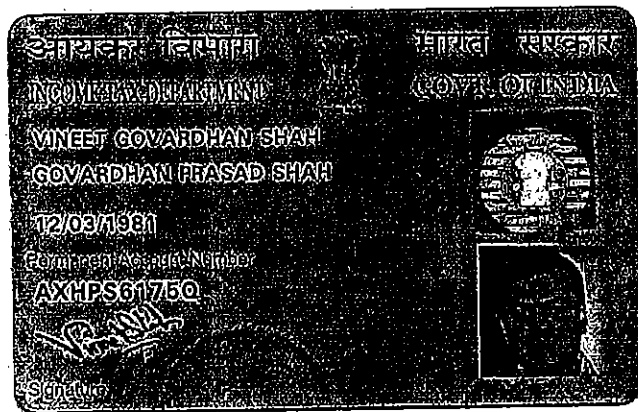


*V. M. Dabhi*



बवई - १	
६९८९	३८ / ४२
२०१९	





*Vinet Shah*



बबई - १		
६९८९	३९	४२
२०१९		



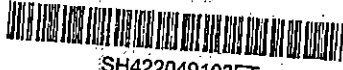
भारतीय निरीक्षित गणसंस्था  
**भारत सरकार**  
 Unique Identification Authority of India  
**Government of India**

नोंदविण्याचा क्रमांक / Enrollment No 1271/50022/00710

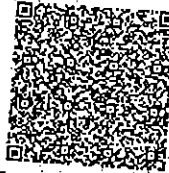
To,  
 विनीत गोवर्धन शाह  
 Vineel Goverdhan Shah  
 S/O: Goverdhan Shah  
 A - 401, Yogi Avenue  
 Eksar Road  
 Yogi Nagar Borivali (West)  
 Mumbai  
 Borivali-Mumbai  
 Maharashtra 400091  
 9323244445

15/08/2013

Ref: 172 / 21J / 254188 / 254418 / P



SH422049103FT



आपला आधार क्रमांक / Your Aadhaar No. :

**8025 5403 8598**

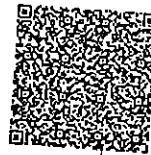
आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
 Government of India



विनीत गोवर्धन शाह  
 Vineel Goverdhan Shah  
 जन्म तारीख / DOB : 12/03/1981  
 पुरुष / Male



8025 5403 8598

आधार - सामान्य माणसाचा अधिकार



*Vineel Shah*

बबई - २	
६९८९	८० / ८२
२०२३	

SEAL OF THE

318/6181  
मंगळवार, 01 ऑक्टोबर 2019 3:25  
म.नं.

दस्त गोषवारा भाग-1

बबई 89/82  
दस्त क्रमांक: 6181/2019

दस्त क्रमांक: बबई 1 /6181/2019

बाजार मूल्य: रु. 1,77,95,970/- मोबदला: रु. 1,25,00,000/-

भरलेले मुद्रांक शुल्क: रु.10,68,000/-

दु. नि. सह. दु. नि. बबई 1 यांचे कार्यालयात  
अ. क्र. 6181 वर दि.01-10-2019  
रोजी 3:18 म.नं. वा. हजर केला.

पावती:8095 पावती दिनांक: 01/10/2019

सादरकरणाराचे नाव: राजेश कुमार जे जैन

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 840.00

पृष्ठांची संख्या: 42

*Rajesh Kumar J. Jain*

एकुण: 30840.00

दस्त हजर करणाऱ्याची सही:

*[Signature]*

दुय्यम निबंधक, मुंबई-1

*[Signature]*

दुय्यम निबंधक, मुंबई-1

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 01 / 10 / 2019 03 : 18 : 50 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 01 / 10 / 2019 03 : 20 : 46 PM ची वेळ: (फी)

### प्रतिज्ञापत्र

'सदर दस्तऐवज हा नोंदणी कायदा 1906 प्रंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत दाखल केलेला आहे. दस्तऐवज संपूर्ण पत्रकार किंवा त्या व्यक्ती, साक्षीकार व सोयत जोडलेल्या कागदांमध्ये भरतऱ्या आहेत. हातपणे सत्यतऱ्या कायदरीर बाबीसाठी दस्त निवारक व मसुदादारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे:

लिहून घेणारे:



*[Signature]*  
लिहून देणारे:

*Rajesh Kumar J. Jain*  
लिहून घेणारे:

THE UNIVERSITY OF CHICAGO  
DEPARTMENT OF CHEMISTRY  
5800 S. UNIVERSITY AVENUE  
CHICAGO, ILLINOIS 60637



MEMORANDUM FOR THE RECORD  
SUBJECT: [Illegible]  
DATE: [Illegible]  
BY: [Illegible]

[Illegible text follows, appearing to be a list or report of activities.]

[Illegible text, possibly a detailed report or list of items.]

[Illegible text, possibly a concluding section or signature area.]





दस्त गोषवारा भाग-2

बबई1

82/82

दस्त क्रमांक:6181/2019

01/10/2019 3 27:27 PM

दस्त क्रमांक :बबई1/6181/2019

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राजेश कुमार जे जैन पत्ता:फ्लॅट नं. 501, 5वा मजला, डिवाइन जल्पा, बोरीवली पश्चीम, मुंबई, जांबली गली, बोरीवली वेस्ट, MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर:ACEPJ0739R	लिहून घेणार वय :-47 स्वाक्षरी:- <i>Rajesh Kumar J.</i>		
2	नाव:मेसर्स. पवन ज्योती स्टील प्राईवेट. लीमीटेड. चे संचालक विनीत गोवर्धन शाह पत्ता:प्लॉट नं: कमर्शियल बेसमेंट गोडाऊन नं. 1, 2 व 2/ए, माळा नं: बेसमेंट फ्लोर, इमारतीचे नाव: आशीर्वाद बील्डींग, आशीर्वाद प्रीमाईसीस को-ओप सो ली, ब्लॉक नं: मुंबई, रोड नं: अहमदाबाद स्ट्रीट, कर्नाक बंदर, महाराष्ट्र, मुंबई. पॅन नंबर:AABCP4763D	लिहून देणार वय :-38 स्वाक्षरी:- <i>Vinay Shah</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:01 / 10 / 2019 03 : 21 : 41 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सचिन खांबे . . वय:35 पत्ता:बोरीवली पश्चीम, मुंबई पिन कोड:400092		
2	नाव:विपुल दोशी वय:41 पत्ता:बोरीवली पश्चीम, मुंबई पिन कोड:400092		

शिक्का क्र.4 ची वेळ:01 / 10 / 2019 03 : 22 : 21 PM

शिक्का क्र.5 ची वेळ:01 / 10 / 2019 03 : 22 : 42 PM नोंदणी पुस्तक 1 मध्ये

दुय्यम निबंधक, मुंबई-1

EPayment Details.

प्रमाणित करणेत घेई की या  
दस्तामध्ये एकूण.....पाने आहेत,  
पुस्तक क्रमांक १, बबई-१/१०/२०१९.../२०१९  
अन्वये नोंदला.  
दिनांक 01 OCT 2019

प. सह दुय्यम निबंधक मुंबई शहर क्र. १.

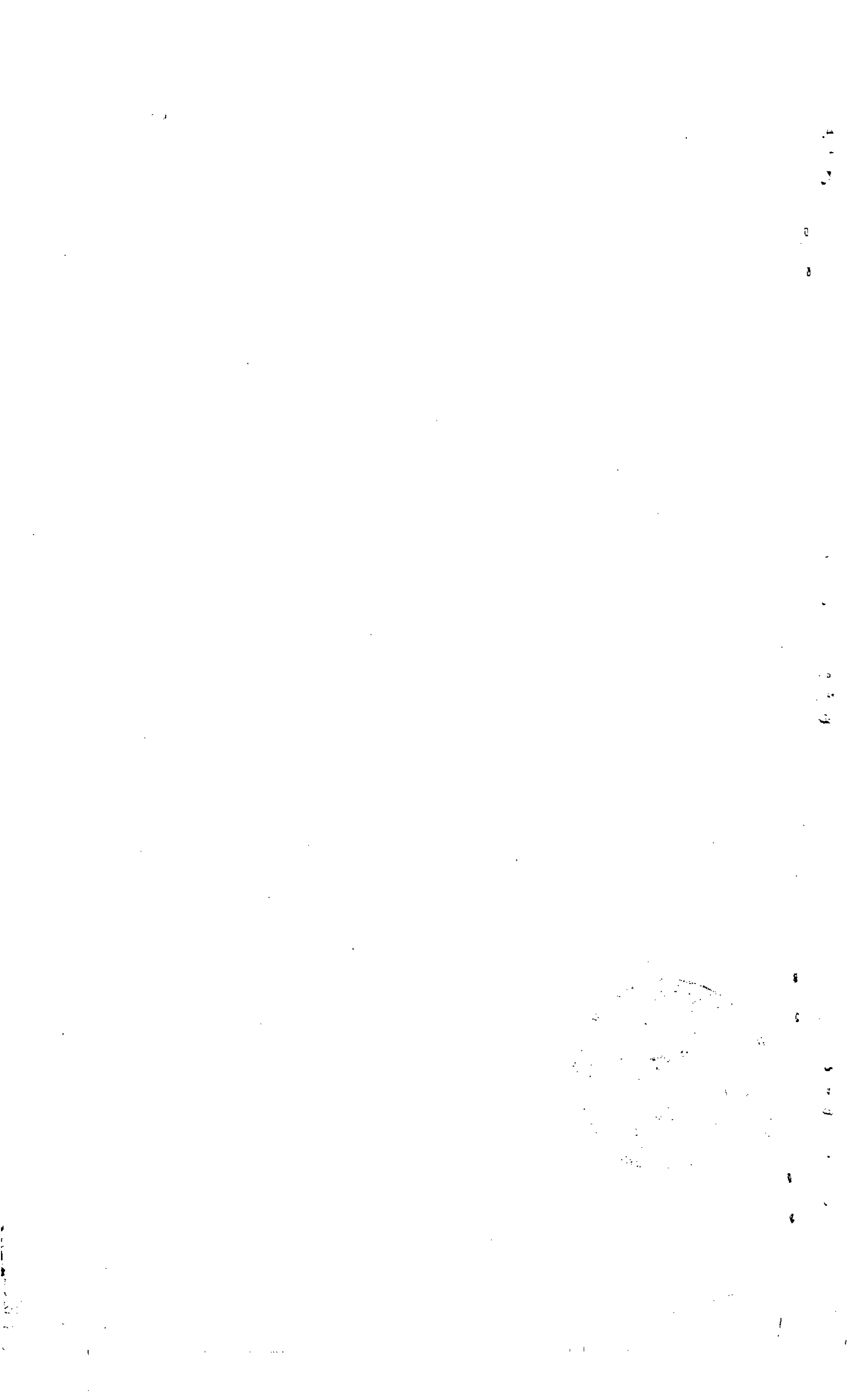
sr.	Epagement Number	Defacement Number
1	MH006666429201920P	0003578572201920
2	0110201907802	0110201907802D
3	2409201907094	2409201907094D

6181 /2019

1. Verify Scanned Document for correct message through email (4 pages on a side) printout after scanning.
2. Get print immediately after registration.



feedback please write to feedback.isarita@gmail.com



①

D U P L I C A T E

CERTIFICATE NO.

SHARE CERTIFICATE

MEMBER'S REG. NO.

89

83

**ASHIRWAD PREMISES CO-OPERATIVE SOCIETY LTD.**

(Reg. No. BOM/GEN 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)

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

Exhibit No. 27

Admitted in evidence, No. A. 14/109

Read and Recorded.

THIS IS TO CERTIFY that Shri/Smt./M/s Western  
India Hard ware Mart  
Mumbai is/are the Registered Holder (s) of Five (5) shares of Rupees  
Fifty [ Rs. 50 ] each numbered from 431 to 435 both inclusive  
of **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.

Presiding Officer,  
Mumbai D.R.T. No. 2, Mumbai

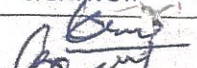



GIVEN under the Common Seal of the said Society at Bombay this 23<sup>rd</sup>  
day of November 19 2005



Ram Kumar Arole Chairman  
[Signature] Hon. Secretary  
[Signature] Member of the Committee



MEMORANDUM OF TRANSFERS OF SHARE (S) MENTIONED OVERLEAF

DATE OF TRANSFER	TRANSFER NO.	REGISTER FOLIO	NAME (S) OF TRANSFEREE (S)	INITIAL	AUTHORISED SIGNATORY
23/11/05	2/5005	003	M/s Hareesh Vishandas Kishwan	H	
23/11/05	2/2005	003	M/S Pawan Jyoti steel p. Ltd.	SKE	
15-2-2020	009	N154	<p>Mr. Rajesh Kumar J. Jain.</p> <p>for Ashirwad Premises Co-op Society Ltd</p> <p> —  <b>Pradeep</b></p> <p>Hon. Secretary Chairman. Treasurer</p>		



CERTIFICATE NO.

DUPLICATE

MEMBER'S REG. NO.

SHARE CERTIFICATE

2

2

# ASHIRWAD PREMISES CO-OPERATIVE SOCIETY LTD.

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

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

(Registered under Section 9 (I) 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./M/s Kantilal Vasa

of Mumbai is/are the Registered Holder (s) of Five (5) shares of Rupees Fifty [ Rs. 50 ] each numbered from 6 to 10 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.

Exhibit No. 2375  
O. A. No. 24/109  
Admitted in evidence,  
at Bombay this 23 th

GIVEN under the Common Seal of the said Society at Bombay this 23 th day of NOVEMBER 19 2005



Ram Kumar Arore Chairman  
[Signature] Hon. Secretary  
[Signature] Member of the Committee

Presiding Officer,  
Mumbai D.R.T. No. 2. Mumbai



MEMORANDUM OF TRANSFERS OF SHARE (S) MENTIONED OVERLEAF

DATE OF TRANSFER	TRANSFER NO.	REGISTER FOLIO	NAME (S) OF TRANSFEREE (S)	INITIAL	AUTHORISED SIGNATORY
2.12.81	1	83	M/S Western India Handmade		
1/1/05	2/2005	005	M/S Hareesh Vishwadev Korwar MAMT		
1/1/05	2/2005	005	M/S Pawan Jyoti steel p. Ltd.	SKC	
15-2-2020	099	N154	Mr. Rakesh Kumar J. Jain.		
			<p>For Ashirwad Premises Co-op. Society Ltd</p> <p><i>[Signature]</i> Rakesh</p> <p>Hon. Secretary Chairman. Treasurer</p>		

From:  
M/S. PAWAN JYOTI STEEL PVT. LTD.  
Godown No. 1, 2 and 2/A, Basement Floor,  
'ASHIRWAD BUILDING' of  
"ASHIRWAD PREMISES" Co-op. Soc. Ltd,  
Princess Dock Division, 64/E, Ahmedabad Street,  
Carnac Bunder, Mumbai – 400009.

Date: -

To,  
The General Manager,

\_\_\_\_\_,  
\_\_\_\_\_,  
\_\_\_\_\_.

Sub: N. O. C. for transfer of Electricity  
Consumer No. : ...1035744 - 329-459-0159  
Meter No. : ...0546628

Respected Sir,

I, M/S. PAWAN JYOTI STEEL PVT. LTD. state that I do not have any objection to transfer of my above said electricity meter in favour of MR. RAJESH KUMAR J. JAIN alongwith my deposit lying with you.

Kindly do the needful and oblige.

Thanking you,

Yours faithfully,

FOR PAWAN JYOTI STEEL PVT. LTD.

*Vineet B. D.*

DIRECTOR

(For M/S. PAWAN JYOTI STEEL PVT. LTD.)  
(Transferor)