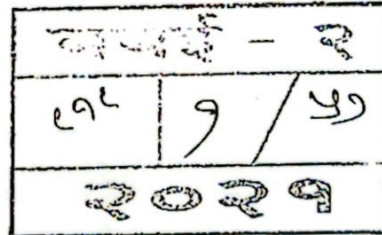


मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		19 January 2021, 12:27:18 PM	
Valuation ID	202101192494		
मूल्यांकनाचे वर्ष	2020		
दिनांक	मुंबई (पेन)		
मूल्य विभाग	4-बांधीव विभाग		
उप मूल्य विभाग	4/38 पुणे : पश्चिमेकडे लोकमान्य टिळक मार्ग, त्र्यंबकचे पुणेकडे येवून मालती रोड, पश्चिमेकडे महामार्ग अली रोड व पुणेकडे येवून लॉन्ग बिल्डिंग भाग		
प्लॉट नंबर / व. पृ. क्रमांक :	सि.टी.पा. नंबर#332		
कार्यिक मूल्य दर तज्जवतुसार मूल्यदर ट.	पुणे नगरीय	कार्यिक	दुसरे
पुणे नगरीय	मिमाणी कार्यालय	203600	255700
80730	164600		164600
बांधीव क्षेत्राची माहिती	बांधणी क्षेत्र (Built Up)	विद्यमान मूल्य	बांधीव
बांधणी क्षेत्र (Built Up)	120.26 चौ. मीटर	विद्यमान मूल्य	Rs.203600/-
बांधणी क्षेत्राचे वर्गीकरण	I-ज्या रीती	विद्यमान मूल्य	
उपमूल्य विभाग	अपे	मालती -	
कार्यिक मूल्यदर इत्यादींचा प्रभाव	No		
Sale Type - First Sale	Sale/Resale of built up Property constructed after circular dt.02/01/2018		
नवत मूल्य घट/वाढ	= 100% apply to rate = Rs.203600/-		
घात-वस्तुपात विक्रीची प्रति घी. घोर मूल्यदर	= ((वर्षिक मूल्यदर - शुल्का प्रविष्टी घटा) * घात-वस्तुपात दर) + शुल्का प्रविष्टी घटा		
	= (((203600-80730) * (60 / 100)) + 80730)		
	= Rs.154452/-		
A) मुक्त विक्रीचे मूल्य	= घटित प्रकृते मूल्य दर * विक्रीचे घेव		
	= 154452 * 120.26		
	= Rs.18574397.52/-		
एकत्रित अंतिम मूल्य	= मुक्त विक्रीचे मूल्य + इतर घटक मूल्य + वेगवेगळे घटक मूल्य + इतर घटक मूल्य + इतर घटक मूल्य + इतर घटक मूल्य + इतर घटक मूल्य + इतर घटक मूल्य + इतर घटक मूल्य		
	= A + B + C + D + E + F + G + H + I		
	= 18574397.52 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0		
	= Rs.18574397.52/-		

Home

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GRN	MH009072473202021E	BARCODE	Date		27/12/2020-10:49:56	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	BOM2_JT SUB REGISTRAR MUMBAI CITY 2		PAN No.(If Applicable)	AABCE6765E			
Location	MUMBAI		Full Name	EMPIRE DYES AND PIGMENT INTERMEDIATES PVT LTD			
Year	2020-2021 One Time		Flat/Block No.	OFFICE NO 3 FIRST FLOOR HEM PRAKASH			
			Premises/Building	PREMISES CSL			

Account Head Details	Amount In Rs.		
0030045501 Stamp Duty	400000.00	Road/Street	90 92 KAZI SYED STREET MANDVI
0030063301 Registration Fee	30000.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 0 3
		Remarks (If Any)	PAN2=AAACA3514E--SecondPartyName=AMIN MANILAL AND CO PVT LTD-
		Amount In	Four Lakh Thirty Thousand Rupees Only
		Words	
Total	4,30,000.00		
Payment Details	BANK OF BARODA		FOR USE IN RECEIVING BANK
Cheque-DD Details		Bank CIN	Ref. No. 02003942820422802088 22540254
Cheque/DD No.		Bank Date	RBI Date 27/12/2020-10:55:20MB Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF BARODA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9819314618
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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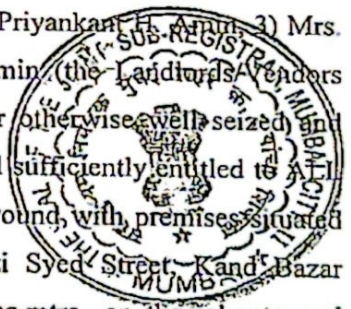
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AGREEMENT FOR SALE

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THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 29 day of December, 2020 BETWEEN M/S. AMIN MANILAL AND CO. PRIVATE LIMITED (CIN NO:-U01100MH1974PTC017321) a private limited company incorporated under Companies Act, through it's Director Mr. Hasmukh M. Amin, owner of Office No.3, First Floor, Hem Prakash Premises Co-operative Society Ltd., situated at 90/92, Kazi Syed Street, Mandvi, Mumbai 400 003, hereinafter called "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said company and its successors in title) of the ONE PART AND EMPIRE DYES & PIGMENT INTERMEDIATES PVT LTD. (CIN NO:-U29297MH2006PTC165945) a private limited company incorporated under Companies Act through it's Director Mr. Anil Shyamsundar Mishra having address at C-311, Arpan -2, Jesal Park, Samrpan Complex, Near Francis School, Bhayander (East), Thane 401105, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said company and its successors in title) of the OTHER PART.

WHEREAS THE TRANSFERORS HEREBY EXPRESSLY REPRESENT & DECLARE TO THE TRANSFEREE AS FOLLOWS:

- a) Originally 1) Hemantkumar H. Amin, 2) Priyanka H. Amin, 3) Mrs. Sudhlaxmi H. Amin & 4) Nisha H. Amin (the Landlords/Vendors herein) were seized and possessed of or otherwise well seized and possessed of and even otherwise well and sufficiently entitled to ALL THAT PIECE AND PARCEL of land ground, with premises situated lying and being at Plot No.90/92, Kazi Syed Street, Kand Bazar admeasuring 487 sq.yads. i.e. 407.36 sq.mtrs. or thereabouts and bearing Collectors New No.6432, New Survey No.2580 Cadestral Survey No.332 of Mandvi Division and assessed by the Assessor and Collector of Municipal Rates and Taxes under B Ward Nos. 1350 and 1351 Street Nos. 90 and 92, Having ground plus five story building



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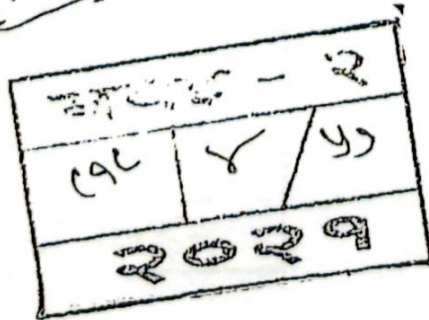
consisting of 37 tenements/Units constructed in the year 1969 fully occupied by the tenants, hereinafter for the sake of brevity and convenience referred to as the "SAID PROPERTY".

- b) That the said 1) Hemantkumar H. Amin, 2) Priyankant H. Amin, 3) Mrs. Sudhlaxmi H. Amin & 4) Nisha H. Amin constructed the said building as per the plans approved by the Municipal Corporation vide EB/8093/A and the completion certificate were obtained.
- c) That M/S. AMIN MANILAL AND CO. PRIVATE LIMITED was the tenant in respect of Office No.3 admeasuring 1294 sq.ft. Built up area on First Floor, in the said building Hem Prakash Premises situated at 90/92, Kazi Syed Street, Mandvi, Mumbai 400 003 by paying monthly rent of Rs.2635/- per month, (hereinafter referred to as "the said Office").
- d) That all the tenants of the said building approached the landlords to transfer and convey the said property to the tenants respectively on ownership basis.
- e) That various tenants/purchasers of the said building formed a Co-operative Society namely Hem Prakash Premises Co-operative Society Ltd., registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM(W-B)/GEN(C)/7945/2001-2002 Dated 07/03/2002 (hereinafter called "the said Society") and the said M/S. AMIN MANILAL AND CO. PRIVATE LIMITED (the Transferor herein) become one of the members of the said society and the society issued in its favour shares of Rs.50/- each, bearing Distinctive Nos.121 to 130 vide Share Certificate No.019 (hereinafter called "the said Shares").



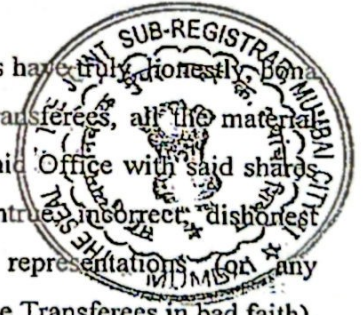
That the Transferors herein have not been disqualified or rendered disentitled either at law, equity or otherwise on account of any action, steps or proceedings or any act of commission or omission including any forfeiture, confiscation, acquisition, requisition and/ or reservation

J. Amin



and otherwise and there was no and there is no dispute filed or pending or disposed off in respect of the said Office or in respect of the said building and the said property to the knowledge, notice (expressed and/or implied) and/or information of the Transferors.

- g) That the title of the Transferors in respect of the said Office and the said shares with benefits attached to it is absolutely clear and marketable, free from all encumbrances and reasonable doubts including free from any third party adverse deal, arrangements, understanding, agreement, agreement for sale, transfer or assignment, conveyance, release, relinquishment, surrender, gift, exchange, lease, monthly tenancy, leave and licence, charge, mortgage or any other encumbrances. The Transferors has provided and the Transferees has taken due inspection of all the original documents including the previous Agreements for Sale with respect to the said office prior to the execution of these presents and after having been satisfied about the title of the Transferor to the office, has agreed to enter into these presents.
- h) That the Transferors are in the exclusive and absolute possession of the said Office with the said shares and benefits and that neither the Transferors have till date hereof at any time either agreed to induct or inducted any third party in use, occupation, possession and/or enjoyment of the said Office or any part or portion whereof, in any way or any manner whatsoever.
- i) That in the manner aforesaid the Transferors have truly, honestly, bona fide and in good faith disclosed to the Transferees, all the material facts and circumstances in respect of the said Office with said shares and said benefits without making any untrue, incorrect, dishonest and/or fraudulent and non-bona fide representations (or any misrepresentation to or concealment from the Transferees in bad faith), of anything whatsoever in that behalf and in any manner whatsoever.



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AND WHEREAS upon the strength of the representation and declaration made by the Transferors to the Transferees, the parties have negotiated for sale of the said Office in the said building and 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 agreed consideration of Rs.2,00,00,000/- (Rupees Two crore only) payable to the Transferors in the manner hereinafter appearing with vacant and peaceful possession of the said Office with said benefits with legal right to have and call for all relevant deeds, documents, papers and writings from the Transferors 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 Transferors have informed the said society under the by-laws to transfer the shares and interest in the capital/property of the society and obtained the necessary permission from the said society to sell, transfer and assign the said Office and the said shares to the Transferees.

AND WHEREAS now the parties are desirous of executing this agreement in respect of the said Office and the said shares in the said building on the said property with said benefits and accordingly the parties have hereby mutually agreed upon certain terms, conditions, stipulations & covenants in that behalf as hereinafter appearing:

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The parties hereby declare and confirm that what is recited hereinabove in respect of the said Office and the said shares shall be treated as representations and irrevocable declarations on its part as if the same are reproduced herein in verbatim and form part of this agreement. The Transferors hereby confirm that the Transferees have agreed to purchase the said Office relying upon the correctness of the declarations and representations made by the Transferors in these presents. The Transferors shall sell, transfer, assign and assure and the Transferees shall purchase and acquire the said Office viz. Office No.3 on First Floor, Hem



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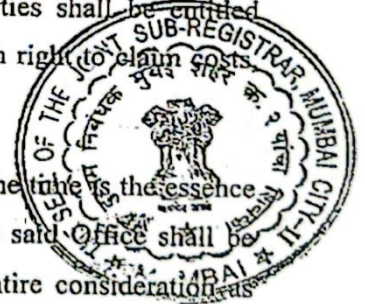


Prakash Premises Co-operative Society Ltd., situated at 90/92, Kazi Syed Street, Mandvi, Mumbai 400 003, more particularly described in the schedule herein under written free from all encumbrances at or for the price of Rs.2,00,00,000/- (Rupees Two crore only) being Full & Final consideration amount to be paid by the Transferees to the Transferors in the following manner:

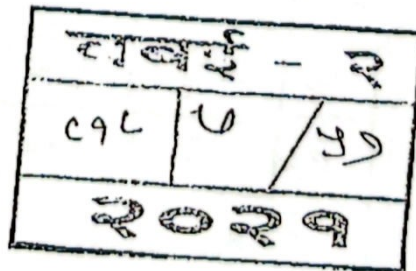
- a) Rs.21,00,000/- (Rupees Twenty one lakhs only) being the **Part Consideration** amount paid by the Transferees to the Transferors on or before the execution of this Agreement, the receipt whereof the Transferors doth hereby admit, acknowledge and confirm at the foot of this agreement.
- b) The Transferees shall deduct a sum equivalent to 0.75% of the consideration amount towards TDS amounting to Rs.1,50,000/- (Rupees One lakh fifty Thousand only) and after depositing the amount with the Government treasury shall forthwith handover the FORM 26QB to the Transferor to that effect. This Form 26QB will be treated as an integral part of payment towards the proceeds for the sale/purchase of the premises
- c) Rs.27,50,000 /- (Rupees Twenty seven lakhs fifty thousand only) being the **Part Consideration** amount to be paid by the Transferees to the Transferors on or before 30th December 2020.
- d) Rs.1,50,00,000/- (Rupees One crore fifty lakhs only) being the **Balance Consideration** amount to be paid by the Transferees to the Transferors on or before 30th April 2021 against the vacant and peaceful possession of the said Office.

In performing their part of the contract both the parties shall be entitled to specific performance of this Agreement together with right to claim costs, charges, interest and expenses from the other.

3. It has been expressly agreed by the parties herein, that the title is the essence of the Contract. Vacant and peaceful possession of the said Office shall be handed over to the Transferee only upon receipt of entire consideration as agreed hereunder in terms of the timelines as agreed under Clause 2 above.

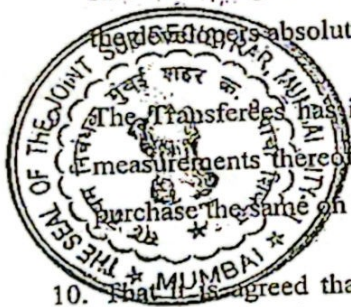


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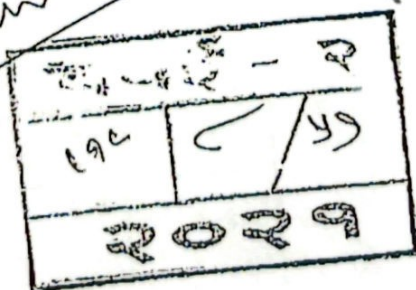


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4. It is agreed that the Transferees herein shall be entitled to receive peaceful vacant possession of the said Office and all other title deeds from the Transferors only on the day of the payment of the balance consideration amount stated in clause 2(d) hereinabove.
5. It is agreed that if the Transferees fail to make the payment of consideration price within the stipulated time aforesaid, the Transferees shall be liable to pay to the Transferors the interest at the rate of 18% per annum on the delayed payment or at discretion of the Transferors, the amount of Rs.5,00,000/- shall stand forfeited and this agreement shall stand cancelled without further recourse to the Transferees.
6. If the Transferors fail to complete the contract as per this agreement and the Transferees are willing to pay and fulfil its part of the agreement within the timelines agreed hereunder, then the Transferors shall abide by the terms herein and shall be bound to complete the contract on its part.
7. It is agreed between the parties that if there is any delay or default on the part of the Transferors in performing its part of the contract then the Transferees shall be entitled to specific performance of this Agreement together with right to claim costs, charges and expenses from the Transferors.
8. On receiving the balance consideration, the Transferors shall immediately put the Transferees in vacant possession of the said Office and shall surrender its right, title and interest in favour of the Transferees and the Transferees shall be entitled to quietly enter upon, leave, hold, occupy, possess and enjoy the said Office together with the fittings, fixtures and other amenities provided by the Transferors absolutely without any let or sub-let.
9. The Transferees has inspected the said office and taken actual and physical measurements thereof and after being satisfied about the same has agreed to purchase the same on "AS IS WHERE IS BASIS".
10. It is agreed that the Transferees shall use the small toilet specifically constructed for the said office use attached with the common toilet.

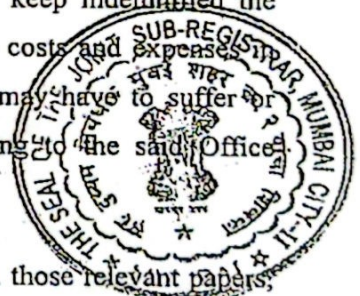


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11. The Transferors have obtained the necessary permission from the said society to transfer all its rights, title, claim, interest and benefits whatsoever enjoyed by the Transferors including the shares, deposits, if any, in favour of the Transferees and shall co-operate for further assuring in law and for better and more perfectly transferring all the rights, interest and benefits of the Transferors in respect of the said Office unto the Transferees for exclusive use of Transferees thereof as aforesaid.
12. The Transferors covenant with the Transferees that only the Transferors are the absolute owners of the said Office 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 Office whether by way of sale, charge, mortgage, lien, gift, trust, inheritance, lease, licences, easement or otherwise howsoever and the Transferors have good right, full power and absolute authority to transfer and sell the same to the Transferees.
13. The Transferors further covenant with the Transferees that the Transferors have not created any charge or encumbrance of whatsoever nature on the said shares or the said Office nor are 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 the Transferors have not created any adverse right whatsoever in favour of any of one in respect of the same or any of them.
14. The Transferors hereby undertake to indemnify and keep indemnified the Transferees against all claims, demands, proceedings, costs and expenses in connection with any liability which the Transferees may have to suffer or incur due to the claims from any third party relating to the said Office sustained prior to the execution of these presents.
15. The Transferors shall hand over to the Transferees all those relevant papers, documents in its possession and control relating to the said Office immediately on receiving the balance consideration and shall also sign such other papers, applications, forms and declarations as may be required by the



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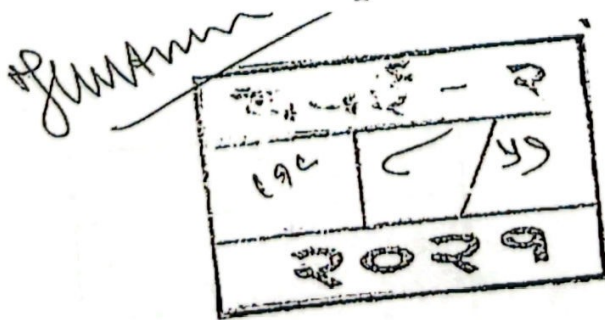
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4. It is agreed that the Transferees herein shall be entitled to receive peaceful vacant possession of the said Office and all other title deeds from the Transferors only on the day of the payment of the balance consideration amount stated in clause 2(d) hereinabove.
5. It is agreed that if the Transferees fail to make the payment of consideration price within the stipulated time aforesaid, the Transferees shall be liable to pay to the Transferors the interest at the rate of 18% per annum on the delayed payment or at discretion of the Transferors, the amount of Rs.5,00,000/- shall stand forfeited and this agreement shall stand cancelled without further recourse to the Transferees.
6. If the Transferors fail to complete the contract as per this agreement and the Transferees are willing to pay and fulfil its part of the agreement within the timelines agreed hereunder, then the Transferors shall abide by the terms herein and shall be bound to complete the contract on its part.
7. It is agreed between the parties that if there is any delay or default on the part of the Transferors in performing its part of the contract then the Transferees shall be entitled to specific performance of this Agreement together with right to claim costs, charges and expenses from the Transferors.
8. On receiving the balance consideration, the Transferors shall immediately put the Transferees in vacant possession of the said Office and shall surrender its right, title and interest in favour of the Transferees and the Transferees shall be entitled to quietly enter upon, leave, hold, occupy, possess and enjoy the said Office together with the fittings, fixtures and other amenities provided by the Transferors absolutely without any let or sub-let.



9. The Transferor has inspected the said office and taken actual and physical measurements thereof and after being satisfied about the same has agreed to purchase the same on "AS IS WHERE IS BASIS".
10. It is agreed that the Transferees shall use the small toilet specifically constructed for the said office use attached with the common toilet.



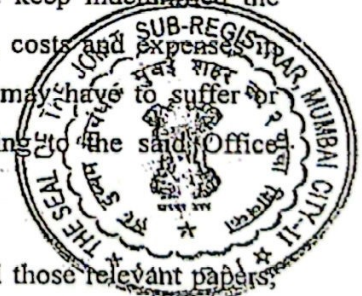
11. The Transferors have obtained the necessary permission from the said society to transfer all its rights, title, claim, interest and benefits whatsoever enjoyed by the Transferors including the shares, deposits, if any, in favour of the Transferees and shall co-operate for further assuring in law and for better and more perfectly transferring all the rights, interest and benefits of the Transferors in respect of the said Office unto the Transferees for exclusive use of Transferees thereof as aforesaid.

12. The Transferors covenant with the Transferees that only the Transferors are the absolute owners of the said Office 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 Office whether by way of sale, charge, mortgage, lien, gift, trust, inheritance, lease, licences, easement or otherwise howsoever and the Transferors have good right, full power and absolute authority to transfer and sell the same to the Transferees.

13. The Transferors further covenant with the Transferees that the Transferors have not created any charge or encumbrance of whatsoever nature on the said shares or the said Office nor are 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 the Transferors have not created any adverse right whatsoever in favour of any of one in respect of the same or any of them.

14. The Transferors hereby undertake to indemnify and keep indemnified the Transferees against all claims, demands, proceedings, costs and expenses in connection with any liability which the Transferees may have to suffer or incur due to the claims from any third party relating to the said Office sustained prior to the execution of these presents.

15. The Transferors shall hand over to the Transferees all those relevant papers, documents in its possession and control relating to the said Office immediately on receiving the balance consideration and shall also sign such other papers, applications, forms and declarations as may be required by the



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said Transferees from time to time for effectual transfer of the said Office and the said shares in the name of the Transferees.

16. The Transferors hereby declare that the said Office is the self acquired property of itself and that no one else except it has any right, title and interest in respect of the said Office and the Transferees shall after payment of full consideration quietly and peacefully possess and occupy and enjoy the said Office without any let, hindrance, denial, demand, interruption or eviction by the Transferors or any other person lawfully or equitably claiming through, under or in trust for the Transferors.
 17. That after receiving the full and final payment as aforesaid from the Transferees, neither the Transferors nor its assignors, executors and administrators shall and will have any right, title, interest or claim to the said Office.
 18. The Transferors hereby covenant with the Transferees that the Transferors shall pay to the said society all its shares of taxes and outgoings etc. up to handing over the possession of the said Office to the Transferees. The Transferees shall pay and discharge all outgoings, dues, municipal taxes, assessment, rates, duties, levies, society maintenance charges, etc. in respect of and/or connected with the said office relating to or concerning the period commencing from the date of these presents. The Transferees further agree and undertake to indemnify and keep indemnified the Transferors at all times against payment of all costs, charges and expenses as well as the outgoings, dues, municipal taxes, assessment, rates, duties, levies, etc. in respect of and/or connected with the said office for the period commencing from the date hereof.
- The Transferees shall become the member 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 Office to the said society without any default.



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20. 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 Transferors from selling or disposing of the said Office or any part thereof in any manner whatsoever.
21. That the Transferors have 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 Office.
22. The Transferees shall lodge the present agreement before the concerned Registrar of Assurances and the Transferors shall admit its signature on the said agreement before the said authority within the prescribed time limit as per law.
23. It is specifically agreed by and between the parties that the transfer charges of the said society shall be borne and paid by the Transferors and Transferees in equal proportion.
24. It is specifically agreed by and between the parties that once the entire consideration amount of the said Office is paid to the Transferors, this agreement shall be deemed to be treated as Sale Deed.
25. It is also agreed by and between the parties that the Stamp Duty and the registration charges and all other charges in respect of the present agreement shall be borne and paid by the Transferees alone.

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

THE SCHEDULE HEREINABOVE REFERRED TO:

Office No.3 admeasuring 1294 sq.ft. Built up area on First Floor, Hem Prakash Premises Co-operative Society Ltd., situated at 90/92, Kazi Syed Street, Mandvi,

[Handwritten signature]

पत्र - २	
८९	११/११
२०२१	

[Handwritten initials]

Mumbai 400 003, on land bearing Collectors New No.6432, New Survey No.2580
Cadastral Survey No.332 of Mandvi Division, Mumbai Suburban District.

SIGNED AND DELIVERED }
by the within named the TRANSFERORS }
M/S. AMIN MANILAL AND CO. }
PRIVATE LIMITED }
through its Director }
Mr. Hasmukhraj M. Amin }
in the presence of *[Signature]* }

[Signature]
DIRECTOR
29-12-2020.



SIGNED AND DELIVERED }
by the within named the TRANSFEREES }
EMPIRE DYES & PIGMENT }
INTERMEDIATES PVT LTD. }
through its Directors }
Anil Shyamsundar Mishra }
in the presence of..... }

For EMPIRE DYES & PIGMENT INTERMEDIATES PVT. LTD.

[Signature]

DIRECTOR

29/12/2020



[Signature] P. Mishra



बॉर्ड - २	
८९६	१२/५)
२०२१	



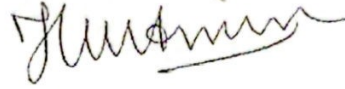
RECEIPT

RECEIVED of and from the Transferees **EMPIRE DYES & PIGMENT INTERMEDIATES PVT LTD.** a sum of Rs.21,00,000/- (Rupees Twenty one lakhs only) being the **Part Consideration** amount in respect of Office No.3, First Floor, Hem Prakash Premises Co-operative Society Ltd., situated at 90/92, Kazi Syed Street, Mandvi, Mumbai 400 003, which we have agreed to sell as per the terms of this agreement.

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

<u>Amount</u>	<u>Cheque No.</u>	<u>Date</u>	<u>Banker's Name and Branch</u>
21,00,000/-	SBINR520201 22403620924	24.12.2020	State Bank of India P.M. Road Branch Fort, Mumbai
27,50,000/-	524262	29.12.2020	State Bank of India P.M. Road Branch Fort, Mumbai

We say received Rs.48,50,000/-



(M/S. AMIN MANILAL AND CO.

PRIVATE LIMITED

Through its Director

Mr. Hasmukh M. Amin)

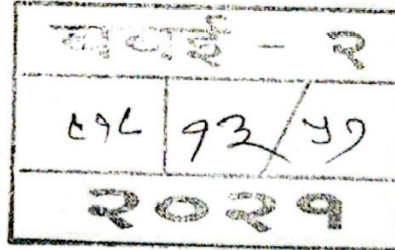
TRANSFERORS

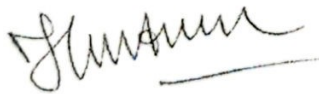


WITNESSES :-

1. 

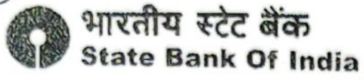
2. 







Acopy



भारतीय स्टेट बैंक
State Bank Of India

(31282) - COMMERCIAL BR. FORT MUMBAI
GROUND FLOOR, GRESHAM HOUSE SIR PM ROAD
MUMBAI 400001
Tel: 22-22660814 Fax: 22660875 IFS Code : SBIN0031282

केवल 3 महीने के लिए वैध / VALID FOR 3 MONTHS ONLY
2 9 1 2 2 0 2 0
D D M M Y Y Y Y

PAY Amin Manilal and Co Pvt Ltd

को या उनके आदेश पर OR ORDER

रुपये RUPEES Twenty Seven Lacs fifty thousand only

₹ 27,50,000/-

27-11-2019

खा. नं.
A/c No 62039404497

VALID UPTO ₹ 50 LACS AT NON-HOME BRANCH FOR NON-CASH TRANSACTION ONLY

79440493026

For EMPIRE DYES & PIGMENT INTERMEDIATES PVT. LTD.

CC ACCOUNT

PREFIX:
0438200000

For EMPIRE ORGANICS PVT LTD. DIRECTOR

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

Please sign above

⑈ 5 2 4 2 6 2 ⑈ 4 0 0 0 0 2 3 9 9 ⑈ 0 0 0 0 7 7 ⑈ 3 0

Handwritten signature



Handwritten mark



वर्ष - २
लक १५५
२०२१

MUNICIPAL CORPORATION OF GREATER BOMBAY

No. EB/8093/A of 23.8.69

To

Shri V.K.Chhapia,
Alli Chambers, Meadows Street,
Fort, Bombay -1.

Subject :- Building at Plot No. 153, Kazi Syed Street
Mandvi T.P.S. I Bombay.

Sir, / ~~Shri V.K.Chhapia,~~

Reference : - Your letter dated 11-8-1969.

The Completion Certificate submitted by you on 23-5-1969
for the above work is hereby accepted.

Yours faithfully,

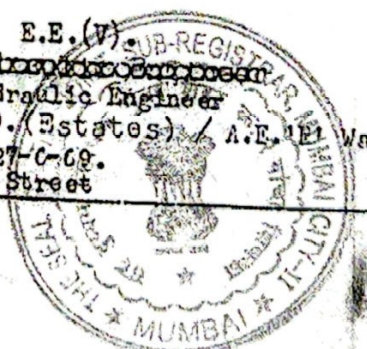
(Signature) 22/8/69
(V.H.KULMARNI)
Assistant Engineer,
Building Proposals II
(City).

No. EB/8093/A of _____

Copy forwarded ~~to~~ for information to :-

- (1) M.I. B Division. (4) E.E.(V) ~~Hydraulic Engineer~~
- (2) A. & C. (B Ward) occupation certifi- (5) Hydraulic Engineer
- cate for basement & ground & three (6) W.O. (Estates) / A.E. (E) Ward
- upper floors of above building was granted on 27-6-69.
- (3) Owner Shri Manibhai K.Amin, 90-92, Kazi Syed Street

~~for information to~~



Assistant Engineer
Building Proposals II
(City).

sgc/29-7.
1000 Copies.
kbb/22-8

22/8/69	
CAL	24/49
2029	



करनिर्धारण व संकलन खाते

मालमत्ता कर देयक

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

लेखा क्रमांक BX0502620010000	मालमत्ता करवर्ष 2017-2018	देयक क्रमांक 201710BIL06172056 201720BIL06172058	देयक दिनांक 26/05/2017
पक्षकाराचे नाव व पत्ता : HEM PRAKASH PREMISES CO-OP SOCIETY LTD 90-92 KAZI SAYED STREET MANDVI MUMBAI 400003		प्रेषक - सह. 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, सर्वनिका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदाल्याची नावे B1350-1351-92-90 KAZI SAYED STREET HOUSE WITH GODOWN OFFICES & BANK MANIBHAI KASHIBHAI AMIN HASMUK HARAY MANUBHAI AMIN MRS. SUDHALAKSHMI HASMUKHARAY AMIN TRUSTEES OF DEED OF SETT, LEMENT			
प्रथम करनिर्धारण दिनांक : 31/03/1961	जलजोडणी क्रमांक : .	एकूण भांडवली मूल्य : 71124465	
अक्षरी रुपये Rupees Seven Crore Eleven Lakh Twenty Four Thousand Four Hundred and Sixty Five Only			
देयक तयार करतवेळी ३१/०३/२०१० या तारखेपर्यंतची थकबाकी ₹ 0		०१/०४/२०१० या तारखेनंतरची थकबाकी ₹ 1519949	
देयक कालावधी :	01/04/2017 ते 31/03/2018		

(सर्व रक्कम रुपयामध्ये)

कराचे नाव :	01/04/2017 ते 30/09/2017	01/10/2018 ते 31/03/2018
सर्वसाधारण कर	76038	76038
जल कर	386	386
जल लाभ कर	47876	47876
मलनिःसारण कर	249	249
मलनिःसारण लाभ कर	29565	29565
म. न. पा. शिक्षण उपकर	28159	28159
राज्य शिक्षण उपकर	22535	22535
रोजगार हमी उपकर	5620	5620
वृक्ष उपकर	1408	1408
पथकर	36606	36606
एकूण देयक रक्कम	248442	248442
कलम १५२ (अ) नुसार दंडाची रक्कम	0	0
भरताव्यावरील व्याजाची वसूली	0	0
सी-वर्ड च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम	0	0
आगाऊ अधिदानाचे समायोजन	6	6
भरावयाची निव्वळ रक्कम	248442	248442
* 30.06.2017 पर्यंत भरावयाची निव्वळ रक्कम	244064	22966
* 31.07.2017 पर्यंत भरावयाची निव्वळ रक्कम	246258	2418
* 31.07.2017 नंतर भरावयाची निव्वळ रक्कम	248442	24844
अक्षरी रुपये	Rupees Two Lakh Forty Eight Thousand Four Hundred and Forty Two Only	Rupees Two Lakh Forty Eight Thousand Four Hundred and Forty Two Only
अंतिम देय दिनांक	24/08/2017	31/12/2017

"To make payment through NEFT:

IFSC - SBIN0COLLEC, Beneficiary A/C No:- BMCPO BX0502620010000, Name-MCGM Property Tax.
Please note, payment done through NEFT will be collected against oldest bills first."

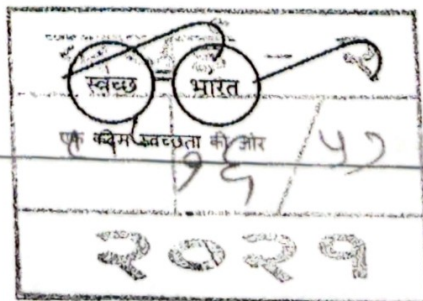
* अर्ली-वर्ड इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

मालमत्ता क्रमांकांमधील पहिले ११ अंक इमारतीचा UID (Unique Identity)

असून, प्रत्येक इमारतीच्या दर्शनी भागावर UID स्टीकर लावण्याचा प्रकल्प महापालिकेने हाती

घेतला आहे. त्यामुळे महापालिकेच्या कोणत्याही कामासंबंधातील पत्रव्यवहारात सदर

UID क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.



Signature

श्री. संजय भू. खन्ना
कारनिर्धारक व संकलक (सी)

HEM PRAKASH PREMISES CO - OPERATIVE SOCIETY LIMITED

90/92, KAZI SYED STREET, CTS NO. 332, MANDVI, MUMBAI - 400 003, MAHARASHTRA.

(Registered under M. C. S. Act, 1960)

REGISTRATION NO.: BOM / W - B / GEN [C] / 7945 / 2001-2002 DATED : 07 - 03 - 2002.

NUMBER : 019 OFFICE NO. 03 FIRST FLOOR

AUTHORISED SHARE CAPITAL RS. 1,00,000/- DIVIDED INTO 2000 SHARES EACH OF RS.50/= ONLY.

MEMBERS REGISTER NO. : 019

THIS IS TO CERTIFY THAT

M/S. AMIN MANILAL & CO. PRIVATE LIMITED

OF MANDVI MUMBAI-400 003 IS THE REGISTERED HOLDER OF TEN SHARES FROM 121 TO 130 OF RS. 50 [RUPEES FIFTY ONLY] IN THE HEM PRAKASH PREMISES CO - OPERATIVE SOCIETY LIMITED SITUATED AT 90/92, KAZI SYED STREET, CTS NO. 332, MANDVI, MUMBAI - 400 003. MAHARASHTRA SUBJECT TO THE BYE-LAWS OF THE SAID SOCIETY AND THAT THE AMOUNT OF RS. 500/- [RUPEES FIVE HUNDRED ONLY] HAS BEEN PAID UP ON SUCH SHARES

GIVEN UNDER THE COMMON SEAL OF THE SAID SOCIETY AT MANDVI, MUMBAI - 400 003

31ST OCTOBER 2002



Handwritten signature of Chairman

CHAIRMAN

Handwritten signature of Hon. Secretary

HON. SECRETARY

Handwritten signature of Hon. Treasurer

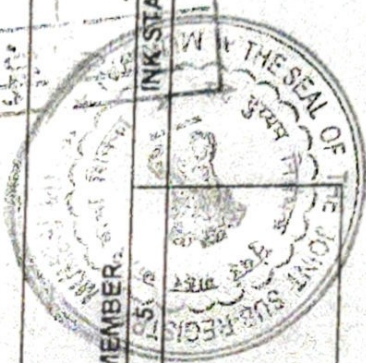
HON. TREASURER
OR M. C. MEMBER

296 90 59
2029

MEMORANDUM OF THE TRANSFER OF THE SHARES DETAILS P. T. O.

SR. NO. OF TRANSFER	DATE OF GENERAL BODY / MANAGING COMMITTEE MEETING AT WHICH TRANSFER WAS APPROVED	TO WHOM TRANSFERRED	SR. NO. IN THE SHARE REGISTER AT WHICH THE TRANSFER OF SHARES HELD BY THE TRANSFEROR ARE REGISTERED	SR. NO. IN THE SHARE REGISTER AT WHICH THE TRANSFEREE IS RECORDED	AFIX HERE AFTER NAME TRANSFERRED & SIGNED SOCIETY'S COMMON SEAL
1	2	3	4	5	INK STAMP
CHAIRMAN 1	HON. SECRETARY 2	HON. TREASURER OR MANAGING COMMITTEE MEMBER 3	4	5	INK STAMP
CHAIRMAN 1	HON. SECRETARY 2	HON. TREASURER OR MANAGING COMMITTEE MEMBER 3	4	5	INK STAMP
CHAIRMAN	HON. SECRETARY	HON. TREASURER OR MANAGING COMMITTEE MEMBER			

6000
(12/26)





बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

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

प्रभाग कार्यालयाचा पत्ता :
ग्राहक सेवा व विभाग, बेस्ट प्रकम, तळ
मुंगली, बेस्ट भवन, बेस्ट मार्ग, कुलाबा, मुंबई
४०० ००९
संपर्क क्रमांक : २२९९९५९८

नाव : AMIN MANILAL & CO PVT LTD Mobil No. 99XXXXX465 Email Id.	देयक महिना : Dec-2020	देयक दिनांक : 16/12/2020	देयक क्र. : 012417479105
देयक पत्रवित्याचा पत्ता : 3,FLOOR-1,PLOT-90/92,HEM PRAKASH,KAZI SAYED STREET,KHAND BAZAR MASJID STATION,MANDVI,MUMBAI-400003	पुस्तक पृष्ठ क्र. : 417479	ग्राहक क्र. : 417-479-105*8	
वीज पुरवठ्याचा पत्ता : 3,FLOOR-1,PLOT-90/92,HEM PRAKASH,KAZI SAYED STREET,KHAND BAZAR MASJID STATION,MANDVI,MUMBAI-400003	चक्र : 09	करार खाते क्र. : 1096031	
	पुरवठ्याचा प्रकार : 1P	देयकाचा कालावधी : 05/11/2020 - 08/12/2020	
	संधारणा क्र. : 456802-X-X	दर प्रवर्ग : LT II A	
	यंत्रणा क्र. : 0458622	ग्राहक प्रवर्ग : COMMERCIAL	
	मॅन्यूर भार : 14.160 KW	प्रभाग : B	
	अनामत रक्कम जमा : 9330.00		
	मागील देयकाची प्राप्त रक्कम ₹ 590.00	मागील रक्कम प्राप्त दिनांक 03/12/2020	

घालू देयकाची रक्कम ₹	मागील बाकी ₹	देय दिनांक	देय दिनांका पूर्वी रक्कम ₹	देय दिनांकानंतर रक्कम ₹
2926.21	2232.82	04/01/2021	5150.00	5195

देय दिनांक फक्त घालू महिन्याच्या देयकाच्या रकमेवर प्राप्त आहे. यकाबाकी असल्यास व्याज आकारले जाईल. मागप्रकाश तक्रारीसाठी : 829165424/8657491117

महत्वाचे संपर्क क्रमांक	वीज खंडीत तक्रारीकरिता 23474242 8828871650	वीज देयक तक्रारी संबधी 22799543	वीज चोरी/अनाधिकृत वापर 22814996	प्युज / फॉल्ट कंट्रोल 23474242/22066611
-------------------------	--	------------------------------------	------------------------------------	--

अतंर्गत गांधाणी निवारण कक्ष	ग्राहक गांधाणी निवारण मंच
महासंचालक प्रशासकीय व्यवस्थापक, ग्राहक सेवा व विभाग, तळ मुंगली, बेस्ट भवन, कुलाबा, मुंबई - ४००००९ संपर्क क्र - २२९९९५९८ ई-मेल : ccobward@bestundertaking.com	तळमुंगली, विद्यार्थी इमारत, अंतर्गत/इमारत येथे कुलाबा, मुंबई - ४००००९. संपर्क क्र : www.cgrfbest.org.in ई-मेल : decgrf@bestundertaking.com

आपल्या विभागातील वीजदेयक भरणा केंद्रे

महानगरपालिका मंडळ संकुल, डोंगरी.
जे. जे. हण्णालय महानगरपालिका 'ब' विभाग कार्यालयान्वये. आर भट्ट मार्ग, मुंबई.
११०, केरवली नार्दक मार्ग, नरिमन प्पुंन/महानगरपालिका.
थेन टाकी रोड अफिसरी बसव्हाट, मोलाना आझार मार्ग.

Your Electricity METER UNDER TAKING

MIBEST METER BUNDLE

METER NO. 0817896

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मागील वीजेचा वापर	सुप्थ आलेख	युनिट्स (kWh)	महिना
68	■	68	Nov-20
36	■	36	Oct-20
0	■	0	Sep-20
0	■	0	Aug-20
0	■	0	Jul-20
24	■	24	Jun-20
238	■	238	May-20
238	■	238	Apr-20
238	■	238	Mar-20
185	■	185	Feb-20
	■		Jan-20

(डॉ. आर. डी. पाटवते)
मुख्य अधिवंता ग्राहक सेवा

योर व अन्क वीजपुरवठासिटी बस्ट मारवा प्रच
कटवाउट काळ मका किका पामसासिबा जल टिके तिक
धिनंतो.

CASH / CHEQUE / D.D.

Received Rs. 5195.00

Receipt No. 03-01-2021

Empower with your Business

Watchdata W9110 SMARTPOS

"ALL-IN-1" Hardware with Billing Software

Android/Billing+Scan+Print+Card-Payment-With W9110

NEX GEN

Verified VISA | VISA payWave

EMVCO

NEX GEN

- Variable Data Printing & Dispatch's to the end customers
- Color Printing & Design
- Ad-space in Utility Bills
- Bulk E-mailing & SMS services

Contact : mahesh@nexgenprints.co.in
www.nexgenprints.co.in

CAL 92/40
2029

हे विजदेयक कोणत्याही मालमत्तेची विविधा जागेची मालकी हक्क सिद्ध करण्यासाठी वापरण्यात येऊ नये.

For Advt. Email: mahesh@nexgenprints.co.in

HEMPRAKASH PREMISES CO-OP. SOCIETY LTD.

BOM/WB/GEN/C/7945 DATE 07-03-2002

90/92, KAZI SYED STREET, MANDVI, MASJID BUNDER, MUMBAI-400 003

BILL FROM 1ST.AUG. 2020 TO 30TH NOV. 2020
OFFICE 3

BILL NO. : 372
BILL Date : 01-08-2020
Duc Date : 30-11-2020
Arca : 1294

Name : M/s. Amin Manilal & Co. Pvt. Ltd.

PARTICULAR	AMOUNT (in Rs.)
Sinking Fund	517.00
Repair Fund	5,176.00
Maintenance Charges	13,803.00
BMC Property Tax	13,803.00
BMC Water Charges	3,450.00
Interest will be charges @ 18% p.a. if is not received by Due Date. Please pay by Account	Total : 36,749.00
Payee Cheque only. Kindly write the Office No. and Bill No. on the reverse of the Cheque.	pre.due : 36,749.00
Any Discrepancies in Bill, Please inform to Society new Manager Mr. Prakash Panchal -	Received Amt. :
8425938459	Interest On Arreas: 73,498.00

For Hemprakash Premises Co-op.Society Ltd.

[Signature]

Secretary

RECEIPT

Received with thanks from

M/s. Amin Manilal & Co. Pvt. Ltd.

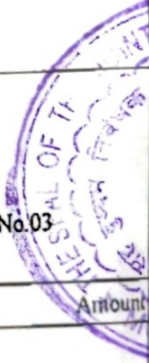
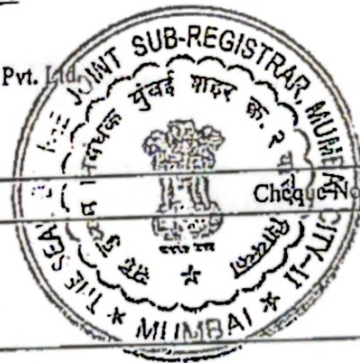
Office No.03

Details of Payments received are as under Period:

Receipt N	Bank Name	Date	Amount
			Total 0.00

For Hemprakash Premises Co-op.Society Ltd.

Secretary	
८९८	२०/११
२०२१	



₹ 217000/-

पावती व.

मॉडर्न २१ म.
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक.

जवरे

दिनांक 31/1/2002 म. ११

५६२

दस्तावेजाचा प्रकार -

स्वारेकीलत रु. 39 Ee 000/-

सादर करणाऱ्याचे नाव -

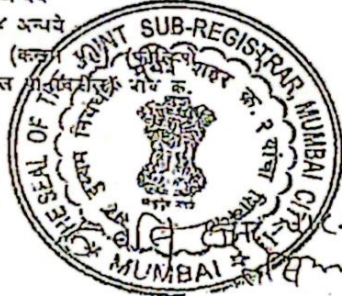
श्री सुनील व्ही. ग. भावराज ही

वालीतप्रमाणे की निमाती:-

- गोंदशा की
- नक्का की (कोलित्ती)
- पूजांकनाची नक्का की
- दयालधर
- नक्का किंवा न्याये (कलम १४ ते १७)
- सोप विना निरीक्षण
- दंड-पंतलम २५ जन्मवे

०१ पुत्रयु प्रभासोदीय
जे. ओ. प. लावा
मि. ल. प्र. मोर

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दस्तावेजाचा प्रकार

रोजी तथाट हाईल व

गोंदपीकृत दाखले पाठवली जाईल
या कायदेदयात देण्यात येईल.

दस्तावेजाचा वाती शर विरोधात कर्तव्याचा

गावे मोटणीकृत

दुष्प्रकार निबंधक
दस्तावेजात निबंधक

CERTIFIED TRUE COPY



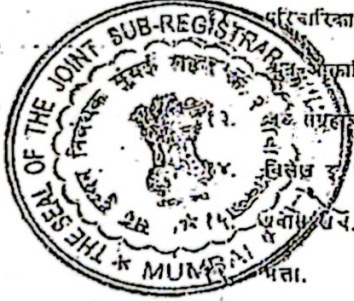
PANKAJ J. JOSHI
CHARTERED ACCOUNTANT
M, No. 034046

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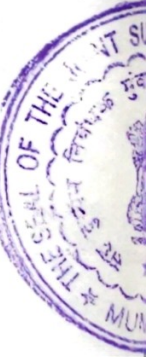
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साहसी अनुपुत्री

१. माता गोदणी जी अनुपुत्रेद माता मिना मंडरा आवणे.
२. साहसी जी.
३. पण्डित परण्योशी जी.
- अनुपुत्रेद अयका जन्मणे.
- अनुपुत्रेद वीर अन्तये.
४. गुवत्पादनामो अनुपुत्रेदनामः
५. गुरुभेट जी.
६. पु.रहित, ताना जी.
७. गोदोरवंद पाविष्टापा निरुध.
८. गोदोरवंद पाविष्टे उपरने.
९. गोदोरवंद पाविष्टे परत माये धेणे.
१०. अन्त.



परिचारिका किना स्त्री परिचारिका देवा.
 अनुपुत्रेद वीर अन्तये.
 साहसी वान्तुच्या विलीचे उत्पना.
 विलीचे वान्तुच्या नकला पाठविण्याचा टपाल खर्च.
 साहसी/पुत्री.



दुपयग निरुध

साहसी वान्तुच्या विलीचे उत्पना	
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OFFICE OF THE
SUB REGISTRAR AND
ADMINISTRATIVE OFFICER
OLD CUSTOM HOUSE
MUMBAI-400 023.
MAH/CCRA/DIST/010



भारत
STAMP UJI

Rs. 0317000

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महाराष्ट्र
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HASHMUKHRAI
AMIN
C.A. To 1, 2 & 4

[Signature]
Proper Officer,

Sub-Registrar & Administrative Office
Mumbai - 23.



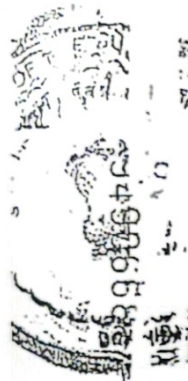
② PRIYAKANT
H AMIN



③ SUDHALAXMI
H AMIN



④ NISHA H AMIN



① HEMANT
H AMIN



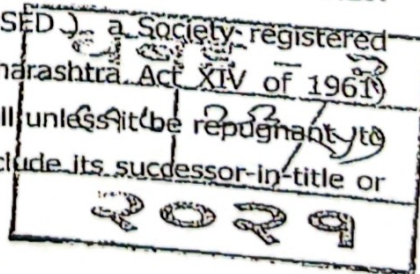
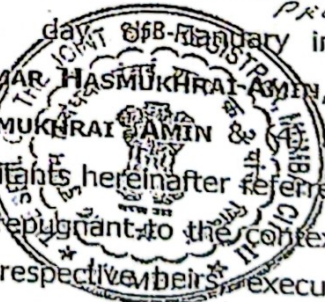
N.K. BHUTTA
CHIEF PROMOTER



S.B. GABHAWALA
PROMOTER



THIS INDENTURE made at Mumbai on this 06 day of January in the
Christian year Two Thousand Two Between (1) HEMANTKUMAR HASMUKHRAI AMIN, (2)
PRIYAKANT HASMUKHRAI AMIN. (3) MRS. SUDHALAXMI HASMUKHRAI AMIN & (4) MISS
NISHA HASMUKHRAI AMIN ALL of Mumbai, an Indian Inhabitants hereinafter referred to
as the " VENDORS " (which expression shall unless it be repugnant to the context or
meaning thereof be deemed to mean and include their respective heirs, executors,
administrators) of the ONE PART AND (1) MR. NAVINCHANDRA K. BHUTTA, CHIEF
PROMOTER & (2) MR. SUNIL B. GABHAWALA, PROMOTER OF HEMPRAKASH
PREMISES CO-OPERATIVE SOCIETY LIMITED (PROPOSED), a Society registered
under the Maharashtra Co-operative Societies Act 1960 (Maharashtra Act XIV of 1961)
hereinafter called " the PURCHASER " (which expression shall unless it be repugnant to
the context or meaning thereof be deemed to mean and include its successor-in-title or
assigns) of the SECOND PART. CERTIFIED TRUE COPY

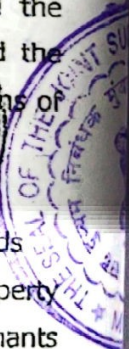
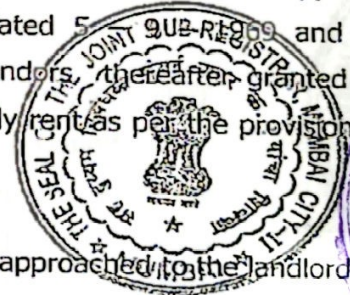


[Signature]
7/1/2021

PANKAJ J. JOSHI
CHARTERED ACCOUNTANT
M. No. 034046

W H E R E A S :-

- (1) The Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land or ground with the hereditaments and premises consists of ground plus five story building consisting of 37 tenanted units situate and lying and being at Kazi Sayed Street, Khand Bazar more particularly described in the Schedule hereunder written free from all encumbrances. A list of the said tenant along with the particulars of rent and the area occupied is given in Annexure " A " hereto.
- (2) By the Deed of Transfer entered into at Mumbai on 7th day of September 1990 between (1) Manibhai Kashibhai Amin, (2) Hasmukhray Manibhai and (3) Mrs. Sudhalakshmi Hasmukhray Amin Trustees of a Private Trust known as Manibhai Kashibhai Amin Trust, TRANSFEROR therein and the Vendors herein as TRANSFEREES grant, transfer, convey, assure, and assign unto the Transferees (Vendors herein) being the beneficiaries entitled to receive jointly the property described in the Schedule hereunder written jointly as co-owners as their share prescribed under the said Deed of Transfer and registered with the sub-registrar of Assurances at Mumbai vide registration No. PBB/2440 dated 7th September 1990.
- (3) The said building was constructed by the Vendors as per the plans approved by the Municipal Corporation vide EB/8093/A dated 5th September 1969 and the Completion Certificate were also obtained. The Vendors thereafter granted the tenancy rights to the various unit holders on monthly rent as per the provisions of the Bombay Rent Control Act.
- (4) All the tenants/occupants of the said building approached to the landlords (Vendors herein) to grant, transfer, convey, assure and sell the said property (more particularly described under the Schedule hereunder written) to the tenants on Ownership Basis who have formed the Co-operative Society under the Maharashtra Co-operative Societies Act 1960.
- (5) The Vendors agreed to the proposal of all the tenants and desirous of transferring their tenancy rights into Ownership rights on payment of 120 months rent from the tenants and convey the said property in the name of the said Society.



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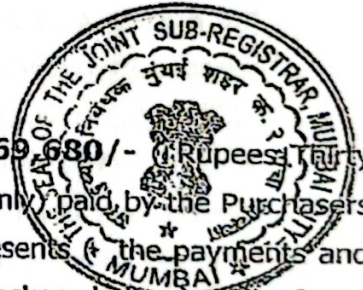
(6) The said tenants have joined together and by a resolution dated 23/6/2001 passed by them decided to have the tenancy rights purchased into Ownership rights the said property on as is where is basis . The Tenants further passed resolution elected Chief Promoter and Promoter to complete all the formalities to form the Society. The Registrar of Co-operative Societies vide their letter No. Mumbai/SN/ B Div./ NA/2001 dated 13 - 8 - 2001 reserved/ granted the name of the proposed Society. Further by the resolution dated 17/1/2002 passed by the members elected the Chief Promoted and the Promoter to sign, execute and assure Deed of Conveyance with the Vendor for purchasing the said land and building on behalf of the said proposed society at or for the aggregate price of 120 months gross rent amounting to **Rs.31,69,680/-**. (The same shall be re-conveyed by them to the society after its Registration).

(6) The Vendors have accordingly agreed to sell and the Purchasers have agreed to acquire on " as is where is basis " all the rights, title and interest of the said tenancy rights into ownership rights at the total consideration of **Rs.31,69,680/-**

(7) The Purchasers hereto are now desirous of completing the transaction and conveying the said property to and unto the names of the Society and for that are entering into these presents.

NOW THIS INDENTURE WITNESSETH AS UNDER :

That in consideration of the sum of **Rs.31,69,680/-** (Rupees Thirty One Lakhs Sixty Nine Thousand Six Hundred & Eighty only) paid by the Purchasers to the Vendors on or before the execution of these presents (the payments and receipt whereof the Vendors doth hereby admit and acknowledge) and of and from the same and every part thereof does forever acquit, release and discharge the Purchasers. THEY the Vendors does hereby grant, sell, assign, release, convey, transfer and assure unto the PURCHASERS and ever ALL THAT the said piece or parcel of land or ground with the structure, messuages, hereditament and premises situated at Kazi Sayed Street, Khand Bazar, Mumbai 400 003 within Greater Mumbai and more particularly described in the Schedule hereunder written and also convert the tenancy rights of the respective tenants ~~tenanted out of the~~ said Units with Ownership right TOGETHER with all singular outhouse, edifices, building, court yards, area, compound sewers, ditches, fences, trees drains, ways, paths, passage, common gullies, wells, water courses, plants, lights, liberties,



<p>29/01/02</p>
<p>ways,</p>
<p>plants, lights, liberties,</p>

privileges, easements, profits, advantages, right members and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or members thereof and to belong or to appurtenant thereto AND ALSO TOGETHER with all the deeds, documents, writings, Vouchers and other evidence of title relating to the said property or any part thereof AND ALSO TOGETHER with full and free rights and liberty for the Purchasers, their successors in title or assigns the owners or occupiers for the time being of the said property or any part thereof and their tenants, agents and servants and persons authorized by them or that all times hereafter at his and their will and please by way or by night and for all purpose with or without animals, carts, carriages or wagons, tractors, engines, motor/cars or any vehicles laden or unladen to go pass and repass and to drive cattle, sheep and other animals in long over and upon strip of land registered in the revenue records under Collectors New Nos. 2580 Cadastral Survey No. 332 of Mandvi Division and assessed by the Assessor and Collector of Municipal Rates and Taxes under " B " Ward Nos. 1350 and 1351, Street Nos. 90 and 92 containing by admeasurement 487 sq. yds. i.e. 407.36 sq. meters Or thereabouts, along with the tenanted structures having grounds plus five storeys building (particulars of the list of tenants is annexed herewith), The building is constructed in the year 1969 and having " No Balance F.S. I. Available. The present condition of the said building is not sound and require the heavy repairs.

SUBJECT HOWEVER to right and privileges of the said tenant members of the Society AND ALL THE ESTATE right, title, interest, use inheritance, property, possession, benefits, claim and demand whatsoever at law, and an equity of the VENDORS into out of or upon the said premises or any part thereof TO HAVE AND TO HOLD all and singular the premises hereby granted, (released, conveyed and assured and intended or expressed so to be with their and every of their rights, members and appurtenances (all of which premises are hereinafter for brevity's sake referred to as the said " PROPOERTY " unto and to the use and benefits of the PURCHASERS forever as absolutely SUBJECT to payment of all the rights, taxes, assessment due and duties now chargeable upon the same or hereafter to become payable to the Government or to the Municipality or any other Public body in respect thereof.

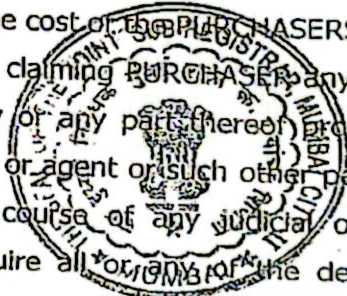
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AND THE VENDORS does hereby for themselves and on behalf of others as co-owners covenant with the PURCHASERS

THAT notwithstanding any act, deed, matter or thing lawfully or equitable claiming, by from, through, under or in for them made, done, committed or knowing or willingly suffered the contrary, they the VENDORS vide under the provisions of the transfer of property act in themselves good rights, full power and absolute authority to transact in, grant, full power and absolute authority to transact in, grant, release, sell, convey, transfer and assure the said property hereby granted released, sold, conveyed, transfer or assured or intended so to be unto and to the use of the PURCHASERS in manner aforesaid.

AND THAT it shall be lawful for the PURCHASERS from time to time and at all times hereafter peaceably and quietly to hold enter upon have, occupy, possess and enjoy he said premises hereby granted with their appurtenances and receive the maintenance, issues and profits thereof and of every part thereof to and for their use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by any person lawfully or equitably claiming or to claim by, from under or in them or any of them.

AND THE VENDORS hereby further covenant with the PURCHASERS THAT THE VENDORS shall at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable request and at the cost of the PURCHASERS or any person or persons having or lawfully or equitably claiming any estate, right, title or interest in or to the said property or any part thereof produce or cause to be produced to them or their advocates or agent or such other person or persons as he or they shall direct or in the course of any judicial or other proceedings or otherwise as occasion shall require all or any of the deeds and writings specified in the scheduled hereto and the possession of which is retained by the VENDORS for the proof manifestation defends and support of the estate, title and possession of the PURCHASERS or any such other person or persons as aforesaid to the said property or any part thereof and shall permit the same to be examined inspected or give in evidence AND WILL also at the like request and cost of the PURCHASER or any such other persons as aforesaid make and furnish or cause to be made and furnish to them such true attested copies or abstracts of or extract from the same deeds, writings safe whole unobliterated, uncanceled, undefaced and uninjured fire or otherwise inevitable accident only except



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PROVIDED ALWAYS and it is hereby declared that in case the said deeds and writings herein before covenanted to be produced or any of them shall at any time hereafter be delivered by the holder/s thereof to any other persons lawfully entitled to the custody thereof any such person shall thereupon enter into with the delivers to the person/s for the time being entitled to the benefit of the covenant for the production herein before contained and without expenses to them and covenant for the production and furnishing copies and safe custody of the deeds and writings which shall have been so delivered up similar to the covenant herein before contained them and in such case the last mentioned covenant shall hence forth by null and void so far as regards the deed and writings to which the said substituted covenant shall relate AND THE VENDORS does so far as relates to them own acts and deeds as surviving legal heirs only but not further doth hereby covenant with the PURCHASERS that they the VENDORS have not at any time heretofore made, done, execute, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof they are prevented from granting and conveying the said property in manner aforesaid or whereby or by reason or means whereof the same or any part thereof are, is can, shall or may be charged, encumbered, impeached or prejudicially effected in estate title or otherwise however

IN WITNESS WHEREOF the parties have HEREUNTO set and subscribed their respective HANDS AND SEALS the day and year first herein above written.



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THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

All THAT piece or parcel of land ground with hereditaments and premises situate lying and being at Kazi Sayed Street, Khand Bazar within the Registration Sub-District and District of Bombay City and Bombay Suburban containing by admeasurement 487 sq. yds. i.e. 407.36 sq. mts. or thereabouts and bearing Collectors New No. 6432, New Survey NO. 2580, Cadestral Survey NO. 332 of Mandvi Division and assessed by the Assessor and Collector of Municipal Rates, and Taxes under B Ward Nos. 1350 and 1351, Street Nos. 90 and 92. Having ground plus five story building consisting of 37 tenements/Units constructed in the year 1969 fully occupied by the tenants having no balance F.S. I. and bounded as follows:

- On or towards East : by Kazi Sayed Street.
- On or towards West: by a Gully,
- On or towards North: by the property bearing C.S.No. 331
- On or towards South: by the property bearing C.S.No. 331.



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SIGNED and DELIVERED by the within

Named VENDORS

1. HEMANTKUMAR HASMUKHRAI AMIN

2. PRIYAKANT HASMUKHRAI AMIN

3. MRS. SUDHLAXMI HASMUKHRAI AMIN &

4. MISS NISHA HASMUKHRAI AMIN

in the presence of

[Handwritten signature]
[Signature]

The Common Seal of HEMPRAKASH Premises

Co-operative Society Limited (Proposed)

hereunto Affixed pursuant to

the Resolution of Managing Committee

passed on day of August 2001

In the presence of SHRI NAVINCHANDRA K. BHUTTA

Chief Promoter And Shri Sunil B. Chhawala,

Promoter PURCHASERS who have signed

In the presence of

[Handwritten signature]
[Signature]

[Handwritten signature]

S.H. Amin

[Handwritten signature]

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Hemprakash Premises Co-op Society
[Signature]
Chief Promoter/Promoter

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2001	20	2
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Received the day and year first herein above

Written of and from the within named Purchaser

Society the sum of **Rs.31,69,680/-**

Only being the full consideration money to by the

Purchasers Society paid to us.

We say received.

1. } Shubham

2. } C.A.

3. S. H. Amin

4. C.A. Shubham



WITNESSES:

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ANNEXURE

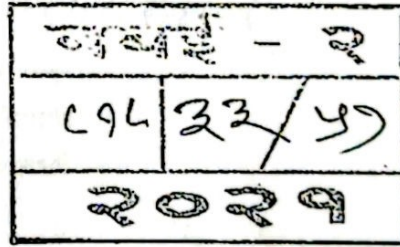
LIST OF TENANTS / MEMBERS OF HEM PRAKASH PREMISES CO.OP. SOCIETY LTD.

S. No.	TENEMENT NO.	NAME OF THE TENANT / MEMBER	BUILT UP AREA (SQ.FT.)	PRESENT RENT PER MONTH
BASEMENT				
1.	Front 01 Rear 02	M/s Hasmukhrai Chandrakant M/s Sunsha Impex Pvt. Ltd.	1800 600	2062/- 687/-
GROUND FLOOR				
2.	1.	Monarch Commodities Pvt. Ltd.	1785	5356/-
3.	2.	Smt. Sunita Gupta	600	890/-
MEZZANINE FLOOR				
4.	2A.	Smt. Pramoda Harshad Shah & Vishal H Shah.	300	460/-
FIRST FLOOR				
5.		Amin Manilal & Co. Pvt.Ltd.	1294	2635/-
6.		Mrs. Bavadiya N.C.	182	375/-
7.	5.	Shri Divyesh D. Gandhi	170	590/-
SECOND FLOOR				
8.	6.	M/s Gupta Commercial Corporation,	202	445/-
9.	7.	M/s Liladhar P. Shah & Co.		680/-
10.	8.	Smt. Sangeeta R. Shah		460/-
11.	9.	M/s Chemi Enterprises		445/-
13.	10.	Shri Harish Vithaldas Thakkar		430/-
14.	11.	Shri S.B. Gabhawala		505/-
15.	12.	Shri Chandrakant J. Mehta		375/-
THIRD FLOOR				
16.	13.	M/s Nandlal Dahyabhai Masrani	224	490/-
17.	14.	Shri Budhishchandra G.Shah & Shri Pramod G.Shah	316	690/-
18.	15.	Trimax Marketing Co.Pvt Ltd.	209	460/-
19.	16.	Shri Navinchandra K. Bhatta.	202	445/-
20.	17.	Shri Vipul Pranlal Mehta & Priti Mehta	196	430/-



2029

21.	18.	M/s Prakash Dyes & Chemical Co. /	230	505/-
22.	19.	Shri Ravindra P. Shah	170	375/-
FOURTH FLOOR				
23.	20.	Smt. Neela D. Tolia & Dinesh M. Tolia	201	440/-
24.	21.	Shri. Prabhakara N. Kamat	306	670/-
25.	22.	M/s J.K. Dyes & Chemicals Co.	209	460/-
26.	23.	Smt. Virmati Pankaj Shah //	202	445/-
27.	24.	M/s Kanji Makandas & Co. //	196	430/-
28.	25.	Shri Mohan Goyenka	228	500/-
29.	26.	Shri Manoj Chowdhary	170	375/-
FIFTH FLOOR				
30.	27.	M/s Manilal Commodities Pvt. Ltd.	202	445/-
31.	28.	M/s Manilal Commodities Pvt. Ltd.	316	690/-
32.	29.	Shri Radheshyam Pugalia /	190	419/-
33.	30.	Jailaxmi Agro Chemical Co. Pvt. Ltd. /	184	405/-
34.	31.	M/s Popatlal Jetshi & Co.	176	390/-
35.	32.	M/s Hukmichand & Bros /	229	505/-
36.	33.	Smt. Kunjlata Rasiklal Mehta & Aparna Sonjat Mehta /	170	375/-
37.	34.	Hasmukhrai Manilal Amin (HUF)	60	75/-
TOTAL			SO.FT. 12836	26,414/-
GROSS RENT				26,414/-
LESS PROPERTY TAX, WATER TAX & ELECTRICITY				18,094/-
NET RENT PER MONTH				8320/-



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S. H. Amari
 Chief Executive
 M. Prakash Premises Co-op Society Ltd.

सह मुख्य निबंधक
 मुंबई शहर क्र. १३

१) श्री. एस. सुखराय प्राणिलाल अमीन, वय. ५६ वर्ष, ५६ वर्ष, ५६ वर्ष
 २) श्री. अमीन कुंज, मांडगा, मुंबई - २०
 ३) श्री. हेमंतकुमार एस. सुखराय अमीन, २. श्री. प्रियकांत एस. सुखराय अमीन, ३. मिस. निशा एस. सुखराय अमीन, ४. श्री. सुखराय अमीन, ५. श्री. सुखराय अमीन



६) श्री. नाबिनचंद्र के. मुत्ता, वय ६३ वर्ष, ६३ वर्ष, ६३ वर्ष
 ७) श्री. ज/छे. श्रीमम क्लिंटन, मेरी के. श्रीमम
 ८) श्री. मोहम्मद सुबई - १५

९) श्री. सुनिल बी. गामवाल
 १०) श्री. सुखराय अमीन, ११) श्री. सुखराय अमीन, १२) श्री. सुखराय अमीन, १३) श्री. सुखराय अमीन, १४) श्री. सुखराय अमीन, १५) श्री. सुखराय अमीन



१९६	३०/५
२०२१	

१) वसुदेव प्रकाश देवरा
 २) वसुदेव प्रकाश देवरा
 ३) वसुदेव प्रकाश देवरा

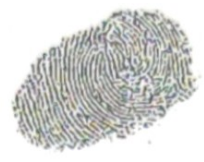
१) S. H. Amari
 २) S. H. Amari
 ३) S. H. Amari

]

1



2



3



4



1) श्री. सुम. वि. गायडवाल. कार्यालय.
रा. 228, कोलासीय रोड. मुंबई.

2) श्री. सुक. ई. लिंगवाल. कार्यालय.
रा. 227, कोलासीय रोड, मुंबई.



इ पोषे धरीय प्रस्तुतपुस्तक कर्तव्य
समाप्त्यारं कर्तव्य अथवा नि सायवाक
विषयक वेताय.

मुंबई, दिनांक, शुभ

Handwritten signatures and initials



नामका नमूना नमूना नमूना १९७९
कार्यालय नमूना नमूना नमूना

दिनांक
31/01/2022

Handwritten signature

पुस्तक - २
१९ ३५/५१
२०२१



८६६-१-५६२/२००२

मुख्य अफिसर व... जमाच... कार
तहसील
नारीस ४१२१०२

[Signature]
मुख्य निबंधक, मुख्य
तहसीलची सुनावणी करण्याखेरीस
संपत्तीचे सर्व अधिकार अखंड



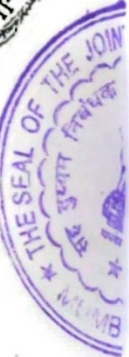
CERTIFIED TRUE COPY

[Signature] ११/११/२०२१

PANKAJ J. JOSHI
CHARTERED ACCOUNTANT
M. No. 034046



८६६-१-५६२	
८१६	३६/५७
२०२१	



492-9-482/2002

DATED THIS 31ST DAY OF JANUARY 2002

MR. HEMANTKUMAR HASMUKHRY AMIN & OTHERS
VENDORS

AND

[Signature]

HEMPRAKASH PREMISES CO-OPERATIVE SOCIETY LTD
PURCHASERS

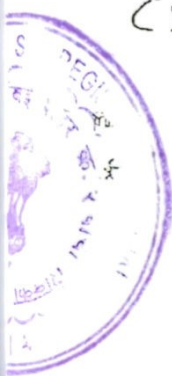
Conveyance

31,69,680/-

2010

DEED OF CONVEYANCE

CE No. 332 Mandarivdy



Telephone Bill

NOC.

201430

1486
872

492-9-482	
96	36/49
2029	

M. SINGAPOREWALA
ADVOCATE & NOTARY
C/O RAJ OIL MILLS,
224, BELLASIS ROAD,
MUMBAI 400 008

HEM PRAKASH PREMISES

Co-operative Society Limited

Regn.No.: BOM/WB/GEN/7945 dt. 7/3/2002

90/92, Kazi Syed Street, Mandvi, Mumbai - 400 003.

Ref: No. _____

Date : 07/01/2021

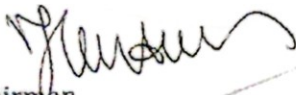
To
M/s Amin Manilal & Co.Pvt. Ltd.
3, Hem-prakash Premises Co-op. Soc. Ltd,
90/92 Kazi Sayed Street ,
Mandvi ,Mumbai -400 003

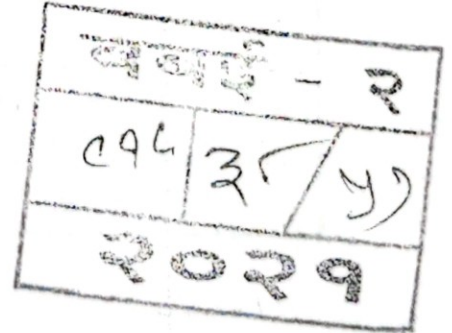
Sub : No Objection Certificate for sale of office premises no. 3
1294 Sq. Ft. on the first floor of the said building .

Dear Sir,

With reference to your letter dated 17/12/2020 we have to inform you that the society has No Objection in selling your above said premises to M/s . Empire Dyes and Pigment Intermediates Pvt. Ltd. Subject to terms and condition of the society

Yours Faithfully
For Hem-Prakash Premises Co-op Society Ltd.


Chairman



Ref: No. _____

Date : 07/01/2021

To
M/s Amin Manilal & Co.Pvt. Ltd.
3, Hem-prakash Premises Co-op. Soc. Ltd,
90/92 Kazi Sayed Street ,
Mandvi ,Mumbai -400 003

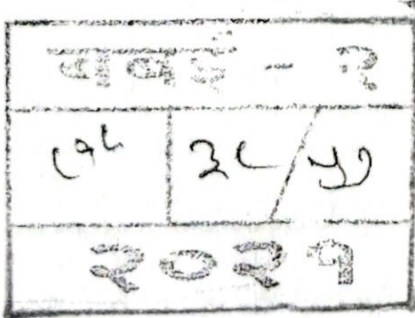
Sub : No Objection Certificate for sale of office premises no. 3
1294 Sq. Ft. on the first floor said building .

Dear Sir,

With reference to your letter dated 17/12/2020 we have to inform you that the society has No Objection in selling your above said premises to M/s . Empire Dyes and Pigment Intermediates Pvt. Ltd. Subject to terms and condition of the society .

Yours Faithfully
For Hem-Prakash Premises Co-op Society Ltd.

Chairman



AMIN MANILAL & Co. PVT LTD

Exporters, Importers, Merchant & Commission Agents

Regd. office :3, Hem Prakash, 1st Floor, 90/92 Kazi Sayed Street,
Mandvi, Mumbai – 400003 (India)

Ref.:

Date: 15/01/2021

Certified copy of the resolution passed at the Board of Directors meeting held on Monday 21st December 2020 at 3.00p.m. at the registered office of the Company.

"It was resolved to sell the office premises no. 3 on the first floor of the "Hem Prakash, 90/92 Kazi Sayed Street, Mandvi, Mumbai - 400003 to Empire Dyes and Pigment Intermediates Pvt Ltd and that Mr. Hasmukhray Manilal Amin, Director of the Company is hereby authorized to sign and execute the necessary Agreement, Conveyance and relevant papers for the said purpose and that he is also authorized to appear before the Sub-Registered office for registering the said document".

FOR AMIN MANILAL & CO. PVT. LTD.

S. H. Amin

(Sudhaben H. Amin)

Director

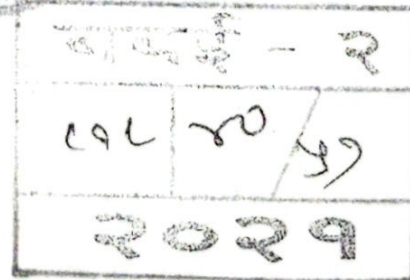


FOR AMIN MANILAL & CO. PVT. LTD.

H. M. Amin

(Hasmukhray M. Amin)

Director





EMPIRE DYES AND PIGMENT INTERMEDIATES PVT. LTD

(Formerly Empire Organics Pvt. Ltd.)

One Ring To Rule Them All

CERTIFIED COPY OF RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTOR EMPIRE DYES & PIGMENT INTERMEDIATES PRIVATE LIMITED, CIN : U29297MH2006PTC165945 HELD ON FRIDAY 27TH NOVEMBER 2020 AT 12.30 P.M AT THE REGISTERED OFFICE SITUATED AT OFFICE NO. 3, FLOOR-1, PLOT- 90/92, HEM PRAKASH, KAZI SAYED STREET, MASJID STATION, MANDVI, MUMBAI 400003 MAHARASHTRA

The Chairman appraised the Board of Director of the Company that the Company is in need of purchasing office /additional building premises at Office No. 3, Floor-1, Plot- 90/92, Hem Prakash, Kazi Sayed Street, Masjid Station, Mandvi, Mumbai 400003 Maharashtra for official purpose. Therefore in this connection, following resolution has been unanimously passed:


Resolution no 2.

"RESOLVED THAT pursuant to the applicable provisions of the Companies Act, 2013 and/or Rules made there under, the consent of the Company be and is hereby given to acquire by purchase office premises at Office No. 3, Floor-1, Plot- 90/92, Hem Prakash, Kazi Sayed Street, Masjid Station, Mandvi, Mumbai 400003 Maharashtra for business purpose on such terms and conditions as appropriate and suitable in the best interest of the Company."

"RESOLVED FURTHER THAT Mr. ANIL SHYAMSUNDAR MISHRA and Mr. PRATEEK ANIL MISHRA Director of the Company be and is hereby authorized to represent the Company before the Seller and take all effective steps including negotiating with the Seller and finalizing the deal, and do all such acts, things and deeds as may be necessary and incidental thereto to give effect to this resolution."

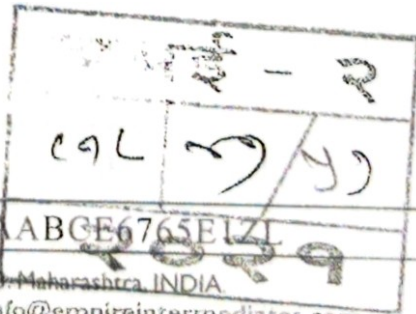
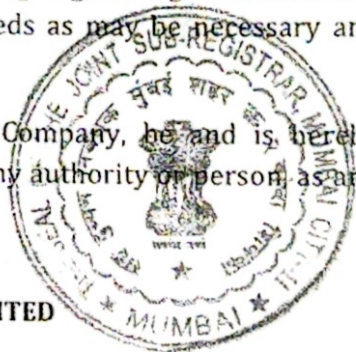
RESOLVED FURTHER THAT any of the Director of the Company, he and is hereby authorised to issue certified true copy of this resolution to any authority or person as and when required."

To be certified copy of BOD resolution FOR EMPIRE DYES & PIGMENT INTERMEDIATES PRIVATE LIMITED


ANIL SHYAMSUNDAR MISHRA
Director
DIN- 02568463
Mumbai



22/12/2020

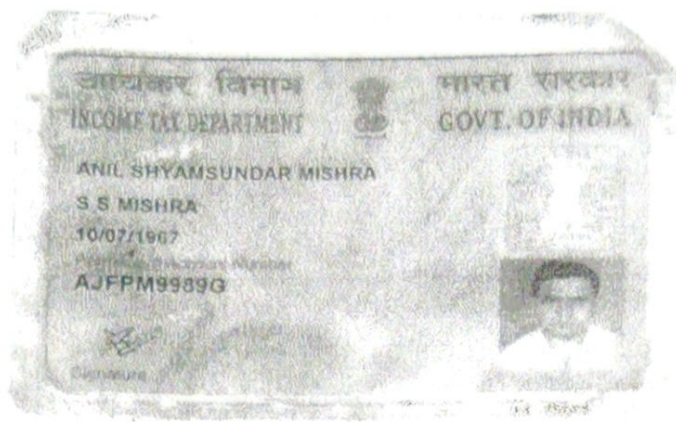


CIN : U29297MH2006PTC165945

GSTIN : 27AABCE6765E1Z1

Regd. Office : Office No. 3, Hem Prakash, 1st Floor, 90/92, Kazi Syed Street, Mumbai-400 003, Maharashtra, INDIA
Tel. : +91 22 2344 7875 / 4972 1186 | Email : empireintermediates@gmail.com. / info@empireintermediates.com
Factory at : D 12/15, M.I.D.C. Lote Parshuram Tal-Khed, District-Ratnagiri-415 722, Maharashtra.

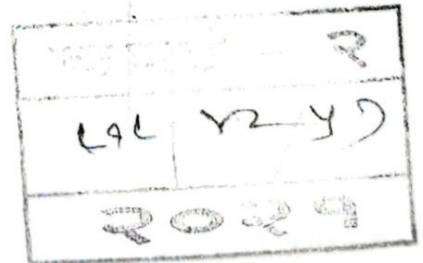
www.empireintermediates.com



~~XXXX~~



~~XXXX~~



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAACA3514E



नाम /NAME
AMIN MANILAL AND CO PVT LTD

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION
26-03-1974

R. Singh

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

Amin



इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले
प्राधिकारी को सूचित / बापस कर दें
आयकर निदेशक (पद्धति)
ए. आर. ए. सेंटर, मूलत
ई-2, ज्वांदेवाला एक्सटेंशन
नई दिल्ली - 110 055

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



स्थायी - २	
८९८	२३/१७
२०२१	

आयकर विभाग
INCOME TAX DEPARTMENT




भारत सरकार
GOVT. OF INDIA

HASMUKHRAJ M AMIN

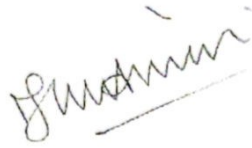
MANILAL KASHIBHAI AMIN

10/10/1942
Permanent Account Number
AABPA1435E


Signature



12122008





व्यक्ति - २	
८९८	२५/११
२०२१	



भारत सरकार
 Government of India
 परीक्षक अनिल मिश्रा
 Prateek Anil Mishra
 जन्म तारीख / DOB: 25/01/1997
 पुरुष / Male



8905 3801 4863

भाधार - सामान्य माणसाचा अधिकार

Pmishra



भारतीय विशिष्ट आधिकार प्राधिकरण
 Unique Identification Authority of India

पत्ता
 S/O: अनिल मिश्रा, सी-311 अर्पण-2,
 जेशल पार्क, एस्टी फ्रान्सिस हाई स्कूल
 जवळ भायंदर ईस्ट ठाणे भायंदर
 ईस्ट महाराष्ट्र 401105

Address
 S/O. Anil Mishra, C-311
 ARPAN-2 JESAL PARK, NEAR
 ST FRANCIS HIGH SCHOOL
 BHAYANDER EAST Thane
 Bhayander East, Maharashtra
 401105



8905 3801 4863

1947
 1800 200 1947

help@uidai.gov.in

www.uidai.gov.in



विवरण - २	
८९८	५५/५७
२०२९	



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

नोंदणी क्रमांक./Enrolment No.: 2085/29798/27882

To
 हरकिशन मगनलाल भावसार
 Harkishan Maganlal Bhavsar
 D 22/202-A, YOGI TIRTH CHS LTD
 EKSAR ROAD
 YOGI NAGAR
 BORIVALI WEST
 Mumbai Maharashtra - 400091
 9322768989

Download Date: 15/07/2017

Generation Date: 14/06/2016

Validity: unknown



आपला आधार क्रमांक / Your Aadhaar No. :

5343 7480 0213

माझे आधार, माझी ओळख



भारत सरकार
 Government of India



हरकिशन मगनलाल भावसार
 Harkishan Maganlal Bhavsar
 जन्म तारीख/DOB: 02/07/1954
 पुरुष / MALE



5343 7480 0213

माझे आधार, माझी ओळख



सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाईन ऑथेन्टिकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधारला देशभरात मान्यता आहे
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India

पत्ता:
 डी २२/२०२-ए, योगी तीर्थ को-ओप
 होस्टिंग सोसायटी लिमिटेड, एक्सर रोड,
 योगी नगर, बोरिवली पश्चीम, मुंबई,
 महाराष्ट्र - 400091

Address:
 D 22/202-A, YOGI TIRTH CHS
 LTD, EKSAR ROAD, YOGI
 NAGAR, BORIVALI WEST
 Mumbai
 Maharashtra - 400091

5343 7480 0213



1547
 help@uidai.gov.in



मुंबई - २
 ०९८ ४३/५९
 २०२९

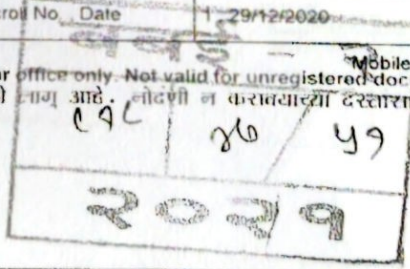
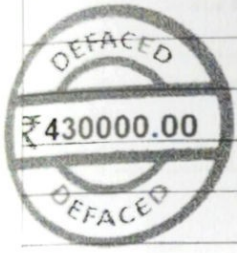




CHALLAN
MTR Form Number-6



GRN	MH009072473202021E	BARCODE			Date	27/12/2020-10:49:56	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	BOM2_JT SUB REGISTRA MUMBAI CITY 2			PAN No.(If Applicable)	AABCE6765E					
Location	MUMBAI			Full Name	EMPIRE DYES AND PIGMENT INTERMEDIATES PVT LTD					
Year	2020-2021 One Time			Flat/Block No.	OFFICE NO 3 FIRST FLOOR HEM PRAKASH					
Account Head Details				Amount In Rs.	Premises/Building					
0030045501 Stamp Duty				400000.00	90 92 KAZI SYED STREET MANDVI					
0030063301 Registration Fee				30000.00	Area/Locality					
					MUMBAI					
					Town/City/District					
					PIN					
					4 0 0 0 0 3					
					Remarks (If Any)					
					PAN2=AAACA3514E-SecondPartyName=AMIN MANILAL AND CO PVT LTD-					
					Amount In					
					Four Lakh Thirty Thousand Rupees Only					
					Words					
					4,30,000.00					
Payment Details				BANK OF BARODA					FOR USE IN RECEIVING BANK	
Cheque-DD Details				Bank CIN	Ref. No.	02003942020122802088	1225470254			
Cheque/DD No.				Bank Date	RBI Date	27/12/2020-10:49:56	29/12/2020			
Name of Bank				Bank-Branch		BANK OF BARODA				
Name of Branch				Scrol No.	Date	1-29/12/2020				
Department ID				Signature Not Verified					Mobile No.	9819314818
This challan is valid only for use in the office only. Not valid for unregistered document.				Digitally signed by DS VIRTUAL TREASURY MUMBAI 03 Date 2021.01.19 13:33:45 IST Reason: Secure Document Location: India					2029	
Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount					
1	(IS)-319-818	0004779117202021	19/01/2021-13:31:03	IGR183	30000.00					

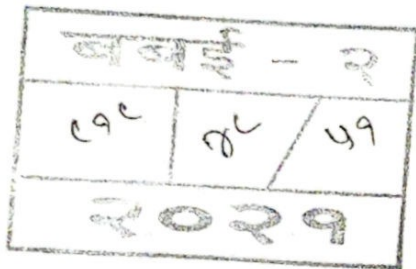


GRN : MH009072473202021E Amount : 4,30,000 00

Bank : BANK OF BARODA

Date : 27/12/2020-10:49:56

2	(IS)-319-818	0004779117202021	19/01/2021-13 31 03	IGR183	400000 00
Total Defacement Amount					4,30,000 00



Signature Not Verified

Digitally signed by PS
 VIRTUAL TREASURY
 MUMBAI 03
 Date: 2021.01.19
 13:33:46 IST
 Reason: Secure
 Document
 Location: India





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1901202106141

Receipt Date 19/01/2021

Received from EMPIRE DYES AND PIGMENT INTERMEDIATES PVT LTD, Mobile number 9819314518, an amount of Rs. 1020/-, towards Document Handling Charges for the Document to be registered on Document No. 818 dated 19/01/2021 at the Sub Registrar office Joint S.R. Mumbai City 2 of the District Mumbai District

DEFACED

₹ 1020

DEFACED

Payment Details

Bank Name PUNB

Payment Date 19/01/2021

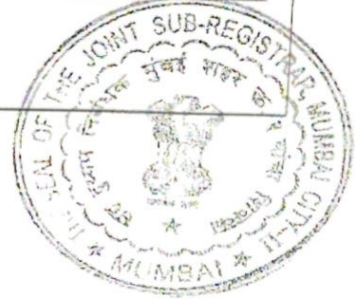
Bank CIN 10004152021011905461

REF No. 5049770087

Deface No 1901202106141D

Deface Date 19/01/2021

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



वर्ष - २
८१ १८ ५१
२०२१

319/818
मंगळवार, 19 जानेवारी 2021 1:31
म.नं.

दस्त गोषवारा भाग-1

बबड2
दस्त क्रमांक: 818/2021 150

दस्त क्रमांक: बबड2 /818/2021

बाजारा मूल्य: रु. 1,85,74,398/-

मोबदला: रु. 2,00,00,000/-

भरलेले मुद्राक शुल्क: रु.4,00,000/-

द. नि. सह. द. नि. बबड2 यांचे कार्यालयात

पावती: 906

पावती दिनांक: 19/01/2021

अ. क्र. 818 वर दि.19-01-2021

सादरकरणाचे नाव: एम्पायर ड्राईस अन्ड पिगमेंट इंटरमिडीएट्स प्रा लि चे
संचालक अनिल श्यामसुंदर मिश्रा

वेळी 1:28 प.न. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1020.00

पृष्ठांची संख्या: 51

एकूण: 31020.00


दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, मुंबई-2

सह. दुय्यम निबंधक

दस्ताची पिकार: करारनामा

मुंबई शहर क्र. 2

मुद्राक शुल्क: (एके) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

सह दुय्यम निबंधक, मुंबई-2
सह. दुय्यम निबंधक

मुंबई शहर क्र. 2

गिफ्टा क्र. 1 19 / 01 / 2021 01 : 28 : 23 PM ची वेळ: (सादरीकरण)

गिफ्टा क्र. 2 19 / 01 / 2021 01 : 29 : 25 PM ची वेळ: (फी)

प्रतिज्ञापत्र

*सादर दस्तऐवज हा नोंदणी पत्राचा 1906 अंतर्गत आवालेल्या तरतुदीनुसारच तयार केला व दस्तऐवज केलेला आहे. * दस्तऐवज तयार करणारे व्यक्ती, सादर करणारे व सादर केलेल्या कादपत्रांची सत्यता तपासली आहे. * दस्तऐवज तयार करणारे कळवईसर दावेसाठी दस्त निभायक व कमुनीधारक हे संपूर्णपणे जबाबदार धरतील.


लिहून घेणारे:


लिहून घेणारे:





19/01/2021 1 33:03 PM

दस्त गोषवारा भाग 2

बवई 2

दस्त क्रमांक 818/2021

195

दस्त क्रमांक बवई 2/818/2021

दस्ताचा प्रकार करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव एम्पायर डायस अँड पिगमेंट इटरमिडीएटस प्रा लि चे संचालक अनिल श्यामसुंदर मिश्रा पत्ता प्लॉट नं. 311, सी विंग, माळा नं. - इमारतीचे नाव अर्पण-2, समर्पण कॉम्प्लेक्स, ब्लॉक नं. भायंदर पूर्व, रोड नं. जेसल पार्क, फ्रान्सिस स्कूल जवळ, महाराष्ट्र, ठाणे. पॅन नंबर: AABCE6765E	लिहून घेणार वय - 53 स्वाक्षरी:		
2	नाव मे- अमीन मणिताल आणि कंपनी प्रा लि चे संचालक हसामुखराय एम. अमीन पत्ता प्लॉट नं. ऑफिस नं 3, माळा नं. पहिला मजला, इमारतीचे नाव. हेम प्रकाश प्रिमायसीस को-ऑप सो लि, ब्लॉक न. मुंबई, रोड नं. 90/92, काझी सयद स्ट्रीट, मांडवी, महाराष्ट्र, मुंबई. पॅन नंबर: AAACA3514E	लिहून देणार वय - 78 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र 3 ची वेळ: 19 / 01 / 2021 01 : 30 : 37 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

- नाव हरकिशन मगनलाल भावसार
वय 66
पत्ता: सी 22/202-ए, योगी तीर्थ को-ऑप हौ सो लि., योगी नगर, एकसर रोड, स्वाक्षरी
बोरीवली पश्चिम, मुंबई
पिन कोड: 400091
- नाव प्रतीक अनिल मिश्रा
वय 23
पत्ता: सी-311, अर्पण -2, जंजल पार्क, भायंदर पूर्व, ठाणे
पिन कोड: 401105

छायाचित्र

अंगठ्याचा ठसा



प्रमाणित करणारे पक्षकार
दस्तामध्ये एकूण ५२ पाने आहेत.
पुस्तक क्र. -१, मध्ये अ.क्र. बवई-२/१९५/२०२१
नोंदला. 19 JAN 2021
दिनांक 4

शिकका क्र. 4 ची वेळ: 19 / 01 / 2021 01 : 31 : 23 PM

शिकका क्र. 5 ची वेळ: 19 / 01 / 2021 01 : 31 : 26 PM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक, मुंबई-2
सह. दुय्यम निबंधक

सह. दुय्यम निबंधक, मुंबई शहर क्र.-२

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यांना त्यांचे ता. १९/०१/२१ च्या अर्जनुसार
क्र. ९६ नक्कल दिली तारीख ०५/०२/२०२१

सह. दुय्यम निबंधक वर्ग-2 मुंबई शहर क्र. 2