

318/8658

पावती

Original/Duplicate

Wednesday, July 27, 2022

नोंदणी क्र. :39म

1:34 PM

Regn.:39M

पावती क्र.: 10212 दिनांक: 27/07/2022

गावाचे नाव: सॉल्टपॅन

दस्तऐवजाचा अनुक्रमांक: बबई1-8658-2022

दस्तऐवजाचा प्रकार : असाईनमेंट डीड

सादर करणाऱ्याचे नाव: मे. बीएमएसएस स्टील इंडस्ट्रीज प्रा ली चे संचालक राजीव हिम्मतलाल गोरडिया

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 640.00

पृष्ठांची संख्या: 32

एकूण: रु. 30640.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

1:52 PM ह्या वेळेस मिळेल.

दुय्यम निबंधक, मुंबई-1

बाजार मूल्य: रु.7813136.9/-

मोबदला रु.4500000/-

भरलेले मुद्रांक शुल्क : रु. 468900/-

सह दुय्यम निबंधक  
मुंबई शहर प्र. १

1) देयकाचा प्रकार: DHC रक्कम: रु.640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2707202202792 दिनांक: 27/07/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004982884202223E दिनांक: 27/07/2022

बँकेचे नाव व पत्ता:

R. H. G. S. S.

DELIVERED  
27/07/2022



## सूची क्र.2

दुय्यम निबंधक : दु.नि.मुंबई शहर 1

दस्त क्रमांक : 8658/2022

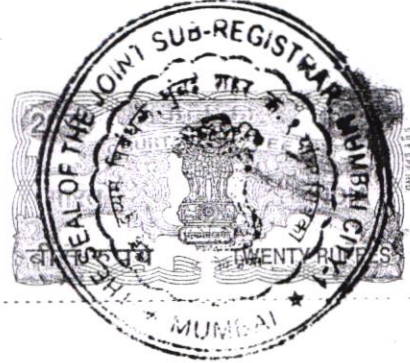
नोदणी :

Regn:63m

27/07/2022

## गावाचे नाव : सॉल्टपॅन

(1) विलेखाचा प्रकार	असाईनमेंट डीड
(2) मोबदला	4500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7813136.9
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: ऑफिस युनिट नं-227,2 रा मजला, मुंबई पुणे मोटार मालक श्रमजीवन प्रिमायसेस को ऑप सो ली, वडाळा ट्रक टर्मिनल, वडाळा सॉल्टपॅन अँटॉप हिल, वडाळा पु मुं-37. ऑफिस युनिट चे एकुण क्षेत्रफळ 296 चौ.फुट कारपेट व इतर माहिती दस्तात नमुदकेल्याप्रमाणे PUI: FN0610341570000 ( ( C.T.S. Number : 8 ; ) )
(5) क्षेत्रफळ	1) 33.01 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:-उषा बबन डोंगरे वय:-61; पत्ता:-प्लॉट नं: ए/602, माळा नं: -, इमारतीचे नाव: ओपीजी को ऑप हो सो ली , ब्लॉक नं: सेक्टर 2, प्लॉट नं-1, रोड नं: सानपाडा, नवी मुंबई , महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:-AEDPD9401R 2): नाव:-मुंबई पुणे मोटार मालक श्रमजीवन प्रिमायसेस को ऑप सो ली चे चेअरमन यशवंत डी काळे वय:-69; पत्ता:-प्लॉट नं: ऑफिस नं-6, माळा नं: -, इमारतीचे नाव: काबराना बिल्डींग, ब्लॉक नं: पी. डीमेलो रोड, रोड नं: वाडीबदर मुं, महाराष्ट्र, मुंबई. पिन कोड:-400009 पॅन नं:-AAAAM8387M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. बीएमएसएस स्टील इंडस्ट्रीज प्रा ली चे संचालक राजीव हिम्मतलाल गोरडिया वय:-57; पत्ता:-प्लॉट नं: 366, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: एस व्ही पी रोड , रोड नं: प्रार्थना समाज मुं , महाराष्ट्र, मुंबई. पिन कोड:-400004 पॅन नं:-AAACG1519K
(9) दस्तऐवज करून दिल्याचा दिनांक	27/07/2022
(10) दस्त नोंदणी केल्याचा दिनांक	27/07/2022
(11) अनुक्रमांक, खंड व पृष्ठ	8658/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	468900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BMSS STEEL INDUSTRIES PVT LTD	eChallan	02300042022071469699	MH004982884202223E	468900.00	SD	0002785239202223	27/07/2022
2		DHC		2707202202792	640	RF	2707202202792D	27/07/2022
3	BMSS STEEL INDUSTRIES PVT LTD	eChallan		MH004982884202223E	30000	RF	0002785239202223	27/07/2022

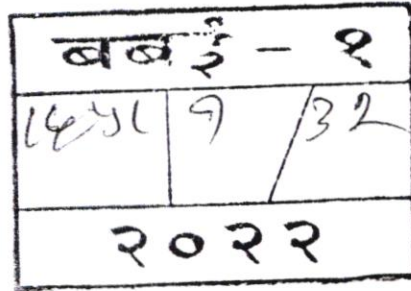
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



संपत्ती खरी प्रतः  
 सह सुयम निबंधक  
 मुंबई शहर क. १

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	20220727616	27 July 2022,10:44:55 AM			
मूल्यांकनाचे वर्ष	2022				
जिल्हा	मुंबई(मेन)				
मूल्य विभाग	15-सॉल्ट पॅन डिक्लीजन				
उप मूल्य विभाग	-मुल्यदर विभाग क्र. 15/105 मधील खालील मिळकत				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#8				
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
88690	205810	236690	282900	211090	चौरस मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र(Built Up)-	33.01 चौरस मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.236690/-
उद्दवाहन सुविधा-	आहे	मजला -	1st floor To 4th floor		
रस्ता सन्मुख - संमिश्र वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - No Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 100% apply to rate= Rs.236690/-					
रस्ता सन्मुखनुसार मूल्यदर = 100% apply to rate = Rs.236690/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर ) = ( ( (236690-88690) * (100 / 100 ) )+88690 ) = Rs.236690/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 236690 * 33.01 = Rs.7813136.9/-					
<b>एकत्रित अंतिम मूल्य</b> = 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 + मेकॅनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 7813136.9 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.7813136.9/-					

Home Print



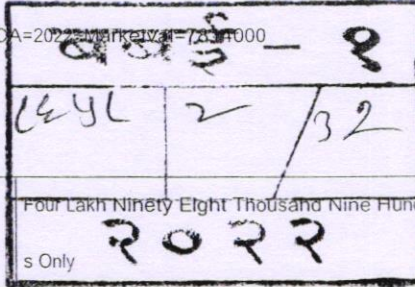
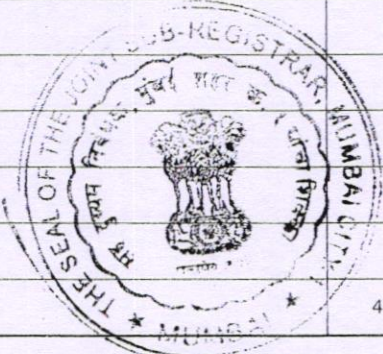




CHALLAN  
MTR Form Number-6



GRN	MH004982884202223E	BARCODE			Date	14/07/2022-15:50:46	Form ID	36
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AAACG1519K			
Office Name	BBE3_JT SUB REGISTRAR MUMBAI CITY 3			Full Name	BMSS STEEL INDUSTRIES PVT LTD			
Location	MUMBAI			Flat/Block No.	UNIT NO 227 ON SECOND FLOOR			
Year	2022-2023 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	MUMBAI PUNE MOTAR MALAK SHRAMEEVAAN PREMISES CO-OPERATIVE SOCIETY LTD			
0030045501 Stamp Duty		468900.00		Area/Locality	WADALA TRUCK TERMINAL WADALA			
0030063301 Registration Fee		30000.00		Town/City/District				
				PIN	4	0	0	0 3 7
				Remarks (If Any)	PAN2=AEDPD9401R-SecondPartyName=USHA BABAN DONGRE-CA=2022-2023-7234000			
				Amount In	Four Lakh Ninety Eight Thousand Nine Hundred Rupee			
Total	4,98,900.00		Words	s Only २०२२				
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	02300042022071469699	221955683247			
Cheque/DD No.		Bank Date	RBI Date	14/07/2022-15:56:16	Not Verified with RBI			
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA					
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. : 9223388033

सदर चलन केवल दुय्यम नितधक कार्यालयत नोदणी करावयाच्या दस्तासाठी लागु आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

सौ उषा लखन डोगरे

R#4000000





CHALLAN  
MTR Form Number-6



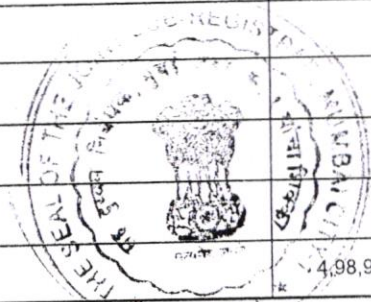
GRN	MH004982884202223E	BARCODE		Date	14/07/2022-15:50:46	Form ID	36
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Department		Inspector General Of Registration					
Type of Payment		Stamp Duty Registration Fee					
Office Name		BBE3_JT SUB REGISTRA MUMBAI CITY 3					
Location		MUMBAI					
Year		2022-2023 One Time					
Account Head Details		Amount In Rs.		Premises/Building			
0030045501 Stamp Duty		468900.00		Road/Street			
0030063301 Registration Fee		30000.00		Area/Locality			
				Town/City/District			
				PIN			

Payer Details	
TAX ID / TAN (If Any)	
PAN No.(If Applicable)	AAACG1519K
Full Name	BMSS STEEL INDUSTRIES PVT LTD
Flat/Block No.	UNIT NO 227 ON SECOND FLOOR
MUMBAI PUNE MOTAR MALAK SHRAMJEEVAN PREMISES CO-OPERATIVE SOCIETY LTD	
WADALA TRUCK TERMINAL WADALA	
4	0
0	0
0	3
0	7

Remarks (If Any)  
PAN2=AEDPD9401R-SecondPartyName=USHA BABAN  
DONGRE-CA=2022-Marketval=7814000

DEFACED  
₹ 498900.00  
DEFACED



Amount In Four Lakh Ninety Eight Thousand Nine Hundred Rupee  
Words s Only

Payment Details		BANK OF MAHARASHTRA			
Cheque-DD Details		FOR USE IN RECEIVING BANK			
		Bank CIN	Ref. No.	02300042022071469699	221955683247
Cheque/DD No.		Bank Date	RBI Date	14/07/2022-15:56:16	15/07/2022
Name of Bank		BANK OF MAHARASHTRA			
Name of Branch		Scroll No. , Date 20715 , 15/07/2022			

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दरयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Signature Not Verified  
Digitally signed by DS  
VIRTUAL TREASURY  
MUMBAI03  
Date: 2022.07.27  
13:35:21 IST  
Reason: GRA Secure  
Do Not Remove  
Location: India

Mobile : 9223388033  
2022

Sr. No.	Defacement No.	Defacement Date	Userld	Defacement Amount	
1	(IS)-318-8658	0002785239202223	27/07/2022-13:34:40	IGR182	30000.00
2	(IS)-318-8658	0002785239202223	27/07/2022-13:34:40	IGR182	468900.00
Total Defacement Amount					4,98,900.00

सौ. उषा लालन शिंदे



**D**ocument **H**andling **C**ha<sup>र</sup>ges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 2707202202792

Receipt Date 27/07/2022

Received from BMSS STEEL INDUSTRIES PVT LTD, Mobile number 9223388033, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered on Document No. 8658 dated 27/07/2022 at the Sub Registrar office S.R. Mumbai City 1 of the District Mumbai District.

DEFACED

₹ 640

DEFACED

**Payment Details**

Bank Name SBIN

Payment Date 27/07/2022

Bank CIN 10004152022072702577

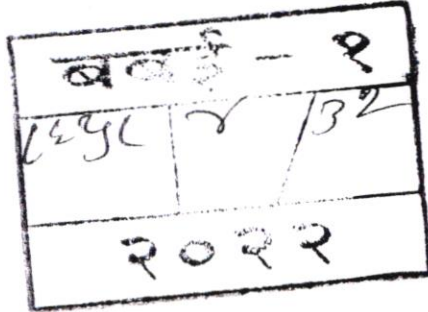
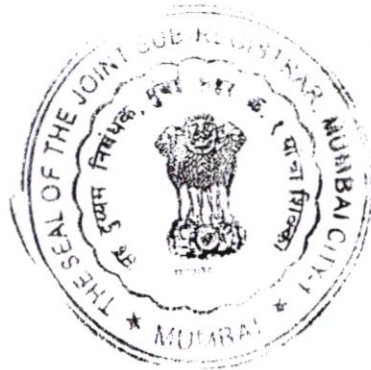
REF No. IGAOADQEU9

Deface No 2707202202792D

Deface Date 27/07/2022

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

श्री 341 काजल सिंगर RH4 roads



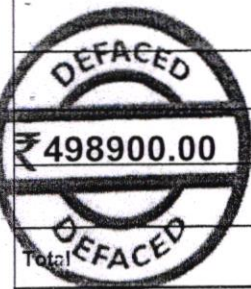




CHALLAN  
MTR Form Number-6



GRN	MH004982884202223E	BARCODE	[Barcode]		Date	14/07/2022-15:50:46	Form ID	36	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				BBE3_JT SUB REGISTRAR MUMBAI CITY 3		Full Name			BMSS STEEL INDUSTRIES PVT LTD
Location				MUMBAI		Flat/Block No.			UNIT NO 227 ON SECOND FLOOR
Year				2022-2023 One Time		Premises/Building			MUMBAI PUNE MOTAR MALAK SHRAMJEEVAN PREMISES CO-OPERATIVE SOCIETY LTD
Account Head Details				Amount In Rs.		Road/Street			MUMBAI PUNE MOTAR MALAK SHRAMJEEVAN PREMISES CO-OPERATIVE SOCIETY LTD
0030045501 Stamp Duty				468900.00		Area/Locality			WADALA TRUCK TERMINAL WADALA
0030063301 Registration Fee				30000.00		Town/City/District			
						PIN			4 0 0 0 3 7
						Remarks (If Any)			PAN2=AEDPD9401R-Second Party Name=USHA BABAN DONGRE-CA=2022-Market Val=7814000
Total				4,98,900.00		Amount In			Four Lakh Ninety Eight Thousand Nine Hundred Rupee
						Words			s Only
Payment Details				BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.		02300042022071469699 221955683247	
Cheque/DD No.				Bank Date		RBI Date		14/07/2022-15:56:16 15/07/2022	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch				Scroll No. , Date		20715 , 15/07/2022			



Department ID : Mobile No. 9223388033  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासारी लागू आहे. नोंदणी करायला घ्याव्याच्या दस्तासारी असे चलन लागू नाही.

Signature Not Verified  
 Digitally signed by DS VIRTUAL TREASURY MUMBAI 03  
 Date: 2022.07.27 13:36:25 IST  
 Reason: GRA S-Secure Do Reman.  
 Location: India

Handwritten signature and date 2022

Sr. No.	Defacement No.	Defacement Date	Userld	Defacement Amount	
1	(IS)-318-8658	0002785239202223	27/07/2022-13:34:40	IGR182	30000.00
2	(IS)-318-8658	0002785239202223	27/07/2022-13:34:40	IGR182	468900.00
Total Defacement Amount					4,98,900.00

Page 1/1  
 सौ अनामिका डोंगरे

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**Deed of Assignment of Lease**

**THIS DEED OF ASSIGNMENT** is made on this <sup>n</sup> 27 day of July 2022

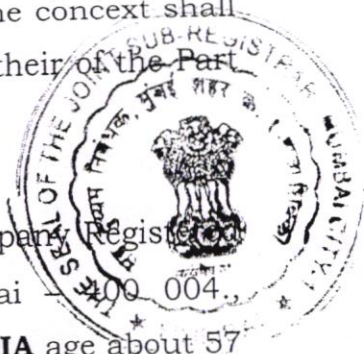
R. H. Goradia

**BETWEEN**

**MRS. USHA BABAN DONGARE**, aged about 60 yrs, Pan No. AEDPD9401R and Aadhar Card No. 751816083126 Indian Inhabitant, residing at **A/602, OPG Co-operative Housing Society Ltd, Sector 2, Plot No.1, Sanpada, Navi Mumbai.**, hereinafter called "**the Assignor**" of the (which expresation shall unless it be repugnant to the concext shall mean & include heirs executor administration & assign their of the Part of the **First Party:**)

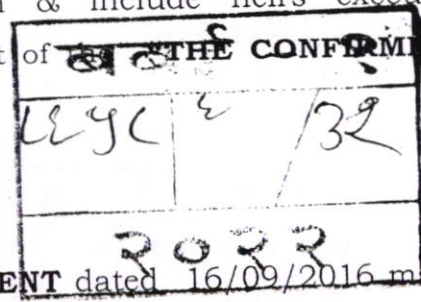
**AND**

**M/s BMSS STEEL INDUSTRIES PVT LTD**, having Company Registered address at 366, SVP Road, Prathana Samaj, Mumbai through your directors **MR. RAJIV HIMATLAL GORADIA** age about 57 yrs, **Pan No. AACPG8155C** and Adhar no. **4614 4205 0602** Indian Inhabitant of Mumbai., hereinafter called "**the Assignee**" of the (which expresation shall unless it be repugnant to the concext shall mean & include heirs executor administration & assign their of the Part of the **Second Party:**)



**AND**

**MUMBAI PUNE MOTOR MALAK "SHRAMJEEVAN" PREMISES CO-OPERATIVE SOCIETY Ltd**, registered under Maharashtra Co-operative Societies Act, 1960 U/s 9 (1) of the said Act, registered No. MUM / WB / GEN / (C)/ 8231 / Year 2003 dt. 24/10/2003 having its registered office at 6, Kavarana Building, P. D'mello Road, Wadi Bandar, Mumbai - 400 009. (hereinafter referred to as (which expresation shall unless it be repugnant to the concext shall mean & include heirs executor administration & assign their of the Part of **THE CONFIRMING PARTY**)



**WHEREAS :**

1. By a Deed of **SUB - LEASE AGREEMENT** dated 16/09/2016 made between **MUMBAI PUNE MOTOR MALAK "SHRAMJEEVAN" PREMISES CO-OPERATIVE SOCIETY Ltd**, registered under Maharashtra Co-operative Societies Act, 1960 U/s 9 (1) of the said Act, registered No. MUM / WB / GEN / (C)/ 8231 / Year 2003 dt. 24/10/2003 having its registered office at 6, Kavarana Building,

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R. H. Goradia

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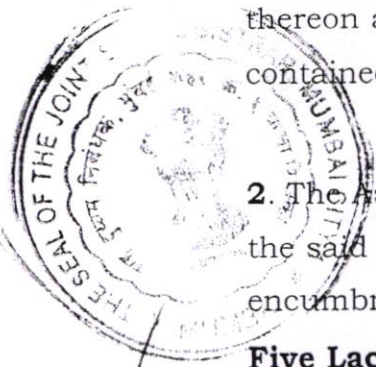
P. D'mello Road, Wadi Bandar, Mumbai - 400 009., therein referred to as the **THE LESSEE** of the First Part and the Assignor **MRS. USHA BABAN DONGARE** adult, Indian Inhabitant, residing at **A/602, OPG Co-operative Housing Society Ltd, Sector 2, Plot No.1, Sanpada, Navi Mumbai.** therein referred to as the Sub-Lessee of the Second Part and registered with the Sub-Registrar of Assurances at MUMBAI under No. BBE-3-5672-2016 on the the said Lessor demised unto the Assignor in **Unit No. 227 on Second Floor** of the society to the Sub- Lessee admeasuring about **296 sq. ft. Carpet** and more particularly described in the Schedule thereunder being the same as described in the Schedule hereunder written together with the buildings and structures standing thereon at the rent and subject to the covenants and agreements therein contained;

2. The Assignor has agreed with the Assignee for an assignment to him of the said office premises for the remaining term in perpetuity free from all encumbrances at or for the price of **Rs. 45,00,000/- (Rupees Forty Five Lacs Only).**

3. The said Lessee by their letter dated 27/7/22 has given their consent to the assignment of the office premises.

**NOW THIS DEED WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of **Rs. 45,00,000/- (Rupees Forty Five Lacs Only)** Paid by the Assignee to the Assignor (the receipt whereof the Assignor doth hereby admit)

**WHEREAS** the party of the First Part/Seller is hereby agree that Party of the Second Part will clear all the society outstanding dues including Loan, Loan Interest, Maintenance Charges, Assessment Tax and any other dues which is approx to **Rs. 4,51,550/- (Rupees Four Lacs fifty one thousand five hundred fifty Only)** on behalf of Party of the First Part and receipt is issued in the name of party of the First Part by Society and balance amount of **Rs. 40,48,450/- (Rupees Forty Lacs forty eight thousand four hundred fifty Only)** is paid to party of the First Part. The details of the payment are more particularly described in the Schedule of the Payment. He the Assignor hereby assigns unto the Assignee **Unit No. 227** situate at Second Floor of the society in the Registration Sub-District of Mumbai and more particularly described in the Schedule hereunder written **TOGETHER WITH** the buildings and structures



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RH Koradia

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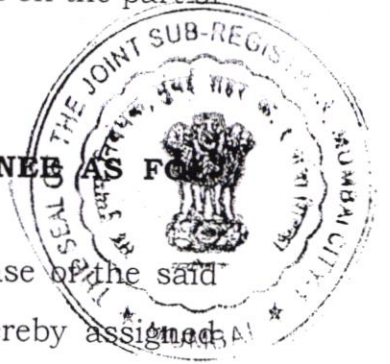
श्री सुतादादा शिखर



thereon AND TOGETHER with all rights, liberties privileges, easements and appurtenances whatsoever to the said office premises or any part thereof belonging or in anywise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND all the estate, right, title, interest property, claim and demand whatsoever of him the Assignor in and to the said office premises or any part thereof TO HOLD the said office unit premises hereby assigned unto the Assignee in perpetuity and to the performance and observance of the covenants and stipulations therein contained and on the part of the Lessee to be observed and performed and which henceforth on the part of the Assignee ought to be observed and performed

**AND THE ASSIGNOR COVENANTS WITH THE ASSIGNEE AS FOLLOWS-**

- (a) the said lease is now a valid and subsisting lease of the said office premises hereinbefore expressed to be hereby assigned and is in no wise void or voidable
- (b) that all the payments reserved and the covenants by the Assignor and the conditions contained in the said Deed of Sub-Lease have been paid, observed and performed up to the date of these presents;
- (c) that the Assignor now has in himself good right and absolute power to assign the said premises unto the Assignee for the term and in the manner aforesaid.
- (d) that it shall be lawful for the Assignee from time to time and at all times hereafter during the said term to peaceably and quietly hold, possess and enjoy the said premises hereby assigned or expressed so to be with the appurtenances on and subject to said lease and receive the rents, and profits thereof for his own use and benefit without any eviction interruption claim or demand whatsoever from or by the Assignor or from or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them.
- (e) that the said premises are free and clear and freely, clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Assignor well and sufficiently saved, defended, kept harmless and indemnified of from and against all estates charges and encumbrances whatever made, executed, occasioned or suffered by the Assignor or by any other person or persons having or lawfully claiming by from under or in trust for him.



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(f) that the Assignor and all persons having or lawfully claiming by, from, under or in trust for him shall and will from time to time and at all times hereafter during the said term at the request and costs of the Assignee do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters and assurances in the law whatsoever for further and more perfectly and absolutely assuring the said office premises hereby assigned or expressed so to be and every part thereof unto and to the use of the Assignee for the residue of the said term and in manner aforesaid as shall or may be reasonably required.

(g) That the society transfer charges and stamp duty and registration charges will be bear by the Purchaser.

**AND** the Assignee doth hereby covenants with the Assignor that he the Assignee will henceforth during the said term pay the payments reserved by and perform all the covenants by the Lessee and conditions contained in the said Deed of Sub- Lease and keep indemnified the Assignor and his estate and effects from and against the payment of the said rent and the observance and performance of the said covenants and All actions, proceedings, costs, damages, claims, demands and liability whatsoever for or on account of the same or in anywise relating thereto.

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

2022-07-25  
2022

**SCHEDULE OF PAYMENT**

DD. No.	Date	Bank	Amount
806504	25-07-2022	Bank of Maharastra	4,51,550/-
806507	25-07-2022	Bank of Maharastra	40,48,450/-
<b>TOTAL</b>			<b>45,00,000/-</b>

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**THE SCHEDULE ABOVE REFERRED TO**

UNIT No 227 on Second Floor, in the Building Consisting of Ground Plus four Floors known as **MUMBAI PUNE MOTAR MALAK SHRAMJEEVAN PREMISES Co-operative Society Ltd** in **Wadala Truck Terminal** situated at Wadala Salt Plan, Antop Hill, Wadala, having C. S. No. 8, admeasuring **296 Sq.ft. Carpet** area, in the Registration Sub-District of Wadala, District Bombay Suburban.

R. K. G. ...

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SIGNED SEALED AND DELIVERED by the

Withinnamed - **ASSIGNOR**

**MRS. USHA BABAN DONGARE**

सौ उषा बबन डंगरे

In the presence of

1) *Bhupendra M. Doshi* (BHUPENDRA M. DOSHI)

2) *[Signature]*

SIGNED SEALED AND DELIVERED by the

Withinnamed - **ASSIGNEE**

**M/s BMSS STEEL INDUSTRIES PVT LTD**

through its Directors

**1. MR. RAJIV HIMATLAL GORADIA**



RH Goradia

In the presence of

1) *Bhupendra M. Doshi* (BHUPENDRA M. DOSHI)

2) *[Signature]*

SIGNED SEALED AND DELIVERED by the

Withinnamed - **CONFIRMING PARTY**

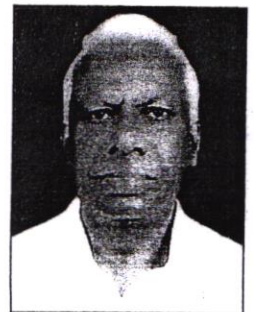
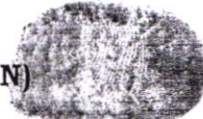
**MUMBAI PUNE MOTOR MALAK "SHRAMJEEVAN"**

**PREMISES CO-OPERATIVE SOCIETY LTD,**

THROUGH ITS REPRESENTATIVE

**MR. YASHWANT DHONDIBA KALE - CHAIRMAN**

*[Signature]*



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26/07/2022

दस्त क्रमांक 5672/2016

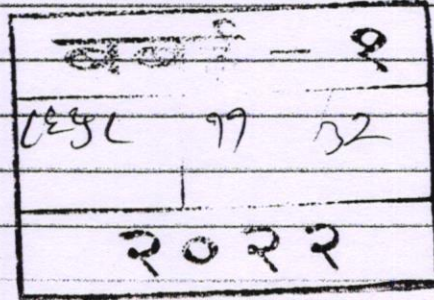
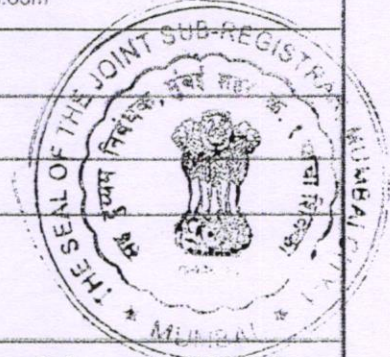
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नोंदणी :

Regn:63m

गावाचे नाव : 1) सॉल्टपॅन

(1) विलेखाचा प्रकार	भाडेपट्ट्याचे हस्तांतरणपत्र
(2) मोबदला	1252067
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6361500
(4) भू-मापन.पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव.मुंबई मनपाइतर वर्णन : इतर माहिती : इतर माहिती : ऑफिस युनिट क्रमांक 227,2 रा मजला.मुंबई पुणे मोटर मालक श्रमजीवन प्रीमायसेस को ऑप सो लि.वडाळा ट्रक टर्मिनल.वडाळा सॉल्टपॅन.अॅन्टॉप हिल वडाळा.मुंबई - 400037.क्षेत्रफळ -296 चौ. फुट कारपेट.सी. एस. क्रमांक 8.सॉल्ट पॅन विभाग आणि इतर माहिती दस्तात नमुद केल्याप्रमाणे.(( C.T.S. Number : 8 : ))
(5) क्षेत्रफळ	1) 33.01 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 -मुंबई पुणे मोटर मालक श्रमजीवन प्रीमायसेस को ऑप सो लि चे चेअरमन यशवंत डी काळे - वय -63. पत्ता -प्लॉट नं. 6, माळा नं. - इमारतीचे नाव कावराना बिल्डींग . ब्लॉक नं. वाडीबंदर मुंबई . रोड नं. पी डिमेलो रोड . महाराष्ट्र. मुम्बई . पिन कोड -400009 पॅन नं. -AAAAM8387M 2). नाव -मुंबई पुणे मोटर मालक श्रमजीवन प्रीमायसेस को ऑप सो लि चे सेक्रेटरी नामदेव बी निवगुणे - वय -52. पत्ता -प्लॉट नं. 6, माळा नं. - इमारतीचे नाव कावराना बिल्डींग . ब्लॉक नं. वाडीबंदर मुंबई . रोड नं. पी डिमेलो रोड . महाराष्ट्र. मुम्बई . पिन कोड -400009 पॅन नं. -AAAAM8387M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1). नाव -श्रीमती उषा बबन डोंगरे - वय -54. पत्ता -प्लॉट नं. सदनिका क्र ए 602. माळा नं. - इमारतीचे नाव ओ पी जी को ऑप हौ सो लि ब्लॉक नं. सेक्टर - 2. प्लॉट नं. 1. सानपाडा नवी मुंबई. रोड नं. - महाराष्ट्र. ठाणे पिन कोड -400705 पॅन नं. -AEDPD9401R
(9) दस्तऐवज करून दिल्याचा दिनांक	16/09/2016
(10) दस्त नोंदणी केल्याचा दिनांक	16/09/2016
(11) अनुक्रमांक.खंड व पृष्ठ	5672/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	318500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.









FORM 153 (SEE FOR THE PROVISIONS OF SECTION 153)  
(Prepared under Section 153 of the Maharashtra Land Revenue Act, 1948)

Sl. No.	Name of Person to Whose Official Ownership is to Smt.	Area in Acres	Value	Remarks
1	(1) A - (SHRIMPATI BHANDARI) (SUPT. LESSEE) (THE DECCAN BANK LTD. (TENANT/LESSEE))	12718.27		
2	(2) B - (MARATHI BHARATI BHIVANDKAR) (SUPT. LESSEE)	125682.45		
3	(3) C - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)	301113.75		
4	(4) D - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)	950568.68		
5	(5) E - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)	950568.50		
6	(6) F - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)	853130.18		

8. Name of the Lessee  
9. Value of the Land  
10. Value of the Land

**11. Date of Acquisition by Present Owner**

(1) A - (SHRIMPATI BHANDARI) (SUPT. LESSEE) (THE DECCAN BANK LTD. (TENANT/LESSEE))  
(2) B - (MARATHI BHARATI BHIVANDKAR) (SUPT. LESSEE)  
(3) C - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)  
(4) D - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)  
(5) E - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)  
(6) F - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)

**12. Name of the Person to Whose Official Ownership is to Smt.**

(1) A - (SHRIMPATI BHANDARI) (SUPT. LESSEE) (THE DECCAN BANK LTD. (TENANT/LESSEE))  
(2) B - (MARATHI BHARATI BHIVANDKAR) (SUPT. LESSEE)  
(3) C - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)  
(4) D - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)  
(5) E - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)  
(6) F - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)

**13. Date of Acquisition by Present Owner**

(1) A - (SHRIMPATI BHANDARI) (SUPT. LESSEE) (THE DECCAN BANK LTD. (TENANT/LESSEE))  
(2) B - (MARATHI BHARATI BHIVANDKAR) (SUPT. LESSEE)  
(3) C - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)  
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(6) F - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)

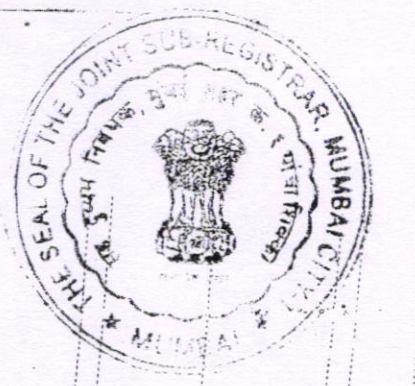
**14. Name of the Person to Whose Official Ownership is to Smt.**

(1) A - (SHRIMPATI BHANDARI) (SUPT. LESSEE) (THE DECCAN BANK LTD. (TENANT/LESSEE))  
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(3) C - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)  
(4) D - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)  
(5) E - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)  
(6) F - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)

**15. Name of the Person to Whose Official Ownership is to Smt.**

(1) A - (SHRIMPATI BHANDARI) (SUPT. LESSEE) (THE DECCAN BANK LTD. (TENANT/LESSEE))  
(2) B - (MARATHI BHARATI BHIVANDKAR) (SUPT. LESSEE)  
(3) C - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)  
(4) D - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)  
(5) E - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)  
(6) F - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)

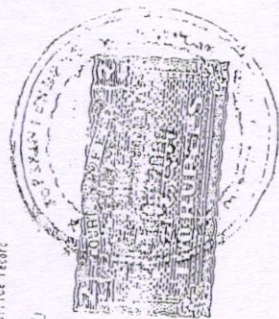
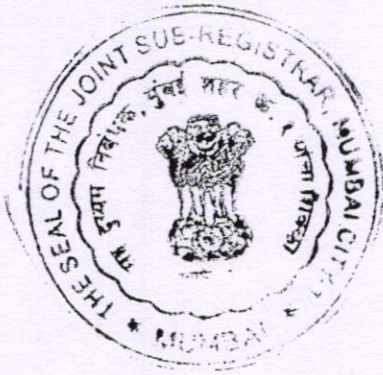
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१९९८ १३ / ३२  
२०२२



**16. Name of the Person to Whose Official Ownership is to Smt.**

(1) A - (SHRIMPATI BHANDARI) (SUPT. LESSEE) (THE DECCAN BANK LTD. (TENANT/LESSEE))  
(2) B - (MARATHI BHARATI BHIVANDKAR) (SUPT. LESSEE)  
(3) C - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)  
(4) D - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)  
(5) E - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)  
(6) F - (TANSHAMBER BHARATI BHIVANDKAR) (SUPT. LESSEE) (SUPT. LESSEES) - (SUPT. LESSEES) - (SUPT. LESSEES)





Form part of this office record  
H. S. M...  
DIRECTOR, MUMBAI CITY

LAND OF THE SAULT WORK REVISED 2002

30/11-5-97/30/15-5-97/ASST. SUPPT. CIVIL  
30/11-5-97/30/15-5-97/ASST. SUPPT. CIVIL

LAND ADDED OVER TO 'F' IN COL. 13 FOR  
ADJUDICATED RESOLUTION U.O. AND P.S. 2527  
31/5/93, 06-25 DATED 5-11-91 AND 20/05/93  
25/5/92/7/28-40/16-5 DATED 50-11-93  
(25-5-93 AND 29-6-94)  
REF. 3/199/LMO - 2994.  
30/11-5-97/30/15-5-97/30/15-5-97/ASST. SUPPT. CIVIL

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30/11-5-97/30/15-5-97/ASST. SUPPT. CIVIL







दस्त क्रमांक: बबइ1 /8658/2022

बाजार मूल्य: रु. 78,13,137/-

मोबदला: रु. 45,00,000/-

भरलेले मुद्रांक शुल्क: रु.4,68,900/-

दु. नि. सह. दु. नि. बबइ1 यांचे कार्यालयात

पावती:10212

पावती दिनांक: 27/07/2022

अ. क्रं. 8658 वर दि.27-07-2022

सादरकरणाराचे नाव: मे. वीएमएसएस स्टील इंडस्ट्रीज प्रा ली चे संचालक  
राजीव हिम्मतलाल गोराडिया

रोजी 1:32 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

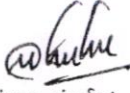
रु. 640.00

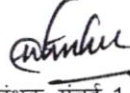
पृष्ठांची संख्या: 32

RH 4000000

दस्त हजर करणाऱ्याची सही:

एकुण: 30640.00

  
दुय्यम निबंधक, मुंबई-1

  
दुय्यम निबंधक, मुंबई-1

दस्ताचा प्रकार: असाईनमेंट डीड

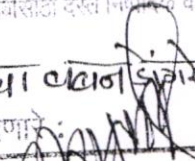
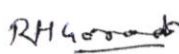
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये तमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 27 / 07 / 2022 01 : 32 : 00 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 27 / 07 / 2022 01 : 32 : 44 PM ची वेळ: (फी)

**प्रतिज्ञापत्र**

\* सादर दस्तऐवज हा नोंदणी कायदा 1906 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस वापरत केलेला आहे. \* दस्तातील संपूर्ण मजकूर, निष्पत्ती व अटी, कापीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. \* दस्ताची सत्यता, वैधता कायदेशीर कायदांनी दस्त निष्पत्ती व फतुलीदारक हे संपूर्ण जबाबदार राहतील.

   
लिहून घेणारे: लिहून घेणारे :





दस्त गोपवारा भाग-2

बबई1







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दस्त क्रमांक :बबई1/8658/2022





दस्ताचा प्रकार :-असाईनमेंट डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मुंबई पुणे मोटर मालक श्रमजीवन प्रिमायसेस को ऑप सो ली चे चेअरमन यशवंत डी काळे पत्ता:प्लॉट नं: ऑफिस नं-6, माळा नं: -, इमारतीचे नाव: कावराना बिल्डींग, ब्लॉक नं: पी. डीमेलो रोड, रोड नं: वाडीबंदर मुं, महाराष्ट्र, मुंबई. पॅन नंबर:AAAAM8387M	मान्यता देणार वय :-69 स्वाक्षरी:-		
2	नाव:उषा बबन डोंगरे पत्ता:प्लॉट नं: ए/602, माळा नं: -, इमारतीचे नाव: ओपीजी को ऑप हो सो ली, ब्लॉक नं: सेक्टर 2, प्लॉट नं-1, रोड नं: सानपाडा, नवी मुंबई, महाराष्ट्र, THANE. पॅन नंबर:AEDPD9401R	लिहून देणार वय :-61 स्वाक्षरी:-		
3	नाव:मे. बीएमएसएस स्टील इंडस्ट्रीज प्रा ली चे संचालक राजीव हिम्मतलाल गोरारडिया पत्ता:प्लॉट नं: 366, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: एस व्ही पी रोड, रोड नं: प्रार्थना समाज मुं, महाराष्ट्र, मुंबई. पॅन नंबर:AAACG1519K	लिहून घेणार वय :-57 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित असाईनमेंट डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:27 / 07 / 2022 01 : 36 : 10 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:बबन मारुती डोंगरे -- वय:67 पत्ता:ए/602, ओपीजी को ऑप हो सो ली, सेक्टर 2, प्लॉट नं-1, सानपाडा, नवी मुंबई पिन कोड:400705		
2	नाव:भूपेंद्र - दोषी वय:75 पत्ता:301/ए, 15 डी, 3 रा मजला, कल्पक इस्टेट, एस.एम रोड, वडाळा पु मुं पिन कोड:400037		

शिक्का क्र.4 ची वेळ:27 / 07 / 2022 01 : 36 : 58 PM

दुय्यम निबंधक, मुंबई-1

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BMSS STEEL INDUSTRIES PVT LTD	eChallan	02300042022071469699	MH004982884202223E	468900.00	SD	0002785239202223	27/07/2022
2		DHC		2707202202792	640	RF	2707202202792D	27/07/2022
3	BMSS STEEL INDUSTRIES PVT LTD	eChallan		MH004982884202223E	30000	RF	0002785239202223	27/07/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

प्रमाणित करणेत घेतले जाई व  
दस्तामध्ये एकूण... 32... वर्षे आहेत.  
पुस्तक क्र.-१, मध्ये बबई-१/१०२२  
अन्वये नंदला 27 JUL 2022  
दिनांक @kulkar

प्र. सह. दुय्यम निबंधक, मुंबई शहर-१

8658 /2022

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