

318/8660

Wednesday, July 27, 2022

1:38 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: सॉल्टपॅन

पावती क्र.: 10214 दिनांक: 27/07/2022

दस्तऐवजाचा अनुक्रमांक: बबइ1-8660-2022

दस्तऐवजाचा प्रकार : असाईनमेंट डीड

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

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

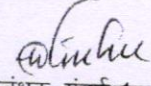
रु. 680.00

पृष्ठांची संख्या: 34

एकूण:

रु. 30680.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
1:56 PM ह्या वेळेस मिळेल.


दुय्यम निबंधक, मुंबई-१

वाजार मुल्य: रु.7813136.9/-

मोबदला रु.4500000/-

भरलेले मुद्रांक शुल्क : रु. 468900/-

रु. ३०६८० निबंधक
मुंबई शहर क्र. १

1) देयकाचा प्रकार: DHC रकम: रु.680/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2707202202656 दिनांक: 27/07/2022

बँकेचे नाव व पत्ता:

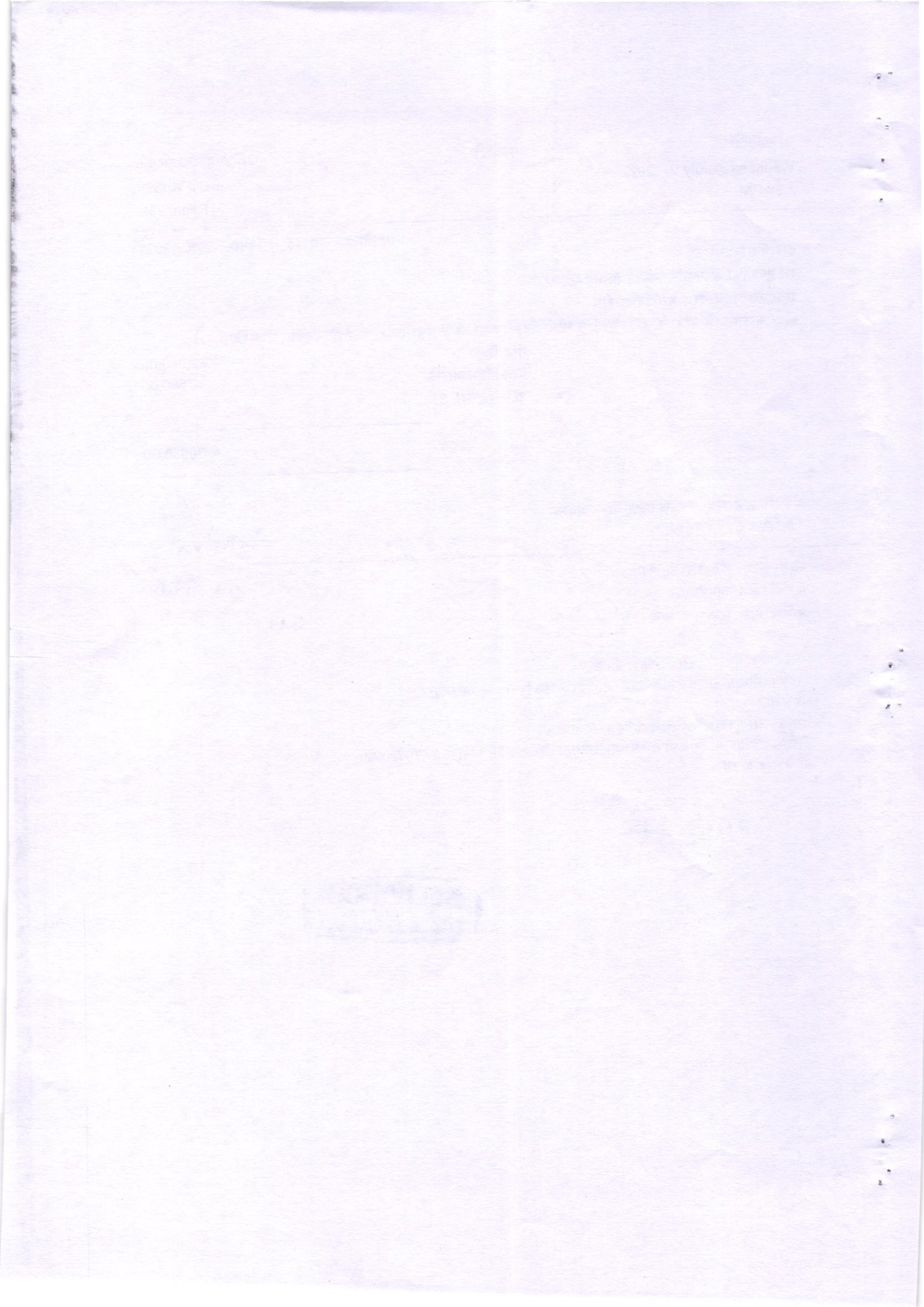
2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004989850202223E दिनांक: 27/07/2022

बँकेचे नाव व पत्ता:

RHC Road

DELIVERED
27/07/2022



सूची क्र.2

दुय्यम निबंधक : दु.नि.मुंबई शहर 1

दस्त क्रमांक : 8660/2022

नोंदणी :

Regn:63m

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-228,2 रा मजला,मुंबई पुणे मोटार मालक श्रमजीवन प्रिमायसेस को ऑप सो ली,बडाळा ट्रक टर्मिनल,बडाळा सॉल्टपॅन अँटॉप हिल,बडाळा 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 करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-वबन मारुती डोंगरे वय:-67; 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, ठाणे. पिन कोड:-400705 पॅन नं:-AAEPD8342G 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: कावराना बिल्डींग, ब्लॉक नं: पी, डीमेलो रोड, रोड नं: वाडीबदर मुं, महाराष्ट्र, मुंबई. पिन कोड:-400009 पॅन नं:-AAAAM8387M
(8)दस्तऐवज करुन 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 गोराडिया 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 करुन दिल्याचा दिनांक	27/07/2022
(10)दस्त नोंदणी केल्याचा दिनांक	27/07/2022
(11)अनुक्रमांक,खंड व पृष्ठ	8660/2022
(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	02300042022071470025	MH004989850202223E	468900.00	SD	0002785432202223	27/07/2022
2		DHC		2707202202656	680	RF	2707202202656D	27/07/2022
3	BMSS STEEL INDUSTRIES PVT LTD	eChallan		MH004989850202223E	30000	RF	0002785432202223	27/07/2022

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

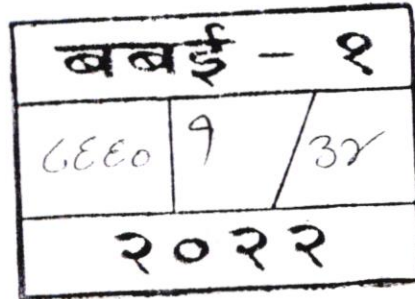


संगणक खरी प्रत,
Whishue
सह दुय्यम निबंधक
मुंबई नगर क. १

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20220727616	27 July 2022,10:44:58 AM			
मूल्यांकनाचे वर्ष	2022				
जिल्हा	मुंबई(मेन)				
मूल्य विभाग	15-सॉल्ट पॅन डिव्हिजन				
उप मूल्य विभाग	-मुल्यदर विभाग क्र. 15/105 मधील खालील मिळकत				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#8				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
88690	205810	236690	282900	211090	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	33.01 चौरस मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्भववाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्षे 1st floor To 4th floor	मूल्यदर/बांधकामाचा दर -	Rs.236690/-
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/-			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल 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





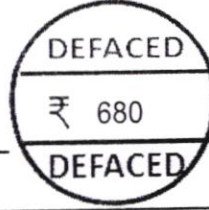
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2707202202656

Receipt Date 27/07/2022

Received from BMSS STEEL INDUSTRIES PVT LTD, Mobile number 9223388033, an amount of Rs.680/-, towards Document Handling Charges for the Document to be registered on Document No. 8660 dated 27/07/2022 at the Sub Registrar office S.R. Mumbai City 1 of the District Mumbai District.



Payment Details

Bank Name SBIN

Payment Date 27/07/2022

Bank CIN 10004152022072702458

REF No. IGAOADPPI8

Deface No 2707202202656D

Deface Date 27/07/2022

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

Handwritten signatures and initials
R.H. Goradi




बकाई - १
LEED | E / 38
२०२२


Deed of Assignment of Lease

THIS DEED OF ASSIGNMENT is made on this ^{th July R.H. Goradia} 27 day of 2022

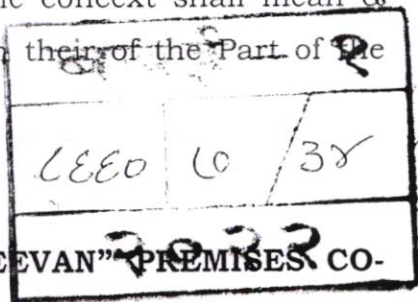
BETWEEN

MR. BABAN MARUTI DONGARE, aged about 60 yrs, Pan No. AAEPD8342G and Aadhar Card No. 24484842669198 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 expression 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, 400 004 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 expression shall unless it be repugnant to the concext shall mean & include heirs executor administration & assign their of the Part of the **Second Party**;) 

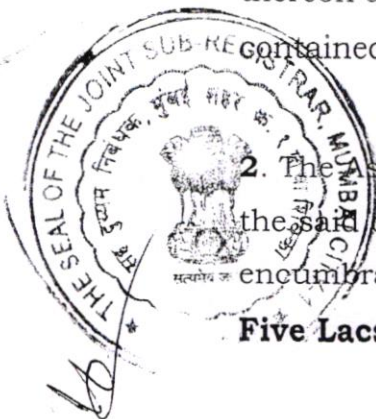
AND

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 expression shall unless it be repugnant to the concext shall mean & include heirs executor administration & assign their of the Part of the **"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, P. D'mello Road, Wadi Bandar, Mumbai - 400 009., therein referred to as the **THE LESSEE** of the First Part and the Assignor **MR. BABAN MARUTI 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. BBE3-5673-2016 on the the said Lessor demised unto the Assignor in **Unit No. 228 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.

Handwritten signature and notes:
 6
 RH Gerao's

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)

Rs. 45,00,000/-	
Five Lacs Only	
LEEO	6/32
WHEREAS	
2022	

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 **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. 228** 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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 Page 2 of 5

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
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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 R. H. Koradi

- (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.

6880 90 30

IN-WITNESS WHEREOF

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

SCHEDULE OF PAYMENT

DD. No.	Date	Bank	Amount
806506	25-07-2022	Bank of Maharastra	4,51,550/-
806508	25-07-2022	Bank of Maharastra	<u>40,48,450/-</u>
TOTAL			<u>45,00,000/-</u>

Rajgoud

THE SCHEDULE ABOVE REFERRED TO

UNIT No 228 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

Rajgoud

Rajgoud

[Signature]

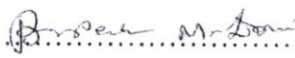
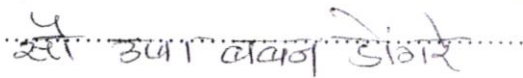
[Signature]

SIGNED SEALED AND DELIVERED by the
Withinnamed - **ASSIGNOR**
MR. BABAN MARUTI DONGARE






In the presence of

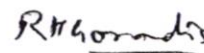
- 1)  (BHUPENDRA M. DESHI)
- 2) 



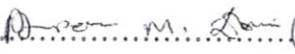
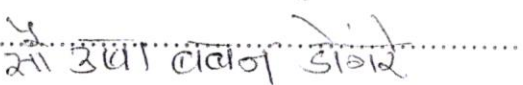
SIGNED SEALED AND DELIVERED by the
Withinnamed - **ASSIGNEE**
M/s BMSS STEEL INDUSTRIES PVT LTD
through its Directors
1. MR. RAJIV HIMATLAL GORADIA







In the presence of

- 1)  (BHUPENDRA M. DESHI)
- 2) 

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)






बक - १		
८६६०	९९	३४
२०२२		

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

सूची क्र.2

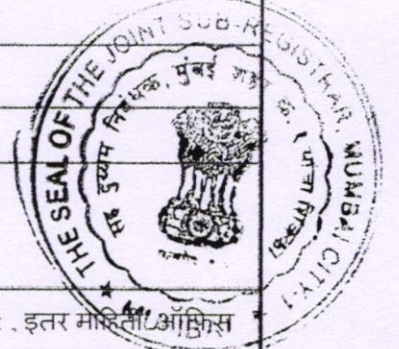
दुय्यम निबंधक . सह दु. नि. मुंबई शहर 3

दस्त क्रमांक 5673/2016

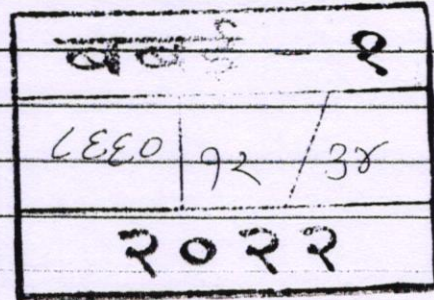
नोंदणी :

Regn:63m

गावाचे नाव : 1) सॉल्टपॅन



(1) विलेखाचा प्रकार	भाडेपट्ट्याचे हस्तांतरणपत्र
(2) मोबदला	1252067
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	6361500
(4) भू-मापन पोर्टहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन . इतर माहिती: . इतर माहिती ऑफिस युनिट क्रमांक 228.2 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. फूट कारपेट,सी. एस. क्रमांक 8,सॉल्ट पॅन विभाग आणि इतर माहिती दस्तात नमूद 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 अरमन 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 -श्री बबन मारुती डोंगरे - वय -61. पत्ता -प्लॉट नं. सदनिका क्र ए/ 501. 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 -AAEPD8342G
(9) दस्तऐवज करून दिल्याचा दिनांक	16/09/2016
(10)दस्त नोंदणी केल्याचा दिनांक	16/09/2016
(11)अनुक्रमांक.खंड व पृष्ठ	5673/2016
(12)बाजारभावाप्रमाणे मुदांक शुल्क	318500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुदांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



SHRI REGISTERED FOR THE THE SEC. TRANSFER OF SHARES
(Prepared under Section 32 of the Administrative and Financial Act, 1946)

1. Name of the Property	2. Name of the Person in Beneficial Ownership	3. Date of Acquisition by Present Owner	4. Mode of Acquisition by Present Owner	5. Rent due to Public Body or Follower	6. Superintendents Initial
7. Land Revenue No.	8. Area in Sq. Meters	9. Date of Lease	10. Description of Property	11. Name of Public Body or Follower	12. Superintendents Initial
13. Land Revenue No.	14. Area in Sq. Meters	15. Date of Lease	16. Description of Property	17. Name of Public Body or Follower	18. Superintendents Initial

1. Name of the Property: 7. Land Revenue No. 12718.37

2. Name of the Person in Beneficial Ownership: (A) - SHRI P. S. SHARMA (GOVT. LESSEE)

3. Date of Acquisition by Present Owner: (A) - LEASE OF 15-10-1974 FROM THE SECRETARY OF STATE FOR INDIA IN COUNCIL

4. Mode of Acquisition by Present Owner: (A) - (LEASE NO. 1284, ASSIGNMENT OF 11-7-1974 FROM 'A' IN COL. 10 CALLED THE 'VENUE' OF THE ONE PART TO B IN COL. 10 CALLED THE 'PURCHASER' OF THE OTHER PART FOR Rs. 17,000/-)

5. Rent due to Public Body or Follower: (A) - (LEASE NO. 1284) RENT OF RPT. UNITS 15-2-1974 FROM 'C' IN COL. 10 TO 'E' IN COL. 10 IN RESPECT OF RENT OF RPT. UNITS FOR Rs. 36,300/-

6. Superintendents Initial: (A) - (LEASE NO. 1284) RENT OF RPT. UNITS 15-2-1974 FROM 'C' IN COL. 10 TO 'E' IN COL. 10 IN RESPECT OF RENT OF RPT. UNITS FOR Rs. 36,300/-

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बुधवार, 27 जुलै 2022 1:38 म.नं.

दस्त गोषवारा भाग-1

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दस्त क्रमांक: 8660/2022

दस्त क्रमांक: बबई 1/8660/2022

वाजार मूल्य: रु. 78,13,137/-

मोबदला: रु. 45,00,000/-

भरलेले मुद्रांक शुल्क: रु.4,68,900/-

दु. नि. सह. दु. नि. बबई 1 यांचे कार्यालयात

पावती: 10214

पावती दिनांक: 27/07/2022

अ. क्रं. 8660 वर दि. 27-07-2022

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

रोजी 1:35 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

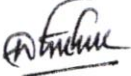
रु. 680.00

पृष्ठांची संख्या: 34

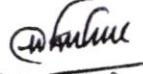
RH Goradia

दस्त हजर करणाऱ्याची सही:

एकुण: 30680.00



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 नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 27 / 07 / 2022 01 : 35 : 34 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 27 / 07 / 2022 01 : 36 : 20 PM ची वेळ: (फी)

प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा 1906 अंतर्गत असलेल्या कायदेशीर नोंदणीस
दाखल केलेला आहे. * दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, जबाबदार व
सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता
कायदेशीर बाबीसाठी दस्त निष्पादक व कयुलीदारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे:

RH Goradia

लिहून घेणारे:





दस्त गोपवारा भाग-2

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दस्त क्रमांक:8660/2022

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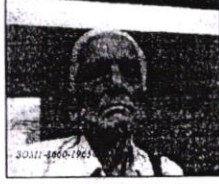



दस्त क्रमांक :बबई/8660/2022

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:बबन मारुती 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, ठाणे. पॅन नंबर:AAEPD8342G	लिहून देणार वय :-67 स्वाक्षरी:-		
3	नाव:मे. बीएमएसएस स्टील इंडस्ट्रीज प्रा ली चे संचालक राजीव हिम्मतलाल गोरडिया 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:-		

दस्त ऐवज करून देणार तथाकथित असाईनमेंट डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:27 / 07 / 2022 01 : 38 : 50 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:भूपेंद्र - दोषी वय:75 पत्ता:301/ए, 15 डी, 3 रा मजला, कल्पक इस्टेट, एस.एम रोड, वडाळा पु मुं पिन कोड:400037		
2	नाव:उषा बबन डोंगरे - - वय:61 पत्ता:ए/602, ओपीजी को ऑप हो सो ली, सेक्टर 2, प्लॉट नं-1, सानपाडा, नवी मुंबई पिन कोड:400705		

प्रमाणित करणेत बेते की ख

दस्तामध्ये एकूण 38 पाने आहेत.

पुस्तक क्र.-१, पथे बबई-१, २०२१

अन्वयेय नोंदला.

दिनांक 27 JUL 2022

शिक्का क्र.4 ची वेळ:27 / 07 / 2022 01 : 39 : 46 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	02300042022071470025	MH004989850202223E	468900.00	SD	0002785432202223	27/07/2022
2		DHC		2707202202656	680	RF	2707202202656D	27/07/2022
3	BMSS STEEL INDUSTRIES PVT LTD	eChallan		MH004989850202223E	30000	RF	0002785432202223	27/07/2022

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

8660 /2022

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