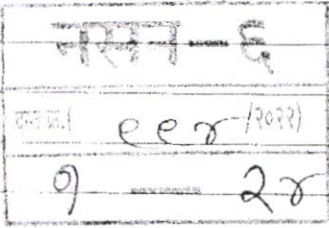





CHALLAN
MTR Form Number-6



GEN	MH012477921202122E	BARCODE	Date 01/02/2022-11:26:26		Form ID	25.1
Department Inspector General Of Registration			Payer Details			
Stamp Duty			TAX ID / TAN (If Any)			
Type of Payment Registration Fee			PAN No.(If Applicable)		AMAPK0618G	
Office Name NSK1_HQR SUB REGISTRAR NASHIK 1			Full Name		ESTEEM LABELS PVT LTD	
Location NASHIK			Flat/Block No.		Plot No.16/4B	
Year 2021-2022 One Time			Promises/Building			
Account Head Details		Amount In Rs.	Road/Street		Area 621.71 Sq.Mtr.	
0030046401	Stamp Duty	704200.00	Area/Locality		Satpur MIDC	
0030063301	Registration Fee	30000.00	Town/City/District			
			PIN		4 2 2 0 0 7	
			Remarks (If Any)			
			PAN2=AAACB1636L~SecondPartyName=BUSINESS COMBINE LIMITED-			
Total			Amount In	Seven Lakh Thirty Four Thousand Two Hundred Rupees		
			Words	Only		
Payment Details			FOR USE IN RECEIVING BANK			
BANK OF MAHARASHTRA			Bank CIN	Ref. No.	02300042022020125234	003247300
Cheque-DD Details			Bank Date	RBI Date	01/02/2022-11:27:51	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. : 0005000000
याचें चालन केवळ दुरुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

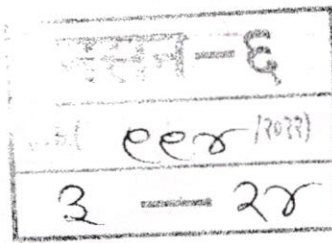
अनुपम निवार 9/2/2022



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0102202202925	Date	01/02/2022
Received from ESTEEM LABELS PVT LTD, Mobile number 0000000000, an amount of Rs.420/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Nashik 1 of the District Nashik.			
Payment Details			
Bank Name	MAHB	Date	01/02/2022
Bank CIN	10004152022020102666	REF No.	003325703
This is computer generated receipt, hence no signature is required.			

नशिक-६
२००१/२०२२
२ - २०





DEED OF ASSIGNMENT

This Deed of Assignment (hereinafter referred to as the Deed of Assignment) is made at this 02nd day of February 2022

BY AND BETWEEN :

BUSINESS COMBINE LIMITED, a company incorporated and registered under the Companies Act, 1956 and having its registered office at Plot No. 16, Industrial Estate, Satpur, Nashik- 7 hereinafter called the **Assignor** (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors-in-title and assigns) of the **First Part**;

AND

ESTEEM LABELS PVT LTD a Private Limited Company through its Director, Smt Aparna Shripad Kuikarni and having its office at 243 Gangamai Industrial Complex, plot nos 23 & 24, Satpur MIDC, Nashik 422007, hereinafter called the **Assignee** (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors-in-title and assigns) of the **Other Part**.

The Assignor and Assignee are hereinafter collectively referred to as **Parties** and individually as a **Party**.

PREAMBLE:

- A. The Assignor has by and under a Lease Deed dated April 18, 1967 (hereinafter referred to as the **Lease Deed**) executed between Maharashtra Industrial Development Corporation (hereinafter referred to as **MIDC**) and the Assignor herein, registered with the office of the Sub-Registrar of Assurances at Serial No. 1691 of 1967 and Serial No. 1692 of 1967, obtained leasehold rights (hereinafter referred to as **Leasehold Rights**) in respect of the piece and parcel of land bearing Plot No. 16 in the Nashik Industrial Area, admeasuring 30,429 square meters being, lying and situated at Village Satpur, Taluka and Registration Sub-District Nashik more particularly described in the **Schedule-I** provided hereunder and more particularly demarcated in Blue color boundary on the plan annexed as **Annexure A** (hereinafter referred to as the **Larger Property**) for the purpose of a factory. The Leasehold Rights have been granted to the Assignor for a term of 95 (ninety-five) years commencing from August 1, 1965 (hereinafter referred to as the **Term**) on such terms and conditions as more particularly set out in the Lease Deed. The Assignor is thus seized and possessed and well and sufficiently entitled to the Leasehold Rights of the Larger Property for the Term.
- B. Further, the Assignor has caused certain constructions on the Larger Property as more particularly detailed in **Schedule-I (Larger Structures)** and obtained the building completion certificate dated February 10, 1994 bearing No. DB/NSK/512 issued by MIDC.
- C. The Assignor has obtained permissions from MIDC for sub-division of the Larger Property into various plots as under: -
- (i) Plot No. 16 admeasuring 21,309 square meters or thereabouts together with the factory building admeasuring 7869.92 square meters or thereabouts thereon (**Plot No.16**);
 - (ii) Plot No. 16/1 admeasuring 3,040 square meters or thereabouts together with the factory building admeasuring 719.54 square meters or thereabouts thereon (**Plot 16/1**);
 - (iii) Plot No. 16/2 admeasuring 2,720 square meters or thereabouts together with the factory building admeasuring 701.10 square meters or thereabouts thereon (**Plot 16/2**); and



नसिन-६
कत.नं. (१६४)
० - २०



(iv) Plot No. 16/3 admeasuring 3,360 square meters or thereabouts together with the factory building admeasuring 1170.40 square meters or thereabouts thereon. (Plot 16/3).

D. By deeds of assignment dated March 28, 2017, June 9, 2017 and February 16, 2017, the Assignor has assigned, conveyed and transferred the Assignor's Leasehold Rights on Plot 16/1, 16/2 and 16/3 together with the structures standing thereon respectively, on such terms and conditions as more particularly set out therein;

E. MIDC has physically surveyed the Plot No. 16 to ascertain the area thereof and the Assignor has obtained permissions from MIDC for sub-division of the Plot No. 16 and the structures standing thereon as under: -

- (i) Plot No. 16/4A admeasuring 622.35 square meters or thereabouts together with the structures standing thereon totally admeasuring 14.92 sq. meters;
- (ii) Plot No. 16/4B admeasuring 621.71 square meters or thereabouts;
- (iii) Plot No. 16/5 admeasuring 758.89 square meters or thereabouts together with the structure standing thereon admeasuring 115.21 sq. meters;
- (iv) Plot No. 16/6 admeasuring 751.47 square meters or thereabouts together with the structure standing thereon admeasuring 433.53 sq. meters;
- (v) Plot No. 16/7 admeasuring 762.82 square meters or thereabouts together with the structure standing thereon admeasuring 220.84 sq. meters;
- (vi) Plot No. 16/8 admeasuring 700.72 square meters or thereabouts together with the structure standing thereon 74.21 sq. meters;
- (vii) Plot No. 16/9 admeasuring 682.21 square meters or thereabouts;
- (viii) Plot No. 16/10 admeasuring 658.37 square meters or thereabouts together with the structure standing admeasuring 79.80 sq. meters;
- (ix) Plot No. 16/11 admeasuring 675.37 square meters or thereabouts;
- (x) Plot No. 16/12 admeasuring 4871.00 square meters or thereabouts together with the structures standing thereon totally admeasuring 1032.25 sq. meters;
- (xi) Plot No. 16/13 admeasuring 2813.00 square meters or thereabouts together with the structures standing totally admeasuring 529.13 sq. meters;
- (xii) Plot No. 16/14 admeasuring 2815.00 square meters or thereabouts together with the structure standing thereon admeasuring 532.15 sq. meters;

F. The Assignee is desirous of obtaining the Leasehold Rights of the sub-divided plot no. 16/4B admeasuring 621.71 square meters lying and situated at Village Satpur, Taluka and Registration Sub-District Nashik (hereinafter referred to as the said Plot) demarcated in Red color boundary on the plan annexed as Annexure A. The said Plot is more particularly described in Schedule II hereunder written.

G. By and under a Memorandum of Understanding dated December 11, 2019 (MOU) executed between the Assignor and the Assignee, the Assignor agreed to assign, transfer and demise unto the Assignee and the Assignee has agreed to purchase, acquire and accept the assignment and demise of the Leasehold Rights with respect to the said Plot and under the Lease Deed and the transfer, assignment and conveyance of



नसम-६
दस्तावेज (२२/२०२२)
५ - २४



the said Structures from the Assignor for the consideration and the terms and conditions mentioned therein.

- H. At the request of the Assignor, MIDC by its order dated December 22, 2021 granted its consent and permission for the transfer, assignment and demise of the Leasehold Rights to the said Plot under the Lease Deed by the Assignor to the Assignee. The Assignee has paid the differential premium/transfer charges of a sum of INR 8,61,500 (Rupees Eight Lakhs Sixty One Thousand Five Hundred only) to MIDC as stipulated under its above order dated December 22, 2021 on behalf of the Assignor and as per the MOU.

NOW THIS DEED WITNESSETH and it is hereby agreed by and between the Parties as follows:

1. Recitals

- 1.1 The aforesaid recitals shall form an integral part of this Deed of Assignment.

2. Assignment and Consideration

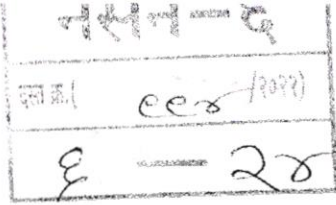
- 2.1 The Assignor has agreed to assign/transfer the Leasehold Rights to the said Plot under the Lease Deed and all the rights, title and interest in the said Structures in favour of the Assignee, for a total consideration of INR 1,17,36,000 (Rupees one crore seventeen lakh thirty-six thousand only) (subject to deduction of TDS) (hereinafter referred to as the "Consideration").

- 2.2 Before the execution of this Deed of Assignment, the Assignee has paid to the Assignor an amount of INR 35,20,800 (Rupees thirty-five lakh twenty thousand eight hundred only) towards the Consideration. The balance consideration of INR 82,15,200 (Rupees eighty-two lakh fifteen thousand two hundred only) has been paid by the Assignee to the Assignor simultaneously upon execution and registration of this Deed of Assignment (both of which shall be done on the same day) in favor of the Assignee in the bank account as per the details mentioned hereunder:

IDBI BANK A/C NUMBER : 0019102000024240
BANK NAME : IDBI BANK
BRANCH : TIRUPATI APARTMENTS, MUMBAI- 400 026
IFSC : IBKL0000019

- 2.3 In pursuance of the MOU and in consideration of the Consideration of INR 1,17,36,000 (Rupees one crore seventeen lakh thirty-six thousand only), the Assignor doth hereby assign and transfer unto the Assignee the said Plot comprising of the Leasehold Rights under the said Lease Deed in respect of the said Plot being the sub-divided plot no. 16/4B admeasuring 621.71 square meters lying and situated at Village Satpur, Taluka and Registration Sub-District Nashik delineated in red colour boundary line on the plan annexed hereto as Annexure A and more particularly described in the Schedule-II hereunder written and together with all rights, easements and appurtenances thereto belonging AND ALSO TOGETHER WITH the benefit of the covenants contained in the hereinbefore recited Lease Deed AND ALL the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Assignor into or upon the said Plot or any part thereof TO HAVE AND TO HOLD the said Plot more particularly described in the Schedule-II hereunder written as lessee/owner thereof AND ALL AND SINGULAR the rights, title and interest with respect to the said Plot under the Lease Deed henceforth for the residue now unexpired of the said Term of the lease created by the Lease Deed subject to the lease rent, covenants and conditions contained in the Lease Deed and which henceforth on the part of the Assignee as the lessee is to be paid observed and performed AND ALSO SUBJECT TO payment of all the rents, taxes, assessments, rates, duties, service and water charges now chargeable upon the same or which may hereafter become payable in respect thereof to the Government of Maharashtra or the MIDC or any other public body in respect thereof.





2.4 The Assignor has delivered quiet, vacant and peaceful possession of the said Plot to the Assignees as on the date of execution of this Deed of Assignment.

2.5 The Assignee is granted right to ingress and egress and permitted at all time to use the access road approved by MIDC (under the sub-division of the Larger Property) at all times for access to the Plot from the MIDC road.

3. **Declarations, Representatives and Covenants of the Transferors**

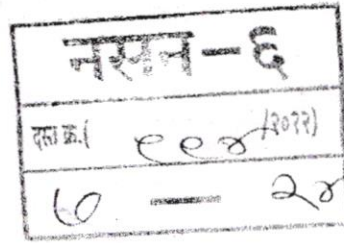
3.1 The Assignee hereby declares, represents and covenants to the Assignor as under:

- (a) After assignment and transfer of the Leasehold Rights to the Plot in favour of the Assignee, the Assignee shall bear and pay all sums of lease rent, property taxes, statutory dues, other assessments, cess or charges as may be payable in respect of the said Plot;
- (b) Upon assignment and transfer of the Leasehold Rights to the said Plot, the Assignee shall adhere to and comply with all the terms and conditions laid down in the Lease Deed; and
- (c) The Assignee hereby agrees to duly and timely perform all its obligations as required under this Deed of Assignment and provide all requisite support and cooperation to the Assignor to consummate the transaction contemplated hereunder.

3.2 The Assignor hereby declares, represents and covenants to the Assignee as under:

- (a) The Assignor is well and sufficiently entitled to the Plot;
- (b) The Lease Deed pertaining to the said Plot is valid and subsisting;
- (c) The Assignor has not created any mortgage or any third-party interest or rights on the said Plot;
- (d) The Assignor has not entered into any agreement, written or otherwise, with any third party, with regard to transfer or assignment of the Plot;
- (e) There are no proceedings initiated and/or pending under the Income Tax Act, 1961 or under the Rules made thereunder, nor has any notice been issued under the Income Tax Act, 1961;
- (f) No notice from any Government, Municipal Corporation/Council or from local, statutory bodies has been received by or served on the Assignor in respect of the Plot or any part thereof which restricts or tends to restrict the execution of this Deed of Assignment; and
- (g) All rates, assessments, duties, cess, outgoing and taxes etc. accrued and payable by the Assignor including any interest and penalty till the execution of this Deed of Assignment in respect of the Plot are paid by the Assignor; and
- (h) The Assignor hereby agrees to duly and timely perform all its obligations as required in this Deed of Assignment and provide all requisite support and cooperation to the Assignee to consummate the transaction contemplated hereunder.





4. **INDEMNITY**

4.1 The Assignee hereby agrees to, indemnify, defend and hold harmless, the Assignor from and against any and all losses, claims, damages, actions, judgment, assessments, tax, costs and expenses, including interest, penalties, reasonable legal fees, costs and disbursement in connection therewith suffered or incurred by Assignor, arising out of, resulting from, or may be payable by virtue of, any direct consequence of: (i) any breach of any of the covenants or obligations undertaken by the Assignee under this Deed of Assignment; and (ii) any event, which results, or may result, in (A) any of the representation or warranties provided by Assignee hereunder being untrue, wrong, inaccurate, or misleading; or (B) a breach of any of the covenants undertaken by the Assignee under this Deed of Assignment.

4.2 The Assignor agrees to, indemnify, defend and hold harmless the Assignee from and against any and all losses, claims, damages, actions, judgment, assessments, tax, costs and expenses, including interest, penalties, reasonable legal fees, costs and disbursement in connection therewith suffered or incurred by Assignees, arising out of, resulting from, or may be payable by virtue of, any direct consequence of: (i) any breach of any of the covenants or obligations undertaken by the Assignor under this Deed of Assignment; and (ii) any event, which results, or may result, in (A) any of the representation or warranties provided by Assignor hereunder being untrue, wrong, inaccurate, or misleading; or (B) a breach of any of the covenants undertaken by the Assignor under this Deed of Assignment.

5. **Stamp Duty and Registration**

The stamp-duty, registration charges and other fees, costs and expenses payable on this Deed of Assignment and other ancillary documents shall be borne and paid by the Assignee alone and each party shall bear and pay their own expenses including their own advocate's professional fees.

6. **MISCELLANEOUS**

The Income Tax Permanent Account Numbers of the Parties hereto are as under:

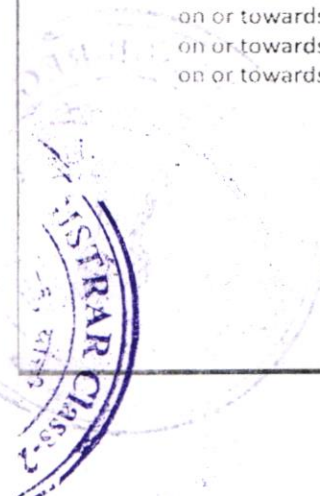
- | | | |
|------|-----------|------------|
| (i) | Assignor: | AAACB1636L |
| (ii) | Assignee: | AMAPK0618G |

Schedule I

(Description of the Larger Property and the Larger Structure)

All that piece of land known as Plot No. 16 in the Nasik Industrial Area within the village limits of Satpur, Taluka and Registration Sub-District Nasik, District and Registration District Nashik, containing by admeasurement 21,039 square meters or thereabouts along the factory building admeasuring in aggregate 7498.19 sq. meters and bounded as follows that is to say:

- | | |
|-----------------------------|---------------------------|
| on or towards the North by: | plots 16/1, 16/2 and 16/3 |
| on or towards the South by: | Green Belt |
| on or towards the East by: | Corporation's Land |
| on or towards the West by: | Plot No. 54 |



नशिक-६
 २०२१
 २४



Schedule II

(Description of the said Property)

All that piece and parcel of land bearing proposed Plot No. 16/4B admeasuring 621.71 square meters (as per the order dated December 22, 2021 issued by MIDC) forming part of the Larger Structure and bounded as follows:

- on or towards the North by: plot no. 16/02
- on or towards the South by: plot no. 16/09
- on or towards the East by: plot no. 16/05
- on or towards the West by: internal road

IN WITNESS WHEREOF the Parties hereto have signed and put their common seal at Nashik on the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED
 by the within named Assignor
BUSINESS COMBINE LIMITED
 through its authorized director
 Arati Saran
 under Board Resolution dated July 18, 2020



Arati Saran

SIGNED AND DELIVERED
 by the within named Assignee
ESTEEM LABELS PRIVATE LIMITED
 Through its authorized director
 Smt Aparna Shripad Kulkarni



Smt Aparna Shripad Kulkarni

in the presence of

Vinod Devidas Advani

VINOD DEVIDAS ADVANI

Pratik Shripad Kulkarni

PRATIK SHRIPAD KULKARNI



FORM-8
INR (ees / 2022)
28



RECEIPT

RECEIVED the day and year first hereinabove written from the Assignee herein, the total payment of INR 1,17,36,000 (Rupees one crore seventeen lakh thirty-six thousand only) in the following manner:

Payer Name	Bank and Branch of the Payer	UTR No./Demand Draft No.	Beneficiary Name	Bank Name & Branch of Beneficiary	Amount (INR)
Esteem Labels Pvt. Ltd.	Saraswat Bank	026288 dt 10.12.19	Business Combine Limited	Bank of India, Mahalaxmi branch	INR 12,00,000
Esteem Labels Pvt. Ltd.	Saraswat Bank	026290 dt.07.1.20	Business Combine Limited	Bank of India, Mahalaxmi branch	INR 23,20,800
Esteem Labels Pvt. Ltd.			On account of TDS		INR 1,17,360
Esteem Labels Pvt. Ltd.			Business Combine Limited		INR 80,97,840
				TOTAL	INR 1,17,36,000

WITNESS:

We say received,


**For Business Combine Limited
(Assignor)**

घोषणापत्र / शपथपत्र

मी/आम्ही खाली सही करणार मा. नोंदणी महानिरीक्षक म. रा. पुणे यांचे दि. 30.11.2013 रोजीचे परिपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही त्याबाबत याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार / कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून घेतलेली आहे/आहोत. सदर नोंदणीचा दस्तऐवज निष्पादित करतांना नोंदणी प्रकीयेनुसार आमच्या जबाबदारीने मी / आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/ कब्जेदार/हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नमुद दिलेल्या कुलमुखत्यारधारक (P. A. Holder) लिहून देणार हे हयात आहेत व उक्त मुखत्यार पत्र अद्यापही अस्तित्वात आहे व आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यार धारकांनी केलेले व्यवहाराच्या अधिन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदारां समक्ष निष्पादित केलेला आहे. सदर दस्तऐवज हा नोंदणी कायदा 1908 अंतर्गत असलेल्या तरतुदीनुसारच नोंदण्यास दाखल केलेला आहे. दस्तातील संपुर्ण मजकूर निष्पादित व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैदता, कोर्ट मनाई हुकूम, कोर्ट दावा या कायदेशिर बाबींसाठी दस्त निष्पादक व कबुली धारक हे संपुर्णपणे जबाबदार राहतील. या दस्तऐवजासोबत नोंदणी प्रकीयेमध्ये जोडण्यात आलेली पुरक कागदपत्रे ही खरे आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी / मा. न्यायालय / मा. उच्च न्यायालय यांचा मनाई हुकूम नाही. तसेच महाराष्ट्र नोंदणी नियम 1961 चे नियम 44 नुसार बाधित होत नाही. याची मी / आम्ही खात्री देत आहोत. नोंदणी नियम 1961 चे नियम 44 व वेळोवेळी मा. न्यायालयाचे / मा. उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक / कुल मुखत्यार धारक यांनी मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही. याची आम्हांस पूर्णपणे जाणिव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणुक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होवु नयेत म्हणून आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम 1908 चे कलम 82 नुसार मी/आम्ही नोंदविण्यात आलेल्या व्यवहारास कायद्यानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुडविली गेली असल्यास अथवा नोंदणी अधिनियम 1908 चे कलम 82 नुसार कोणत्याही प्रकारचा कायदेशिर प्रश्न उद्भवल्यास त्यास मी / आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत. याची आम्हाला पूर्ण कल्पना आहे. त्यामुळे मी /आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात सदर प्रकरणी कायद्यानुसार कोणताही गुन्हा घडल्यास मी / आम्ही नोंदणी अधिनियम 1908 चे कलम 82 व भारतीय दंड संहिता 1960 मधील तरतुदीनुसार 7 वर्षांच्या शिक्षेस पात्र राहणार आहोत याची मला / आम्हाला पूर्णपणे जाणिव आहे. त्यामुळे हे घोषणापत्र / शपथ पत्र दस्ताचा भाग म्हणून जोडत आहोत.

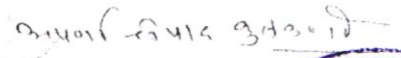
लिहून देणार



नस-६
१०-२०



लिहून घेणार





Form 26QB

Your E-tax Acknowledgement Number is **BI1233094**

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0020	Assessment Year	2022-23
Minor Head Code	800	Financial Year	2021-22
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AAECE5139K	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AAACB1636L
Full Name (Masked) of the Transferee	ESTXXX XABELS PRIVATE LIMITED	Full Name (Masked) of the Transferor	BUSXXXXXS COMBINE LIMITED
Category of Transferee on the basis of PAN	Company	Category of Transferor on the basis of PAN	Company
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

Complete Address of the Property Transferee

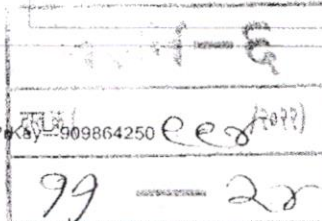
Name of premises/Building/ Village Shop N. 243,Mulay I Sqaur
 Flat/Door/Block No. Gangamai Indl
 Road/Street/Lane Plot No.23-24,MIDC
 City/District Nashik
 State MAHARASHTRA
 Pin Code 422007
 Email ID account@elpl.info
 Mobile No. 9096482599

Complete Address of the Property Transferor

Name of premises/Building/ Village Dhanwatay bldg. Wing 1, 3
 Flat/Door/Block No. 80 Dr. Annie besant road,
 Road/Street/Lane above Ducati Show room
 City/District Mumbai
 State MAHARASHTRA
 Pin Code 400018
 Email ID arati.saran@gmail.com
 Mobile No. 9821039880

<https://onlineservices.tin.egov-nsdl.com/etaxnew/GenerateAckSlipOffline?k=909864250>

1/2



Agreement/Booking 31/01/2022
 Date of Payment/Credit 31/01/2022
 Date of Tax Deduction 31/01/2022
 Payment Type Lumpsum

Whether more than one Transferee/Buyer No
 Whether more than one Transferor/Seller No
 Whether TDS is deducted at Higher rate as per Section 206AB No

Complete Address of the Property Transferred

Type of Property Land
 Name of premises/Building/Village PLOTNO. GEN. 1 6/4/B
 Flat/Door/Block No.
 Road/Street/Lane MIDC, Satpur Indl. Area
 City/District Nashik
 State MAHARASHTRA
 Pin Code 422007

Tax Deposit Details

Rate (in %) 1.0
 Total Amount Paid/Credited 11736000
 TDS Amount to be paid 117360.00
 Interest 0.00
 Fee 0.00
 Total payment 117360.00
 Value in words One Lakhs Seventeen Thousand Three Hundred Sixty Rupees and paise

Total Value of Consideration (Property Value) 11736000
 Mode of Payment Online
 Bank Name HDFC Bank

Note: This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.

भारत सरकार
 GOVERNMENT OF INDIA
 प्रतिक शिंपद कुलकर्णी
 Pratik Shimpad Kulkarni
 जन्म वर्ष / Year of Birth - 1999
 पुरुष / Male
 7442 2633 0500



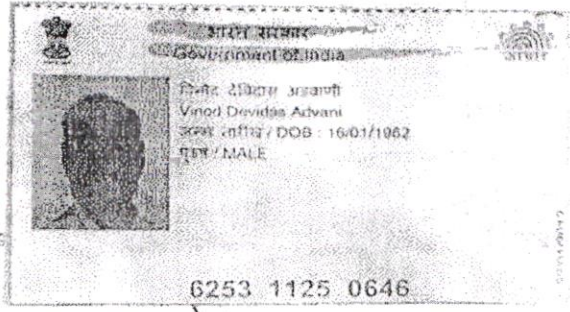
भारत सरकार
 GOVERNMENT OF INDIA
 अनमोल शिंपद कुलकर्णी
 Anamol Shimpad Kulkarni
 जन्म वर्ष / Year of Birth - 1976
 महिला / Female
 6354 3439 2011



भारत सरकार
 Government of India
 विनोद देविदास अडवानी
 Vinod Devidas Advani
 जन्म तिथि / DOB - 16/01/1962
 पुरुष / Male
 4279 2057 1841



भारत सरकार
 Government of India
 विनोद देविदास अडवानी
 Vinod Devidas Advani
 जन्म तिथि / DOB - 16/01/1962
 पुरुष / Male
 6253 1125 0646



[Handwritten signature]

[Handwritten signature]



Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel: (0253) 2364011, 2353489

Fax: 2352706

E-mail: ronashik@midcindia.org

REGIONAL OFFICE, NASHIK
UDYOG BHAVAN 2ND FLOOR, NEAR
I.T.I. TRIMBAK ROAD, SATPUR,
NASHIK - 422007

By Regd. Post A.D.

Letter No.: MIDC/RO(NSK)/SAT/LMS-517/B-51178

Date: 01-JULY-2020

TO,

M/S. BUSINESS COMBINE
LIMITED.
PLOT NO. 16, MIDC,
SATPUR, NASHIK-7.,

Subject :- SATPUR INDUSTRIAL AREA GEN-16
Plot No. GEN-16
Sub division & Transfer of plot
Read :- Letter dated 01/03/2020.

नसि-६
१३ - २४



Sir/Ma
dam,

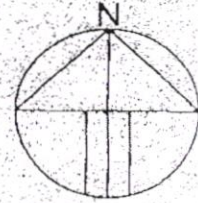
In this connection, it is to inform you that the Corporation has examined your request and decided to sub division and transfer of plot No. 16 as detailed below.

Plot No	Plot Area (m2)	Built-up Area (m2)	Name of Transferee	Plot Retained By	% of Differential Premium	Amount
16-4 (A)	622.35	14.92	SHRI. RUSHIKESH HANUMANT SAWANT PROP. OF M/S. SMITA ENTERPRISES	(Transfer ee)	30%	862400
16-4 (B)	621.71	00.00	M/S. BUSINESS COMBINE LTD.	RETAINED BY LEESEE	...	0
16-5	758.89	115.21	SHRI. BALASAHEB SUKHDEO HASE PROP OF M/S. OM INDUSTRIES	(Transfer ee)	10%	350600
16-6	751.47	433.53	SHRI. VINAY NIVRUTTI GAIDHANI Proprietor of M/S. SHREERAJ ENTERPRISES	(Transfer ee)	10%	347100
16-7	762.82	220.84	SHRI. PRAVIN PANDHRINATH AHER PROP. AHER ENGG AND FABRICATION WORKS	(Transfer ee)	10%	352400

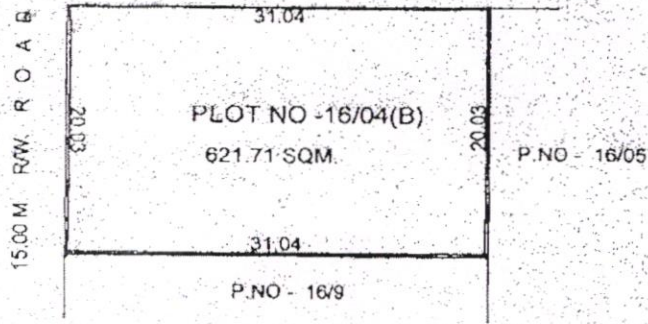


NASHIK INDUSTRIAL AREA
 VILL- SATPUR, TAL-NASHIK, DIST-NASHIK.
 SCALE-1CM=5MTRS.

नसिन-६
 एअर (००४)
 १५-२४



P.NO - 16/02



Prepared By

R. S. Bahiram

R. S. BAHIRAM
 Head Surveyor
 M. I. D. C. Nashik.



Certified true copy of the resolution passed by the board meeting of directors of Esteem Labels Private Limited at its meeting held at 243, Mulay I square Gangamai, Plot No. 23, 24 M.I.D.C. Satpur, Nashik - 422007 on 24th January, 2022.

Agenda No.


1. RESOLVED that Esteem Labels Private Limited has finalized purchase of Plot in Business Combine Limited as per following details: Plot No. 16/4B Industrial Estate, Satpur, Nashik - 422007.
2. RESOLVED FURTHER that the following person shall be authorized to sign "Deed of Assignment":

Name: Aparna Kulkarni
Designation: Director
Mobile Number: 9850813788
E-mail ID: kulkarni@esteemlabels.com

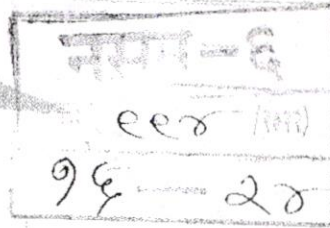
Certified to be true copy
For Esteem Labels Private Limited
FOR ESTEEM LABELS PVT.LTD.


DIRECTOR

Signature & Stamp
Name: APARNA KULKARNI
Designation: DIRECTOR
FOR ESTEEM LABELS PVT.LTD.


DIRECTOR

Signature & Stamp
Name: MANSI JOSHI
Designation: DIRECTOR



ESTEEM LABELS PVT. LTD.

243, Mulay I Square Gangamai Ind, Plot No. 23, 24 M.I.D.C. Satpur, Nashik - 422007. INDIA.

☎ 91 253 2353052 | ☎ 91 9850813788 | ✉ contact@esteemlabels.com | 🌐 www.esteemlabels.com



Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel: (0253) 2364011, 2353489
Fax: 2352706
E-mail: ronashik@midcindia.org

REGIONAL OFFICE, NASHIK
UDYOG BHAVAN 2ND FLOOR, NEAR
I.T.I. TRIMBAK ROAD, SATPUR,
NASHIK - 422007

By Regd. Post A.D.

Letter No.: MIDC/RO(NSK)/SAT/LMS-517/E-85089

Date:- 22-DEC-2021.

TO,

M/S. BUSINESS COMBIINE LIMITED
PLOT NO. GEN-16 MIDC SATPUR INDL. AREA,
MIDC SATPUR,
NASHIK-7

Subject :- SATPUR INDUSTRIAL AREA
Plot No. GEN-16 (Area 21309 S.qm.)
Request for grant of consent for transfer

Read :- Letter online Application dt. 07/12/2021.

****ORDER****

Lease Date : 18th Day of April 1967,

Lessee:

M/s. BUSINESS COMBIINE LIMITED

Transfer

M/S. ESTEEM LABELS PVT. LTD.

96	28
----	----



By a marginally noted Lease executed by the Maharashtra Industrial Development Corporation in favour of the Lessee the Corporation in consideration of the stipulation and conditions on the part of the Lessee therein contained, agreed to grant in favour of the Lessee a lease of above plot of land and building and constructions erected thereon in the matter specified in the said lease. At the request of the Lessee the Corporation subdivided the said Plot No GEN-16 area admeasuring 21309m².

The Lessees in pursuance of sub-clause (q) of clause-2 of the said Lease represented to the Corporation for grant to its consent for transfer and assignment of its interest under or the benefit of the said Lease in respect of the subdivided plot No. GEN-16/4/B in favour of the transferee as under



Sr. No.	Plot No	Area in Sqm	Built-up Area	Transferee Name	Transferee Address	Mfg. Item
1	GEN-16/4/B	621.71 Sqm.	00.00 Sq m.	M/S. ESTEEM LABELS PVT. LTD.	PLOT NO. GEN-16/4/B SATPUR	MFG OF ADHESIV LABELS, PRINTING RIBBONS, FILMS AND TAPS SCANNER & PRINTER AND MANY MORE (INDL. ACTIVITY ONLY)

The Corporation has after due consideration of the said request of the Lessee decided to grant its consent to the transfer by the Lessees at the benefit of its interest under the said Lease subject to the following condition:

- (a) The consent is hereby granted subject to payment to the Corporation by the Lessee of the sum of Rs. 8,61,500/- (Rs. Eight Lakh Sixty One Thousand Five Hundred Only) Paid vide Online ERP Receipt.No. GL22487670 dated 21-DEC-2021.
- (b) The consent is restricted to the transfer and assignment of the said agreement in favour of the transferees alone and in case the transferees purposes to make any further transfer of assignment or parting wholly or partially with the possession of the plot of land or any part thereof the transferees will have to make a fresh application for consent.
- (c) The revised time schedule for obtaining B.C.C. is hereby granted for 2 years from the date of issue of this order .
- (d) The Transferee should obtain all necessary Government permission and consent from MPCB before starting production.
- (e) The lessee/s shall deliver at the Lessee/s expense a copy of the Deed of Assignment to the Corporation as provided in sub-clause (q) of clause-2 of the said lease and such copy shall be furnished in duplicate within 30 days of from the date of issue of this order.
- (f) MIDC has no objection for grant of 75KW of Electrical load for manufacturing activity of transferee as mentioned above.
- (g) The transferee shall utilize at least 40% FSI & obtain BCC on or before 21/12/2023 otherwise the terms and conditions mentioned in the circular-No.C-05579-dt-21/06/2019 will be binding on transferee.
- (h) The transferee shall start its production activities within 2 years from the date of issue of this office order otherwise the guidelines for grant of extension of time limit will be binding on the transferee.
- (i) The infrastructure of water supply is provided by MIDC, considering the water requirement of your plot at the rate of the 25 m3 per hect. Per day. For the requirement in excess of 25 m3 per Hect. Per day of your plot, you will be required to pay the capital contribution at rate of Rs.31,900/- per m3 on excess quantity of water or monthly standing charges @1.25% on the amount of capital contribution

Thanking You,

SHAKIL
MAHAMOOD
SHAIKH

Digitally signed by SHAKIL
MAHAMOOD SHAIKH
Date: 2021.12.22 11:52:56
+05'30'

Area Manager,
MIDC, Nashik

नसिन-६
क्र. (६६२ / २०२१)
१८ — २४



नसम-६
दल क्र. (६६४ / २०१९)
१६ - २४



TO,

- 1) M/S. BUSINESS COMBINE LIMITED
PLOT NO. GEN- 16, MIDC, SATPUR INDL. AREA,
SATPUR NASHIK 422007.
- 2) M/S. ESTEEM LABELS PVT. LTD.
SUB DIVIDED PLOT NO. GEN-16/4/B,
MIDC, SATPUR INDUSTRIAL AREA,
SATPUR, NASHIK 422007.



Form 26QB

Your E-tax Acknowledgement Number is BI1233094

- The Acknowledgement No. generated will be valid only if the taxpayer makes a payment at Bank's site. Taxpayers are advised to save above Acknowledgement No. for downloading Form 16B from TRACES website.
- As communicated by Income Tax Department, TDS certificate (Form 16B) will be available for download from the TRACES website after atleast 2 days of deposit of tax amount at the respective Bank.
- The TDS amount as per Form 26QB should be entered in the field 'Basic Tax' (Income Tax) on the Bank's web-portal as TDS certificate (Form 16B) will be based on 'Basic Tax' (Income Tax) only.
- If Date of deduction is greater than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of deduction is less than Date of Payment/Credit, the same may result in Demand Notice for late deduction.
- If Date of furnishing Form 26QB is beyond prescribed due date, the same may attract late filing fee u/s 234E.

Tax Applicable	0020	Assessment Year	2022-23
Minor Head Code	800	Financial Year	2021-22
Permanent Account No. (PAN) of Transferee(Payer/Buyer)	AAECE5139K	Permanent Account No. (PAN) of Transferor (Payee/Seller)	AAACB1636L
Full Name (Masked) of the Transferee	ESTXXX XABELS PRIVATE LIMITED	Full Name (Masked) of the Transferor	BUSXXXXX COMBINE LIMITED
Category of Transferee on the basis of PAN	Company	Category of Transferor on the basis of PAN	Company
Status of PAN as per ITD PAN Master	Active PAN	Status of PAN as per ITD PAN Master	Active PAN

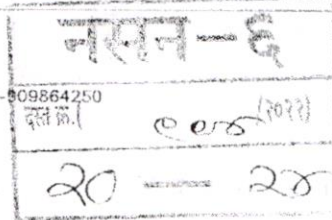
Complete Address of the Property Transferee

Name of premises/Building/Village: Shop N. 243, Mulay I Sqaur
 Flat/Door/Block No.: Gangamai Indl
 Road/Street/Lane: Plot No.23-24, MIDC
 City/District: Nashik
 State: MAHARASHTRA
 Pin Code: 422007
 Email ID: account@elpl.info
 Mobile No.: 9096482599

Complete Address of the Property Transferor

Name of premises/Building/Village: Dhanwatay bldg. Wing 1, 3
 Flat/Door/Block No.: 80 Dr. Annie besant road,
 Road/Street/Lane: above Ducati Showroom
 City/District: Mumbai
 State: MAHARASHTRA
 Pin Code: 400018
 Email ID: arati.saran@gmail.com
 Mobile No.: 9821039880

<https://onlineservices.tin.egov-nsdl.com/etaxnew/GenerateAckSlipOffline?rKey=009864250>



Date of Agreement/Booking	31/01/2022	Whether more than one Transferee/Buyer	No
Date of Payment/Credit	31/01/2022	Whether more than one Transferor/Seller	No
Date of Tax Deduction	31/01/2022	Whether TDS is deducted at Higher rate as per Section 206AB	No
Payment Type	Lumpsum		

Complete Address of the Property Transferred

Type of Property	Land
Name of premises/Building/Village	PLOTNO. GEN. 1 6/4/B
Flat/Door/Block No.	
Road/Street/Lane	MIDC, Satpur Indl. Area
City/District	Nashik
State	MAHARASHTRA
Pin Code	422007

Tax Deposit Details

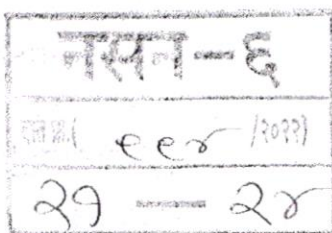
Rate (in %)	1.0
Total Amount Paid/Credited	11736000
TDS Amount to be paid	117360.00
Interest	0.00
Fee	0.00
Total payment	117360.00
Value in words	One Lakhs Seventeen Thousand Three Hundred Sixty Rupees and paise

Total Value of Consideration (Property Value) 11736000

Mode of Payment Online

Bank Name HDFC Bank

Note: This Acknowledgement is only for the information regarding TDS on sale of property submitted to Tax Information Network (TIN). This cannot be construed as proof of payment of taxes.



मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)					
Valuation ID : 202202022756			02 February 2022, 12:43:30 PM		
नसिन 6					
मूल्यांकनाचे वर्ष :	2021				
जिल्हा :	नाशिक				
तालुका :	तालुका, नाशिक				
उपमूल्य विभाग :	M-2.6-18.0 मी रुंद रस्त्यापासून ते 30.0 मी रुंदीपर्यंत रस्त्यास सन्मुख भुखंड (औद्योगिक)				
क्षेत्राचे नाव :	Nashik Municipal Corporation				
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
5300	0	0	0	0	चौ मीटर
मिळकतीचे क्षेत्र	621.71 चौ. मीटर	Layout Plot			
Applicable Rules	.16 क				
1. 621.71 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दराने 100 % मूल्य दर = 5300/-					
621.71 चौ. मीटर क्षेत्रासाठी मूल्य = 621.71 * 5300					
= 3295063/-					
जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य					
= 3295063 + 0					
= Rs. 3295063/-					
= <input type="checkbox"/> बत्तीस लाख पंच्याणव हजार वेसण्ड /-					

[Home](#) [Print](#)

नसिन-६
दस्तावेज (९९४ / २०२२)
२२ - २४



538/994

बुधवार, 02 फेब्रुवारी 2022 1:22 म.नं.

दस्त गोपवारा भाग-1

नरान6

दस्त क्रमांक: 994/2022

दस्त क्रमांक: नरान6 /994/2022

बाजार मूल्य: रु. 32,96,000/-

मोबदला: रु. 1,17,36,000/-

भरलेले मुद्रांक शुल्क: रु. 7,04,200/-

ड. नि. सह. ड. नि. नसन6 यांचे कार्यालयात

पावती: 1188

पावती दिनांक: 02/02/2022

अ. क्रं. 994 वर दि. 02-02-2022

सादरकरणाराचे नाव: ईस्टीम लेबल्स प्रा. लि. तर्फे संचालक
अपर्णा श्रीपाद कुलकर्णी

रोजी 1:19 म.नं. वा. हजर केला. -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 420.00

पृष्ठांची संख्या: 21

दस्त हजर करणाऱ्याची सही:

इतर पावती क्र. 9900 ने पाने

एकूण: 30420.00

फी रु. 800 वसूल.

Joint S.R. Nashik-6

Joint S.R. Nashik-6

दस्तावा प्रक्रिया: अर्साईनमेंट ऑफ वीज

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

शिक्रा क्रं. 1 02 / 02 / 2022 01 : 19 : 03 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 02 / 02 / 2022 01 : 21 : 48 PM ची वेळ: (फी)



दस्तावेजाचा क्रमांक:994/2022

दस्तावेजाचा प्रकार :-असाईनमेंट ऑफ लीज

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दगडा
1	नाम:बिश्नेस कम्बाईन लिमिटेड तर्फे संचालक आरती सरल पत्ता:प्लॉट नं: -, माळ्या नं: -, इमारतीचे नाव: -, ब्लॉक नं: प्लॉट नं.16, इंडस्ट्रियल इस्टेट, सातपूर, नाशिक, रोड नं: -, महाराष्ट्र, प्राय:दंड. पिन नंबर:AAACB1636L	लिहून देणार वय :-65 स्वाक्षरी:-		
2	नाम:इस्टीम जेबल्स प्रा.लि. तर्फे संचालक अर्पणा श्रीपाद कुलकर्णी पत्ता:प्लॉट नं: -, माळ्या नं: -, इमारतीचे नाव: -, ब्लॉक नं: 243, गंगामाई इंडस्ट्रियल कॉम्प्लेक्स, प्लॉट नं.23 व 24, सातपूर एमआयडीसी, नाशिक, रोड नं: -, महाराष्ट्र, प्राय:दंड. पिन नंबर:AMAPK0613G	लिहून देणार वय :-46 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तपासणीत असाईनमेंट ऑफ लीज चा दस्त ऐवज करून दिल्याचे कळत वरतात
शिक्रा क्र 3 ची वेळ:02 / 02 / 2022 01 : 23 : 25 PM

शेळ्या:-

खालील इरम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितान

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा दगडा
1	नाम:श्री.प्रदिक श्रीपाद कुलकर्णी - - वय:22 पत्ता:243, गंगामाई इंडस्ट्रियल कॉम्प्लेक्स, प्लॉट नं.23 व 24, सातपूर एमआयडीसी, नाशिक पिन कोड:422007		
2	नाम:श्री.विनोद देविदास अढवाणी - - वय:59 पत्ता:सातपूर रोड, नाशिक पिन कोड:422013		

शिक्रा क्र.4 ची वेळ:02 / 02 / 2022 01 : 24 : 20 PM

Joint S.R. Nashik-6

सह. दुय्यम निबंधक वर्ग-२

Payment

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ESTEEM LABELS PVT LTD	eChallan	02300042022020125234	MH012477921202122E	704200.00	SD	0006054299202122	02/02/2022
2	ESTEEM LABELS PVT LTD	eChallan		MH012477921202122E	30000	RF	0006054299202122	02/02/2022
3		DHC		0102202202925	420	RF	0102202202925D	02/02/2022

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

994/2022

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

2. Get



back, please write to us at feedback.isarita@gmail.com

सह. दुय्यम निबंधक वर्ग-२
नाशिक-६

अज क्र. 20/2028

अजंदाचे नांव

नक्कल दाखल दिनांक:-

नक्कल तयार दिनांक:-

नक्कल दिल्याचा दिनांक:-

सह. दुय्यम निबंधक वर्ग-२
नाशिक-६व्यक्ति कॉपी वरून
अस्सल तरहकूम नक्कलसह. दुय्यम निबंधक वर्ग-२
नाशिक-६.