



S. C. ASSOCIATES



ADVOCATES & LEGAL ADVISORS

**PROPERTY DOCUMENTATION &
STAMP DUTY/ REGISTRATION CONSULTANTS**

AGREEMENT FOR SALE
BETWEEN

MRS. MEENA M. NAYAK

Proprietress of M/s. MRUNAL ENTERPRISES

----- THE TRANSFEROR

AND

1) MR. SUNIL SWARAN SINGH &

2) MRS. KIRAN SUNIL SINGH

----- THE TRANSFEREES

PROPERTY DETAILS:

Unit/Gala No.147 on 1st Floor in the Building known as Shah & Nahar Industrial Premises (A/2) Co-operative Society Ltd. situated at Dhanraj Mills Compound, Sitaram Jadhav Marg, Lower Parel (West), Mumbai 400 013.

ADV. ROHAN CHOTHANI Advocate High Court Mob.No.9820930186 rjchothani@gmail.com	MR. HITEN SHAH Mob.No.9821405904/ 9321405904 shah.hiten490@gmail.com
--	--

ADD: D-103/104, 1st Floor, Ambica Darshan, C. P. Road, Near Bus Depot, Kandivali (East), Mumbai 400 101.

Off.: 9152200251 Email : scassociates2010@gmail.com

Receipt (pavti)

508/21678

पावती

Original/Duplicate

Thursday, December 14, 2023

भाषणी क्र.: 39म

11:55 AM

Regn.:39M

पावती क्र.: 23300

दिनांक: 14/12/2023

गावाचे नाव: लोअर परेल

दस्तावेजाचा अनुक्रमांक: बबई4-21678-2023

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: सुनिल स्वरन सिंग

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 900.00

पृष्ठांची संख्या: 45

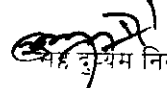
एकूण:

₹. 30900.00

DELIVERED

आपणाम मुळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

12:14 PM ह्या वेळेस मिळेल.


सह दुय्यम निबंधक, मुंबई-4

वाजार मूल्य: ₹.15577503.92 /-

मोबदला ₹.14900000/-

भरलेले मुद्रांक शुल्क: ₹. 941600/-

सह. दुय्यम निबंधक वर्ग - २
मुंबई शहर क्र. ४

1) देयकाचा प्रकार: DH क्रम: ₹.900/-

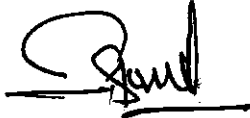
ईडी/धनादेश/पि ऑर्डर क्रमांक: 1223145900987 दिनांक: 14/12/2023

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan क्रम: ₹.30000/-

ईडी/धनादेश/पि ऑर्डर क्रमांक: MH009873947202324E दिनांक: 14/12/2023

वैकेचे नाव व पत्ता:



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

20231214334

14 December 2023, 10:11:11 AM

मूल्यांकनाचे वर्ष 2023
 जिल्हा मुंबई(मेन)
 मूल्य विभाग 12-लोअर परेल डिव्हिजन
 उप मूल्य विभाग भुभाग : उत्तरेस गणपतराव कदम मार्ग, दक्षिण पूर्वेस पश्चिम रेल्वे लाईन, पश्चिमेस डॉ. इ. मोजेस रोड यामधील त्रिकाणाकृती भुभाग
 सर्व्हे नंबर/न. भू. क्रमांक : सि.टी.एस. नंबर#159

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन 119060	निवासी सदनिका 283440	कार्यालय 325950	दुकाने 354290	औद्योगिक 283440	मोजमापनाचे एकक चौरस मीटर
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बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)- चौरस मीटर	76.67	मिळकतीचा वापर-	औद्योगिक गाळा	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण- उद्दवाहन सुविधा-	1-आर सी सी नाही	मिळकतीचे वय- मजला -	44 वर्षे 1	बांधकामाचा दर -	Rs.30250/-

रस्ता सन्मुख -

Sale Type - First Sale

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

प्रत्येक मजल्यासाठी ५% वजावट नुसार = 95% apply to rate = Rs.203176/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
 = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
 = (((269268-119060) * (56 / 100)) + 119060)
 = Rs.203176/-

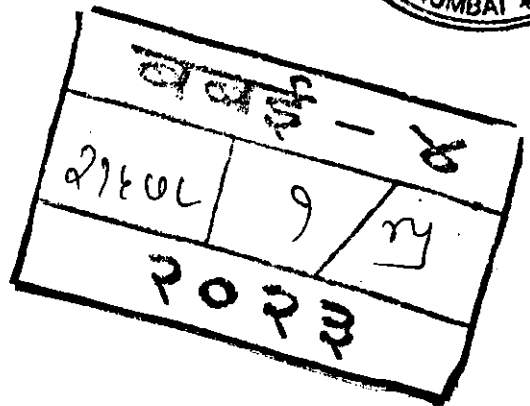
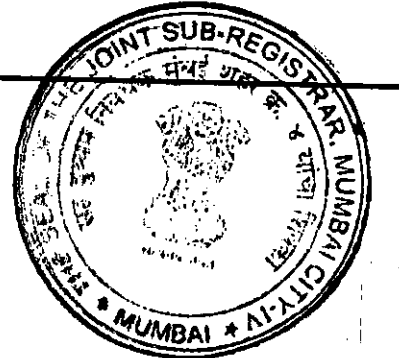
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 203176 * 76.67
 = Rs.15577503.92/-

Applicable Rules = ,20,4

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेल्लेनाईन 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 + मेकेनिकल वाहनतळ
 = A + B + C + D + E + F + G + H + I + J
 = 15577503.92 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs.15577503.92/-

Home

Print



CHALLAN
MTR Form Number-6



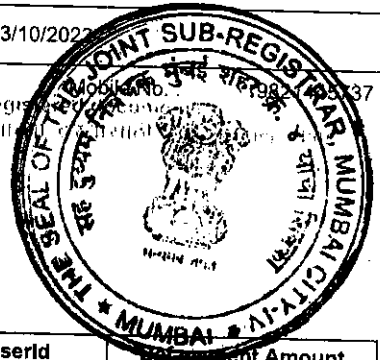
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Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)	AAOPS5674C					
Office Name	BOM2_JT SUB REGISTRA MUMBAI CITY 2			Full Name	SUNIL SWARAN SINGH					
Location	MUMBAI									
Year	2023-2024 One Time			Flat/Block No.	UNIT/GALA NO.147 SHAH AND NAHAR					
Account Head Details		Amount In Rs.	Premises/Building	INDUSTRIAL PREMISES A/2 CSL						
0030045501	Stamp Duty	846000.00	Road/Street	DHANRAJ MILLS COMPOUND, SITARAM JADHAV MARG						
0030063301	Registration Fee	30000.00	Area/Locality	LOWER PAREL WEST, MUMBAI						
				Town/City/District						
				PIN	4	0	0	0	1	3
				Remarks (If Any)	PAN2=AACPN0120C-SecondPartyName=MEENA M. NAYAK Proprietress of M/s. MRUNAL ENTERPRISES-					
Total		8,76,000.00	Amount In Words	Eight Lakh Seventy Six Thousand Rupees Only						
Payment Details				FOR USE IN RECEIVING BANK						
INDIAN BANK				Bank CIN	Ref. No.	02608672023102148651	5181522825			
Cheque/DD Details				Bank Date	RBI Date	21/10/2023-15:28:43	23/10/2023			
Name of Bank				Bank-Branch		INDIAN BANK				
Name of Branch				Scroll No. , Date		26261 , 23/10/2023				

876000.00

Department ID: [Blank]
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for Intregre.
 This document is generated by the system. It is not valid for registration in the office of the Sub Registrar.

Signature Not Verified

Digitally signed by DS,
 DIRECTORATE OF ACCOUNTS
 AND TREASURIES, MUMBAI 02
 Date: 2023.12.14 11:55:44 IST
 Reason: GRAS Secure Document
 Location: India



Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-508-21678	0006496115202324	14/12/2023-11:54:49	IGR549	30000.00
2	(IS)-508-21678	0006496115202324	14/12/2023-11:54:49	IGR549	846000.00
Total Defacement Amount					8,76,000.00

वॉर्ड - ४

29606

2023

Print Date 14-12-2023 11:55:44



CHALLAN
MTR Form Number-6



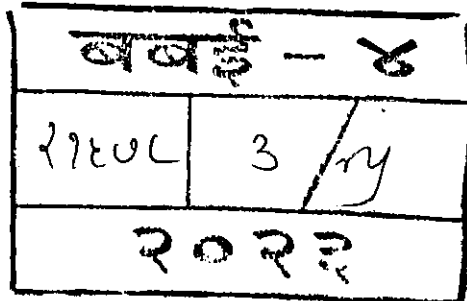
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Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BOM2_JT SUB REGISTRAR MUMBAI CITY 2			PAN No.(If Applicable)	AAOPS5674C			
Location	MUMBAI			Full Name	SUNIL SWARAN SINGH			
Year	2023-2024 One Time			Flat/Block No.	UNIT/GALA NO.147 SHAH AND NAHAR			
Account Head Details			Amount In Rs.	Premises/Bulding	INDUSTRIAL PREMISES A/2 CSL			
0030045501	Stamp Duty		846000.00	Road/Street	DHANRAJ MILLS COMPOUND, SITARAM JADHAV MARG			
0030063301	Registration Fee		30000.00	Area/Locality	LOWER PAREL WEST, MUMBAI			
				Town/City/District				
				PIN	4	0	0	0
							1	3
				Remarks (If Any)	PAN2=AACPN0120C--SecondPartyName=MEENA M. NAYAK Proprietress of M/s. MRUNAL ENTERPRISES--			
				Amount In	Eight Lakh Seventy Six Thousand Rupees Only			
Total			8,76,000.00	Words				
Payment Details	INDIAN BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02608672023102148651	5181522825	
Cheque/DD No.				Bank Date	RBI Date	21/10/2023-15:28:43	Not Verified with RBI	
Name of Bank				Bank-Branch	INDIAN BANK			
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. : 9821445737

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



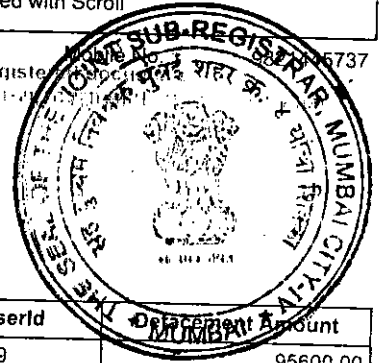
CHALLAN
MTR Form Number-6



GRN	MH012327832202324E	BARCODE	Date 13/12/2023-14:14:51		Form ID	25.2
Department Inspector General Of Registration			Payer Details			
Stamp Duty			TAX ID / TAN (If Any)			
Type of Payment Stamp Duty			PAN No.(If Applicable)		AAOPS5674C	
Office Name BOM2_JT SUB REGISTRAR MUMBAI CITY 2			Full Name		SUNIL SWARAN SINGH	
Location MUMBAI			Flat/Block No.		UNIT/GALA NO.147, SHAH AND NAHAR	
Year 2023-2024 One Time			Premises/Building		INDUSTRIAL PREMISES A/2 CSL	
Account Head Details		Amount in Rs.	Road/Street		DHANRAJ MILLS COMPOUND. SITARAM JADHAV MARG	
0030045601 Sale of NonJudicial Stamp		95600.00	Area/Locality		LOWER PAREL WEST, MUMBAI	
			Town/City/District			
			PIN		4 0 0 0 1 3	
			Remarks (If Any)			
			PAN2=AACPN0120C-SecondPartyName=MEENA M. NAYAK			
			Proprietress of Ms MRUNAL ENTERPRISES-			
			Amount In		Ninety Five Thousand Six Hundred Rupees Only	
Total		95,600.00	Words			
Payment Details INDIAN BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	02608672023121359510	5329213711
Cheque/DD No			Bank Date	RBI Date	13/12/2023-14:16:46	Not Verified with RBI
Name of Bank			Bank-Branch		INDIAN BANK	
Name of Branch			Scroll No. , Date		Not Verified with Scroll	

95600.00

Department ID: _____
NOTE: This Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered office.



Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Amount
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Total Defacement Amount					95,600.00

बवई - ४
Print Date 14-12-2023 11:55:38
११६०८ / १ / ११
२०२३



CHALLAN
MTR Form Number-6



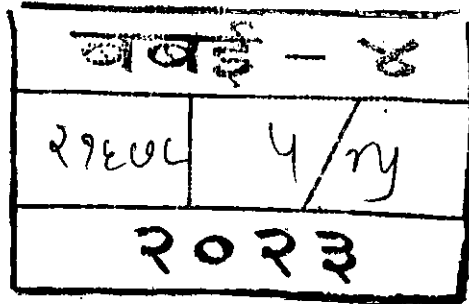
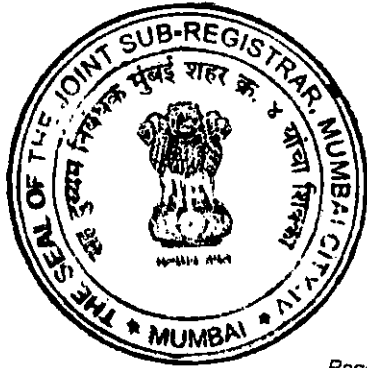
GRN	MH012327832202324E	BARCODE			Date	13/12/2023-14:14:51	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty				
Office Name				BOM2_JT SUB REGISTRA MUMBAI CITY 2				
Location				MUMBAI				
Year				2023-2024 One Time				
Account Head Details				Amount in Rs.				
0030045501 Sale of NonJudicial Stamp				95600.00				
Payer Details				TAX ID / TAN (If Any)				
				PAN No.(If Applicable) AAOPS5674C				
Full Name				SUNIL SWARAN SINGH				
Flat/Block No.				UNIT/GALA NO.147, SHAH AND NAHAR				
Premises/Building				INDUSTRIAL PREMISES A/2 CSL				
Road/Street				DHANRAJ MILLS COMPOUND, SITARAM JADHAV MARG				
Area/Locality				LOWER PAREL WEST, MUMBAI				
Town/City/District								
PIN				4 0 0 0 1 3				
Remarks (If Any)				PAN2=AACPN0120C--SecondPartyName=MEENA M. NAYAK Proprietress of Ms MRUNAL ENTERPRISES-				
Amount In				Ninety Five Thousand Six Hundred Rupees Only				
Words								
Total				95,600.00				
Payment Details				INDIAN BANK				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN Ref. No. 02608672023121359510 5329213711				
Name of Bank				Bank Date RBI Date 13/12/2023-14:16:46 Not Verified with RBI				
Name of Branch				Bank-Branch INDIAN BANK				
				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. : 9821445737

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





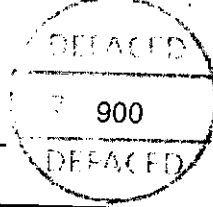
Document **H**andling **C**harges
Inspector General of Registrars & Clerks

Receipt of Document Handling Charges

PRN 1223145900987

Receipt Date 14/12/2023

Received from SUNIL SWARAN SINGH, Mobile number 9821445737, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 21678 dated 14/12/2023 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.



Payment Details

Bank Name SBIN

Payment Date 14/12/2023

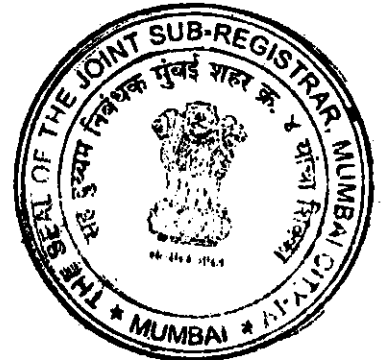
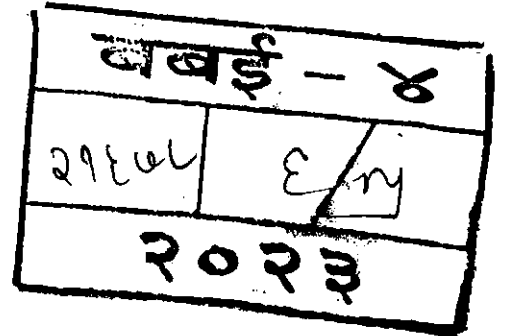
Bank CIN 10004152023121400934

REF No. 334801823325

Deface No 1223145900987D

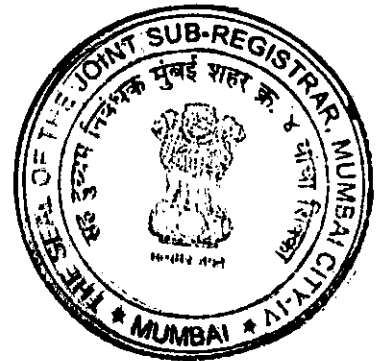
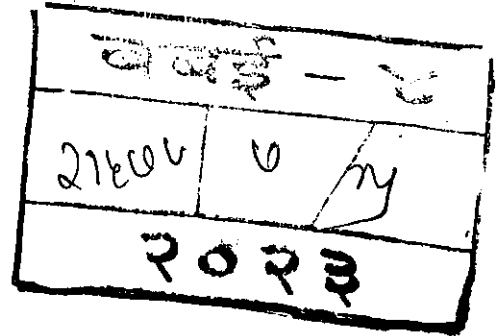
Deface Date 14/12/2023

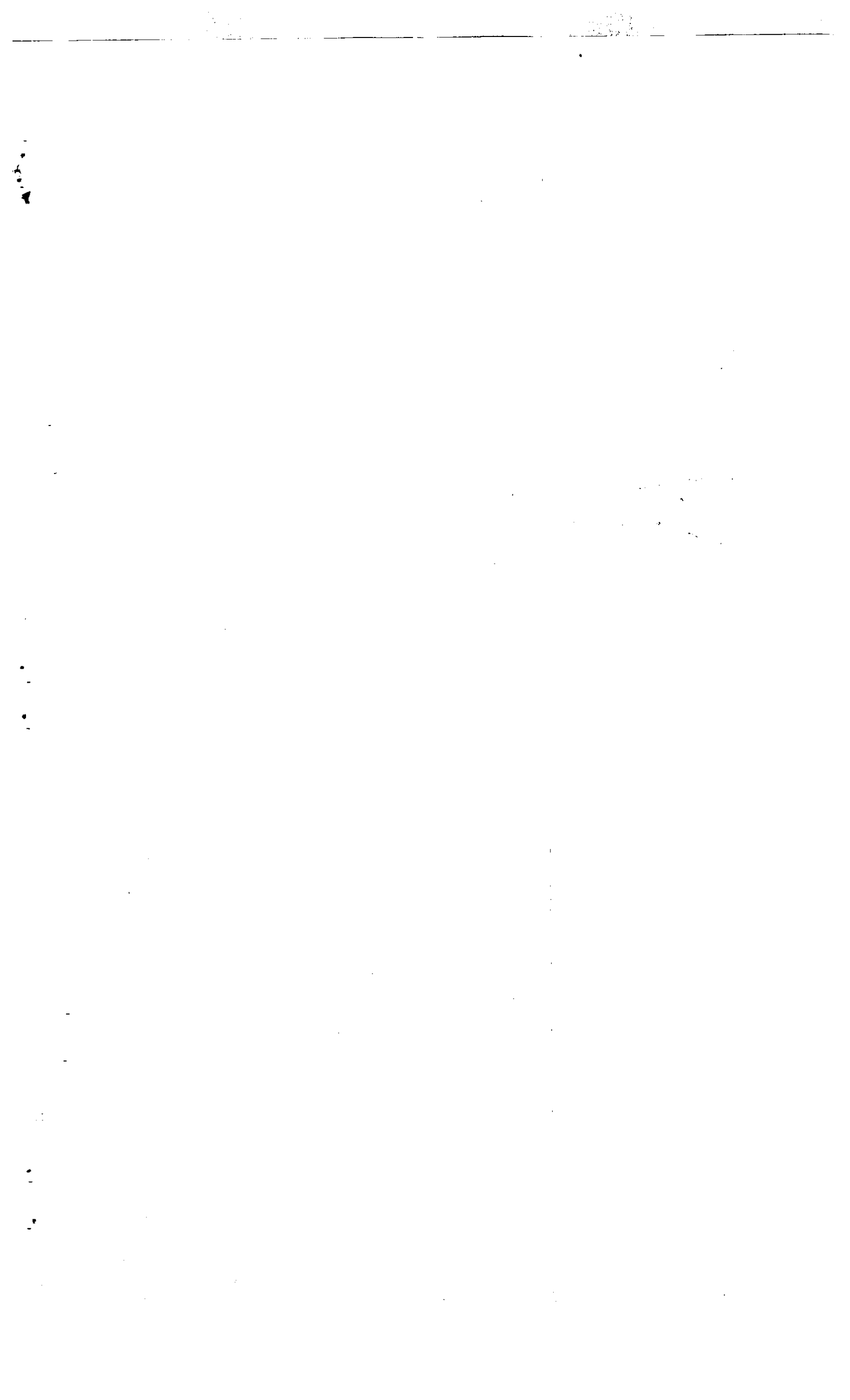
This is computer generated receipt, hence no signature is required.



5043

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1223145900987	Date 14/12/2023
Received from SUNIL SWARAN SINGH, Mobile number 9821445737, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Mumbai City 2 of the District Mumbai District.	
Payment Details	
Bank Name SBIN	Date 14/12/2023
Bank CIN 10004152023121400934	REF No. 334801823325
This is computer generated receipt, hence no signature is required.	





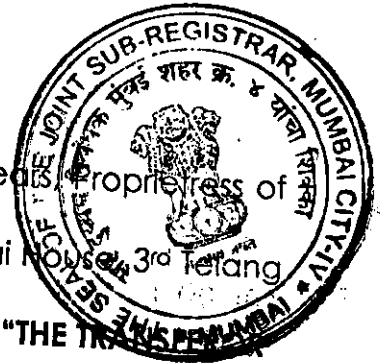
AGREEMENT FOR SALE

Meena
Kiransingh

THIS AGREEMENT FOR SALE is made and entered into at MUMBAI on this
14th day of December ~~NOVEMBER~~, 2023

: BETWEEN :

MRS. MEENA M. NAYAK (PAN : AACPN0120C), aged 73 years, Proprietress of
M/s. MRUNAL ENTERPRISES, having address at 103/390, Palai House, 3rd Floor,
Cross Road, Matunga, Mumbai 400 019, hereinafter called "THE TRANSFEROR"
(which expression shall unless it be repugnant to the context or meaning
thereof be deemed to mean and include its Proprietress, her heirs, executors,
administrators and permitted assigns) of the **ONE PART** ;



Meena
Kiransingh

: AND :

बाबई - ४	
29/11/23	C/Y
२०२३	

1) MR. SUNIL SWARAN SINGH (PAN : AAOPS5674C), aged 48 years &
 2) MRS. KIRAN SUNIL SINGH (PAN : BUBPS3968K), aged 38 years, residing at C-701, Butter Fly Suvidha Co-operative Housing Society Ltd., Bhawani Shankar Road, Opp. Brahman Seva Mandal, Dadar (West), Mumbai 400 028, Both Indian Inhabitants of Mumbai, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS : -

a. By an Agreement for Sale dated 16th January, 1985 made and entered into : **BETWEEN : MESSRS. SHAH AND NAHAR ASSOCIATES**, a Partnership Firm, having its principal place of business at 515, Commerce House, Nagindas Master Road, Bombay (now Mumbai) 400 023, therein referred to as "**THE BUILDERS**" of the **ONE PART** ; ; **AND : MRS. MEENA M. NAYAK** Proprietress of M/s. **MRUNAL ENTERPRISES** i.e. "**THE TRANSFEROR**" herein, therein referred to as "**THE UNIT HOLDER**" of the **OTHER PART** ; Whereby the said **MESSRS. SHAH AND NAHAR ASSOCIATES** agreed to allot/sell and "**THE TRANSFEROR**" herein agreed to acquire/purchase Unit/Gala No.147 along with adjacent/attached terrace on 1st Floor in the Building No.A/2 of Shah

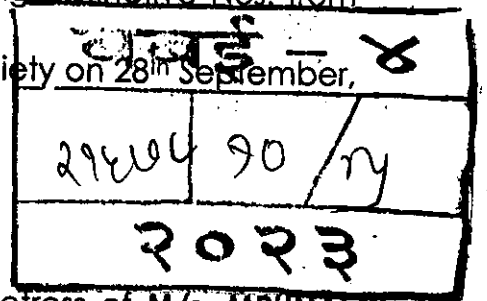
& Nahar Industrial Estate (now known as Shah & Nahar Industrial Estate) (A/2) Co-operative Society Ltd.) situated at Dhanraj Mills Compound, Sifaram Jachav Marg, Lower Parel (West), Bombay (now Mumbai) 400 013, together with all the rights, title, interests, benefits,

consideration amount and on the terms and conditions therein mentioned.



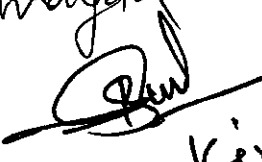
Mrs. Meena M. Nayak
 Kiran Singh

- b. That the above said Agreement for Sale dated 16th January, 1985 was lodged for registration with Joint Sub Registrar Mumbai under Document Serial No.P-96-1985 on 14.02.1985 and was indexed on 30.11.1995
- c. A society named "Shah & Nahar Industrial Premises (A/2) Co-operative Society Ltd." was formed in the said "Building No.A/2 of Shah & Nahar Industrial Estate" and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 vide Registration No.BOM/W/G-S/GNL/(O)/490/88-89 of 1988 Dated 30.08.1988 (hereinafter referred to as "the said Society") and the said **MRS. MEENA M. NAYAK** Proprietress of **M/s. MRUNAL ENTERPRISES** i.e. "THE TRANSFEROR" herein is duly admitted to the membership of the said Society and issued Share Certificate No.428 for five fully paid up shares of Rs.50/- each bearing Distinctive Nos. from 3266 to 3270 (both inclusive) issued by the said Society on 28th September, 1991.



- d. By virtue of above **MRS. MEENA M. NAYAK** Proprietress of **M/s. MRUNAL ENTERPRISES** i.e. "THE TRANSFEROR" herein became the absolute and exclusive owners, fully seized, possessed of and well and sufficiently entitled to the said ownership Unit/Gala No.147 on 1st Floor in the Building known as Shah & Nahar Industrial Premises (A/2) Co-operative Society situated at Dhanraj Mills Compound, Sitaram Jadhav Marg, Lower Parel (West), Mumbai 400 013, what is popularly called "ON OWNERSHIP BASIS" (Which is hereinafter referred to as the "SAID UNIT/GALA").




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- e. "THE TRANSFEROR" hereby declares that their title over the said Unit/Gala is marketable and free from all encumbrances and reasonable doubts including free from any third party adverse deal, arrangements, understanding, agreement, agreement for sale, transfer or assignment, conveyance, release, relinquishment, surrender, gift, exchange, lease, monthly tenancy, leave and licence, charge, mortgage or any other encumbrances.
- f. "THE TRANSFEROR" further declares that their membership in the said society is valid and subsisting and not terminated by the said society.

That the TRANSFEROR has good right, title, interest, full authority and absolute right to sell and dispose off the said Unit/Gala and they have truly, faithfully and honestly disclosed all the facts to the TRANSFEREES without suppressing or misrepresentation of any facts from the TRANSFEREES and their rights in respect of the said Unit/Gala and the said Unit/Gala has clear and marketable title, free from all encumbrances at law and equity, right, title, interest and/or claim in favour of any third party/parties whatsoever in respect of the said Unit/Gala which affects the right of the TRANSFEREES and they have not received or agreed to receive any consideration from any third party whatsoever either in cash or in kind or created or agreed to create any third party right and/or inducted or agreed to induct any third party claim use and/or possession of the said Unit/Gala.

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Upon the strength of the aforesaid representations made by THE TRANSFEROR to THE TRANSFEREES believing the same to be true and correct, honest and bonafide the parties entered in to an oral negotiation and pursuant thereto THE TRANSFEROR herein has agreed to sell to THE TRANSFEREES and THE TRANSFEREES have agreed to purchase and acquire from THE TRANSFEROR the said Unit/Gala No.147 on 1st Floor in the Building known as Shah & Nahar Industrial Premises (A/2) Co-operative Society Ltd. situated at Dhanraj Mills Compound, Sitaram Jadhav Marg, Lower Parel (West), Mumbai 400 013, together with all rights, title, interest, benefits, shares, and society deposit and with clear and marketable title, free from all encumbrances for the lump sum price or consideration amount of **Rs.1,49,00,000/- (RUPEES ONE CRORE FORTY NINE LAKHS ONLY)** subject to THE TRANSFEROR putting THE TRANSFEREES in possession of the said Unit/Gala and/or agreeing to co-operate to get the names of THE TRANSFEREES recorded in the records of the society to which THE TRANSFEROR have agreed to do so and upon certain other terms and conditions hereinafter appearing mutually agreed by and between the parties to these presents.



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NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED

BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS : -

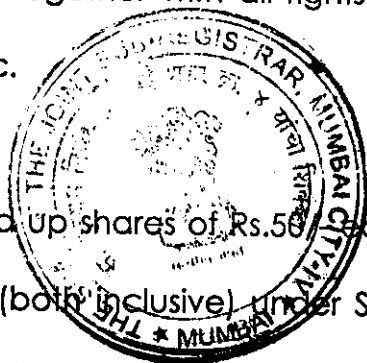
1) "THE TRANSFEROR" hereby declares and confirms that what is recited hereinabove in respect of the said Unit/Gala and the said shares shall be treated as representations and irrevocable declarations on their part. "THE TRANSFEROR" hereby confirm that "THE TRANSFEREES" have agreed to purchase the said Unit/Gala relying upon the correctness of the declarations and representations made by "THE TRANSFEROR" in these presents.

2) "THE TRANSFEROR" has agreed to sell, transfer and assign to "THE TRANSFEREES" and "THE TRANSFEREES" have agreed to purchase and acquire the said

a. Unit/Gala No.147 on 1st Floor in the Building known as Shah & Nahar Industrial Premises (A/2) Co-operative Society Ltd. situated at Dhanraj Mills Compound, Sitaram Jadhav Marg, Lower Parel (West), Mumbai 400 013, together with all rights, title, interest, benefits, shares, sinking fund, etc.

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b. Fully paid up shares of Rs.50/- each bearing Distinctive Nos. from 3256 to 3270 (both inclusive) under Share Certificate No.428 issued by the said society




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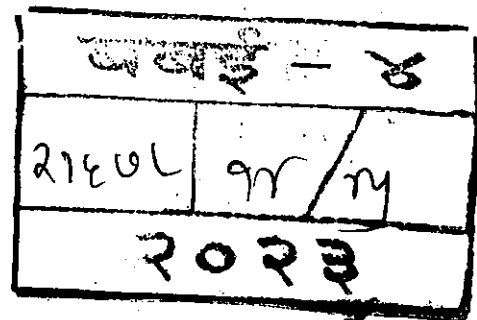
c. Deposits standing to the credit of "THE TRANSFEROR" in the records and registers of the said Society and the concerned electricity department for the phase one electricity meter

At the lump sum price or consideration of **Rs.1,49,00,000/- (RUPEES ONE CRORE FORTY NINE LAKHS ONLY)**.

- 3) "THE TRANSFEREES" have paid to "THE TRANSFEROR" the sum of **Rs.97,51,000/- (RUPEES NINETY SEVEN LAKHS FIFTY ONE THOUSAND ONLY)** as per particulars mentioned in the receipt appearing hereunder on or before execution of this Agreement being the part consideration amount "**ADVANCE PAYMENT**" for the sale of the said Unit/Gala (the receipt whereof "THE TRANSFEROR" doth hereby admit and acknowledge).
- 4) "THE TRANSFEREES" shall deposit a sum of **Rs.1,49,000/- (RUPEES ONE LAKH FORTY NINE THOUSAND ONLY)** with the concerned authorities towards the tax deducted at source from the total consideration amount in respect of this transaction as per the Indian Income Tax Act, 1961 and "THE TRANSFEREES" shall hand over to "THE TRANSFEROR" the receipt/challan of the said amount which is deposited with the concerned authorities in the names of "THE TRANSFEROR".



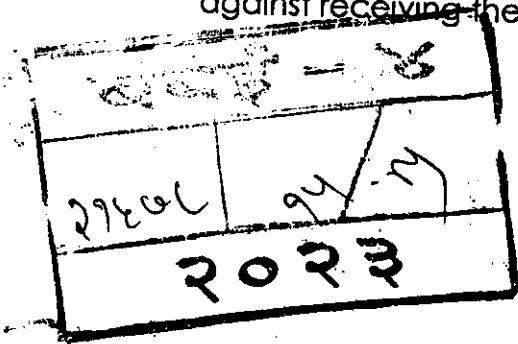
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It is further agreed by and between the parties hereto that it shall be the sole responsibility of "THE TRANSFEROR" to get the refund of above referred tax deducted at source (if applicable) from the concerned authorities and "THE TRANSFEREES" will not be held liable for the same provided "THE TRANSFEREES" reasonably co-operate if so, required by "THE TRANSFEROR".

It is also agreed by and between the parties hereto that the above referred sum of rupees deposited with the concerned authorities towards tax deducted at source shall be deemed to be part of the consideration amount paid to "THE TRANSFEROR".

- 5) "THE TRANSFEREES" agree and undertake to pay to "THE TRANSFERORS" a sum of **Rs.50,00,000/- (RUPEES FIFTY LAKHS ONLY)** "BALANCE PAYMENT" within a period of 30 (thirty) working days from the date of issuance of the No Objection Certificate by the said Shah & Nahar Industrial Premises (A/2) Co-operative Society Ltd. in favour of the Bank/Financial Institution from which "THE TRANSFEREES" are availing loan facilities as and by way of disbursement of loan and/or from own source of funds being the balance full and final consideration amount for the sale of the said Unit and against receiving the vacant and peaceful possession of the said Unit.



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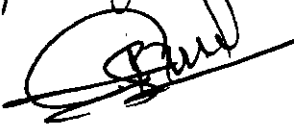


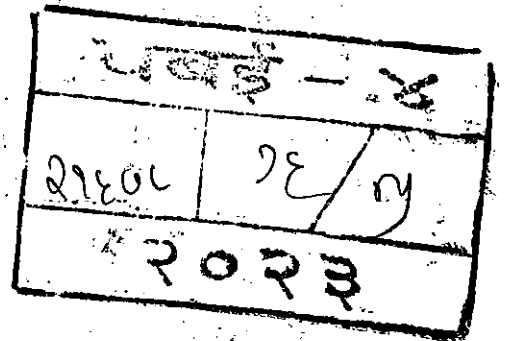
- 6) It is further agreed by and between the parties hereto that if "THE TRANSFEREES" further fail to pay the above referred balance full and final consideration amount for a period of 30 (thirty) working days from the stipulated date of payment, then "THE TRANSFEROR" will be entitled to terminate/cancel this Agreement at their sole discretion. In such an event "THE TRANSFERORS" shall have the right to forfeit the amount paid by the "THE TRANSFEREES" to the "THE TRANSFEROR".

- 7) THE TRANSFEREES hereby agree and undertake to execute all Acts and Deeds including Deed of Cancellation, Affidavit, Declarations, Undertakings, etc. in favour of the TRANSFEROR and the TRANSFEREES shall co-operate with THE TRANSFOR to ensure THE TRANSFEROR's name is there in the records of the society, as may be required in respect of the said Unit/Gala and the said Shares with all the deposits and meters in respect of the said Unit/Gala to the names of and in favour of the TRANSFEROR, at the cost and expense of the TRANSFEREES.

- 8) The Parties agree and acknowledge that the No Objection Certificate has been issued by the said Shah & Nahar Industrial Premises (A/2) Co-operative Society Ltd.



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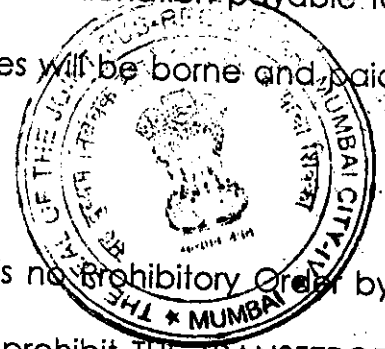


9) "THE TRANSFEROR" shall also hand over to "THE TRANSFEREES" the vacant and peaceful possession of the said Unit/Gala against the receipt of the balance full and final consideration amount, i.e., Balance Payment and "THE TRANSFEREES" shall be entitled to quietly enter upon, live, hold, occupy, possess and enjoy the said Flat together with the fittings, fixtures, and other amenities provided by "THE TRANSFEROR" absolutely without any hindrance of whatsoever nature.

10) "THE TRANSFEROR" shall hand over or caused to be handed over to THE TRANSFEREES or their nominees or assignees all Original Title Deeds pertaining to the said Unit/Gala including Original Agreement, Original Share Certificate, etc. pertaining to the said Unit/Gala against the payment of the balance full & final consideration amount.

11) THE TRANSFEROR agrees and undertakes to reasonably Co-operate to get the aforesaid Unit/Gala transferred in the records of the said society in the names of "THE TRANSFEREES" and get "THE TRANSFEREES" admitted as the members of the said society in place of "THE TRANSFEROR" and such transfer charges, premium on transfer charges and donation payable to the said Society on account of transfer of names will be borne and paid by both the parties in equal proportions.

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12) "THE TRANSFEROR" hereby declares that there is no Prohibitory Order by any Government and/or Authority, which may prohibit THE TRANSFEROR from transferring the said Unit/Gala. THE TRANSFEROR further declares that no attachment has been levied on the said Unit/Gala.

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13) "THE TRANSFEROR" hereby undertakes and declares that any nomination, assignment, transaction, lien or will in regards to the said Unit/Gala and the said shares if made by themselves or their constituted attorney/s in respect of the said Unit/Gala shall hereafter be deemed to be in-operative, cancelled, revoked, withdrawn and null and void.

14) The TRANSFEROR hereby agrees and undertakes to indemnify and keep indemnified the TRANSFEREES and their heirs, executors, administrators, successors or assigns in the event they suffer any loss or damage due to any demands or claim by way of tenancy, sub-tenancy license, lease, mortgage, charges, inheritance, sale, exchange, possession lien, gift, trust or otherwise howsoever being brought forward at any time in future by any third party due to the wrong representation of the TRANSFEROR to the TRANSFEREES or any other person claiming through them.

15) The TRANSFEROR further hereby declares that there is no charge claim or lien on the said Unit/Gala and that the said Unit/Gala hereby agreed to be sold is free from all claims, charge, lien, mortgage and encumbrances and should there be any claim from any person or persons against the said Unit/Gala then in such an event the TRANSFEROR hereby agree and undertake to indemnify the TRANSFEREES against such claims.

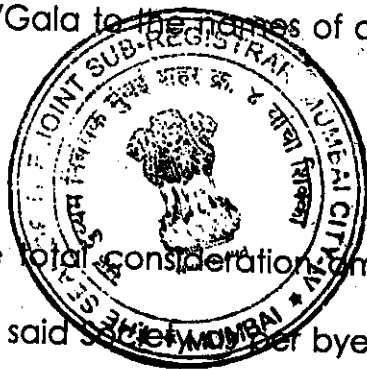


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16) Provided that, notwithstanding anything to the contrary, the maximum aggregate liability of the TRANSFEROR shall not exceed Rs.1,49,00,000/- (RUPEES ONE CRORE FORTY NINE LAKHS ONLY), and any liability to indemnify shall only arise if a court of competent jurisdiction holds THE TRANSFEROR liable to indemnify the TRANSFEREES.

17) The TRANSFEROR agrees and undertakes to sign and execute all Acts and Deeds including Sale Deed, Affidavit, Declarations, Undertakings etc. in favour of the TRANSFEREES and shall co-operate the TRANSFEREES to transfer their names in the records of the society, as may be required under the Maharashtra Co-operative Societies Act, 1960 and as per the Bye-Laws of the society for the effectual transfer of the said Unit/Gala and the said Shares with the deposit maintained by the TRANSFEROR with the society and the deposit for a one phase electricity meter and any electricity meters in respect of the said Unit/Gala to the names of and in favour of the TRANSFEREES.



18) The TRANSFEREES after the payment of the total consideration amount are entitled to become the members of the said society per bye-laws of the said society and subject to bye-laws of the society.

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The TRANSFEREES agree to pay the necessary Stamp duty and registration fees as levied by the concerned Government Authority on this Agreement.

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20) THE TRANSFEROR shall pay to the said society and all the concerned authorities the monthly outgoings such as Society Maintenance Charges, Assessment Tax, Electricity Bills/Charges, etc. and all other dues in respect of the said Unit/Gala up to 31st October, 2023. The TRANSFEREESS shall be liable to pay all other outgoings and dues from 1st November, 2023.

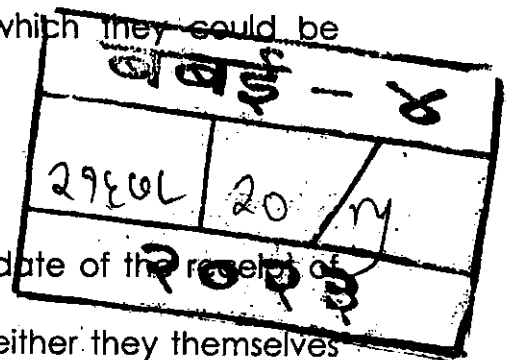
21) The TRANSFEREES hereby covenant with The TRANSFEROR as Follows:-

a) That the TRANSFEREES from 1st November, 2023, shall regularly pay to the said society and all the concerned authorities the monthly outgoings and all the dues payable in respect of the said Unit/Gala.


b) The TRANSFEREES shall observe, perform and abide by the Bye-laws, rules and regulations of the society from time to time in force.



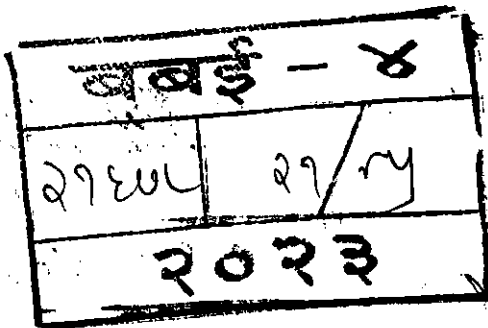
22) The TRANSFEROR has complied with all rules and regulations of the said society and that they have done nothing by which they could be prohibited/restricted to make this sale.

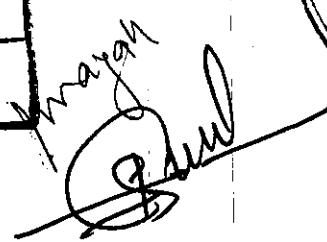


23) "THE TRANSFEROR" hereby declare that from the date of the receipt of the balance full and final consideration amount neither they themselves nor any of its Partners, their respective family members, legal heirs, successors, etc. shall have or claim to have any right, title, interest and/or claim of whatsoever nature in the said Shares & the said Unit/Gala.

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- 24) On payment of the full and final consideration amount as specified above, "THE TRANSFEREES" shall be entitled to have and quietly and peacefully hold, possess, occupy and enjoy the said Unit/Gala for and unto the use and benefit of "THE TRANSFEREES", their heirs, executors, administrators and nominees forever and without any let, hindrance, denial, eviction, claim, charge, interest, demand or lien of "THE TRANSFEROR" or any person or persons lawfully or equitably claiming through, under or in trust for "THE TRANSFEROR".
- 25) This agreement shall be deemed to be the Sale Deed or Deed of Transfer upon payment of the said full and final consideration amount by the TRANSFEREES and upon handing over the vacant and peaceful physical possession of the said Unit/Gala by the TRANSFEROR to the TRANSFEREES.
- 26) This Agreement shall always be subject to the provisions contained in Maharashtra Co-operative Societies Act, 1960 & The Maharashtra Ownership Units Act, 1963.



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PROPERTY SCHEDULE

- A) Unit/Gala No.147 admeasuring 825 sq. ft. Built up area on 1st Floor in the Building known as Shah & Nahar Industrial Premises (A/2) Co-operative Society Ltd. situated at Dhanraj Mills Compound, Sitaram Jadhav Marg, Lower Parel (West), Mumbai 400 013, constructed on all that piece or parcel of land bearing C.S. No.159 of Lower Parel Division in the registration District of Mumbai City. The building consists of Ground + 4 (four) upper Floors and was constructed in the year 1979.
- B) Fully paid up shares of Rs.50/- each bearing Distinctive Nos. from 3266 to 3270 (both inclusive) under Share Certificate No.428 issued by the said Shah & Nahar Industrial Premises (A/2) Co-operative Society Ltd.
- C) All deposits standing to the credit of "THE TRANSFEROR" in the records and registers of the said society, electric co., etc.
- D) All rights, benefits and advantages available to "THE TRANSFEROR" as a members and shareholders of the said society.



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

SIGNED, SEALED AND DELIVERED by the
 Within named THE TRANSFEROR
MRS. MEENA M. NAYAK
 Proprietress of M/s. **MRUNAL ENTERPRISES**
 In the presence of ... Asst. Reg. ...

(Asst. Reg. B. Matheya)

For **MRUNAL ENTERPRISES**
Meena
 Proprietress



SIGNATURE	LEFT THUMB IMPRESSION	PHOTOGRAPH
For MRUNAL ENTERPRISES <i>Meena</i> Proprietress		



SIGNED, SEALED AND DELIVERED by the
 Within named THE TRANSFEREES
1) MR. SUNIL SWARAN SINGH &
2) MRS. KIRAN SUNIL SINGH
 In the presence of ... Asst. Reg. ...

T. J. Patil

Sunil

Kiran Singh



SIGNATURE	LEFT THUMB IMPRESSION	PHOTOGRAPH
1) <i>Sunil</i>		
2) <i>Kiran Singh</i>		

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 2023

RECEIPT

RECEIVED with thanks the sum of Rs.97,51,000/- (RUPEES NINETY SEVEN LAKHS FIFTY ONE THOUSAND ONLY) as per following particulars from 1) MR. SUNIL SWARAN SINGH & 2) MRS. KIRAN SUNIL SINGH, being the part consideration amount for the sale of the said Unit/Gala No.147 on 1st Floor in the Building known as Shah & Nahar Industrial Premises (A/2) Co-operative Society Ltd. situated at Dhanraj Mills Compound, Sitaram Jadhav Marg, Lower Parel (West), Mumbai 400 013, as within mentioned.

DATE ON/THROUGH	AMOUNT	CHQ./UTR./REF. NO.	DRAWN
17.10.23	Rs.11,000/-	N290232692863545	HDFC Bank Ltd.
17.10.23	Rs.39,000/-	N290232693106731	HDFC Bank Ltd.
17.10.23	Rs.50,000/-	32287047	Indian Bank
18.10.23	Rs.14,00,000/-	N291232695546599	HDFC Bank
18.10.23	Rs.10,00,000/-	46664884	Indian Bank
20.10.23	Rs.34,29,500/-	789701	Indian Bank
20.10.23	Rs.25,00,000/-	N293232698773129	HDFC Bank Ltd.
21.10.23	Rs.5,29,500/-	N294232699296719	HDFC Bank
13.12.23	Rs.3,96,000/-	789731	Indian Bank
13.12.23	Rs.3,96,000/-	000105	HDFC Bank Ltd.
TOTAL THOUSAND	Rs.97,51,000/-	(RUPEES NINETY SEVEN LAKHS FIFTY ONE ONLY)	



WE SAY RECEIVED

For M/s. MRUNAL ENTERPRISES
For MRUNAL ENTERPRISES

Meena M. Nayak
Proprietress

(MRS. MEENA M. NAYAK)
PROPRIETRESS
THE TRANSFERORS

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WITNESSES:-

1. MUMBAI, DATED THIS 14 DAY OF NOVEMBER, 2023.

Ashok B. Mallya
(Ashok B. Mallya)

T. J. Patel
T. J. PATEL
Patel

SHAH & NAHAR INDUSTRIAL PREMISES(A-2) CO-OPRATIVE SOCIETY LIMITED

(Reg.No. BOM/W/G-S/GNL(O)490/88-89 of 1988)

Ground Floor, Shah & Nahar Industril Eastate, Bldg. A-2, S.J. Marg, Dhanraj Mills Compound,
Lower Parel(W), Mumbai-400 013. • Tel.:2492 6996, 2492 9128 • E-mail: Shah.nahar.a2@gmail.com

Date: 18.10.2023

Ref: SN/A2/Outward No: 3f

TO WHOMSOEVER IT MAY CONCERN.

SUB: NOC For Sale of Unit No 147

Ref: MEENA M. NAYAK, PROP. MRUNAL ENTERPRISES

We hereby certify as below, according to the records of our Society.

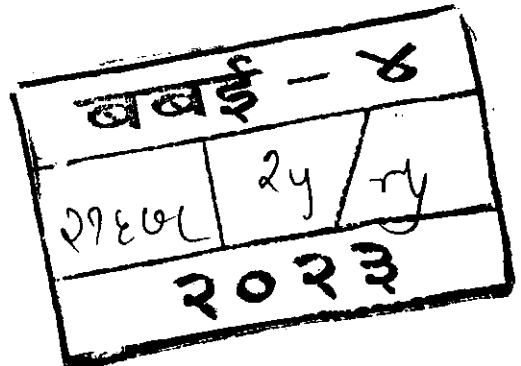
Name of the Member : MEENA M. NAYAK ,PROP. MRUNAL ENTERPRISES
Number of floors : 4 Stories.
Name of the building : Shah & Nahar Industrial Premises A-2.
Carpet Area of the Unit : 575 sq. ft
Built up area of the Unit : 825 sq. ft
Unit used for : Industrial Purpose.
Full Address : Dhanraj Mill Compound, Sitaram Jadhav Marg,
Lower-Parel, Mumbai-400 013.
Ward No. : G/South Ward.
Cadastral Survey No. : 159 of Lower Parel Division.
Number of Lifts. : 5 Lifts.
Year of Assessment : 1979

This Certificate is issued at the request of the member without any liability on the part of the Society or its office bearers.



For & on behalf of
Shah & Nahar Ind. Pre. (A-2) Co-op. Society Ltd.

Anant V. Pangam
Hon. Secretary.
(Mr. Anant V. Pangam)



- नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : बी ओ एम / डब्ल्यू / जी - १२ / जी एन एल / (ओ) / ३९० / ८८
सन २०२३

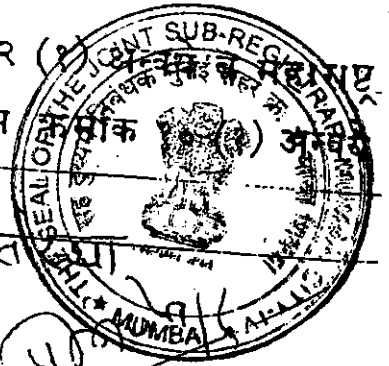
या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

शाह अँड नाटर इंडस्ट्री मॅक प्रिमासेस (अ-२)
को-ऑपरेटिव्ह सोसायटी लि. धनराज मिल्क
कंपाऊंड, लोअर परेल, मुंबई - ४०००१३

ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० मधील
(सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २१) कलम ९ (१)
अन्वये नोंदण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२
सहकारी संस्थेचे नियम १९६१ मधील नियम
संस्थेचे वर्गीकरण सर्वसाधारण
संस्था असून उपवर्गीकरण
आहे.

कार्यालयीन मोहोर:



सही (पी. एच. कांजवार)

मुंबई
दिनांक ३० / ८ / २०२३

उपनिबंधक	
व्यवस्थापक	
२१/०८/२३	२६/०८/२३
२०२३	

Unit No. 147

Members Reg. No. 591

Certificate No. 488

Shah & Nahar Industrial Premises [A - 2] Co - Operative Society Limited.

Dhanraj Mills Compound, Sitaram Jadhav, Marg Lower Parel, Bombay 400 013
Registration No. BOM / W/G - S/GNL/(O)/490/88-89 of 1988 Dtd. 30.8.1988

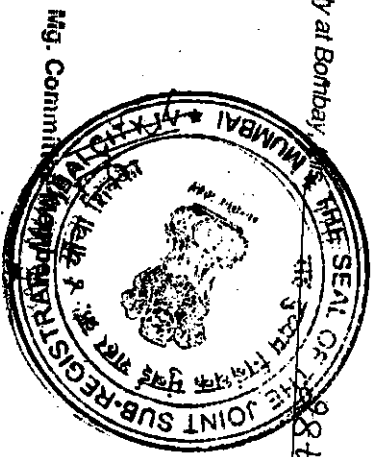
SHARE CERTIFICATE

This is to Certify that Smt / Smt / Messrs. MEENA M. NAYAK. PROP. OF MRUNAL ENTERPRISES

Shares of Rs. 50/- each numbered 3266 to 3270 is/are the Registered Holder/s of 5 (Five only)

(A-2) CO - OPERATIVE SOCIETY LIMITED subject to the Bye-laws of the said Society and that upon each such Share the sum of Rs. 50/- (~~fifty~~) has been paid.

Given under The Original Seal of the Society at Bortday 28th day of Sept. 1991



[Signature]
Hon. Secretary

[Signature]
Chairman

2023	20/3	147
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BRIHAN MUMBAI ELECTRIC SUPPLY & TRANSPORT UNDERTAKING
(OF THE BRIHANMUMBAI MAHANAGARPALIKA)
BEST Bhavan, BEST Marg, Colaba, Mumbai - 400001.

FINAL BILL (Issued for Information Purpose Only)

[Print this Bill]

Consumer No.(CA No.) 200006731-0 **CA No** 1016125 **Bill Date :** 23-Oct-2019

Cycle : 19 **Ward :** GS **Division :** NORTH
Name : M/S MRUNAL ENTERPRISES
Address : 103/390, PALAI HOUSE, 3RD TELANG CROSS ROAD,, MATUNGA, MUMBAI-400019.
New Address : Wing: , Room: SH 147 , Floor: 1 , Plot: , Bldg No: A2, Bldg Name: SHAH AND NAHAR INDUSTRIAL ESTATE, Road: SITARAM JADHAV MARG, Locality: SUN MILL COMPOUND LOWER PAREL, Area: DELISLE ROAD, PIN-400013

Installation : 0797991 **Tariff Category :** LT III A **Service No :** 743552-X-X
Book Follo : 200006 **Security Deposit :** 0.00

Energy Charges	0.00	Late Payment Charges Account	0.00
TDLR Charges	0.00	ECS Discount	0.00
Fixed Charges	0.00	Prompt Payment Discount	0.00
Demand Charges	0.00	Interest on Arrears	0.00
Wheeling Charges	0.00	Digital Payment Discount	0.00
Fuel Adjustment Charges	0.00	Total Adjustment Amount	0.00
Electricity Duty	0.00	Net Other Charges(B)	0.00
Maharashtra Tax	0.00	Total current month charges(A+B)	0
Green Cess (Maharashtra Tax)	0.00	Previous Bill Amount	0.00
Power Factor Incentive/Penalty	0.00	Total Payment made :	1.27
Load Factor Incentive	0.00	Net Arrears (C)	1.27
Penalty for Exceeding Contract Demand	0.00	Rounding Off	0.00
TOD Charges	0.00	Bill Amount Payable(A+B+C)	1.27
Current Month Bill Amount(A)	0.00		

Account Balance payable as on date 1.27

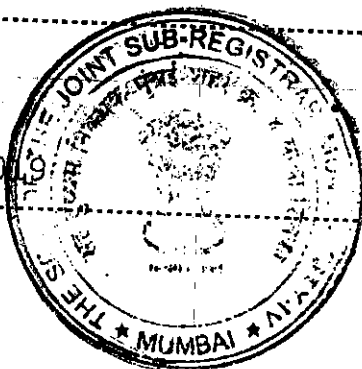
Adjustments included in Final Bill	Adjustments posted after Final Bill	Payments after Final Bill
No Records	No Records	No Records

Rs. 2/-

BRIHAN MUMBAI ELECTRIC SUPPLY & TRANSPORT UNDERTAKING
DADAR
Number No. 052
MUMBAI
23 OCT 2019
SOUTH DIVISION

No Meter / Reading History is available...

Messages: ...
Account Balance as on today is Rs.1.27
Account Closer Date :23-Oct-2019



29800287
2023



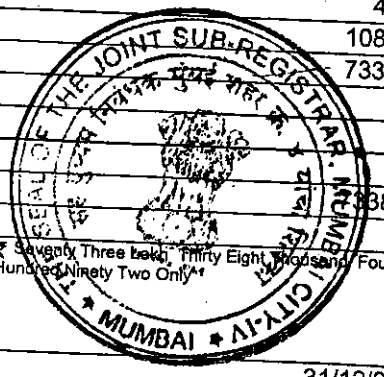
बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता करदेयक

भारत INDIA
400013 28.10.2022
POSTAGE
F5E6 00038994
₹5.00
P689316

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

सेवा क्रमांक GS0205110040000	मालमत्ता करवर्ष 2022-2023	देयक क्रमांक 202210BIL15884486 202220BIL15884487	देयक दिनांक 01/10/2022
पक्षकाराचे नाव व पत्ता : SHAH AND NAHAR INDUSTRIAL PREMISES CO OP SOCY, A 2 EXTN DHANRAJ MILL, COMPOUND LOWER PAREL MUMBAI 400013		प्रेषक - Asstt. Assessor & Collector, G South Ward, Municipal Office Building, Dhanmill Naka, N. M. Joshi Marg, Prabhadevi, Mumbai - 400 013. ईमेल - aacgs.ac@mcgm.gov.in दूरध्वनी क्र. 022 2422 6907	
मालमत्ता क्रमांक, मददिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे. GS-1017(1B)(1A)(1AA), SHAH & NAHAR IND. ESTATE/A2, S.B. JADHAV MARG, SUNMILL COMPOUND, HOUSE AS INDUSTRIAL ESTATE DHANRAJ MILLS LTD			
प्रथम करनिर्धारण दिनांक:	01/04/1979	जलजोडणी क्रमांक:	-
एकूण भांडवली मूल्य: (अक्षरी)	₹ Four Hundred Twenty Eight Crore Sixty Nine Lakh Ten Thousand Four Hundred Seventy Five Only		एकूण भांडवली मूल्य: ₹ 4286910475
₹.31/03/2010 या तारखेपर्यंतची थकबाकी	₹ 0	दि. 01/04/2010 ते 31/03/2022 या तारखेपर्यंतची थकबाकी	₹ 25230551
देयक कालावधी:	01/04/2022	ते	31/03/2023

कराचे नाव	01/04/2022	ते	30/09/2022	01/10/2022	ते	31/03/2023
मर्यादाधारण कर						
जल कर			2251586			2251586
जल लाभ कर			0			0
मननिःसारण कर			1417662			1417662
मननिःसारण लाभ कर			0			0
म.न.पा. शिक्षण उपकर			875569			875569
राज्य शिक्षण उपकर			833933			833933
रोजगार हमी उपकर			667135			667135
वृक्ष उपकर			166795			166795
पथ कर			41706			41706
एकूण देयक रक्कम			1084106			1084106
कलम 152 अ नुसार दंडाची रक्कम			7338492			7338492
पगताव्यावगील व्याजाची वसुली			0			0
भागाड अधिदानाचे समायोजन			0			0
गावयाची निव्वळ रक्कम			0			0
प्रतिदानाची निव्वळ रक्कम			7338492			7338492
अक्षरी रुपये			₹ Seventy Three Lakh Thirty Eight Thousand Four Hundred Ninety Two Only			₹ Seventy Three Lakh Thirty Eight Thousand Four Hundred Ninety Two Only
अंतिम देय दिनांक			31/12/2022			31/12/2022



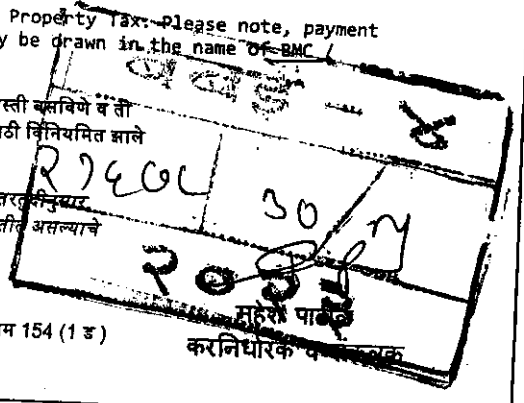
"To make payment through NEFT:
IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTGS0205110040000, Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC."

बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 152अ अन्वये, अवैध बांधकामांवर मालमत्ता कर व शास्ती बसविणे व ती गोळा करणे, यांचा, असे अवैध बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असेतोपर्यंतच्या कोणत्याही कालावधीसाठी विनियमित झाले आहे असा अन्वयार्थ लावला जाणार नाही.



महाराष्ट्र आग प्रतिबंधक व जीव संरक्षक उपाययोजना अधिनियम 2006 मधील तरतुदीनुसार
इमारतीचे मालक / भोगवटादार यांनी अग्निप्रतिबंधक व अग्निशमन यंत्रणा सुस्थितीत असल्याचे
'पत्र-ब' अधिशमन दलाम प्रतिवर्षी जानेवारी व जुलै मध्ये सादर करावे.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1 ड) चा अंतर्भाव होण्यामापेल जारी करण्यात येत आहे.



User Category :- C1

E & OE

Division: LOWER PRADE
Register No: 214
Page No. 55

Survey Receiver for the Town and Island of Durgam
(Prepared under Section 282 of the Maharashtra Land Revenue Act, 1954)

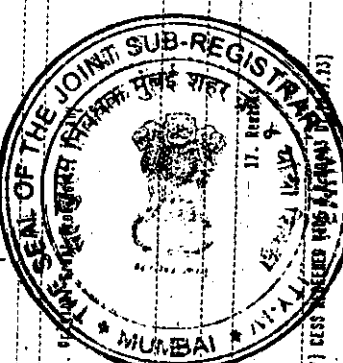
Filed by:
Collected by: SURESH S. BURSANE

1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Source	6. Area in Sq. Yds/Mts.	7. Length Survey No.	8. Collectors Roll No. (Collectors Rent Roll No.)
46-417-406	FERRISDA ROAD.	WARD 10(17)(1), 10(4), 10(4), 10(1)(1) ST. NO. 27, 45(106), 40	159	[FMS] [S.A.] [L.I.A.] [WIRE CBL.] [MET. PACE] [SO. METERS] [SO. METERS]	[30.7408] [55845.00] [29468.01] [30.7408] [51111.00] [35265.00] 29468.01	(11) 2710, (11) 2710, (11) 4 37(11)	(11) 2710, 27630, 27663 (1) 2797, 27602 (F-111-) L.I.A.C.R. NO. 716

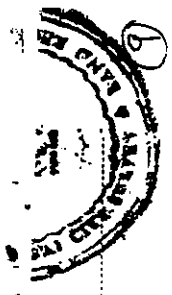
9. Ground Rent due to Govt.	10. Name of Person in Beneficial Ownership	11. Mode of Acquisition by Present Owner	12. Devolution of Title
(1)-(1)-(13-13) (A)-X-DURGAM HILLS LTD. (B)-DECEASED (C) (1)-(1)-(13-13) (D) P. (1.87) (1.81)	(A)-X-DURGAM HILLS LTD. (B)-RANGAL SAMPATRAI, RAYIBAI SAMPATRAI AND VASANTIBAI SAMPATRAI (TRUSTEES OF DEBENTURE HOLDERS)	(A)-CONVEYANCE DT. 12 AUG. 55 FROM HEMBAI ASSUR FIDELIE AND OTHERS TRUSTEES OF ASSUR FIDELIE MILLS LTD. FOR RS. 1,35,000/- (B)-DEED NO. 4221 DEBENTURE TRUST DEED DT. 7.9.37 FROM X IN CH. IN FOR RS. 5,00,000/- (C)-DEED NO. 4228 DEBENTURE TRUST DEED DT. 7.9.37 FROM X IN CH. IN FOR RS. 4,00,000/-	(B)

13. Ground Rent	14. Lease from Public Body or Faziadar	15. Ground Rent (see to Public Body or Faziadar)	16. Apertments Initial
(17) GESS DEED NO. 3 (MUMBAI T. 1915)	(17) GESS DEED NO. 3 (MUMBAI T. 1915)	(17) GESS DEED NO. 3 (MUMBAI T. 1915)	(17) GESS DEED NO. 3 (MUMBAI T. 1915)

17. Rent	18. Assessment Levied/Fixed as per 100 Act, 1965 and vide Col. No. 37 for first 10 Years
17. Rent 8	Assessment Levied/Fixed as per 100 Act, 1965 and vide Col. No. 37 for first 10 Years (1) 1-8-1971 to 31-7-1981 Rs. 6353.50 P.A. (2) 1-8-1981 to 31-7-1991 Rs. 10883.25 P.A. (3) 1-8-1991 to 31-7-2001 Rs. 21766.50 P.A. (4) 1-8-2001 to 31-7-2011 Rs. 32649.75 P.A. For last 10 Years (5) 1-8-2011 to 31-7-2021 Rs. 43533.00 P.A.



वर्क - 8
29200 32/ry
2023



17. Remarks

7. Continued

AREA CORRECTED AS PER SUPPLY'S ORDER DT.16.10.79)
(REF:SPR/DHRC)

[ASSESSMENT IS FILED AS PER T.A.DCT-1969 AND VIDE ORDER NO.REV/TAB/11/
L.F./C.S.NO.189 DT.22.9.80 ISSUED BY THE DEPUTY COLLECTOR, INAMI AND
SPECIAL TENURE ADDITION BRANCH, BOMBAY CITY ORDER FILED IN FILE NO.S/MI
MISC/LOWER PAREL DIVISION.]
50/-7.10.80.

REVISED:-
ASSESSMENT FILED AS PER TAB 402-1969 AND VIDE ORDER NO.REV/TAB/11/SC/
L.P./C.S.NO.159 DT.21.7.85 ISSUED BY THE DEPUTY COLLECTOR, TENURE ADDI-
TION BRANCH, BOMBAY CITY ORDER FILED IN FILE NO.S/MI/MISC/LOWER PAREL
DIVISION.
50/-13.2.85.

(DEED NO.2019/81) NEED OF CORRECTION DT.10.8.81 IS RETURNED UNDATED
TO THE SUB-REGISTRAR FOR NOT COMPLYING THE REQUISITIONS CALLED BY THIS
OFFICE MEMO DT.
50/-8.6.82, 50/-9.4.87, 50/- 3082.

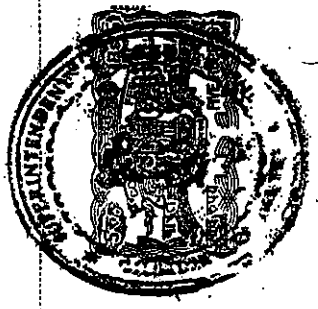
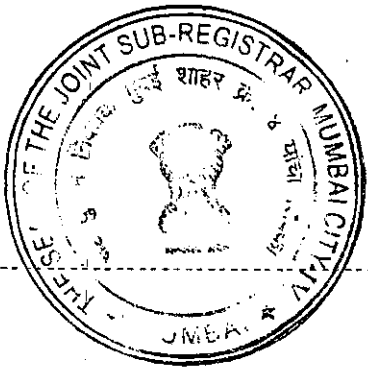
THE ENTRY REGARDING CORRECTION OF AREA AS 31,111 IS NOT INITIALED BY
SUPT.B.C.S.AND L.L.AND IS ALSO NOT SUPPORTED BY DOCUMENTARY EVIDENCE.
THEREFORE ORIGINAL AREA 35565 SQ.YARDS OR 29486.01 SQ.METERS IS RESID-
ED VIDE COLLECTOR'S ORDER DATED 20.2.85.
50/-76.2.85, 50/-28.87.85, SUPPLD.C.S. A.L.R.

RE:-
A-BALKRISHNA KANHAIJI WATA,
B-CHANDRAYAN SHIBELAL ANTONI
ALIAS BABUBAI SHANTILAL SEBI AND
D-Y.R.WSHING (TRUSTEES)

(DEED NO.1057) MENTURE OF TRUST DT.12.2.1964 FROM X IN COL.10 TO
K.K.B IN COL.3 AND 28-16, 10, 1009/
50/-15.1.85, 50/-26.1.85, 5081.

Name of Applicant: VINAYAK P. JENSEN
Date of Application: 14/12/2010
Fee received: Rs. 200000.00
Reference of Issue: 61012010015
Date of Issue: 27 DEC 2010

29360	35/2	2023
27 DEC 2010		



(Rectangular '1') brackets shows entry deleted)
Note :- This is a true copy of the extract of C.S.Registrar which forms part of this office record
and the area of the property referred to therein is 29486.01 Sq. meters.
(TWENTY NINE THOUSAND FOUR HUNDRED EIGHT SIX POINT ZERO ONE SQ. METERS.)
which has been verified with the original record and found correct.

Superintendent
Mumbai City Survey and Land Records

MEENA MOHANDAS MAYAK
 BHAVANISHANKAR NARAYAN MALIYA

16/11/1949

Permanent Account Number
 AACPN0120C

mayak
 Signature

mayak

Doc No. 2020/11000/11000
 No. 11000/2020

प्रा. सं. १०११/१०११/१०११
 सं. १०११/१०११/१०११

पदाय
 नवी मुंबई



पं. सं. - ४	
२९६०८	३४/१५
२०२३	



भारत सरकार
GOVERNMENT OF INDIA



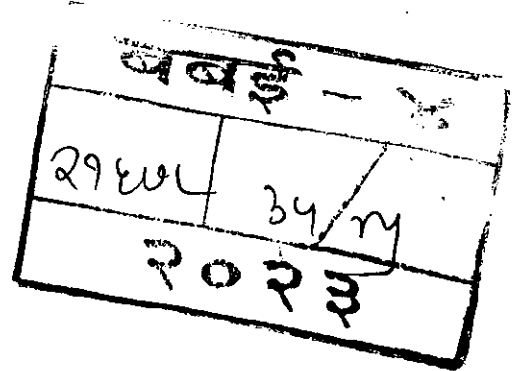
मीना मोहनदास नायक
Meena Mohandas Nayak
जन्म वर्ष / Year of Birth : 1949
स्त्री / Female



6819 4122 3983

आधार - सामान्य माणसाचा अधिकार

Meena



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता १०३/३९०, पलई हाऊस, ३ रा
तेलंग क्रॉस रोड, माटुंगा, मुंबई, महाराष्ट्र,
400019

Address: 103/390, Palai House, 3
rd Telang Cross Road, Matunga,
Matunga, Mumbai, Maharashtra,
400019

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangaluru-560 001



आयकर विभाग
 INCOME TAX DEPARTMENT

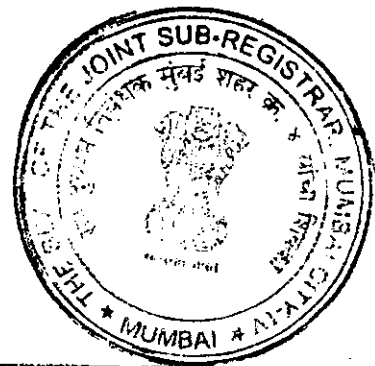
भारत सरकार
 GOVT. OF INDIA

KIRAN SUNIL SINGH
 JAGDEEP MEHER SINGH
 30/06/1985
 Permanent/Account Number
 BUEPS3968K

Kiran Singh
 Signature



Kiran Singh



वर्ग - ४	
२१६०८	३६/१५
२०२३	



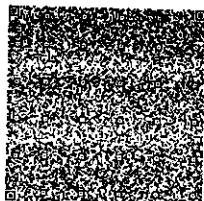
भारत सरकार
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0659/61995/00020

To
किरण सुनील सिंग
Kiran Sunil Singh
C-701, BUTTERFLY SUVIDHA CHS
BHAWANI SHANKAR ROAD
DADAR WEST
OPP. BRAMHAN SEVA MANDAL
Mumbai
Bhawani Shankar
Mumbai City Maharashtra - 400028
9930281918

Download Date: 06/10/2019
Generation Date: 30/09/2019

Signature Not Verified
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Date: 2019.10.06 12:12:28



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

5161 4001 2481
VID : 9167 8525 4551 1910

मेरा आधार, मेरी पहचान



किरण सुनील सिंग
Kiran Sunil Singh
जन्म तिथि/DOB: 30/06/1985
महिला/ FEMALE

5161 4001 2481
VID : 9167 8525 4551 1910

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

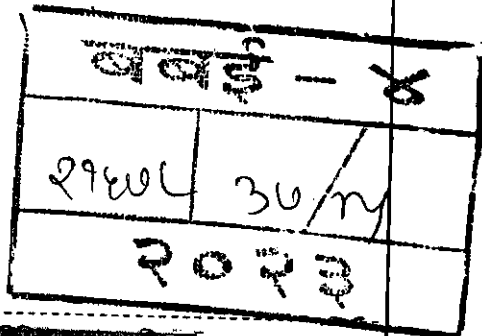
सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

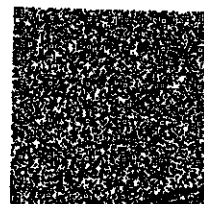


आधार

भारत सरकार
Unique Identification Authority of India

पता:
सी-701, बटरफ्लाई सुविधा को-ऑप ही सोसायटी,
भवानी शंकर रोड, ब्राम्हण सेवा मंडल समार, दादर वेस्ट,
मुंबई, मुंबई नगर,
महाराष्ट्र - 400028

Address:
C-701, BUTTERFLY SUVIDHA CHS,
BHAWANI SHANKAR ROAD, OPP,
BRAMHAN SEVA MANDAL, DADAR
WEST, Mumbai, Mumbai City,
Maharashtra - 400028

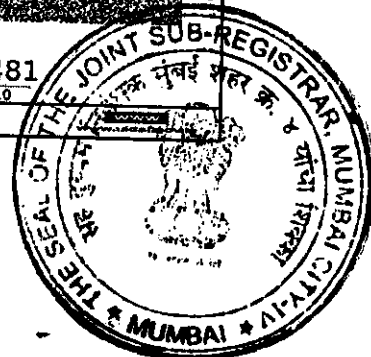


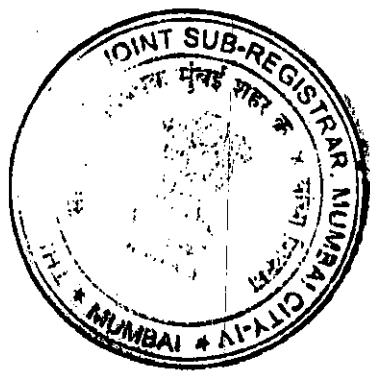
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5161 4001 2481
VID : 9167 8525 4551 1910

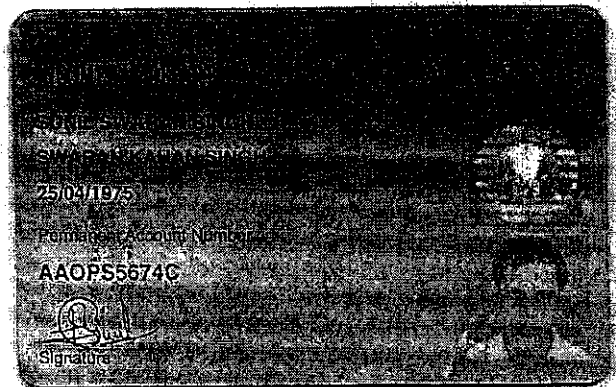
मेरा आधार, मेरी पहचान

Kiran Singh





४ - ४		
२९६०८	३८/५	
०००३		



[Handwritten signature]



भारत सरकार
Unique Identification Authority of India

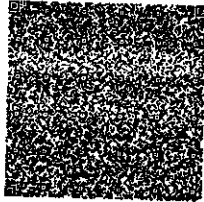
नोंदणी क्रमांक:/ Enrolment No.: 2722/40014/06739

To
सुनील स्वर्ण सिंग
Sunil Swarn Singh
S/O Swarn Singh
C-701 BUTTER FLY SUVIDHA CHS
BHAWANI SHANKAR ROAD
DADAR WEST
OPP BHRAMAN SEVA MANDAL
Mumbai
Bhawani Shankar
Mumbai City Maharashtra - 400028
9821445737

Download Date: 23/06/2019

Generation Date: 17/08/2018

Signature Not Verified
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA



QR Code with Photograph

आपला आधार क्रमांक / Your Aadhaar No. :

7055 4427 4067

VID : 9190 4700 5330 0994

माझे आधार, माझी ओळख



सुनील स्वर्ण सिंग
Sunil Swarn Singh
जन्म तारीख/DOB: 25/04/1975
पुल्ल/ MALE

7055 4427 4067

VID : 9190 4700 5330 0994

माझे आधार, माझी ओळख



Government of India

AADHAAR

सूचना

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

INFORMATION

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

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

बबई - ४

29/04/2019

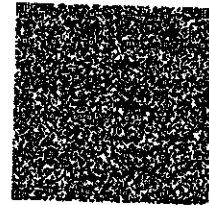
2023



भारत सरकार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O स्वर्ण सिंग, सी-701 बटरफ्लाय सुविधा को ऑप ही
सोसायटी, भवानी शंकर रोड, प्रमण सेवा मंडळ समोर,
दादर पश्चिम, मुंबई, मुंबई,
महाराष्ट्र - 400028

Address:
S/O Swarn Singh, C-701 BUTTER FLY
SUVIDHA CHS, BHAWANI SHANKAR
ROAD, OPP BHRAMAN SEVA MANDAL,
DADAR WEST, Mumbai, Mumbai City,
Maharashtra - 400028



QR Code with Photograph

7055 4427 4067

VID : 9190 4700 5330 0994

help@uidai.gov.in

Sunil



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

THAKORBHAI JAGABHAI PATEL

JAGABHAI PATEL

01/06/1955

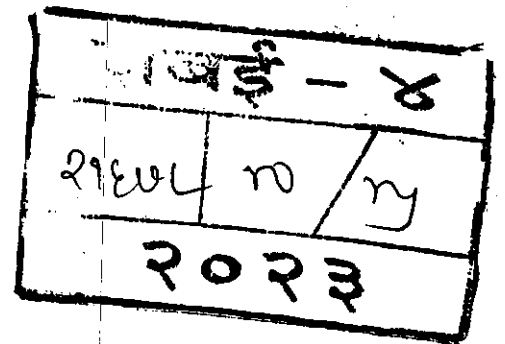
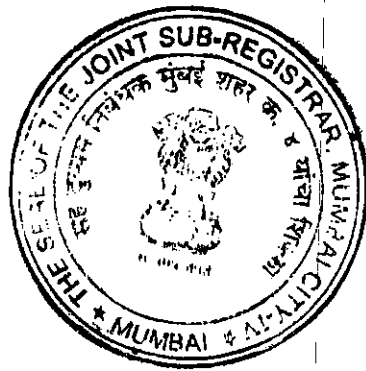
Permanent Account Number
AABPP2213K




Signature



05102008

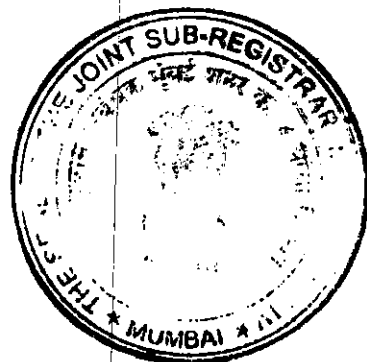
Devi



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AAEPM9541L	
नाम / NAME	ASHOK MALLYA	
पिता का नाम / FATHER'S NAME	BHAVANISHANKAR MALLYA	
जन्म तिथि / DATE OF BIRTH	11-10-1951	
हस्ताक्षर / SIGNATURE		
	आयकर निदेशक (पद्धति)	
	DIRECTOR OF INCOME TAX (SYSTEMS)	

Ashok Mallya

जबई - ४	
21/04/14	14
1023	





भारत सरकार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

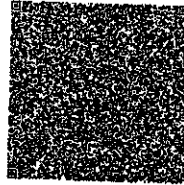
Enrollment No.: 2821/27064/00978

To
Ashok Bhavanishankar Mallya
D-12, Adithya Apartments, Old Nagardas Road,
Opp. Minal Tower,
VTC: Andheri (East),
District: Mumbai(Sub Urban),
State: Maharashtra,
PIN Code: 400069,
Mobile: 9820295308

58605629



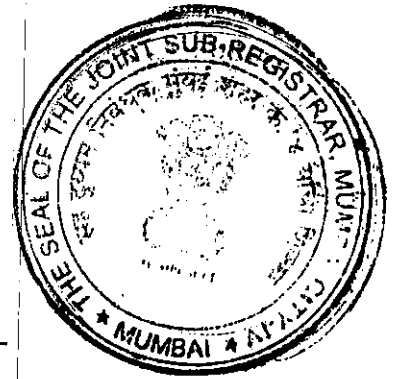
MF586056294FI



आपका क्रमांक / Your Enrollment No. :

9985 4411 5850

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

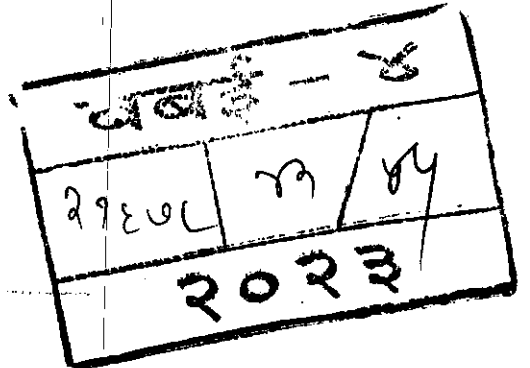
Issue Date : 21/07/2011



Ashok Bhavanishankar Mallya
DOB : 11/10/1951
Male

9985 4411 5850

मेरा आधार, मेरी पहचान



Ashok Mallya

508/21678

गुरुवार, 14 डिसेंबर 2023 11:55 म.पु.

दस्त.गोषवारा भाग-1

वर्ग-4

दस्त.क्रमांक: 21678/2023

दस्त.क्रमांक: वर्ग-4 /21678/2023

चाजारा मूल्य: रु. 1,55,77,504/-

मोवदला: रु. 1,49,00,000/-

भरलेले मुद्रांक शुल्क: रु.9,41,600/-

द. नि. म.पु. द. नि. वर्ग-4 यांचे कार्यालयाने

अ. क्र. 21678 वर दि.14-12-2023

नोंची 11:53 म.पु. वा. हजर केला.

पावनी:23300

पावनी दिनांक: 14/12/2023

सादरकरणाराचे नाव: सुनिल म्वरन सिंग

नोंदणी फी

रु. 30000.00

दस्त.हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकुण: 30900.00

दस्त.हजर करणाऱ्याची मंत्री:

सहाय्यक निबंधक, मुंबई-4

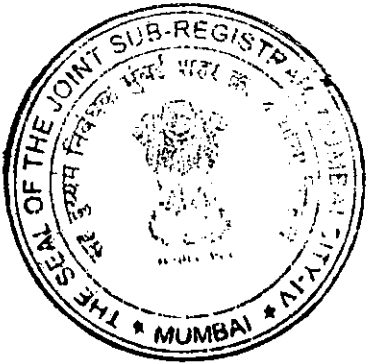
सहाय्यक निबंधक, मुंबई-4

दस्ताचा प्रकार: करारनामा

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

शिफा क्र. 1 14 / 12 / 2023 11 : 53 : 34 AM ची वेळ: (सादरीकरण)

शिफा क्र. 2 14 / 12 / 2023 11 : 54 : 43 AM ची वेळ: (फी)



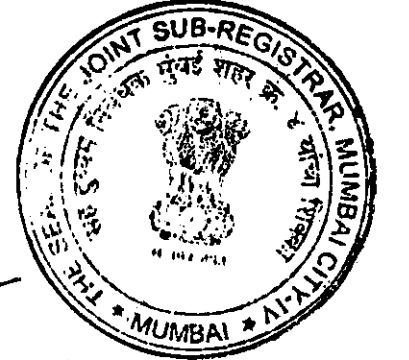
प्रतिज्ञापत्र

सदर दस्ताऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदात्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर अबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे

लिहून घेणारे

Kiran Singh





15/12/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4

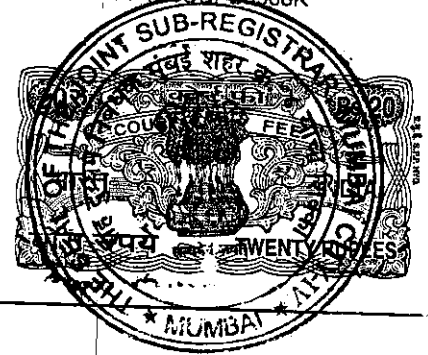
दस्त क्रमांक : 21678/2023

नोंदणी :

Regn:63m

गावाचे नाव : लोअर परेल

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	14900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15577503.92
(4) भू-मापन,पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : इतर माहिती: युनिट / गाला नं. 147,1 ला मजला,शाहू बँड नाहर इंडस्ट्रियल प्रिमायसेस(ए - 2)को. ऑप. सोसायटी लिमिटेड,धनराज गिल्स कंपाऊंड,सिताराम जाधव मार्ग,लोअर परेल(पश्चिम),मुंबई 400013,सी. एस. नं. 159,लोअर परेल डिव्हिजन,युनिट / गाला चे एकूण क्षेत्रफळ.825 चौरस फूट बिल्ट अप म्हणजेच 76.67 चौरस मीटर बिल्ट अप.,तसेच इतर वर्णन सदर दस्तात नमुद केल्याप्रमाणे PUI: GS0205110040000 ((C.T.S. Number : 159 ;))
(5) क्षेत्रफळ	1) 76.67 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स मृणाल एंटरप्रायसेस च्या प्रोपरायटर मीना एम. नायक वय:-73; पत्ता:-प्लॉट नं: 103/390, माळा नं: ., इमारतीचे नाव: पलई हाऊस, ब्लॉक नं: मादुंगा, मुंबई, रोड नं: 3 तेलंग क्रॉस रोड, महाराष्ट्र, मुंबई. पिन कोड:-400019 पॅन नं:-AACPN0120C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुनिल स्वरन सिंग वय:-48; पत्ता:-प्लॉट नं: प्लॉट नं. सी -701 , माळा नं: ., इमारतीचे नाव: बटर फ्लाय सुविधा को. ऑप. ह्रीसिंग सोसायटी लिमिटेड, ब्लॉक नं: ब्राह्मण सेवा मंडळ जवळ, दादर पश्चिम, मुंबई, रोड नं: भवानी शंकर रोड , महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-AAOPS5674C 2): नाव:-किरण सुनिल सिंग वय:-38; पत्ता:-प्लॉट नं: प्लॉट नं. सी -701, माळा नं: ., इमारतीचे नाव: बटर फ्लाय सुविधा को. ऑप. ह्रीसिंग सोसायटी लिमिटेड, ब्लॉक नं: ब्राह्मण सेवा मंडळ जवळ, दादर पश्चिम, मुंबई, रोड नं: भवानी शंकर रोड , महाराष्ट्र, मुंबई. पिन कोड:-400028 पॅन नं:-AAOPS3968K
(9) दस्तऐवज करून दिल्याचा दिनांक	14/12/2023
(10)दस्त नोंदणी केल्याचा दिनांक	14/12/2023
(11)अनुक्रमांक,खंड व पृष्ठ	21678/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	941600
(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.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Propeny/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 14/12/2023) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

सह. दुय्यम निबंधक वर्ग-२,
मुंबई शहर क्र.-४

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SUNIL SWARAN SINGH	eChallan	02608672023121359510	MH012327832202324E	95600.00	SD	0006496118202324	14/12/2023
2	SUNIL SWARAN SINGH	eChallan	02608672023102148651	MH009873947202324E	846000.00	SD	0006496115202324	14/12/2023
3		DHC		1223145900987	900	RF	1223145900987D	14/12/2023
4	SUNIL SWARAN SINGH	eChallan		MH009873947202324E	30000	RF	0006496115202324	14/12/2023

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

MUMBAI, DATED THIS 14th December DAY OF ~~NOVEMBER~~, 2023 .

B . E . T . W . E . E . N .

MRS. MEENA M. NAYAK

Proprietress of **M/s. MRUNAL ENTERPRISES**

----- THE TRANSFEROR

AND

1) MR. SUNIL SWARAN SINGH &

2) MRS. KIRAN SUNIL SINGH

----- THE TRANSFEREES

A . G . R . E . M . E . E . N . T . F . O . R . S . A . L . E .

IN RESPECT OF

Unit/Gala No.147 on 1st Floor in the Building known as Shah & Nahar Industrial Premises (A/2) Co-operative Society Ltd. situated at Dhanraj Mills Compound, Sitaram Jadhav Marg, Lower Parel (West), Mumbai 400 013.

DRAFTED BY

Adv. ROHAN J. CHOTHANI

M/s. S.C. ASSOCIATES

D-103/104, 1st Floor, Ambica Darshan, C.P. Road, Kandivali (East),

Mumbai 400 101.
