

TRUE COPY

445



पावती

Original/Duplicate

Monday, December 08, 2014

नोंदणी क्र.: 39M

6:28 PM

Regn.: 39M

पावती क्र.: 6285 दिनांक: 08/12/2014

गावाचे नाव: लोअर परेल

दस्तऐवजाचा अनुक्रमांक: बबई3 -5276-2014

दस्तऐवजाचा प्रकार : ट्रान्सफर डीड

सादर करणाऱ्याचे नाव: जानकी भाविन जेठवा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1020.00

पृष्ठांची संख्या: 51

DELIVERED

एकूण:

रु. 31020.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे 6:39 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, मुंबई-3

बाजार मूल्य: रु.13625000 /-

मोबदला: रु.12400000/-

भरलेले मुद्रांक शुल्क : रु. 681500/-

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004301799201415M दिनांक: 08/12/2014

ईकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1020/-

*(Signature)*

सह दुय्यम निबंधक

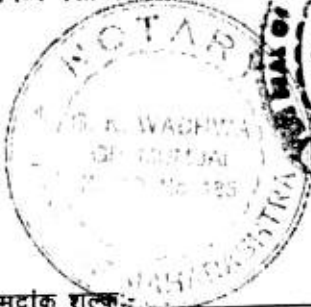
मुंबई शहर क्र. ३





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन 2010

1. दस्ताचा प्रकार :- जारीनामी अनुच्छेद क्रमांक \_\_\_\_\_
2. सादरकर्त्याचे नाव :- Mrs JANKI BHVIN JETHAWA
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
4. गावाने नाव :- ✓ Lower Panel ✓
5. नगरभूमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 159
6. मूल्य दरविभाग (झोन) :- 12 उपविभाग 91
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक  
प्रति चौ मी. दर :- 247,200/- ✓
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 91.86 कारपेट / बिल्ट अप चौ.मीटर / फूट
9. कारपार्किंग :- ✓ गच्ची :- ✓ पोटमाळा :- ✓
10. मजला क्रमांक :- 4th उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- 28/1/1984 घसारा :- 80%
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्ध पक्के / कच्चे
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- \_\_\_\_\_ ज्यान्वये दिलेली घट / वाढ
14. लिंक अॅन्ड लायसन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :- \_\_\_\_\_  
निवासी / अनिवासी 2. अनामत रक्कम / आगावू भाडे :- \_\_\_\_\_  
3. कालावधी :- \_\_\_\_\_
15. निर्धारित केलेले बाजारमूल्य :- 1,36,25,000/-
16. दस्तामध्ये दर्शविलेली मोबदला :- 1,24,00,000/-
17. देय मुद्रांक शुल्क :- \_\_\_\_\_ भरलेले मुद्रांक शुल्क :- 681,500/-
18. देय नोंदणी फी :- 30,000/-



लिपीक

बवई - 3  
42002/9/49  
2008

Emy  
सह दुय्यम निबंधक



**CHALLAN**  
**MTR Form Number-6**

GRN	MH004301799201415M	BARCODE		Date	06/12/2014-01:33:14	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Registration Fees			TAX ID (if Any)			
	Ordinary Collections IGR			PAN No. (if Applicable)	AGRPJ4622J		
Office Name	BBE3_JT SUB REGISTRA MUMBAI CITY 3			Full Name	MRS JANKI BHAVIN JETHAWA		
Location	MUMBAI						
Year	2014-2015 One Time			Fiat/Block No.	GALA NO 445 SHAH AND NAHAR CS NO 1		
Account Head Details		Amount In Rs.		Premises/Building	59 LOWER PAREL		
63301 Amount of Tax		30000.00		Road/Street	980 SQ FT BUILTUP		
				Area/Locality	LOWER PAREL		
				Town/City/District			
				PIN	4	0	0
				PIN	0	0	1
				PIN	3		
				Remarks (if Any)			
				<p>PAN: AACPB9890K-PN-MR KIRANRAJ UTTA MCHAND BIRAWARCA=12400000</p>			
Total		30000.00		Amount In Words	Thirty Thousand Rupees		
Payer Details				FOR USE IN RECEIVING BANK			
BANK OF MAHARASHTRA							
Cheque-DD Details				Bank CIN	REF No.	02300042014120632709	210473469
Cheque/DD No				Date	06/12/2014-15:43:05		
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA		
Name of Branch				Scroll No. , Date	Not Verified with Scroll		

Mobile No. : Not Available



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CHALLAN  
MTR Form Number-6

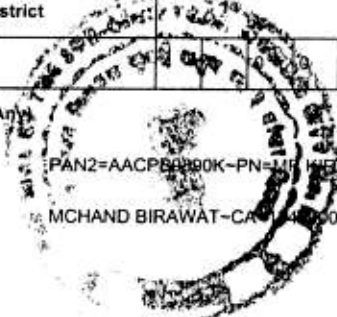
GRN	MH 00 4301799 201415M	BARCODE	Date 06/12/2014-01:33:14		Form ID 25.2
Department	Inspector General Of Registration		Payer Details		
Type of payment	Registration Fees		TAX ID (If Any)		
	Ordinary Collections IGR		PAN No.(If Applicable)		AGRPJ4622J
Office Name	BBE3_JT SUB REGISTRA MUMBAI CITY 3		Full Name		
Location	MUMBAI		MRS JANKI BHAVIN JETHAWA		
Year	2014-2015 One Time		Flat/Block no,		
			Premises/Bldg		
Account Head Details	Amount in Rs.		Road/Street		
0030063301	Amount of Tax		980 SQ FT BUILTUP		
	30000.00		Area/Locality		
			LOWER PAREL		
			Town/City/District		
			PIN		
			4 0 0 0 1 3		
			REMARKS PAN2=AACPB9690K-PN=MR KIRANRAJ UTTAMCHAND BIRAV		
			(If Any) CA=12400000		
			Make payment at any of the listed branches * of		
			BANK OF MAHARASHTRA		
			handling Government of Maharashtra Business		
			Before 13/12/2014		
Total	30000.00				
Amount in	Thirty Thousand Rupees Only				
Words					
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	REF No.		
Cheque/DD No.		Date			
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA		
Name of Branch		Scroll No. ,Date			

Mobile No. : Not Available

4301799 - 3  
4301799  
2014



**CHALLAN**  
**MTR Form Number-6**

GRN	MH004301798201415M	BARCODE	[Barcode]		Date	06/12/2014-01:31:40	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Non-Judicial Customer-Direct Payment			TAX ID (If Any)				
	Sale of Non Judicial Stamps SoS Mumbai only			PAN No. (If Applicable)		AGRPJ4622J		
Office Name	BBE3_JT SUB REGISTRA MUMBAI CITY 3			Full Name		MRS JANKI BHAVIN JETHAWA		
Location	MUMBAI			Flat/Block No.		GALA NO 445 SHAH AND NAHAR CS NO 1		
Year	2014-2015 One Time			Premises/Building		59 LOWER PAREL		
Account Head Details		Amount In Rs.		Road/Street		980 SQ FT BUILTUP		
045501 Sale of NonJudicial Stamp		681500.00		Area/Locality		LOWER PAREL		
				Town/City/District				
				PIN		1 3		
				Remarks (If Any)		 PAN2=AACPBB90K-PN=MUMBAI MCHAND BIRAWAT-CAN 400000		
				Amount In		Six Lakh Eighty One Thousand Five Hundred Rupees 0		
Total				681500.00		Words		nty
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA				Bank CIN		REF No.		02300042014120632716 210474153
Cheque-DD Details				Date		06/12/2014-15:45:21		
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Mobile No. : Not Available

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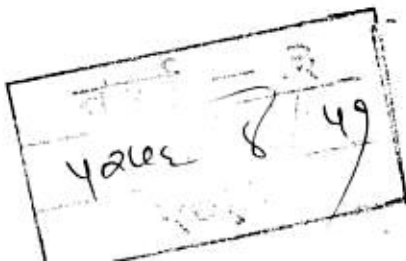


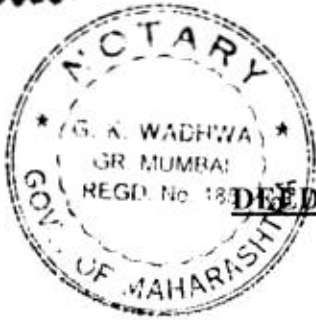


**CHALLAN**  
**MTR Form Number-6**

GRN	MH 00 4301798 201415M	BARCODE	Date	06/12/2014-01:31:40	Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of payment	Non-Judicial Customer-Direct Payment		TAX ID (If Any)			
	Sale of Non Judicial Stamps SoS Mumbai only		PAN No.(If Applicable)		AGRPJ4622J	
Office Name	BBE3_JT SUB REGISTRA MUMBAI CITY 3		Full Name		MRS JANKI BHAVIN JETHAWA	
Location	MUMBAI		Flat/Block no,		GALA NO 445 SHAH AND NAHAR CS NO 159 LOW	
Year	2014-2015 One Time		Premises/Bldg		ER PAREL	
Account Head Details	Amount in Rs.		Road/Street		980 SQ FT BUILTUP	
0030045501	Sale of NonJudicial Stamp		Area/Locality		LOWER PAREL	
	681500.00		Town/City/District			
			PIN		4 0 0 0 1 3	
			REMARKS PANZ=AACPB9890K-PN=MR KIRANRAJ UTTAMCHAND BIRAV			
			(If Any) CA=12400000			
			Make payment at any of the listed branches * of			
			BANK OF MAHARASHTRA			
			handling Government of Maharashtra Business			
			Before 13/12/2014			
Total	681500.00					
Amount In	Six Lakh Eight Thousand Five Hundred Rupees Only					
Words						
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	REF No.				
Cheque/DD No.	Date					
Name of Bank	Bank-Branch	BANK OF MAHARASHTRA				
Name of Branch	Scroll No. ,Date					

Mobile No. : Not Available





**TRUE COPY**

**DEED OF TRANSFER**



**THIS DEED OF TRANSFER** is made, executed and entered into at

Mumbai on this 8th day of December 2014 BETWEEN  
**MR. KIRANRAJ UTTAMCHAND BIRAWAT**, Indian Inhabitant having  
address at Unit No. 445 on the 4<sup>th</sup> floor of the Shah and Nahar Industrial  
Estate in A-wing of SHAH & NAHAR INDUSTRIAL PREMISES(A-1)  
CO-OP SOCIETY LIMITED at Dhanraj Mills Compound, Sitaram Jadhav  
Marg, Lower Parel, Mumbai- 400 013, hereinafter referred to as "**THE  
TRANSFEROR**", (which expression shall unless repugnant to the context  
or meaning thereof deemed to be include his heirs, executors, administrators  
and assigns) of the One Part,

AND

बल - ३
४२०६/६/४९
२०१४

**Mrs. JANKI BHAVIN JETHWA & Mr. BHAVIN KANTILAL  
JETHWA** of Mumbai having address at Flat No. 122, 12<sup>th</sup> floor, Priti  
Sadon, Sicka Nagar, V.P.Road, Mumbai- 400 004, hereinafter  
referred to as "**THE TRANSFEREE**", (which expression shall unless  
repugnant to the context or meaning thereof deemed to be include his  
heirs, executors, administrators and assigns) of the Other Part:

*J.B. Jethwa*

*J.B. Jethwa*



**WHEREAS:**

a) By an Agreement for Sale dated 29<sup>TH</sup> December, 1984 executed by and between M/s. SHAH AND NAHAR ASSOCIATES a partnership firm having its address at 515, Commerce House, Nagindas Master Road, Mumbai - 400 023 therein referred to as the Builders of the one part and M/s. Pudiya of the other Part, M/s. Pudiya have Purchased and acquired the Unit No. 445 admeasuring 980 sq.ft. built-up area on the 4<sup>th</sup> floor of the A-1 building in Shah & Nahar Industrial Estate at Dhanraj Mills Compound, Sitaram Jadhav Marg, Lower Parel, Mumbai- 400 013 for the consideration and on the terms and conditions mentioned therein..

b) Thereafter the builders had formed the society in the name of SHAH & NAHAR INDUSTRIAL PREMISES (A-1) CO-OP SOCIETY LIMITED and the said society was duly registered under Maharashtra Co-operative Societies Act, 1960 under registration No. BOM/W/G-S/GNL/(O) 485/87-88 of 1987.

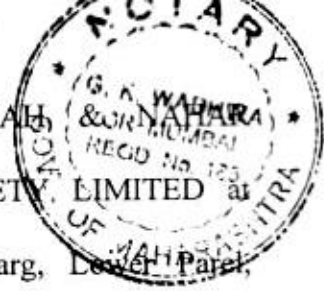
c) The Society has issued 10 share of Rs. 50/- each bearing distinctive Nos. 1436 to 1445 ( both inclusive ) under share certificate No. 147 dated 25<sup>th</sup> June 1991 in the name of M/s. Pudiya.

certificate No. 147	3
4202	49

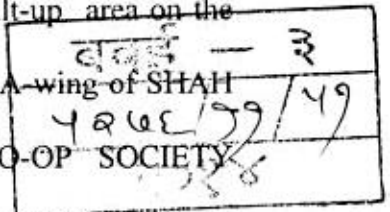
d) By Article of Agreement dated 10<sup>th</sup> Jan, 1996 executed by and between the said M/s. Pudiya of the One Part, therein referred to as "TRANSFERORS" and M/s. GITANJALI LASER HOUSE PVT LTD a company incorporated under the provision of Companies Act 1956 as the Party of the Other Part, therein referred to as "TRANSFEREE" have purchased the said Industrial Unit No. 445 admeasuring 980 sq.ft. built-up area on the 4<sup>th</sup> floor of the Shah and



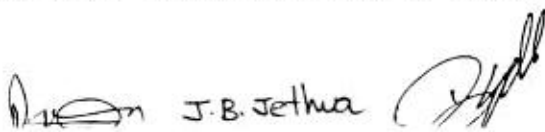
Nahar Industrial Estate in A-wing of SHAH & NAHAR INDUSTRIAL PREMISES(A-1) CO-OP SOCIETY LIMITED at Dhanraj Mills Compound, Sitaram Jadhav Marg, Lower Parel, Mumbai- 400 013 and more particularly described in the schedule written hereunder, for the consideration and on the terms and conditions mentioned therein. The said Agreement was duly lodged for registration on 27.03.1996 under Sr. No. BBE/1154/1996.

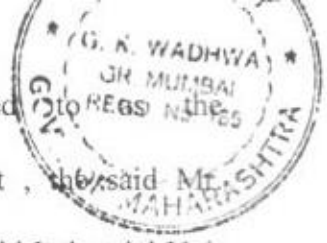


e) By an Agreement dated 27<sup>th</sup> March , 2000 executed by and between the said M/s. GITANJALI LASER HOUSE PVT LTD of the One Part , therein referred to as "TRANSFERORS " and M/s. GALENTIC PHARMA (INDIA) PVT LTD a Private Limited company incorporated under the provision of Companies Act 1956 and having its registered office at 801 L ,Building No. 6 , Neelam Nagar , V.B.Phadke Road, Mulund (E), Mumbai- 400 081 as the Party of the Other Part , therein referred to as "TRANSFEEE ", the said M/s. GALENTIC PHARMA (INDIA) PVT LTD have purchased the said Industrial Unit No. 445 admeasuring 980 sq.ft. built-up area on the 4<sup>th</sup> floor of the Shah and Nahar Industrial Estate in A-wing of SHAH & NAHAR INDUSTRIAL PREMISES(A-1) CO-OP SOCIETY LIMITED at Dhanraj Mills Compound, Sitaram Jadhav Marg, Lower Parel, Mumbai- 400 013 for the consideration and on the terms and conditions mentioned therein. The said Agreement was duly lodged for registration on 02.08.2000 under Sr. No. BBE/3803/2000.

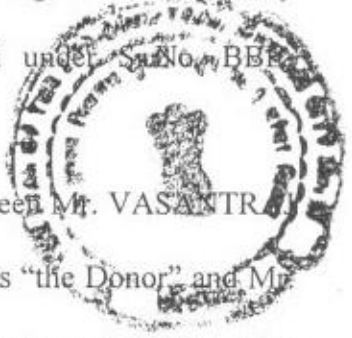


f) By SALE AGREEMENT dated 4<sup>TH</sup> December , 2007 executed by and between the said M/s. GALENTIC PHARMA (INDIA) PVT LTD of the One Part , therein referred to as "TRANSFERORS " and Mr.

 J.B. Jethwa

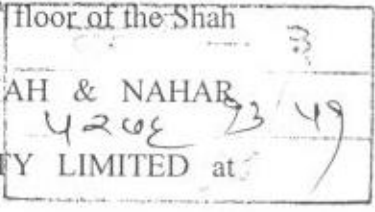


VASANTRAJ U. BIRAWAT therein referred  
 "TRANSFeree " as the Party of the Other Part , the said Mr.  
 VASANTRAJ U. BIRAWAT have purchased the said Industrial Unit  
 No. 445 admeasuring 980 sq.fts. built-up area on the 4<sup>th</sup> floor of the  
 Shah and Nahar Industrial Estate in A-wing of SHAH & NAHAR  
 INDUSTRIAL PREMISES(A-1) CO-OP SOCIETY LIMITED at  
 Dhanraj Mills Compound, Sitaram Jadhav Marg, Lower Parel,  
 Mumbai- 400 013 for the consideration and on the terms and  
 conditions mentioned therein. The said Sale Agreement was duly  
 registered with the sub-registrar of Mumbai under Sr.No. BB-  
 2/9284/2007.



g) By a Gift Deed dt. 19<sup>th</sup> April , 2010 made Between Mr. VASANTRAJ  
 UTTAMCHAND BIRAWAT therein referred as "the Donor" and Mr.  
 KIRANRAJ UTTAMCHAND BIRAWAT therein referred as "the  
 Donee" of the Other part, the said Mr. VASANTRAJ  
 UTTAMCHAND BIRAWAT have gifted the said Industrial Unit No.

445 admeasuring 980 sq.fts. built-up area on the 4<sup>th</sup> floor of the Shah  
 and Nahar Industrial Estate in A-wing of SHAH & NAHAR  
 INDUSTRIAL PREMISES(A-1) CO-OP SOCIETY LIMITED at




Dhanraj Mills Compound, Sitaram Jadhav Marg, Lower Parel,  
 Mumbai- 400 013 in favour of his brother Mr. KIRANRAJ  
 UTTAMCHAND BIRAWAT . The said GIFT DEED was duly  
 registered with the sub-registrar of Mumbai under Sr.No. BB-  
 3/3766/2010.

h) In the circumstances the TRANSFEROR herein the party of the One  
 Part is the members of The SHAH & NAHAR INDUSTRIAL

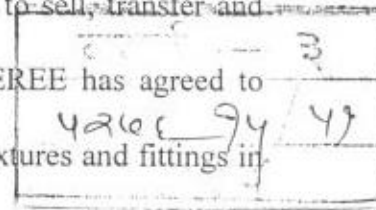
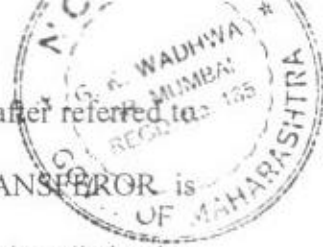
*J.B. Jethwa* J.B. Jethwa *[Signature]*

PREMISES(A-1) CO-OP SOCIETY LIMITED, hereinafter referred to as "THE SAID SOCIETY" and as such member, TRANSFEROR is holding Ten fully paid up shares of Rs. 50/- each bearing distinctive Nos. 1436 to 1445 (both inclusive) and share certificate No. 147 hereinafter referred to as "THE SAID SHARES" issued by the said society and as such member the TRANSFEROR is entitled and in absolutely use, occupy, seized and possessed and is absolute owner of the premises being Industrial Unit No. 445 admeasuring 980 sq.ft. built-up area on the 4<sup>th</sup> floor of the society building at Dhanraj Mills Compound, Sitaram Jadhav Marg, Lower Parel, Mumbai- 400 013, hereinafter referred to as "THE SAID UNIT" and more particularly described in the SCHEDULE hereunder written and certain right, title and interest in the said shares together with all the right, title and interest of the TRANSFEROR in the said Unit are hereinafter referred to as "THE SAID PREMISES".

- i) Pursuant to negotiation between the TRANSFEROR and the TRANSFEREE, the TRANSFEROR has agreed to sell, transfer and assign to the TRANSFEREE and the TRANSFEREE has agreed to purchase the said Premises together with all the fixtures and fittings in the said Industrial Unit and the furniture lying therein hereinafter referred to as "THE PREMISES , FIXTURES , FITTINGS AND FURNITURE" at or the lump sum consideration or purchase price of Rs. 1,24,00,000/- (Rupees One Crore Twenty Four Lacs only) and on certain terms and conditions agreed between them.

 J.B. Jethwa





j) The said Society has by its letter dated 08.11.2014 given its permission and no objection for the sale and transfer of the said Premises by the TRANSFEROR to the TRANSFEREE.

k) The TRANSFEREE has requested the TRANSFEROR to complete the sale of the said Premises, Fixtures, Fittings and Furniture and to hand over the possession of the said Industrial Unit and to execute the Deed of Transfer in respect of the said Premises, Fixtures, Fitting and Furniture on execution of these presents, which the TRANSFEROR agrees on TRANSFEREE making payment of entire purchase price of Rs. 1,24,00,000/- (Rupees One Crore Twenty Four Lacs only).


**NOW THIS DEED WITNESSETH AS FOLLOWS: -**

1. In pursuance of the same and the permission of the said Society and in consideration of the sum of Rs. 1,24,00,000/- (Rupees One Crore Twenty Four Lacs only) paid by the TRANSFEREE to the TRANSFEROR as under :

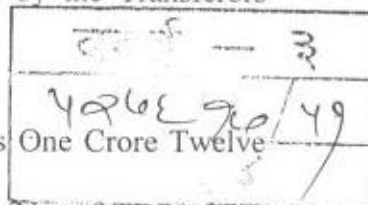
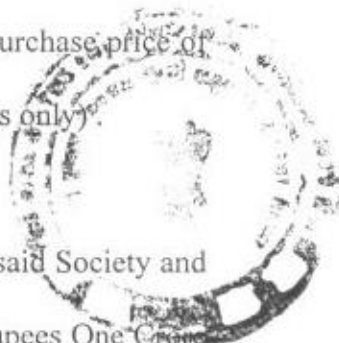
a) Rs. 10,00,000/- ( Rupees Ten Lacs only ) shall be paid on or before execution of this present (receipt whereof is duly confirmed and acknowledged by the Transferors herein)

b) The balance 1,12,76,000/- ( Rupees One Crore Twelve Lacs Seventy Six Thousand only ) (Net of TDS of Rs. 1,24,000/-) on the date of Transferor handover possession of the said Unit to the Transferee .

**THE TRANSFEROR** doth hereby grant, convey, sell, assign, transfer and assure unto the TRANSFEREE all that Industrial Unit No. 445 admeasuring 980 sq.ft. built-up area on the 4<sup>th</sup> floor of the

 J.B. Jethua







society building at Dhanraj Mills Compound, Sitaram, Jadhav Marg, Lower Parel, Mumbai- 400 013 alongwith Ten fully paid up shares of Rs. 50/- each bearing distinctive Nos. 1436 to 1445 (both inclusive) and share certificate No. 147 and all the right, title and interest of the TRANSFEROR in the said Society as member thereof, **TOGETHER WITH** all and singular the member's privileges, easements, profits, advantages, appurtenances whatsoever to the said Industrial Unit and the Premises hereby granted conveyed, sold, assigned, transferred and assured by the TRANSFEROR to the TRANSFEREE in the manner aforesaid or intended or expressed so to be or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto **AND TOGETHER ALSO** with all the fixture and fittings of the said Industrial Unit and the furniture lying thereon **AND TOGETHER ALSO WITH** all the deeds, documents, certificates, vouchers, receipts and other papers of or relating to the said Premises (all of which are hereinafter for the sake of brevity collectively referred to as "**THE SAID PREMISES**") **AND TOGETHER ALSO WITH** all the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand and all the right, title and interest whatsoever both at law and equity of the TRANSFEROR into, out of or upon the said Premises or any part thereof **TO HAVE AND TO HOLD** all and singular the said Premises hereby granted, conveyed, sold, assigned, transferred and assured or intended or expressed so to be by the TRANSFEROR to the TRANSFEREE in the manner aforesaid with his all and every




4266	98	3
	49	

J. B. Jethwa

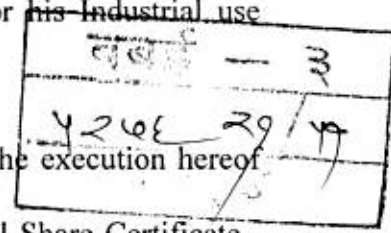
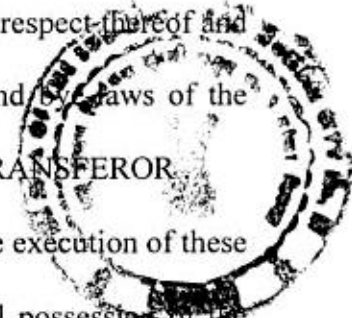
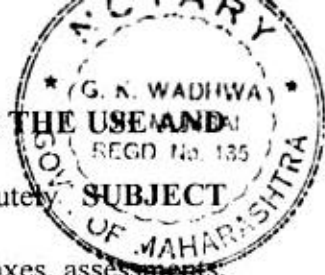
rights, members and appurtenances **UNTO AND TO THE USE AND BENEFIT** of the TRANSFEREE forever absolutely **NEVERTHELESS** to the payment of all the rates, taxes, assessments, dues, duties, maintenance charges and other outgoings now payable and/or chargeable and hereafter to become payable and/or chargeable in respect of the said Premises to the Government of India or of Maharashtra or the Municipal Corporation of Greater Mumbai or the said Society or any other local body or authority in respect thereof and subject to the TRANSFEREE abiding the rules and by-laws of the society from time to time without recourse to the TRANSFEROR.

2. The TRANSFEROR has simultaneously with the execution of these presents handed over quiet, vacant and peaceful possession of the said Industrial Unit to the TRANSFEREE for his Industrial use only.

3. The TRANSFEROR has simultaneously with the execution hereof handed over to the TRANSFEREE the Original Share Certificate, Sinking Fund Certificate ( if any ) in respect of the said Unit and all Agreement, Deeds and other documents, papers or writings of or relating to the said Premises in the possession of the TRANSFEROR and the TRANSFEROR has simultaneously with the execution hereof also signed and handed over to the TRANSFEREE the Transfer Forms and other papers and documents for the transfer of the said Shares and the said Premises from the name of the TRANSFEROR to the name of the TRANSFEREE in the records and registers of the said Society.

 J. B. Jethwa

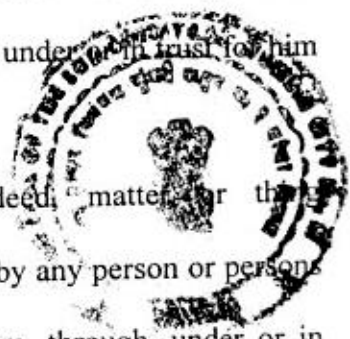






4. The TRANSFEROR has simultaneously with the execution hereof signed and handed over to the TRANSFEREE the electricity meter transfer form.

5. THE TRANSFEROR doth hereby for himself and his legal heirs and all persons claiming by, from, through, under or in trust for him declare.

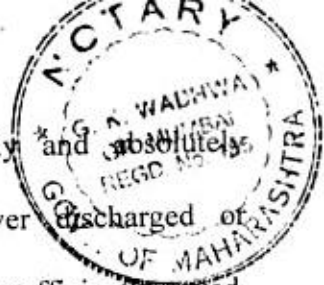


a. THAT notwithstanding any act, deed, matter or thing whatsoever by the TRANSFEROR or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for him made, done, committed or omitted or knowingly or willingly suffered to the contrary THE TRANSFEROR now hold in himself has good right, full power and absolute authority to grant, convey, sell, assign, transfer and assure the said Premises hereby granted, conveyed, sold, assigned, transferred and assured or intended or expressed or expressed so to be unto and to the use of the TRANSFEREE in the manner aforesaid;

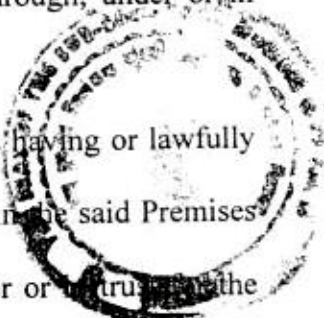
b. THAT the TRANSFEREE shall and may from time to time and at all times hereafter peaceably and quietly enter upon, hold, occupy, possess and enjoy the said Premises and every part thereof and receive the rents, issues, income and profit thereof and every part thereof to and for his own use and benefit without any suit, eviction, interruption, claim or demand whatsoever from or by the TRANSFEROR or his successor or any of them or any person or persons lawfully or equitably claiming by, from, through, under or in trust for him ;

420	3
4200/23	49

J.B. Jethwa



c. **THAT** free and clear and freely, clearly and ~~absolutely~~ discharged or otherwise by the TRANSFEROR well and sufficiently saved, defended and kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever had, made, executed, occasioned or suffered by the TRANSFEROR or by any person or persons lawfully or equitably claiming by, form, through, under or in trust for him;



d. **THAT** the TRANSFEROR and all persons having or lawfully or equitably claiming any estate or interest in the said Premises or any part thereof by, from, through, under or in trust of the TRANSFEROR or his heirs shall and will from time and at times hereafter at the request and costs of the TRANSFEREE do and execute or cause to be done and executed all such further and other acts, deeds, things, matters, conveyances and assurances in the law whatsoever for the further, better and more perfectly and absolutely assuring the said Premises and every part and item thereof unto and to the use of the TRANSFEREE or by the TRANSFEREE heirs, executors, administrators, successors, assigns or nominees or their Counselors shall be reasonably required;

4268/2/49	3
7037	1

e. **THAT THE TRANSFEROR** has not at any time heretofore made, done, committed or omitted or knowingly or willingly caused, permitted, allowed or suffered to be done anything whatsoever whereby or by reason or on account whereof the

*[Handwritten signatures and text at the bottom of the page]*



TRANSFEROR is likely to be prevented from granting, conveying, selling, assigning, transferring and assuring the said Premises hereinbefore expressed to be hereby granted, conveyed, sold, assigned, transferred and assured or intended or expressed so to be by the TRANSFEROR to the TRANSFEREE in manner aforesaid or whereby or by reason or on account whereof the said Premises or any part thereof are, is, can, shall or may be in anywise impeached, affected or encumbered in estate, title or otherwise howsoever which the TRANSFEROR has satisfied himself.

6. All the costs, charges and expenses of and incidental to these presents and the sale and transfer of the said Premises including stamp duty and registration charges shall be borne and paid by the TRANSFEREE alone. The Transfer Charges and other amounts payable to the said Society for transfer of the said Premises in favour of the TRANSFEREE shall be borne and paid equally by both the parties. Each party shall bear and pay the professional costs and fees of its Advocates and Solicitors.

IN WITNESS WHEREOF the TRANSFEROR and the TRANSFEREE have set and subscribed their respective hands hereto the day and year first hereinabove written.

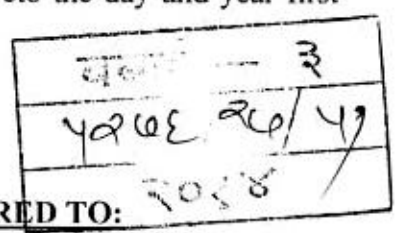
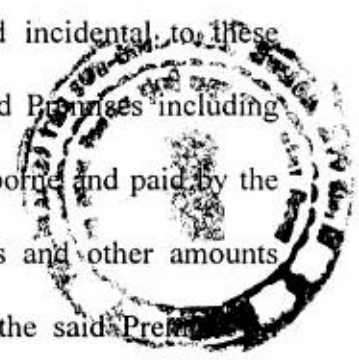
**THE SCHEDULE ABOVE REFERRED TO:**

ALL that Industrial Unit No. 445 admeasuring 980 sq.fts. built-up area on the 4<sup>th</sup> floor of the society building known as SHAH & NAHAR



J.B. Jethua





INDUSTRIAL PREMISES(A-1) CO-OP SOCIETY LIMITED and the said society was duly registered under Maharashtra Co-operative Societies Act , 1960 under registration No. BOM/W/G-S/GNL/(O) 485/87-88 of 1987 situated at Dhanraj Mills Compound, Sitaram Jadhav Marg, Lower Parel, Mumbai- 400 013 and Ten fully paid up shares of Rs. 50/- each bearing distinctive Nos. 1436 to 1445 (both inclusive) and share certificate No. 147 standing on land bearing Cadastral Survey No 159 of Lower Parel Division.

Year of construction of the Building 28.01.1984

Signed and delivered by the withinnamed

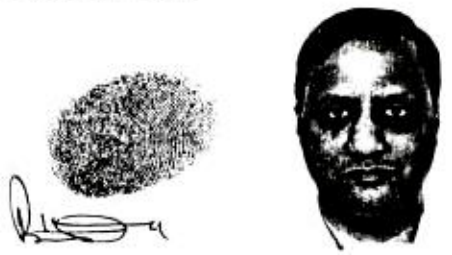
TRANSFEROR , the party of the One Part

MR. KIRANRAJ UTTAMCHAND BIRAWAT

in the presence of... Ramanlal Patidar

- 1.
- 2.

*[Handwritten signatures]*



Signed and delivered by the withinnamed

TRANSFEEEE the party of the Other Part

Mrs. JANKI BHAVIN JETHWA

&

Mr. BHAVIN KANTILAL JETHWA

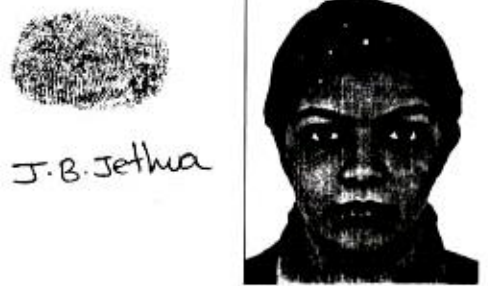
in the presence of Ramanlal Patidar

- 1.
- 2.

*[Handwritten signatures]*

TRUE COPY

G. K. WADHWA  
NOTARY, GR. MUMBAI  
321, HIMALAYA HOUSE,  
PALTON ROAD.  
MUMBAI - 400 001.





**R E C E I P T**

Received of and from the within named TRANSFEREE **Mrs. JANKI BHAVIN JETHAWA & MR. BHAVIN KANTILAL JETHWA** a sum of Rs. 10,00,000/- (Rupees Ten Lacs only ) as a token money for consideration of Rs. 1,24,00,000/- the details of which are as under.

Chq No.	Dated	Drawn on	Amount in Rs.
748492	10.09.2014	ING Bank	10,00,000/-
026830	08.12.2014	ICICI BANK	1,12,76,000/-



I say received

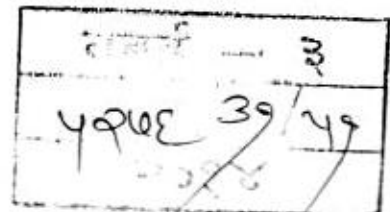
**MR. KIRANRAJ UTTAMCHAND BIRAWAT**

**( TRANSFEROR )**

w. tress

1) Ramantel Pandur

2) MUMTAZ ALI



# Shah & Nahar Industrial Premises (A-1) Co-operative Society Ltd.

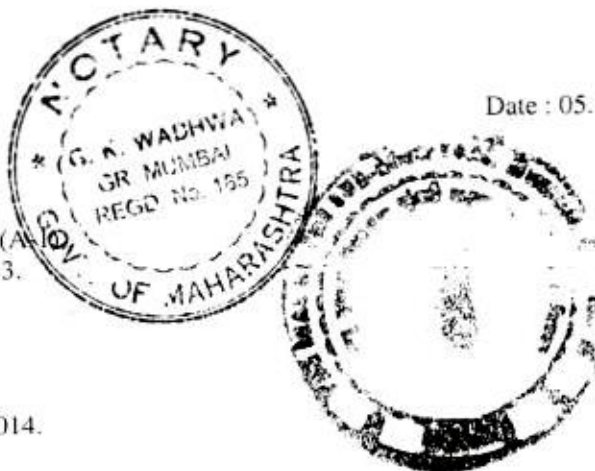
Regd. No. BOM/W/G-S/GNL/(O) 485/87-88 of 1987

Terrace (Gate No. 4), Shah & Nahar Industrial Estate, A-1, Dhanraj Mill Compound, Lower Parel, Mumbai - 400 013.  
Phone No. : 2494 2143

Ref : 445/273/2014-15

Date : 05.12.2014

Mrs. Janki B. Jethwa,  
445, Shah & Nahar Ind. Estate (A-1)  
Lower Parel, Mumbai - 400 013.



Madam,

Ref : Your letter dated 05.12.2014.

We are furnishing you the details required in respect of property/building for the purpose of payment of stamp duty and registration of document in respect of Unit No. 445.

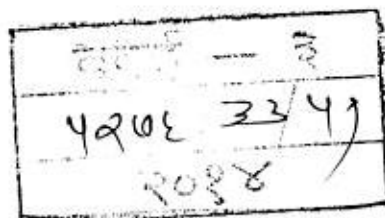
Area of Unit No. 445	980 sq. ft. (Built-up)
Numbers of floors	Ground + Upper Four Floors
Location of Property/Survey No.	C.S. No. 159, Lower Parel Division G/South Ward
Lift facility	4 Lifts
Year of construction	1984 [Xerox copy of certificate dated 28/01/1984 issued by the Executive Engineer, Building Proposals (City) is enclosed]

We enclose herewith xerox copies of Assessment/property tax bill of the Building, property card.

Thanking you,

Yours faithfully,  
For Shah & Nahar Ind. Premises (A-1)  
Co-operative Society Ltd.

Hon. Secretary



# Shah & Nahar Industrial Premises (A-1) Co-operative Society Ltd.

Regd. No. BOM / W / G-S / GNL / (O) 485 / 87 - 88 of 1987

Terrace (Gate No. 4), Shah & Nahar Industrial Estate, A-1, Dhanraj Mill Compound, Lower Parel, Mumbai - 400 013.  
Phone No. : 2494 2143

Ref : 445/236/2014-15

Date : 08.11.2014

Mr. Kiranraj Uttamchand Birawat,  
445, Shah & Nahar Ind. Estate (A-1),  
Lower Parel, Mumbai - 400 013.



Dear Sir,

Sub : Provisional N.O.C. for sale of Unit No. 445.

Ref : Your letter dated 03.11.2014.

This is in reference to your letter dated 03.11.2014. The Society will have no objection for transfer of shares of the said member and his interest in the Society to Mrs. Janki Bhavin Jethva subject to compliance of requirements as per Society's Bye-Laws, Rules and Regulations in force by both the parties i.e. transferor & transferee.

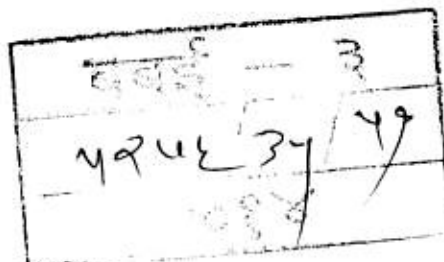
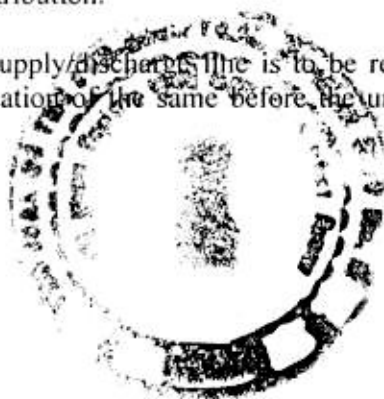
1. You will remove the air conditioner/s installed in main passages and transferee will give an undertaking to the Society that he will not install air conditioner/s in main passage and also meet the other requirements of the Society.
2. You will introduce the transferee to the Committee before the agreement is executed between the transferor & transferee.
3. You pay Rs. 19,420/- towards maintenance charges upto December, 2014.
4. You pay Rs. 14,700/- towards major repairs contribution.

Please ensure that the bathroom/toilet and water supply/discharge pipe is to be restored to original location in case you have changed the location of the same before the units is/are disposed.

Thanking you,

Yours faithfully,  
For Shah & Nahar Ind. Premises (A-1)  
Co-op. Society Ltd.

Hon. Secretary.





**बृहन्मुंबई महानगरपालिका**

**करनिर्धारण-व संकलन खाते**

मालमला कर देयक

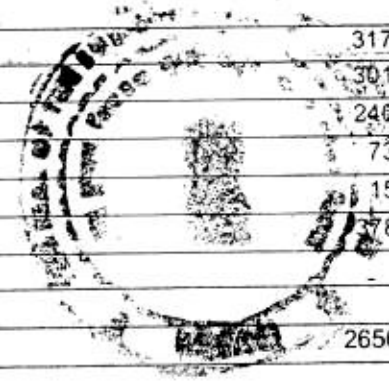
सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १९८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

19.6.14

लेखा क्रमांक GS0202810090000	मालमला करवर्ष 2014-2015	देयक क्रमांक 201410BIL03017345 201420BIL03017346	देयक दिनांक 30/05/2014
पसंकाराचे नाव व पत्ता : SHAH & NAHAR INDUSTRIAL  ESTATE (A1) CO OP, SOCIETY 44 2/A1, DHANRAJ MILL COMPOUND LOWER PAREL MUMBAI 13		एकक - सह. क. व सं. / विभाग : ASSESSMENT & COLLECTION DEPARTMENT G SOUTH WARD OFFICE, 4th Floor, Room No.22, LOWER PAREL, N.M.JOSHI MARG MUMBAI 400013	
मालमला क्रमांक, सदनिका क्रमांक, इमारतीचे नाव / विंग, सो. टी. एस. क / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गचे नाव, ठिकाण, मालमल्लेचे वर्ष, करदात्यांची नावे DHANRAJ MILLS LTD G/S 1017 (1D) 101D S.B JADHAV MARG, HOUSE AS INDUSTRIAL ESTATE, SHAH AND NAHAR A-1			
प्रथम करनिर्धारण दिनांक	01/10/1972	जलजोडणी क्रमांक :	एकूण भांडवली मूल्य : ₹ 3482532740
अक्षरी Three Hundred Forty-Eight Crore Twenty-Five Lac Thirty-Two Thousand Seven Hundred Forty Only			
A अतिरिक्त अधिदानाची रक्कम + अतिरिक्त अधिदानावरील व्याज :		₹ 0	B. TDS : ₹ 0
देयक तयार करवेवेळी ३१/०३/२०१० या तारखेपर्यंतची शकबाकी		₹ 849354	०१/०४/२०१० या तारखे नंतरची शकबाकी ₹ 0
देयक कालावधी	01/04/2014 ते 31/03/2015		

(सर्व रकम रुपयामध्ये)

कराचे नाव :	01/04/2014 ते 30/09/2014	01/10/2014 ते 31/03/2015
मूल्य	814871	814871
कमी	0	0
जमा	513376	513376
नसलेल्या	0	0
मूल्य मारणे लाभ कर	317815	317815
मालमला उपकर	301508	301508
राज्य शिक्षण उपकर	240746	240746
मालमला इतर उपकर	73332	73332
इतर उपकर	15932	15932
उपकर	378549	378549
कलम १५२ अ नुसार देयकी रक्कम	0	0
प्रताड्यावरील व्याजाची वसुली	0	0
एकूण देयक रक्कम	2656129	2656129
अली बर्ड योजनेनुसार लाभाची रक्कम	0	0
अली बर्ड-च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम	0	0
भरावयाची निव्वळ रक्कम	2656129	2656129
प्रतिदानाची निव्वळ रक्कम	0	0
* ३०.०६.२०१४ पर्यंत भरावयाची निव्वळ रक्कम	2609607	2563084
* ३१.०७.२०१४ पर्यंत भरावयाची निव्वळ रक्कम	2632868	2586345
* ३१.०७.२०१४ नंतर भरावयाची निव्वळ रक्कम	2656129	2656129
अक्षरी रुपये	Twenty-Six Lac Fifty-Six Thousand One Hundred Twenty-Nine Only	Twenty-Six Lac Fifty-Six Thousand One Hundred Twenty-Nine Only
अंतिम देय दिनांक	28/08/2014	31/12/2014



To make payment through NEFT:  
IFSC - SBIN0COLLEC, Beneficiary A/C No:- BMCPOGS0202810090000  
Please note, payment done through NEFT will be collected against oldest bills first.

Name-MCGM-Property Tax.  
₹ 424834.09

रमेश बी. अग्ने  
करनिर्धारक

\* अली बर्ड इन्व्हेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे.  
\*\* घुसणा :- सदर इमारत ही ३० वर्षांपेक्षा मुली अध्यायाने, मुंबई महानगरपालिका अधिनियम, १९८८ च्या कलम ३५३ (ब) अन्वये आरक्षणक अधिस्थापनाचे, यंत्रकाम विवरा प्रमाणपत्र (Structure Stability Certificate) विहित कायदाकरीत प्रमाणित विभागातील प्रहायक आयुक्ताने सदर करण्यात यावे."



## करदात्यांस सूचना

देय दिनाकापर्यंत देयकाचे अधिदान न केल्यास व देयक न भरण्याचे योग्य कारण व मुं. म. न. पा. आयुक्तांस त्यांचे समाधान हेईल अशा प्रकारे न दाखविल्यास कसूर करणाऱ्यावर अधिनियम कलम २०२ अन्वये अशी अदत्त महापालिका कराची रक्कम किंवा त्या रकमेचा भाग या व्यतिरिक्त, प्रत्येक महिन्यासाठी अथवा त्याच्या भागासाठी, अशा अदत्त करांच्या २% इतकी रक्कम शास्ती म्हणू; आकारण्यात येईल. तसेच, शासन अध्यादेशान्वये शासन कराची अदत्त रक्कम किंवा त्या रकमेचा भाग या व्यतिरिक्त प्रत्येक महिन्यासाठी अथवा त्याच्या भागासाठी, अशा अदत्त करांच्या २% इतकी रक्कम शास्ती म्हणून आकारण्यात येईल. संबंधीत कराच्या पूर्ण रकमेचा भरणा हेईपर्यंत उपरोक्त शास्ती देय असतील.

करदात्यांस अधिकाधिक तत्पर सेवा पुरविण्याच्या अनुषंगाने, करदात्यांस आवाहन करण्यात येते की, त्यांनी आपली माहिती महापालिका संकेतस्थळावर अद्यावत करावी. संकेतस्थळावरील Property Tax (New) ह्या पर्यायाची निवड करून देयकावरील १५ अंकी मालमत्ता क्रमांक नोंदविल्यानंतर KYC Form मध्ये

पॅन क्रमांक, मोबाईल क्रमांक, ई-मेल, जलजोडणी क्रमांक इत्यादी तपशील भरल्यास आपल्या देयकाबाबतची अद्ययावत माहिती त्वरित उपलब्ध करून दिली जाईल. तत्पर पत्र व्यवहारासाठी पत्त्यातील बदल कृपया ताबडतोब कळवावा.

अधिदान महानगरपालिकेने विहित केलेल्या निवडक १० दिवसांव्यतिरिक्त रोज सकाळी ८.०० ते रात्री ८.०० या वेळेत विभाग कार्यालयातील नागरी सुविधा केंद्रावर स्वीकारले जाईल. मुंबईबाहेरील धनादेशांमध्ये महापालिकेने मंजूर केलेल्या दराने संवाशुल्क (त्यावरील सेवाकरा सहित) अंतर्भूत करावे. देयकावर दाखवलेल्या धकबाकीत आदेशिका शुल्क (प्रोसेस फी) किंवा डंड (जर असेल तर) यांचा अंतर्भाव केलेला नसेल तर देयकाने अधिदान महापालिकेच्या कुठल्याही केंद्रावर अथवा ई-पेमेंटच्या माध्यमातून स्विकारले जाईल. ह्या संबंधीची अधिक माहिती, महापालिकेच्या [www.mcgm.gov.in](http://www.mcgm.gov.in) या संकेतस्थळावर मिळू शकेल.

## करांच्या दराचा तक्ता

सन २०१०-११ ते २०१४-१५ या वर्षासाठी लागू केलेले करांचे दर.

करांचे प्रकार	करांची वर्गवारी				
	तक्ता क्र. १ मधील वापरकर्ता प्रवर्ग	तक्ता क्र. २ मधील वापरकर्ता प्रवर्ग	तक्ता क्र. ३ मधील वापरकर्ता प्रवर्ग	तक्ता क्र. ४ मधील वापरकर्ता प्रवर्ग	तक्ता क्र. ५ मधील वापरकर्ता प्रवर्ग
संयोजक कर (अधिकृत करामतीत)	0.110	0.200	0.250	0.400	0.800
जल कर	0.253	0.459	0.574	0.919	1.837
जल लाभ कर	0.069	0.126	0.157	0.252	0.504
मलनि-सारण कर	0.163	0.296	0.370	0.593	1.185
मलनि-सारण लाभ कर	0.043	0.078	0.097	0.156	0.311
राज्य शिक्षण उपकर	0.033	0.059	0.074	0.119	0.237
रोजगार हमी उपकर	0.010	0.018	0.023	0.036	0.073
वृक्ष उपकर	0.002	0.004	0.005	0.007	0.015
पथकर	0.051	0.093	0.116	0.185	0.370

व्याज (संबंधी) माहिती महापालिकेच्या [www.mcgm.gov.in](http://www.mcgm.gov.in) या संकेतस्थळावर किंवा विभाग कार्यालयांत विक्रीसाठी उपलब्ध आहे.

संबंधीच्या प्रणालीनुसार करदेयकांचे संकलन करतेवेळी सर्वप्रथम संबंधीत प्रकरणातील सर्वात जुन्या धकीत देयकांचे अग्रक्रमाने संकलन करण्यात येईल (First Out basis). याबाबत विशिष्ट कालावधीसाठीच्या देयकांचे अधिदान करावयाचे असल्यास, त्यासंदर्भात संबंधीत विभागाच्या सहा. करनिर्धारक व

अधिकारि यांच्यासमक्ष जावे.

करांच्या दराचा तक्ता आगाऊ नोंदविल्यास करदात्यांना मालमत्ता करातून सवलत देण्याबाबत मुंबई महानगरपालिका अधिनियम १८८८ मध्ये कलम २००अ हे सुधारित करून अद्ययावत असून त्याची अंमलबजावणी अली बर्ड इन्सेन्टीव्ह स्कीमची ठळक वैशिष्ट्ये खालीलप्रमाणे आहेत.

१. खालील दिनाकापर्यंत देयकांचे अधिदान करणा-या करदात्यांस निम्ननिदेशीत कोटकात नमूद केल्यानुसार सवलतीचा लाभ मिळेल.

अनु.	अधिदान दिनांक	सवलत	सवलत
१	०१.०६.२०१४ पर्यंत	मागील धकबाकीसह प्रथम सहमाही देयकाचे संपूर्ण अधिदान केल्यास मागील धकबाकीसह द्वितीय सहमाही देयकाचे संपूर्ण अधिदान केल्यास	2% 4%
२	३१.०३.२०१४ पर्यंत	मागील धकबाकीसह तृतीय सहमाही देयकाचे संपूर्ण अधिदान केल्यास मागील धकबाकीसह चतुर्थ सहमाही देयकाचे संपूर्ण अधिदान केल्यास	1% 3%

१) मालमत्ता करानुसार सवलत देण्याची योजना दिनांक ०१.०६.२०१४ पर्यंत अंमलबजावणीत येईल.

२) वस्तु अर्थीक वर्षातील मालमत्ता कर संपूर्ण भरल्यानंतरच सवलत देण्यात येईल.

३) मागील धकबाकीसह (असल्यास) घालू पाहिजे असलेल्या देयकांचे संपूर्ण अधिदान केल्यास सवलत देण्यात येईल.

४) मालमत्ता कराचा भरणा धनादेशावर केल्यास सदर सवलत भरणा-या देयकाचे संपूर्ण अधिदान केल्यास देण्यात येईल. सवलत देण्यास दिवसेंदिवस सवलत रद्द करून संपूर्ण रकमेची धकबाकी दाखविण्यात येईल.

५) सदर योजना सन २०१४-२०१५ मध्ये ह्या आर्थिक वर्षाच्या सर्वसमाप्त देयकांवरच अंमलबजावणीत येईल. सवलत देण्यात येऊन सवलत केवळ महानगरपालिकेच्या कार्यालयत पर्यंत राहिल. राज्य शासनान्वये राज्य शिक्षण उपकर, रोजगार हमी उपकर व वृक्ष उपकराबाबतचा सवलत लागू होणार नाही.

मुंबई, महानगरपालिका आपत्कालीन प्रतिक्रिया केंद्र संपर्क क्र. २२६९४०२०

(A1)  
MUNICIPAL CORPORATION OF GREATER BOMBAY

No. EB/4874/A



To

M/s. Harish Shah & Associates,  
Architects,  
Dol-Bin-Shir,  
69-71 Choga street,  
Bombay. 400001.

Sub-Proposed Bharraj Industrial Estate  
on U.S.No.189 of Lower Panel A-1 Extension.

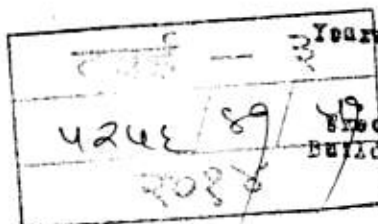
Sirs,

WITHOUT PREJUDICE

By the direction of Dy. City Engineer (City), I have to inform you that there is no objection to occupy the remaining part 3rd and part 4th floor of the abovementioned Industrial Estate subject to the following conditions:

1. That the requirements of Chief Fire Officer shall be complied as mentioned in the E.O.C. within three months.
2. That the Certificate under section 270-A from Hydraulic Engineer's Deptt. shall be submitted before Building completion certificate.
3. That the amenity open space shall be developed as per Municipal requirements prior to occupation of A-E extension.

This occupation permission is granted without prejudice to the rights of Municipal Corporation of Greater Bombay to take action under section 383-A of the B.M.C. Act, if found necessary.



Yours faithfully,

Executive Engineer  
Building Proposals (City).

Ed. 27.1.84.

No. EB/4874/A of 28.1.84

- copy to: 1) The owner. C/o Architect (2) W.O.G/South ward  
3) A.E.W.W.G/South (4) A.E. C.G/South (5) E.E.(V)  
6) M.I.G/South (7) H.C.E. (City).

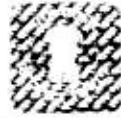
Executive Engineer  
Building Proposals (City).

Ed. 27.1.84.  
106.



आयकर विभाग  
INCOME TAX DEPARTMENT  
KIRANRAJ UTTAMCHAND BIRAWAT  
UTTAMCHAND AMICHAND BIRAWAT

भारत सरकार  
GOVT. OF INDIA



25/05/1962

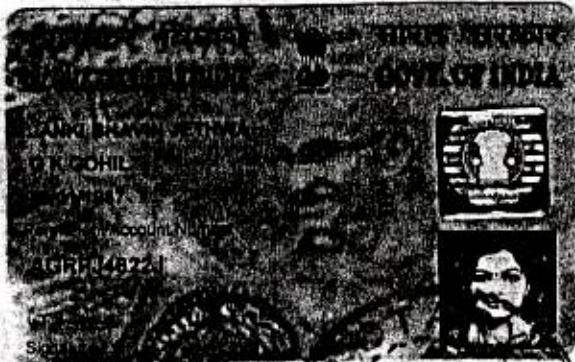
Permanent Account Number  
AACPB9890K

Signature



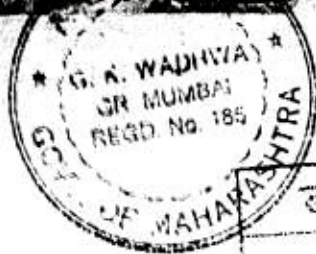
09/10/2014

Vendor



Purchaser  
I

J. B. Jethwa



वर्ष - ३
4248 85 / 45
2098

आयकर विभाग  
INCOME TAX DEPARTMENT  
BHAVIN KANTILAL JETHWA  
KANTILAL JIVARAM JETHWA

भारत सरकार  
GOVT. OF INDIA



15/07/1981  
Permanent Account Number  
ADCPJ9261B


Signature



24/02/2010

Purchaser  
II


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AAGPP7795R**



नाम /NAME  
**RAMANLAL KODERJI PATIDAR**

पिता का नाम /FATHER'S NAME  
**KODERJI PATIDAR**

जन्म तिथि /DATE OF BIRTH  
**21-07-1961**

हस्ताक्षर /SIGNATURE  


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

W. II

*[Handwritten signature]*

Add: 414-A/2, Shah & Nahar Industrial Estate -  
 Lower Panel, (W) Mum-13



वर्ष - 20	3
42500	8/47
2088	



मुमताज अली हमजा अली  
 Mumtaz Ali Hamza Ali  
 जन्म वर्ष / Year of Birth 1949  
 पत्नी / Wife



W. I

5624 5112 5837

- सामान्य माणसाचा अधिकार

*[Handwritten signature]*



भारत सरकार  
GOVERNMENT OF INDIA



मूळनाम व जन्म स्थान  
Muntaz Ali Hamza Ali

जन्म वर्ष / Year of Birth: 1949  
प्राथम्य / Male



5624 5112 5837

— सामान्य माणसाचा अधिकार

*Muntaz*



वर्ग - ३
422E/86/49
२०१४

Summary I (GoshwaraBhag-1)



सोमवार, 08 डिसेंबर 2014 6:28 म.नं.

दस्त गोश्वारा भाग-1

बबई3

दस्त क्रमांक: 5276/2014 8/149

दस्त क्रमांक: बबई3 /5276/2014

बाजार मूल्य: रु. 1,36,25,000/- मोबदला: रु. 1,24,00,000/-

भरलेले मुद्रांक शुल्क: रु.6,81,500/-

दु. नि. सह. दु. नि. बबई3 यांचे कार्यालयत

अ. क्र. 5276 वर दि.08-12-2014

रोजी 6:19 म.नं. वा. हजर केला.

पावती:6285

पावती दिनांक: 08/12/2014

सादरकरणाराचे नाव: जानकी भाविन जेटवा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1020.00

पृष्ठांची संख्या: 51

एकुण: 31020.00

J. B. Jethwa

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, मुंबई-3



सह दुय्यम निबंधक, मुंबई-3

दस्ताचा प्रकार: ट्रान्सफर डीड

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

शिक्का क्रं. 1 08 / 12 / 2014 06 : 18 : 12 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 08 / 12 / 2014 06 : 19 : 43 PM ची वेळ: (फी)

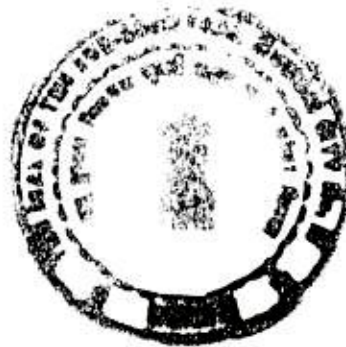
प्रतिज्ञापत्र

\*सादर दस्तावेज हा नोंदणी कायदा 1906 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत दाखल केला आहे \* दस्तावेज संपूर्ण मजकूर, निष्पादक व्यक्ती, साधोदर सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे \* दस्ताची सत्यता केवळ कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे:

J. B. Jethwa

लिहून देणारे



Summary-2( दस्त गोषवारा भाग - २ )

*[Signature]*

सह दुय्यम निबंधक, मुंबई-३

सह दुय्यम निबंधक  
EPayment Details.

मुंबई शहर क्र. ३

sr.	Epayment Number	Defacement Number
1	MH004301798201415M	0002659956201415
2	MH004301799201415M	0002659955201415

5276 /2014

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2. Get print and mini-CD of scanned document along with original document, immediately after registration.

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वर्ष - ३
५२७६/५९/५९
२०१४

प्रमाणित करण्यात येते की, दस्तामध्ये  
एकूण ५९ पाने आहेत. पुस्तक  
क्रमांक ३, वर्ष - ३, ५२७६/२०१४  
नोंदला. - 8 DEC 2014  
दिनांक.

*[Signature]*

सह दुय्यम निबंधक, मुंबई शहर-३



TRUE COPY

*[Signature]* 12-1-2015

G. K. WADHWA  
NOTARY, GR. MUMBAI  
321, HIMALAYA HOUSE,  
PALTON ROAD  
MUMBAI - 400 001.

6.10  
6.22

Summary-2( दस्त गोषवारा भाग - २ )



08/12/2014 6 30:08 PM

दस्त गोषवारा भाग-2

बबई3

दस्त क्रमांक:5276/2014 ५०/५९

दस्त क्रमांक :बबई3 /5276/2014

दस्ताचा प्रकार :-ट्रान्सफर डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:किरणराज उत्तमचंद बिरावत पत्ता:प्लॉट नं: ए-1/ 445, माळा नं: -, इमारतीचे नाव: शहा अँड नाहार इंडस्ट्रीयल प्रिमायसेस को ऑप सो ली, ब्लॉक नं: धनराज मिल्स कॉम्पौंड लोवर परेल मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन नंबर:AACPB9890K	लिहून देणार वय :-52 स्वाक्षरी:-		
2	नाव:जानकी भाविन जेठवा पत्ता:प्लॉट नं: 122, माळा नं: -, इमारतीचे नाव: प्रीती सदन, ब्लॉक नं: सिद्धा नगर मुंबई, रोड नं: व्ही पी रोड, महाराष्ट्र, मुंबई. पिन नंबर:AGRPJ4622J	लिहून घेणार वय :-27 स्वाक्षरी:-		
3	नाव:भाविन कांतीलाल जेठवा पत्ता:प्लॉट नं: 122, माळा नं: -, इमारतीचे नाव: प्रीती सदन, ब्लॉक नं: सिद्धा नगर मुंबई, रोड नं: व्ही पी रोड, महाराष्ट्र, मुंबई. पिन नंबर:ADCPJ9261B	लिहून घेणार वय :-31 स्वाक्षरी:-		

J. B. Jethwa

दस्त एवज करून देणार तथाकथीत ट्रान्सफर डीड चा दस्त एवज करून दिल्याचे कबुल करत आहे.  
शिक्का क्र.3 ची वेळ:08 / 12 / 2014 06 : 21 : 11 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तएवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पुढेविताने

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रमणलाल कोदेर्जी पाटीदार वय:53 पत्ता:414 ए 1 शहा अँड नाहार इंडस्ट्रीयल प्रिमायसेस को ऑप सो ली लोवर परेल मुंबई पिन कोड:400013	स्वाक्षरी		
2	नाव:अली - मुमताझ वय:65 पत्ता:201 डायमंड अपार्टमेंट जस्मिन मिल रोड माहीम मुंबई पिन कोड:400017	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:08 / 12 / 2014 06 : 21 : 56 PM

शिक्का क्र.5 ची वेळ:08 / 12 / 2014 06 : 22 : 04 PM नोंदणी पुस्तक 1 मध्ये

All the dues of the society in respect of the said flat and the membership have been fully paid this day the \_\_\_\_\_ of \_\_\_\_\_ 19 \_\_\_\_\_

In witness whereof we have hereunto set our hands.

Shri/Smt. KIRANRAJ UTTAMCHAND BIRAWAT  
(Name of the Transferor)

[Signature]  
(Signature of the Transferor)

Name of Witness & Signatures  
(for transferor)

1. Shri/Smt. Raman Lal Patil

[Signature]

2. Shri/Smt. Chintan melta  
Janki B Jethwa

[Signature]  
J.B. Jethwa

Shri/Smt. Bhavin Jethwa  
(Name of the transferee)

[Signature]  
(Signature of the Transferee)

Name of witness & Signatures  
(for transferee)

1. Shri/Smt. Chintan melta

[Signature]

2. Shri/Smt. \_\_\_\_\_

\_\_\_\_\_

N. B. : The transfer application should be accompanied by membership application from the transferee with an admission fee of rupee one only.

Place \_\_\_\_\_

Date \_\_\_\_\_

# TRANSFER FORM

No 2643

This instrument made this day the \_\_\_\_\_ of \_\_\_\_\_ 19\_\_\_\_  
between Shri/Smt. KIRANRAJ UTTAMCHAND BIRAWAT registered member of  
the SHAH & NAHAR INDUSTRIAL PREMISES (A-1) Co-operative Housing Society Ltd.  
and Shri/Smt. JANKI BHAVIN JETHWA resident  
of MUMBAI witnesseth that in consideration of the total sum  
of Rupees 1,24,00,000/- (in words Rupees ONE CRORE TWENTY FOUR LAKHS) only  
paid by the said Shri/Smt. JANKI BHAVIN JETHWA to me  
Shri/Smt. KIRANRAJ UTTAMCHAND BIRAWAT on \_\_\_\_\_ 19\_\_\_\_  
I, the said Shri/Smt. KIRANRAJ UTTAMCHAND BIRAWAT do hereby  
transfer to the said Shri/Smt. JANKI BHAVIN JETHWA  
his execution, administrators and assigns the fully paid up shares of rupees fifty each bearing  
numbers 1436 to 1445 entered in the share certificate  
number 147 standing in my name this day in the books of the  
SHAH & NAHAR INDUSTRIAL  
PREMISES (A-1) Co-operative Housing Society Ltd. \_\_\_\_\_ a society duly  
registered under registration number BOM/W/G-5/GNI/CO/485/87-88 of 1987  
with its registered address at DHONAT BULL COMPOUND, S.J. MARG, LADSE PAREL, MUMBAI-13  
and my following interest in the property of the society, viz.

1. Flat No. A1/445 with a floor area/carpet of 980 sq. ft.  
on \_\_\_\_\_ floor in Building No. A1/445 of the society which was  
allotted to me as tenant member of the Society with all fittings and fixtures.

2. The amount standing to my credit on this day in the books of the society towards deposit,  
loan stock bonds, sinking fund, dividend and other amounts to which I am legitimately entitled in respect  
of my being a member of the said Society.

Further, I, the said Shri/Smt. KIRANRAJ UTTAMCHAND BIRAWAT do  
hereby declare that no one else except myself has any claim or title to or charge upon the said flat and  
that I hold myself fully responsible for the same.

And the said Shri/Smt. KIRANRAJ UTTAMCHAND BIRAWAT accepts to  
hold the said shares, amounts in credit and to said flat No. A1/445 on 4TH floor  
allotted by the society to Shri/Smt. JANKI BHAVIN JETHWA  
along with the fittings and fixtures in the present condition subject to the rights existing at present and  
the liabilities to be discharged in future as per bye-laws of the society.

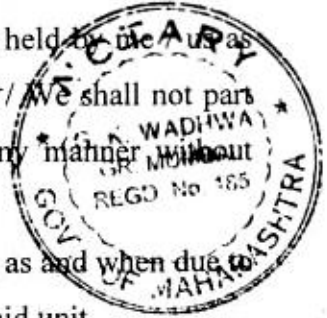
(P. T. O.)





GENERAL UNDERTAKING INDIA STAMP DUTY MAHARASHTRA

We hereby declare that the Unit No. A1/445 is being held by the owner thereof. ~~X/~~ We hereby give an undertaking that ~~X/~~ We shall not part with the occupation / possession of the said unit in any manner without obtaining prior permission of the Society.



2. ~~X/~~ We shall pay the out-going and maintenance regularly as and when due to the society and as fixed by the Society in respect of the said unit.
3. ~~X/~~ We shall abide by the resolutions that may be passed from time to time and also honour the Bye-Laws of the Society and as fixed by the society by acting in conformity with them.
4. ~~X/~~ We shall use the common amenities and facilities in the prudent manner and shall not in any manner misuse and take disadvantages of them.
5. ~~X/~~ We hereby declare and undertake not to keep/store any of our goods in the corridors / passage.
6. ~~X/~~ We hereby further declare and undertake that ~~X/~~ We shall not do and / or carry on any activities and / or work of any nature such as packing, polishing, storing of goods, keeping carts, apparatus, devices meant for packing, wooden and / or other boxes, chairs / stools, water pots etc., in the common passage / corridors or in front of the doors. ~~X/~~ We shall not in any manner obstruct the passage / corridors, stairs, smooth running of lifts.
7. ~~X/~~ We shall extend all co-operation for keeping the passage / corridors, compounds, stairs, clean and shall not put throw and / or scatter any waste squat or grind scrape, dirt sweepings and / or anything in the passage / corridors / compound and shall also not or allowed to be caused the passage / corridors, compound, stairs dirty and unclean.
8. ~~X/~~ We have instructed our persons, employees, workmen not to spit in the corridors / passage, stairs on the walls and / or in the compound. ~~X/~~ We shall extend our full support to keep the premises clean and hygienic.
9. ~~X/~~ We hereby declare that the doors of the said unit do not open from the outside. ~~X/~~ We have made all the arrangements so that the doors of the unit never open outside in the passage of corridors.
10. ~~X/~~ We hereby undertake not to do any act, thing and / or allow to caused any embarrassment to neighbours by any act like continuous hammering of the walls, shouting etc. ~~X/~~ We undertake to maintain peace and harmony in the premises.

53



I / We hereby declare that I / We have taken all the measures against pollution, leakage of chemical gas, fumes, chemical gas fumes, chemical effluents etc. I / We hereby expressly undertake to have the unit checked from pollution control board and adopt all such measures to control the same if any. I / We hereby expressly undertake to the Society that I / We will always be serious about any complaint against us for pollution and in case required, I / We shall close the production till the pollution is controlled.

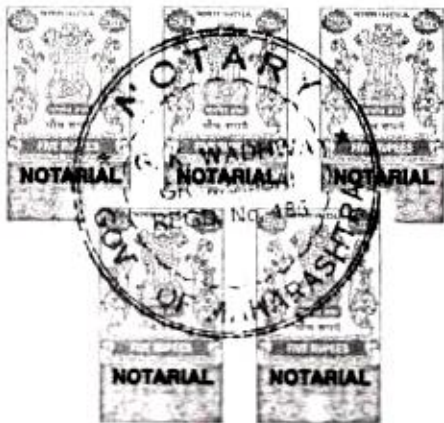
12. I / We hereby undertake that I / We shall not alter the basic structures which may cause danger to the building.

13. I / We shall co-operate with the watchmen, security persons, supervisors and other persons employed in day to day working and maintenance of the Society and shall also not obstruct and cause to be obstructed in discharge of their duties. I / We shall refer the complaint against them if any, to the Society.

14. I / We assure the Society and undertake to them that I / We shall maintain harmony and healthy atmosphere in the compound of the Society. I / We shall not do any act / thing so as to cause breach of peace.

15. I / We shall not quarrel with other members of the Society. I / We shall refer to the cause and / or complaint against members, if any to the Society for redress.

16. I / We hereby undertake to the Society that due to any person whether by negligence of our employees or otherwise, if any loss, damage is caused to the Society and / or to its property, I / We shall rectify and do the same and / or pay such amount as may be required to make the said loss good.



Yours faithfully,

*G. K. Wadhwa*  
*[Signature]*



**BEFORE ME**

*[Signature]*  
*12-1-2015*

**G. K. WADHWA**  
NOTARY, GR. MUMBAI  
321, HIMALAYA HOUSE,  
FALTON ROAD,  
MUMBAI - 400 001.

Undertaking

I/We JANKI BHAVIN JETHWA & BHAVIN KANTILAL JETHWA the  
incoming member of the society, the transferee of the outgoing member  
Shri/Ms. KIRANRAJ GIRAWAT holding Unit No.  
A1/445 do hereby undertake to the society that we shall keep and/or use  
the trolley of following size and particulars :

- 1) The size – 3' (L) x 2' (W) or lesser
- 2) Wheels shall always be with rubber coverings
- 3) The platform board shall always have a rubber lining.



If I/We use/keep the trolley of bigger size than 3' (L) x 2' (W) and / or  
without Rubber covering to wheels and / or platform board lining the society can  
seize the same without any notice and / or warning to me / us for which I/We  
hereby further undertake not to make any complaint, case or the claim of any loss /  
damages / theft / and / or other charges.

I/We know that the society is accepting and admitting I/ We as its member  
on the strength of this undertaking.

I/ We agree and accept that the violation of this undertaking shall be a  
ground of my / our expulsion from the membership of the society and also for  
seizure of the trollies and with drawing other facilities without notice of such  
action to me / us.

Solemnly affirmed  
At Mumbai on this  
Day 199

J.B. Jethwa  
*[Signature]*



Identified me



**BEFORE ME**

*[Signature]* 12-1-2015

**G. K. WADHWA**  
NOTARY, GR. MUMBAI  
321, HIMALAYA HOUSE,  
PALTON ROAD

agreement of sale and that if any call come and / or any amount required to be paid, I shall at once pay the same and / or make all such losses of the society good at once, without disputing any quantum.

*S.B. Jethi*  
*[Signature]*  
Yours Faithfully,

Place : MUMBAI

Date : 16-12-2014



**BEFORE ME**

*[Signature]*  
12/11/2015  
**G. K. WADHWA**  
NOTARY, GR. MUMBAI  
321, HIMALAYA HOUSE,  
PALTON ROAD  
MUMBAI - 400 001.

for M.D.C. The State Bank of India Central  
Fort Branch  
State Bank of India  
D-5/STPHVC.R.102903/05/1157-1200  
Mr. A. V. THAKUR  
Authorized Signatory

भारत 96885  
145261  
INDIA  
R.0000100/-PB5288  
STAMP DUTY MAHARASHTRA  
DEC 16 2014  
10:53

Affidavit

I, JANKI BHAVIN JETHWA & BHAVIN KANTILAL JETHWA director of M/s.  
NEELAM LINENS & GARMENT (I) PVT. LTD. having office 122, PRITI SADAN, SICRA NAGAR, V.P. ROAD,  
MUMBAI-400004  
do hereby state on solemn affirmation as under :

1. I say that I am the director / proprietor / partner of the said M/s NEELAM LINENS & GARMENTS (I) PVT. LTD.  
My company vide agreement of sale dated 08 / 12 / 2014 has purchased Unit No.  
A1/445 at Shah & Nahar Industrial Premises (A-1) Co-operative Society Ltd.,  
Dhanraj Mill Compound, Lower Parel, Mumbai - 400 013 and all the right title  
and interest of the vendor thereof. We have applied to become the member of the  
Society. The said Society is a Society of Industrial units and the Society does not  
permit the activities of the unit holder outside the unit.

2. I therefore hereby undertake to the Society and declare that my company  
shall restrict its all the activities within the unit No. A1/445 and that my company  
shall not, in any manner, obstruct, use, occupy, carryout any activity, store any  
article and / or encroach upon the common passage, terrace and / or open space of  
the Society.



3. I hereby further undertake to the Society that I and / or my company shall  
not close and / or enclose the fire escape and / or carryout any activity or store any  
material in the fire escape of the Society.

I say that if my company violates the above, uses common space, terrace and  
/ or open space of the Society or close or enclose fire escape, the Society may take  
stern action as it may deem fit and / or put any amount as fine and / or expell my  
company from the Society's membership.

I am making this affidavit to be submitted to the Society for observance of  
above.

Whatever stated herein above is correct.

Solemnly affirmed at Mumbai

On this 12 day of Jan 2015  
2015

J.B. Jethwa  
G. K. WADHWA  
NOTARY, GR. MUMBAI  
321, HIMALAYA HOUSE,  
12/11/2015



**BEFORE ME**

*[Handwritten Signature]* 12/11/2015

**G. K. WADHWA**  
NOTARY, GR. MUMBAI  
321, HIMALAYA HOUSE,  
PALTON ROAD  
MUMBAI - 400 001.

For M.D.C.C. BANK LTD. District Central  
 Fort Branch  
 Mumbai Branch Bhawan  
 20, Dr. D. M. Road, Fort, Mumbai-400001  
 D-5, STRIVE, C.R. 1029/03/05/1197-1200  
 Mr. A. V. THAKUR  
 Authorised Signatory

भारत 00574  
 123263  
 SPECIAL ADHESIVE  
 महाराष्ट्र  
 DEC 24 2014  
 12:05  
 R. 0000100/-PB5288  
 INDIA STAMP DUTY MAHARASHTRA

**Undertaking**

I, Mrs. JANKI BHAVIN JETHWA incoming member of the Shah & Nahar Industrial Premises (A-1) Co-operative Society Ltd, having its registered address at : Dhanraj Mills Compound, Sitaram Jadhav Marg, Lower Parel, Mumbai - 400013 hereby undertake to discharge any liabilities to the said Society, which relates to the period of membership of Mr. KIRANRAJ UTTAMCHAND BIRAWAT with the said Society and have become payable by him after cessation of his membership due to any demand made by the local authorities, Government or any other authority or any account after cessation of membership of ..... in respect of Unit No. A1/445.

*J.B. Jethwa*

Signature of the transferee member  
 (Mrs. JANKI BHAVIN JETHWA)



Place : Mumbai - 400013

Date : 24-12-2014



**BEFORE ME**

*G. K. Wadhwa*  
 24-12-2014

**G. K. WADHWA**  
 NOTARY, GR. MUMBAI  
 321, HIMALAYA HOUSE  
 PALTON ROAD  
 MUMBAI - 400 001.