

Share Certificate

Certificate No. 61

Member's Regd. No.

Ansa A-B, Industrial Premises Co-op Soc. Ltd.

B Bldg., Ground Floor, Saki Vihar Road, Bombay-400 072.

Capital Rs. 76,00,000

(Divided into 1,52,000 of Rs. 50/-each)

This to Certify that Shri/Smt./M/s. BIPIN RAM CHAINA

_____ is/~~are~~ the Registered Holder(s) of FIFTEEN (1
fully paid up Shares Numbered 901 to 915
of Rupees Fifty each in the above subject to by-laws etc.

Given under the Common Seal of the, **Ansa A-B, Industrial**
Co-op. Soc. Ltd., B, Building Ground Floor, Saki Vihar Road, Bombay-400 072.

this 12th day of December 1983

COMMON SEAL

R. T.

Memorandum on Transfers of the within mentioned shares

TELEPHONE NO.	NO OF TRANSFER	REG. NO. OF TRANSFER	TO WHOM TRANSFERED	REG. NO. OF TRANSFEREE	SIGNATURE OF HON. SECRETARY
1/60	28	22	M/S BRILL SHINE INDUSTRIES	87	<i>[Signature]</i>
8/92	87		Mr. Sokat Ali Badruddin Vasaya	113	<i>[Signature]</i>
26 th June 1999 (26-06-1999)	129		M/s. VIVEK & Co. V.K. SHETTY (H. W.)	129	<i>[Signature]</i> Hon. Secretary, Hon. Treasurer/Chairman

16/11/99

For Ansa A. B. Industrial Premises Co-op. Socy Ltd

20 Rs.



जयेश ए वुया
 (Lic No. 9580/10-1-94)
 ११-बी राजगीर भवन, आन्नाद रोड, अंबेती पूर्व कुर्ना-२१
 क्र. २५० दिनांक
 लक्ष्मी/श्री/श्रीमती VIVEK & CO (HUF.)
 यांना रुपये चा न्यायकेतर मुद्रांक वेपर विकला.
 सही परवाना कारक मुद्रांक विकला

24 APR 1999

AGREEMENT FOR SALE

Vasaya s. 3

V.K. Shetty RD.

THIS ARTICLE OF AGREEMENT made and entered into at Mumbai this 3 day of JUNE, 1999 BETWEEN MR. SOKATALI BADRUDDIN VASAYA at present carrying on business at "A"-1251, Ansa "A-B" Industrial Premises Co-Op. Society Sakinaka, Mumbai. 400072, hereinafter called 'the TRANSFEROR' [which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns] of the ONE PART and M/S VIVEK AND CO through its karta Shri. V.K.SHETTY of Mumbai at present residing at Building No. 4/404, "ANMOL" Andheri Kurla Road, Andheri, [East], Mumbai. 400059, hereinafter referred to as "the TRANSFEREE" [which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns] of the OTHER PARTS.

M/S. VIVEK & CO.
 FOR V. K. SHETTY H.U.F.

V.K. Shetty
 KARTA

Vasaya s. 3

M. M. Pednekar
 Proper Officer,
 General Stamp Office Mumbai

GENERAL STAMP OFFICE
 TOWN HALL, FORT,
 MUMBAI - 400 023
 MAH/GSO/001

भारत
 0080000
 27.5.99
 SPECIAL ADHESIVE
 MAHARASHTRA

11271237085

Rs 80000/- & Eighty thousand only

15-10-10
CC/10
INTERPRET
&
YAK MI

WHEREAS the Transferor is the member of the Ansa 'A-B' Industrial Premises Co-Op. Society Ltd,[hereinafter referred to as '**the SAID SOCIETY**'],a co-operative society registered under the M.C.S.Act, 1960, under Number BOM / GEN /1730/ 83-84 dated 20/6/83 and having address at 'B' wing, ground floor, Saki Vihar Road, Sakinaka,Mumbai.400072 and have been allotted FIFTEEN shares of Rs. 50/- each bearing numbers 901 to 915 (both inclusive) of the said society, under share certificate No. 61 dated 12/12/1983 (hereinafter referred to as '**the SAID SHARES**')

AND WHEREAS the Transferor as the member of the society have been allowed to use and occupy unit No. 'A'-125, situate on the FIRST floor of the said society. [hereinafter referred to as '**the SAID UNIT**']

AND WHEREAS the Transferor have paid all his dues in respect of the said unit to the said society/B.S.E.S.LTD/Excise department/Sales Tax and all Government authorities including Revenue.

AND WHEREAS the Transferor have agreed to sell to the Transferee and the Transferee have agreed to purchase the said unit along with allotted fifteen shares bearing numbers from 901 to 915 [both inclusive] along with share certificate No. 61 dated 12/12/1983 of the said society.

AND WHEREAS as the member of the said society and the share holder of the said society and occupant of the said unit, the Transferor herein is authorised and empowered to transfer the said shares and all right, title and interest in the said unit in favour of the Transferee herein.

AND WHEREAS on the basis of such authorisation the said Transferor has negotiated the terms and conditions for transfer of share certificate of the said society and in consequence thereof to hand over the vacant and peaceful possession of unit No. 'A'-125 unto and in favour of the Transferee herein and the Transferee have agreed to acquire the same on what is known as 'AS IS WHERE IS BASIS' for or at a consideration of Rs. 8,00,000.00 [rupees Eight Lacs] only.

NOW IT IS HEREBY AGREED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

M/S. VIVEK & CO.
FOR V. K. SHETTY H U F.

V K Shetty
KARTI

Leiseyer S. P.

- 9 The Transferor further declares that he has not created any right, title, interest, demand on and upon the said unit and the said shares or any part or portion thereof either by the way of sale, exchange, mortgage, gift, trust, inheritance, tenancy, lien or otherwise on or upon the said unit and the said shares, save except what have been describe hereinabove.
- 10 The Transferor hereby covenant with the Transferee that the Transferee shall quietly and peacefully posses, occupy and enjoy the said unit without any hindrance, denial, demand, interruption, eviction by the Transferor or any other person or persons, lawfully or equitably claiming through or in trust for the Transferor and that he has not done or performed any act, deed, matter or thing whatsoever whereby the Transferee may be prevented or hindered in enjoying the rights hereby conferred and transferred in his favour or whereby his quiet and peaceful ,enjoyment or possession of the said unit may be hindered
- 11 All the society dues including municipals taxes, B.S.E.S.Ltd, for the period ending up to date of delivery or possession of the said unit and shares will be paid by the Transferor and thereafter the Transferee will be liable to pay the same for the period beginning from the said date of delivery or possession of the said unit and shares.
- 12 The Transferor shall obtain no due/clearance certificate from the said society and shall hand over it to the Transferee.
- 13 The Transferor shall pay to the B.S.E.S.Ltd charges for energy/electricity consumed as per consumer No.ZG06641124 and meter No. 8042304 MP3 and meter No.2207146 as per meter reading recorded 31669 and 9841 respectively..
- 14 It has been agreed by and between the parties hereto that stamp duty/registering fee applicable to this presents shall be borne by the Transferee only and the Share transfer charges including general amenities fund payable to the said society shall be borne and paid by the Transferee only.
- 15 The Transferor hereby undertakes to present himself before the Sub-Registrar and admit execution thereof as and when the Transferee intimate the Transferor about the date and time for such registration.
- 16 The Transferor shall obtain certificate under section 230-A from the Income-Tax authorities so as to enable the Transferee register the said Agreement with the Sub-Registrar office within 60 days of the execution of this Agreement.

M/S. VIVEK & CO.
FOR V. K. SHETTY H U F.

V.K. Shetty
KARTA

Witness S. P.

25 The Transferor and the Transferee hereby declares that their Income Tax PAN/GIR numbers are AABPV 1462 E and AAEPS 7531 A respectively.

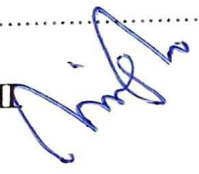
26 The Transferee have gone through the Bye-laws of the said society i.e. Ansa "A-B" Industrial Premises Co-op, Society LTD, and undertake to abide by the same and any modification that the Registering authority may make in them.

27 The parties hereto shall bear and pay the professional fees of their respective advocates/attorneys.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEAL THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED
By the withinnamed "TRANSFEROR"
MR. SOKAT ALI B VASAYA
In the presence of.....

1. DINESH DOSHI



2. NIJARBHAI B VASAYA

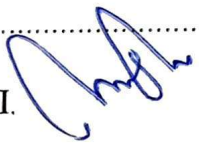


SIGNED, SEALED AND DELIVERED
By the withinnamed "TRANSFEEEEE"
M/S. VIVEK AND CO.

Through its karta
SHRI. V. K. SHETTY

In the presence of.....

1. DINESH DOSHI.



2. RAJENDRA PATEL



Vasaya s. 3

M/S. VIVEK & CO. 14
FOR V. K. SHETTY H.U.F.

V. K. Shetty
KARTA

RECEIPT

RECEIVED of and from the sum of Rs. 25,000.00 (rupees Twenty five thousand) only, in favour of Mr. SokatAli B Vasaya from M/S. VIVEK & Co. by cheque No. 439014 dated 29/4/99 drawn on State Bank Of India, Sakinaka branch, Mumbai. 400072, being the earnest money [part consideration] towards the sale of unit No. "A"-125, Ansa "A-B" Industrial Premises Co-Op. Society LTD, Sakinaka, Mumbai.400072, pursuant to the Agreement for sell dated 3/6/99 executed between us.

Rs.25,000.00

WITNESS

WITNESS:

Vasaya S. B.

I SAY I RECEIVED.

RECEIPT

RECEIVED of and from the sum of Rs.7,75,000.00 (rupees Seven Lacs Seventy five thousand) only, in favour of Mr. SokatAli B Vasaya from M/S. VIVEK & Co. by cheque No 462777 dated 3/6/99 drawn on State Bank Of India, Sakinaka branch, Mumbai .400072, being the full and final consideration towards the sale of unit No. "A"-125, Ansa "A-B" Industrial Premises Co-Op. Society LTD, Sakinaka, Mumbai. 400072, pursuant to the Agreement for sell dated 3/6/99 executed between us.

Rs.7,75,000.00

WITNESS

WITNESS:

Vasaya S. B.

I SAY I RECEIVED.

- 1 The Transferor shall sell and the Transferee shall purchase unit No. 'A'-125, approx. admeasuring 835 sq.feet, on the first floor of the Ansa 'A-B' Industrial Premises Co-Op. Society LTD, situate at Sakinaka, Andheri, (east), Mumbai 400072, forever and absolutely together with all right, title and interest to use and occupy the said unit and the shares of the said society and together with the benefit under the Agreement for sale with the ANSA BUILDERS dated 2/3/1979 and Agreement dated 9/6/92 on what is known as 'AS IS WHERE IS BASIS' at or for the consideration or at price of Rs. 8,00,000.00 [rupees Eight Lacs] only to be paid on or before signing of this agreement. [payment and receipt whereof the Transferor do and each of them hereby admit and acknowledge and discharge the Transferee]
- 2 The Transferor hereby grant, sell, assign, transfer, convey and release all his right, title and interest in respect of the said unit and shares unto and in favour of the Transferee on what is known as 'AS IS WHERE IS BASIS' in consideration of the Transferee making payment of the purchase price of Rs. 8,00,000.00 [rupees Eight Lacs] only to be paid by the Transferee to the Transferor on or before execution of this Agreement and the Transferor shall deliver to the Transferee 'vacant and peaceful possession of the said unit along with all the original documents of the title relating to the said unit including share certificate No.61, Ansa Builder's Agreement dated 2/3/1979 and successive Agreements dated 17/12/1981, 1/8/85 and dated 9/6/92.
- 3 Subject to the Bye-laws of the society the Transferor declares that he is absolutely seized and possessed of or otherwise sufficiently entitled to the said unit and shares and no other person or persons has or have any right, title, interest or benefit whatsoever in the said unit and shares hereby agreed to be sold.
- 4 Subject to the Bye-laws of the society the Transferor declares that he is absolutely entitled to deal with and dispose off the said unit and shares.
- 5 Subject to the Bye-laws of the society the Transferor have obtained the permission and NO OBJECTION certificate from the said society vide letter dated 24/5/99 for transferring the said unit and shares to the Transferee.
- 6 The Transferor hereby declares that the title to the said unit and the said shares is clear, marketable and is free from all the encumbrances.
- 7 The Transferor declares that he has neither dealt with nor disposed off the said unit and shares, nor has he let, sublet, transferred or assigned or agreed to let, sublet, transfer or assign the said unit and shares hereby agreed to be sold.
- 8 The Transferor declares that he has paid all dues, charges payable by him in respect of the said unit to the said society and/or to the Builders and that no amount is due and payable by him in respect of the said unit hereby agreed to be sold.

M/S VIVEK & CO.
FOR V. K. SHETTY HUF.

V. K. Shetty
KARTA

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- 9 The Transferor further declares that he has not created any right, title, interest, demand on and upon the said unit and the said shares or any part or portion thereof either by the way of sale, exchange, mortgage, gift, trust, inheritance, tenancy, lien or otherwise on or upon the said unit and the said shares, save except what have been describe hereinabove.
- 10 The Transferor hereby covenant with the Transferee that the Transferee shall quietly and peacefully posses, occupy and enjoy the said unit without any hindrance, denial, demand, interruption, eviction by the Transferor or any other person or persons, lawfully or equitably claiming through or in trust for the Transferor and that he has not done or performed any act, deed, matter or thing whatsoever whereby the Transferee may be prevented or hindered in enjoying the rights hereby conferred and transferred in his favour or whereby his quiet and peaceful ,enjoyment or possession of the said unit may be hindered
- 11 All the society dues including municipals taxes, B.S.E.S.Ltd, for the period ending up to date of delivery or possession of the said unit and shares will be paid by the Transferor and thereafter the Transferee will be liable to pay the same for the period beginning from the said date of delivery or possession of the said unit and shares.
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- 16 The Transferor shall obtain certificate under section 230-A from the Income-Tax authorities so as to enable the Transferee register the said Agreement with the Sub-Registrar office within 60 days of the execution of this Agreement.

M/S. VIVEK & CO.
FOR V. K. SHETTY HUF;

V.K. Shetty
KARTA

Vesayee S. 3

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BKJP-4063-78-92 Bks. of Lvs.

MUNICIPAL CORPORATION OF GREATER BOMBAY EC-106

No. CE/1624/BPES/AL.
26 Apr, 1984.



To,
Chawla Architects & Consultants Pvt. Ltd;
Hari Chambers, 3rd floor,
58-64, Shaheed Bhagatsingh Road,
Bombay 1 400 023.

Subject : Bldg. Completion Certificate for the plots A to H
and J K, on plot No. 2 of S. No. 37 and 38 pt,
of Saki Vihar Road.

Reference : Your letter dated 29-3-83.

SIR,

The Completion Certificate by you on 29-3-83 for the above work,
is hereby accepted, subject to submission of Certificate under section
270-A of B.M.C. Act.



Executive Engineer, Bldg. Proposals,
Zone D Dy. City Engineer
(Eastern Suburbs)

No. GE/1624/BPES/AL.

Copy forwarded for information to --- 26 April 1984.

- (1) W.O. 'L' Ward
- (2) A. & C. Ward
- (3) E.E.V. _____
- (4) M. I. _____ Ward.
- (5) A. E. W. W. _____ Ward.
- (6) W. O. _____ Estate
- (7) Owner Shri D. N. Tanna, C/o. Hansa Builders.

Executive Eng. (Dy. City Engineer)
Zone. (Eastern Suburbs)

मालमत्ता पत्रक

तालुका/न. भु. मा. का. - न. भू. अ. विलेपार्ले
बारणाधिकार

30E-6

जिल्हा - मुंबई उपनगर जिल्हा
शासनाधीन तपशील अंतर्गत असलेल्या भू-मालकीच्या हक्काच्या तपशीलात (मिळत तेव्हा)

बंद-१
3009

क्र. नं.	मालक	काटे क्रमांक	क्षेत्र चौ.मी.
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		५४५८६.२	
		-२५७३.२	
		[५२०१३.०]	
		[५१८२६.४]	
		५११६९.९	

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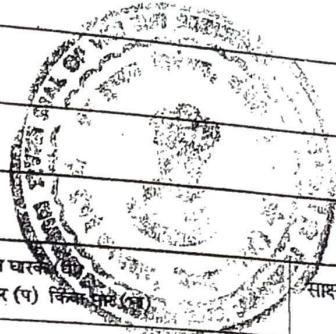
सुविधाधिकार

हक्काचा मूळ धारक वर्ष १९६९
१) श्री. देवकरन सूनूतना.
२) श्री. हसमुख सूनूतना.

पट्टेदार

इतर भार

इतर शीरे



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (प) पट्टेदार (प) विक्रम (प)	विक्रम (प) विक्रम (प)	साक्ष्यांकन
२४/०७/१९७८	मा. प्र. डे. कलेक्टर स. अंधेरी यांचेकडील आदेश क्र. ADC/LND/D/३८१० दि. १०-२२-७६ अन्वये चौकशीत स. यांची नोंद केली. क्षेत्र ८२६३३ चौ.मी. आकार १९००५.६० त्या ०२-०३-७५ पासून न. भू. क्र. ६९५ सह.				क्र. - १९७८-०७-२७ न. भू. अ. क्र. १ मुंबई m
०५/०४/१९८२	सॅटोसीबील कोर्ट कडील टिक्की सब रजि. व. डे. स. सूचि II चा उतारा जवळ व मा. न. भू. क्र. ६ मु. ड. जि. यांच्या आदेश क्र. न. भू. ६१६/मरोळ दि. १२-०३-८२ अन्वये क्षेत्र दुरुस्ती केली.	S.I.			क्र. - १९८२-०४-०५ न. भू. अ. क्र. १ मुंबई Cm
११/०६/१९८५	S.I. मा. अधीक्षक भूमि जमिनेख, मुंबई उपनगर मुंबई यांचे कडील क्र. न. भू. स. आ. ४३१/६३३/८५ दि. ०६-०५-८५ ये दुरुस्ती आदेशान्वये ५२०२३.० चौ. मि. क्षेत्र ५१८२६.४ चौ. मि. दुरुस्ती केली.				क्र. - १९८५-०७-२१ न. भू. अ. क्र. १ मुंबई Cm



बृहन्मुंबई महानगरपालिका

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

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लेखा क्रमांक LX1210860280000	मालमत्ता कर वर्ष 2018-2019	देयक क्रमांक 201810BIL07632506 201820BIL07632507	देयक दिनांक 20/05/2018
पक्षकाराचे नाव व पत्ता : ANSA A B INDUSTRIAL PREMISE S CO OPERATIVE SOCIETY LTD, GROUND FLOOR B BUILDING, ANSA INDUSTRIAL ESTATESAKI VIHAR ROAD MUMBAI 400072		प्रेषक - सहा. क. व सं. / विभाग : Office of Asstt. A. & C. Ward 'L' 2nd Floor, Laxmanrao Yadav Mandai Bldg. S.G. Barve Marg, Kurla (W), Mumbai 400 070.	
मालमत्ता क्रमांक, सदनाका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे. L 4883 (7) 13G SAKI VIHAR RD 'ANSA IND ESTATE A BLDG' M/S NENSHI MONJI LESSOR DEVKAR AN N TANNA LESSEE ANKIBA, I G GORANI & OTRS			
प्रथम करनिर्धारण दिनांक : 01/04/1974	जलजोडणी क्रमांक : -	एकूण भाडवली मूल्य : 380190920	
अक्षरी रुपये Thirty-Eight Crore One Lac Ninety Thousand Nine Hundred Twenty Only			
देयक तयार करतवेळी ३१/०३/२०१० या तारखेपर्यंतची थकबाकी ₹ 0		०१/०४/२०१० या तारखेनंतरची थकबाकी ₹ 1558564	
देयक कालावधी : 01/04/2018	ते 31/03/2019		

(सर्व रक्कम रुपयांमध्ये)

कराचे नाव :	01/04/2018	ते 30/09/2018	01/10/2018	ते 31/03/2019
सर्वसाधारण कर		126146		126146
जल कर		0		0
जल लाभ कर		79433		79433
मलनि.सारण कर		0		0
मलनि.सारण लाभ कर		49046		49046
म.न.पा. शिक्षण उपकर		46725		46725
राज्य शिक्षण उपकर		37386		37386
रोजगार हमी उपकर		9338		9338
वृक्ष उपकर		2339		2339
पथकर		60740		60740
एकूण देयक रक्कम		411153		411153
कलम १५२ (अ) नुसार दंडाची रक्कम		0		0
परताव्यावरील व्याजाची वसूली		0		0
अर्ली-बर्ड च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम		0		0
आगाऊ अधिदानाचे समायोजन		0		0
भरावयाची निव्वळ रक्कम		411153		411153
* 30.06.2018 पर्यंत भरावयाची निव्वळ रक्कम		403911		396669
* 31.07.2018 पर्यंत भरावयाची निव्वळ रक्कम		407532		400290
* 31.07.2018 नंतर भरावयाची निव्वळ रक्कम		411153		411153
अक्षरी रुपये	Four Lac Eleven Thousand One Hundred Fifty-Three Only		Four Lac Eleven Thousand One Hundred Fifty-Three Only	
अंतिम देय दिनांक		28/08/2018		31/12/2018

"To make payment through NEFT:
IFSC - SBIN0COLLEC, Beneficiary A/C No:- BMCPO LX1210860280000, Name-MCGM Property Tax.
Please note, payment done through NEFT will be collected against oldest bills first."

* अर्ली-बर्ड इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

मालमत्ता क्रमांकांमधील पहिले ११ अंक इमारतीचा UID (Unique Identity)

असून, प्रत्येक इमारतीच्या दर्शनी भागावर UID स्टीकर लावण्याचा प्रकल्प महापालिकेने हाती घेतला आहे. त्यामुळे महापालिकेच्या कोणत्याही कामासंबंधांतील पत्रव्यवहारात सदर UID क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.



एक कदम स्वच्छता की ओर

देविदास शि. क्षीरसागर

करनिर्धारक व संकलक (प्र.)



E & OE