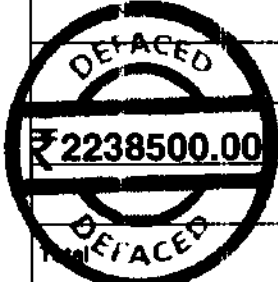




**CHALLAN**  
**MTR Form Number-6**



GRN	MH007698505202425M	BARCODE			Date	02/09/2024-17:53:13	Form ID	25.1
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				BOM4_JT SUB REGISTRAR MUMBAI 4				
Location				MUMBAI				
Year				2024-2025 One Time				
Account Head Details				Amount In Rs.				
0030045501 Stamp Duty				2208500.00				
0030063301 Registration Fee				30000.00				
Full Name				MESSERS ASHOK KUMAR MULRAJ AND CO.				
Flat/Block No.				C.S. No. 257, F. P. No. 14, TPS-I, Mandvi Division.				
Premises/Building				Land with Structure				
Road/Street				395/97, Ashmulco House, Narsi Natha Street				
Area/Locality				Mandavi, Mumbai				
Town/City/District								
PIN				4 0 0 0 0 9				
Remarks (If Any)				PAN2=AATFG5777D-SecondPartyName=MESSERS GALAXY GROUP.-				
Amount In				Twenty Two Lakh Thirty Eight Thousand Five Hundred				
Words				Rupees Only				
Total				22,38,500.00				
Payment Details				IDBI BANK				
FOR USE IN RECEIVING BANK								
Cheque/DD Details				Bank CIN Ref. No. 69103332024090913639 746727999				
Cheque/DD No.				Bank Date RBI Date 09/09/2024-18:27:01 10/09/2024				
Name of Bank				Bank-Branch IDBI BANK				
Name of Branch				Scroll No. , Date 100 , 10/09/2024				

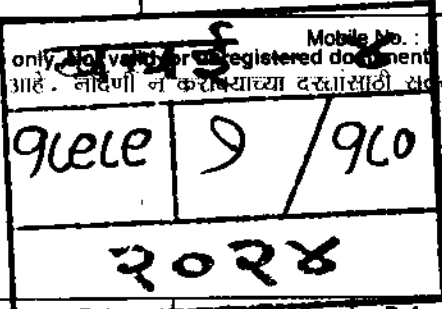


Department ID :   
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. No valid for registered document.   
 साहचर्य नसत असल्यामुळे याचा नोंदणी कार्यालयात नोंदणी करावयाच्या दस्तऐवजासाठी लागू आहे. नोंदणी न करता याच्या दस्तऐवजासाठी साहचर्य घेऊन जाणू नये.

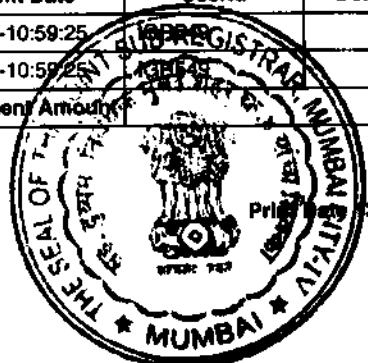
Validity unknown

Digitally signed by   
 DIRECTORATE OF ACCOUNTS   
 AND TREASURIES MUMBAI 02   
 Date: 2024.09.03 11:03:41 IST   
 Reason: GRN is a Registered Document   
 Location: India

Challa : Defaced Details



Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-508-18989	0004538504202425	13/09/2024-10:59:25	30000.00
2	(IS)-508-18989	0004538504202425	13/09/2024-10:59:25	2208500.00
Total Defacement Amount				22,38,500.00



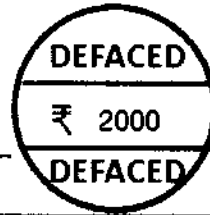


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRIN 0924132902966	Receipt Date 13/09/2024
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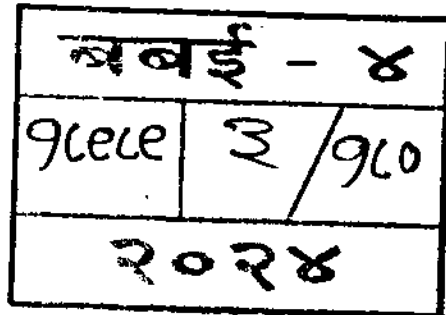
Received from DHC , Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 18989 dated 13/09/2024 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.



**Payment Details**

Bank Name SBIN	Payment Date 13/09/2024
Bank CIN 10004152024091302787	REF No. 425718879709
Deface No 0924132902966D	Deface Date 13/09/2024

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





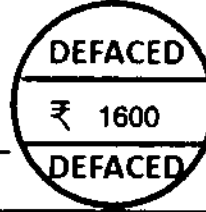
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PFIN 0924134403101

Receipt Date 13/09/2024

Received from: DHC, Mobile number 0000000000, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered on Document No. 18989 dated 13/09/2024 at the Sub Registrar office Joint S.R. Mumbai 4 of the District Mumbai District.



**Payment Details**

Bank Name SBIN

Payment Date 13/09/2024

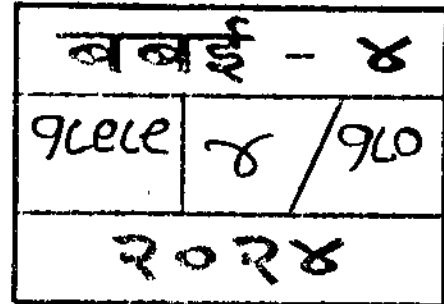
Bank CIN 10004152024091302913

REF No. 462306810053

Deface No 0924134403101D

Deface Date 13/09/2024

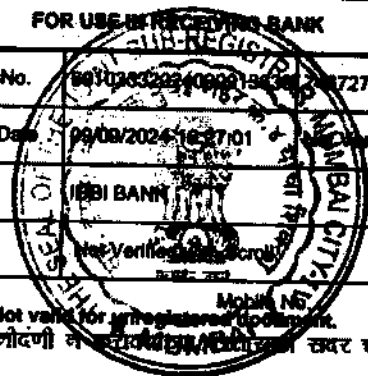
This is computer generated receipt, hence no signature is required.



**CHALLAN**  
MTR Form Number-6

GRN	MH007698505202425M	BARCODE	[Barcode]		Date	02/09/2024-17:53:13	Form ID	25.1				
Department				Inspector General Of Registration								
Type of Payment				Stamp Duty Registration Fee								
Office Name				BOM4_JT SUB REGISTRAR MUMBAI 4								
Location				MUMBAI								
Year				2024-2025 One Time								
Account Head Details				Amount in Rs.		Premises/Building						
0030045501 Stamp Duty				2208500.00		Land with Structure						
0030063301 Registration Fee				30000.00		Road/Street						
						385/97, Ashmuko House, Nardi Nalha Street						
						Area/Locality						
						Mandvi, Mumbai						
						Town/City/District						
						PIN						
						4 0 0 0 0 9						
				Remarks (If Any)								
				PAN2=AATFG577D-SecondPartyName=MESSERS GALAXY GROUP.-								
				<table border="1"> <tr> <td align="center" colspan="2">बबई - ४</td> </tr> <tr> <td align="center">9666</td> <td align="center">५ / 960</td> </tr> </table>					बबई - ४		9666	५ / 960
बबई - ४												
9666	५ / 960											
Total				22,38,500.00		Amount in Words						
						Twenty Two Lakh Thirty Eight Thousand Five Hundred Rupees Only						
Payment Details				IDBI BANK								
Cheque/DD Details				FOR USE IN FEDERAL RESERVE BANK								
Cheque/DD No.				Bank CIN		Ref. No.						
						9810032254000154363727999						
Name of Bank				Bank Date		RBI Date						
						09/09/2024 16:27:01						
Name of Branch				Bank-Branch		MUMBAI CITY						
						IDBI BANK						
				Scroff No. , Date		Not Verified						

Department ID :  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 चदर चालन केवल दुर्यन निबराक कार्यालयात नोंदणी करायत्या दस्तावेजी लागू आहे. नोंदणी न करता येणारे असलेल्या चदर चालन लागू नाही.



**CONVEYANCE DEED**

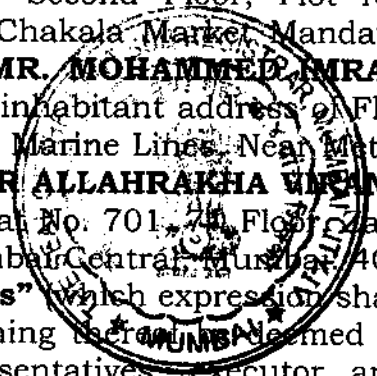
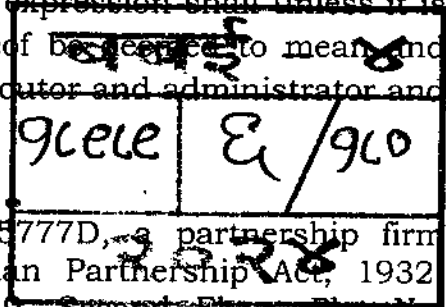
**THIS CONVEYANCE DEED** is made and executed into at Mumbai on this 13<sup>th</sup> day of September, 2024.

**BY AND BETWEEN**

**M/S. ASHOKKUMAR MULRAJ & CO.**, PAN NO. AAGFA0605B, a partnership firm incorporated under the provisions of Indian Partnership Act, 1932, having office address at 395/97, Narsi Natha Street, Ashmulco House Katha Bazar, Mumbai- 400 009, through its Partners, **(1) MR. RAJIV VIJAY SAMPAT**, age 52 years, Indian inhabitant address of 7-2, 7<sup>th</sup> Floor, 31, Pushpak Apartment, S. K. Barodawala Road, Kemp's Corner, Cumbala Hill, Mumbai: 400 026, and **(2) MR. ATUL GORDHANDAS DUTIA**, age 79 years, Indian inhabitant address of 1/17, Bhaveshwar Shikhar, 13, R. B. Mehta Road, Ghatkopar, Mumbai: 400 077, **(3) MR. KETANKUMAR RANJIT SAMPAT**, age 66 years, Indian inhabitant address of 18/D, Laxmi Sadan, Old Nagindas Road, Andheri (East), Mumbai: 400 069, **(4) MR. HEMANTKUMAR ASHOKKUMAR SAMPAT**, age 62 years, Indian inhabitant address of 18/D, Laxmi Estate, Dr. Radhakrishna Road, Andheri (East), Mumbai: 400 069, hereinafter called as "**The Vendors**" (which expression shall unless it is repugnant to the context or meaning thereof be deemed to mean and include their heirs, legal representatives, executor and administrator and assignee) of the **First Part**.

**AND**

**M/S. GALAXY GROUP**, PAN NO. AATFG5777D, a partnership firm incorporated under the provisions of Indian Partnership Act, 1932 having office address at Office/Room No.9, Second Floor, Plot No. 114/118, Razia Manzil, Sheriff Devji Street, Chakala Market, Mandavi, Mumbai - 400003, through its Partners **(1) MR. MOHAMMED IMRAN ABDUL GANI KAPADIA**, age 44 years, Indian inhabitant address of Flat No. 201, 2<sup>nd</sup> Floor, Marine Chambers, 39, New Marine Lines, Near Metro Cinema, Mumbai: 400 020 and **(2) MR. TAHER ALLAHRAKHA UMANI**, age 44 years, Indian inhabitants address of Flat No. 701, 7<sup>th</sup> Floor, Zam Zam Residency, Dr. Anandrao Nair Road, Mumbai Central, Mumbai: 400 008, hereinafter referred to as "**The Purchasers**" (which expression shall unless it is repugnant to the context or meaning thereof be deemed to mean and include their heirs, legal representatives, executor and administrator) of the **Second Part**.



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**WHEREAS:-**

(A) The said Property, owned by "M/S. ASHOK KUMAR MULRAJ & CO.", have seen a change of partners four times during the past seventy-five (75) years. Throughout these changes, the title of the said Property have consistently remained in the name of the Partnership Firm in the records of the Collectorate as well as the M.C.G.M. (Municipal Corporation of Greater Mumbai). The Property Card and Assessment Bill issued by the concerned authorities of the Collectorate and M.C.G.M. testify to this fact. The details of the partners throughout these changes are enumerated herein below:-

**(i) First Partnership Deed:**

- Date: [08/03/1949]
- Partners: (i) LILADHAR DHARAMSEY  
(ii) MULRAJ DOONGERSEY  
(iii) GORDHANDAS BHAGWANDAS

**(ii) Second Partnership Deed:**

- Date: 10/11/1961
- Incoming Partner: [ASHOKKUMAR LILADHAR]
- Outgoing Partner: [LILADHAR DHARAMSEY]
- Additional Details: [Liladhar Dharamsey was expired on 30/10/1961]
- Partners: (i) ASHOKKUMAR LILADHAR  
(ii) MULRAJ DOONGERSEY  
(iii) GORDHANDAS BHAGWANDAS

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**(iii) Third Partnership Deed:**

- Date: [19/05/1982]
- Incoming Partners: [KETANKUMAR RANJIT SAMPAT and HEMANTKUMAR ASHOKKUMAR SAMAPAT]
- Outgoing Partner: [ASHOKKUMAR LILADHAR]
- Additional Details: [Ashokkumar Liladhar was retired from the Partnership]
- Partners (i) KETANKUMAR RANJIT SAMPAT  
(ii) HEMANTKUMAR ASHOKKUMAR SAMAPAT  
(iii) MULRAJ DOONGERSEY  
(iv) GORDHANDAS BHAGWANDAS

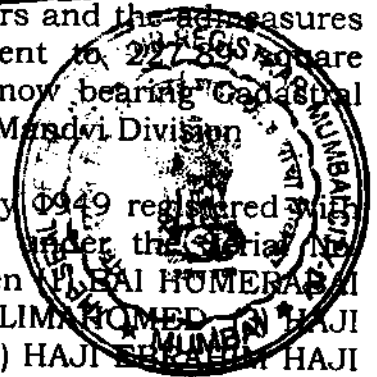
**(iv) Fourth Partnership Deed:**

- Date: [09/01/2009]
- Incoming Partners: [RAJIV VIJAYSINH SAMPAT and ATUL GORDHANDAS DUTIA]
- Outgoing Partners: [MULRAJ DOONGERSEY and GORDHANDAS BHAGWANDAS]
- Additional Details: [both outgoing partners was expired]
- Partners (i) KETANKUMAR RANJIT SAMPAT  
(ii) HEMANTKUMAR ASHOKKUMAR SAMAPAT  
(iii) RAJIV VIJAYSINH SAMPAT  
(iv) ATUL GORDHANDAS DUTIA

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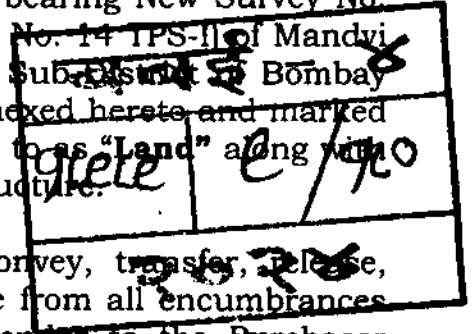
- (B) Each change in partnership have been duly recorded and the necessary amendments to the partnership deed have been executed accordingly. The above details provide a comprehensive overview of the transitions in ownership and management of "M/S. **ASHOK KUMAR MULRAJ & CO.**" over the specified period.
- (C) The Said Property was originally held by partnership firm known as "**ASHOK KUMAR MULRAJ & CO.**" (Hereinafter referred to as the "Original Partnership"), established by a Partnership Deed dated March 8, 1949 (hereinafter referred to as the "Original Partnership Deed").
- (D) The Land along with the structure standing thereon being a structure was purchased by (1) **LILADHAR DHARAMSEY**, (2) **MULRAJ DOONGERSEY** and (3) **GORDHANDAS BHAGWANDAS** in their capacity as the partners of a "Partnership Firm" in the name and style as "**M/S. ASHOK KUMAR MULRAJ & CO.**"
- (E) **SUBJECT TO** the tenancy rights of the Tenants as referred to in the **Second Schedule** hereunder written ("**Tenants**"), the Vendors are the owners of the absolute owner of, and absolutely seized and possessed of and well and sufficiently entitled to the land with structure consisting of ground plus 5 upper floors situated at **395/97, Ashmulco House, Narsi Natha Street, Mumbai: 400 009** and the admeasures area about 272.50 square yards equivalent to 227.89 square meters as per Land revenue records and now bearing Cadastral Survey No. 257 and F. P. No. 14 of TPS-I of Mandvi Division and hereinafter referred to as the said "**Building**". The Land and the Building are collectively referred to as "**the said Property**" and are more particularly described in the **Schedule** hereunder written.
- (F) That land with structure consisting of ground plus 5 upper floors as per title/previous deeds the admeasuring area about 226.00 square yards equivalent to 188.96 Sq. Meters and the admeasures area about 272.50 square yards equivalent to 227.89 square meters as per Land revenue records and now bearing Cadastral Survey No. 257 and F. P. No. 14 of TPS-I of Mandvi Division
- (G) By and under an Indenture dated 22<sup>nd</sup> July 1949 registered with the Office of Sub-Registrar of Assurances under the Serial No. BOM-3439 of 1949 executed by and between **HABIB HAJI HOMERABAI MOTIWALA**, (2) **HAJI MAHOMED HAJI VALLIMAHOMED**, (3) **HAJI ABDUL SAKOOR HAJI VALLIMAHOMED**, (4) **HAJI HAJI VALLIMAHOMED**, (5) **HAWABAI HAJI MAHOMED ABBA**, (6) **ZULEKABI HAJI VALLIMAHOMED MOOSA**, (7) **AISHABAI MAHOMED HAJI AHMED**, (8) **ZAINABAI HAJI VALLIMAHOMED MOOSA**, (9) **ZULEKHABAI HAJI ABDUL GANI HAJI VALLIMAHOMED**, (10) **ISMAIL HAJI ABDUL GANI HAJI VALLIMAHOMED**, (11) **ABDUL GAFFAR HAJI ABDUL GANI**, (12) **ZAKARIA HAJI ABDUL GANI**, (13) **IQBAL HAJI ABDUL GANI**, (14) **ZUBEDABAI ABDUL GAFFAR HAJI LATIF**, (15) **HANIFABIA HAJI ABDUL GANI HAJI VALLIMAHOMED** and (16) **JAMILABAI HAJI ABDUL GANI HAJI VALLIMAHOMED** therein collectively referred to as 'Vendors' of the First Part and **MULRAJ DOONGERSEY** therein referred to as 'Confirming Party' of the Second Part and **LILADHAR DHARAMSEY** and **MULRAJ DOONGERSEY** therein collectively

9/10/90

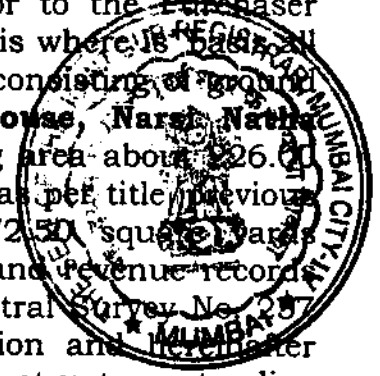


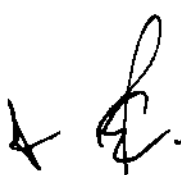
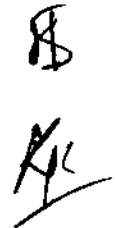


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referred to as the 'Purchasers' of the Third Part, the Vendors therein sold and conveyed in favour of the Purchasers therein, all that piece and parcel of land along with structure consisting of ground plus 5 upper floors, situated at **395/97, Narsi Natha Street, Katha Bazar, Mumbai: 400 009** and the admeasuring area about 272.50 square yards equivalent to 227.89 Square Meters as per Land revenue records and bearing New Survey No. 2480 and Cadastral Survey No. 257 (F. P. No. 14 TPS-II) of Mandvi Division in the Registration District and Sub-District of Bombay and shown in blue colour on the plan annexed hereto and marked as **Annexure "A"** and hereinafter referred to as "**Land**" along with the structure standing thereon being a structure.



- (H) The Vendors doth hereby sell, grant, convey, transfer, release, assure and assign to the Purchasers, free from all encumbrances (save and except as disclosed by the Vendor to the Purchaser and/or as set out in this Deed) and on an 'as is where is' basis, all that piece and parcel of land with structure consisting of ground plus 5 upper floors **395/97, Ashmulco House, Narsi Natha Street, Mumbai: 400 009**. The admeasuring area about 226.00 square yards equivalent to 188.96 Sq. Meters as per title previous deeds and the admeasures area about 272.50 square yards equivalent to 227.89 square meters as per Land revenue records and bearing New Survey No. 2480 and Cadastral Survey No. 257 and F. P. No. 14 of TPS-I of Mandvi Division and hereinafter referred to as "**Land**" **TOGETHER WITH** the structure standing thereon being a structure consisting of ground plus 5 upper floors having aggregate built up area of 273.46 Square Meters (Built up area) and hereinafter referred to as "**Building**", the Land and the Building are hereinafter collectively referred to as "**Property**" and the said Property is more particularly described in the **Schedule** hereunder written **AND ALL THE ESTATE** right, title, interest, claim and demand whatsoever at law and in equity of the Vendors in to out of or upon the said Property or any part thereof **TO HAVE AND TO HOLD** all and singular the said Property hereby granted conveyed, sold, transferred and assured or intended or expressed so to be with their and every of their rights members and appurtenances **UNTO AND TO THE USE** and benefit of the Purchasers forever **SUBJECT TO** the tenancy rights of the Tenants as referred to in the **Second Schedule** hereunder written **AND SUBJECT TO** the payment of all past and future rents rates assessments taxes and dues upon the same or hereafter to become payable to the Government or any other public body or local authority in respect thereof **AND THAT SUBJECT** to the Tenants, it shall be lawful for the Purchasers from time to time and at all times hereafter to peaceably and quietly hold use, occupy, possess and enjoy the said Property hereby granted conveyed transferred assigned and assured with their appurtenances and receive the rents issues and profit thereof and of every part thereof to and for their own use and benefit without any suit eviction interruption claim or demand whatsoever from or by the Vendors or their successors or any of them from or by any person lawfully or equitably claiming or to claim by from under or in trust for it or any of them **AND** that they the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said Property hereby granted conveyed transferred assigned and assured or any part thereof by from





under or in trust for them the Vendors or their successors or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things conveyance and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required by the Purchasers, its successors or assigns or counsel-in-law for assuring the said Property and every part thereof hereby granted conveyed transferred and assured unto and to the use of the Purchasers in manner aforesaid.

(I) The Vendor's right, title and interest in the said Property is subject to the monthly tenancy rights a list whereof is annexed hereto and marked as **Annexure "A"** (hereinafter referred to as "**the Tenants**"), in respect of the Building. The List of Tenants along with the respective office numbers and the monthly rent payable in respect of each of them is set out in **Annexure "A"**. Proofs in respect of the tenancy rights of the Tenants in the Building are annexed hereto and marked as **Annexure "B"**.

(J) Further, under various notices, the statutory authorities have called upon the Vendors to make repairs to the structure of the Building;

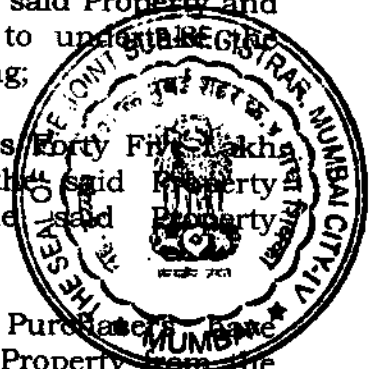
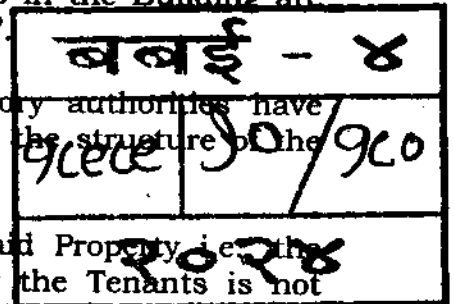
(K) Since the income of the landlord of the said Property, i.e. the Vendors from the monthly rent payable by the Tenants is not sufficient to meet the expenses in respect of the said Property and its upkeep, the Owner is not in a position to undertake the maintenance and repairs required for the Building;

(L) Further, an amount of Rs. 45,00,000/- (Rupees Forty Five Lakhs only) is pending and outstanding towards the said Property assessment tax dues with respect to the said Property ("**Outstanding Taxes**");

(M) In the circumstances set out above, the Purchasers have approached the Vendors to purchase the said Property from the Vendors and represented to the Vendors that it have the where with all to undertake the necessary maintenance and repairs of the Building and pay the outstanding dues with respect to the said Property assessment tax bills in respect of the said Property;

(N) The Vendors is entitled to all rights in respect of the following premises in the Building under the following orders of the Hon'ble Small Causes Court, no proofs of occupation in respect thereof are available with the Vendors:

- (i) Office No. 4 Admeasuring square feet under an Order dated passed in RAE&R Suit No. 48/80 of 2008 filed by Gordhandas Dutia and others against Kish Hem Trading Co.
- (ii) Office No. 16 admeasuring approximately 200 square feet under an Order dated 25<sup>th</sup> January 2011 passed in RAE Suit No. 756/1162 of 2009 filed by Atul Gordhandas Dutia against Deepak Chimanlal Shah.



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(O) If, in the future, the Vendors are required to appear or provide testimony in any court or before any judge in relation to the said Building, the Vendors shall indemnify and hold the Purchasers harmless. This indemnification includes any involvement in legal proceedings or addressing encumbrances related to the said Building. The Vendors agree to fully cooperate with the Purchasers and provide any necessary assistance or information that may be required for the resolution of such legal matters.

(P) The Vendors' obligation to indemnify the Purchasers shall cover all costs, expenses, liabilities, and damages, including but not limited to reasonable legal fees, court costs, and any other expenses incurred by the Purchasers as a result of the Vendors' involvement in such proceedings. This indemnity shall extend to any claims, demands, or actions brought against the Purchasers due to the Vendors' failure to address any encumbrances or legal issues (save and except as disclosed by the Vendor to the Purchaser and/or as set out in this Deed) pertaining to the said Building.

(Q) The Vendors further undertake to notify the Purchasers promptly of any legal notices, summons, or other communications received by them in relation to the said Building and to provide the Purchasers with copies of such documents. The Vendors cooperation and indemnification obligations shall remain in effect regardless of the completion of the sale.

(R) The Purchaser has prior to the execution hereof verified the title of the Property and has completed a comprehensive legal, technical, title due diligence and has otherwise, duly satisfied itself in all respects with respect to the Property to its complete satisfaction. The Purchaser has fully and completely accepted the Vendor to the Property as free, clear and marketable and is fully aware of the pending litigations, outstanding taxes and the rights of the tenants in the Building.

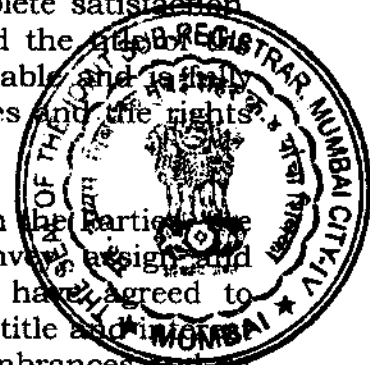
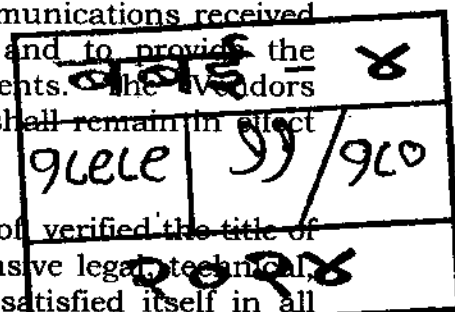
(S) Pursuant to discussions and negotiations between the parties, the Vendors have agreed to grant, sell, transfer, convey, assign and assure to the Purchasers and the Purchasers have agreed to purchase and acquire from the Vendors, all right title and interest in respect of the said Property, free from all encumbrances and on 'as is where is' basis (save and except as disclosed by the Vendor to the Purchaser and/or as set out in this Deed), at and for a total consideration of Rs. 2,40,00,000/- (Rupees Two Crore Fourty Lakh only) (hereinafter referred to as "**consideration**") and in the manner set out hereunder;

(T) The Purchasers have requested the Vendors to execute this Indenture to grant, sell, transfer, convey, assign and assure the said Property to the Purchasers, which the Vendors have agreed to execute in the manner contained herein.

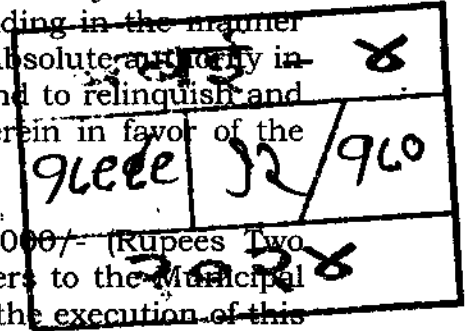
**NOW IT IS HEREBY MUTUALLY AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS: -**

1. The aforesaid recitals and earlier agreement executed between the parties hereto shall form integral part of this instrument of "**SALE DEED**".

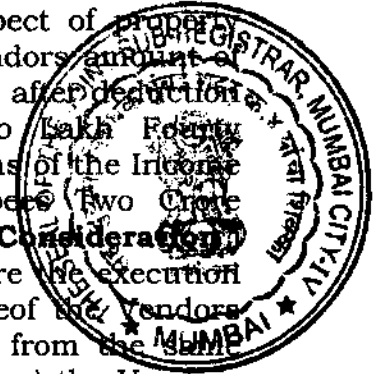
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2. That notwithstanding any act, deed, matter or thing whatsoever done, omitted by the Vendors or any person or persons claiming by, from, through, or in trust for the Vendors lawfully or equitably have not done any act, deed, matter or thing whereby the Vendors are prevented from dealing with the said Building in the manner they decide, the Vendors have full power and absolute authority in their own right to transfer the said Building and to relinquish and transfer all their rights, title and interest therein in favor of the Purchasers.



3. In consideration of the sum of Rs. 2,40,00,000/- (Rupees Two Crore Fourty Lakh only) paid by the Purchasers to the Municipal Corporation of Greater Mumbai on or prior to the execution of this Indenture, towards the outstanding dues in respect of property assessment tax bills, for and on behalf of the Vendors amounting to Rs. 45,00,000/- (Rupees Forty Five Lakh only) and after deduction of an amount of Rs. 2,40,000/- (Rupees Two Lakh Forty Thousand only) being the TDS as per the provisions of the Income Tax Act aggregating to Rs. 2,40,00,000/- (Rupees Two Crore Fourty Lakh only) (hereinafter referred to as "**the Consideration**") paid by the Purchasers to the Vendors on or before the execution of this Indenture (the payment and receipt whereof the Vendors doth hereby admit and acknowledge and of and from the Vendors forever acquit, release and discharge the Purchasers) the Vendors doth hereby sell, grant, convey, transfer, release, assure and assign to the Purchasers, free from all encumbrances and on an 'as is where is' basis (save and except as disclosed by the Vendor to the Purchaser and/or as set out in this Deed), all that piece and parcel of land with structure consisting of ground plus 5 upper floors as per title/previous deeds the admeasuring area about 226.00 square yards equivalent to 188.96 Sq. Meters and the admeasures area about 272.50 square yards equivalent to 227.89 square meters as per Land revenue records and now bearing Cadastral Survey No. 257 and F. P. No. 14 of TPS-I of Mandvi Division and shown in blue colour on the plan annexed hereto and marked as **Annexure "A"** and hereinafter referred to as "**Land TOGETHER WITH** the structure standing thereon being a structure consisting of ground plus 5 upper floors hereinafter referred to as "**Building**", the Land and the Building are hereinafter collectively referred to as "**Property**" and the said Property is more particularly described in the **Schedule** hereunder written **AND ALL THE ESTATE** right, title, interest, claim and demand whatsoever at law and in equity of the Vendors in to out of or upon the said Property or any part thereof **TO HAVE AND TO HOLD** all and singular the said Property hereby granted conveyed, sold, transferred and assured or intended or expressed so to be with their and every of their rights members and appurtenances **UNTO AND TO THE USE** and benefit of the Purchasers forever **SUBJECT TO** the tenancy rights of the Tenants as referred to in the **Second Schedule** hereunder written **AND SUBJECT TO** the payment of all present and future rents rates assessments taxes and dues payable to the Government or any other public body or local authority in respect thereof **AND THAT** subject to the Tenants, it shall be lawful for the Purchasers from time to time and at all times hereafter to peaceably and quietly hold use, occupy, possess and enjoy the said Property hereby granted conveyed transferred assigned and assured with their appurtenances and receive the rents issues and profit thereof



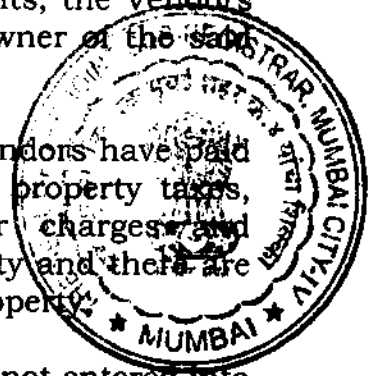
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and of every part thereof to and for their own use and benefit without any suit eviction interruption claim or demand whatsoever from or by the Vendors or their successors or any of them from or by any person lawfully or equitably claiming or to claim by from under or in trust for it or any of them **AND** that they the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said Property hereby granted conveyed transferred assigned and assured or any part thereof by from under or in trust for them the Vendors or their successors or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things conveyance and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required by the Purchasers, its successors or assigns or counsel-in-law for assuring the said Property and every part thereof hereby granted conveyed transferred and assured unto and to the use of the Purchasers in manner aforesaid.

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4. **The Vendors hereby represents, warrants, declares and states as under:-**

- (a) That subject to the tenancy rights of the Tenants, the Vendors is the sole and absolute legal and beneficial owner of the said Property;
- (b) Save and except the Outstanding Taxes, the Vendors have paid all the dues, taxes, water, electricity charges, property taxes, premiums, statutory dues and such other charges and expenses payable in relation to the said Property and there are no dues outstanding with respect to the said Property;
- (c) Save and except the Tenants, the Vendors have not entered into or committed to enter into any MOU/letter of intent or any other written arrangement (including for sale, development, lease, transfer or for creation of third party rights or interest) in respect of the said Property or any part thereof;
- (d) Save and except as disclosed by the Vendors to the Purchasers, there are no legal proceedings, claims, actions or orders, judgments or decrees of any nature made or pending or any restraining or prohibitory order or injunction, passed by any court against or with respect to the said Property;



5. The Parties agree that upon the execution of this Deed and simultaneously with the payment of the Consideration, they will attend the office of the jurisdictional sub-registrar of assurances for the purpose of registration of this Deed. Immediately, upon the registration of this Deed, the Purchaser shall be entitled to apply for mutation to be effected for reflecting the change of ownership of the said Property and in this respect the Vendors shall, solely at the cost and expense of the Purchaser do all such further acts, deeds, matters and things and shall give to the Purchaser all the necessary co-operation including signing lawfully required

*[Handwritten signatures and initials]*

application, undertaking, affidavit, declaration and execute all such lawful writings as may be agreed by the Vendor as may be necessary or required by any authority in respect of the said Property to effect the sale and transfer of the said Property in favour of the Purchaser as herein contemplated and save and except the Outstanding Taxes, the Vendors ensures that all dues in respect of the said Property in respect of the period prior to the date hereof are duly paid and cleared.

6. That the Vendors declare that, save and except as disclosed by the Vendor to the Purchaser and/or as set out in this Deed, the right, title and interest in respect of the said property is free from all encumbrances of any nature whatsoever and is not the subject matter of litigation nor it is attached either before or after the judgment or at the instance of any authorities nor there is any order prohibiting the Vendors from dealing with or disposing off the right, title and interest in the said property, nor have the Vendors created any tenancy or leave and license or any right in favor of anyone in respect of the said property. And that the Vendors are joint owner of the said property and have right to deal with full and absolute power the same in the manner hereby done in favor of the purchasers;

7. The Vendors have agreed to sell and/or grant and/or transfer and/or convey and/or assign to the Purchasers and the Purchasers have agreed to purchase and/or acquire from the Vendors the said Building, together with shares and interest of the Vendors in the capital/property of the said Building and all other rights, interests, claims and title of the said Property of the Vendors as also all the direct and indirect benefits attached to the said Building for the total and consolidated price of Rs. 2,40,00,000/- (Rupees Two Crore Fourty Lakh only)

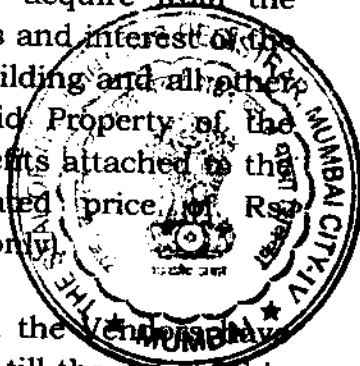
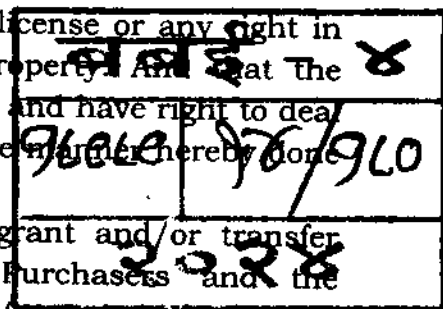
8. The Purchasers have paid to the Vendors and the Vendors have received from the Purchasers from time to time till the date of this **"Conveyance Deed"** in all a sum of Rs. 2,40,00,000/- (Rupees Two Crore Fourty Lakh only) by Cheque/RTGS/NEFT the detail particulars are as follows:-

- i) Rs.1,62,90,000/- (Rupees One Crore Sixty Two Lakh only). by Cheque No. 000033, dated- 14/08/2024, Kotak Mahindra Bank, Branch-Akbar Chamber, Mumbai- 400003. and
- ii) Rs.29,70,000/- (Rupees One Crore Twenty Nine Lakh Seventy Thousand only) by Cheque No. 000035, dated- 06/09/2024, Kotak Mahindra Bank, Branch-Akbar Chamber, Mumbai- 400003.

towards full and final payment of purchase price and/or consideration in respect of the said Building, the receipt whereof the Vendors doth hereby admit and acknowledge separately.

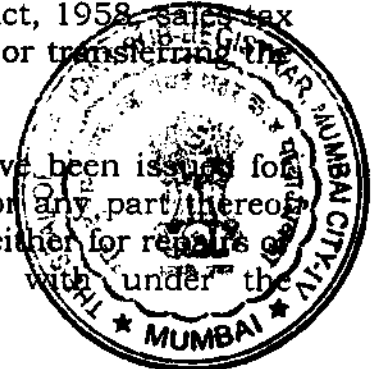
9. That in pursuance of the consideration of the amount mentioned above paid by the Purchasers to the Vendors, the Vendors as a joint owner doth hereby transfer, sell and assign unto and to the use and benefit of the said Purchasers with absolute power, authority and liberty **TO HAVE AND TO HOLD** the same and to enjoy the said Building absolutely.

*[Handwritten signatures and initials]*



10. Save and except as disclosed by the Vendor to the Purchaser and the Outstanding Taxes, the Vendors have duly discharged in full, up to date hereof all the dues and liabilities in respect of the said property, as also the monthly outgoing including municipal tax, and all other outgoing payable in respect thereof and further agree and undertake to pay all the dues and liabilities till the purchasers will be put in vacant and peaceful possession of the said property;
11. No notice of attachment in respect of the said property under the income tax act, 1961 or sales tax act, 1956 or any other statute/law have been issued or served and there is no prohibition against the purchasers under the income tax act 1961, Sales Tax act, 1956 or any other statute/law from transferring or alienating the said property.
12. Save and except as disclosed by the Vendors to the Purchaser and/or as set out in this Deed, the Vendors have not created nor any one on their behalf have or have caused or created any charge, interest, lien, claim, mortgage or otherwise in any manner whatsoever have encumbrance the said property or any part thereof **AND FURTHER MORE** save and except as disclosed by the Vendors to the Purchaser and/or as set out in this Deed that there are no litigation pending against the Vendors and that there is no valid subsisting or existing liability, lien and /or attachment levied in, upon or against the said property;
13. The Vendors have good right, full power and absolute authority to sell and transfer the said property and there is no impediment or restraint or injunction against the Vendors from being able to do so either under income tax act, 1961, Gift tax act, 1958, sales tax act, 1956 or any other statute/law from selling or transferring the same.
14. To the knowledge of the Vendors, no notice have been issued for acquisition or requisition of the said property or any part thereof and further that there is no outstanding notice either for repairs or requiring any other thing to be compelled with under the municipal or other statute;
15. Save and except the Tenants, the Vendors have not entered into any agreement or understanding or any arrangement of any nature whatsoever in respect of the said property with any third party or persons;
16. That the Vendors have not done any act or deed whereby or by virtue whereof Vendors are prevented from transferring in the said property to the purchasers;
17. That the Vendors shall, at the sole cost and expense of the Purchaser and subject to the Vendors agreeing to the same, sign all applications and form for transferring the said property in favor of the purchasers;
18. Save and except as disclosed by the Vendors to the Purchaser and/or as set out in this Deed, the Vendors have agreed to execute all the necessary documents in favor of the purchasers in order to transfer a clear title to the purchasers free from all encumbrance of any nature whatsoever;

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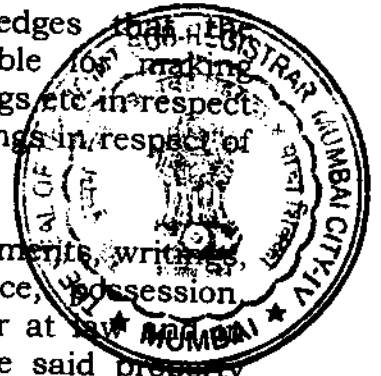
19. Immediately on execution of these presents, the Vendors shall, at the cost and expense of the Purchaser and as may be agreed by the Vendors, execute all such requisite instruments of transfer of the said property, in all records and transfer the same in favour of the purchasers clear and marketable title free from all encumbrances of any nature whatsoever;

20. The Vendors herein shall and will from time to time and at all times throughout hereafter save harmless, indemnify and keep administrators and assigns from and against all payments of taxes, charges, and all other outgoing payable by the Vendors in respect of the said property (other than the Outstanding Taxes) till the execution of present deed, that the Vendors shall and will time to time and at all times throughout hereafter save harmless, indemnity and keep indemnified the purchasers herein and their heirs, executors, administrators and assigns from and against all claims, demands, including any demands, including any demand being made in respect of the said property till the execution of present deed. It is clarified that the Purchaser shall not be entitled to claim any indemnity in respect of any matters or liabilities which have been set out in this Deed and/or as disclosed to the Purchaser by the Vendor






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21. The stamp duty and registration charges, in respect of these presents shall be borne and paid by the Vendors.

22. The Purchaser hereby confirms and acknowledges that the Purchaser shall be solely liable and responsible for making payment of all outstanding property taxes, outgoings etc in respect of the Property including any dues taxes or outgoings in respect of a period prior to this Deed.



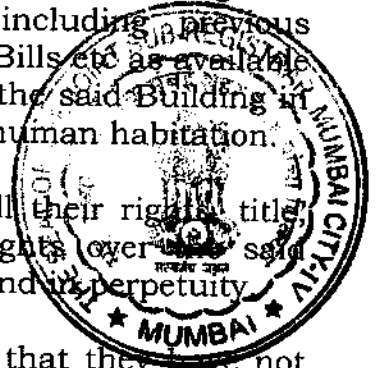
23. **AND ALSO TOGETHER WITH** all the deeds, documents, writings, vouchers and other evidence of and inheritance, possession, property, benefit, claims and demands whatsoever at law, equity of the Vendors in, to out of the upon the said property thereof **TO HAVE AND TO HOLD** all and singular the said property hereby granter, conveyed, assured or intended or expressed so to be with its and every its rights, members and appurtenances unto and to use and benefits of the purchasers absolutely subject however to the payment of all rents, taxes, assessments, rates and duties now chargeable upon the same or which may hereafter become payable in respect thereof the government of Maharashtra or any other public body and save and except as disclosed by the Vendor to the Purchaser and/or as set out in this Deed, the Vendors do hereby for themselves, their heirs, executors and administrators covenant with the purchasers that notwithstanding any act, deed matter or thing whatsoever by the Vendors or any person or persons lawfully or equitably claiming by, from through or under or in trust for them made, done, committed or omitted or knowingly suffered to the contrary, the Vendors have in themselves good right, title, full power and in absolute authority to grant, convey, release and assure all their share, rights, title and interest in the said property hereby granted, conveyed, released or assured or intended so to be unto and to the use of the purchasers in the manner aforesaid. **AND THAT** save and except as disclosed by the Vendor to the Purchaser and/or as

set out in this Deed, the purchasers shall and may at all times hereafter peaceably and quietly enter upon, have occupy, possess and enjoy the said property and receive the rents, issues and profits thereof and of every part thereof for their the rents, issues without any suit, eviction, interruption claim or demand whatsoever from or by the Vendors or their heirs, executors and administrators or any person or persons lawfully or equitable claiming or to claim by from under or in trust for them or then. **AND THAT** save and except as disclosed by the Vendor to the Purchaser and/or as set out in this Deed, freed and cleared and freely and clearly and absolutely acquitted, exonerated and forever discharged harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made executed, occasioned or suffered by the Vendors or by any persons lawfully or equitably claiming or to claim by, from under or in trust for their **AND THAT** save and except as disclosed by the Vendor to the Purchaser and/or as set out in this Deed, the Vendors and all the persons having lawfully or equitably claiming any estate, rights, title and interest at law or in equity in the said property hereby granted or any part thereof by, from under or in trust of the Vendors or their heirs, any of them shall and will from time to time and at all times hereafter at the request and cost of the purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds and matters for the better further and more perfectly assuring, conveying and transferring the Vendors right, title and interest in the said property and to the use of the purchasers in the manner aforesaid as shall or may be reasonably required by the purchasers, their heirs executors, administrators and assigns or their counsel-in-law **AND THIS INDENTURE FURTHER WITNESSETH** that the Vendors have convanted and the Vendors does hereby covenants with the purchasers that the, the Vendors shall and will, at the sole cost and expense of the Purchaser and subject to the Vendors agreeing to the same, execute, sign, acknowledge and/or confirm or affirm all the documents, deeds, assurances, declarations, affidavits and/or another writings as may be required by the purchasers and/ or their nominee or assigns and/or any of the concerned authorities interalia for the purpose of effectively transferring and vesting the said property in the names of the purchasers;

24. The Vendors have delivered and/or handed over to the Purchasers and the Purchasers have received and/or accepted from the Vendors quiet, vacant and peaceful possession of the said Building on the date of execution of this "**CONVEYANCE DEED**" together with its all original documents of title, including previous documents of title, Property Card, Assessment Bills etc as available with the Vendors. The Purchasers have found the said Building in reasonably good and satisfactory condition for human habitation.
25. The Vendors have also hereby relinquished all their rights, title, interests and claims along with easement rights over the said Building in favor of the Purchasers absolutely and in perpetuity.
26. The Vendors hereby declare and acknowledge that they have not settled a sum of Rs. 45,00,000/- (Rupees Forty Three Lac Eleven Thousand Six Hundred Fifty Nine only) of all the outstanding

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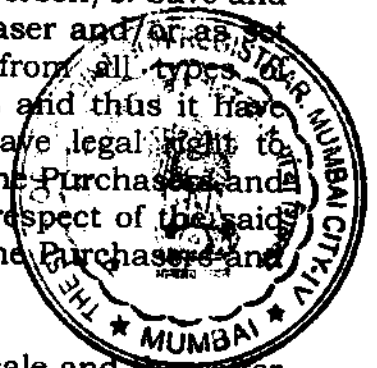
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charges, dues, maintenance fees, taxes, and other financial obligations related to the said Building. This includes, but is not limited to, municipal charges, taxes, assessments, utility bills, service charges, and any other relevant dues owed to any governmental or private entity. Consequently, the Purchasers agree to assume the responsibility of paying these outstanding taxes and bills on behalf of the Vendors in respect of the said Building. The Purchasers are authorized to deduct the total amount paid towards settling these outstanding charges from the purchase consideration specified in this "CONVEYANCE DEED". The Purchasers have verified these outstanding charges, including any invoices, statements, and correspondence from the relevant authorities or service.

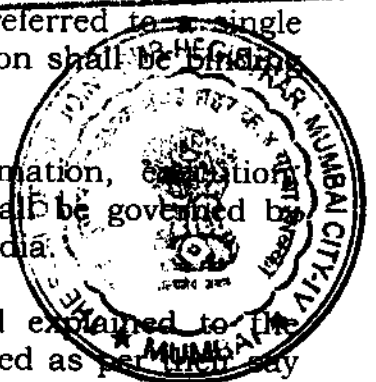
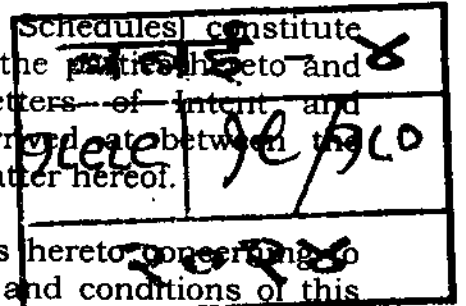
- 27. That the Vendors will have no objection if the said Building and its documents of title are transferred in the name and favor of the Purchasers by the Land revenue Department and other concerned authorities of the Government or the Municipal Corporation of Greater Mumbai (MCGM) and by all such authorities maintaining the records in respect of the said Building.
- 28. The Vendors (at the cost and expense of the Purchaser) and the Purchasers shall jointly take all necessary steps as may be required under applicable law and do all needful acts, deeds and things and fully cooperate with each other from time to time and when required for the purpose of effective transfer of the said Building in the name and favor of the Purchasers and to implement the terms and conditions of this "CONVEYANCE DEED".
- 29. The Vendors declares that he has not mortgaged the said Building with any financial institution/bank or with any person/s. Save and except as disclosed by the Vendor to the Purchaser and/or as set out in this Deed, the said Building is free from all types of encumbrances, liabilities, litigation and charges and thus it has clear and marketable title and the Vendors have legal right to execute this "CONVEYANCE DEED" in favor of the Purchaser and to transfer all their rights, title and interest in respect of the said Building and to receive full consideration from the Purchaser and to execute this document.
- 30. The Vendors shall, at the time of completion of sale and thereafter also at the sole cost and expense of the Purchaser and subject to the Vendors agreeing to the same, sign and execute in favor of the Purchasers necessary applications, forms, deeds and other documents or writings as may be reasonably required for transfer of the said Building and the right to possess, use, occupy and enjoy the said Building in favor of the Purchasers and for implementing the terms of this "CONVEYANCE DEED".
- 31. That from the date of delivery of the possession of the said Building the Purchasers shall be entitled to and will at all times hereafter subject to the Tenants, peacefully and uninterrupted use, occupation and possession of the said Building absolutely and in perpetuity.

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32. The Vendors shall, at the time of completion of sale and thereafter also at the sole cost and expense of the Purchaser and subject to the Vendors agreeing to the same, sign and execute in favor of the Purchasers/Purchasers necessary applications, forms, deeds and other documents or writings as may be reasonably required by the Building for transfer of the said Building and the right to possess, use, occupy and enjoy the said Building in favor of the Purchasers and for implementing the terms of this **"CONVYANCE DEED"**.
33. That the parties herein represent and warrant that they are fully empowered, authorized and competent to make and enter into the present agreement. The parties hereby admit that this agreement has been fully explained to them and they have understood the meaning or all the clauses of this agreement and they have signed this agreement with full understanding of the obligations therein.
34. If any term, covenant, condition or provision of this Agreement is rendered invalid or unenforceable, the remaining provisions of this **"CONVYANCE DEED"** thereby shall not be affected and such remaining terms, covenant, conditions and provisions shall remain valid, subsisting and binding on the parties hereto and liable to be performed to the extent permitted by law.
35. This **"CONVYANCE DEED"** (including the Schedules) constitute the entire **"CONVYANCE DEED"** between the parties hereto and shall supersede all prior Writings, Letters of Intent and understandings, both written or oral, arrived at between the parties hereto with respect to the subject matter hereof.
36. In case of any dispute between the parties hereto concerning this transaction or interpretation of terms and conditions of this sale deed or otherwise the dispute shall be referred to a single arbitrator of 1 common choice and their decision shall be binding upon the parties.
37. This **"CONVYANCE DEED"** as also its formation, execution, validity, interpretation and implementation shall be governed by and construed in accordance with the laws of India.
38. This **"CONVYANCE DEED"** is read over and explained to the parties hereto and found to be correctly recorded as per their say and under their instruction and parties hereby admit, acknowledge and confirm that the same is recorded under their instructions.
39. That the parties have signed this **"CONVYANCE DEED"** out of their sweet will, volition and without any force, coercion or undue influence from any person and after understanding the contents thereof in its correct perspective and assure each other that they shall abide by the terms and conditions of this document.
40. Notwithstanding anything contained in this Deed, (a) the Vendors shall not be liable to indemnify the Purchaser for any matters in respect of the Building or the Property which was disclosed at the time of due diligence; (b) the Vendors shall not be liable for any outstanding or pending or future taxes, dues, outgoings in respect of the Property; (c) the Vendor shall not be liable to sign any application or documents in favour of the Purchaser in respect of the Property unless the same is required under applicable law and the same being agreed by all the Vendors and if agreed upon then such documents would be executed solely at the cost and expense of the Purchasers.

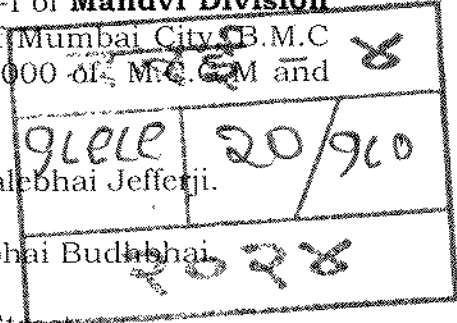


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**SCHEDULE OF THE SAID BUILDING ABOVE REFERRED TO:**

**(DESCRIPTION OF THE SAID BUILDING)**

**ALL THAT PIECE AND OR PARCEL** of Fazandari land together with structure consisting of ground plus 5 upper floors with the messages, tenements and structures standing thereon situated at **395/97, Ashmulco House, Narsi Natha Street, Mumbai: 400 009**, lying and being at of land admeasuring area 272.50 square yards equivalent to 227.89 square meters bearing C.S. Reg. no.1, C.S. Page. no.14, Sheet no.127, Narsi Natha Street, Street no. "B" ward no. 1143, St. nos. 117 & 125, Collectors Rent Roll no. 1284, F. P. No. 14 of TPS-I of Mandvi Division as per Land revenue records bearing New Survey No. 2480 and **Cadastral Survey No. 257** and F. P. No. 14 of TPS-I of **Mandvi Division** within the Registration District and Sub-District of Mumbai City, B.M.C. Assessed under "B" ward A/C No. BX0500350050000 of M.C.M. and bounded as follows that is to say:



On or towards the North: by the property of Vora Salebhai Jefferji.

On or towards the South: by the house of Vora Tajbhai Budbhai.

On or towards the West: by the said Narsi Natha Street.

On or towards the East: by Syed Mukri Street.

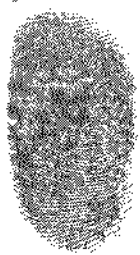
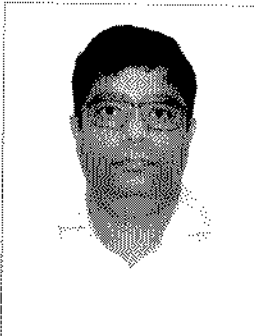

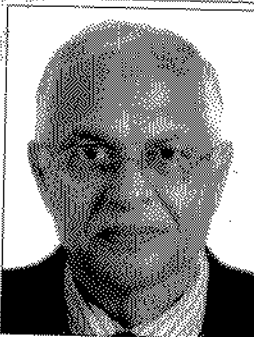
**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands to this writing on the day, month and year first herein above mentioned.





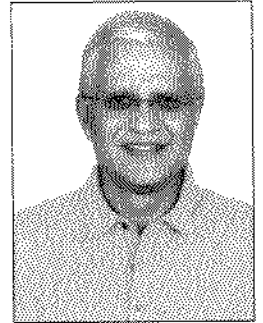


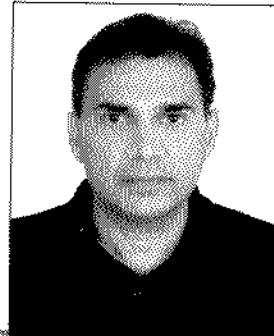
Place: Mumbai

Date: 13<sup>th</sup> day of September, 2024

SIGNED AND DELIVERED by the within named **"THE VENDORS"**

Name and Signature	Thumb Impression	PHOTO
<p><b>M/S. ASHOK KUMAR MULRAJ &amp; CO.</b> through its Partner <b>(1) MR. RAJIV VIJAY SAMPAT</b> (AADHAR NO. 2963 0931 8674/PAN NO. AIYPS5009D) For <b>ASHOK KUMAR MULRAJ &amp; CO.</b></p> <p><i>Rajiv Sampat</i> Signature of the Vendor No. 1 <b>PARTNER</b></p>		
<p><b>M/S. ASHOK KUMAR MULRAJ &amp; CO.</b> through its Partner <b>(2) MR. ATUL GORDHANDAS DUTIA</b> (AADHAR NO. 5734 4254 8496/PAN NO. AATPD6193Q) For <b>ASHOK KUMAR MULRAJ &amp; CO.</b></p> <p><i>Atul Gordhandas</i> Signature of the Vendor No. 2 <b>PARTNER</b></p>		

*HS* *MS*

<p><b>M/S. ASHOK KUMAR MULRAJ &amp; CO.</b>                  through its Partner  <b>(3) MR. KETANKUMAR RANJIT SAMPAT</b>                  (AADHAR NO. 2965 2924                  9567/PAN NO. AAPPS6307R)  <b>For ASHOK KUMAR MULRAJ &amp; CO.</b>                    PARTNER                  Signature of the Vendor No. 3</p>	<p>Thumb Impression  </p>	<p>PHOTO  </p>
<p><b>M/S. ASHOK KUMAR MULRAJ &amp; CO.</b>                  through its Partner  <b>(4) MR. HEMANTKUMAR ASHOKKUMAR SAMPAT</b>                  (AADHAR NO. 2151 9443                  8041/PAN NO. AAOPS6311E)  <b>For ASHOK KUMAR MULRAJ &amp; CO.</b>                    PARTNER                  Signature of the Vendor No. 4</p>	<p>Thumb Impression  </p>	<p>PHOTO  </p>







In the presence of witnesses

1. 
2. S. ASLAM.

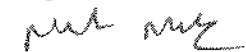
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SIGNED AND DELIVERED by the within named "THE PURCHASERS"

<p><b>M/S. GALAXY GROUP</b>                  through its Partner  <b>(1) MR. MOHAMMED IMRAN ABDUL GANI KAPADIA</b>                  (AADHAR NO. 2742 0209                  5756/PAN NO. AJVPK1917A)  <b>For GALAXY GROUP</b>                    Partner                  Signature of Purchaser No. 1</p>	<p>Thumb Impression  </p>	<p>PHOTO  </p>
<p><b>M/S. GALAXY GROUP</b> through its Partner  <b>(2) MR. TAHER ALLAHRAKHA VIRANI</b>                  (AADHAR NO. 8649 7662                  6864/PAN NO. ADWPV7096G)  <b>For GALAXY GROUP</b>                    Partner                  Signature of Purchaser No. 2</p>	<p>Thumb Impression  </p>	<p>PHOTO  </p>

In the presence of witnesses.....

1. 
2. S. ASLAM.





**RECEIPT**

**Rs. 2,40,00,000/- RECEIVED** of and from the Purchasers (1) **M/S. GALAXY GROUP**, through its Partners (1) MR. MOHAMMED IMRAN ABDUL GANI KAPADIA and (2) MR. TAHER ALLAHRAKHA VIRANI from time to time till the date of this "CONVEYANCE DEED" in all a sum of Rs. 2,40,00,000/- (Rupees Two Crore Fourty Lakh only) by Cheque /RTGS/NEFT and the detail particulars are as follows:-

- i) Rs.1,62,90,000/- (Rupees One Crore Sixty Two Lakh only). by Cheque No. 000033, dated- 14/08/2024, Kotak Mahindra Bank, Branch-Akbar Chamber,Mumbai- 400003. and
- ii) Rs.29,70,000/- (Rupees One Crore Twenty Nine Lakh Seventy Thousand only) byCheque No. 000035, dated- 06/09/2024, Kotak Mahindra Bank, Branch-Akbar Chamber,Mumbai- 400003.

towards full and final payment of purchase price and/or consideration in respect of the said Building, as mentioned hereinabove in this "Conveyance Deed". The receipt whereof we, the Vendors **M/S. ASHOK KUMAR MULRAJ & CO.**, through its Partners (1) MR. RAJIV VIJAY SAMPAT (2) MR. ATUL GORDHANDAS DUTIA, (3) MR. KETANKUMAR RANJIT SAMPAT, and (4) MR. HEMANTKUMAR ASHOKKUMAR SAMPAT.

WE SAY RECEIVED

**M/S. ASHOK KUMAR MULRAJ & CO.**

Through its Partners

- (1) MR. RAJIV VIJAY SAMPAT
- (2) MR. ATUL GORDHANDAS DUTIA
- (3) MR. KETANKUMAR RANJIT SAMPAT
- (4) MR. HEMANTKUMAR ASHOKKUMAR SAMPAT

(Vendors/Sellers)

In the presence of witnesses.....

1. *Neha*
2. *S. Aslam*

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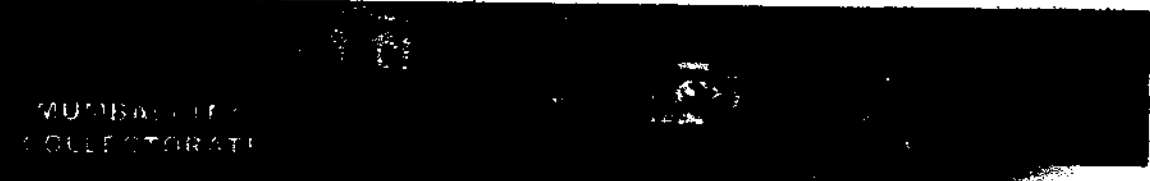


*K/C*

*JS*

*AS*

*AS*



[ Home ] | [ Back ] | [ Mumbai City Web Site ]

Survey Register Of Mumbai City			
Plot No.	Mandvi	Collected Survey No.	FR.NO.14 TPS-1
C.S.No. 1		C.S.Page No.	14
Sheet No.	Name of the Street or Locality	Street No.	Tenure
127	NARSI NATHA STREET	'B' WARD NO.1143,ST.NOS.117 & 125	FAZANDAR
Area in Sq.Meters.	Leighton Survey No.	Collectors Form No.	Collectors Book Roll No.
227.89	-NIL-	-NIL-	L.T.A.C.R.R.NO.1284
Ground Rent Due to Govt.	Grant	Due	
0.0		0.0	

**Holder's History**

- (A)-B-[LILADHAR DHARAMSEY]-DIED
- C-[MULRAJ DOONGERSEY ]
- (B)-D-M/S.ASHOK KUMAR MULRAJ & CO. L
- E-RANJIT SINGH S/O 'B' ABOVE
- F-JAISINGH S/O 'B' ABOVE
- G-ASHOK KUMAR S/O 'B' ABOVE
- 40% SHARES -
- H-MULRAJ DUNGERSEY
- 40% SHARES -
- I-GORDHANDAS BHAGWANDAS
- 20% SHARES -

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CONTINUE



1. Serial No.	2. Name of Survey or Jaghirdar	3. Survey No.	4. Sub-divisional Survey No.	5. Taluqa	6. Area in Acre & Centa	7. Conditional Survey No.	8. Sub-divisional Survey No.
107	WHEEL WAGON STREET	107	107	107	107	107	107

9. Name of Person to Jurisdictional Authorities	10. Date of Acquisition or Transfer	11. Description of Tenure
REVENUE 100-1-1 (LAWAR NUMBER)-100-1-1 C (WHEEL WAGON STREET)	100-1-1 (LAWAR NUMBER)-100-1-1 C (WHEEL WAGON STREET)	100-1-1 (LAWAR NUMBER)-100-1-1 C (WHEEL WAGON STREET)

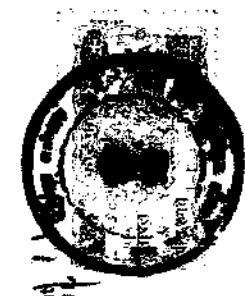
12. Original Survey Form No. (if any)	13. Name from Public Sale or Lease	14. Description of Land

15. Remarks

2028  
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8



पुणे नगरपालिका  
सुब-रेजिस्ट्रार कार्यालय  
मुंबई शहर



This Extract of C. S. Register Issued  
under the search is valid only.  
107 Assistant Survey Officer  
City Survey Office No. 1/2, Mumbai.





**बुलढुई मडलनगरपालिका**

**सङ्ग. कवस/बी /1531/35/2023-24**

प्रति,  
श्री. इम्रान कपाडिया,  
58, बकला स्ट्रीट  
मुंबई-400003.

11. MAR 2024

Asst. Assessor & Collector / "B" Ward  
A. & C. Department  
1st Floor, Babula Tank Road.  
Near J. V. Hospital, Mumbai - 400 089

विषय :- दुरुस्ती उपकर प्रवर्ग उतारा मालमत्ता लेखा  
क्र. BX0500350050000.

संदर्भ :- 1) आपले दि. 04.03.2024 चे पत्र.  
2) पावती क्र 1004877443 दि. 14.03.2024  
अनुसूचिशुल्क रु. 1133/-

महोदय,

उपरोक्त विषयांकित प्रकरणी, उपरोक्त संदर्भान्वये प्राप्त झालेल्या अर्जान्वये मालमत्ता  
लेखा क्र. BX0500350050000, करीता दुरुस्ती उपकर लागू नाही.

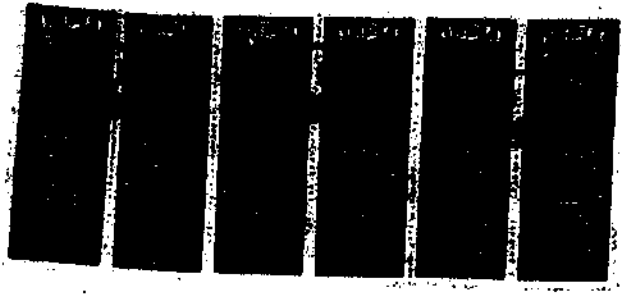
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आपली दिग्वासु,

अ. रा. पाटील १२३२२  
सहा. करनिर्धारक व संकलक/बी-विभाग(प्र)



54



Serial No. 3437  
Presented at the office of the  
Sub-Registrar of Bombay  
between the hours of 1 P.M.  
and 2 P.M. on the 27<sup>th</sup> July  
1949  
Haji G. Lashin Haji Vallimohamed

*[Signature]*  
Sub-Registrar of Bombay

Received fees as:-  
Registration Rs. 2-00-00  
Photographing (Page 11) = 4-2-0  
Stamp = 1-0-0  
Total Rs. 2-05-2-0

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3437/1/11  
1949

THIS INDENTURE made the 22<sup>nd</sup> day of July

thousand nine hundred and forty-nine between (1) HAJI  
widow of Haji Vallimohamed Moosa Motiwalla (2) HAJI  
HAJI VALLIMOHAMED (3) HAJI ABDUL SAHOOB HAJI VALLIMOHAMED  
(4) HAJI EBRAHIM HAJI VALLIMOHAMED (5) HANARAI widow of Haji  
Mahomed Mahomed Abba and daughter of the said Haji Vallimohamed  
Moosa (6) ISLEKABAI daughter of the said Haji Vallimohamed  
Moosa (7) ALIABAI widow of Mahomed Haji Ahmed and  
daughter of the said Haji Vallimohamed Moosa (8) ZAINABAI  
daughter of the said Haji Vallimohamed Moosa (9) SULEKHABAI  
widow of Haji Abdul Gani Haji Vallimohamed (10) ISMAIL HAJI  
ABDUL GANI HAJI VALLIMOHAMED (11) ABDUL GAFFAR HAJI ABDUL  
GANI (12) ZAKARIA HAJI ABDUL GANI and (13) IQBAL HAJI ABDUL  
GANI the last two being minors under the age of eighteen  
years by their paternal uncle the said Haji Ebrahim Haji  
Vallimohamed the duly appointed guardian of their respective  
interests in the land & creditments and premises intended  
to be hereby granted and conveyed (14) SUBEDABAI wife of  
Abdul Gaffer Haji Latif (15) HANIFABAI and (16) JAMILABAI  
the last three being the daughters of the said Haji Abdul

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Sami Haji Vallimohamed all of Bombay Muslim Inhabitants hereinafter called 'the Vendor' (which term so far as the context will admit will include their respective heirs executors and administrators and the guardian or guardians for the time being and from time to time of the interests of the said two minors in the said land hereditaments and premises) of the first part MURAJ DOORHERRY of Bombay Hindu Inhabitants hereinafter called 'the Confirming Party' of the second part A & LILLADHAR DEBRABHAY and MURAJ DOORHERRY both of Bombay Hindu Inhabitants hereinafter called 'the Purchasers' (which term so far as the context will admit will include their respective heirs executors administrators and assigns) of the third part WHEREAS by an Indenture of Conveyance dated the 30th day of April 1923 and made between George MacDonald Falkner the then Official Assignee of Calcutta and the Assignee of the estate and effects of Ibrahim Sulleman Sakahji & Co. of the one part and the said Haji Vallimohamed Moola Motiwalla, Haji Mahomed Haji Vallimohamed, Haji Abdul Sami Haji Vallimohamed, Haji Abdul Sakoor Haji Vallimohamed and Ibrahim Haji Vallimohamed then carrying on business in partnership in the name style and firm of Haji Vallimohamed Moola Motiwalla & Sons of the other part and registered in the office of the Sub-Registrar of Transfers at Bombay on the 27th day of September 1923 under No. 2029 at pages 111 and 119 of Volume 3054 of Book No. I the said land hereditaments and premises were particularly described in the Schedule hereunder written and being the same as in the Schedule hereunder written were granted and conveyed by the said George MacDonald Falkner as such Official Assignee of Calcutta and the Assignee of the estate and effects of the said Ibrahim Sulleman Sakahji & Co. unto the said Haji Vallimohamed Moola Motiwalla, Haji Mahomed Haji Vallimohamed, Haji Abdul Sami Haji Vallimohamed, Haji Abdul Sakoor Haji Vallimohamed and Ibrahim Haji Vallimohamed AND WHEREAS the said Haji Vallimohamed Moola

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Notarially died intestate on or about the 26th day of April 1930 leaving him surviving his widow the said Humabai and his four sons the said Haji Mahomed Haji Vallimbomed, Haji Abdul Gani Haji Vallimbomed, Haji Abdul Sakoor Haji Vallimbomed and Haji Ibrahim Haji Vallimbomed and his four daughters the said Humabai widow of Haji Mahomed Abba, Talekhabai Haji Vallimbomed, Aishabai widow of Mahomed Haji Ahmed and Zainabai Haji Vallimbomed as his only heirs and next of kin AND WHEREAS the said Haji Abdul Gani Haji Vallimbomed died intestate on or about the 10th day of September 1947 leaving him surviving his widow the said Talekhabai and his four sons the said Yussuf Haji Abdul Gani, Abdul Gaffar Haji Abdul Gani, Sahabai Haji Abdul Gani and Iqbal Haji Abdul Gani and three daughters the said Sabahbai wife of Abdul Gaffar Haji Ishtiff, Hanihabai and Jamilabai as his only heirs and next of kin AND WHEREAS by an agreement dated the 26th day of May 1949 the said Haji Vallimbomed Moosa Motiwalla & Sons agreed to sell the said land hereditaments and premises free from encumbrances at or for the sum of Rupees one lac and received from the Confirming Party a sum of Rupees ten thousand current money AND WHEREAS by an Order made by the High Court of Judicature at Bombay in its Ordinary Original Civil Jurisdiction the matter of the Partition & Wards Act 1890 and in the matter of the said minors Sahabai Haji Abdul Gani and Iqbal Haji Abdul Gani and in the matter of the said Agreement for Sale being No. 157 of 1949 wherein the said Haji Ibrahim Haji Vallimbomed Motiwalla was the Petitioner and the said minors were the Respondents the said Haji Ibrahim Vallimbomed Motiwalla was appointed guardian (without security and without remuneration) of the undivided share right title and interest of the said minors in the said land hereditaments and premises more particularly described in the schedule hereunder and hereunder written and the sale of the said land hereditaments and premises was sanctioned on the terms and conditions mentioned in the said Agreement for Sale as being for the benefit of the said minors AND WHEREAS by

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The said Order the said Shri. Mervin Raji Vallabhaiah Motiwalle was authorized to convey the undivided share right title and interest of the said minors in the said land hereditaments and premises to the Confirming Party or such person or persons as may be nominated by him and to execute the necessary Conveyance and other assurances and take all acts deeds and things as may be necessary for effectually conveying the same to the Confirming Party or to his nominee or nominee AND WHEREAS the Confirming Party entered into the said agreement for purchase for and on behalf of the Purchasers and paid the sum of Rupees ten thousand as earnest money out of moneys belonging to the Purchasers AND WHEREAS the Confirming Party requested the Vendors to convey the said land hereditaments and premises to the Purchasers which the Vendors have agreed to do in the manner hereinafter appearing on the Confirming Party joining in and assenting these presents NOW THIS DEED WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rupees ten thousand (Rs. 10,000) on the 26th day of May 1947 paid to the Vendors by the Confirming Party for and on behalf of the Purchasers and of the further sum of Rupees ninety thousand (Rs. 90,000) on or before the execution of these presents paid by the Purchasers to the Vendors (the receipt of which two sums of Rupees ten thousand and Rupees ninety thousand making together the sum of Rupees one lac the Vendors do and each of them doth hereby admit and acknowledge and in and from the same they do and each of them doth hereby release and discharge the Confirming Party and the Purchasers) that the Vendors at the request and by the direction of the Confirming Party do and each of them doth HEREBY GRANT CONVEY AND WARRANT And by the Confirming Party doth HEREBY GRANT CONVEY AND WARRANT unto the Purchasers ALL THAT piece or parcel of parcel land with the messuage tenement and garden -- lying thereon situate lying and being at Karai Natha Street in the City of Bombay and in the Registration Sub-District of Bombay

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containing by advertisement one hundred and twenty six (226) Square Yards or thereabouts and more particularly described in the Schedule hereunder written: ~~HEREIN~~ ~~AND~~ All buildings and own yards courses areas gardens privies trees fences hedges ditches ways walls sewers drains watercourses lights liberties privileges easements and appurtenances whatsoever to the said land hereditaments and premises belonging or is in anywise appertaining or usually held used or enjoyed therewith or reputed to belong or be appurtenant thereto ~~AND~~ All the estate right title and interest whatsoever of the Vendors in to and upon the said land hereditaments and premises and every part thereof TO HAVE AND TO HOLD the land hereditaments and premises hereby granted or expressed so to us with their and every of their heirs and assigns unto and to the use and behoof of the Purchasers for ever as tenants in common in equal shares ~~SUBJECT~~ ~~NEVERTHELESS~~ to the payment thereof of all rents taxes rates dues and duties now or hereafter to become payable to the Fawandar and the Municipality or any other public body in respect thereof ~~AND~~ the Vendors other than the said Haji Ebrahim Haji Vallimbomed as guardian of the interest of the said minors in the said land hereditaments and premises do and each of them doth hereby COVENANT with the Purchasers that notwithstanding any act deed matter or thing whatsoever by the Vendors other than the said Haji Ebrahim Haji Vallimbomed as such guardian as aforesaid or any person or persons lawfully or equitably claiming by from through under or in trust for them the Vendors other than the said Haji Ebrahim Haji Vallimbomed Motiwalla as such guardian as aforesaid made done committed omitted or knowingly or willingly suffered to the contrary they the Vendors other than the said Haji Ebrahim Haji Vallimbomed Motiwalla as such guardian as aforesaid now have in themselves good right and full power and absolute authority to grant convey and assure the said land hereditaments and premises hereby granted conveyed and assured or intended

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as to be into the hands of the Purchasers in manner aforesaid and that it shall be lawful for the Purchasers from time to time and at all times hereafter peaceably and quietly to hold and enjoy the said land hereditaments and premises hereby granted and confirmed with their appurtenances and to receive the rents issues and profits thereof and every part thereof for their own use and benefit without any such lawful eviction interruption claim or demand whatsoever from or by the Vendors other than the said Haji Ibrahim Haji Vallimbhond Motivalia as such guardian as aforesaid or any of them or from any person or persons lawfully or equitably claiming or to claim by from under or in trust for them the Vendors or any of them AND THAT free and clear and freely and clearly and absolutely acquitted unincumbered and for ever discharged or otherwise by the Vendors well and sufficiently served defended kept harmless and indemnified of from and against all former and other estates titles charges and encumbrances whatsoever either already or to be hereafter had made executed occasioned or suffered by the Vendors other than the said Haji Ibrahim Haji Vallimbhond Motivalia as such guardian as aforesaid or any other person or persons lawfully or equitably claiming or to claim by from under or in trust for them or any of them AND HEREBY that the Vendors other than the said Haji Ibrahim Haji Vallimbhond Motivalia as such guardian as aforesaid and all persons having lawfully or equitably claiming any estate right title or interest in equity in the said land hereditaments and premises or any part thereof from under or in trust for them the said Haji Ibrahim Haji Vallimbhond Motivalia as such guardian as aforesaid or any of them shall and shall from time to time and at all times hereafter at the request of the Purchasers do and execute or cause to be done and executed all such further and other lawful or reasonable things matters conveniences and assurances in the law the better further and more perfectly and absolutely conveying and assigning the said land

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as to be unto and to the use of the Purchasers in manner afore-  
 said and that it shall be lawful for the Purchasers from time to  
 time and at all times hereafter peaceably and quietly to hold  
 enter upon have enjoy possess and enjoy the said land heredi-  
 taments and premises hereby granted and confirmed with their  
 appurtenances and to receive the rents issues and profits thereof  
 and every part thereof for their own use and benefit without any  
 suit lawful eviction interruption claim or demand whatsoever  
 from or by the Vendors other than the said Haji Ibrahim Haji  
 Vallimohomed Motiwalla as such guardian as aforesaid or any of  
 them or from any person or persons lawfully or equitably claiming  
 or to claim by free under or in trust for them the Vendors or any  
 of them AND THAT free and clear and freely and clearly and  
 absolutely acquitted exonerated released and for ever discharged  
 or otherwise by the Vendors well and sufficiently saved defended  
 kept harmless and indemnified of from and against all former  
 and other estates titles charges and encumbrances whatsoever  
 either already or to be hereafter made executed occasioned  
 or suffered by the Vendors other than the said Haji Ibrahim Haji  
 Vallimohomed Motiwalla as such guardian as aforesaid or any other  
 person or persons lawfully or equitably claiming or to claim by  
 from under or in trust for them or any of them AND FURTHER that  
 the vendors other than the said Haji Ibrahim Haji Vallimohomed  
 Motiwalla as such guardian as aforesaid and all persons having  
 lawfully or equitably claiming any estate right title or  
 interest at law or in equity in the said land hereditaments and  
 premises or any part thereof from under or in trust for them the  
 Vendors other than the said Haji Ibrahim Haji Vallimohomed --  
 Motiwalla as such guardian as aforesaid or any of them shall  
 and will from time to time and at all times hereafter at the  
 request and cost of the Purchasers and execute or cause to be  
 done and executed all such further and other lawful or reasonable  
 acts deeds things matters conveyances and assurances in the law  
 whatsoever for the better further and more perfectly and  
 absolutely granting conveying and assuring the said land

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hereditaments and premises and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required AND the said Haji Shakhin Haji Vallimbhed Motivala as such guardian as aforesaid as to his own acts and deeds only doth hereby for himself his heirs executors and administrators COVENANT with the Purchasers that he the said Haji Shakhin Haji Vallimbhed Motivala as such guardian as aforesaid hath not done or knowingly suffered or been party or privy to any act deed or thing whereby he is prevented from granting and conveying the said lands hereditaments and premises or any part thereof in manner aforesaid whereby the said lands hereditaments and premises or any part thereof are in any way encumbered IN WITNESS WHEREOF the Vendor and the Continuing Party have hereunto set their respective hands and seals the day and year first hereunto written.

THE SCHEDULE ABOVE REFERRED TO -

All that piece or parcel of Pimpri land or ground with the messuage homestead or garden standing thereon situate lying and being at Neral Netha Street within the Part of Bombay in the District Sub-District of Bombay containing by admeasurement one hundred and twenty six square yards or thereabouts but in the said schedule mentioned as measuring thirty one feet in breadth and thirty five feet in length and according to the Colonial Survey No. 257 is two hundred and thirty seven square yards and registered in the name of the Collector of Revenue under New Survey No. 2580 and Colonial Survey No. 257 Muzal Division and bounded as follows - that is to say on or towards the East by Neral Netha Street on or towards the West by the said Neral Netha Street on or towards the South by the property of Vera Salabhdal Jafferji and on or towards the North by the house of Vera Sufhdal Dabhdal and which said lands are assessed by the Collector of Municipal Rates & Taxes Ward No. 1145 and Street Nos. 117 and 119.

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SIGNED SEALED & DELIVERED by  
the abovesaid HAJI NURABAI  
widow of Haji Vallimohamed Moosa,  
MOTIWALLA, HAJI MAHOMED HAJI  
VALLIMOHAMED, HAJI ABDUL SAHOOB  
HAJI VALLIMOHAMED, HAJI IBRAHIM  
HAJI VALLIMOHAMED, HANABAI widow  
of Haji Mahomed abba and daughter  
of Haji Vallimohamed Moosa,  
SULEKABAI daughter of Haji  
Vallimohamed Moosa, AISHABAI  
widow of Mahomed Haji Abad and  
daughter of Haji Vallimohamed  
MOOSA, KALHABAI daughter of Haji  
Vallimohamed MOOSA, SULEKABAI  
widow of Abdul Gani Haji Valli-  
mohamed, ISMAIL HAJI ABDEL GANI  
HAJI VALLIMOHAMED, ABDUL GANFAR  
HAJI ABDUL GANI, ZAKARIA HAJI  
ABDUL GANI and IQBAL HAJI ABDUL  
GANI the last two being minors  
by their duly appointed guardian  
Haji Ibrahim Haji Vallimohamed,  
SUBEDARAI wife of Abdul Gaffar  
Haji Latiff and daughter of Haji  
abdul Gani Haji Vallimohamed,  
NIPABAI daughter of Haji Abdul  
Gani Haji Vallimohamed and  
MILABAI daughter of Haji  
abdul Gani Haji Vallimohamed in  
the presence of ..

Haji Ibrahim Haji Vallimohamed  
Subedarai  
his clerk.

Haji Ibrahim Haji Vallimohamed  
as constituted attorney  
of (1) Bai Hameesabai  
widow of Haji Vallimohamed  
MOOSA MOTIWALLA (2) Haji  
Mohamed Haji Vallimohamed  
(3) Haji Abdul S. Lakoon  
Haji Vallimohamed (4) Hanabai  
widow of Haji Mohomed  
Abba daughter of Haji  
Vallimohamed Moosa (5) Sulek  
Khalabai daughter of Haji  
Vallimohamed Moosa  
(6) Kishabai widow of  
Mohamed Haji Abad &  
daughter of Haji Vallimohamed  
MOOSA (7) Zainabai daugh-  
ter of Haji Vallimohamed  
MOOSA (8) Zubkhalabai  
widow of Haji Abdulgani  
Haji Vallimohamed (9) Nipabai  
Haji Vallimohamed (10) Abdul  
Gaffar Haji Abdulgani  
(11) Zubkhalabai wife  
of Abdulgaffar Haji  
Latiff (12) Hanabai  
daughter of Haji Abdulgani  
Haji Vallimohamed (13) Zainabai  
daughter of Haji Abdulgani  
Haji Vallimohamed and as duly  
appointed guardian of the minors,  
Zakaria Haji Abdulgani &  
Iqbal Haji Abdulgani

बवई - ४  
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62 ✓

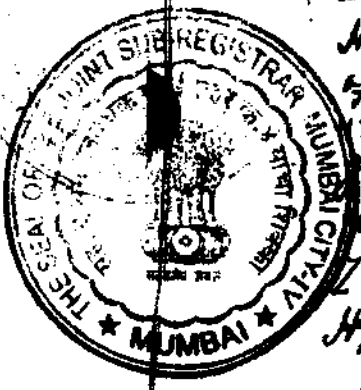
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9.

... the day and year first hereinafter written )  
of and from the within named Purchasers the sum of )  
Rupees Fifty thousand which together with the sum )  
of Rupees ten thousand so paid on the 26th day of )  
May 1949 so aforesaid makes the sum of Rupees (one Lakh) Rs. 1,00,000/-.  
being the full consideration money above mentioned )  
to be by them paid to us .. )

Witness -  
Attest -  
Hajji Ebrahim Hajji Valimohamed for self  
and as Constable attornay of (1) Bai  
Humalabai widow of Hajji Valimohamed  
Mussa Mustahid (2) Hajji Mahmud Hajji  
Valimohamed (3) Hajji Abdul Salam Hajji  
Valimohamed (4) Hanabai widow of Hajji  
Mohamed Baba & daughter of Hajji Tale-  
Mohamed Mussa (5) Zulekhalai daughter  
of Hajji Valimohamed Mussa (6) Ais Labai  
daughter of Mohamed Hajji Ahmad and dau-  
ghter of Hajji Valimohamed Mussa (7) Zain-  
nabai daughter of Hajji Valimohamed  
Mussa (8) Zulekhalai daughter of  
Hajji Abdulgani Hajji Valimohamed  
(9) Zomail Hajji Abdulgani Hajji Vali-  
mohamed (10) Abdulgaffar Hajji Abdulgani  
Musa Zubeidabai wife of Abdulgaffar  
Hajji Latif (11) Hanifabai daughter  
of Hajji Abdulgani Hajji Valimohamed  
(12) Zomilabai daughter of Hajji Abdul-  
gani Hajji Valimohamed and as duly  
appointed guardian of the minors  
Zakaria Hajji Abdulgani and Jafar  
Hajji Abdulgani

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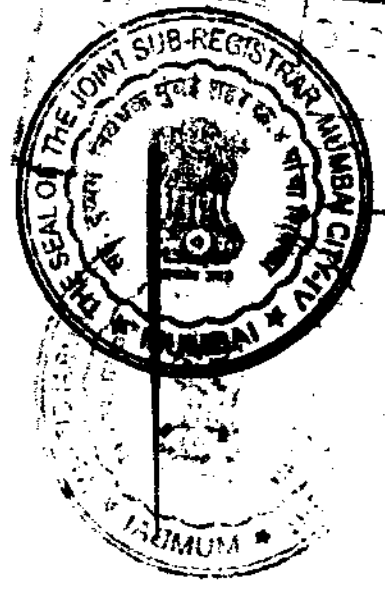


64

Mr. Haji Ebrahim Haji Vali Mahomed,  
executing party, 39, Muslim, Merchant,  
91, Mahomed Ali Rd, admits execution  
for self & as co attorney of

- (1) Humarabai w/o Haji Valli Mahomed
- Mooka Motwall. (2) Haji Mahomed H.
- Valli Mahomed. (3) Haji Abdul Sakoor,
- H. Vali Mahomed. (4) Harabai w/o
- H. Mahomed Mota. (5) Zulekhabai d/o
- H. Vali Mahomed Moosa. (6) Aishabai
- w/o Mahomed Haji Ahmad. (7) Zain-
- bai d/o H. Vali Mahomed Moosa
- (8) Zulekhabai w/o Abdul Gani-
- valli Mahomed (9) Zainat Haji
- Abdul Gani H. Valli Mahomed.
- (10) Abdul Gafar H. Abdul Gani,
- (11) Zulekhabai Haji Abdul Gani,
- (12) Zainat Haji Abdul Gani.
- (13) Zulekhabai w/o Abdul G. H.
- Latif. (14) Harabai d/o H. Abdul
- Gani (15) Zulekhabai d/o H. Abdul
- Gani. & also as guardian of]
- minors nos 11 & 12.

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Haji Ebrahim Haji Vali Mahomed

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3437/10/11
1949

कार्यालय अधीनस्थ प्रशासक के

64  
Mr. S. M. Ramde,  
clerk to the Registrar, India

and known to the Sub-Registrar office that he  
knows the above account and its contents

No. 22-2-24A  
Date 22-2-49

*S. M. Ramde*  
Sub-Registrar

Registered No 3439 of Book No 1

Date 22-2-1949 Sub-Registrar's Office



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के सम्बन्ध में  
के सम्बन्ध में  
के सम्बन्ध में

कर्म क्रमांक 1020/2024  
वकी  
दिनांक 9/3/2028  
अर्जितकर्ता का नाम श्री  
दिनांक 9/3/2028

का नाम  
का पता  
का पता

*S. M. Ramde*  
का पता  
का पता

55-1

38/5200

BOM  
26/1/5  
1970



In 4100/18223  
GENERAL STAMP OFFICE:  
Bombay. No. 2, 1970

REMOVED from M/s. Khambhadi & Co.  
Stamp duty  
Thirty five only.

CERTIFIED under Sec 29 of the Bombay Stamp  
Act, 1957 that the stamp duty upon (29/)

who which this instrument  
charges to his credit only.

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Presented at the office of the  
Sub-Registrar of Bombay  
between the hours of 3 P.M.  
and 4 P.M. on the 27th January  
1970

Mulraj Durgawale



27/1/70  
COLLECTOR

Received fees for:-  
 Registration No. 218-00 55  
 Photoduplication 6-00 30-00  
 (Page 6) 2-00 51-00  
 Postage 2-00 29-50  
 Total Rs. 218-00 29-50

Sub-Registrar of Bombay.

Sub-Registrar



**DECLARATION - CH - MUMBAI TRANSFER**

I, MULRAJ DURGAWALE, Hindu Adult of Bombay, being the partner of M/s. ANSOK KUNAR MULRAJ & CO., carrying on business at Bombay, do hereby say, declare and confirm on solemn affirmation as under:-

1. That our firm M/s. ANSOK KUNAR MULRAJ & CO. had acquired property consisting of land, hereditaments and premises bearing Survey No. 2400 measuring 226 sq.yds. or thereabouts more particularly described in the schedule hereunder written, situate at Harecynatha Street within the Port of Bombay for valuable consideration by and under the Deed of Conveyance bearing Registration No. 3439 of Book No. 1 dated 22nd August, 1949, though the purchasers shown therein are (1) LILADHAR DEHARANSEY and MULRAJ DURGAWALE (myself).

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I declare that the amount for acquiring and purchasing the said property was drawn from and contributed by the said M/s. Ashok Kumar Malra; & Co. I further declare that after the purchase of the above said land hereditaments and premises a new building was constructed on the above plot and the amount so spent and utilised on the construction of new building also drawn from the firm funds and account. I further confirm and declare that the above property since purchased by us is being assessed by the Income-tax authorities as the property of the firm and the income derived and realised by way of rents constitutes the income of the firm.

3. I say and confirm that we have however for the sake of convenient purchased the said land, hereditaments and premises in the names of above persons vis.(1) Liladhar



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REG. NO. 262/2/12 1870

Dharamsey and (2) Malraj Durgarsey (opposite), but in reality and actuality the said property belongs to the firm of M/s. Ashok Kumar Malraj & Co. consisting of three partners in their shares hereunder mentioned:-

- |                                 |       |     |
|---------------------------------|-------|-----|
| 1) Liladhar Dharamsey having    | Share | 1/3 |
| 2) Malraj Durgarsey having      | and   | 1/3 |
| 3) Gordhandas Bhagwandas having |       | 2/3 |

Thus the entry of the names of myself and my other partners in the document of conveyance referred to above is only nominal and behalf for all the partners of the firm of M/s. Ashok Kumar Malraj & Co.

I further say and declare that our partner Shri Liladhar Dharamsey since deceased and his wife and three sons, viz. Hanjit Singh s/o Liladhar, Jaisingh s/o Liladhar and Ashok Kumar s/o Liladhar have been admitted the place of the said Liladhar Dharamsey in our firm.

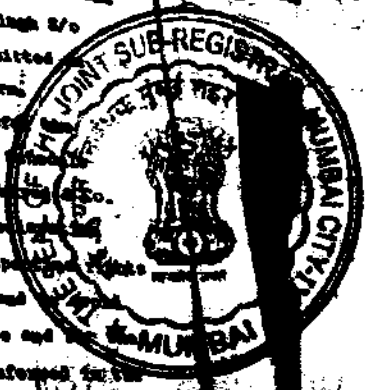
I, as the surviving partner hereby transfer the whole property more particularly described in the document hereunder written in favour of M/s. Ashok Kumar Malraj & Co.

I lastly declare that I am making this declaration in order to ensure, maintain and protect the respective shares of each partner in the said immovable property and any disputes or misapprehension at a future date and for the purpose of getting the said property duly transferred in the name of the firm of M/s. Ashok Kumar Malraj & Co., Bombay.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE.

ALL THAT piece or parcel of Pasandari land or ground with the message tenement or godown standing thereon situated lying and being at Marsi Matha Street within the Fort of Bombay in the Registration Sub-District of Bombay containing by admeasurement two hundred and twenty six square yards or thereabouts ( i.e. 186<sup>76</sup> sq. metres) but in the old deeds

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mentioned as measuring thirty one feet in breadth and seventy five feet in length and according to the Cadastral Survey Register two hundred and forty seven square yards and registered in the Books of the Collector of Revenue and has been Canceled Survey No. 2480 that is to say on or towards the East by Syed Makri Street on or towards the West by the said Narsi Natha Street on or towards the North by the property of Vora Balabhai Jafferji and on or towards the South by the house of Vora Tajbhai Balabhai and which said premises are assessed by the Collector of Municipal Rates & Taxes under 'B' Ward No. 1143 and Street Nos. 117 and 125.

IN WITNESS WHEREOF I the said Mulraj Durgarey Partner of the firm of M/s. Ashok Kumar Malraj & Co., set my hand hereunto at Bombay this 25<sup>th</sup> day of January 1970 the year one thousand nine hundred and seventy.

*Mulraj Durgarey*  
Deponent

*S. Shankar* Before me

*Mishal*  
25.2.70

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1/5  
 Shri Mahraj Durgaree, executor  
 party 65, Indian. Business, residing  
 at National Congress Bldg. Bhande -  
 Chori Devi Rd Bldg 26 -  
 admits execution of the so-called  
 deed of Release & declaration.

x Mahraj Durgaree

Shri Lakshman Chanchand Secretary  
 Panchi House, Picket Rd Bldg 2

All names in the Sub-Registrar office that in  
 favor the above document and identify

20-2-1950

Lakshman Chanchand

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 7 MAY 1951  
 Sub-Registrar,  
 Bombay



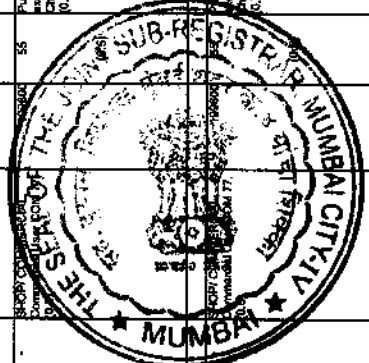
**BRIHANMUMBAI MUNICIPAL CORPORATION  
ASSESSMENT AND COLLECTION DEPT.**

**Description & Details of Capital Value Calculation Annexure "A"**

Zone : 004		Ward : BX		SAC NO : BX0500350050000		Inward No : null / null		Special Notice No./ Dt : null / null		Print Date : 04/09/2024		Page 1 of 5							
Unit No	Floor Wing Details (Factor Value)	Floor Sub Type (Factor Value)	Sub Zone :	Capacity in Liters	Rate per Ltr	Main User Category (Factor Value)	SDRR Rate Per Atr	Age of Building (Factor Value)	Type of Construction (Factor Value)	FSI (Factor Value)	Measred / Unmeasred	Capital Value In	Date of Effect	Tax Code (% on CV)	Tax On Capital Value	Existing Tax	Tax After Capping (p.a.)	Penalty Under Section 125(A) in Case Of Unlawful Structures	Reason For Assessment Re-assessment Workflow
1	Basement	(0)	0038	105.54	250700	SHOP COMMERCIAL (0.8)	250700	55	Pure Building including basement (0.7)	0	Unmeasred	5189540	01/04/2015	4001 (1.500)	98533	37925	53067	0	Changes in CV Rules w.e.f. 01-APR-2015
1	Ground Floor	(0)		55.5	250700	SHOP COMMERCIAL (0.8)	250700	55	Pure Building including basement (0.7)	0	Unmeasred	3851640	01/04/2015	4001 (1.500)	73753	102152	73753	0	Changes in CV Rules w.e.f. 01-APR-2015
2	Ground Floor	(0)		9.48	250700	SHOP COMMERCIAL (0.8)	250700	55	Pure Building including basement (0.7)	0	Unmeasred	683392	01/04/2015	4001 (1.500)	12604	3188	4488	0	Changes in CV Rules w.e.f. 01-APR-2015
3	1st	(0)		16.35	199500	SHOP COMMERCIAL (0.8)	199500	55	Pure Building including basement (0.7)	0	Unmeasred	914330	01/04/2015	4001 (1.500)	17372	15245	17372	0	Changes in CV Rules w.e.f. 01-APR-2015
4	1st	(0)		18.2	250700	SHOP COMMERCIAL (0.8)	250700	55	Pure Building including basement (0.7)	0	Unmeasred	1073092	01/04/2015	4001 (1.500)	20388	15245	20388	0	Changes in CV Rules w.e.f. 01-APR-2015
5	1st	(0)		14.0	250700	SHOP COMMERCIAL (0.8)	250700	55	Pure Building including basement (0.7)	0	Unmeasred	3507185	01/04/2015	4001 (1.500)	10597	11508	13231	0	Changes in CV Rules w.e.f. 01-APR-2015

**REVISION - II**

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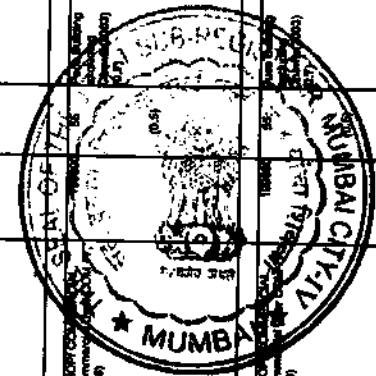
**BRIHANMUMBAI MUNICIPAL CORPORATION  
ASSESSMENT AND COLLECTION DEPT.**

**Description & Details of Capital Value Calculation Annexure "A"**

Ward : BX		SAC NO : BX0500350050000		Inward No. :		Special Notice No./ Dt : null / null		Page 2 of 5										
Zone : 004	Sub Zone : 0038	Unit No	Plot No	Area in Sq Mtr	Capacity in Liters	Rate per Sq Mtr	Age of Building (Factor Value)	Type of Construction (Factor Value)	PII (Factor Value)	Reserved / Unreserved	Capital Value in ₹	Date of Effect	Tax Code (As on 01-APR-2015)	Tax On Capital Value	Exiting Tax	Tax After Capital Gains (T.A.)	Partly Under Section 53A(1)(b) Charge of Interest Structure	Reason for Assessment Reassessment Notice-free
181	(1)	181	(1)	13.08	-	18500	35	Shop Building Commercial (0.7)	0	Unreserved	75000	01/04/2015	201 (1,900)	13500	11500	13500	0	Change in DV Rules w.e.f. 01-APR-2015
280	(1)	280	(1)	18.08	-	18500	35	Shop Building Commercial (0.7)	0	Unreserved	943270	01/04/2015	201 (1,900)	17500	15500	17500	0	Change in DV Rules w.e.f. 01-APR-2015
280	(1)	280	(1)	18.08	-	18500	35	Shop Building Commercial (0.7)	0	Unreserved	1038000	01/04/2015	201 (1,900)	19700	17700	19700	0	Change in DV Rules w.e.f. 01-APR-2015
280	(1)	280	(1)	14.7	-	18500	35	Shop Building Commercial (0.7)	0	Unreserved	804700	01/04/2015	201 (1,900)	15200	13200	15200	0	Change in DV Rules w.e.f. 01-APR-2015
280	(1)	280	(1)	13.08	-	18500	35	Shop Building Commercial (0.7)	0	Unreserved	75000	01/04/2015	201 (1,900)	13500	11500	13500	0	Change in DV Rules w.e.f. 01-APR-2015
311	(1)	311	(1)	17.2	-	18500	35	Shop Building Commercial (0.7)	0	Unreserved	810000	01/04/2015	201 (1,900)	16000	14000	16000	0	Change in DV Rules w.e.f. 01-APR-2015

**REVISION - II**

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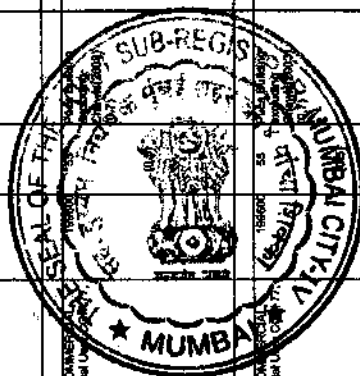
**BRIHANMUMBAI MUNICIPAL CORPORATION  
ASSESSMENT AND COLLECTION DEPT.**

**Description & Details of Capital Value Calculation Annexure "A"**

Ward : BX										Inward No. :										
SAC NO : BX0500350050000										Special Notice No./ Dt. : null / null										
Zone : 004										Print Date : 04/09/2024		Page 3 of 5								
Unit No	Floor No	Floor Wing Details (Factor Value)	Floor Sub Type (Factor Value)	Current Area In Sq Mtr	Capacity In Liters	Rate per Ltr	Main User Category (User Code)	SORR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	FSI Factor (Value)	Reserved / Unreserved	Capital Value In ₹	Date Of Effect	Tax Code (% on CV)	Tax On Capital Value ₹	Excluding Tax ₹	Tax After Capping (p.a.) ₹	Penalty Under Section 152(A) In Case Of Unlawful Structures	Reason For Assessment Re-assessment Workflow
312	3RD	-	(0)	18.28	-	189500	SHOP/COMMERCIAL Commercial User COM 77. (0.8)	189500	55	Pure Building excluding Chawls(2003) (0.7)	0	Unreserved	1038463	01/04/2015	4001 (1,900)	18730	15348	19730	0	Changes in CV Rules w.e.f. 01-APR-2015
313	3RD	-	(0)	14.4	-	189500	SHOP/COMMERCIAL Commercial User COM 77. (0.8)	189500	55	Pure Building excluding Chawls(2003) (0.7)	0	Unreserved	804783	01/04/2015	4001 (1,900)	15281	11908	15291	0	Changes in CV Rules w.e.f. 01-APR-2015
314	3RD	-	(0)	13.05	-	189500	SHOP/COMMERCIAL Commercial User COM 77. (0.8)	189500	55	Pure Building excluding Chawls(2003) (0.7)	0	Unreserved	728340	01/04/2015	4001 (1,900)	13258	11008	13886	0	Changes in CV Rules w.e.f. 01-APR-2015
18	4TH	-	(0)	17.82	-	189500	SHOP/COMMERCIAL Commercial User COM 77. (0.8)	189500	55	Pure Building excluding Chawls(2003) (0.7)	0	Unreserved	886428	01/04/2015	4001 (1,900)	18741	15348	19741	0	Changes in CV Rules w.e.f. 01-APR-2015
18	4TH	-	(0)	18.32	-	189500	SHOP/COMMERCIAL Commercial User COM 77. (0.8)	189500	55	Pure Building excluding Chawls(2003) (0.7)	0	Unreserved	941752	01/04/2015	4001 (1,900)	19750	15348	19750	0	Changes in CV Rules w.e.f. 01-APR-2015
17	4TH	-	(0)	14.4	-	189500	SHOP/COMMERCIAL Commercial User COM 77. (0.8)	189500	55	Pure Building excluding Chawls(2003) (0.7)	0	Unreserved	841752	01/04/2015	2851 (1,500)	15291	11308	16391	0	Changes in CV Rules w.e.f. 01-APR-2015

**REVISION - II**

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**BRIHANMUMBAI MUNICIPAL CORPORATION  
ASSESSMENT AND COLLECTION DEPT.**

**Description & Details of Capital Value Calculation Annexure "A"**

Zone : 004		Ward : BX		SAC NO : BX0500350050000		Sub Zone : 0038		Inward No :		Special Notice No./ Dt : null / null		Print Date : 04/09/2024		Page 4 of 5			
Unit No	Floor/Wing Details (Factor Value)	Plot Area (Factor Value)	Capacity in Liters	Rhs per Lr	Main User Category (Factor Value)	SDRR Rate Per Lit	Age of Building (Factor Value)	Type of Construction (Factor Value)	FBI (Factor Value)	Measured / Unmeasured	Capital Value In	Code CV (1,000)	Tax On Capital Value	Escating Tax	Tax After Capital (M.A.)	Parity Under Section 18(1)(b) Case Of Unpaid Resurcharge	Reason For Assessment Reassessment Work-over
18	0TH (1)	13.08			SHOP COMMERCIAL Commercial User COM 77 (0.5)	199000	85 (0.5)	Pucc Building Including 20.7	0	Unmeasured	720244 01002018	4001 (1,000)	13008	11820	13008	0	Changes In CV Rules w.e.f.01- APR-2015
19	0TH (1.00)	25.38			SHOP COMMERCIAL Commercial User COM 77 (0.5)	199000	85 (0.5)	Pucc Building Including 20.7	0	Unmeasured	1203790 01002018	4001 (1,000)	23011	18524	21703	0	Changes In CV Rules w.e.f.01- APR-2015
20	0TH (1.00)	36.10			SHOP COMMERCIAL Commercial User COM 77 (0.5)	199000	85 (0.5)	Pucc Building Including 20.7	0	Unmeasured	2003368 01002018	4001 (1,000)	33102	19244	21703	0	Changes In CV Rules w.e.f.01- APR-2015

**REVISION - II**

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**BRIHANMUMBAI MUNICIPAL CORPORATION  
ASSESSMENT AND COLLECTION DEPT.**

**Description & Details of Capital Value Calculation Annexure "A"**

Ward : BX	Inward No :
SAC NO : BX05003500500000	Special Notice No./ Dt : null / null
Zone : 004 Sub Zone : 0038	Print Date : 04/09/2024 Page 5 of 5
Total Units :	Total Un-lawful Penalty ₹
Total Carpet Area (In sq.mtr)	Total Tax After Capping ₹
21 484.36	3,88,790
Total Capital Value ₹	Total Existing Tax ₹
2,74,53,805	5,21,015
Total Tax On CV ₹	Total Tax After Capping ₹
5,21,015	4,43,181
Payable Amount as per Court Order	0

Related Property Account No.(S) : \_\_\_\_\_ Sanction No. \_\_\_\_\_

Other remarks if any : \_\_\_\_\_

Name of Complainant : \_\_\_\_\_

Complainant Address with PIN code : \_\_\_\_\_

Complainant's relationship with Assessee : \_\_\_\_\_

Date of receipt of Special Notice : \_\_\_\_\_ Date : \_\_\_\_\_ Time : \_\_\_\_\_ Place : \_\_\_\_\_

Contact No : \_\_\_\_\_ Signature of the Complainant \_\_\_\_\_

1. For details of above categorization of annexure please visit our website [www.mcgm.gov.in](http://www.mcgm.gov.in)

2. Complainant may fill up the information in blank row provided in Annexure-A below each unit if the complainant feels that information of that unit is incorrect.

3. For any other objections, please use above space provided for.

**REVISION - II**

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355

Ashok Kumar Mulraj

बबई - ४	
9/ele	JL/90
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- DEED OF PARTNERSHIP -



This Indenture made at Bombay this 10th day of November the Christian year one thousand nine hundred sixty one between (1) Shri Mulraj Doongersey, (2) Shri Gordhandas Bhagwanram (3) H.J.P. of Liladhar Dharamsey, represented by the Karan Shri Ashokkumar Liladhar, all Hindus, Adults, Merchants, working and residing at Bombay witnesseth as under:-

Whereas the parties Nos. 1 and 2 were carrying on the business in partnership with one Shri Liladhar Dharamsey under the name and the style of Messrs. Ashokkumar Mulraj & Co., General Department as per the terms and conditions of the partnership deed dated 8-3-1949 and whereas owing to the death of Shri Liladhar Dharamsey on 30-10-61 a change has occurred in the constitution of the firm and whereas owing to the admittance of the party of the third part with effect from 9-11-61 and now whereas owing to this change it has been deemed necessary to reduce to writing the terms and conditions governing the relations of the present partnership. It is hereby agreed by and between the parties as under:-

1. That the name and the style of the partnership shall be Ashokkumar Mulraj & Co.
2. That the partnership shall be deemed to have commenced with effect from 9-11-1961 and shall continue to work as long as the parties shall work together peacefully and amicably i.e. the partnership is at will.



3. That the business of the partnership shall be that of General Merchants, Exporters, Importers and Commission Agents and the firm shall deal generally in produce of all kinds and any other commodity and articles as may be deemed fit from time to time by the partners.

4. That the business of the firm shall be carried on at Bombay and at such other place or places as the partners may from time to time determine.

5. That the partnership shall be at WILL.

6. That the partners Nos. 1 and 3 aforesaid, Seth Mulraj Doongersey and H.U.F. of Liladhar Dharamsey represented by the Karta Shri Ashokkumar Liladhar are and shall continue to be the absolute proprietors of the firm and the goodwill thereof and as such shall have full powers to carry on the business at the same place and by the same name at their sole discretion.

7. That the partners shall have power to operate upon any of the accounts in any bank or banks and shall also have the power to sign, draw, endorse, transfer, negotiate, execute all negotiable and other instruments, bills of lading and other documents of any kind whatsoever necessary for the purpose of the business of the firm.

8. That the accounts of the firm shall be taken at the close of every Gujrati Samvat Year or at such other times as the partners may determine.

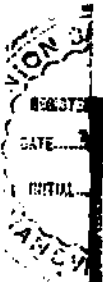
9. That the interest at the rate as agreed upon from time to time by the partners shall be paid out of the partnership funds on the monies standing to the credit of the partners. In addition to above if further funds are required the same shall be borrowed in the name of the firm at the market rate of the interest. Likewise if monies are free the same shall be lent out at market rate of interest or invested in Government Promissory Notes, Shares or Debentures of Joint Stock Companies, Landed properties or mortgage for benefit of partnership firm.

10. That the partners shall after deducting rents, rates, and all other business expenses be entitled to profit, if any of the firm as follows calculating one Rupee equal to one hundred naye paise.

1. Seth Mulraj Doongersey shall be entitled to 40 Np. in one Rupee.

2. Seth Govinddas Bhagvandas shall be entitled to 20 Np. in one Rupee.

3. H.U.F. of Seth Liladhar Dharamsey represented by Karta Shri Ashokkumar Liladhar shall be entitled to 40 N.P. in one Rupee.

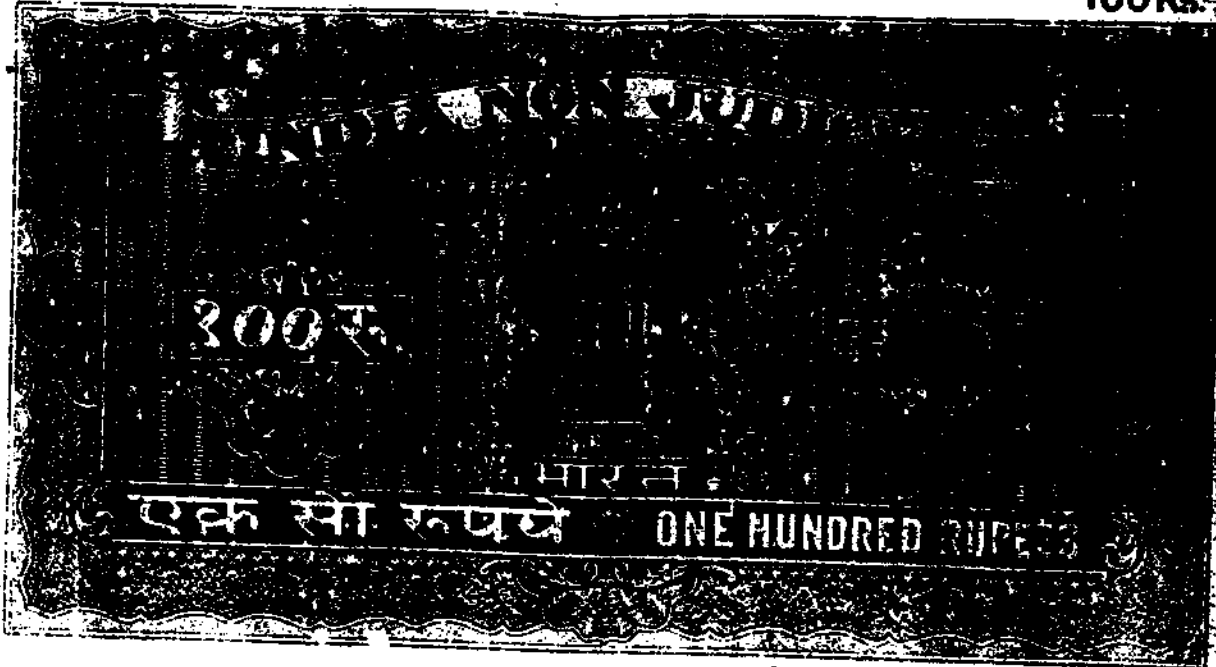




बवई - ४	
१६६६	३३/१०
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100Rs.



2124

26 OCT 1981

*Ashok*

बबई	
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DEED OF PARTNERSHIP

THIS INDENTURE made at Bombay this 19th day of ~~Nov~~ ~~1981~~  
BETWEEN :-

- (1) SHRI MULRAJ DUNGERSEY SAMPAT
- (2) SHRI GORDHANDAS BHAGWANDAS DUTIA
- (3) SHRI KETANKUMAR RAJWIT SAMPAT

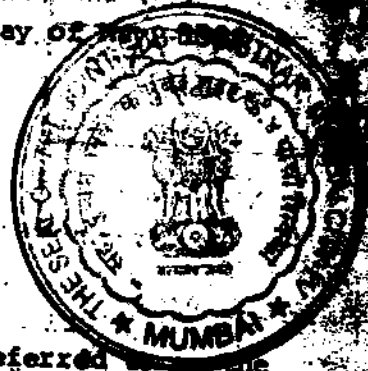
A N D

- (4) SHRI HEMANTKUMAR ASHOKKUMAR SAMPAT.

All Hindu Inhabitants of Bombay, hereinafter referred to as the party of the First, Second, Third and Fourth parts respectively.

WHEREAS :-

- (1) The said Shri Mulraj Dooongersey Sampat and Shri Gordhandas Bhagwandas Dutia have been carry<sup>ing</sup> on business in partnership with Shri Ashokkumar Liladhar Sampat representing in his capacity as the Karta of the joint and Hindu Undivided Family of Liladhar Dharamsey under the Deed of Partnership dated the 10th day of November. 1961.



(11) The said Ashokkumar Liladhar Sempat representing the said joint and Undivided Hindu Family of Liladhar Dharamsey has retired as a partner from the said partnership with effect from the 27th October, 1981 on the terms and conditions re-

corded by the agreement dated the 19th day of May, 1981.

The said Shri Mulraj Doongersey Sempat and Shri Gordhandas Bhagwan Das Dutia the Continuing Partners have agreed to admit Shri Ketankumar Ranjit Sempat and Shri Hemantkumar Ashokkumar Sempat as partners in the said partnership on the mutually agreed terms and conditions effective from Kartak Sud 1st

Samvat Year 2038 i.e. the 28th day of October, 1981 and have

accordingly admitted the said Shri Ketankumar Ranjit Sempat and Shri Hemantkumar Ashokkumar Sempat as partners on and

from the 28th day of October, 1981.

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2028



.....3/-

(iv) The parties hereto being desirous of reducing to writing the terms and conditions as mutually agreed by and between them.

NOW THIS DEED WITNESSETH AND RECORDS AS FOLLOWS :-

- (1) The Partnership business shall be carried on in the firm name and style of M/s. Ashokkumar Mulraj & Co.
- (2) The Partnership shall be deemed to have commenced on and from 28th day of October, 1961 and shall continue as long as the parties shall work together peacefully and amicably i.e. The partnership is AT WILL.
- (3) The business of the partnership shall be that of General Merchants, Exporters, Importers and Commission Agents and the firm shall deal generally in produce of all kinds and any other commodity and articles as may be deemed fit from time to time by the partners.
- (4) The business of the firm shall be carried on at Bombay and at such other place or places as the partners may from time to time determine.
- (5) That the Partners shall have power to operate upon in any of the accounts in any bank or banks and shall also have the power to sign, draw, endorse, transfer, negotiate, execute all negotiable instruments & other instruments, bills of lading and other documents of any kind whatsoever necessary for the purpose of the business of the firm.
- (6) That the accounts of the firm shall be taken at the close of every Samvat Year or at such other times as the partners may determine.
- (7) That the interest at the rate agreed upon from time to time by the partners shall be paid out of the partnership funds on the monies standing to the credit of the partners. In addition to above if further funds are required the same shall be borrowed in the name of the firm at the market rate of interest. Likewise if monies are free, the same shall be invested in Government promissory notes, Shares or Debentures of Joint stock Companies, Landed Properties or mortgage and/or in such other manner as the parties hereto may from time to time mutually agree, for benefit of partnership firm.

बवड - ४
१३०/१०
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..... 4/-

(8) That the partners shall after deducting rents, rates and all other business expenses and outgoings be entitled to profit, if any, of the firm as follows :-

✓(1) Shri Mulraj Dungersey Sempat	40%
✓(2) Shri Gordhandas Bhagwandas Dutia	20%
✓(3) Shri Kantankumar Ranjit Sempat	20%
✓(4) Shri Hemantkumar Ashokkumar Sempat	20%
	----
Unit of Distribution ...	100%
	=====

(9) The losses, if any, shall be borne by the partners in the same proportion in clause 8 above.

(10) It is hereby expressly agreed by and between the parties hereto that in the event of any retirement, insolvency, expulsion or death of any partner, such partner or receiver or deceased partner's legal representatives shall not be entitled to claim any goodwill, but they shall only be entitled to be paid the amounts standing to his capital account or loan account and/or any other account, if any, after taking into account the profits or the losses or ~~expanding partner's share in the assets of the partnership~~

or the debit balance, if any, upto that date. No retiring or expelled partner or the receiver of the insolvent partner or the legal representatives of the deceased partner shall raise any claim for the goodwill or the assets of the partnership be valued or that he has a share in the goodwill.

Disputes and questions whatsoever which shall arise either during the continuance of the partnership or after the termination thereof or touching these presents or the continuation or application thereof or any clauses or thing herein shall be referred to the arbitration of any one or more arbitrators, otherwise to two arbitrators in accordance with the provisions of the Arbitration Act, 1940.

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

SIGNED AND DELIVERED  
by the withinnamed  
SHRI MULRAJ DUNGERSEY  
in the presence of  
.....

*Mulraj Dungersey*

वकील  
गिरे 130/06  
रामराम



SIGNED AND DELIVERED  
by the withinnamed  
SHRI GORDHANDAS BHAGNANDAS DUTIA  
in the presence of . . . . .  
. . . . .

*Gordhandas Bhagandas*

SIGNED AND DELIVERED  
by the withinnamed  
SHRI KETANKUMAR RANJIT SAMPAT  
in the presence of . . . . .  
. . . . .

*Ketan Sampat*

SIGNED AND DELIVERED  
by the withinnamed  
SHRI HEMANTKUMAR ASHOKKUMAR SAMPAT  
in the presence of . . . . .  
. . . . .

*Hemant Sampat*

*[Handwritten Signature]*

WITNESS TO ALL  
THE SIGNATURES  
H. H. KUMAR  
F. C. A.  
Chartered Accountant  
(F. 5454)  
118, Vaidhali Apartment  
12/14, Park Road  
BOMBAY 4

बबई - ४  
१६६६/३६/१०  
२० २४





बबई - ४	
१६६६	१३४/१०
२०२४	



BOMBAY, 19TH MAY, 1982

SHRI MULRAJ DUNGERSEY SAMPAT

SHRI GORDHANDAS BHAGWANDAS DUTTA

SHRI KETAN KUMAR RANJIT SAMPAT

A N D

SHRI HEMANTKUMAR ASHOKKUMAR SAMPAT

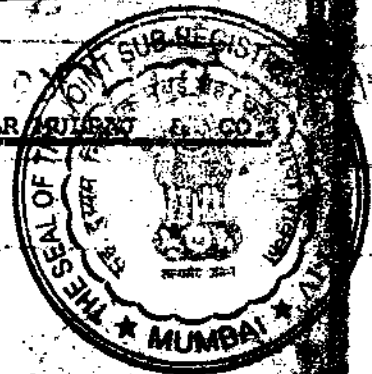
बबई - ४

9612/926/90

2028

DEED OF PARTNERSHIP

( M/S. ASHOKKUMAR MULSEY & CO. )



बबई - ४	
१६६६	१३६/१६०
२०२४	





WHEREAS the party of the First, Second, and Third part were carrying on the business in partnership as that of General Merchants, Exporters, Importers and commission agents and dealing generally in produce of all kind and any other commodity and articles the Firm name and Style of "M/S. ASHOKKUMAR MULRAJ & CO.", situated at Ashmulco House, 395/397, Narsi Natha Street, Mumbai - 400 009 with MR. GORDHANDAS BHAGWANDAS DUTIA vide Partnership Deed dated 7<sup>th</sup> day of August 1995.

AND WHEREAS the said MR. GORDHANDAS BHAGWANDAS DUTIA expired on 5<sup>th</sup> day of January, 2009. AND WHEREAS MR. ATUL GORDHANDAS DUTIA, Son of MR. GORDHANDAS DUTIA has agreed to become a partner as the legal heir of his late father and the said party of the First, Second, and Third Parts have decided to admit him as a partner of "M/S. ASHOKKUMAR MULRAJ & CO."

AND WHEREAS the said party of the First, Second, Third and Fourth Part have agreed to conduct and continue the said business in Partnership.

All the parties hereto have shown their willingness to continue and join each other as partners to conduct the said business of "M/S. ASHOKKUMAR MULRAJ & CO." in Partnership.

AND WHEREAS the parties hereto have agreed to become partners and shall carry on the business of "M/S. ASHOKKUMAR MULRAJ & CO.", upon the terms and conditions hereinafter appearing.

**NOW THIS DEED WITNESSTH :-**

- 1) That the partnership business shall be carried on and conducted in the trade name and style of "M/S. ASHOKKUMAR MULRAJ & CO." or such other name or names as may be hereinafter mutually agreed upon between the partners.
- 2) That the partnership business shall be deemed to have commenced with effect from the time of death of MR. GORDHANDAS BHAGWANDAS DUTIA on the 5<sup>th</sup> day of January, 2009.
- 3) That the partnership business shall be carried on at Ashmulco House, 395/397, Narsi Natha Street, Mumbai - 400 009 and also at its existing branches and/or such other place or places as the partners may hereinafter mutually agree upon from time to time.
- 4) The business of partnership shall be that of as that of General merchants, Exporters, Importers and commission agents and dealing generally in produce of all kind and any other commodity and articles and/or such other business or businesses, as the partners may hereinafter mutually agree upon.
- 5) The Partnership Firm "M/S. ASHOK KUMAR MULRAJ & CO." will not pay salary to the working partners of the Partnership Firm for conducting the business of the Partnership Firm as per the provisions of the Income Tax Act, 1961.

9/1/09  
9/1/09  
9/1/09

6) The Partnership Firm "M/S. ASHOK KUMAR MULRAJ & CO." will not pay interest to the partners on their credit balances in Fixed Capital Accounts in the Books of Accounts of the partnership firm.

7) The Net Profit and Losses of the partnership business including those of Capital Nature shall belong to and borne by the parties hereto in the following proportions :

**SR. NO. NAME OF THE PARTNERS**

	<u>SHARE</u>
MR. KETANKUMAR RANJIT SAMPAT	20%
MR. HEMANTKUMAR ASHOKKUMAR SAMPAT	20%
MR. RAJIV VIJAYSINH SAMPAT	40%
MR. ATUL GORDHANDAS DUTIA	20%
<b>(TOTAL HUNDRED PERCENTAGE)</b>	<b>100%</b>



8) That the capital of the partnership business shall be contributed by the parties hereto in the proportion as the partners may hereinafter mutually agree upon from time to time. The total initial fixed capital of the partnership firm will be formed with each partners contributing Rs.1,000/-.

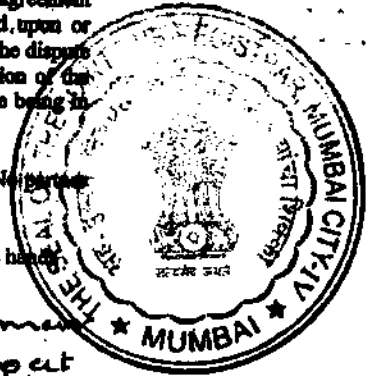
**For ASHOK KUMAR MULRAJ & CO.**

*[Handwritten signatures]*  
PARTNER

- 9) That the partnership between the partners shall be 'PARTERSHIP AT WILL'.
- 10) That the partners may draw from the funds of the Partnership Firm with such sum or sums as may be mutually agreed upon with looking to the profits and the financial needs of the firm.
- 11) The Bank account of the partnership business shall be opened with such bank or banks as may be mutually agreed upon by them and such account or accounts shall be operated by any one of the partners of the firm.
- 12) The Books of Accounts of the partnership business shall be maintained at the Registered office of the Partnership Firm and each partner shall have at all times access thereto proper, full correct and regular accounts of Sales, Purchases, Receipts, Payments, Transactions and dealings of the partnership shall be maintained therein. The Books of Accounts shall be closed and balanced on 31<sup>st</sup> March of every year. A Profit and Loss Account and Balance Sheet shall be prepared soon thereafter. The profit and loss of the year shall be credited or debited to the accounts of each partner as the case may be. For the year ended 31<sup>st</sup> March, 2009, one profit and loss account will be prepared. The Profit and Loss between the two periods shall be divided on time basis, it being assumed that profit or loss accrued or arose evenly throughout the accounting year.
- 13) No partner shall without the consent in writing of the other partner assign or mortgage his or her share of interest or profit in the Partnership Firm.
- 14) All the partners shall at all times duly and punctually pay and discharge their separate and private debts whether past, present or future and keep indemnified them from all actions and proceedings, claims, costs and demands in respect thereof.
- 15) All the partners shall be just and faithfully to one another in all transactions relating to the partnership firm and at all times give to the other partners full information and truthful explanations of all matters relating to the affairs of the partnership and give every assistance in his power in carrying on the business for the mutual advantage of the partnership firm.
- 16) All matters for which no provision is made in this Partnership Deed shall be decided by all the partners mutually from time to time.
- 17) The partners agree that any changes, alterations or additions as required by the partners shall be executed on Stamp Paper of Rs.100/- and this same shall be part of the Partnership Deed.
- 18) In case of natural or accidental death, insolvency or retirement of any of the partners the partnership shall not be dissolved or closed down but the remaining partner shall carry on the business of the partnership in the firm name and the partnership shall not be deemed to have dissolved but his/her legal heirs or nominees shall be taken as partner on the same terms and condition as provided herein before provided that such legal heirs, nominees elect to become partner.

१०२४ - ४  
१०२४  
१०२४

- 19) If at any time hereafter either during the continuance of the partnership or after the dissolution or termination thereof or otherwise any dispute or difference shall arise between the parties or their respective heirs with regards to the construction or interpretation of any terms or provisions or regarding the accounts, profit or loss of the partnership business or the rights or liabilities or any partner or any matter or thing relating to the partnership or its assets or business or touching arising of this agreement the same shall be referred to a sole Arbitration of an one Arbitrator, if the parties agreed upon or otherwise to the Arbitration of two or more Arbitrators, one to be appointed by each party to the dispute and such Arbitrator or Arbitration of the Umpire shall have summary power and the Provision of the Arbitration Act, or any statutory amendment modification or re-enactment thereof for the time being in force shall apply to such Arbitration.
- 20) All the borrowings in the name of the Partnership Firm shall be signed by all the partners. No partner shall borrow individually in the name of the Partnership Firm.



IN WITNESS WHEREOF the parties hereto have here into set and subscribed their respective hands the day and year first here in above written.

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED MR. KETANKUMAR RANJIT SAMPAT IN THE PRESENCE OF.....

For Ketankumar  
Ranjit Sampat  
kata. A. Sampat  
Mandate Holder

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED MR. HEMANTKUMAR ASHOKKUMAR SAMPAT IN THE PRESENCE OF.....

For Hemant Ashokumar  
Sampat  
kata. A. Sampat  
Mandate Holder

For ASHOK KUMAR MULRAJ & CO.

*[Handwritten signature]*  
PARTNER

....4....

SIGNED, SEALED AND DELIVERED BY THE  
WITHINNAMED MR. RAJIV VIJAYSINH  
SAMPAT IN THE PRESENCE  
OF.....*Ambarish*.....

*Ambarish*

SIGNED, SEALED AND DELIVERED BY THE  
WITHINNAMED MR. ATUL GORDHAND  
AS DUTTA IN THE PRESENCE  
OF.....*Ambarish*.....

*Ambarish*

बळई - ४	
१६६६	१४३/१६०
२०२४	



For ASHOK KUMAR MULRAJ & CO.

*Ashok Kumar Mulraj*  
*AM* *Jed* *AM*  
 PARTNER

# ASHOK KUMAR MULRAJ & CO.

395/97, Narsi Natha Street, Ashmulco House, Katha Bazar, Mumbai - 400 009.

Ref. No. \_\_\_\_\_

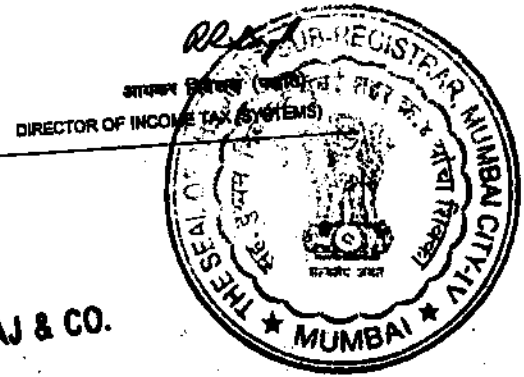
Date \_\_\_\_\_

Following is the list of partners in Ashok Kumar Mulraj & Company

*Vendor*

- 1. Ketankumar Ranjit Sampat
- 2. Hemantkumar Ashokkumar Sampat
- 3. Rajiv Vijaysinh Sampat
- 4. Atul Gordhandas Dutia

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER AAGFA0605B	१०६३ - ४
नाम / NAME ASHOKKUMAR MULRAJ & CO	१६६६ १०४/१०
संस्थापना/बनाने की तिथि / DATE OF INCORPORATION 30-08-1931	२०२४



For ASHOK KUMAR MULRAJ & CO.

*[Handwritten Signature]*  
*[Handwritten Signature]*  
 PARTNER



Vendor - 1

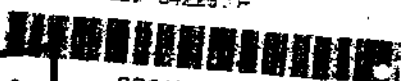


भारत सरकार  
India Identification Authority of India

नॉटिफिकेशन क्रमांक / Enrollment No.: 0628440861408733

To,  
केतन रंजित संपत  
Ketan Ranjit Sampat  
S/O. Ranjit Sampat  
15/D Laxmi Estate  
Old Nagpada Road  
Andheri East  
Mumbai  
Andheri East Andheri Mumbai Suburban  
Maharashtra 400069  
9819843268

Ref: 377 / 060 / 54220 - 54225 / F



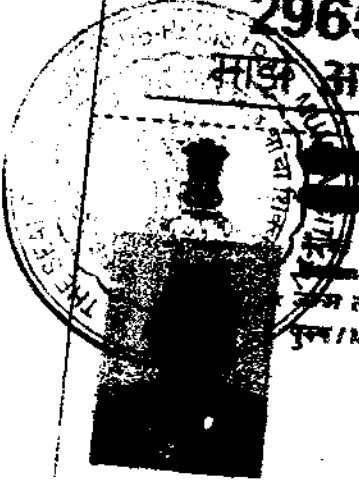
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बबई - ४  
9LELE JRY / 9LO

आपके आधार क्रमांक / Your Aadhaar No.

2965 2924 9567

माझे आधार, माझी ओळख

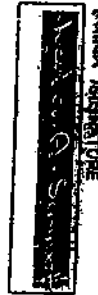


केतन रंजित संपत  
Ketan Ranjit Sampat  
जन्म तारीख / DOB: 16/07/1958  
पुंस / Male

2965 2924 9567

माझे आधार, माझी ओळख

*Ketan Sampat*



DIRECTOR OF INCOME TAX (SYSTEMS)



16-07-1958

FOR THE FATHER'S NAME  
RANJIT LILADHAR SAMPAT

FOR NAME  
KETAN RANJIT SAMPAT

PERMANENT ACCOUNT NUMBER  
AAY-86324639

Vendor - II

**माहिती**

- आधार ओळखीचे प्रथम आहे, नागरीत्वप्राप्तीसाठी नाही.
- ओळख सिद्ध करण्यासाठी, ऑनलाईन अधिकृतपणे करावे.

**INFORMATION**

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

■ आधारचा देशभरात मान्यता आहे.

■ आधार अविन्यास करणारी व काळाची संदर्भे पाहते मिळविण्यास उपयुक्त आहे.

■ Aadhaar is valid throughout the country.

■ Aadhaar will be helpful in availing Government and Non-Government services in future.

भारत सरकार  
Ministry of Information & Public Relations  
New Delhi

Address: S/O: Ashok Sampat,  
18-D Laxmi Estate, Dr  
Radhakrishna Road, Anchar-  
East, Mumbai, Anchar East,  
Maharashtra, 400069

2151 9443 8041

**भारत सरकार**  
Unique Identification Authority of India

enrollment state / Enrollment No. : 1544/33078/00725

To  
Hemant Ashok Sampat  
18-D Laxmi Estate  
Dr Radhakrishna Road  
Anchar-East  
Mumbai  
Anchar East, Mumbai, Mumbai,  
Maharashtra - 400069  
9919943268

10100017

KA362396687H  
36239668

आपला आधार क्रमांक / Your Aadhaar No. :  
**2151 9443 8041**

माझे आधार, माझी ओळख

भारत सरकार  
Ministry of Information & Public Relations  
New Delhi

Hemant Ashok Sampat  
18-D Laxmi Estate  
Dr Radhakrishna Road  
Anchar-East  
Mumbai  
Anchar East, Mumbai, Mumbai,  
Maharashtra - 400069  
9919943268

2151 9443 8041

माझे आधार, माझी ओळख

9666 988/910

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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

HEMANT ASHOK SAMPAT  
ASHOK LILADHAR SAMPAT  
26/12/1961  
Permanent Account Number  
AAQPS6311E

Bemant

REGISTRAR GENERAL MUMBAI CITY

*Hemant*

Vendor - III



भारत सरकार  
GOVERNMENT OF INDIA

Download Date: 12/04/2013



राजीव विजय संपत  
RAJIV VIJAY SAMPAT  
जन्म तारीख/DOB: 01/11/1972  
पुरुष/ MALE  
Mobile No: 9821054440

Issue Date: 20/01/2012

2963 0931 8674  
VID : 9168 1785 9252 1377

माझे आधार , माझी ओळख

जायकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAJIV VIJAY SAMPAT  
VIJAY MULRAJ SAMPAT

01/11/1972  
Permanent Account Number  
A1TP55009D

*Rajiv Vijay Sampat*  
Signature



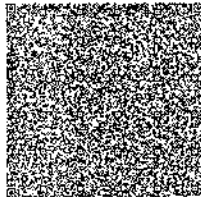
07072005



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
७-२, मजला-७, ३१, पुष्पक अपार्टमेंट, एस के बडोदावाला  
रोड, केम्पस कॉर्नर, कुंबला हिल, मुंबई, मुंबई सिटी,  
महाराष्ट्र - ४०००२६

Address :  
7-2, Floor-7, 31, Pushpak Apartment, S K  
Barodawala Road, Kempas Corner, Cumballa Hill,  
Mumbai, Mumbai City,  
Maharashtra - 400026



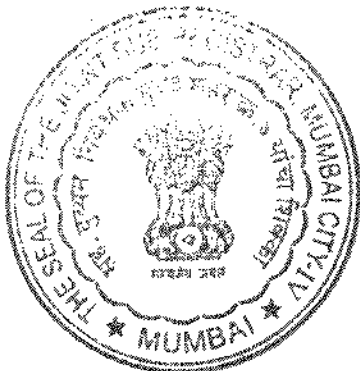
बवई - ४	
9168	1785/910
२०२६	

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Banshodhan, New Delhi

*Rajiv Vijay Sampat*



Vendor - IV

**भारत सरकार**

अतुल गोरधनराम दुतिया  
Atul Gordhandas Dutia  
जन्म वर्ष / Year of Birth : 1945  
पुरुष / Male

**5734 4254 8496**

**आधार - सामान्य माणसाचा अधिकार**

*Atul Gordhandas*

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AATPD6193Q**

नाम /NAME  
**ATUL GORDHANDAS DUTIA**

पिता का नाम /FATHER'S NAME  
**GORDHANDAS BHAGWANDAS DUTIA**

जन्म तिथि /DATE OF BIRTH  
**25-11-1945**

हस्ताक्षर /SIGNATURE  
*Atul Gordhandas*

आयकर निदेशक (प्रणाली)  
DIRECTOR OF INCOME TAX (SYSTEMS)  
**9/LELE 18/L/910**

**भारतीय विशिष्ट ओळख प्राधिकरण**  
भारतीय विशिष्ट ओळख प्राधिकरण OF INDIA

पत्ता 1/17, भववेश्वर शिखर, 13, अग्र. बी. मेहता रोड, घाटकोपर, राजावाडी, राजावाडी, मुंबई, मुंबई, महाराष्ट्र, 400077

Address: 1/17, Bhaveshwar Shikhar, 13, R.B. Mehta Road, Ghatkopar, Rajawadi, Rajawadi, Mumbai, Mumbai, Maharashtra, 400077

1947  
1800 130 1947  
help@uidai.gov.in  
www.uidai.gov.in  
P.O. Box No. 1947 -  
Bengaluru-560 001

*Atul Gordhandas*

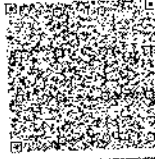
Purchaser - 1



भारत सरकार  
GOVERNMENT OF INDIA



मोहमद इमरान अब्दुल गनी कपाडिया  
Mohammed Imran Abdul Gani Kapadia  
जन्म तारीख / DOB: 05/04/1980  
पुरुष / MALE  
Mobile No.: 9820534190



2742 0209 5756

माझे आधार, माझी ओळख

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MOHAMMED IMRAN ABDUL GANI  
KAPADIA  
ABDUL GANI MOHAMMED SIDDIQ  
KAPADIA  
05/04/1980

Permanent Account Number

AJVPK1917A

Signature



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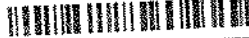
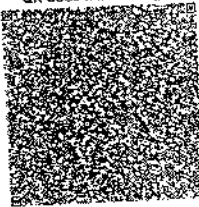


भारत में विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
मरीन चॅम्बर्स, 2रा मजला, फ्लॅट नं. 201, 39 नवीन मरीन  
लाइन्स, मेट्रो सिनेमा जवळ, मुंबई, मुंबई,  
महाराष्ट्र - 400020

Address:  
Marine Chambers, 2nd Floor, Flat No. 201,  
39 New Marine Lines, Near Metro Cinema,  
Mumbai, Mumbai, Maharashtra - 400020

QR Code with Photograph



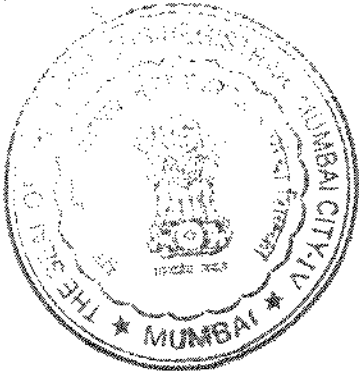
1947

help@uidai.gov.in

www.uidai.gov.in

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

बवई - ४  
9444 986/90  
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*[Handwritten signature]*



भारत सरकार  
Government of India

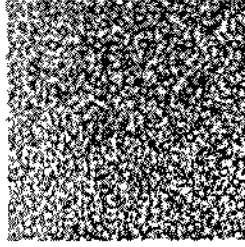
भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

नोंदणी क्रमांक/ Enrolment No.: 0000/00531/71929

To  
ताहेर अल्लाखरखा विरानी  
Taher Allahrakha Virani  
ZAMZAM RESIDENCY 7th floor flat No. 701  
DR ANANDRAO NAJR ROAD  
NEAR NAJR HOSPITAL  
Mumbai  
Mumbai City Maharashtra - 400008  
9892012486

Signature not verified

15/08/2018 11:30  
15/08/2018 11:30



आपला आधार क्रमांक / Your Aadhaar No. :

8649 7662 6864  
VID : 9152 8300 2867 7666

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



ताहेर अल्लाखरखा विरानी  
Taher Allahrakha Virani  
जन्म तारीख/DOB: 28/10/1980  
पुरुष/ MALE

8649 7662 6864  
VID : 9152 8300 2867 7666

माझे आधार, माझी ओळख



Government of India



माहिती / INFORMATION

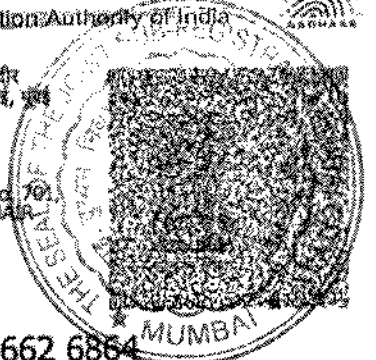
- आधार हा ओळखीचा पुरावा आहे, नागरिकत्वाचा नाही.
- आधार अद्वितीय आणि सुरक्षित आहे.
- सुरक्षित QR कोड/ ऑफलाईन XML/ ऑनलाईन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- आधार कार्ड, पीव्हीसी कार्ड्स, ईआधार आणि mAadhaar सारखे आधारचे सर्व प्रकार तितकेच वैध आहेत. १२ अंकी आधार क्रमांकाच्या जागी वर्च्युअल आधार ओळख (VID) देखील वापरली जाऊ शकते.
- 10 वर्षांतून एकदा तरी आधार अपडेट करा.
- आधार तुम्हाला विविध सरकारी आणि गैर-सरकारी लाभ/सेवांचा लाभ घेण्यास मदत करते.
- आधारमध्ये तुमचा मोबाईल नंबर आणि ईमेल आयडी अपडेट ठेवा.
- आधार सेवांचा लाभ घेण्यासाठी स्मार्टफोनवर mAadhaar अॅप डाउनलोड करा.
- सुरक्षितता सुनिश्चित करण्यासाठी लॉक/अगलॉक बायोमेट्रिक्स/आधार मा वैशिष्ट्यांचा वापर करा.
- आधारीची मागणी करणाऱ्या योग्य संस्थानी शोध घेणे बंधनकारक आहे.
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non- Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता:  
झमझम रेसिडेन्सी ७थ फ्लोर फ्लॉट नं. ७०१, वीर  
अनंदराव नायर रोड, डेअर नायर हॉस्पिटल, मुंबई, महाराष्ट्र  
पिन कोड:  
महाराष्ट्र - 400008

Address:  
ZAMZAM RESIDENCY 7th floor flat No. 701  
DR ANANDRAO NAJR ROAD, NEAR NAJR  
HOSPITAL, Mumbai, Mumbai City,  
Maharashtra - 400008




8649 7662 6864  
VID : 9152 8300 2867 7666

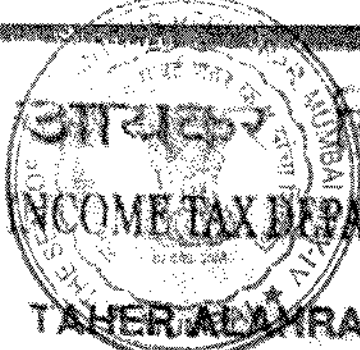


1547 | help@uidai.gov.in | www.uidai.gov.in

Taher

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA  
 TAHER ALAHRAKHA VIRANI  
 ALAHRAKHA AHMED ISMAIL VIRANI  
 28/10/1980  
 Permanent Account Number  
 ADWPV7096G



बचत - ४	
9666	949/90
२०२४	


 आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA  
 TAHER ALAHRAKHA VIRANI  
 ALAHRAKHA AHMED ISMAIL VIRANI  
 28/10/1980  
 Permanent Account Number  
 ADWPV7096G  
 Signature   

 21042005











बबई - ४	
१६६	१६६/१६०
२०२४	

**GENERAL POWER OF ATTORNEY**

KNOW ALL BY THESE PRESENTS that I, Ketan Ranjit Sampat, aged 65, residing at 8865 SW White Pine Lane, Portland, OR 97225, U.S.A.,  
GREETINGS:

WHEREAS I am residing at the above address at present.

AND WHEREAS I am a non-resident Indian.

AND WHEREAS I have some moveable and immovable property in India.

AND WHEREAS on account of my stay at USA, I am unable to look after and maintain the said property in India.

:::1:::



AND WHEREAS I am desirous of appointing my Cousin-Brother Mr KAUSHAL J. SAMPAT aged about 53 years to be my true and lawful attorney. I have already executed a power of attorney and now again executing this power of attorney.

NOW KNOW ALL BY THESE PRESENTS that I, Ketan Ranjit Sampat, do hereby constitute, nominate and appoint Mr. KAUSHAL J. SAMPAT, to be my true and lawful Attorney for and my behalf and I hereby authorise and direct him to do all acts, things and deeds hereinafter appearing.

1. To look after my property viz., moveable and immoveable in India.
2. To sell and convert into money goods, effects, property or things of every description.
3. To borrow, raise or secure payment of money at such time or times and in such a manner as my said Attorney shall think fit and as security for any such money or so borrowed, raised or received, to mortgage, pledge or charge all or any part of the property, assets, revenue or profits and to give to the lender power to sale and other powers as may seem expedient and to purchase, redeem or pay off any such security or securities and obtain releases or re-conveyances for the same.
4. To open, maintain, close and operate my all bank accounts in my personal name or joint name and to do all banking & security trading business for and on behalf of myself with such bank or any other banks.
5. To discount, draw, accept, endorse, renew and negotiate bills of exchange promissory notes or endorse, pledge, hypothecates or otherwise negotiate any foreign or inland bills of exchange or promissory notes and to sign, seal, execute, deliver, endorse, assign or transfer all mortgages, deeds, bills, etc.
6. To engage any Lawyer, solicitor, advocate, pleader auditor, accountant or manager and to discharge them and appoint others instead for the purpose of conducting, directing or setting all matters relating to income-tax, sales-tax or any or all legal matters.
7. To commence, prosecute enforce defend, answer, oppose all actions, suits and other Legal proceedings and demands touching any matters and to compromise, refer to arbitration, abandon, submit to judgement or become non-suited in any such action, suit or legal proceedings an aforesaid and in such actions to file appeals, applications for review, revision, etc.
8. To ask, demand, sue for recovery and receive of and from all persons, firms, companies and bodies, politic or corporate, whom it shall or any concern, all sums of money, deposits, advances, stocks, funds, interests, dividends, debts, dues, goods, effects and things of any nature and description which are due, owing, payable, deliverable, receivable or belonging to me and upon receipt and delivery thereof or any part thereof to make, sign, execute or deliver such receipts or discharges for the same.



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9. To accept service of any writ of summons or legal process and to appear in all courts and to petition for and receiving order or orders to bankruptcy against any debtor or debtors and to prove any debt or debts and to vote in the choice of assignees, trustees and committees and to oppose or consent to the provisional or final discharge or any such bankrupt debtor or debtors, to receive any dividend or dividends and to vote at meetings of creditors for approval of compositing scheme or on other questions arising in their insolvencies and also to act in any other matters concerned with the bankruptcy estate or affairs of such debtor or debtors and to take or receive any dividend money from the official assignees any such officer or receiver on my behalf.

10. To declare and affirm all plaints, written statements, applications, petitions, affidavits and other necessary documents and to appear before any Judge, Magistrate or other officer empowered by Law to hear any suit or proceedings or any other inquiry.

11. To appear before any Government officer, Municipality or Government local authorities or quasi-judicial body of Collector to give evidence or tender exhibits and documents on my behalf and withdraw the same as may be necessary for the purposes of conducting the proceedings.

12. To adjust, settle, compromise or submit to arbitration any document of debt, demand, dispute and matters touching any of the matters which are now subsisting or may hereafter arise between me and any person or persons

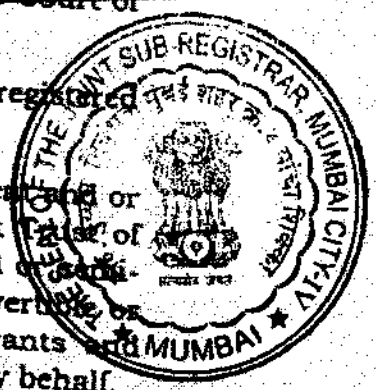
13. To appear before any Income tax, sales tax authorities including Commissioner and Tribunals and to file in and sign on my behalf the returns and to prosecute Income tax and/or Sales-tax cases relating to the Assessment of my income and to file any appeal therein and to adopt such legal actions in any Tribunal or Court of law in India as my said Attorney may deem fit and proper in my interest.

14. To receive on my behalf all money orders, insured letters and parcels, registered letters, recorded delivery letters, covers or parcels addressed in my name.

15. To purchase, sell, endorse, negotiate securities of the State Government or the Central Government like National Saving Certificates, Units of Unit India, Indira Vikas Patras and Kisan Vikas Patras or bonds of any local Government body or shares and bonds whether convertible or non-convertible or joint stock companies and other securities and to sign interest warrants or dividend warrants received, in my name and to give proper receipts on my behalf.

16. To sell, assign, transfer of otherwise dispose of all or any of my investments, in shares and bonds and for that purpose to employ and pay brokers and other agents in that behalf and to receive and give receipts for the purchase money payable in respect of such sales and to transfer any of the investments so sold to the Purchaser or Purchasers thereof or as he or they may direct and for these purposes to sign and execute all such contracts, transfer deeds and other writings and do all such other acts as may be necessary for effectually transferring the or completing the same. Same.

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2028



17. To attend, vote and otherwise take part in all meetings of shareholders, directors, partners, creditors, held in connection with any joint stock company or corporation or, business concern of which I may be a shareholder or creditor or partner or with which I may be concerned or in relation to any of my investments and to sign proxies for the purpose of voting thereat or for any other purposes concerned therewith.

18. To exercise for me and in my name all rights and privileges and perform a duties which now hereafter may appear to me as a holder of debentures or shares or stocks of or as otherwise Interested in any company or corporation.

19. To receive all commissions' income and emoluments from Insurance companies, from trading concerns, finance and give proper discharge and pass proper and effectual receipts in my name to the parties concerned.

20. To pay premium, to receive payment on maturity or otherwise from the Life Insurance Corporation to take loan from the said Corporation, to surrender my life policies and to give proper and effectual receipts and discharges for the same on my behalf.

21. To pay electricity bills, telephone bills and other maintenance or other charges to the appropriate authorities, Governmental or otherwise on my behalf, if any.

22. For the purpose aforesaid or any of them to endorse and sign my name to any cheques, dividend or interest warrants or other instruments, payable to me whether solely or jointly with any other person or persons, to sign my name and execute on my behalf all contracts transfers, assignments, deeds and instruments whatsoever.

23. To delegate any and every powers that are invested in the Constituted Attorney hereto and for the said purposes to appoint nominate or constitute any person or persons as the said Constituted Attorney think fit as substitute or substitutes for the said Attorney.

24. In general, to do all other acts, deeds, matters and things whatsoever in or about my estate, property whether moveable or immovable and affairs herein either particularly or generally described as amply and effectually to all intents and purposes as I could do in my own proper person.

25. And for more effectually removing any doubts which arise as to the true meaning of these presents or as to the construction application of the powers hereby granted, I hereby declare that the powers herein granted shall not in any case be deemed to revoke any power or authorities heretofore given by me to my said Attorney or be deemed to be limited to such transactions and matters as are herein expressly mentioned but the same are intended to extend and shall in all cases, extend to any other matters or transactions herein precisely mentioned or defined which in the course of the general business may be the Attorney be deemed to be requisite or expedient to be done or performed.

::4::

बबई - ४	
१६६६	१६६/१६०
२०२४	



AND I HEREBY RATIFY AND CONFIRM AND AGREE to ratify and confirm all and whatever my said Attorney shall lawfully do or cause to be done by virtue of these presents.

AND I DO HEREBY declare that this present power of attorney shall not be revoked or abridged by reason of my acting personally in any of the premises.

AND I Do HEREBY declare that this Attorney is given without any consideration of any type.

IN WITNESS WHEREOF, I the said Ketan Ranjit Sampat have hereinto set my hands on this 8th day of July 2024.



*Ketan Sampat*

**MR. KETAN RANJIT SAMPAT**  
(EXECUTANT)

In the presence of Witness

Name of the Witness	Address	Sign
Katharine Gage	3865 SW White Pine LN Portland, OR 97225	<i>Katharine Gage</i>
SONALI SAMPAT	9580 SW DUNCON LANE PORTLAND, OR 97005	<i>Sonali Sampat</i>

Before Me

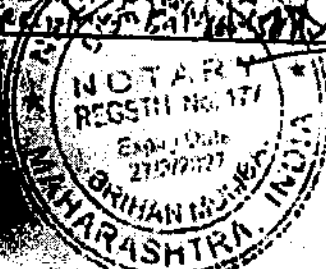
*N. V. Shah*  
07/08/2024  
**NALINI V. SHAH**  
Advocate & Notary  
Regn. No. 177  
Snow White, 108, 14th Road  
Bandra (W), Mumbai - 050.  
INDIA

My Commission Expires  
on 27/3/2027

*Kaushal J. Sampat*  
**MR. KAUSHAL J. SAMPAT**  
Specimen Signature of Attorney

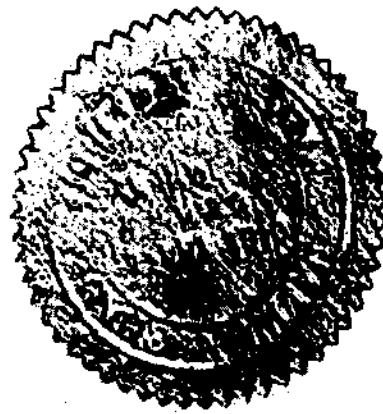
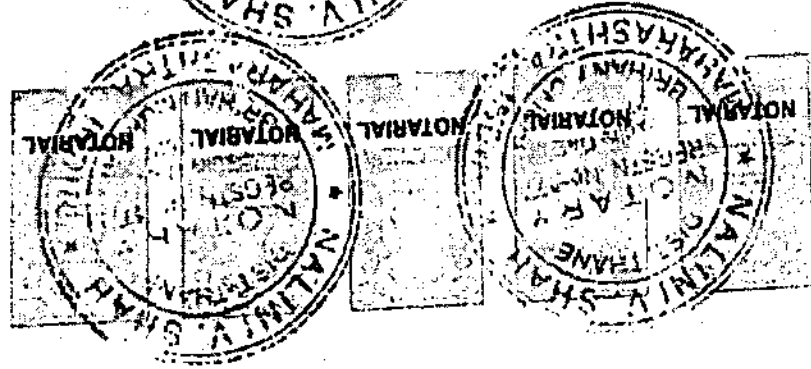


Name	Sign
<i>[Faint Name]</i>	<i>[Faint Signature]</i>



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9876543210 - 8  
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2028





बबई - ४	
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२०२४	



Witnessing or Attesting a Signature

State of OREGON

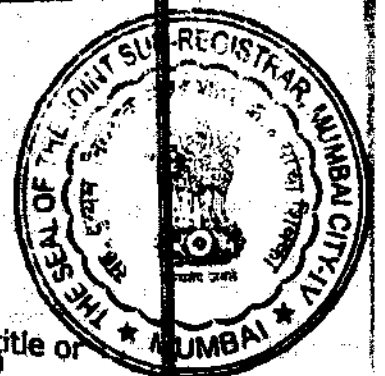
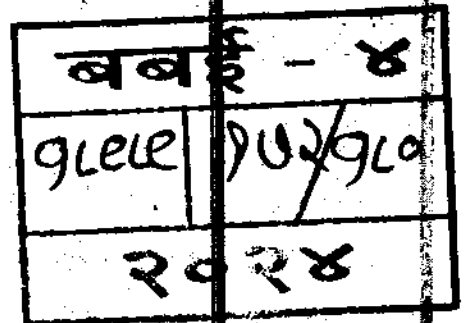
County of Multnomah

Signed (or attested) before me on (date) July 8th, 2024

by (name(s) of individual(s)) Ketan B. Sampat

Steph Higgins  
Notary Public - State of Oregon

Official Stamp



Document Description

This certificate is attached to page 5 of a general power of attorney (title or type of document), dated July 8th, 2024, consisting of 5 pages.



Arvind  
Arvind Chandra Khia, Consul  
Consulate General of India  
San Francisco, CA

ESE/7199/24  
Seen at the Consulate General.  
No responsibility is accepted  
by this Consulate General for  
the contents of this document

JUL 11 2024





भारत सरकार

Unique Identification Authority of India



नॉटिफिकेशन क्रमांक / Enrollment No.: 0628440661/09733

केतन रंजित संपत  
Ketan Ranjit Sampat  
S/O: Ranjit Sampat  
18D Laxmi Estate,  
Old Nagardas Road,  
Ancher East  
Mumbai  
Ancher East Ancher Mumbai Suburban  
Maharashtra 400069  
9919643258

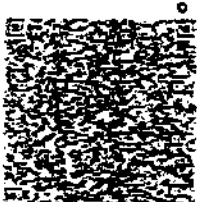
Ref: 377/080-54221-54226-F



99942463972FH



व्यवस्था - ४
9LELE 903/90
२०२४



माझा आधार क्रमांक / Your Aadhaar No.:

2965 2924 9567

माझे आधार, माझी ओळख



केतन रंजित संपत  
Ketan Ranjit Sampat  
जन्म तारीख / DOB: 16-07-1958  
पुरुष / Male



2965 2924 9567

माझे आधार, माझी ओळख

PERMANENT ACCOUNT NUMBER

AAPPS6307R

MR NAME

KETAN RANJIT SAMPAT

MR MR FATHERS NAME

RANJIT LADHAR SAMPAT

DATE FOR DATE OF BIRTH

16-07-1958

PRINT SIGNATURE

Ketan Ranjit Sampat

Signature (पदाधिकारी)

DIRECTOR OF INCOME TAX (REGISTRAR)

*Ketan Sampat*

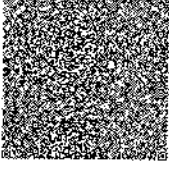
*Ketan Sampat*



भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 0649/01930/28462

भारत सरकार  
GOVT. OF INDIA



23072012

आयकर विभाग  
INCOME TAX DEPARTMENT

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAJPS5637G



नाम / Name  
KAUSHAL JAYSINGH SAMPAT

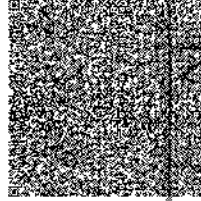
पिता / Father's Name  
JAYSINGH LILADHAR SAMPAT

जन्म तारीख / Date of Birth  
20/10/1970

पुरुष / Male

हस्ताक्षर / Signature

To  
कौशल जयसिंग संपत  
Kaushal Jaysingh Sampat  
S/O Jaysingh Sampat  
B - 1202, Rustomjee Elements New D. N. Nagar, Link  
Road  
Off. Juhu Circle, Opp. The Club Andheri West  
Mumbai  
Azad Nagar  
Andheri Mumbai Suburban  
Maharashtra 400053  
9820189573  
14/04/2012  
144553920  
ME445539207FH



बचई - ४	
९९९९	१०४/१६०
२०२४	

आपला आधार क्रमांक / Your Aadhaar No. :

**2213 2246 7984**

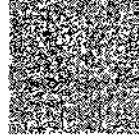
माझे आधार, माझी ओळख



भारत सरकार  
Government of India



कौशल जयसिंग संपत  
Kaushal Jaysingh Sampat  
जन्म तारीख / DOB : 20/10/1970  
पुरुष / Male



2213 2246 7984

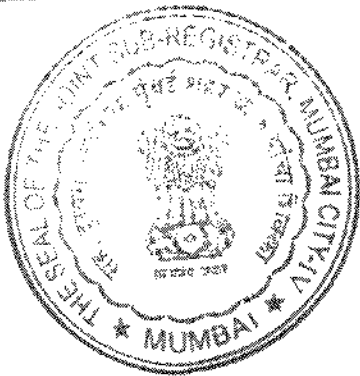
माझे आधार, माझी ओळख



*Kaushal Jaysingh Sampat*

*Kaushal Jaysingh Sampat*

बबई - ४	
१८८८	१८४/१८०
२०२४	





भारत सरकार  
Government of India

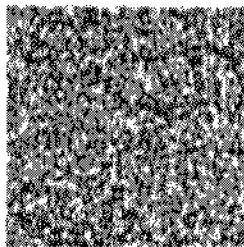
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

नमस्करण क्रम/ Enrolment No. 1207/00100/00289

Download Date: 08/01/2021

To  
निवेश प्रविचंद्र मर्सा  
Nilesh Pravinchandra Mersa  
S/O Pravinchandra Mersa  
Telak Road, Plot No 6  
A-4 Vikrant,  
Chhatkopar E,  
Mumbai Maharashtra - 400077  
9322257138

Aadhaar Card: 15 अक्टूबर 2011



आपका आधा र क्रमांक / Your Aadhaar No

**2191 3179 6534**

VID : 9142 7468 6199 1542

मेरा आधा र, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 08/01/2021



निवेश प्रविचंद्र मर्सा  
Nilesh Pravinchandra Mersa  
जन्म MM-DOB: 01-04-1975  
पुरुष MALE

Aadhaar Card: 15 अक्टूबर 2011

**2191 3179 6534**

VID : 9142 7468 6199 1542

मेरा आधा र, मेरी पहचान



सूचना

- प्रमाण पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

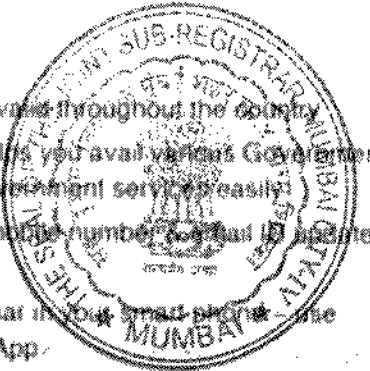
INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication

• This is electronically generated - ४

- आधा र देश भर में उपलब्ध है।
- आधा र कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधा र में पंजीकृत नंबर को अपने मोबाइल पर mAadhaar App के साथ।
- आधा र को अपने स्मार्ट फोन पर डाउनलोड करें mAadhaar App के साथ।

- Aadhaar is valid throughout the country
- Aadhaar helps you avail various Government and non-Government services easily
- Keep your mobile number and Aadhaar ID linked in Aadhaar
- Carry Aadhaar in your smart phone use mAadhaar App



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

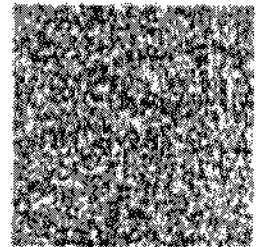


पता:

S/O प्रविचंद्र मर्सा, अ-4 विक्रान्त, तेलक रोड, प्लॉट नंबर 6, चटकोपर ई, मुंबई महाराष्ट्र 400077

Address:

S/O Pravinchandra Mersa, A-4 Vikrant, Telak Road, Plot No 6, Chhatkopar E, Mumbai, Maharashtra - 400077



**2191 3179 6534**

VID : 9142 7468 6199 1542

*niku msa*



भारत सरकार  
Government of India



आधार

भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrollment No.: 2722/69919/00328

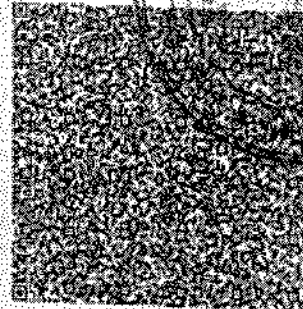
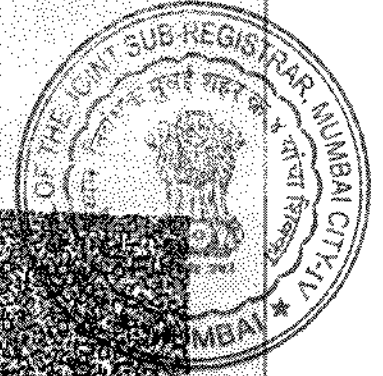
To  
Mohamed Aslam Gulam Mohamed Shaikh  
S/O Gulam Mohammed Shaikh,  
99-E, haji mahal supariwala bldg. 4th floor room no 20,  
mohammed all road,  
patel restaurant, mohammed all road,  
VTC: Mumbai,  
District: Mumbai,  
State: Maharashtra,  
PIN Code: 400003,  
Mobile: 9967049106

182610580



MH826105800FL

ब ब ई - ४
9Lele   9U6/9LO
2028



आपका आधार क्रमांक / Your Aadhaar No. :

**5567 9982 2425**

मेरा आधार, मेरी पहचान

S. Islam

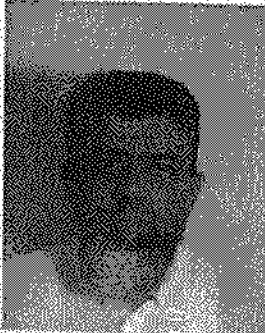


भारत सरकार  
Government of India



आधार

Aadhaar no. Issued: 28/08/2011



Mohamed Aslam Gulam Mohamed Shaikh  
DOB : 18/05/1972  
Male

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।  
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/  
ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।  
Aadhaar is proof of identity, not of citizenship  
or date of birth. It should be used with verification (online  
authentication, or scanning of QR code / offline XML).

**5567 9982 2425**

508/18989

शुक्रवार, 13 सप्टेंबर 2024 10:59 म.पू.

दस्त गोशवारा भाग-1

बबई4

9801900

दस्त क्रमांक: 18989/2024

दस्त क्रमांक: बबई4 /18989/2024

बाजार मूल्य: रु. 3,68,04,500/-

मोबदला: रु. 2,40,00,000/-

भरलेले मुद्रांक शुल्क: रु.22,08,500/-

दु. नि. सह. दु. नि. बबई4 यांचे कार्यालयात

पावती:20620

पावती दिनांक: 13/09/2024

अ. क्र. 18989 वर दि.13-09-2024

मादरकरणाचे नाव: मेसर्स गॅलॅक्स ग्रुप तर्फे भागीदार मोहम्मद इमरान अब्दुल गनी कपाडिया

गोर्जी 10:57 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3600.00

पृष्ठांची संख्या: 180

दस्त हजर करणाऱ्याची मही:

एकूण: 33600.00

  
मह दुय्यम निबंधक, मुंबई-4  
मह दुय्यम निबंधक, मुंबई-4

दस्ताचा प्रकार: कन्व्हेंन्स डीड

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

शिक्का क्र. 1 13 / 09 / 2024 10 : 57 : 51 AM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 13 / 09 / 2024 10 : 59 : 14 AM ची वेळ: (फी)

**प्रतिज्ञापत्र**

सक दस्ताऐवज हा नोंदणी कार्यालयात सादर केलेला असलेल्या तरतुदीनुसारच नोंदणीत दाखल केलेला आहे. या दस्त्याच्या निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांच्या मदतीने तयार केलेला आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबीसह दस्त निष्पादक व साक्षीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे

लिहून घेणारे

namfampar

Jai Gurdikar



13/09/2024 11 05:25 AM

दस्त क्रमांक :बबई4/18989/2024

दस्ताचा प्रकार :-कन्वेन्स डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मेसर्स अशोक कुमार मुलराज अँड कंपनी तर्फे भागीदार श्री. केतनकुमार रंजीत संपत तर्फे मुखत्यार कोशल जयसिंग संपत पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ३९५/९७ अशमुलको हाऊस, ब्लॉक नं: काथा बझार, चिंच बंदर, मस्जिद बंदर, रोड नं: नरसी नाथा स्ट्रीट, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:AAGFA0605B	लिहून देणार वय :-53 स्वाक्षरी:-		
2	नाव:मेसर्स अशोक कुमार मुलराज अँड कंपनी तर्फे भागीदार श्री. हेमंतकुमार अशोककुमार संपत पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ३९५/९७ अशमुलको हाऊस, काथा बझार, चिंच बंदर,, ब्लॉक नं: -, रोड नं: मस्जिद बंदर नरसी नाथा स्ट्रीट, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:AAGFA0605B	लिहून देणार वय :-62 स्वाक्षरी:-		
3	नाव:मेसर्स अशोक कुमार मुलराज अँड कंपनी तर्फे भागीदार श्री. राजीव विजय संपत पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ३९५/९७ अशमुलको हाऊस, काथा बझार, चिंच बंदर,, ब्लॉक नं: -, रोड नं: मस्जिद बंदर नरसी नाथा स्ट्रीट, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:AAGFA0605B	लिहून देणार वय :-52 स्वाक्षरी:-		
4	नाव:मेसर्स अशोक कुमार मुलराज अँड कंपनी तर्फे भागीदार श्री. अतुल गोरधनदास दुतिया पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ३९५/९७ अशमुलको हाऊस, काथा बझार, चिंच बंदर,, ब्लॉक नं: -, रोड नं: मस्जिद बंदर नरसी नाथा स्ट्रीट, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:AAGFA0605B	लिहून देणार वय :-79 स्वाक्षरी:-		
5	नाव:मेसर्स गॅलॅक्सि ग्रुप तर्फे भागीदार मोहम्मद इमरान अब्दुल गनी कपाडिया पत्ता:प्लॉट नं: ऑफिस नं 9, माळा नं: 2 रा मजला, इमारतीचे नाव: रजिया मंडिल, ब्लॉक नं: -, रोड नं: शरीफ देवजी स्ट्रीट, चकाला मार्केट, महाराष्ट्र, मुम्बई. पिन नंबर:AATFG5777D	लिहून देणार वय :-44 स्वाक्षरी:-		
6	नाव:मेसर्स गॅलॅक्सि ग्रुप तर्फे भागीदार ताहेर अल्लाहरखा विराणी पत्ता:प्लॉट नं: ऑफिस नं 9, माळा नं: 2 रा मजला, इमारतीचे नाव: रजिया मंडिल, ब्लॉक नं: -, रोड नं: शरीफ देवजी स्ट्रीट, चकाला मार्केट, महाराष्ट्र, मुम्बई. पिन नंबर:AATFG5777D	लिहून देणार वय :-44 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत कन्वेन्स डीड चा दस्त ऐवज करून दिल्याचे फर्बुल करतात.  
शिकका क्र.3 ची वेळ:13 / 09 / 2024 11 : 03 : 07 AM

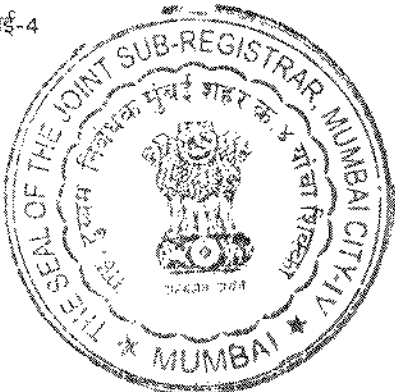
ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:मोहम्मद असलम गुलाम मोहम्मद शेख वय:51 पत्ता:९९-इ, हाजी महल, सुपारीवाला बिल्डिंग, ४ था मजला, रूम न. २०, मोहम्मद अली रोड, मुंबई पिन कोड:400003		
2	नाव:निलेश प्रवीणचंद मेहता वय:48 पत्ता:टिळक रोड, प्लॉट न. ६, ए- ४ विक्रांत, घाटकोपर पूर्व, मुंबई पिन कोड:400075		

शिकका क्र.4 ची वेळ:13 / 09 / 2024 11 : 03 : 46 AM

सह दुय्यम निबंधक, मुंबई-4



Missing Scan Doc Records and Files

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MESSERS ASHOK KUMAR MULRAJ AND CO.	eChallan	69103332024090913639	MH007698505202425M	2208500.00	SD	0004538504202425	13/09/2024
2		DHC		0924134403101	1600	RF	0924134403101D	13/09/2024
3		DHC		0924132902966	2000	RF	0924132902966D	13/09/2024
4	MESSERS ASHOK KUMAR MULRAJ AND CO.	eChallan		MH007698505202425M	30000	RF	0004538504202425	13/09/2024

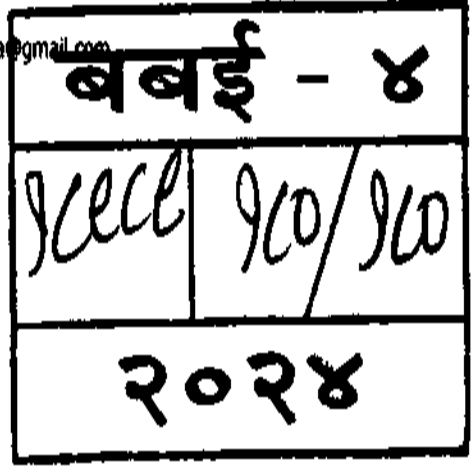
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

18989 /2024

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प्रमाणित खरोत वेत को सुदरील  
 दस्तावेजो इकठ्ठा.....१००.....पाने खरोत  
 पुस्तक क्र. १, बबई-४/१०००...../२०२४ वर  
 नोंदला.  
 दिनांक ३ SEP 2024

(सुधाकर वि. मोरे)  
 सह. दुय्यम निबंधक वर्ग-२, मुंबई शहर-४

