

Division	Mumbai
District	मुंबई(मेन)
Zone	12-लोअर परेल डिव्हिजन
Attribute	सि.टी.एस. नंबर
No	159
SubZone	12/91 Eभुभाग : उत्तरेस गणपतराव कदम मार्ग, दक्षिण पूर्वेस पश्चिम रेल्वे लाईन, पश्चिमेस डॉ. इ. मोजेस रोड यामधील त्रिकाणाकृती भुभाग
Localika	Mumbai City
Land Type	Built up land
Property Type	Industrial Unit in Complex
Occupied By	owner occupied

Rate Details

Open	Residence	Office	Shop	industry	Unit
127900	279400	307300	344600	279400	Square Meter

Area Details

Build Area	1375
Unit	Square Foot
Depreciation	31 to 40
Construction Type	1-आर सी सी

Industrial Unit in Complex Details

Floor	0
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Valuation Details

508/9698

पावती

Original/Duplicate

Saturday, September 01, 2018

नोंदणी क्र. :39म

2:10 PM

Regn.:39M

पावती क्र.: 10405

दिनांक: 01/09/2018

गावाचे नाव: लोअर परेल

दस्तऐवजाचा अनुक्रमांक: बबई4-9698-2018

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: मेसर्स पीव्ही मीडिया विज्ञान प्राईवेट.लीमीटेड तर्फे डिरेक्टर दसंत भैरू खोपडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 580.00

पृष्ठांची संख्या: 29

DELIVERED

एकूण:

रु. 30580.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

2:20 PM ह्या वेळेस मिळेल.

Jhae

सह दुय्यम निबंधक, मुंबई-4

बाजार मुल्य: रु.27958264 /-

मोबदला रु.26500000/-

भरलेले मुद्रांक शुल्क : रु. 1400000/-

DELIVERED

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

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005700330201819E दिनांक: 01/09/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 580/-

Valuation ID		201809011901		01 September 2018 (2018-09-01)	
व्यवस्थापन वर्ष	2018				
जिला	मुंबई (पश्चिम)				
मूल्य विभाग	12-नोअप पोलेट हिलोकर				
क्र. मूल्य विभाग	12/911 पृथगा - उभयसंस्थापक कल्याण मार्ग, दक्षिण पूर्व पश्चिम गंग लार्देन, पश्चिम द्वी १ मार्गस गड पापवीन त्रिभुवनकली मुका				
सर्वेक्षण नं. अथवा	वि. टी. एस. नंबर 159				
व्यापिक घटका पर लक्ष्यवस्तु मूल्यांकन रु.					
वस्तु मूल्य	मिळकती मूल्य	कार्यालय	दुकाने	औद्योगिक	वास्तव्य मूल्य
1279400	279400	307300	344600	279400	0
व्यापिक क्षेत्राची मूल्ये					
वास्तव्य मूल्य (Built Up)-	127 78 चौ.मी. मीटर	मिळकतीचा वापर-	औद्योगिक माला	मिळकतीचा प्रकार-	वास्तव्य
वास्तव्य मूल्य (कीटिंग)-	1-आम मी. मी	मिळकतीचा वापर-	31 to 40 वर्षे	मूल्य दर/वास्तव्य मूल्य दर -	Rs 279400/-
वास्तव्य मूल्य (मिळकती)-	नाही	मजला -	0		
Sale Type - First Sale					
Sale Resale of built up Property constructed after circular dt 02/01/2018					
<p>घटक मूल्य (वास्तव्य मूल्य) = 100% apply to rate = Rs.218800/-</p>					
<p>मूल्य-वास्तव्य मिळकतीचा प्रति वी. मीटर मूल्य दर = ((व्यापिक मूल्य - खुल्या जमिनीचा दर) * घटा-वास्तव्य टक्क्याचे) + खुल्या जमिनीचा दर</p> <p>= (((279400-127900) * (60 / 100)) + 127900)</p> <p>= Rs.218800/-</p>					
<p>A) मूल्य मिळकतीचे मूल्य = वगैल प्रमाण मूल्य दर * मिळकतीचे मूल्य</p> <p>= 218800 * 127 78</p> <p>= Rs.27958264/-</p>					
<p>मूळ मिळकतीचे मूल्य + टक्क्याचे मूल्य + सर्वेक्षण मजला क्षेत्र + मिळकतीचे मूल्य + वस्तु मूल्य + वस्तु मूल्य + वस्तु मूल्य + वस्तु मूल्य + वस्तु मूल्य</p> <p>= A + B + C + D + E + F + G + H + I</p> <p>= 27958264 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>= Rs 27958264/-</p>					



Home | Print

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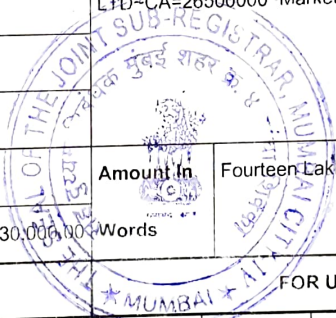
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CHALLAN
MTR Form Number-6



MH005700330201819E	BARCODE	Date 31/08/2018-19:14:54	Form ID 25.2
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Department Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID (If Any)			
Registration Fee		PAN No.(If Applicable)		AAECP6508R	
Office Name BOM1_MUMBAI CITY 1 SUB REGISTRAR		Full Name		PV MEDIA VISION PVT LTD	
Location MUMBAI		Flat/Block No.		UNIT NO 20 SHAH	
2016-2019 One Time		Premises/Building		SITARAM JADHAV MARG LOWER PAREL	
Account Head Details		Amount In Rs.		Road/Street	
045501 Stamp Duty		1400000.00	Area/Locality		MUMBAI
063301 Registration Fee		30000.00	Town/City/District		
		PIN		4	0 0 0 1 3
		Remarks (If Any)			
		PAN2=AABCD3752G~SecondPartyName=DELTA PRINTING PVT LTD~CA=26500000~Marketval=28000000			
		Amount In Words		Fourteen Lakh Thirty Thousand Rupees Only	
		14,30,000.00			



Payment Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042018083108593	595406494
		Bank Date	RBI Date	31/08/2018-19:17:41	Not Verified with RBI
		Bank-Branch		BANK OF MAHARASHTRA	
		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9819960300
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंदणी केवल दफ्तरम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालान लागू नाही.

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CHALLAN
MTR Form Number-6



GRN	MH005700330201819E	BARCODE			Date	31/08/2018-19:14:54	Form ID	25 2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (if Any)				
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR			PAN No.(if Applicable)	AAECP6508R			
Location	MUMBAI			Full Name	PV MEDIA VISION PVT LTD			
Year	2018-2019 One Time			Flat/Block No.	UNIT NO 20 SHAH			
Account Head Details	Amount In Rs.			Premises/Building	SITARAM JADHAV MARG LOWER PAREL			
0030045501	Stamp Duty		1400000.00	Road/Street	MUMBAI			
0030063301	Registration Fee		30000.00	Area/Locality	MUMBAI			
				Town/City/District	MUMBAI			
				PIN	400013			
				Remarks (if Any)	eget 3 2e			
				PAN2=AABCD3752G-SecondPartyName=DELTA PRINTING PVT LTD-CA=26500000-Marketval=2000000	2018			
				Amount In Words	Fourteen Lakh Thirty Thousand Rupees Only			
Total				14,30,000.00				
Payment Details			BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Ref. No.			02300042018083108593 595406494		
Cheque/DD No.			Bank Date			RBI Date 31/08/2018-19:17:41 Not Verified with RBI		
Name of Bank			Bank-Branch			BANK OF MAHARASHTRA		
Name of Branch			Scroll No. , Date			80901 , 01/09/2018		

DEFACTED
₹ 1430000.00
DEFACTED

THE JOINT SUB-REGISTRAR, MUMBAI CITY
मुंबई शहर क. १

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2018

Department ID: 9819960300
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्यम निवाक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-508-9698	0003018474201819	01/09/2018-14:13:01	IGR549	30000.00
2	(IS)-508-9698	0003018474201819	01/09/2018-14:13:01	IGR549	1400000.00
Total Defacement Amount					14,30,000.00

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SALE DEED

THIS SALE DEED IS MADE AND ENTERED AT MUMBAI ON THIS 1ST DAY OF SEPTEMBER 2018.

BETWEEN

M/S. DELTA PRINTING PVT. LTD., a Company incorporated under The Companies Act, 1956, having its office at- 286, Shah and Nahar Industrial Premises (A-2) Co-Op. Society Ltd., Sitaram Jadhav Marg, Lower Parel, Mumbai- 400 013, through its authorized signatory /Managing Director MR. STEWART DE SOUZA, hereinafter called "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and including their present and future directors, executors, administrators and permitted assigns) of the One Part;

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M/S. PV MEDIA VISION PVT. LTD., a company registered under the provisions of Companies Act of 1956 through its Authorized signatory/ Director Mr. Vasant Bhairu Khopade and having its registered office at Unit No. 19, Ground floor, Shah & Nahar (A1) Industrial Estate situated at Dhanraj Mills compound, Sitaram Jadhav Marg, Lower Parel, Mumbai 400 013, hereinafter called "**THE TRANSFEREE**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and including their present and future director executors, administrators and permitted assigns) of the Other Part:

WHEREAS by virtue of Deed of Transfer dated 19th July 2002, the Transferor herein i.e. M/s. Delta Printing Pvt. Ltd., got absolutely seized and possessed of or otherwise well and sufficiently entitled for Unit No. 20, area admeasuring 1375 sq. ft. Built up on the Ground floor of the situated at Shah & Nahar Industrial (A-1) Co-Operative Society Ltd., Lower Parel, Mumbai 400 013 (hereinafter referred to as said Unit No. 20) from M/S. TCR ENGINEERING SERVICES PVT. LTD., for the price and on the terms and conditions mentioned therein. The said Deed of Transfer dated 19th July 2002, is duly stamped and registered under serial no. BB/04407/2002 on dated 29th August 2002.



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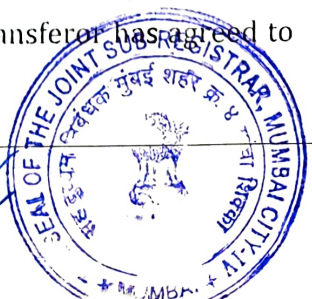
AND WHEREAS the Transferor herein is a member of Shah & Nahar Industrial (A-1) Co-operative society Ltd, a society registered under the provisions of Maharashtra co-operative societies act under registration No. BOM/W/G-S/GNL/(O)485/87-88 of 1987 (hereinafter referred to as the "said Society") and holding 10 (Ten) fully paid equity shares of the face value of Rs. 50/- each in respect of Share Certificate bearing No. 05 dated 13/09/2002 bearing distinctive Nos. 41-50 (hereinafter referred to as the said Shares) and the said Transferor is entitled for Unit No. 20, area admeasuring 1375 sq. ft. Built up area, on the Ground floor, of the said society situated at Shah & Nahar Industrial (A-1) co-operative society Ltd., Lower Parel, Mumbai 400 013 (hereinafter referred to as said Unit No. 20) and are more particularly described in the Schedule hereunder written

AND WHEREAS the Transferor is seized and possessed of or otherwise well and sufficiently entitled to the said Unit No. 20 along with said Shares and therefore the Transferor are entitled to sell, transfer, convey and assign all their right, title and beneficial interest in the said Unit No. 20 of the said Society and also the said shares in favour of the Transferee;

AND WHEREAS the Transferee has agreed to purchase and acquire from the Transferor all the right, title and interest of the Transferors in the said Industrial Unit No. 20 of the said Society and in the said Shares free from all encumbrances and reasonable doubts, which the Transferor has agreed to do upon the terms and conditions recorded hereinafter;

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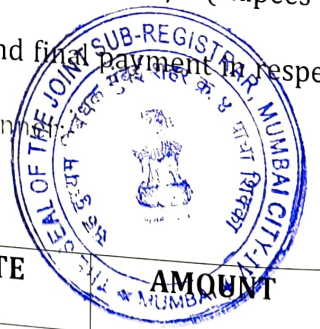


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NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:—

- i. That the Transferors hereby agrees to sell, transfer, convey and assign their right, title and interest in the said Unit No. 20, area admeasuring 1375 sq. ft. Built up on the Ground floor of the said society situated at Shah & Nahar Industrial (A-1) co-operative society ltd., situated at Lower Parel, Mumbai 400 013, together with all his right, title and beneficial interest in the said Ten fully paid up shares of the face value of Rs. 50/- each and bearing Certificate No. 05 the said Society to the Transferee as also all the benefits directly and/or indirectly attached to the Said Unit No. 20 and the said shares, free from all encumbrances and reasonable doubts for the total consideration of Rs. 2,65,00,000/- (Rupees Two Crore Sixty Five Lacs only). The Transferee herein has paid the said Rs. 2,65,00,000/- (Rupees Two Crore Sixty Five Lacs only) towards full and final payment in respect of the total consideration in the following manner:

NAME OF BANK	CHEQUE NO	DATE	AMOUNT
Bank of Maharashtra	012873	24.08.2018	50,00,000/-
Bank of Maharashtra	012878	27.08.2018	48,00,000/-
Bank of Maharashtra	012879	28.08.2018	56,00,000/-



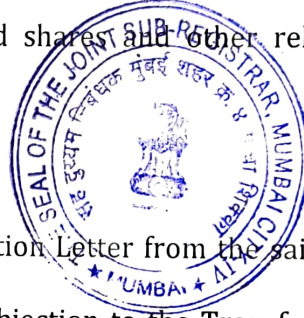
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Bank of Maharashtra	012880	29.08.2018	52,00,000/-
Bank of Maharashtra	012881	30.08.2018	59,00,000/-
Total	Rs. Two crore sixty five lacs only		2,65,00,000/-

Simultaneously upon receipt of the full consideration as stated above and on completion of the sale, the Transferors shall deliver vacant and peaceful possession of the said Unit No. 20 to the Transferee as owner thereof alongwith the said Original Share Certificate in respect of the said shares and other relevant all original title deeds.

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2. The Transferors shall obtain No Objection Letter from the said Society to the effect that the Society has no objection to the Transferee being admitted as member of the said Society and for the transfer of the said shares by the Transferor in favour of the Transferee and all incidental rights as such shareholder including transfer of the Said Unit No. 20 and allotment thereof to the name of the Transferee in the records of the said Society. It shall be the sole obligation of the Transferors to obtain such no objection. Upon obtaining such letter from the said society, the Transferor at the time of completion of the sale as provided under this agreement apply to the said society for transfer of the said Unit No. 20 and the said shares along with the required documents to the name of the Transferee.

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At the time of completion of the sale (a) the Transferor shall by an appropriate writing resign as the member of the said Society and request the said Society to admit the Transferee as member of the said Society in place of the Transferor (b) the Transferee shall apply to the said Society to become member of the said Society (c) the Transferor and the Transferee duly complete and sign the requisite transfer forms and other relevant forms, declarations for transfer of the said shares from the names of the Transferor to the name of the Transferee.

4. The Transferor doth hereby covenant with the Transferee as follows:—
- That the Transferor has duly paid and discharged in full all the dues and liabilities in respect of the said Unit No. 20 including the Municipal outgoing, taxes, rates, maintenance charges etc. payable to the said Society upto the date hereof and shall pay all the dues till the completion of sale;
 - That the Transferor are the absolute owners and beneficiary of the said Unit No. 20 duly standing in the name of the Transferors in the books and all other records of the said Society and is absolutely entitled to the same and to all incidental rights thereto and to exclusive rights to the use, enjoyment and occupation of the Said Unit No. 20 and except the Transferors no other person or persons have any right, title, interest, claim or demand of any nature whatsoever unto or upon the Said Unit



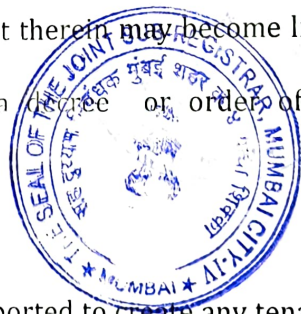
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- c) That notwithstanding any act, deed, matter or thing whatsoever done, omitted by the Transferors or any person or persons lawfully and equitably claiming by, from, through, or in trust for the Transferors, the Transferors has full power and absolute authority in his own right to transfer the said Unit No. 20 and to relinquish and transfer all his rights, title and interest therein in favour of the Transferee;
- d) That neither the Transferor nor any one on his behalf has committed or omitted any act, deed, matter or thing whereby his holding of the said shares and incidental rights thereto including the right to peaceful use, occupation, ownership and enjoyment of the Said Unit No. 20 and other rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner or whereby the said shares and his other right, title and interest therein may become liable to attachment and/or sale whether by a decree or order of the Competent Court or otherwise;
- e) That the Transferor has not created or purported to create any tenancy, license, charge, lease, mortgage, lien or any kind of third party rights over the said Unit No. 20 and no other person or party have any right, title or interest, claim or demand in to or upon the same either by way



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action for expulsion or termination of the Transferor as the member of the said society;

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h) That the Transferor has not received any notice for acquisition or requisition of the Said Unit No. 20 and/or the said shares; and

i) That the Transferor herein doth hereby indemnify and keep indemnified the Transferee against any defect in title, omission, or mischief of any person wrongfully claiming any right, title or beneficial interest in the Said Unit No. 20 and/or the said shares or compensation, claim, demand, fines, penalties, costs, charges and expenses or any other liabilities whatsoever made or bought, against or incurred, suffered, levied or imposed pursuant to the transfer thereof under the terms of this Agreement and/or by reason or by virtue of the non-performance and non-observance of any of the terms and conditions of the Agreement, covenants and provisions.



5. The Transferor shall bear and pay all outgoing in respect of the Said Unit No. 20 including all rates, taxes and charges for consumption of electricity, water etc. and all dues and charges payable to the said society till the date of completion and the Transferee shall bear and pay all such outgoings, dues and charges to the said society from the date of completion of sale and receiving possession of the said Unit.

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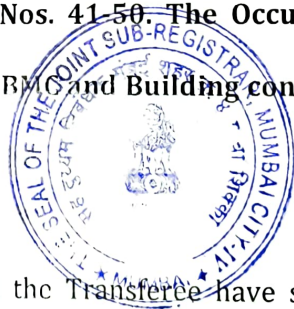
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Society for the transfer of the Said Unit No. 20 in favour of the Transferee. The Transferors hereby also authorizes the Transferee to pay his share of transfer fees etc. as aforestated directly to the Society out of the consideration payable to him by the Transferee as provided under this Agreement.

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SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of Unit (Gala) No. 20, on the Ground floor, area admeasuring 1375 sq. ft. Built up, in the Building known as Shah & Nahar (A-1) Industrial Estate also known as Dhanraj Mills compound, Sitaram Jadhav Marg, Lower parel, Mumbai 400 013, bearing, C. S. No. 159 of Lower Parel Division, together with 10 (five) fully paid equity shares of the face value of Rs. 50/- each and issued Share Certificate bearing No. 05 dated 13/09/2002 bearing distinctive Nos. 41-50. The Occupation certificate dated 17 /02/1979 was given by BMC and Building consisting of Ground + four with two lift.



IN WITNESS WHEREOF the Transferors and the Transferee have set and subscribed their respective hands, the day and year find hereinabove written.

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SIGNED AND DELIVERED by
the withinamed



Delta Printing Pvt. Ltd

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M/S. DELTA PRINTING PVT. LTD.

through its Managing Director

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MR. STEWART DE SOUZA

Pursuant to the resolution of the Board of

Directors dated

Pan Card No. ADNPD9240P

THE TRANSFERORS abovenamed, in

the presence of

1. *Prave*
2. *2.77.11500*

SIGNED AND DELIVERED by

the withinamed



PV MEDIA VISION PVT LTD,

Pan Card No. AAACP6508R

Through its Director

MR. VASANT BHAIRU KHOPADE

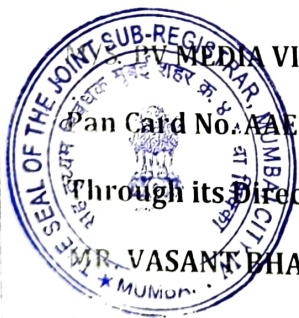
Pursuant to the resolution of the Board of

Directors dated 25.08.2018

the TRANSFEREE abovenamed,

in the presence of

1. *Prave*
2. *2.77.11500*
2.



For PV Media Vision Pvt. Ltd

Khopade

Direct

RECEIVED ONLY) from manner:

NAM
M
M
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From direct No. 2 Build Dha 013

RECEIPT

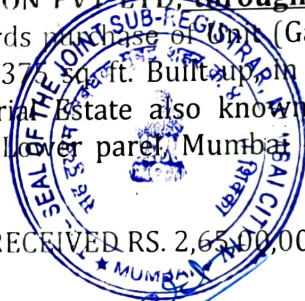
RECEIVED, RS. 2,65,00,000/- (RUPEES TWO CRORE SIXTY FIVE LACS ONLY) from the Transferee herein, the said amount is paid in the following manner:

बचर्ड - ४	
२६६६	१६३६
२०१८	

NAME OF BANK	CHEQUE NO	DATE	AMOUNT
Bank of Maharashtra	012873	24.08.2018	50,00,000/-
Bank of Maharashtra	012878	27.08.2018	48,00,000/-
Bank of Maharashtra	012879	28.08.2018	56,00,000/-
Bank of Maharashtra	012880	29.08.2018	52,00,000/-
Bank of Maharashtra	012881	30.08.2018	59,00,000/-
Total	Rs.Two crore sixty five lacs only		2,65,00,000/-

From aforesaid Purchaser's M/S PV MEDIA VISION PVT LTD, through its director **MR. VASANT BHAIRU KHOPADE**, towards purchase of (Gala) No. 20, on the Ground floor, area admeasuring 137 Sq.ft. Built up in the Building known as Shah & Nahar (A-1) Industrial Estate also known as Dhanraj Mills compound, Sitaram Jadhav Marg, Lower parel, Mumbai 400 013.

I, SAY RECEIVED RS. 2,65,00,000/-



Stewart

M/S. DELTA PRINTING PVT. LTD

Managing Director MR. STEWART D'SOUZA.

TRANSFEROR

M/S PV MEDIA VISION PVT LTD,
through its director
MR. VASANT BHAIRU KHOPADE

WITNESSED :-

1..

[Signature]

2..

2.21.2018

PV MEDIA VISION PVT

Unit No. 19, Building A-1,
Shah and Nahar Industrial Estate,
Lower Parel (W), Mumbai - 400013, India.

T: 022- 49197600 to 650, 24910333 / 777 / 888

E: mumbai.pvmediavision@gmail.com

Contact Person: 98199 60300 / 98922 60300

Website: www.pvmedia.in CIN: U22300MH2008PTC181925



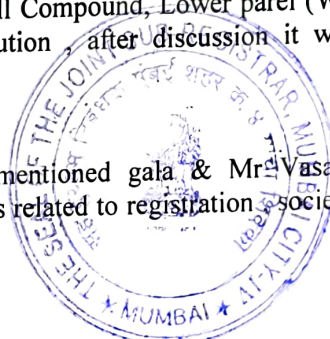
Your Vision Our Media

बळई - ४		
२२६६	१७	२२
२०१८		

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S. PV MEDIA VISION PRIVATE LIMITED AT ITS MEETING HELD ON 25th August, 2018

The chairman of the meeting informed the board that it proposed to purchase unit no 20, building no A-1, Shah & Nahar Industrial Estate, Sunmill Compound, Lower parrel (W). The board was requested to pass the necessary resolution, after discussion it was

“RESOLVED THAT company will purchase above mentioned gala & Mr. Vasant Khopade is hereby authorized to sign required documents related to registration, society transfer process and any other related work.



Certified True Copy

For PV Media Vision Private Limited

For PV Media Vision Pvt. Ltd. For PV Media Vision Pvt. Ltd. For PV Media Vision Pvt. Ltd.

Director
(Ankoor Patel)

Director
(Kalpana Khopade)

Director
(Vasant Khopade)

Director

Director
(Prathmesh Khopade)

Director

Certified True Copy

For PV Media Vision Private Limited



१० मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
मालमत्ता कर देखक

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

Total - 71,92,917)
73,88,114
1,95,197

Recd.
19.6.18

मालमत्ता लेखा क्रमांक GS0202810090000	मालमत्ता कर वर्ष 2018-2019	देयक क्रमांक 201810BIL07075500 201820BIL07075501	देयक दिनांक 17/05/2018
नाम व पत्ता : SHAH & NAHAR INDUSTRIAL		प्रेषक - सहा. क. व सं. / विभाग : ASSESSMENT & COLLECTION DEPARTMENT G SOUTH WARD OFFICE, 4th Floor, Room No.22, LOWER PAREL, N.M.JOSHI MARG MUMBAI 400013	
मालमत्ता क्रमांक, सबनिका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याचे नाव. 017 (1D) 101D S.B. JADHAV MARG, HOUSE AS INDUSTRIAL ESTATE, SHAH AND NAHAR A-I . DHANRAJ MILLS LTD		<div style="border: 2px solid blue; padding: 5px; text-align: center;"> <p>खबडे - ४</p> <p>२६६८ २९/२९</p> </div>	
निर्धारण दिनांक : 01/10/1972	जलजोडणी क्रमांक : -		
एकूण भांडवली मूल्य : ₹ 4269414690			
Four Hundred Twenty-Six Crore Ninety-Four Lac Fourteen Thousand Six Hundred Ninety Only			
कार्यारंभ दिनांक ३१/०३/२०१० या तारखेपर्यंतची थकबाकी ₹ 0	०१/०४/२०१० या तारखे नंतरची थकबाकी ₹ 0		
मालावधी : 01/04/2018	ते	31/03/2019	

कराचे नाव :	(सर्व रक्कम रुपयामध्ये)					
	01/04/2018	ते	30/09/2018	01/10/2018	ते	31/03/2019
संपत्ती कर			1133409			1133409
संपत्ती कर			0			0
संपत्ती कर			713622			713622
संपत्ती कर			0			0
संपत्ती कर			440750			440750
शिक्षण उपकर			419785			419785
शिक्षण उपकर			335823			335823
हमी उपकर			83954			83954
कर			20996			20996
			545718			545718
देयक रक्कम			3694057			3694057
५२ अ नुसार दंडाची रक्कम			0			0
व्यवसाय व्याजाची वसुली			0			0
४८ योजनेनुसार लाभाची रक्कम			0			0
४८-च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम			0			0
अध्यायाने समायोजन			0			0
४८ निव्वळ रक्कम			3694057			3694057
०६.२०१८ पर्यंत भरावयाची निव्वळ रक्कम			3628991		65,066 - Disam	3563926
०७.२०१८ पर्यंत भरावयाची निव्वळ रक्कम			3661524		32,533 - Disam	3596458
०७.२०१८ नंतर भरावयाची निव्वळ रक्कम			3694057			3694057
४८ पर्यंत			Thirty-Six Lac Ninety-Four Thousand Fifty-Seven Only			Thirty-Six Lac Ninety-Four Thousand Fifty-Seven Only
देय दिनांक			25/08/2018			31/12/2018



130, 131
AT 5/19

Make payment through NEFT:
- SBIN0COLLEC, Beneficiary A/C No:- BMCPOGS0202810090000, Name-MCGM Property Tax.
Note, payment done through NEFT will be collected against oldest bills first.

१० बर्ड इन्वेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहणे.
११ लेखा क्रमांकांमधील पहिले ११ अंक इमारतीची यू. आइडी. (यूनिफाइड आइडेंटिटी) असून, प्रत्येक इमारतीच्या
१२ गावावर यू. आइडी. स्टीकर लावण्याचा प्रकल्प महानगरपालिकेने हाती घेतला आहे. त्यामुळे महानगरपालिकेच्या
१३ वरील कामासंबंधीतील पत्रव्यवहारात सदर यू. आइडी. क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.

देविदास शि. शीरसवार
करनिर्धारक व संकलक (प.)

एक कदम स्वच्छते की ओर



UNIT No. 20

SHAH & NAHAR INDUSTRIAL PREMISES (A-1) CO. OP. SOCIETY LIMITED.

Dhanraj Mills Compound, Sitaram Jadhav Marg, Lower Parel, Bombay 400 013.

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

SHARE CERTIFICATE

Member's Register No. 5

No. 5

THIS IS TO CERTIFY that Shri/Smt./Messrs. TCR Engineering Services Private

Ltd., is/are the Registered Holder/s

of 10 (Ten only) Shares of Rs. 50/- each numbered 41 To 50
(both inclusive) in **SHAH & NAHAR INDUSTRIAL PREMISES (A-1) CO. OP. SOCIETY LIMITED**
subject to the Bye-laws of the said Society and that upon each such Share the sum of
Rs. 50/- (fifty) has been paid.

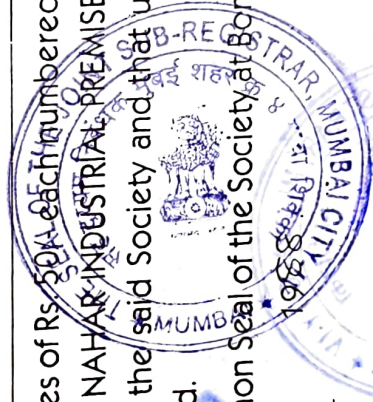
Given under The Common Seal of the Society at Bombay, this 11th
day of July

बवई - ४		
२०२८	२३	२०

A. K. Khodiyani
Chairman

[Signature]
Mg. Committee Member

[Signature]
Hon. Secretary



Municipal Corporation of Greater Bombay

पुनःसुवर्ण महानगरपालिका

No. EB/4874/A

Dated: 17.2.1979.

To
Shri Harish Shah & Associates,
Architects
Pal-Bin-Shir,
89-71 Choga street
Bombay.400001.

बवई - ४	
२४	२८

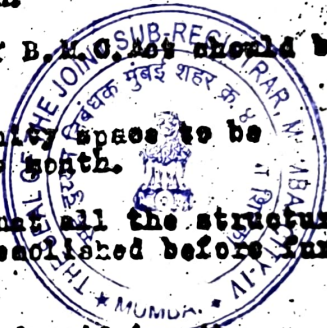
Sub:-Proposed AI extension to Damarak Industrial Estate an C.S.No.159 of Lower Parcel Division.

Sire,

WITHOUT PREJUDICE

By direction, I have to inform you that as far as this office is concerned, there is no objection to occupy the part ground floor subject to the following conditions:

- 1) All the Intimation of disapproval and layout conditions dated 2.5.72 will be complied with.
- 2) Certificate under section 270-A of B.M.C. Act should be submitted.
- 3) Parking and loading-unloading, amenity spaces to be developed expeditiously within one month.
- 4) Undertaking should be submitted that all the structures shown on approved plans will be demolished before further occupation.
- 5) Undertaking should be submitted indemnifying the Corporation against any losses and claim on Rs.22.50 stamp paper.



This occupation is granted without prejudice to the rights of Municipal Corporation to take any action under section 353-A of B.M.C. Act wherever found necessary.

Yours faithfully,

sd/

Executive Engineer
Building Proposals(City).

RE.17.2. No. EB/4874/A of 17.2.79

- copy to: 1) The Owner (2) W.O.G/South (3) A.B.W.W.G/South
4) M.I.G/South (5) E.Z.(V) (6) A.A. & O.G/South
7) H.O.B.P.

Mah

Executive Engineer
Building Proposals(City).

SHAH & NAHAR INDUSTRIAL PREMISES (A-1) CO-OP SOC LTD

Registration No. BOM/W/G-S/GNL/(0)/485/87-88 of 1987 Dated: 09/10/1987
Terrace (Gate No.4) Shah & Nahar Industrial Estate A-1, Dhanraj Mill Compound, Lower Parel, Mumbai - 400013

TAX INVOICE

Unit No.: 020 Unit Area : 1,375.00 SqFt Bill No. : 7765
Name : M/s. Delta Printing Pvt Ltd Bill Date : 01.06.2018
Bill for : Apr, May, Jun - 2018 GSTIN 27AABCD3752G1ZT Due Date : 30/06/2018

SR.	PARTICULAR	AMOUNT
1	Property Taxes	4,782.00
2	Sinking Fund @ Rs.0.09 p.m./ sq. ft.	371.00
3	Water Charges	2,820.00
	TOTAL RS.	7,973.00
	GST APPLICABLE	
1	Maintenance Charges	6,900.00
2	Non Occupancy charges	972.00
3	Penalty	3,000.00
	TOTAL RS.	10,872.00

बवई - ४
२६६८ २६ २६
२०१८

Penalty for the period Jan to Mar 2018 levied for non compliance of Resolution No.2 of AGM dated 20.09.2017. This is a revised bill. Please treat the earlier bill for the same period as cancelled.	CGST @9%	1,048.4
	SGS T @9%	1,048.4
	TOTAL	20,942.0
	ARREARS / CREDIT	17,262.0
	INTEREST ON ARREARS @ 18% p.a.	777.0
	Total Due Amount & Payable	₹ 38,981.00



(Rupees Thirty Eight Thousand Nine Hundred Eighty One Only)

Pay by due date failing which interest @18% per annum will be charged from the first date of the quarter

PAID
Chq. No. 000119
Date: 30/06/18
38,981/-

For SHAH & NAHAR INDUSTRIAL PREMISES (A-1) CO-OP SOC LTD

GSTIN 27AAAAS0429E1ZV Sac No. 999599

Hon. Secretary / Treasurer

2640
29/05/18
14/06/18

W. 30/6
QUANTITY & RATES TO BE
VERIFIED AS PER...



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4
 दस्त क्रमांक : 9698/2018
 नोदणी :
 Regn:63m

गावाचे नाव : लोअर परेल

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	26500000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	27958264
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: युनिट नं 20, माळा नं: तळ मजला, इमारतीचे नाव: शाह एंड नाहर(ए-1) इंडस्ट्रियल ईस्टेट, ब्लॉक नं: लोअर परेल वॅस्ट, रोड नं: सीताराम जाधव मार्ग, धनराज मील कौम्पौन्ड ((C.T.S. Number : 159 ;))
(5) क्षेत्रफळ	1) 1375 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता.	1): नाव:- मेसर्स डेल्टा प्रिंटींग प्राईवेट.लीमीटेड तर्फे मनेजिंग डिरेक्टर स्टुयुअर्ट डिसुजा वय:-61; पता:- प्लॉट नं: 286, माळा नं: -, इमारतीचे नाव: शाह एंड नाहर (ए-1) इंडस्ट्रियल ईस्टेट, ब्लॉक नं: लोअर परेल वॅस्ट, रोड नं: सीताराम जाधव मार्ग, धनराज मील कौम्पौन्ड, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-AABCD3752G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता	1): नाव:- मेसर्स पीव्ही मीडिआ विझन प्राईवेट.लीमीटेड तर्फे डिरेक्टर वसंत भैरू खोपडे वय:- 51; पता:- प्लॉट नं: युनिट नं 19, माळा नं: तळ मजला, इमारतीचे नाव: शाह एंड नाहर (ए-1) इंडस्ट्रियल ईस्टेट, ब्लॉक नं: लोअर परेल वॅस्ट, रोड नं: सीताराम जाधव मार्ग, धनराज मील कौम्पौन्ड, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AAECP6508R
(9) दस्तऐवज करून दिल्याचा दिनांक	01/09/2018
(10) दस्त नोंदणी केल्याचा दिनांक	01/09/2018
(11) अनुक्रमांक, खंड व पृष्ठ	9698/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1400000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

UNIT No.

SHAH & NAHAR INDUSTRIAL PREMISES (A-1) CO. OP. SOCIETY LIMITED.

Dhanraj Mills Compound, Sitaram Jadhav Marg, Lower Parel, Bombay 400 013.

Reg. No. BOM/W/G-S/GNL/(0) 485/87-88 of 1987

SHARE CERTIFICATE

Member's Register No.

No.

THIS IS TO CERTIFY that Shri/Smt./Messrs. TCR Engineering Services Private

Ltd., _____ is/are the Registered Holder/s
of 10 (Ten only) Shares of Rs. 50/- each numbered 41 To 50
(both inclusive) in SHAH & NAHAR INDUSTRIAL PREMISES (A-1) CO. OP. SOCIETY LIMITED
subject to the Bye-laws of the said Society and that upon each such Share the sum of
Rs. 50/- (fifty) has been paid.

Given under The Common Seal of the Society at Bombay, this 11th
day of July 1988.


Hon. Secretary


Chairman


MG. Committee Member

Municipal Corporation of Greater Bombay

महानगरपालिका

No. EB/4874/A

Dated: 17.2.1970.

To
Shri Harish Shah & Associates,
Architects
Dal-Sin-Shir,
32-71 Ghoga street
Bombay.400001.

Sub-Proposed A1 extension to Dhanrak Industrial
Estate an C.E.No.159 of Lower Parel Division.

Sirs,

WITHOUT PREJUDICE

By direction, I have to inform you that as far as this office is concerned, there is no objection to occupy the part ground floor subject to the following conditions:

- 1) All the Intimation of Disapproval and layout conditions dated S.O.72 will be complied with.
- 2) Certificate under section 270-A of B.M.C. Act should be submitted.
- 3) Parking and loading-unloading, amenity space to be developed expeditiously within one month.
- 4) Undertaking should be submitted that all the structures shown on approved plans will be demolished before further occupation.
- 5) Undertaking should be submitted indemnifying the Corporation against any losses and claim on Rs.22.50 stamp paper.

This occupation is granted without prejudice to the rights of Municipal Corporation to take any action under section 253-A of B.M.C. Act wherever found necessary.

Yours faithfully,

sc/b

Executive Engineer
Building Proposals(City).

No.17.2. No. EB/4874/A of 17.2.70,

- copy to: 1) The Owner (2) W.O.G/South (3) A.B.W.W.G/South
4) M.I.G/South (5) E.E.(V) (6) A.A. & O.G/South
7) H.C.B.P.

Mahar

Executive Engineer
Building Proposals(City).

10.17.2.70.



Survey Register Of Mumbai City			
Division Name	Lower Parel	Cadastral Survey No.	159
C.S.Reg No.	214	C.S.Page No.	55
Sheet No.	Name of the Street or Locality	Street No.	Tenure
416,417,406	FERGUSON ROAD.	WARD 1017(1),1040,1041,1093(1)ST.NO.22,45TO46A,48	-NIL-
Area in Sq.Meters.	Laughton Survey No.	Collectors New No.	Collectors Rent Roll No.
29486.01	(Y)1/2748,(Z)1/2747,(X)1 & 2/2737	(X)-12613,12630,12663,	(Z)-12297,12602
Ground Rent Due to Govt.		Grant	Due
0.0			0.0
Holders History			
(A)-X-DHANRAJ MILLS LTD.			
.			
(B)- -RAMGOPAL GANPATRAI RATNIBAI RAMGOPAL AND VASANTIBAI GANPATRAI (TRUSTEES OF DEBENTURE HOLDERS)			

confirm

Disclaimer : While all efforts have been made to make this website as authentic as possible, National Informatics Centre will not be responsible for any loss to any person caused by any shortcoming, defect or inaccuracy in the information available on this website. Any discrepancy found may be brought to the notice of the Collector, Mumbai City.

Developed by National Informatics Centre, Mumbai City
E-mail: mahbom@nic.in | Website: http://mumbaicity.gov.in

SHAH & NAHAR INDUSTRIAL PREMISES (A-1) CORegistration No. BOM/W/G-S/GNL/(0)/485/87-88 of 1987 Dated: C
Terrace (Gate No.4) Shah & Nahar Industrial Estate A-1, Dhanraj Mill Compound, Lo

CO LTD

Mumbai - 400013.

TAX INVOICE

Unit No.: 024

Unit Area : 1,269.00 SqFt

Bill No. : 8967

Name : M/s. P V Media Vision Pvt Ltd [024]

Bill Date : 01/04/2019

Bill for : Apr, May, Jun - 2019

GSTIN 27AAECP6508R1ZR

Due Date : 25/06/2019

SR.	PARTICULAR	AMOUNT
1	Property Taxes	5,230.00
2	Property Taxes [Loft]	830.00
3	Sinking Fund @ Rs.0.09 p.m./ sq. ft.	343.00
4	Water Charges	2,820.00
	TOTAL RS.	9,223.00
	GST APPLICABLE	
1	Maintenance Charges	6,900.00
	TOTAL RS.	6,900.00
	CGST @9%	621.00
	SGS T @9%	621.00
	TOTAL	17,365.00
	ARREARS / CREDIT	0.00
	INTEREST ON ARREARS @ 18% P.A.	0.00
	Total Due Amount & Payable	₹ 17,365.00 Dr

(Rupees Seventeen Thousand Three Hundred Sixty Five Only)

Pay by due date failing which interest @18% per annum
will be charged from the first date of the quarter

For SHAH & NAHAR INDUSTRIAL PREMISES (A-1) CO-OP SOC LTD

GSTIN

27AAASJ429E12V

Sac No. 999599

Hon. Secretary / Treasurer

Property No. 13
No. EB/4874/A

Dated:- 2-8-1-84

To

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

Sub-Proposed Dhanraj Industrial Estate
on U.S.No.159 of Lower Parcel A-1 Extension.

Sirs,

WITHOUT PREJUDICE

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

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

This occupation permission is granted without prejudice to the rights of Municipal Corporation of Greater Bombay to take action under section 353-A of the B.M.C. Act, if found necessary.

Yours faithfully,

5/1
Executive Engineer
Building Proposals (City).

Md. 27.1.84.

No. EB/4874/A of 2-8-1-84
copy to: 1) The owner. C/o Architect (2) W.O.G/South ward
3) A.E.W.W.G/South (4) A.A. C.G/South (5) H.B.(V)
6) M.I.G/South (7) H.C.B.P. (City).

Executive Engineer
Building Proposals (City).

Md. 27.1.84.
100.

SHAH & NAHAR INDUSTRIAL PREMISES (A-1) CO-OP SOC LTD

Registration No. BOM/W/G-S/GNL/(0)/485/87-88 of 1987 Dated: 09/10/1987
 Terrace (Gate No.4) Shah & Nahar Industrial Estate A-1, Dhanraj Mill Compound, Lower Parel, Mumbai - 400013.

TAX INVOICE

Unit No.: 020 Unit Area : 1,375.00 SqFt - *3 up* Bill No. : 8064
 Name : M/s. Delta Printing Pvt Ltd Bill Date : 01.08.2018
 Bill for : Jul, Aug, Sept - 2018 GSTIN 27AABCD3752G1ZT Due Date : 25/09/2018

SR.	PARTICULAR	AMOUNT
1	Property Taxes	4,782.00
2	Sinking Fund @ Rs.0.09 p.m./ sq. ft.	371.00
3	Water Charges	2,820.00
4	Excess billing of water charges	-880.00
	TOTAL RS.	<u>7,093.00</u>
	GST APPLICABLE	
1	Maintenance Charges	6,900.00
2	Non Occupancy charges	972.00
	TOTAL RS.	<u>7,872.00</u>
	CGST @9%	848.97
	SGST @9%	848.97
	TOTAL ARREARS / CREDIT	16,663.00
	INTEREST ON ARREARS @ 18% P.A.	0.00
	Total Due Amount & Payable	<u>1,561.00</u>
		₹ 18,224.00 Dr

(Rupees Eighteen Thousand Two Hundred Twenty Four Only)

Pay by due date failing which interest @18% per annum will be charged from the first date of the quarter

Credit of excess water charges collection [2017-18] is allowed

For SHAH & NAHAR INDUSTRIAL PREMISES (A-1) CO-OP SOC LTD

GSTIN 27AAAAS0429E1ZV Sac No. 999599

Hon. Secretary / Treasurer

PAID
 DATE: 9/10/18 BY CASH/CHEQUE
 AMOUNT: 18224/-
 BANK: Apna' Sahokari Bank - Delta printing
 A/C HEAD: clg. 000156

*251623
 9/10/18*

*000156
 09/10/18
 18224/-*