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Will

~~the~~ Sale agent - copy / Acto Agudicialin
Valuation report.

महाराष्ट्र शासन
मुद्रांक जिल्हाधिकारी कुर्ला यांचे कार्यालय,
तळमजला, नविन प्रशासकीय इमारत,
आर. सी. मार्ग, चेंबूर, मुंबई - ७९.

जा. क्र./अभि/अं.आदेश/ ५६२

दिनांक :- ३१/०१/२२

(मुंबई मुद्रांक अधिनियम १९५८ च्या कलम ३३ खालील कार्यवाही)

निर्णय

उपरोक्त प्रकरण क्रमांक IMP/1100901/248/21/k सह.अन्वये पक्षकार M/S HERALD ENTERPRISES यांनी दिनांक 10/01/2022 रोजी AGREEMENT FOR SALE चा संलेख अभिनिर्णयाकरीता सादर केलेला आहे. सदर संलेखामधील तपशिल खालीलप्रमाणे

DATE OF EXECUTION	24/01/1994
TYPE OF DOCUMENT	AGREEMENT FOR SALE
THE VENDOR	RAJNIKANT VELJI SHAH
THE PURCHASER	M/S HERALD ENTERPRISES
PROPERTY	UNIT NO.45, GROUND FLOOR, BHANDUP INDUSTRIAL ESTATE CO-OP.SOC.LTD. (FORMERLY NAHAR & SETH INDUSTRIAL ESTATE), NEAR KRISHNA CINEMA AND SHANGRILA BISCUIT FACTORY, LAL BHADUR SHASTRI MARG, BHANDUP(W), MUMBAI - 400 078
AREA	645.60 SQ. FT. BUILTUP
CONSIDERATION	Rs. 5,03,700/-

उपरोल्लेखित संलेखातील मालमत्ता सन १९९४-१९९५ करिताचे बाजारमुल्य मुंबई प्रदेश (मालमत्तेचे वास्वव बाजारमुल्य /निर्धारण करणे) नियम १९९५ मधील तरतुदी, तसेच मुंबई महानगरपालिका क्षेत्रासाठी प्रचलीत असलेली विकास नियंत्रक नियमावाली आणि बाजारमुल्य दरतक्त्यातील मार्गदर्शक सुचना व त्यामधील दर व दस्तासोबत सादर केलेली कागदपत्री पुरावे पुरावे विचारात घेऊन Rs. 10,33,000/- इतके बाजारमुल्य निश्चित करण्यात आले असून त्यावर मुंबई मुद्रांक अधिनियम १९५८ मधील तरतुदीनुसार खालीलप्रमाणे मुद्रांक शुल्क व दंड देय आहे.

M.V.	ARTICLE	St. Duty	PAID S.D.	BAL S.D.PAID	PENALTY
Rs. 10,33,000/-	25(d)	Rs. 1,03,300/-	Rs. 45,370/- PAID BY SPECILA ADHESIVE STAMP	Rs. 57,930/-	Rs. 2,31,720/-

उपरोक्त सर्व वस्तुस्थिती व दस्तामधील नमुद माहितीच्या आधारे खालील प्रमाणे अंतिम आदेश पारित करित आहे.

अंतिम आदेश

१.अभिनिर्णयाकरिता सादर केलेल्या संलेखास मुंबई मुद्रांक अधिनियम १९५८ च्या अनुसुची १ मधील अनुच्छेद 25(d) ङुसार Rs.57,930/- मुद्रांक शुल्क व दंड Rs. 2,31,720/- देय असल्याबाबत जा.क्रं. 3758/29/07/2021 अन्वये अंतरिम आदेश पारित करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्क व दंडाचा भरणा कोणत्याही आक्षेपाविना पक्षकारांनी 22/01/2022 रोजी पावती क्र.MH012045242202122M, MH012045391202122M द्वारे भरणा केला असल्याने 29/07/2021 रोजीचा अंतरिम आदेश अंतिम आदेश म्हणून कायम करण्यात येत आहे.

२. सदरील दस्त हा मा.नों.म.व मु.नि.पुणे यांचे परिपत्रक क.का.-४/प्र. क्र.६१७/२०११/३००८ दि. २२/१२/२०११ नुसार नोंदणी होणार नाही हे स्पष्ट करण्यात येत आहे.



(हरिश्चंद्र पाटील)
मुद्रांक जिल्हाधिकारी, कुर्ला.

प्रती.

1. M/S HERALD ENTERPRISES
2. SUB-REGISTRAR, KURLA-1,2,3,4,5

(सदर दस्तासोबत अंतिम आदेश, मुल्यांकन अहवाल व चलन या शिवाय १-ते पृष्ठ जोडले आहेत.)

महाराष्ट्र शासन
मुद्रांक जिल्हाधिकारी कुर्ला यांचे कार्यालय,
तळमजला, नविन प्रशासकीय इमारत,
आर. सी. मार्ग, चेंबुर, मुंबई - ७९.

जा. क्र./अभि/अं.आदेश/ ६६

दिनांक :- 31/01/22

(मुंबई मुद्रांक अधिनियम १९५८ च्या कलम ३३ खालील कार्यवाही)
निर्णय

उपरोक्त प्रकरण क्रमांक IMP/1100901/248/21/k सह अन्वये पक्षकार M/S HERALD ENTERPRISES यांनी दिनांक 10/01/2022 रोजी AGREEMENT FOR SALE चा संलेख अभिनिर्णयाकरीता सादर केलेला आहे. सादर संलेखामधील तपशिल खालीलप्रमाणे

DATE OF EXECUTION	24/01/1994
TYPE OF DOCUMENT	AGREEMENT FOR SALE
THE VENDOR	RAJNIKANT VELJI SHAH
THE PURCHASER	M/S HERALD ENTERPRISES
PROPERTY	UNIT NO.45, GROUND FLOOR, BHANDUP INDUSTRIAL ESTATE CO-OP.SOC.LTD. (FORMERLY NAHAR & SETH INDUSTRIAL ESTATE), NEAR KRISHNA CINEMA AND SHANGRILA BISCUIT FACTORY, LAL BHADUR SHASTRI MARG, BHANDUP(W), MUMBAI - 400 078
AREA	645.60 SQ. FT. BUILTUP
CONSIDERATION	Rs. 5,03,700/-

उपरोल्लेखित संलेखातील मालमत्ता सन १९९४-१९९५ करिताचे बाजारमुल्य मुंबई प्रदेश (मालमत्तेचे वास्वव बाजारमुल्य /निर्धारण करणे) नियम १९९५ मधील तरतुदी, तसेच मुंबई महानगरपालिका क्षेत्रासाठी प्रचलित असलेली विकास नियंत्रक नियमावली आणि बाजारमुल्य दरतक्त्यातील मार्गदर्शक सुचना व त्यामधील दर व दस्तासोबत सादर केलेली कागदपत्री पुरावे पुरावे विचारात घेऊन Rs. 10,33,000/- इतके बाजारमुल्य निश्चित करण्यात आले असून त्यावर मुंबई मुद्रांक अधिनियम १९५८ मधील तरतुदीनुसार खालीलप्रमाणे मुद्रांक शुल्क व दंड देय आहे.

M.V.	ARTICLE	St. Duty	PAID S.D.	BAL S.D.PAID	PENALTY
Rs. 10,33,000/-	25(d)	Rs.1,03,300/-	Rs.45,370/- PAID BY SPECILA ADHESIVE STAMP	Rs. 57,930/-	Rs. 2,31,720/-

उपरोक्त सर्व वस्तुस्थिती व दस्तामधील नमुद माहितीच्या आधारे खालील प्रमाणे अंतिम आदेश पारीत करित आहे.

अंतिम आदेश

१. अभिनिर्णयाकरीता सादर केलेल्या संलेखास मुंबई मुद्रांक अधिनियम १९५८ च्या अनुसुची १ मधील अनुच्छेद 25(d) म्सार Rs.57,930/- मुद्रांक शुल्क व दंड Rs. 2,31,720/- देय असल्याबाबत जा.क्र. 3758/29/07/2021 अन्वये अंतरिम आदेश पारीत करण्यात आले होते. त्यास अनुसरून मुद्रांक शुल्क व दंडाचा भरणा कोणत्याही आक्षेपाविना पक्षकारांनी 22/01/2022 रोजी पावती क्र. MH012045242202122M, MH012045391202122M द्वारे भरणा केला असल्याने 29/07/2021 रोजीचा अंतरिम आदेश अंतिम आदेश म्हणून कायम करण्यात येत आहे.

२. सादरील दस्त हा मा.नों.म.व मु.नि.पुणे यांचे परिपत्रक क.का.-४/प्र. क्र.६१७/२०११/३००८ दि. २२/१२/२०११ नुसार नोंदणी होणार नाही हे स्पष्ट करण्यात येत आहे.



(हरिश्चंद्र पाटील)
मुद्रांक जिल्हाधिकारी, कुर्ला.

प्रती.

1. M/S HERALD ENTERPRISES
2. SUB-REGISTRAR, KURLA-1,2,3,4,5

(सादर दस्तासोबत अंतिम आदेश, मुल्यांकन अहवाल व चलन या शिवाय १ ते पृष्ठ जोडले आहेत.)



CHALLAN
MTR Form Number-6



GRN	MH012045242202122M	BARCODE	01 1204 5242 2021 22M				Date	22/01/2022-19:34:59	Form ID	
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Non-Judicial Stamps Duty on Unstamped or Unsuff Stamped Doc SoS Mumbai				TAX ID / TAN (If Any)					
Office Name	CSK_COLLECTOR OF STAMPS KURLA				PAN No.(If Applicable)					
Location	MUMBAI				Full Name	MESSRS HERALD ENTERPRISES				
Year	2021-2022 One Time				Flat/Block No.					
Account Head Details			Amount In Rs.	Premises/Building						
0030052601 Amount of Tax			57930.00	Road/Street						
				Area/Locality						
				Town/City/District						
				PIN						
				Remarks (If Any)	IMP/1100901/248/21/K					
				Amount In Words	Fifty Seven Thousand Nine Hundred Thirty Rupees Only					
Total			57,930.00							
Payment Details				IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No.	69103332022012413561	706552477			
Name of Bank				Bank Date	RBI Date	24/01/2022-17:02:31	Not Verified with RBI			
Name of Branch				Bank-Branch		IDBI BANK				
Department ID				Scroll No. , Date		100 , 25/01/2022				



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9930427802
 सधर चलन केवल दुय्यम निबधक कार्यालयात नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सधर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0005858355202122	25/01/2022-16:21:35	IGR241	57930.00
Total Defacement Amount					57,930.00



CHALLAN
MTR Form Number-6



GRN: MH012045391202122M	BARCODE	Date 22/01/2022-19:44:33	Form ID
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Department Inspector General Of Registration	Payer Details		
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Non-Judicial Stamps	TAX ID / TAN (If Any)	
Type of Payment Fine and Penalties SoS Mumbai only	PAN No.(If Applicable)	

Office Name CSK_COLLECTOR OF STAMPS KURLA	Full Name	MESSRS HERALD ENTERPRISES
Location MUMBAI		

Year 2021-2022 One Time	Flat/Block No.	
-------------------------	----------------	--

Account Head Details	Amount In Rs.	Premises/Building
0030054401 Penalties	231720.00	Road/Street
		Area/Locality
		Town/City/District
		PIN

	Remarks (If Any)	
	IMP/1100901/248/21/K	

Amount In	Two Lakh Thirty One Thousand Seven Hundred Twenty
Words	Rupees Only

Payment Details IDBI BANK	FOR USE IN RECEIVING BANK		
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Cheque-DD Details		Bank CIN	Ref. No.	69103332022012413577	706552583
Cheque/DD No.		Bank Date	RBI Date	24/01/2022-17:03:39	Not Verified with RBI.
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	100 , 25/01/2022		

Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9930427802
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0005858449202122	25/01/2022-16:23:21	IGR241	231720.00
Total Defacement Amount					2,31,720.00

Estimate

Name IMP/1100901/248/21/K

Address

Date 16/04/2021

Telephone

Mobile

Ref.

Location : Ward: S

Zone: 9-R

Type of Property Industrial

Market Rate 2000
 Effective Market Rate 1600 X 645.60 Sqft
 Market Value Rounded Off
 Agreement Value

Rs. 1032960.00
 Rs. 1033000.00
 Rs. 503700.00

Stamp Duty
 Registration Fees 24/11/1994
 Date of Execution 1/24/1994
 Date of Registration
 Document No

Rs. 103300.00
 Rs. 10330.00

REGISTRATION FEES

Registration Fees Payable 10330.00
 Registration Fees Paid 0.00
 Balance to be Paid 10330.00

STAMP DUTY

Stamp Duty Payable 103300.00
 Stamp Duty Paid 45370.00
 Balance to be Paid 57930.00

Peanulty on Unpaid Stamp Duty
 328 X 2 % = 656%
 Maximum Payable (200 %) 231720.00
 Balance to be paid 289650.00

Total Balance Payable (Stamp Duty & Registration) Rs. 299980.00

SERVICE CHARGES
 Documentation 0.00 Registration 0.00 Other 0.00 Total 0.00

Stamp Duty in favour of: ...
 Registration Fees in favour of: ...

Penalty in Favour of: ...

- Requirements:
- 1) Property Card
 - 2) C.C, I.O.D
 - 3) Occupation Certificate
 - 4) B.M.C Assessment Tax copy
 - 5) PAN CARD, Copy of both parties
 - 6) Letter from Society Confirming
 - a) Area (Carpet/Built-up)
 - b) Year of Construction
 - c) Nos of Floors

[Signature]
 Supervisor

[Signature]
 Collector of Stamps, Kurnool.

IMP/1100	248	120 21 K
Pages	1	20

शा. आ., म. वि., क्र. ९८६१, दि. ३१-८-१५]

[विशेष-मुद्रांक ५६ म.

ओळखचिन्ह क्रमांक

सापन अनुक्रमांक

प्रपत्रांचे वर्णन (१)	प्रपत्रांची संख्या (२)	प्रत्येक प्रपत्रा- वरील मूल्य (३)		एकूण रक्कम (४)	
		रु.	पैसे	रु.	पैसे
		५०३७०	५०३७०	५०३७०	५०३७०

याजकडून समामात लिहिल्या-
प्रमाणे मुद्रांक शुल्काचे मूल्य
म्हणून रक्कम
मिळाली.

लिपिक

रु.

मिळाले.

रोखपाल
श्री. रा. कृ. पोटेले

रीतसर मुद्रांकित केलेले
दस्तऐवज मिळाले.

प्रादकाची सही.

धामुना-डीए-१००६-अप्रमुकामुं-७-९२-१०,००० पु./१०० पाने दोन प्रतीत-डीए५.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AACFH3511P



नाम /NAME

HERALD ENTERPRISES

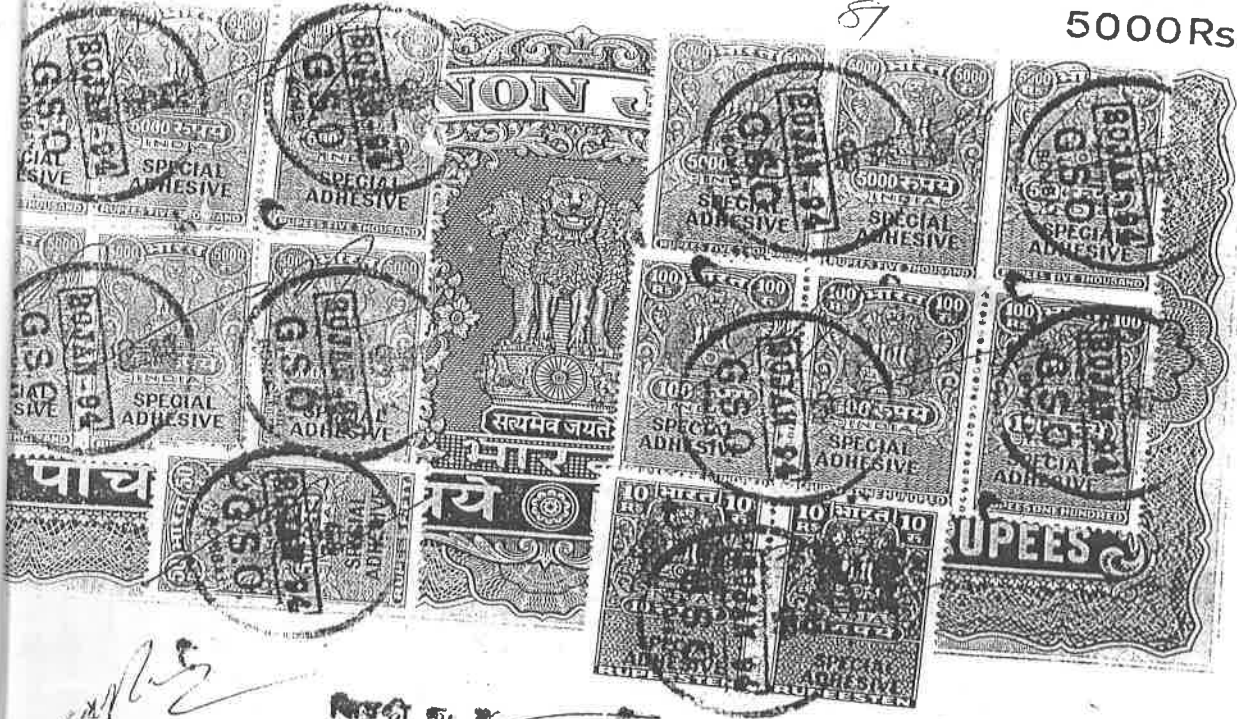
निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

01-11-1993

ECG

आयकर आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax(Computer Operations)

5000Rs.



[Handwritten signature]
श्रीमती सु. व. आठवडे

विपरीत क. २५
कर्मिक
२० JAN 1994

सर्वेची धी

Herold E. Henry 20 JAN 1994

[Handwritten signature]
श्रीमती सु. व. आठवडे

AGREEMENT FOR SALE

AGREEMENT made at Bombay this 24TH day of JANUARY, 1994
BETWEEN MR. RAJNIKANT VELJI SHAH of Bombay Indian Inhabitant
living at 17, Shah Building No.6, 113, T.H. Katria Marg, Mahim,
Bombay-400 016 hereinafter referred to as 'THE VENDOR' (which
expression shall unless it be repugnant to the context or meaning
of be deemed to mean and include his respective heirs,
executors, administrators and assigns) of the ONE PART; AND M/S.
D. ENTERPRISES (A Registered Partnership Firm) of Bombay
Inhabitant, carrying business at A/23, 1st Floor, Bhandup
Industrial Estate Co.Op. Society L.Ltd. Kantilal Maganlal Estate,
Kantilal Silk Mills Compound) L.B.S. Marg, Bhandup (W), Bombay
400 078 hereinafter referred to as 'THE PURCHASER' (which
expression shall unless it be repugnant to the context or meaning
of would mean and include their heirs, executors, administrators
and assigns) of the OTHER PART.

[Handwritten signature]
MK

...2...

IMP/1100901/2881204 IK
Pages 51 27

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45, situated on the Ground Floor in the building known as BHANDUP INDUSTRIAL ESTATE CO-OP. SOCIETY LTD. (Formerly NAHAR SHETH INDUSTRIAL ESTATE) Near Krishna Cinema & Shangrila biscuit Factory, Lal Bahadur Shastri Marg, Bhandup (West), Bombay-400-078., More Particularly described in the Schedule hereunder written admeasuring about 730 sq. ft. built up area with rights of exclusive occupation user hereinafter referred to as (THE SAID INDUSTRIAL GALA) for a total consideration price of Rs.5,03,700/- (Rupees Five Lac Three thousand Seven Hundred Only) inclusive of all deposits.

The Purchaser has paid to the vendor on or before the execution of these presents the said sum of Rs.5,03,700/- (Rupees Five Lacs Three Thousand Seven Hundred Only) which the vendor hereby and also by the receipt hereunder admit, acknowledge and confirm and of and from the payment of the same and every part thereof doth hereby release and favour discharge the purchaser.

The vendors declares that he has handed over the original Agreement dated 5/1/1982 entered into by him with S. SHETH & MEHTA ASSOCIATES, the Builder, and all other original and relevant document in his Possession Pertaining to the said Industrial Gala.

The Vendor doth hereby further agrees, declares, assures and covenant with the Purchaser that neither the vendor nor anybody on his behalf has created any charge, lien, Mortgage Claim, interest or otherwise in any manner encumbered the said Industrial Gala or any part thereof and that there is no valid, existing or subsisting charge, attachment and/or lien levied or leviable in upon or against the said Industrial Gala or any part thereof and that the vendor occupation, ownership, title and rights in the said Industrial Gala are clear, marketable and free from any encumbrances whatsoever.

The Vendor doth hereby further declares that the vendor has got full, clear and absolute right and authority to assign, transfer and/or deal with in any manner as regards their ownership and occupancy rights in respect of the said Industrial Gala and the Vendor doth hereby declares that they have not dealt with the same and/or received any consideration in any manner against the sale of the said Industrial Gala or any part thereof on this assurances and representations of the vendor, the Purchaser has agreed and entered into these presents and the vendor hereby agrees and undertakes to indemnify and keep harmless the purchaser against any loss, costs, charges, expenses, demands, disputes, claims, complications interests or action of

...4...

Sheth

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IMP/1100901/948 / 2024 / K
Pages 9 27

...4...

whatsoever nature arising at a later date or at any later stage, it is found that the aforesaid representation and/or assurances given by the Vendor to the Purchaser were wrong and as a consequences thereof Purchaser suffer any loss, including for costs of litigations, if any.

6. The Vendor further declares that he has paid all the taxes, outgoings upto the date of execution of this agreement in respect of the said premises and that if any amount is due from the Vendor to the Society or any authority or body and/or any other person, authorities relating to the said premises the same shall be paid by the Vendor and if any such amount recovered from the said Purchaser the Vendor doth hereby agreed to indemnify the purchaser for the payment thereof. The Purchaser shall pay all the outgoings from the date of execution of this agreement.

7. It is agreed to by and between the parties hereto that all the taxes and outgoings on and from the date of execution of this agreement shall be borne and paid by the Purchaser and any amount due in respect of the taxes and outgoings for the period prior thereto shall be paid by the Vendor.

8. That the Vendor herein is a Lawful Member of the Bhandup Industrial Estate Co-Op. Society Ltd., Registered with the Registrar of Co-operative Societies vide Registration No. Bom/W-S/GNL/(c)/7376 of 93-94 and Registered Holder of Fully Paid up Shares of the Society.

9. The Purchaser is entitled to apply to the Society to get his name endorsed on the Share Certificate in the place of the Vendor and in Fact the Vendor shall arrange and do the needful in getting the Purchaser admitted as the member of the Society (i.e. Bhandup Industrial Estate Co-op. Society Ltd.) and also do the needful for getting the right, title interest and benefit of transfer to the Purchaser.

10. The Purchaser hereby covenant with the vendor that he shall abide by all the rules, regulation and by laws of the Society and further undertake to pay and discharge all calls and demands that the said society may make hereafter in respect of the said premises.

11. It is Further agreed by and between the parties hereto that the Transfer fees, Donation if any will be borne by the Vendor and the Purchaser equally herein and all other out of pocket expenses, Stamp Duty and Registration shall be paid by the Purchaser. However each Party shall bear and pay their respective legal Advisor's/Advocate's Fees without making any claim for the same from the other.

...5...

Shakti

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...5...

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

FIRST SCHEDULE OF THE PROPERTY

ALL THOSE pieces or parcels of land consisting of six plots A,B,C,D,E and F which the said plots A,B,C,D,E and F contain by admeasurement collectively 51,135 (fifty one thousand one hundred and thirty five) square yards or thereabouts bearing City Surveys Nos.235, 235/1 to 6, 237, 238 and 239 situate in the unsurveyed Khoti Village at Bhandup, Mouje Bhandup in Greater Bombay paid the total assessment of Rs.70/- per annum or thereabouts and bounded as follows that is to say:

Plots A,B,C,D and E and bounded on the East by Bombay Agra Road on the West by the Lake Road on the north partly by the Private Road of Andheri Valley Power Supply Co. Ltd., and Partly by the land of Mahadev Sogar and on the South partly by the property of Bhaichand Textile Mills and Partly by the land Mohomedbhai Essu.

SECOND SCHEDULE OF THE PROPERTY

All That piece or parcel land situate lying and being at Lal Bhadur Shastri Marg, Bhandup in the Registration District and Sub-District of Bombay City and Bombay Suburban and bearing Revenue Survey No.117 Hissa No.2 and Revenue survey No.119 Hissa No.3 and City Survey No.235 of City Survey Bhandup and bounded follows: that is to say:

On or towards the North by a portion of property described in the First Schedule hereto or towards the south by access road, on or towards the East by Lake road, on or towards the West by the portion of the property more particularly described in the first schedule.

SIGNED AND DELIVERED by the)
withinnamed VENDOR MR.RAJNIKANT)
VELJI SHAH in the presence of..)
.....)
.....)
.....)
CHHOTALAL VELJI SHAH.

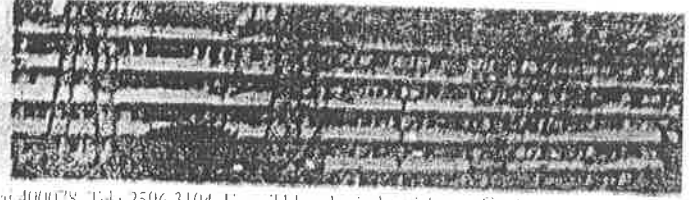
Shah

Shah

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Bhandup Industrial Estate Co-op. Soc. Ltd.



Registration No. BOM/W-S/GNL/(C)/7376 of 93-94 Dated 26/05/1993

94, Kanulal Marginal Estate (Pannalal Compound), L.B. Marg, Bhandup (W), Mumbai 400078, Tel: 2596 3104, E-mail: bhandupindustrialestate@yahoo.com

Ref: 2021/01/309

January 22, 2021

TO WHOMSOEVER IT MAY CONCERN

This is to certify that M/s. Herald Enterprises is the bona fide member of our Society. They are holding on ownership basis, Unit No. 45 situated on the ground floor.

Following are the details of the said Unit.

1. Carpet Area : - 50.00 Sq.mtr.
2. C.T.S. No. :- 235
3. Municipal Ward No. :- "S"
4. Number Of Lifts :- 4
5. Year of construction of the Building :-1983
6. Number of Floors in the Building:-Ground + 5 storey's.

This letter is issued as per request letter from M/s. Herald Enterprises dated 20th January, 2021.

For Bhandup Industrial Estate Co-Op. Society Ltd.,

N. Palavesamuthu Nadar

N. Palavesamuthu Nadar
(Hon. Secretary)



IMP/110090/12/18/2021/K
Pages 1/1



HR = 45

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

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

लेखा क्रमांक SX0709800070047	मालमत्ता करवर्ष 2020-2021	देयक क्रमांक 202010BIL11874885 202020BIL11874886	देयक दिनांक 09/12/2020
धरकाराचे नाव व पत्ता : M/S PANNALAL SILK MILLS PVT LT D <i>Herald Enterprises</i> INDUSTRIAL ESTATE CO OP SOCIETY LTD UNIT NO 94, IV FLOOR ANTILAL MAGANLALESTATE L B S MARG BHANDUPEAST MUMBAI		प्रेषक - Asstt. Assessor & Collector, S Ward, Municipal Office Building, Near Mangatram Petrol Pump, L. B. S. Marg, Bhandup (West), Mumbai - 400 078.	
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस.क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण. मालमत्तेचे वर्णन, करादात्याची नावे, -2930(3) 10B L B S MARG BHANDUP WEST BUILDING A INDUSTRIAL ESTATE M/S PANNALAL SILK MILLS PVT LT D		ईमेल - aacs.ac@mcgm.gov.in दूरध्वनी क्र. 022 2594 7519	

धन करनिर्धारण दिनांक: 01/04/1973 जलजोडणी क्रमांक: गकूप भांडवली मूल्य: ₹ 6225870

कूप भांडवली मूल्य: ₹ Sixty Two Lakh Twenty Five Thousand Eight Hundred Seventy Only (अक्षरी)

31/03/2010 या तारखेपर्यंतची थकबाकी ₹ 0 दि. 01/04/2010 ते 31/03/2020 या तारखेपर्यंतची थकबाकी ₹ 0

कर कालावधी: 01/04/2020 ते 31/03/2021

कराचे नाव	01/04/2020 ते 30/09/2020	01/10/2020 ते 31/03/2021
संसाधारण कर		
न कर	4542	4542
वाभ कर	0	0
सिमेंट कर	2360	2360
सिमेंट कर लाभ कर	0	0
क.पा. शिक्षण उपकर	1766	1766
व्य शिक्षण उपकर	1682	1682
नगर हेमि उपकर	1346	1346
उपकर	336	336
कर	85	85
मालमत्ता देयक रकम	2187	2187
सम 152 अ नुसार देवाची रकम	14804	14804
सावध्यावरून व्याजाची वसुली	0	0
गाऊ अधिदनाचे समायोजन	0	0
वावयाची निव्वळ रकम	0	0
वेदावाची निव्वळ रकम	14804	14804
शेरी रुपये	₹ Fourteen Thousand Eight Hundred Four Only	₹ Fourteen Thousand Eight Hundred Four Only
सम देय दिनांक	08/03/2021	08/03/2021

To make payment through NEFT:
SC - SBIN000300, Beneficiary A/C No:- MCGMPTSX0709800070047, Name-MCGM Property Tax. Please note,
Payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of
MCGM?

दस्तऐवज हा नागरिकांना करांचा भरणा सुलभतेने करता यावा यासाठी मुंबई नगरपालिका अधिनियमातील तरतुदीनुसार नियमितपणे
पत्रात आल्या असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे नूतनित करत नाही.

माजिक व परिस्थितीकीय लाभदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या
व मालमत्तास मालमत्ता करातील सर्वसाधारण कर या घटकात 5% ते 15% सबलत अनुज्ञेय आहे.

सो कुटुंब माही जबाबदारी

मास्क वापरा
वारंवार हात धुवा
सुरक्षित अंतर राखा

For HERALD ENTERPRISES

Authorised Signatory

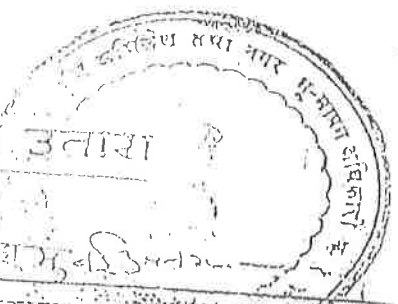
सं. रा. हसनानिके
डॉ. संगिता हसनानिके
करनिर्धारक व संकलक (प्र)

29608/- (29608/-)

1/5082017

18/03/2021 10:48:12 AM
Page 1 of 1
E & OE

मालमत्तेच्या रजिस्टर कार्यातील उतारा



सिटी सर्व्हे मान तालुका कुर्ना

जिल्हा मुंबई
सरकारला शरत्केल्यासामोरीचे अपवा
खंडाचा तपशील व ती केव्हा
बदलावयाचा

सिटी सर्व्हे नंबर <u>२३५/४</u>	क्षेत्रफल <u>३२.५</u>	सत्ता प्रकार <u>C</u>
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सिटी सर्व्हेचे हक्क :-

१९ W मल्ले धारण करणाऱ्याचे नांव

हक्क कसा प्राप्त झाला (जोपर्यंत तपास लावला तोपर्यंत)

पट्टेदार :-

इतर वीज

धारा नंबर

तारीख	व्यवहार	व्होलुम नं.	नविन धारण करणारा (धा) पट्टेदार (प) अथवा इतर त्रोजा असणार (ई)	साक्षीदाखल सर्व
२३/५	प्रमाण मान सि ला नं २३५, २३५/१ ते ३ २३५/५	३	H १) को.ती.ला.ला. म.ग.न.ला.ला. २) कुमुभवेंत को.ती.ला.ला. ३) अमा टरेस मेदना	५

For HERALD ENTERPRISES

Authorized Signatory

मल्ले धारण करणारा २३/५ - एवढा मल्ले
 नविन धारण करणारा २३/५ - मल्ले नव्या मल्ले
 मल्ले नव्या मल्ले २३/५
 मल्ले नव्या मल्ले २३/५
 मल्ले नव्या मल्ले २३/५

1/6/90 11/11/90 1/12/90

बृहन्मुंबई महानगरपालिका

MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CB/3964/BPES/A/N of

Office of the:
By: Chief Engineer,
High Buildings (Eastern Suburbs),
4th Flr. Transport Garage Bldg.,
Scindia Bldg. Road,
Daul Road, Chhatrapar (East),
Bombay-400 075.

NO JAN 1991

To
Shri E. B. Chawla,
Licensed Surveyor,
Tara Chambers, 3rd floor,
18-64 Shahid Bhagatsingh Road,
Fort,
Bombay-400 023.

Sub:- Part Occupation permission to Ground + 4 Upper floors only of Industrial building 'A' on Plot bearing S. No. 117, H.No. 1 & 2, S.No. 119 along L.B.S. Marg, Chhandup (West), M/s. Pannalal Silk Mills.

Ref:- Your letter No. CAC/93/278 -86/965 of 22/10/90.

In reference to the above, I have to inform you that there is no objection to your client occupying the premises as shown by plan in the pink colour on the completion plans submitted by you after obtaining water connection from the Assistant Engineer Water Works, 5th Ward and subject to the following:-

- 1) That the certificate under section 270(A) of Bombay Municipal Corporation Act shall be obtained within 3 months from the date of receipt.
- 2) That the L.O.P. objections F, G, I, U, Y shall be complied with.
- 3) That the Terms and Conditions of layout shall be complied with.
- 4) That the structures, to be demolished, shown in yellow colour on plan shall be demolished before applying occupation permission for part 5th floor.
- 5) That the remaining work shall be kept in progress and shall be carried out strictly as per approved plans.

NOTE: This permission is issued without prejudice to the actions under Sections 270-A, 309, 353-A of the Bombay Municipal Corporation Act.

For HERALD ENTERPRISES



[Signature]
Authorised Signatory

S.T.O.

TRUE COPY

-2-

Please also note that if any of the above conditions are not complied with and if the approved plans is found changed without prior approval of the Municipal Corporation, this occupation certificate granted to your client will be treated as null and void and steps will be taken to cut off the occupation granted to your client.



Yours faithfully,

[Signature]
Executive Engineer
(Building Proposals) (E&S)

[Handwritten signature]

For HERALD ENTERPRISES

Authorised Signatory

Vertical text on the right margin, including a circular stamp at the bottom with the text "MAHARASHTRA STATE CO-OP SOCIETIES UNION".

-: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : बी.बी.एस. / इंडस्ट्रीअल इस्टेट को. ऑपरेटिव्ह संश्लेषण लिमिटेड / ७३०४ / ए३-२४ सन

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

भांडूप इंडस्ट्रीअल इस्टेट को. ऑपरेटिव्ह संश्लेषण लिमिटेड,
 [नांदेड रोड सेठ इंडस्ट्रीअल इस्टेट], पन्नालाल विल्क मिल्स
 कंपनी लिड, एल. बी. एस. मार्ग, भांडूप (पश्चिम), मुंबई-४०० ०७८

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील
 (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१)
 अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र
 सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये
 संस्थेचे वर्गीकरण सर्वसाधारण

संस्था असून उपवर्गीकरण स्वतंत्र विषयक सहकारी संस्था असे

आहे For HERALD ENTERPRISES



Authorised Signatory

सही
 हुदा

[म.स. भांडूपकर.]

सहायक निबंधक सहकारी संस्था
 'एस' पॉर्ड, मुंबई.

दिनांक २६ नोव्हेंबर १९९३

INP/110/001/20/10
 Pages: १/१

L.F. No.

Certificate No. 0048

BHANDUP INDUSTRIAL ESTATE CO-OPERATIVE SOCIETY LTD.

Reg. No. BOM/W-S/GNU(C)/7376/OF 93-94

Unit No. 94, 4th Floor, Kantilal Maganlal Estate, (Pannalal Silk Mill Compound), L.B.S. Marg, Bhandup (West), Bombay - 400 078.

Authorised Share Capital Rs. 3,00,000/- Divided into 6000 Shares

each of Rs. 50/- only Member's Registration No. MSR/GIR/0045

THIS IS TO CERTIFY That

Sri/Smt. MR. Rajnikant Velji Shah

of Unit No. GIR-45 is the Registered Holder of Ten Share

from No. 0451 to 0460 of Rs. 500/- (Five Hundred only

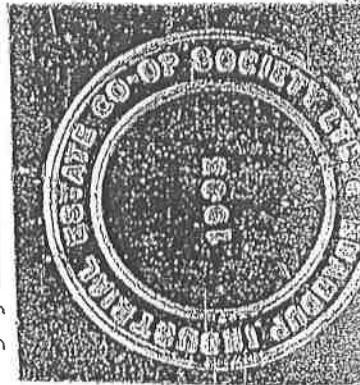
in BHANDUP INDUSTRIAL ESTATE CO-OPERATIVE SOCIETY LIMITED.

subject to the Bye-laws of the said Society

and that upon each of such Shares the sum of Rupees Fifty has been Paid.

GIVEN under the Common Seal of the said Society at Mumbai this 22nd

Day of March 1996.



[Signature]

Chairman


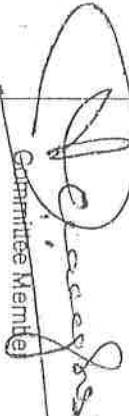
[Signature]

Hon. Secretary

Member of the Committee

[Handwritten signature]

IMP/11009011 28 120211K
Page 13

Sr. No. of Transfer	Date of General Body/ Managing Comitee Meeting at which transfer was approved	To Whome Transferred	Sr. No. in the Share Register at which the transferor shares held by the transferor are registered	Sr. No. in the share Register at which the name of the transferee is recorded
1	6 th Jan. 96.  Chairman	Mrs. Herald Enterprises. Hon. Secretary	SR/45	SR/45  Committee Member
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member

