

319/4847

Saturday, March 27, 2021

9:15 AM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5282 दिनांक: 27/03/2021

गावाचे नाव: लोअर परेल

दस्तऐवजाचा अनुक्रमांक: बवड2-4847-2021

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: मेकर्सबरी इंडिया प्राईवेट लिमिटेड चे संचालक वसंत नटवरलाल खुमान

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

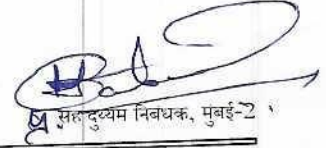
एकूण:

रु. 30700.00

DELIVERED

आपणास मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

9:35 AM ह्या वेळेस मिळेल.



सह. दुय्यम निबंधक, मुंबई-२

बाजार मूल्य: रु. 2652915.92 /-

मोबदला रु. 5643000/-

भरलेले मुद्रांक शुल्क : रु. 169500/-

सह. दुय्यम निबंधक

मुंबई शहर क्र. २

1) देयकाचा प्रकार: DHC रक्कम: रु. 700/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2703202100924 दिनांक: 27/03/2021

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014087336202021M दिनांक: 27/03/2021

बँकेचे नाव व पत्ता:

DELIVERED

Rakesh / Santosh - Mumbai City - 2

DELIVERED



31/03/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2

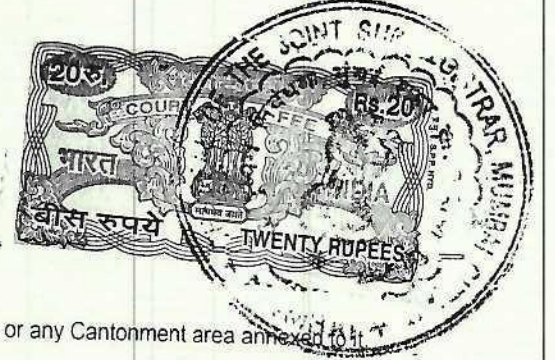
दस्त क्रमांक : 4847/2021

नोंदणी :

Regn:63m

गावाचे नाव : लोअर परेल

(1)विलेखाचा प्रकार	मेल डीड
(2)मोवदला	5643000
(3)वाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	2652915.92
(4)सु-मापन,पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : , माळा नं: --, इतर माहिती: थॉप नं. मदनिका नं: जी-66,दादर मनीष मार्फेट को-ओ. सोमाइटी. लीमीटेड,दादर वॅस्ट,मैनापनि वापट मार्ग,मुंबई 400028 व इतर दस्तान नमुद केल्याप्रमाणे PUI: GN0107380010000 ((C.T.S. Number : 1390 Part & 1/1392:))
(5)क्षेत्रफळ	1) 115 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 अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-दिनेश जयमवाल - - वय:-50; पत्ता:-प्लॉट नं: 1902, माळा नं: 19वा मजला, इमारतीचे नाव: वंगथान इग II, बिन II, ब्लॉक नं: पिंगमल हाऊसच्या ममोर, रोड नं: वी.एस. लेन, जी.के. रोडच्या ममोर, मुंबई, महाराष्ट्र. MUMBAI. पिन कोड:-400013 पॅन नं:-ABVPJ5571B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-मैकर्मवरी इंडिया प्राईवेट लिमिटेड चे संचालक वसंत तटवरलाल खुमान वय:-45; पत्ता:-प्लॉट नं: 55/बी, माळा नं: 1 मजला, इमारतीचे नाव: नक्षत्र मॉल, ब्लॉक नं: दादर वॅस्ट, रोड नं: गनडे रोड, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400028 पॅन नं:-AALCM6762F
(9)दस्तऐवज करून दिल्याचा दिनांक	27/03/2021
(10)दस्त नोंदणी केल्याचा दिनांक	27/03/2021
(11)अनुक्रमांक,खंड व पृष्ठ	4847/2021
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	169500
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहत्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 27/03/2021) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



खरी प्रत
नक्कल तपासली
नक्कल केला

श्री./श्रीमती शशी सिवा
यांना त्यांचे ता. 30/3/21 च्या अर्जनुसार
क्र. 30 नक्कल दिली तारीख 30/3/21

ब्रिस्टल लिपीक

सह. दुय्यम निबंधक वर्ग-2 मुंबई शहर क्र. 2

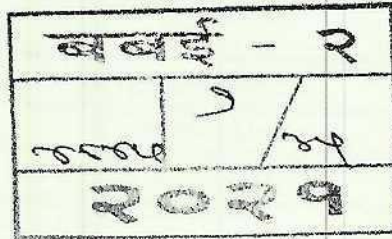
Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MAKERSBURRY INDIA PVT LTD	eChallan	03006172021032601497	MH014087336202021M	169500.00	SD	0006593429202021	27/03/2021
2		DHC		2703202100924	700	RF	2703202100924D	27/03/2021
3	MAKERSBURRY INDIA PVT LTD	eChallan		MH014087336202021M	30000	RF	0006593429202021	27/03/2021

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

		मल्याकन पत्रका (शहरा क्षेत्र - बांधील)				
Valuation ID		2021032759				27 March 2021,08:01:21 AM
मल्याकनाचे वर्ग		2020				
मिळता		मुम्बई (स)				
मूल्य विभाग		12-मोठ्या पोल डिवाइजन				
उप मूल्य विभाग		12/93 भुभाग : उर्वरत तय साईम बोले पार्क व वायव्य पार्क, मुंबई पश्चिम रेल्वे स्टेशन, हॉलिंग्स सहायी रोड व भातकर मार्ग पारमधील पिकोनी भुभाग,				
सर्व्हे नंबर / न. भू. क्रमांक :		सि.टी.एन. नं. 1390				
पारिचय मूल्य दर तक्रारानुसार मूल्यदातू.						
मूल्ये वर्ग	निव्वली सार्वजनिक	वायव्य	दुकाने	औद्योगिक	वायव्याच्या एकक क्षेत्रा मंदिर	
111810	243500	276060	310210	235600		
वायव्य क्षेत्राची माहिती						
बांधकाम क्षेत्र (Built Up)-	10.69 चौरस मीटर	मिळकतीचा वापर-	तक्रारानुसार टक्का	मिळकतीचा प्रकार-	वायव्य	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे बळ-	0 TO 24%	मूल्यदातू/बांधकामाचा दर -	Rs.310210/-	
उद्देशाने भूविभाग-	वाणि	मजला -	Ground Floor/Upper Ground Floor			
प्रकार मनुष्य -		वाणि				
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
रक्कम अनुक्रमानुसार मूल्यदातू		= 80% apply to rate = Rs.248168/-				
मजला निहाल घट/बाढ		= 100% apply to rate = Rs.248168/-				
प्रस्ता-वायव्या मिळकतीचा प्रति सी. मंदिर मूल्यदातू		= (((वाणि मूल्यदातू - मूल्यदातू अंशितवा दर) * 100) - वायव्या टक्कावाढ) * मूल्यदातू अंशितवा दर)				
		= (((248168 - 111810) * (100 / 100)) + 111810)				
		= Rs.248168/-				
A) मूल्य मिळकतीचे मूल्य		= प्रतीत प्रभावे मूल्य दर * मिळकतीचे क्षेत्र				
		= 248168 * 10.69				
		= Rs.2652915.92/-				
एकत्रित अंशित मूल्य		= मूल्य मिळकतीचे मूल्य + वायव्याचे मूल्य + मंडीमंदिर मजला क्षेत्र मूल्य + वायव्या मजलाचे मूल्य + वायव्या मजलाचे मूल्य + वायव्या मजलाचे मूल्य + वायव्या मजलाचे मूल्य + वायव्या मजलाचे मूल्य				
		= A + B + C + D + E + F + G + H + I				
		= 2652915.92 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
		= Rs.2652915.92/-				

Home Print



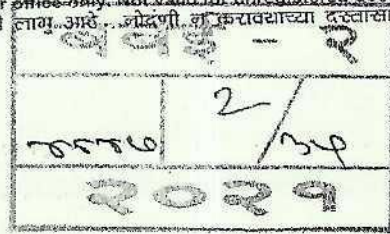


CHALLAN
MTR Form Number-6



GRN	MH014087336202021M	BARCODE	26/03/2021-14:43:47		Form ID	36
Department		Inspector General Of Registration				
Type of Payment		Stamp Duty Registration Fee				
Office Name		BOM4_JT SUB REGISTRAR MUMBAI 4				
Location		MUMBAI				
Year		2020-2021 One Time				
Payer Details		TAX ID / TAN (If Any) PAN No.(If Applicable) AALCM6762F				
Full Name		MAKERSBURY INDIA PVT LTD				
Flat/Block No.		G-66, DADAR MANISH MARKET CO-OP SOC				
Premises/Building		LTD.				
Account Head Details		Amount In Rs.				
0030045501 Stamp Duty		169500.00				
0030063301 Registration Fee		30000.00				
		Road/Street SENAPATI BAPAT MARG, DADAR WEST				
		Area/Locality MUMBAI				
		Town/City/District				
		PIN 4 0 0 0 2 8				
		Remarks (If Any)				
		PAN2=ABVPJ5571B-SecondPartyName=DINESH GANGAPRASAD				
		JAISWAL~				
		Amount In One Lakh Ninety Nine Thousand Five Hundred Rupees				
Total		1,99,500.00 Words Only				
Payment Details		PUNJAB NATIONAL BANK				
Cheque-DD Details		FOR USE IN RECEIVING BANK				
Cheque/DD No.		Bank CIN	Ref. No.	03006172021032601497	260321M1327764	
		Bank Date	RBI Date	26/03/2021-15:46:26	Not Verified with RBI	
Name of Bank		PUNJAB NATIONAL BANK				
Name of Branch		Scroll No. , Date Not Verified with Scroll				

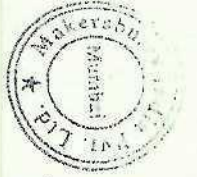
Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल मुख्य निबंधक कार्यालयात नोंदणी करवावयाच्या दस्तासाठी लागू आहे. नोंदणी व करवावयाच्या दस्तासाठी सदर चलान लागू नाही.



1

SALE DEED

THIS SALE DEED IS MADE AT MUMBAI on the 27th day of March Two thousand and Twenty One BETWEEN MR. DINESH GANGAPRASAD JAISWAL having PAN ABVPJ5571B Aadhar Number 9647 5160 2142 aged 51 years, Indian Inhabitant, residing at Flat No. 1902, Wing - II, Floor No 19, Marathon Era II, V S Lane, Opp Piramal House, Off G K Road, Mumbai - 400 013, Maharashtra hereinafter called "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors and administrators) of the One Part;

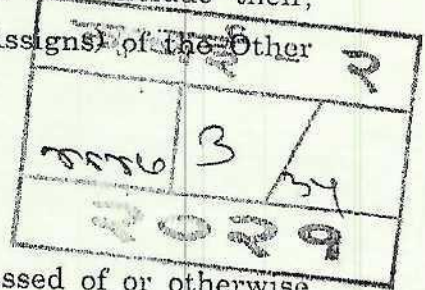


Khuman
27/03/2021

(Attested by Piramal)

AND

MAKERSBURY INDIA PVT LTD. [CIN No. U17299MH2018PTC306103], a Private Limited Company incorporated under the Companies Act, 2013 having PAN No. AALCM6762F represented through its Director MR. VASANT NATWARLAL KHUMAN having their registered office at: 55/B, Floor - 1, 50A, Nakshatra Mall, Ranade Road, Dadar (West), Mumbai 400 028, Maharashtra hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include their, Director, executors, administrators and Assigns) of the Other Part;



WHEREAS:-

- (a) The Transferor/s is/seized and possessed of or otherwise well and sufficiently entitled to Shop No. G - 66 at Dadar Manish Market Co-op Society Ltd. Senapati Bapat Marg, Dadar (West), Mumbai 400028 admeasuring about 115 sq. ft. built up, 171 sq. ft. super built up area (hereinafter referred to as "the said Shop").

Khuman



(Attested by Piramal)

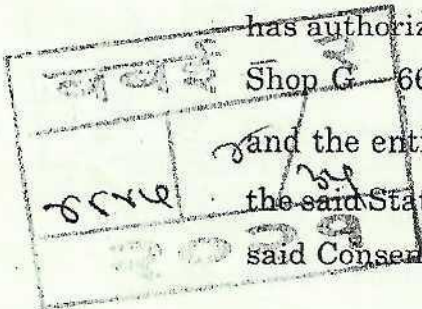
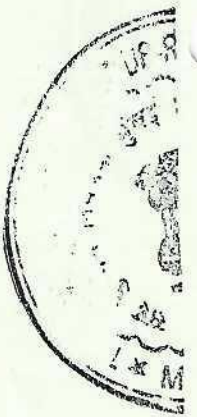
(b) The Transferor is also the registered member and shareholder of Dadar Manish Market Co-op Society Ltd. registered under the Maharashtra Co-operative Society Act, under registration no. MUM /W/G-N/GNL [O] 572 /2000-2001 situated at Senapati Bapat Marg, Dadar (West) Mumbai 400 028 (hereinafter referred to as "the said Society") and as such, is the registered holder of 10 (Ten) shares of face value of Rs. 50/- (rupees fifty only) each, of the aggregate value of Rs. 500/- (Rupees Two hundred fifty only) bearing distinctive Nos. 2271 to 2280 (both inclusive) issued by the said Society (hereinafter referred to as "the said Shares") and bearing Certificate No. 227 in respect of the ownership of the said Shop. The said Shop and the said shares are more particularly described in the Schedule hereunder written and are hereinafter collectively referred to as "the said premises".

(c) The said Shop was originally purchased from Income Tax Dept. under the auction vide letter dt. 27th day of May 2002 which is registered under BBE-2 /2931/2002.

(d) The Transferor had availed a loan from the STATE BANK OF INDIA and this Shop was mortgaged to them, however in the Honorable Debts Recovery Tribunal at Mumbai a Consent Terms has been filed on 26th February, 2021 in O.A.No.1832 of 2016, copy whereof is annexed hereto as Annexure "A". Under the said Consent terms the said Bank has authorized the present Owner/Borrower to sell the said Shop G-66 at Dadar Manish Market Co-op Society Ltd., and the entire Consideration amount to be deposited with the said State Bank of India towards the payment under the said Consent terms.

(e) Further the Transferor also declare that Tax Recovery Officer - 6, Mumbai by their letter dated 16/03/2020 has issued No Objection Letter for sell and an amount received

(H. S. Saitwal)



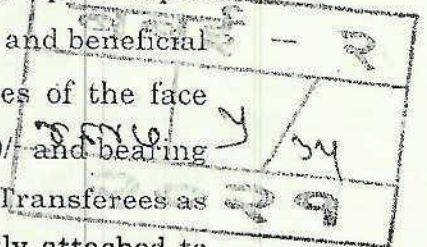
as sale proceed be deposited with the State Bank of India, copy of the said letter is annexed as Annexure "B" hereto.

- (e) The Transferor is entitled to sell, transfer, convey and assign all his right, title and beneficial interest in the said Shop No. G-66 on the Gr. floor of the building known as Dadar Manish Market of the said Society and also the said shares in favour of the Transferees;
- (g) The Transferees has agreed to purchase and acquire from the Transferor all the right, title and interest of the Transferor in the said Shop No. G- 66 admeasuring 115 sq. ft. built-up area, 171 sq. ft. super built up area on Ground floor of the said building 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;

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

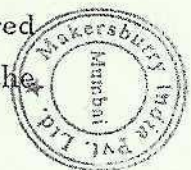
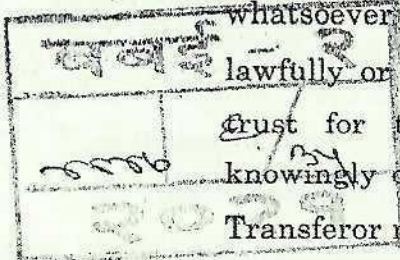
- i. That the Transferor hereby agrees to sell, transfer, convey and assign his right, title and interest in the said Shop No. G - 66 at Dadar Manish Market Co-op Society Ltd., Senapati Bapat Marg, Dadar (West) Mumbai 400028 admeasuring about 115 sq.ft. built up, 171 sq. ft. super built up area together with all his right, title and beneficial interest in the said Ten fully paidup shares of the face value of Rs. 50/- each aggregating to Rs. 500/- and bearing Certificate No. 227 of the said Society to the Transferees as also all the benefits directly and/or indirectly attached to the said Shop and the said shares, free from all encumbrances and reasonable doubts for the total consideration of Rs. 56,43,000/- (Rupees Fifty Six Lakhs and Forty Three Thousand only) RTGS UTR No. ABHYR52021032603800052 dated 26.03.2020 (Abhudaya

(Henceforward)



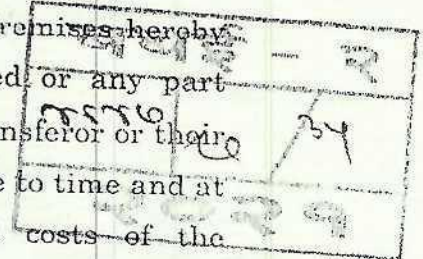
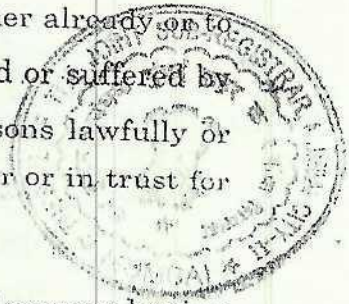
Co-Operative Bank Ltd., Dadar West Branch) to State Bank of India [Stressed Asset Management Branch - II], A/C - SBI SAMB II Collection Account; A/c No.: 32600800724, IFSC Code: SBIN0000300 in the Account of the Transferor in or towards the outstanding amount payable by the Transferor,

2. The Transferor have handed over the peaceful and vacant possession of the said Premises to the Transferees today.
3. AND ALL the right, title, interest, claim, and demand whatsoever at law and in equity of the Transferor in to out of or upon the said Shop/Premises or any part thereof TO HAVE AND TO HOLD all and singular the said Shop/Premises or any part thereof hereby conveyed transferred and assured or intended or expressed so to be with other and every of their rights members and appurtenances UNTO AND TO THE USE and benefit of the Transferees forever AND FURTHER SUBJECT to the payment of all rents, rates, taxes, easements dues and duties now chargeable upon the same or hereafter to become payable to the Government or Municipal Corporation or any other local or public body or authority in respect thereto.
4. AND the Transferor do hereby and himself and his respective heirs, executors and administrators covenant with the Transferees:
5. THAT notwithstanding any act, deed, matter or thing whatsoever by the Transferor or any person or persons lawfully or equitably claiming by, through, under or in trust for them made, done, committed, omitted or knowingly or willingly suffered to the contrary they the Transferor now have in himself good right, full power and absolute authority to grant convey transfer and assure the said Shop/Premises hereby granted conveyed transferred and assured or intended so to be unto and to the use of the Transferees in the manner aforesaid.



(H. K. T. T. T. T.)

6. AND that it shall be lawful for the Transferees from time to time and at all times hereafter peaceably and quietly to hold, enter upon, occupy, possess and enjoy the said Shop/Premises hereby granted conveyed transferred and assured with their appurtenances and receive rent, issues and profits thereof and of every part thereof to and for their own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or their respective heirs, executors, administrators or any of them from or by any person lawfully or equitably claiming or to claim by from under or in trust for them or any of them;
7. AND that free and clear and freely and clearly and absolutely acquitted, exonerated and released and forever discharged and otherwise by the Transferor well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, title, charges and encumbrances, whatsoever either already or to be hereafter had made, executed, occasioned or suffered by the Transferor by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for them;
8. AND further that they the Transferor and all persons having or lawfully or equitably claiming any estate right title or interest at law or in equity in the said Shop/Premises hereby granted, conveyed, transferred and assured or any part thereof by from under or in trust for the Transferor or their heirs or any of them shall and will from time to time and at all times hereafter at the request and costs of the Transferees do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the Transferees in



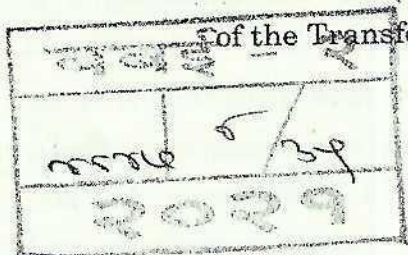
(Sd/- Registrar)



the manner aforesaid as shall or may reasonably be required by the Transferees, their successors and permitted assigns or their Counsel in law and assuring the said Shop/Premise and every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the Transferees in the manner aforesaid;

9. The Transferor would assist the Transferees being from the said Society *inter alia* to the effect that the Society has no objection to the Transferees being admitted as member of the said Society and for the transfer of the said shares by the Transferor in favour of the Transferees and all incidental rights as such shareholder including transfer of the said Shop and allotment thereof to the name of the Transferees in the records of the said Society. It shall be the sole obligation of the Transferor 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 Shop and the said shares along with the required documents to the name of the Transferees.

10. 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 society to admit the Transferees as member of the society in place of the Transferor (b) the Transferees shall apply to the said society to become member of the said society (c) the Transferor and the Transferees 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 Transferees.

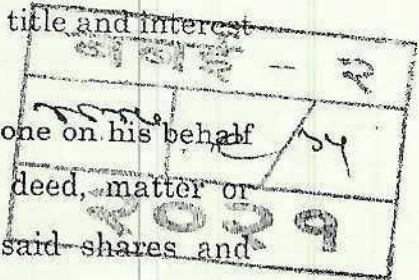
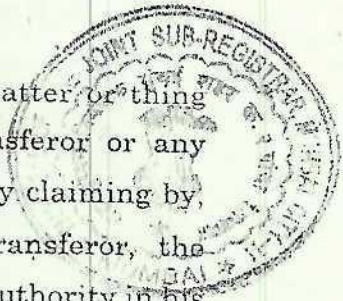


(Signature of Transferor)



11. The Transferor doth hereby covenant with the Transferees as follows:-

- (a) That the Transferor shall pay, if any and discharge all the dues and liabilities in respect of the said premises including the Municipal outgoings, taxes, rates, maintenance charges etc. payable to the said society up to the date hereof and shall pay all the dues till the completion of sale;
- (b) That the Transferor is the sole and absolute owner and beneficiary of the said premises duly standing in the name of the Transferor 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 Shop and except the Transferor no other person or persons have any right, title, interest, claim or demand of any nature whatsoever unto or upon the said premises;
- (c) That notwithstanding any act, deed, matter or thing whatsoever done, omitted by the Transferor or any person or persons lawfully and equitably claiming by, from, through, or in trust for the transferor, the Transferor has full power and absolute authority in his own right to transfer the said premises and to relinquish and transfer all his rights, title and interest therein in favour of the Transferees;
- (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 Shop 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



Shri...

(Husband & Father)



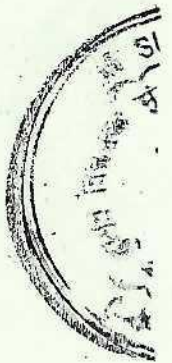
and his other right, title and interest therein may become liable to attachment and/or sale whether by a decree or order of the Competent Court or otherwise;

- (e) That the Transferor has not or purported to create any tenancy, license, charge, lease, mortgage, lien or any kind of third party rights over the said premises and no other person or party shall have any right, title or interest, claim or demand in to or upon the same either by way of mortgage, gift, trust, inheritance, lease or otherwise and that the same are free from all encumbrances and there is no pending litigation of any kind whatsoever and further that the transferor shall so long as this agreement is valid, not enter into any agreement/writing with any third party for creating any rights of whatsoever nature in respect of the said premises;

- (f) That the Transferees shall on completion of the transfer peaceably and quietly be entitled to hold and own the said shop and the said shares and all incidental thereto including the right to enter upon and remain in sole occupation and enjoyment of the said Shop and/or any part thereof in the Transferees's own right without any interference disturbance, interruption, claim or demand whatsoever and/or any person or persons lawfully and equitably claiming by from, through, under or in trust for the Transferor;

बचत - २	
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२०२१	

- (g) That the Transferor has duly complied with observed performed with all the Rules, Regulations and Bye-Laws of the said Society and that the Transferor has neither received any notice from the said Society for or in relation to any breach of any of the Rules, Regulations and Bye-laws of the said Society nor are there any actions or proceedings pending against the Transferor instituted by the said Society or any member of the said society in respect of the said



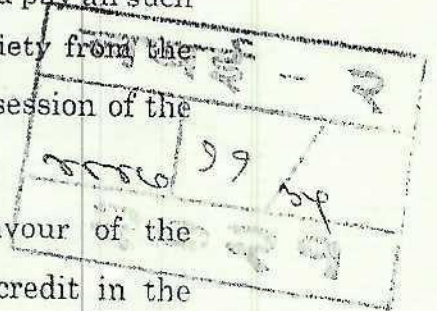
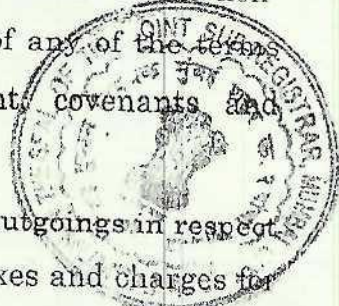
(Husky & Pains)

premises including any notice or action for expulsion or termination of the Transferor as the member of the said society;

- (h) That the Transferor has not received any notice for acquisition or requisition of the said Shop and/or the said shares; and
- (i) That the Transferor herein doth hereby indemnify and keep indemnified the Transferees against any defect in title, omission, or mischief of any person wrongfully claiming any right, title or beneficial interest in the said shop 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.

- 12 The Transferor shall bear and pay all outgoings in respect of the said Shop 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 Transferees 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 Shop

13. The Transferor shall also transfer in favour of the Transferees the amounts standing to his credit in the deposits, if any, or the sinking fund maintained by the said society and for that purpose, the Transferor shall sign and execute all necessary applications and other assurances as may be necessary or as may be determined or required by the said society.

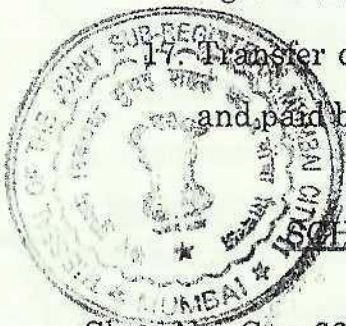


K. P. Bhat

(Witness to Transfer)

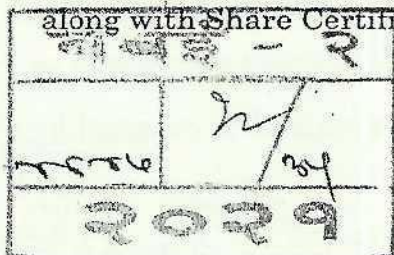


14. The Transferees doth hereby agree and covenant to become member of the said society and to abide by and observe and perform all the rules and regulations and bye:laws of the said Society from time to time in force.
15. The Transferor shall sign and execute in favour of the Transferees necessary applications, forms, deeds and other documents or writings as may be reasonably required by the society for transfer of the said shares and the said Shop and right to possess, use, occupy and enjoy the said Shop in favour of the Transferees and for implementing the terms of this agreement.
16. The stamp duty, if payable, and registration charges, if applicable, shall be borne and paid by the Transferees only. The parties have also agreed to pay and bear equally the transfer fees/donations/other charges etc. of the said Society for the transfer of the said premises in favour of the Transferees. The Transferor hereby also authorizes the Transferees to pay his share of transfer fees etc. as afore stated directly to the Society out of the consideration payable to him by the Transferees as provided under this Agreement.
17. Transfer charges payable to the Co-op Soc. will be borne and paid by the Transferees alone.



SCHEDULE ABOVE REFERRED TO:

Shop No. G - 66 at Dadar Manish Market Co-op Society Ltd., Senapati Bapat Marg, Dadar (West), Mumbai 400028 admeasuring about 115 sq. ft. built up, 171 sq. ft. super built up area; Plot bearing CS No. 1390 (Part) and 1/1392 (Part) of Lower Parel Division. Property assessed under G/N Ward of MCGM along with Share Certificate No. 227 Distinctive No. 2271 to 2280.



(Dinakar P. P. P.)

Khanna

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

SIGNED AND DELIVERED by)
the within named Transferor)
Dinesh Gangaprasad Jaiswal)
In the presence of)



(Dinesh G. Jaiswal)

1.

2.

SIGNED AND DELIVERED by)
the within named Transfereess)
MAKERSBURY INDIA PVT LTD. thru)
Its Director Vasant Natwarlal Khuman)
by Board Resolution dt. 20th March, 2021)
In the presence of)



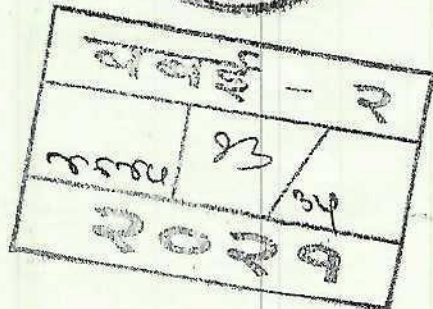
for Makersbury India Pvt. Ltd

Director / Auth. Signatory



1.

2.



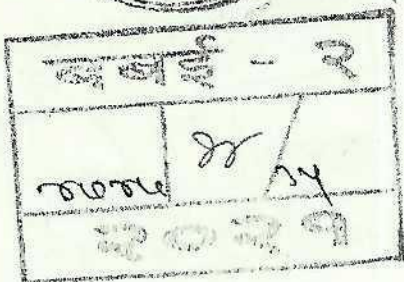
RECEIPT

Received with thanks the amount of Rs. 56,43,000/- (Rupees Fifty-Six Lakhs and Forty-Three Thousand Only) from M/s Makersburry India Pvt. Ltd. vide RTGS UTR No.: ABHYR52021032603800052 dated 26.03.2020 (Abhudaya Co-Operative Bank Ltd., Dadar West Branch) to State Bank of India [Stressed Asset Management Branch - II], A/C - SBI SAMB II Collection Account: A/c No.: 32600800724, IFSC Code: SBIN0000300 towards Full and Final Sales Consideration of Shop No. G-66 at Dadar Manish Market, Senapati Bapat Marg, Dadar (West), Mumbai - 400 028.

I say Received,


Dinesh G. Jaiswal
Transferor

Date: 26.03.2020
Place: Mumbai



Share Certificate
DADAR MANISH MARKET CO-OP. SOCIETY LTD.

REGD. OFF. : DADAR MANISH MARKET, SENAPATI BAPAT MARG, DADAR (W), MUMBAI - 400 028.
(REG. No. MUM/W/[G-N]/GNL[O]/572/2000-2001)

Registered Folio No. 227

Share Certificate No. 227

Authorised Share Capital of Rs. 1,50,000/- Divided into 3000 Shares of Rs. 50/- (Rupees Fifty) each.

This is to certify that Shri / Smt. / Messrs. Pinesh. G. Jaiswal

of Shop No. G-066 is / are the Registered Holder (s) of 10 (ten) Shares bearing the distinctive No.
From 2271 to 2280

(Both inclusive of) of Rupees 500/- (Rupees Five Hundred only) in DADAR MANISH MARKET
CO-OP. SOCIETY LTD. MUMBAI - 400 028. subject to the Bye Laws of the said Society
upon each of such Shares the sum of Rs. 50/- (Rs. Fifty only) has been paid.

Given under the Common Seal of the said society at Dadar, Mumbai - 28. This 24th day of Jan 04

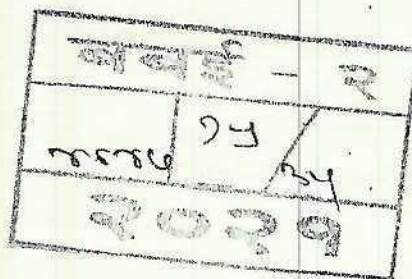
for Dadar Manish Market Co-Op. Society Ltd.

Seal

CHAIRMAN

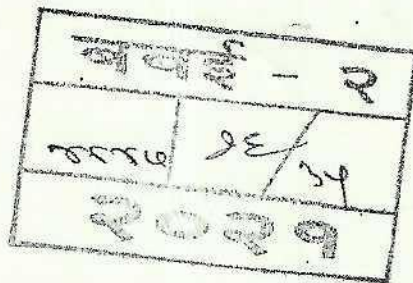
HON. SECRETARY

TREASURER



Memorandum of the transfers of the within mentioned Share

No. of transfer	Date of General Body / Managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr. No in the Share Register at which the transfer of Shares held by the Transferor are registered	Sr. No in the Share Register at which the name of the Transferee is recorded
1	2	3	4	5
1				
	Chairman	Hon. Secretary		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





गुणवत्ता

महानगरपालिका

नगरपालिका व माहसुल विभाग

माहसुल विभाग

महानगरपालिका व माहसुल विभाग, 1808 मधील भाग 200 मधील माहसुल विभाग, महानगरपालिका व माहसुल विभाग

GN0107380010000

2020-2021

2020/10/11 12050123
2020/10/11 12050124

00/12/2020

SECRETARY

DADAR MANISH MARKET CO-OP. SOC. LTD. 3150 RD. 6/11/11
100R, SENAPATI BAPAT RD. DADAR (W) MUMBAI 400021

ASST. COMMISSIONER & COLLECTOR, North Ward, Municipal Office Building,
Municipal Office Building, North Ward, Municipal Office Building, (Ward 11),
400 025.

2020/10/11 12050123

022 2430 3111

31/03/2021 SENAPATI BAPAT WARD DADAR MANISH MKT. PRATAPSHI KARENDAS SHYAMSHI GUREHANDAS

पत्र क्रमांक

31/03/1001

महानगरपालिका

पत्र क्रमांक

858738845

Eighty Nine Gross Fifty Seven Lakh Thirty Eight Thousand Eight Hundred Forty Five Only

31/03/2021

4000005

2020/10/11 12050123

2020/10/11 12050124

2020/10/11 12050125

2020/10/11 12050126

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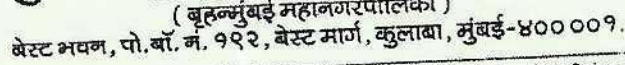
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हे विजयदेवक कोण आहे ? आपलेच किंवा जागेची मालकी हुकूम सिद्ध करण्यासाठी वापरण्याचे येऊ नये

(डॉ. आर. डी. पाटसुतो)
मुख्य अभियंता ग्राहक सेवा

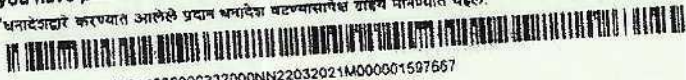
काँस केलेल धनादेश **/ डिमांड ड्राफ्ट " बेस्ट ग्राहक क्र 613459191*4 " च्या नावाने काढावा.

NORTH/WGN/01 613-459-1914

If you have paid arrears of Rs. 8.01 please bring the paid bill and pay Rs. 2320.86

जेडी नॉर्थ वॉशिंग्टन प्रत्यक्षप्रादेश ग्रहण नानपात देयल

== धनादेशद्वारे करण्यात आलेले प्रदान भनादेश घटण्यासाठीच ग्राह्य मानण्यात येईल.

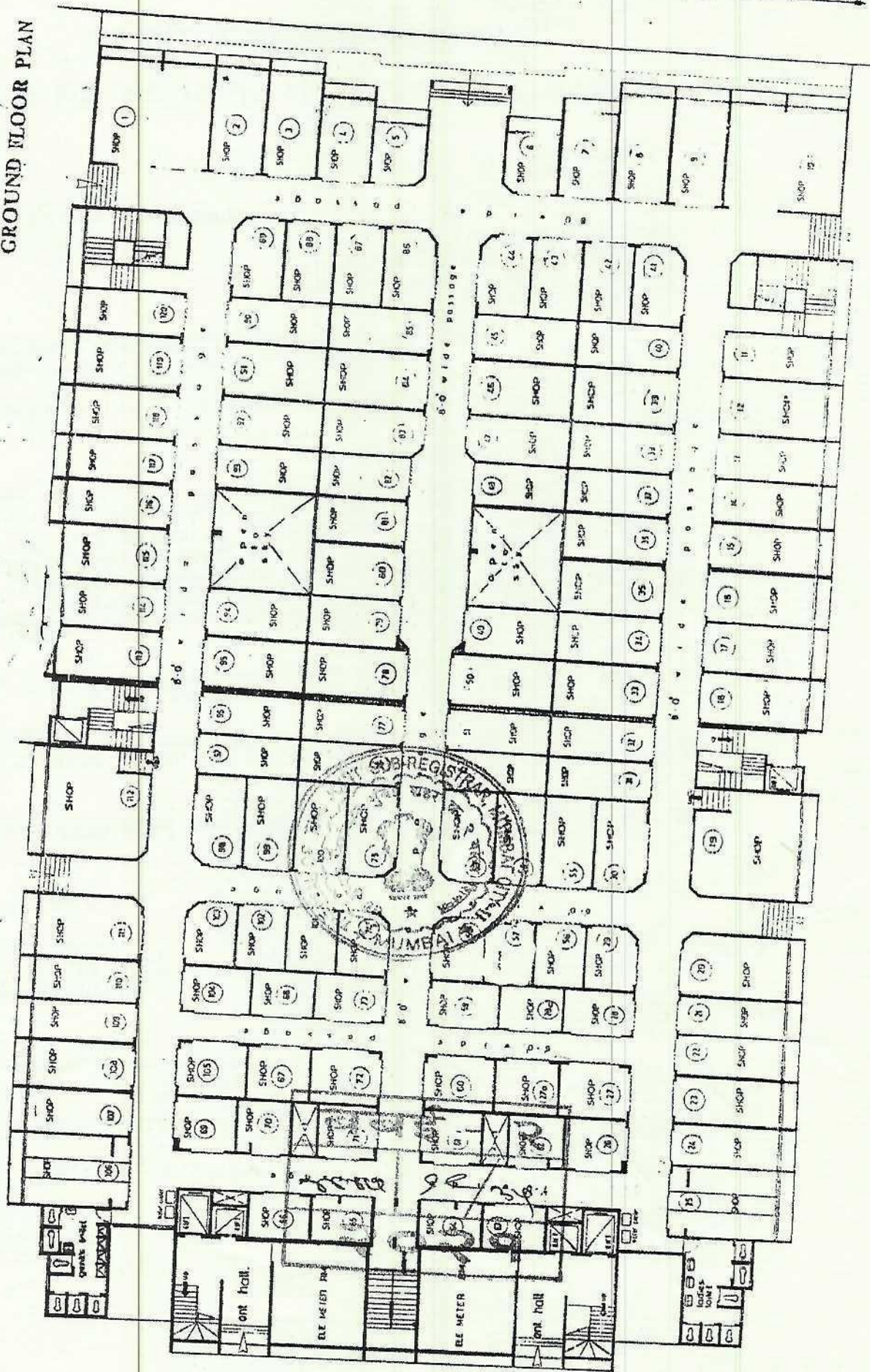


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613_008_137
Ref. No.: 2935 - 1067
55505

Dadar-Manish Market

GROUND FLOOR PLAN



sonapat

sonapat

बृहन्मंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER BOMBAY

No.ED/9209/CH/A

To,

Dated:- 10/4/97

Shri D.K.Shah C.I., to
Padmashri Synthetic Pvt.Ltd.
Mangrol Mansion, Gunbow street,
Port, Mumbai. 400001.

Sub:- Redevelopment of property bearing R.P.No. 109 (B.
T.P. Scheme-IV Mahim Division, Secapati Bapat Marg

Ref:- Architect's letter dated 16.8.96.

Sir,

WITHOUT PREJUDICE

With reference to above, I have to inform you that as far as this department is concerned, there is no objection to occupy the entire building under reference i.e. basement + ground floor + 1st upper floor shopping area and 1st to 9 upper floors residential building on the abovementioned plot, completed under the supervision of Shri Ajit Ambekar, Licensed Architect (Reg.No. CA/85/9095) and Shri Satish Bhupelia, Lic. Structural Engineer (Reg.No. STR/D/4), subject to the following condition:

- 1) That the certificate under section 270-A of B.M.C. Act shall be submitted to this office before B.C.C.

The above occupation permission is granted subject to the condition that the B.M.C. Act, if found necessary.

A copy of occupation permission plan duly signed and stamped is returned herewith.



Yours faithfully,

See: Plan.

By: Chief Engineer
(Building Proposals) City.

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22/03/2021

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : मुंबई शहर 2 (वरळी)

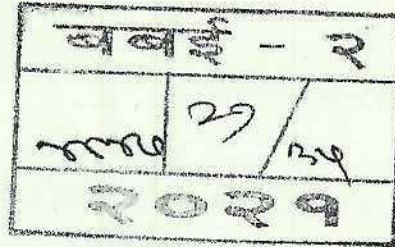
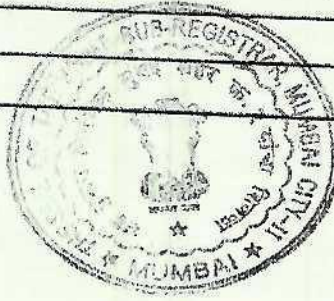
दस्त क्रमांक : 2931/2002

नोंदणी :

Regn:63m

गावाचे नाव : लोअर परेल

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.1430000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 1430000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :शॉप नं. जी /66, दादर मनिष मार्केट, सेनापती बापट मार्ग, दादर मुं 28
(5) क्षेत्रफळ	115 चौ फुट बांधीव
(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 पत्ता.	1): नाव:-ऑफीस ऑफ द टॅक्स रिकव्हरी ऑफीसर भारत सरकार -- वय:-पत्ता:-सेंट्रल रेंज ४, रु नं. ४०१, ४ था मजला, एम के रोड, मुं २०पिन कोड:-पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	2): नाव:-दिनेश जी जैसवाल -- वय:-३१पत्ता:-८, पाध्ये बि, एस के बोले रोड, दादर मुं २८पिन कोड:-पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	14/06/2002
(10) दस्त नोंदणी केल्याचा दिनांक	15/06/2002
(11) अनुक्रमांक,खंड व पृष्ठ	2931/2002
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	143000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	14300
(14) शेरा	-





Office of the
Tax Recovery Officer - 6
Room no. 3, Aaykar Bhavan,
Maharshi Karve Road,
Mumbai 400020
Tel.no. 022 - 22121043

No. TRO-6 / Recovery/2019-20

Dated 16/03/2020

To,
Shri Dinesh G. Jaiswal (PAN ABVPJ5571B)
Director of M/s. D.J.Exim (India) Pvt. Ltd
55/A, Nakshatra Cine Shoppee
Ranade Road, Dadar -West
Mumbai 400028

Sir,

Sub: Recovery proceedings regarding M/s. D.J.Exim (India) Pvt. Ltd
(PAN AACCD4473F) - reg. -

Ref.: Your letter dtd 09/03/2020.

With reference to your letter dtd 12/03/2020 you are informed that this office is already having the dues of Income Tax Department in the case of the above subject assessee/person as per our record vide ITCP 16 dtd 07/02/2014 being. Order of Attachment of the Immovable Property viz., shop nos. G-65 and G-66, Ground Floor, Dadar Manish Market C.H.S.Ltd., Senapati Bapat Marg, Dadar West, Mumbai 400028 attached by this office for the same.

This office has no objection to your proceeding ahead with the sale of the property and to deposit the entire sale proceeds with a Secured Creditor, State Bank of India, SAM Branch II, Raheja Chambers, Nariman Point, Mumbai or from any other assignee Asset Reconstruction Company (ARC). The completion of sale of these immovable properties described above should be intimated to this office with supporting evidence. Further, as agreed in the Indemnity Bond, the amount of Rs.5,00,000/- (Rs.2,50,000 for each shop X 2 shops) should be deposited within a period of 15 days from the receipt of sale proceeds in the Indian Overseas Bank A/c Income Tax against the recovery of Income tax dues in the case of M/s. D.J.Exim (India) Pvt. Ltd.

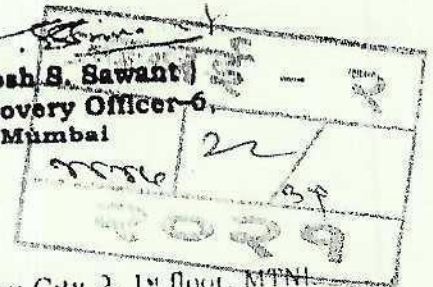
Issue of this letter will not affect Income Tax Departments right to recover outstanding taxes and dues.

Copy to :

1. The Pr.CIT-6, Mumbai.
2. The Jt. Sub-Registrar, O/o. The Sub-Registrar Mumbai City 2, 1st floor, MTNL Bldg., Hatiskar Marg, Hatiskar Wadi, Prabhadevi, Mumbai 400025.
3. The Chairman/Secretary of Dadar Manish Market Co-Op. Society Ltd., Senapati Bapat Marg, Dadar West, Mumbai 400028



(Santosh S. Sawant)
Tax Recovery Officer-6,
Mumbai



s.d/-
Tax Recovery Officer-6, Mumbai



भारतीय स्टेट बैंक
भारतीय स्टेट बैंक
STATE BANK OF INDIA

The Authorised Signatory,
Dadar Manish Market CHS Ltd.
Dadar Manish A.C. Market
Senapati Bapat Marg,
Dadar West, Mumbai - 28

No: SAMB-II/2020-21/GDS/2914

26.03.2021

Dear Sir,

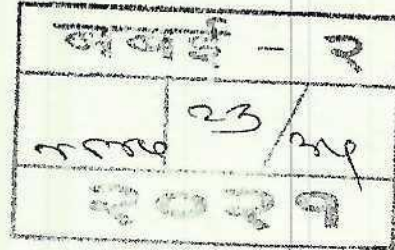
This is to inform you that the shop no G/65 and G/66 situated at Dadar Manish Market was mortgaged to State Bank of India for the loans granted to M/s D.J.Exim India Private Limited.

2. A compromise settlement has been sanctioned by the Competent Authority to M/s D.J.Exim India Pvt.Ltd on the terms that the above property to be released on receipt of Rs. 1.50 crores

3. The unit has deposited Rs.1.50 crore in the account today i.e 26.03.2021 and we have released the property as per terms of sanction. We hereby request you to vacate the charge of State bank of India on the above property

Yours faithfully,

Assistant General Manager & CLO



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☎ +91 22 2281 1401
Branch Code: 15859
✉ sbi.15859@sbi.co.in

तनावग्रस्त मालमत्ता व्यवस्थापन शाखा-II, मुंबई
रहेजा चेंबर्स, तळ मजला,
विंग-बी, फ्री प्रेस जर्नल मार्ग,
नरिमन पॉइंट,
मुंबई - 400 021, भारत

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रहेजा चेंबर्स, तळ मजला,
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नरिमन पॉइंट,
मुंबई - 400 021, भारत

Stressed Assets Management Branch-II, Mumbai
Raheja Chambers, Ground Floor,
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Nariman Point,
Mumbai - 400 021, India

