



31/03/2021

सूची क्र.2

दुय्यम निबंधक : मह.द.नि.मुंबई शहर 2

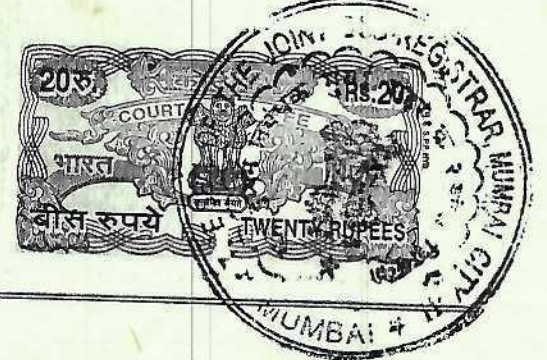
दस्त क्रमांक : 4846/2021

नोंदणी :

Regn:63m

गावाचे नाव : लोअर परेल

(1) विलेखाचा प्रकार	मेल डी
(2) मोवदना	5874000
(3) वाजारभाव (भाडेपट्ट्याच्या बाबत नोंद घेण्याकरिता आकारणी देतो की पट्टेदार ने नमूद करावे)	3458841.5
(4) भू-मापन, पोटहिसमा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन :-, माळा नं: --, इतर माहिती: शॉप नं. मदतिका नं: जी-65, दादर मनीप मार्केट को-ओ. सोसाइटी. लीमिटेड, दादर वॅस्ट, मैनापति वापट मार्ग, मुंबई 400028 व इतर दस्तात नमूद केल्याप्रमाणे PUI: GN0107380010000 ((C.T.S. Number : 1390 Part & 1/1392 ;))
(5) क्षेत्रफल	1) 120 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- विनेश जयसवाल - - वय:-50; पत्ता:- प्लॉट नं: 1902, माळा नं: 19वा मजला, इमारतीचे नाव: मंगार्थान इग II, विंग II, ब्लॉक नं: पिंगमल हाऊसच्या समोर, रोड नं: बी.एस. लेन, जी.के. रोडच्या समोर, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-ABVPJ5571B
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मेकर्सवरी इंडिया प्राईवेट लिमिटेड चे संचालक वसंत नटवरलाल खुमान वय:-45; पत्ता:- प्लॉट नं: 55/बी, माळा नं: 1 मजला, इमारतीचे नाव: नक्षत्र मॉल, ब्लॉक नं: दादर वॅस्ट, रोड नं: गान्धे 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	4846/2021
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	176500
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनास 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 वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयाने 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) to Municipal 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 शानी शिवा
यांना त्यांचे ता. 30/3/21 च्या अर्जनुसार
क्र. 835 नक्कल दिली तारीख 31/3/21

वरिष्ठ लिपीक

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

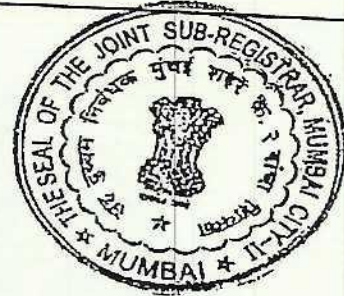
Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MAKERSBURRY INDIA PVT LTD	eChallan	03006172021032601457	MH014085584202021M	176500.00	SD	0006593403202021	27/03/2021
2		DHC		2703202100891	760	RF	2703202100891D	27/03/2021
3	MAKERSBURRY INDIA PVT LTD	eChallan		MH014085584202021M	30000	RF	0006593403202021	27/03/2021

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

Valuation ID	2021032741					महाराष्ट्र राज्य (राज्यीय - राष्ट्रीय)	27 March 2021, 08:02:32 AM
मूल्यांकनाचे वर्ष	2020						
मिती	मुंबई (मि)						
मूल्य विभाग	12-सोमर पोत डिप्टी						
उप मूल्य विभाग	12/93 भुभाग : उद्योग व वाहतूक मंत्रालय, मुंबई व त्याचे तालुके, उपनगर व गावी देह व भाड्याकर माली यांच्यातील विजेची सुधार.						
वर्क नंबर / स. मू. क्रमांक :	वि.टी.एच. नंबर/1390						
सार्वजनिक मूल्य दर तज्ज्ञापुरतार मूल्यांकन क्र.	मुदती नमूने	मितीची बदलित	परिचालन	दुसरे	ओपरीक	संस्थापनाचे हक्क	
111810	243500	276060	310210	235600	पोत नोंद		
वाणीय क्षेत्राची माहिती	11.15 फीट मीटर	मिळवणीचा वातावरण	उच्चतरमर्यादित दुसरे	मिळवणीचा प्रकार	मोती		
वापकर देत (Built Up)	1-अस ती मी	मिळवणीचे वय	OTO 2-स	मूल्यांकन/मिळवणीचा दर	Rs.310210/-		
वापकर देत (Built Up)	वाढी	मर्यादा					
समाप्त -	आहे	मर्यादित दुसरे	वाढी				
संश्लेषण वाढी नुसार मूल्यांकन	No						
Sale Type - First Sale							
Sale/Resale of built up Property constructed after circular dt.02/01/2018							
पदा-मनुष्य मिळवणीचा माली मी. मीटर मूल्यांकन							
$= (((\text{मर्यादित मूल्यांकन} - \text{मुदती नमूने}) \times \text{वाता-मनुष्य मर्यादित}) + \text{मुदती नमूने})$ $= (((310210 - 111810) \times (100 / 100)) + 111810)$ $= \text{Rs.310210/-}$							
A) मुल्य मिळवणीचे मूल्य							
$= \text{मर्यादित मूल्यांकन} \times \text{मिळवणीचे दर}$ $= 310210 \times 11.15$ $= \text{Rs.3458841.5/-}$							
एकत्रित अंतिम मूल्य							
$= \text{मुल्य मिळवणीचे मूल्य} + \text{वापकर देत मूल्य} + \text{मर्यादित मर्यादित मूल्य} + \text{समाप्त मर्यादित मूल्य} + \text{मर्यादित मर्यादित मूल्य} + \text{मर्यादित मर्यादित मूल्य} + \text{मर्यादित मर्यादित मूल्य}$ $= A + B + C + D + E + F + G + H + I$ $= 3458841.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ $= \text{Rs.3458841.5/-}$							

Home Print



वर्क - 2	
२५०४	२/३५
२०२१	



बकाई - २	
४८८६	२ / ३८
२०२१	



२ - २	
२०२९	२/२५
२०२९	

SALE DEED

Shuman
27/03/2021



(Huesh & Tairwal)

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;

AND

MAKERSBURY INDIA PVT LTD. [CIN 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:



27	3
2021	

WHEREAS:-

- A. The Transferor/s is/seized and possessed of or otherwise well and sufficiently entitled to Shop No. G-65 at Dadar Manish Market Co-op Society Ltd., Senapati Bapat Marg, Dadar (West), Mumbai 400028 admeasuring

Shuman



(Huesh & Tairwal)

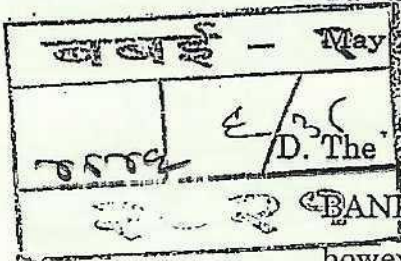


about 120 sq. ft. built up, 178 sq. ft. super built up area (hereinafter referred to as "the said Shop").

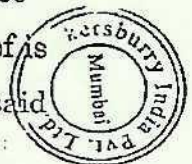
B. The Transferor is also the registered member and shareholder of Dadar Manish Market Co-op Society Ltd. registered under the Maharashtra Co-operative Society Act, under registration no. MUM /W/G-N/GNL [O] 572 /2000-2001 situated at Senapati Bapat Marg, Dadar (West) Mumbai 400 028 (hereinafter referred 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. 2261 to 2270 (both inclusive) issued by the said Society (hereinafter referred to as "the said Shares") and bearing Certificate



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 /2932/2002.



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



(Anush G. Dastmal)

3
Consent terms the said Bank has authorized the present Owner/Borrower to sell the said Shop G - 65 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 as sale proceed be deposited with the State Bank of India, copy of the said letter is annexed as Annexure "B" hereto.

F. The Transferor is entitled to sell, transfer, convey and assign all his right, title and beneficial interest in the said Shop No. G-65 on the Gr. floor of the building as Dadar Manish Market of the said Society and also the said shares in favour of the Transferees;

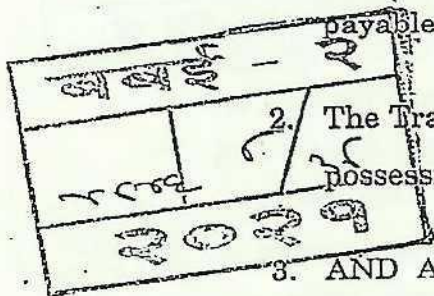
G. The Transferees has agreed to purchase and acquire from the Transferor all the right, title and interest of the Transferor in the said Shop No./ G- 65 admeasuring 120 sq. ft. built-up area, 178 sq. ft. super built up area on Ground floor of the said building of the said Society and in the said shares 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

(Himanshu K. Patil)

by and between the parties hereto as follows: -

1. 1. That the Transferor hereby agrees to sell, transfer, convey and assign his right, title and interest in the said Shop No. G - 65 at Dadar Manish Market Co-op Society Ltd., Senapati Bapat Marg, Dadar (West) Mumbai 400028 admeasuring about 120 sq.ft. built up, 178 sq. ft. super built up area 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 aggregating to Rs. 500/- and bearing Certificate No. 226 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. 58,74,000/- (Rupees Fifty Eight Lakhs Seven Thousand Four Hundred and Twenty Four Thousand only) vide RTGS UTR No.: SABHYR52021032603800050 dated 26.03.2021 (Abhudaya Co-Operative Bank Ltd., Dadar West Branch) to State Bank of India [Stressed Asset Management Branch - II], SBI SAMP 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

(Signed & Paired)

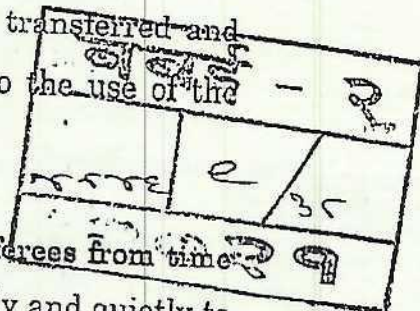
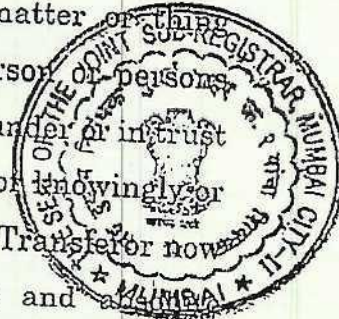


transferred and assured or intended or expressed so to be with other and every of their rights members and appurtenances UNTO AND TO THE USE and benefit of the Transferees forever AND FURTHER SUBJECT to the payment of all rents, rates, taxes, easements dues and duties now chargeable upon the same or 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, though, 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 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.

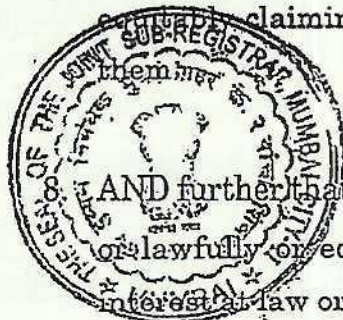
6. AND that it shall be lawful for the Transferees from time to time and at all times hereafter peaceably and quietly to hold, enter upon, occupy, possess and enjoy the said Shop/Premises hereby granted conveyed transferred and assured with their appurtenances and receive rent, issues and profits thereof 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



(*Handwritten signature*)
(*Handwritten signature*)

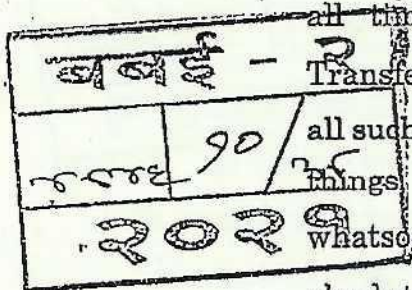
Vendors or their respective heirs, executors, administrators or any of them from or by any person lawfully or equitably claiming or to claim by from under or in trust for them or any of them;

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



claiming or to claim by from under or in trust for them or any of them;

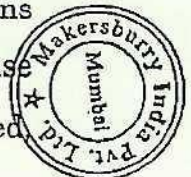
AND further that they the Transferor and all persons having or lawfully or equitably claiming any estate right title or interest at law or in equity in the said Shop/Premises hereby granted, conveyed, transferred and assured or any part thereof by from under or in trust for the Transferor or their heirs 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 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



(Bachat 4/2029)

7
transferred and assured unto and to the use of the Transferees in the manner aforesaid;

9. The Transferor would assist 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.

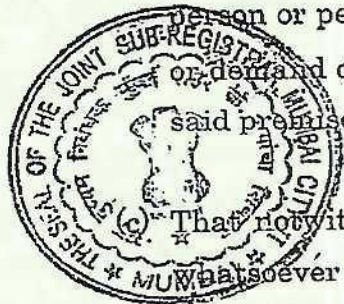
10. At the time of completion of the sale (a) the Transferor shall by an appropriate writing resign as the member of the said society and request the society to admit the Transferees as member of the society in place of the Transferor (b) the Transferees shall apply to the said society to become member 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.

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

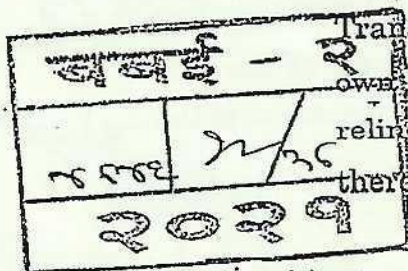
(Hussein Sarkar)

(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;

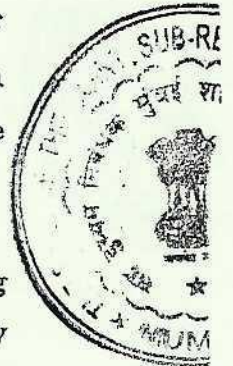
(b) That the Transferor is the sole and absolute owner and beneficiary of the said premises duly standing in the name of the Transferor in the books and all other records of the said society and is absolutely entitled to the same and to all incidental rights thereto and to exclusive rights to the use, 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



Shuman



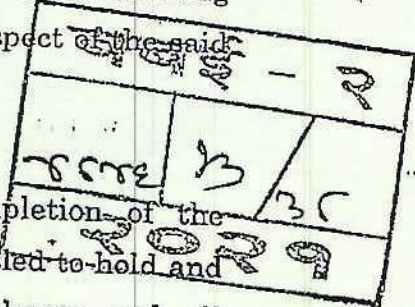
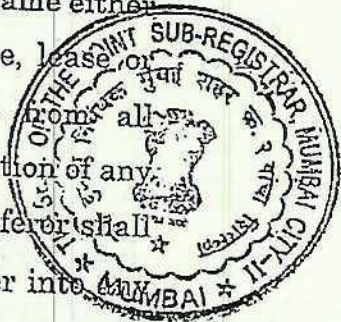
(Attesty to Transfer)

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 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

(Attest & Signed)



Shuman



(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 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



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.

बकाई - २	
१८८२	२२/३६
२०२९	

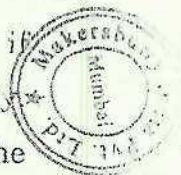
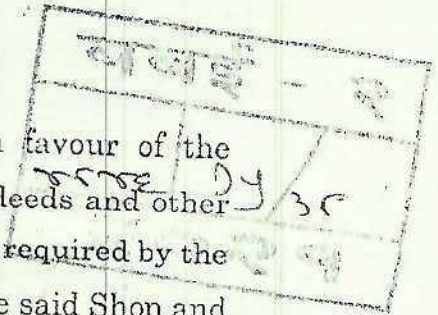


Aruman



(At work 4. J. J. J. J.)

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 ~~may be necessary or as may be determined or required by~~ the said society.
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



(Handwritten signature)

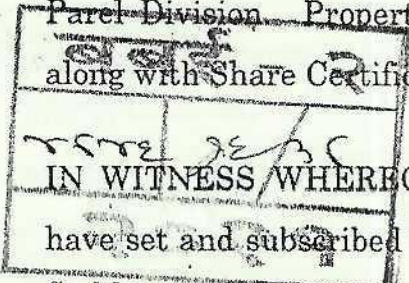
transfer fees/donations/other charges etc. of the said Society for the transfer of the said premises in favour of the Transferees. The Transferor hereby also authorizes the Transferees to pay his share of transfer fees etc. as afore stated directly to the Society out of the consideration payable to him by the Transferees as provided under this Agreement.

17. Transfer charges payable to the Co-op Soc. will be borne and by the Transferees alone.



SCHEDULE ABOVE REFERRED TO:

Shop No. 60 at Dadar Manish Market Co-op Society Ltd.,
Senapati Bapat Marg, Dadar (West), Mumbai 400028
admeasuring about 120 sq.ft. built up, 178 sq. ft. super built up
area; Plot bearing CS No. 1390 (Part) and 1/1392 (Part) of Lower
Parcel Division Property assessed under G/N Ward of MCGM
along with Share Certificate No. 226 Distinctive No. 2261 to 2270.



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)



1. 
2. 




(Dinesh G. Jaiswal)

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



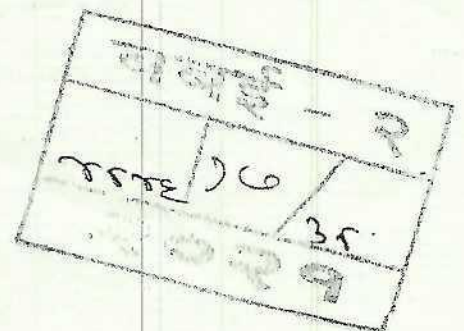
for Makersbury India Pvt. Ltd.

Vasant Natwarlal Khuman

Director / Auth. Signatory

1. *[Signature]*

2. *[Signature]*



RECEIPT

Received with thanks the amount of Rs. 58,74,000/- (Rupees Fifty-Eight Lakhs and Seventy-Four Thousand Only) from M/s Makersburry India Pvt. Ltd. vide RTGS UTR No.: ABHYR52021032603800050 dated 26.03.2021 (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-65 at Dadar Manish Market, Senapati Bapat Marg, Dadar (West), Mumbai - 400 028.



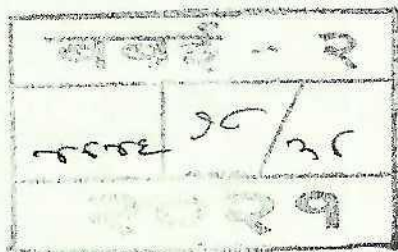
I say Received,


Dinesh G. Jaiswal
Transferor



Date: 26.03.2020

Place: Mumbai



(4)

(34)

SIN (34)

21

Share Certificate

DADAR MANISH MARKET CO-OP. SOCIETY LTD.

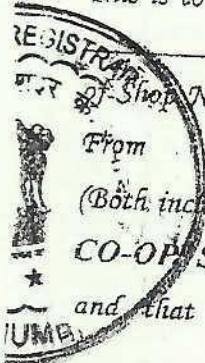
REGD. OFF. : DADAR MANISH MARKET, SENAPATI BAPAT MARG, DADAR (W), MUMBAI - 400 028.
(REG. No. MUM/W/[G-N]/GNL[O]/572/2000-2001)

Registered Folio No. 226

Share Certificate No. 226

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. Dinesh. G. Jaiswal



Shop No. G-065 is / are the Registered Holder (s) of 10 (ten) Shares bearing the distinctive No. 2261

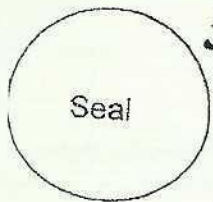
From 2261 to 2270

(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

and that upon each of such Shares the sum of Rs. 50/- (Rs. Fifty only) has been paid.

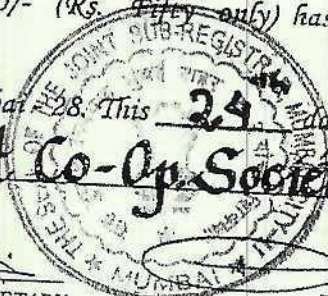
Given under the Common Seal of the said society at Dadar, Mumbai - 400 028. This 24 day of Jan 04

for Dadar Manish Market Co-Op. Society Ltd.



/s/
CHAIRMAN

/s/
HON. SECRETARY

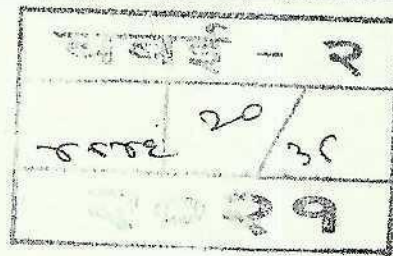
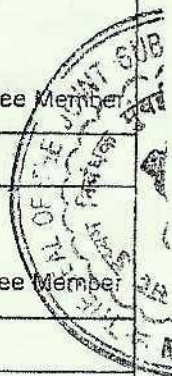
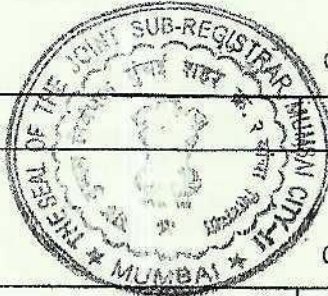


/s/
TREASURER

वचन - २		
२२६१	२२	३६
२२७०	२९	

Memorandum of the transfers of the within mentioned Share

of er	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
	2	3	4	5
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member





बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, पो.बॉ. नं. १९२, बेस्ट मार्ग, कुलाबा, मुंबई-४००००९

नाम : DINESH G JAISWAL Mobil No. 98XXXX867 Email Id. देयक वापरकर्ता पत्ता : 65, FLOOR-GRD, DADAR MANISH MARKET, SENAPATI BAPAT MARG, DADAR RAILWAY STATION, DADAR (W), MUMBAI-400028	देयक महीना : Mar-2021 देयक दिनांक : 01/03/2021 देयक क्र. : 103613459195 पुस्तक पृष्ठ क्र. : 613459 पृष्ठ क्र. : 01 पुरवठ्याचा प्रकार : 1P संभारणा क्र. : 824611-X-X यंत्रणा क्र. : 0843922 मंजूर भार : 1.000 KW अनामत रक्कम जमा : 800.00	ग्राहक क्र. : 613-459-195*1 कटार खाते क्र. : 1597671 देयकाचा कालावधी : 25/01/2021 - 23/02/2021 दर प्रकार : LT II A ग्राहक प्रकार : COMMERCIAL प्रमाण : GN
बीज पुरवठ्याचा पत्ता : 65, FLOOR-GRD, DADAR MANISH MARKET, SENAPATI BAPAT MARG, DADAR RAILWAY STATION, DADAR (W), MUMBAI-400028	मागील देयकाची प्राप्त रक्कम ₹ 1700.00	मागील रक्कम प्राप्त दिनांक 14/02/2021

1650.99	6.99	22/03/2021	1650.00	1679
---------	------	------------	---------	------

*** देय दिनांक पर्यंत घालू महिन्याच्या देयकाच्या रकमेवर ग्राह्य आहे. *** हक्काची वसुलास खाज्ज आकारले जाईल. वागणुकास तक्रारीसाठी 8291663232/0067491118

महत्वाचे संपर्क संख्या 24444242 8828871657	बीज खंडीत तक्रारीकरिता 24194515	बीज खोरी/अनाधिकृत वापर 24194578	फ्युज / फॉल्ट कंट्रोल 24444242/24166811
---	------------------------------------	------------------------------------	--

माहितीक, एकाग्रकीय व्यवस्थापक, ग्राहक सेवा
जी. उपकर विभाग, परिवहन अभियंत्रिकी इमारत,
११ मजला, विजय रोड, दार, मुंबई - ४०००१४
दुपचास नं. - २४१९४५३०
E-mail: gscconward@bestundertaking.com

तक्रारजाल, विस्तारीत इमारत, ऑफिसोवेशन रोड,
कुलाबा, मुंबई - ४०० ००९,
वेबसाईट: www.cgrbest.org.in
ई-मेल: decgr@bestundertaking.com

आपल्या विभागातील बीजदेयक भरणा केले
मागील बिलकारक, मुंबई - ४०० ०१४
माहीत तक्रारी रोड, अवर विड रोड, वेदुंगीय चर्च मुंबई ४०० ०२८

Motor No: E183474

Mar-2021 447

Mar-20 150

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

NEX GEN
Security Prints Pvt. Ltd.

Empower with your Business
Wintocdata W9110
SMARTPOS
"ALL-IN-1" Hardware with Billing Software
Android/Billing-Scan+ Print
Card- Payment- With W9110
Retail-Cafe-Restaurant-etc.

NEX GEN
NPCI
Verified by VISA
VISA
EMVCO
PCI

For All: Finalized/Security Prints Pvt. Ltd.

क्रॉस चेकलेन भनादेश **/ डिमांड ड्राफ्ट " बेस्ट ग्राहक क्र 613459195*1 " च्या नावाने काढायचा.

निर्यात करणारा	देयक क्र.	देयक दिनांक	देयक महीना	देयक रक्कम
NORTH/GN/01	613-459-195*1	01/03/2021	22/03/2021	1650.00

If you have paid arrears of Rs. 6.99 please bring the paid bill and pay Rs. 1650.99

**भनादेशद्वारे करण्यात आलेले प्रदान भनादेश यटण्यासाठी ग्राह्य मानण्यात येईल.

21030006134591951000000185000NN22032021M000001597671

613_008_138
Ref. No.: 2936 - 10672
55506

हे विजदेयक कोणत्याही भनादेशात किंवा जागेची मालकी हक्क करणाऱ्यासाठी वापरणं येऊ नये.

वृहन्मुंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER BOMBAY

No. EB/5209/CH/A

To,

Shri D.K. Shah C.A. to
Padmaashri Synthetic Pvt. Ltd.
Mangrol Mansion, Gunbow street,
Fort, Mumbai 400001.

Dated:- 10/4/97

Sub:- Redevelopment of property bearing F.P. No. 100 (B-
T.P. Scheme-IV Mahin Division, Secapatti Kapat 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 buildings on the above mentioned plot, completed under the supervision of Shri Ajit Ambekar, Licensed Architect (Reg. No. 04/95/9095) 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 D.C.C.

As this occupation permission is granted without prejudice to the B.M.C. Act, if found necessary, a copy of occupation permission plan duly signed and stamped is returned herewith.

cc: Plan

Yours faithfully,

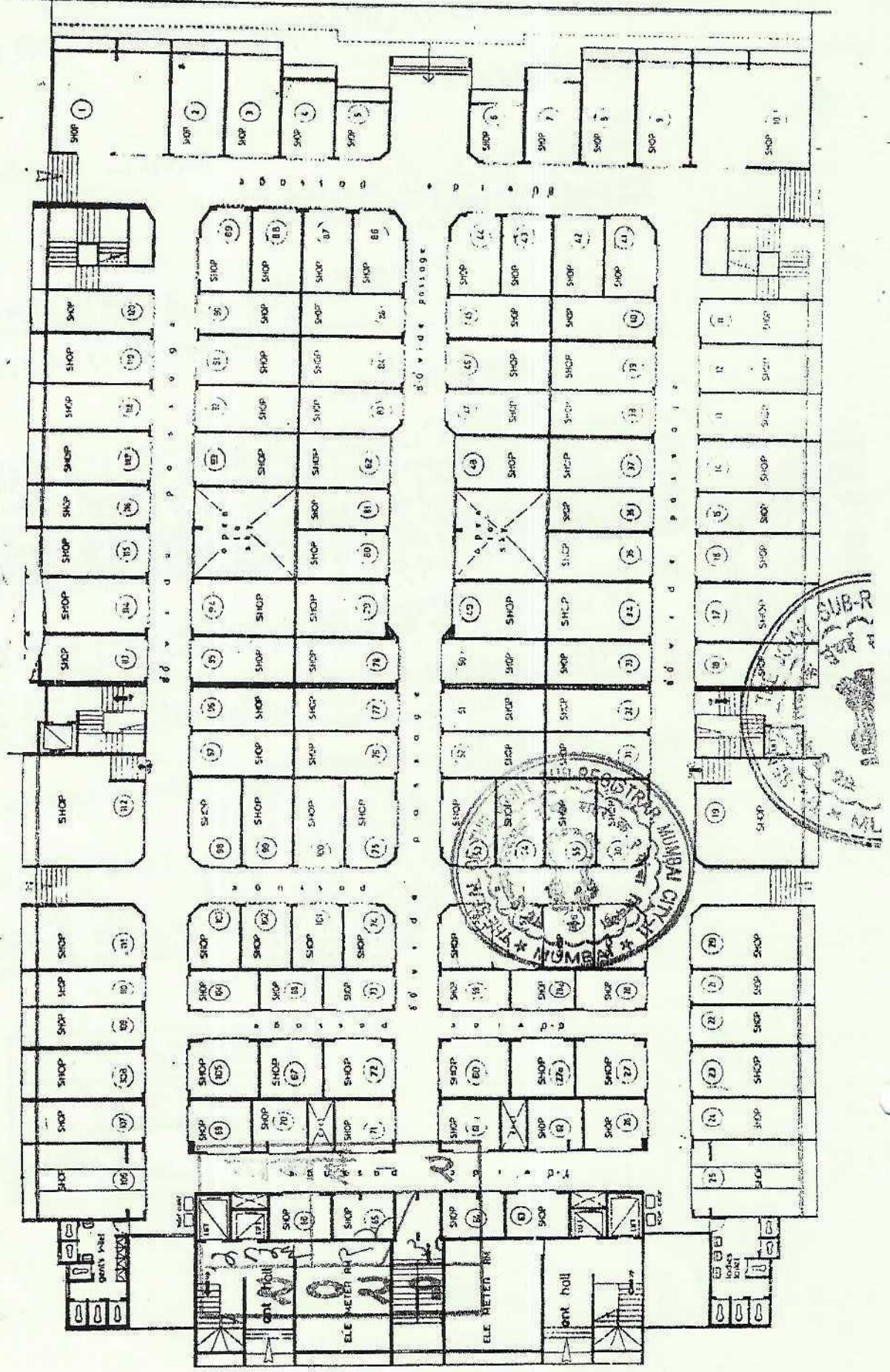
By: Chief Engineer
(Building Proposals) City.



वर्क - २	
२३	३८
२०२९	

Dadar-Manish Market

GROUND FLOOR PLAN



2932319

22/03/2021

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

सूची क्र.2

दुय्यम निबंधक : मुंबई शहर 2 (वरली)

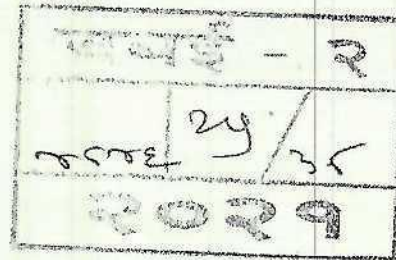
दस्त क्रमांक : 2932/2002

नोदणी :

Regn:63m

गावाचे नाव : लोअर परेल

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.1480000
(3) बाजारभाव(भाडेपट्ट्याच्या वाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 1480000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :शॉप नं. जी/65, दादर मनिष मार्केट, सेनापती बापट मार्ग, दादर मुं 28
(5) क्षेत्रफळ	120 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, 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:-31पत्ता:-८, पाध्ये बि, एस के बोले रोड, दादर मुं २८पिन कोड:-पॅन नं:-
(9)दस्तऐवज करून दिल्याचा दिनांक	14/06/2002
(10)दस्त नोदणी केल्याचा दिनांक	15/06/2002
(11)अनुक्रमांक,खंड व पृष्ठ	2932/2002
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	148000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	14800
(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 of its assignee Asset Reconstruction Company (ARC). The completion of sale of these 2 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 recover outstanding taxes and dues.



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

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.

Tax Recovery Officer-6, Mumbai

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,

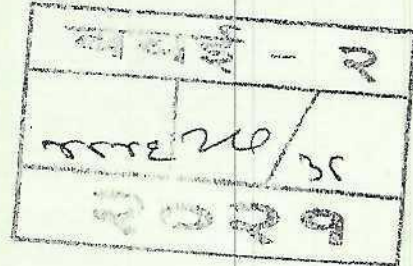
This is to inform you that the shop no G/65 and G/66 situated at Dadar Manish Market was mortgaged to State Bank of India for the loans granted to M/s D.J.Exim India Private Limited.

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



bank.sbi
+91 22 2281 1584
+91 22 2281 1403
+91 22 2281 1401
Branch Code: 15859
sbi.15859@sbi.co.in

तनावग्रस्त मालमत्ता व्यवस्थापन शाखा-II, मुंबई
राहेजा चेंबर, लक मजला,
विंग-बी, फ्री प्रेस जर्नल मार्ग,
नरिमन पॉइंट,
मुंबई - 400 021, भारत

तनावग्रस्त जाति प्रबंधन शाखा-II, मुंबई
राहेजा चेंबर, लक मजला,
विंग-बी, फ्री प्रेस जर्नल मार्ग,
नरिमन पॉइंट,
मुंबई - 400 021, भारत

Stressed Assets Management Branch-II, Mumbai
Raheja Chambers, Ground Floor,
Wing - B, Free Press Journal Marg,
Nariman Point,
Mumbai - 400 021, India

IN THE DEBTS RECOVERY TRIBUNAL No.2, MUMBAI
(BEFORE HON'BLE PRESIDING OFFICER)
(THROUGH VIDEO CONFERENCE)
ORDER SHEET

Sr. No.17

Classifi cation	No. of Exh.	
		<u>INTERLOCUTORY APPLICATION No.211 of 2018</u> <u>In</u> <u>ORIGINAL APPLICATION</u> <u>No.1832 of 2016</u> State Bank of India ... Applicant. Versus M/s. D.J. Exim & Ors. ... Defendant. Ms Medha Behere - Advocate for the applicant. Mr R.B. Mokashi 1/b Mr Jagannath Pawar - Advocate for defendant nos.1 to 3. Shri Deepak M. Thakkar Presiding Officer 26th February, 2021 <u>ORDER</u> 1. The applicant and defendant nos.1 to 3 have amicably settled the matter and has presented the consent terms along with the affidavit (exhibit-16) explaining the reason for the settlement for the given amount. 2. The matter has been amicably settled for an amount of ₹11.81 crores as set out in clause (a). The parties confirmed having made the payment in the sum of ₹55

4445 - 2
25/25
2029

lakhs and the sum of ₹1.22 crores as set out in prayer clause (c). The parties confirm that the balance amount of ₹10.40 crores as agreed is to be paid by defendant nos.1 to 3 on or before 31st March 2021 and the amount of deposit to which is lying before the Learned Chief Metropolitan Magistrate Court, the defendant nos.1 to 3 has already given their no objection for withdrawal of the same. The non-payment of the balance amount would attract the penal provision is set out in Interlocutory Application of the consent terms.

3. The parties have recorded in clause (e) of the consent terms the consensus with regard to the release of the mortgaged property as set out there in.
4. The parties have understood the terms negotiated and recorded in the consent terms, so also the consequences of default.
5. The parties jointly request to dispose of the Original Application in terms of the consent terms.
6. The Original Application is disposed of as per consent terms.

(Deepak M. Thakkar)
Presiding Officer,
D.R.T.No.2, Mumbai

COPIED BY.....
COMPARED BY.....

प्रमाणित प्रतिलिपि / Certified Copy

अधुनाय अधिकारी Section Officer
मुंबई डी.आर.टी. नं. २/Mumbai D.R.T. No.2

Page 2 of 2

MAKERSBURRY INDIA PVT. LTD.

MANUFACTURER AND TRADER OF ALL TYPES OF READYMADE GARMENTS

CIN: U17299MH2018PTC306103

Regd. Off: 55/B, Floor - I, 50 A, Nakshatra Mall, Ranade Road, Dadar (West), Mumbai - 400 028, Maharashtra (India)

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTOR OF MAKERSBURRY INDIA PVT. LTD. HELD ON SATURDAY THE 20TH OF MARCH, 2021 AT 11:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY

The Directors of the company had placed an agenda for purchase of intended Shops Nos. G-65 & G-66 at Dadar Manish Market, Dadar (West), Mumbai to extend the operations of the company.

"RESOLVED THAT pursuant to the applicable provisions of Companies Act, 1956 consent of the board of directors of the company be and is hereby accorded to purchase the Shops Nos. G-65 & G-66 at Dadar Manish Market, Senapati Bapat Marg, Dadar (West), Mumbai - 400 028, currently owned by Mr. Dinesh G. Jaiswal and entire sales consideration shall be remitted to the Stressed Asset Management Branch - II, State Bank of India, Mumbai which is the Secured Creditor of their company M/s D. J. Exim (India) Pvt. Ltd. [PAN No: AACCD4473F ; TAN No: MUMD14501E] against these properties."

"RESOLVED FURTHER THAT the complete sales consideration of the said shops is fixed at Rs. 1,15,17,000/- (Rupees One Crore Fifteen Lakhs and Seventeen Thousand Only); wherein Rs. 58,74,000/- (Rupees Fifty-Eight Lakhs and Seventy-Four Thousand Only) for Shop No. G-65 & Rs. 56,43,000/- (Rupees Fifty-Six Lakhs and Forty-Three Thousand Only) for Shop No. G-66 instead of earlier intended Rs. 77,00,000/- (Rupees Seventy-Seven Lakhs Only) & Rs. 73,00,000/- (Rupees Seventy-Three Lakhs Only) which totals to Rs. 1,50,00,000/- (Rupees One Crore and Fifty Lakhs Only) due to other liabilities associated with the properties."

"RESOLVED FURTHER THAT Mr. Vasant Khuman, Director and Authorized Representative of the Company be and is hereby authorized to sign and execute the Sale Deed / Agreement for Sale and all other documents and papers which deemed to be necessary related to purchase of the property at the Concerned Sub - Registrar etc. as per the Jurisdiction of the said properties, remit the full and final sales consideration and collect all the Original Title Deeds of the properties along with No Dues / Discharge from the State Bank of India, Stressed Asset Management Branch - II, Rahela, Chandra Ground Floor, Wing B, Free Press Journal Marg, Nariman Point, Mumbai - 400 021 or from the Authorized Person of company M/s D. J. Exim (India) Pvt. Ltd. to give effect to the above resolution."

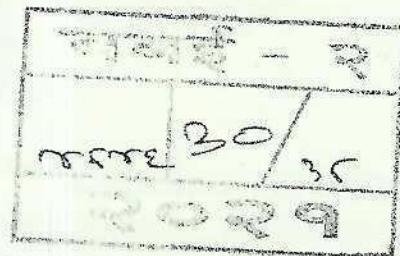
"RESOLVED FURTHER THAT the common seal of the company, wherever required, be affixed for completion of the aforesaid documentation."

"Certified True Copy"

For MAKERSBURRY INDIA PRIVATE LIMITED


Deepak Valji Heliya
DIN No: 09107579


Vasant Natavarlal Khuman
DIN No.: 09106447



INCOME TAX DEPARTMENT
DINESH JAISWAL
G B JAISWAL
01/11/1970
Permanent Account Number
ABVPJ5571B
Signature
130
2
DOM-1-1981A
भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी खाता संख्या
Permanent Account Number Card
AALCM6762F
नाम
MAKESBURY INDIA PRIVATE
LIMITED
दिनांक / Date of issue
08/03/2018

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
VASANT NATAVARALAL KHUMAN
NATAVARALAL KHUMAN
05/07/1975
Permanent Account Number
BXDEPK3374C
Signature
SUB-REGISTRAR, MUMBAI CITY-II

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
DL No. MH01 20090104526
Valid Till: 28-06-2024 (NT)
DOI: 23-09-1996
20-04-2021 (TR)
21-04-2018
FORM 1
RULE 10 (2)
AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLE: THROUGHOUT INDIA
COV DOI
TRANS 10-08-2011
LMV 03-03-1999
MCWG 23-09-1906
DOB: 03-09-1974 BG
Name: DEEPAK HELIYA
S/D/W of VALJI HELIYA
Add: TULSIWADI ZOPADPATTI RU DMA 123
APROCH ROAD, MUMBAI.
MUMBAI
PIN: 400034
Signature & ID of
Issuing Authority: MH01
Signature/Thumb
Impression of Holder

ADVOCATE
Bar Council of
Maharashtra & Goa
HIGH COURT, BOMBAY
Name: SHAIKH INNUS IBRAHIM
Residence: THANE, Dist. THANE
Roll No.: MAH/3949/2007
Enrolled On: 02-08-2007
Date Of Birth: 02-11-1980
95602 80000056122
CHAIRMAN



बकाई - २	
३४	३८
२०२९	





CHALLAN
MTR Form Number-6

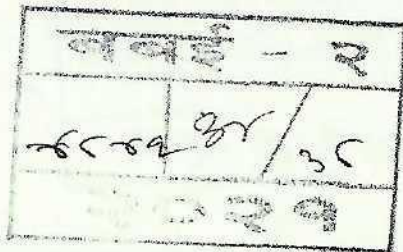


GRN	MH014085584202021M	BARCODE	Date		26/03/2021-14:35:58	Form ID	36
Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty		TAX ID / TAN (If Any)			
Type of Payment		Registration Fee		PAN No.(If Applicable)		AALCM6762F	
Office Name		BOM4_JT SUB REGISTRAR MUMBAI 4		Full Name		MAKERSBURY INDIA PVT LTD	
Location		MUMBAI		Flat/Block No.		G-65, DADAR MANISH MARKET CO-OP SOC	
Year		2020-2021 One Time		Premises/Building		LTD.	
Account Head Details		Amount In Rs.					
0030045501 Stamp Duty		176500.00		Road/Street		SENAPATI BAPAT MARG DADAR WEST	
0030063301 Registration Fee		30000.00		Area/Locality		MUMBAI	
				Town/City/District			
				PIN		4 0 0 0 2 8	
				Remarks (If Any)			
				PAN2=ABVPJ5571B~SecondPartyName=DINESH GANGAPRASAD			
				JAISWAL~			
				Amount In			
				Two Lakh Six Thousand Five Hundred Rupees Only			
				Words			
Total		2,06,500.00					
Payment Details		PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN		Ref. No.		03006172021032601457 260321M1322436	
Cheque/DD No.		Bank Date		RBI Date		26/03/2021-15:45:02 Not Verified with RBI	
Name of Bank		Bank-Branch		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.		Mobile No.:		9769895111	
सदर खतम केवल दुरयम निवर्तक कार्यालय नोदणी करवायाच्या दस्तासाठी लागू आहे. नोदणी न करवायाच्या दस्तासाठी खदर चलन लागू नाही.							
Challan Defaced Details							
Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount		
1	(IS)-319-4846	0006593403202021	27/03/2021-09:12:09	IGR183	30000.00		

GRN : MH014085584202021M Amount : 2,06,500.00

Bank : PUNJAB NATIONAL BANK Date : 26/03/2021-14:35:58

2	(IS)-319-4846	0006593403202021	27/03/2021-09:12:09	IGR183	176500.00
Total Defacement Amount					2,06,500.00





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2703202100891

Receipt Date 27/03/2021

Received from Makersburry India Pvt Ltd, Mobile number 9769896111, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered on Document No. 4846 dated 27/03/2021 at the Sub Registrar office Joint S.R. Mumbai City 2 of the District Mumbai District.

DEFACED

₹ 760

DEFACED

Payment Details

Bank Name sbiepay

Payment Date 27/03/2021

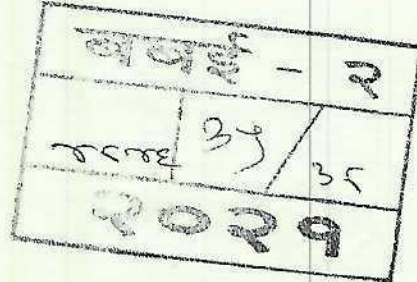
Bank CIN 10004152021032700735

REF No. 202108608050484

Deface No 2703202100891D

Deface Date 27/03/2021

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



बबई - २	
४८४६	३६/३८
२०२१	



319 4846

शनिवार, 27 मार्च 2021 9:12 म.पू.

दस्त गोषवारा भाग-1

बबई 2

दस्त क्रमांक: 4846/2021

130

दस्त क्रमांक: बबई 2 4846/2021

वाजप मूल्य: रु. 34,58,842/-

मोबदला: रु. 58,74,000/-

भरलेले मुद्रांक शुल्क: रु. 1,76,500/-

द. नि. म.र. द. नि. बबई 2 चांचे कार्यालय

पावती: 5281

पावती दिनांक: 27/03/2021

अ. क्र. 4846 ख. दि. 27-03-2021

सादरकरणाचे नाव: मेकर्सबरी इंडिया प्राईवेट लिमिटेड चे संचालक वसंत नटवरलाल खुषान

मोजी 9:11 म.पू. वा. हजर केला.

नॉदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

760.00

पृष्ठांची संख्या: 38

एकूण:

30760.00

दस्त हजर करणाऱ्याची मोजी:



प्रमाणित निवेदन, मुंबई 2
मुंबई शहर क्र. 2

प्रमाणित निवेदन, मुंबई 2
मुंबई शहर क्र. 2

मुद्रांक शुल्क: (एक) कोणाच्याही महापौरासल्लेख्या हद्दीत किंवा स्थालगत असलेल्या कोणाच्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) भाष्ये भवू न शकलेल्या कोणाच्याही मार्गाने देण्यात

दिनांक क्र. 1 27 / 03 / 2021 09 : 11 : 05 AM ची वेळ: (सादरीकरण)

दिनांक क्र. 2 27 / 03 / 2021 09 : 11 : 47 AM ची वेळ: (फी)

प्रतिष्ठापत्र

"सत्यमेव जयते" ही गोष्टी समजून घ्यावी असलेल्या तरतुदीनुसारच नोंदणीत येऊन कोर्टात आहे. * दस्तावेज: मुंबई शहर निवासाच्या व्यक्ती, साक्षीकर व संपत्ती कोर्टाच्या दस्तऐवजात नोंदणीत आहे. * दस्तावेजी सत्यता व वैधता कोर्टाच्या दस्तऐवजात नोंदणीत आहे. * दस्तावेजी सत्यता व वैधता कोर्टाच्या दस्तऐवजात नोंदणीत आहे. * दस्तावेजी सत्यता व वैधता कोर्टाच्या दस्तऐवजात नोंदणीत आहे.

लिहून देणारे:

लिहून घेणारे:





27/03/2021 9 14:10 AM

दस्त गोपवारा भाग-2

खंड 2

दस्त क्रमांक: ववई/4846/2021

दस्त क्रमांक: 4846/2021

135

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

जायाचित्र

अंगठ्याचा ठसा

1 नाव: मेकर्सबरी इंडिया प्राईवेट लिमिटेड चे संचालक वसंत नटवरलाल खुमान
पत्ता: प्लॉट नं: 55/बी, माळा नं: 1 मजला, इमारतीचे नाव: नक्षत्र मॉल, ब्लॉक नं: दादर वेस्ट, रोड नं: रानडे रोड, मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर: AALCM6762F

लिहून देणार

वय: 45

स्वाक्षरी:

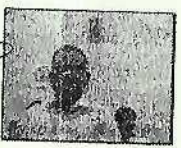


2 नाव: दिनेश जयसवाल -
पत्ता: प्लॉट नं: 1902, माळा नं: 19वा मजला, इमारतीचे नाव: मेराथॉन ड्रा II, विंग II, ब्लॉक नं: पिरामल हाऊसच्या समोर, रोड नं: वी.एस. लेन, जी.के. रोडच्या समोर, मुंबई, महाराष्ट्र, MUMBAI.
पिन नंबर: ABVPJ5571B

लिहून देणार

वय: 50

स्वाक्षरी:



वरील दस्तऐवज करून देणार तथाकथित सेल डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 27 / 03 / 2021 09 : 12 : 55 AM

ओळख:-

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

अनु क्र पक्षकाराचे नाव व पत्ता

जायाचित्र

अंगठ्याचा ठसा

1 नाव: रॅडब्लॅक आय आय शेख -
वय: 40
पत्ता: 6, सीमाणी वील्डिंग, फोटे, मुंबई
पिन कोड: 400023

स्वाक्षरी



2 नाव: दिपक हेरिया -
वय: 46
पत्ता: तुलसेवाडी, मुंबई
पिन कोड: 400034

स्वाक्षरी



प्रमाणित करणेत बरे की

दस्तामध्ये एकूण.....

पुस्तक क्र.-१, मध्ये अ.क्र. ववई-२७७५२०२१

नोंदला.

दिनांक

27 MAR 2021

शिक्का क्र.4 ची वेळ: 27 / 03 / 2021 09 : 13 : 45 AM

शिक्का क्र.5 ची वेळ: 27 / 03 / 2021 09 : 13 : 48 AM

प्रमाणित करणेत बरे की

पुस्तक क्र. २

पुस्तक क्र. २

sr.	Purchaser	Type	Verification no/Vendor	Amount	Used At	Deface Number	Deface Date
1	MAKERSBURY INDIA PVT LTD	eChallan	03006172021032601457	MH014085584202021M	176500.00	SD	0006593403202021
2		DHC		2703202100891	760	RF	2703202100891D
3	MAKERSBURY INDIA PVT LTD	eChallan		MH014085584202021M	30000	RF	0006593403202021

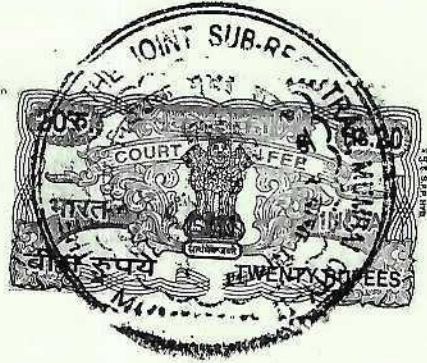
[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

4846 / 2021

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isant@gn



खरी प्रत
नक्कल तपासली
नक्कल केला

श्री. लक्ष्मी शशी सिवा
यांना त्यांचे ता. 30/3/21 च्या अर्जनुसार
क्र. 83 U नक्कल दिली तारीख 30/3/21

वसिष्ठ लिपीक

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



दस्ताक्रमांक व वर्ष: 2932/2002

Wednesday, March 31, 2021

9:16:43 AM

सूची क्र. दोन INDEX NO. II

दुय्यम निबंधक: मुंबई शहर 2 (वरळी)

नॉदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : लोअर परेल

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 1,480,000.00
बा.भा. रु. 1,480,000.00

- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 1390 पार्ट व 1/1392 पार्ट वर्णन: शॉप नं. जी/66, दादर मनिष मार्केट, सेनापती बापट मार्ग, दादर मुं 28

- (3) क्षेत्रफळ (1) 120 चौ फुट बांधीव

- (4) आकारणी किंवा जुडी देण्यात असेल (1) तेव्हा

- (5) दस्तऐवज करून देण्या-या (1) ऑफीस ऑफ द टॅक्स रिकव्हरी ऑफीसर भारत सरकार - -; घर/प्लॉट नं. सेंट्रल रेंज 4, पक्षकाराचे व संपूर्ण पत्ता नाव किंवा रु नं. 401, एम के रोड, मुं 20, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -; दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

- (6) दस्तऐवज करून घेण्या-या (1) दिनेश जी जैसवाल - -; घर/प्लॉट नं. 8, पाध्ये बि, एस के बोले रोड, दादर मुं 28; पक्षकाराचे नाव व संपूर्ण पत्ता किंवा गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -; दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

- (7) दिनांक करून दिल्याचा 14/06/2002

- (8) नॉदणीचा 15/06/2002

- (9) अनुक्रमांक, खंड व पृष्ठ 2932 /2002

- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 148000.00

- (11) बाजारभावाप्रमाणे नॉदणी शुल्क रु 14800.00

- (12) शेष



खरी प्रत
नक्कल तपासली
नक्कल केला

संस्थ लिपीक

श्री. श्रीमती शाना सिम
यांना त्यांचे ता. 30/3/21 च्या अर्जनुसार
क्र. 335 नक्कल दिली तारीख 30/3/21

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