

Receipt (pavl)

323/2007
Thursday, February 23, 2023
4:18 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 2194 दिनांक: 23/02/2023

गावाचे नाव: मुरोळ
दस्तावेजाचा अनुक्रमांक: वदर-4-2007-2023
दस्तावेजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: प्रिंसाइस फास्टनर्स तर्फे संचालक पराम पी. शाह

हस्ताळणी फी
पृष्ठांची संख्या: 43

रु. 30000.00
रु. 860.00

एकूण:

रु. 30860.00

DELIVERED

आपणास मूळ दस्त, प्रवनेल प्रिंट, सूची-२ अंदाजे
4:35 PM रंगू वेळेस मिळेल.

वाजार मूल्य: रु. 16860578/-
मोबदल रु. 17200000/-
मरलेले मुद्रांक शुल्क: रु. 1032000/-

सह-मुख्य निबंधक, अंधेरी क्र.-२,
मुंबई उपनगर जिल्हा

- 1) देयकाचा प्रकार: DHC रकम: रु. 860/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2202202309402 दिनांक: 23/02/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014822940202223M दिनांक: 23/02/2023
बँकेचे नाव व पत्ता:

for

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Page 1 of 1

Valuation ID		202302236021		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		23 February 2023 03:26:38 PM	
मूल्यांकनचे वर्ष	2022	मुबई उपनगर)					
जिल्हा	मुबई उपनगर)	43-मसोळ (अंधेरी)					
मूल्यांकन विभाग	उप-मूल्यांकन विभाग	भुमना: उत्तरेस गावाची हद्द, पूर्वेस गाव सीमा, दक्षिण व पश्चिमेस गावाची हद्द व पाईप लाईन					
सर्व्हे नंबर/न. भू क्रमांक	सिटी एस नंबर/1637						
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.							
खुली जमीन	निवासी सदांनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनावे एकक		
76170	158490	191380	208020	166420	चौरस मीटर		
बांधीव क्षेत्राची माहिती							
बांधकाम क्षेत्र (built Up)	88/चौरस मीटर	मिळकतीचा वापर-	कार्यालये व्यावसायिक	मिळकतीचा प्रकार-	बांधीव		
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0710 2वर्षे	बांधकामाचा दर -	Rs. 30250/-		
उद्दवाहन सुविधा:	आहे	मजला -	Is there any other floor				
रस्ते समुख -							
समिश्र वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - No							
Scale 1/4"= 1' Resale		First Scale Date - 13/06/1981					
Scale/Resale लोडिंग/4"= 1' Properties/व्यावसायिक वाढीवर कारवाई दि.02/01/2018							
मजला/निहाय घट/वाढ		100% apply to rate - Rs. 191380/-					
रस्ता समुखनुसार मूल्यदर		100% apply to rate - Rs. 191380/-					
घसा: यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		(((वार्षिक मूल्यदर * खुला जमिनीचा दर) * घसा: यानुसार टक्केवारी) + खुला जमिनीचा दर)					
		(((191380-76370) * (100 / 100)) + 76370)					
		Rs. 191380/-					
अ) मुख्य मिळकतीचे मूल्य		चरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
		191380 * 881					
		Rs. 16860578/-					
Applicable Rates	10.9 ब. 4						
एकत्रित अंतिम मूल्य		मुख्य मिळकतीचे मूल्य + टॅक्सचा दर मूल्य - मेझॅनईन मजला क्षेत्र मूल्य + लागत्या गाळीचे मूल्य + चरील गाळीचे मूल्य + बहिस्त वाहन टॅल्के मूल्य + खुल्या जमिनीवरील वाहन टॅल्के मूल्य + इमारती भाड्याच्या खुल्या जागेचे मूल्य + बहिस्त बाळकणी - मेकॅनिकल वाहन-टॅल्के					
		A + B + C + D + E + F + G + H + I + J					
		1686057810+0+0+0+0+0+0+0+0+0					
		Rs. 16860578/-					



बंदर - ४		
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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	2202202309402	Date	22/02/2023
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Received from Precise Fastners Pvt Ltd Tarphre sanchalak Parag P. Shah , Mobile number 9830839892, an amount of Rs.860/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.

Payment Details

Bank Name	IBKL	Date	22/02/2023
Bank CIN	10004152023022208823	REF No.	2818211748

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



बेदा-४		
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	२०२३	



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

Receipt of Document Handling Charges

PRN 2202202309402 Receipt Date 23/02/2023

Received from Precise Fastners Pvt Ltd Tarphe sanchalak Parag P. Shah , Mobile number 9930839892, an amount of Rs.860/-, towards Document Handling Charges for the Document to be registered on Document No. 2007 dated 23/02/2023 at the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.

DEFACED

₹ 860

DEFACED

Payment Details

Bank Name	IBKL	Payment Date	22/02/2023
Bank CIN	10004152023022208823	REF No.	2818211748
Deface No	2202202309402D	Deface Date	23/02/2023

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



बदल-४		
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२०२३-०२-२३		

CHALLAN
MTR Form Number-6



GRN	MH014822940202223M	BARCODE	Date 04/02/2023-19:05:11		Form ID	25.1
Department	Inspector General Of Registration	Payer Details				
Type of Payment	Stamp Duty	TAX ID / TAN (if Any)				
	Registration Fee	PAN No.(if Applicable)	AADCP8662R			
Office Name	BDRT JT SUB REGISTRAR ANDHERI NO 1	Full Name	PRECISE FASTENERS PRIVATE LIMITED			
Location	MUMBAI	Flat/Block No.	UNIT NO.121, BLDG NO.6, SANJAY, UDIT			
Year	2022-2023 One Time	Premises/Building	MITTAL IND. PREMISES COS LTD			
Account Head Details	Amount In Rs.	Road/Street	SIR M V ROAD, ANDHERI EAST			
0030045501 Stamp Duty	1032000.00	Area/Locality	MUMBAI			
0030063301 Registration Fee	30000.00	Town/City/District				
		PIN	4 0 0 0 5 9			
		Remarks (if Any)	PANZ=AAAFV0937D-SecondPartyName=VANDANA TEXTILES-			
		Amount In	Ten Lakh Sixty Two Thousand Rupees Only			
Total	10,62,000.00	Words				
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque/DD No.		Bank CIN	Rel. No.	69103332023020610183 722467301		
Name of Bank		Bank Date	RBI Date	06/02/2023-09:58:18 Not Verified with RBI		
Name of Branch		Bank-Branch	IDBI BANK			
		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.
चलान पत्रक केवल दस्तावेजों के पंजीकरण के लिए ही वैध है। अनपंजीकृत दस्तावेजों के पंजीकरण के लिए यह चलान पत्रक वैध नहीं है।

Mobile No. 8080160183



बंदर-४
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CHALLAN
MTR Form Number-6



GRN	MH014822940202223M	BARCODE	Date		04/02/2023-19:05:11	Form ID	25.1
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)	AADCP8652R				
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1	Full Name	PRECISE FASTENERS PRIVATE LIMITED				
Location	MUMBAI	Flat/Block No.	UNIT NO.121, BLDG NO.6, SANJAY, UDIT				
Year	2022-2023 One Time	Premises/Building	MITTAL IND. PREMISES COS LTD				
Account Head Details	Amount In Rs.	Road/Street	SIR M V ROAD, ANDHERI EAST				
0030045501 Stamp Duty	1032000.00	Area/Locality	MUMBAI				
0030063301 Registration Fee	30000.00	Town/City/District					
		PIN	4 0 0 0 5 9				
Remarks (If Any)		PAN2=AAAFV0937D~SecondPartyName=VANDANA TEXTILES~					
Amount In		Ten Lakh Sixty Two Thousand Rupees Only					
Words							
Payment Details		FOR USE IN RECEIVING BANK					
Cheque/DD No.	IDBI BANK	Bank CIN	Ref. No.	69103332023020610183		722467301	
Name of Bank		Bank Date	RBI Date	06/02/2023-09:58:18		07/02/2023	
Name of Branch		Bank-Branch	IDBI BANK				
		Scroll No. , Date	100 , 07/02/2023				

Department ID

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered payments.

Signature Not Verified

Challan Defacement No. 2000

2023

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount.	
1	(S)-323-2007	0007869241202223	23/02/2023-16:18:33	IGR187	30000.00
2	(S)-323-2007	0007869241202223	23/02/2023-16:18:33	IGR187	1032000.00
Total Defacement Amount					10,62,000.00

1

AGREEMENT FOR SALE

THIS Agreement For Sale is made and entered into at Mumbai this 6th day of February, 2023, between **M/S.VANDANA TEXTILE** (PAN- AAAFV0937D, Reg. No.B113671), a Partnership Firm duly registered under the Indian Partnership Act,1932 having its registered address Unit No.121, Mittal Industrial Estate, M.V. Road, Mumbai-400 059 hereinafter called and referred to as the "**TRANSFEROR**" (Which expression shall unless repugnant to the context or meaning thereof mean and include the partners for time being and from time to time and their respective heirs, executors and assigns s) of the ONE PART ;

AND

PRECISE FASTNERS PRIVATE LIMITED (PAN-AADCP86521)

U24229MH2006PTC161101) a company incorporated under the Indian Companies Act, 1956 and having its registered office at B-19, Ghatkopar Industrial Estate, Behind R City Mall, LBS Marg, Ghatkopar (W), Mumbai-400086 hereinafter called and referred to as the "**TRANSFeree**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its directors for time being and from time to time and its executors, administrators, and assigns) of the OTHER

WHEREAS :

- (i) M/s.Sanjay Corporation, a Partnership Firm has constructed a building known as "Sanjay Building No.6" on the piece and parcel of the land bearing C.T.S. No.1637,1638(p),1641,1642(p), 1643(p), & 1647(p) of the Revenue Village-Marol, Taluka-Andheri and Dist.Mumbai Suburban situated at Andheri, Kurla Road, Sir M.V.Road, Andheri (East), Mumbai-400 059 as per the plan

FOR VANDANA TEXTILES

PART	2006	99	83
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[Signature]
PARTNER

approved by the Municipal Corporation of Greater Mumbai and the MCGM has issued occupation certificate on 11-01-1983.

- (ii) As per the Agreement dated 13th June, 1981 made and entered between M/s. Sanjay Corporation, therein referred to as "the Seller" and M/s. Vandana Textiles, therein referred to as the "Purchaser" and hereinafter referred to as the "Transferor", the Transferor has purchased on ownership basis **Unit No. 121** admeasuring **790 sq. ft. carpet area** on First Floor in the building No. 6 known as "Sanjay" of the "Mittal Industrial Estate" situated at Sir M.V. Road, Andheri (East), Mumbai-400 059 (hereinafter referred to as the "said Unit") and more particularly described in the schedule hereunder written.

- (iii) The Transferor along with other unit owners have formed a Co-Operative Society namely **UDAI MITTAL INDUSTRIAL PREMISES**

CO-OPERATIVE SOCIETY LIMITED registered under the Maharashtra Co-operative Act, 1960, with the Registration No. MW-K/GNL/(O)/647 of 1984 dated 17-08-1984 and having its registered office at Sanjay, Mittal Estate, Sir M.V. Road, Andheri (East), Mumbai-400 059 (hereinafter referred to as "The said Society").

- (iv) The society has allotted to the Transferor five fully paid up shares of Rs. 50/- each five shares bearing distinctive Nos. 266 to 270 (both inclusive) held under the share certificate No. 54 dated 21-04-1986 (hereinafter referred to as the "said Shares")

- (v) Such as incidental thereto the Transferor is entitled in exclusive use, enjoyment and occupation of the said Unit and there is no

FOR VANDANA TEXTILES

[Signature]
PARTNER



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encumbrances of any kind on the said Unit and which is fully in the possession, occupation and use of the Transferor.

(xi) The Transferor also declared that its membership to the said society is valid and subsisting and they have not received any notice of expulsion from the membership of the said society or any kind of notice restraining the Transferor from selling and transferring its rights in the said Unit and the said shares.

(xii) The Transferor has declared that they has paid the society maintenance charges and other dues till date and they has obtained the NOC from the said society dated 02-03-2022 to transfer its rights in the said Unit to the intending Transferee/s.

(xiii) Pursuant to mutual negotiation ensured between the Transferor and the Transferee, the Transferor, has agreed to transfer in favour of the Transferee and the Transferee has agreed to

from the Transferor the said Unit, the said shares and all the

benefits attached thereto at or for the consideration of for

Rs.1,72,00,000/- (Rupees One Crore Seventy Two Lacs only)

along with all fittings, electric meter etc. lying in the said Unit and on the terms and conditions mutually agreed by and between the parties hereto and in the manner hereinafter appearing: -

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Parties agree that the recital mentioned heretofore is an integral part of this Agreement For Sale.



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FOR VANDANA TEXTILES

PARTNER



2. The Transferor hereby agreed to sell, assign and transfer to the Transferee and the Transferee has agreed to acquire and purchase from the Transferor free from all encumbrances all legal and beneficial rights, title, interest and claims in the said shares of the said society together with incidental rights to use, occupy and possess the said Industrial Unit together with benefit of the deposits, i.e. Sinking fund, Share Money etc. standing in the name of the Transferor in the record of the said society and any other authority at or for the lumpsum consideration of

Rs.1,72,00,000/- (Rupees One Crore Seventy Two Lacs only)

which shall be payable by the Transferee to the Transferor as follows;

a) **Rs.20,28,000/- (Rupees Twenty Lacs Twenty Eight Thousand only)** already paid by the Transferee to the Transferor being earnest money out of the total consideration as agreed herein above and the Transferor doth acknowledge the receipt of the said payment.



b) **Rs.1,72,000/- (Rupees One Lac Seventy Two Thousand only)**

deducted by the Transferee being TDS @ 1% as per the provisions of the Income Tax Act., 1961 on total consideration as mentioned hereinabove and the Transferee shall provide the TDS certificate to the Transferor.

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c) **Rs.1,50,00,000/- (Rupees One Crore Fifty Lacs only)** shall be payable by the Transferee to the Transferor within 30 working days from the date of registration of this Agreement For Sale or within 10 working days from the date of receipt of the Mortgage

FOR VANDANA TEXTILES

PARTNER



NOC from the said society which ever is later, being full and final payment out of the total sale consideration as agreed hereinabove.

3. Time limit is being the essence of this Agreement.

4. On receipt of the full and final payment from the Transferee the Transferor shall:

(i) Execute all the transfer forms which are required as per the bye-laws of the said society and any other deeds and documents which are required for transfer of the rights, title interest and claims of the Transferor in the said Unit and in the shares.

(ii) Deliver all the original documents pertaining to the said Unit along with the original share certificates to the Transferee

(iii) Deliver the vacant and peaceful possession of the said Unit to the said Transferee.

(iv) Deliver all the original Licenses, permits i.e. Factory License, Trade License etc.



5. On the completion of transfer, the Transferor will request the said society to transfer to the Transferee the amount of sinking fund, repair fund, Share money and/or any other amount standing to the credit of the Transferor in the books of the said society.

6. That the maintenance charges, taxes, assessment, outgoing and all charges and amount due payable by the Transferor to the

Government, M.C.G.M., Udit Mittal Industrial Premises Co. Op. Society

Ltd., or any other authority or authorities in respect of the said Unit up to the date of handing over the vacant and peaceful possession of the

FOR VANDANA TEXTILES

PARNER



said Unit to the Transferee shall be payable by the Transferor and the Transferor keep the Transferee indemnified against the same.

7. The Transferee shall pay and discharge the liabilities in respect of the said Unit on and after the date on which Transferor deliver vacant possession of the said Unit to the Transferee.

8. That the amount of transfer fees which will be payable to the said society for giving its consent to the sale and transfer of the said shares and as incidental there to the rights to use and enjoy the said Unit by the Transferor to the Transferee shall be payable by the Transferor and Transferee equally (50% by each party), however the Stamp Duty and Registration Fees payable in respect of this Agreement For Sale shall be payable by the Transferee alone and the Transferor will not be liable for the same.

9. The Transferor hereby declare, represent and warrant and the Transferee has agreed to enter into this Agreement on the faith of the said representation and believing the same to the true, that -

That the Transferor is sole and absolute owners of the said shares and as such is solely and absolutely entitled to use, enjoy, occupy and possess the said Unit and that no other person or persons has have any right, title, interest, property, claim or demand into cover or upon the said or any part thereof either by way of sale, exchange, mortgage, gift, lien, pawn, easement or otherwise.

b) The Transferor has good right, full power and absolute authority to sell and transfer the said shares and to enjoy and use, occupation and possession of the said Unit and that neither they nor any one on their behalf done or committed any acts, deeds, things, or

FOR VANDANA TEXTILES

Partner



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declare insolvency and matters whereby the said shares or their rights to use, enjoy, occupy and possess the said Unit is or can be forfeited extinguished or rendered void or voidable. AND WHEREAS the Transferor shall keep indemnified the Transferee from or against all actions, suits, proceedings, claims, demands, fines, penalties, expenses and other liabilities of whatsoever nature made or suffered by or by virtue of any non performance or nonobservance by them of any of the terms and conditions of this agreement.

- c) The Transferor has not in any way encumbrance or agreed to encumber by way of mortgage, charge, lien, trust, sale, pledge, however its rights, title and/or interest in the said shares and the said Unit and that same are free from all encumbrances whatsoever and its right, title and the interest in the said shares and/or the said Unit has not been attached either before or after judgment at the instance of taxation authorities Transferor has not under taking to taxation authorities or any other authority to deal with or dispose of its right, title and interest in the said shares and the said Unit and that the Transferor has full and absolute power to deal with the same.

- d) The Transferor hereby covenant with the Transferee that no insolvency petition file by any of its creditor which is, pending disposal against them in any court of Laws and if it is found later on that any such petition/s is/are pending against the Transferor whereby the Transferee may suffer or sustain any loss whatsoever including the legal and incidental expenses to defend the same



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FOR VANDANA TEXTILES

PARTNER



The Transferor solely responsible for the same and they shall indemnify the Transferee against the same.

10. If any of the aforesaid declarations turns out to be false or if any person makes any claim in respect of the said Unit and thereby or otherwise the Transferee is put to any loss, expenses or prejudice, otherwise the Transferor shall indemnify and keep indemnified and harmless the said Transferee against all such loss and expenses.

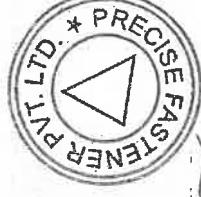
11. The Transferor hereby covenant with the Transferee that the Transferor shall on request of the Transferee do and execute all such acts, deeds, matters and things whatever for more perfectly securing the interest of the Transferee in the said Unit to be hereby sold unto and to the use of the Transferee as shall or may be reasonably required.

12. The Transferor shall at the request of the Transferee sign and execute all such deeds, documents, instruments and writings as may be required by the Transferee for the purchase or vesting into the Transferee and the said shares and as incidental thereto and right to enjoyment occupation and possession of the said Unit and the Transferor also agreed to appear before the Sub. Registrar for the purpose of registration of the said the Agreement for Sale.

That the Transferor shall liable to pay all liabilities towards the Income Tax, Sales Tax, Excise and / or any other Government Dues which they are liable to pay as proprietor, Partner or Director of any firm or company of the business which they carried from the said Unit and indemnify the Transferee for the same and the Transferees shall not liable for the same.

FOR VANDANA TEXTILES

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14. The Transferee shall be entitled to have and hold the possession, occupation and use of the said premises and the Transferee shall hold the same upto and to the use and benefit of the Transferee, for them, their heirs, successors and assigns forever without any claim, right, interest, demand, lien of the Transferor or any person or persons claiming through or under them or in trust for them.

15. The parties hereto are agreed to execute and register the Sale Deed on receiving the full and final consideration as agreed hereinabove and on the date when the possession of the said Unit is given to the Transferees by the Transferor.

16. The parties agreed to register this Agreement For Sale with the Sub Registrar of Assurance as per the provisions of the Indian Registration Act, 1908 and the Transferor has agreed to appear before the Sub Registrar of Assurance for Registration and to admit their responsibility within the time limit as per the provisions of the Indian Act, 1908.

17. This Agreement For Sale is subject to the provisions of the Maharashtra Co-operative Societies Act, 1960 and Indian Act, 1872 with rules made thereafter from time to time.

18. This Agreement For Sale is subject to the jurisdiction of the Courts at Mumbai only.

19. That each party hereto shall bear and pay the legal fees to their respective legal advisor.

THE SCHEDULE ABOVE REFERRED TO:

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Industrial Unit No. 121 admeasuring 790 sq. feet. Carpet area on

First floor in the building No.6 known as "Sanjay" of Udit Mittal Industrial

FOR VANDANA TEXTILES

Just
PARTNER



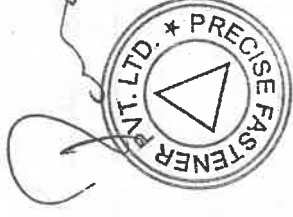
Premises Co-Op. Society Ltd. situated at Mittal Estate, Sir M.V.Road, Andheri (East), Mumbai-400 099 lying and being on peace and parcel of land bearing C.T.S. No.1637,1638(p),1641,1642(p), 1643(p), & 1647(p) of the Revenue Village-Marol, Taluka-Andheri District Mumbai Suburban, Building of the society was constructed in the year 1983 and consist Ground + one upper floors.

The building is assessed by the Municipal Corporation of Greater Mumbai vide SAC No. KE07002600900000.

Five fully paid up shares of Rs.50/- each five shares bearing distinctive Nos.266 to 270 (both inclusive) held under the share certificate No.54 dated 21-04-1986 of the Udit Mittal Industrial Premises Co-Op. Society Ltd.

FOR VANDANA TEXTILES

Partner
PARTNER



प्रीत-४		
200७	20	०३
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IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO
SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY
AND YEAR FIRST HEREINABOVE WRITTEN.

Signed and Delivered by the
Withinnamed "Transferor"

) FOR VANDANIA TEXTILES

M/S.VANDANA TEXTILES

Through its Partner

Mr. Vivek Bhagwati Prasad Khetan

Signed and Delivered by the

Withinnamed "Transferees"

) For PRECISE FASTENERS PVT. LTD.

PRECISE FASTENERS PRIVATE LIMITED)

Director

Through its director

Mr. Parag P. Shah

in the presence of

1. Mr. Sunil Kumar Pillai

2. Mr. Jitendra Shah



बंद-४		
२००५	२९	०३
	२०२३	

RECEIPT

Received of and from within named Transferees **PRECISE FASTNERS**

PRIVATE LIMITED a sum of Rs.20,28,000/- (Rupees Twenty Lacs

Twenty Eight Thousand only) as follows;

Amount	Ch.No.	Date	Name & Branch of Bank
Ref.No.			
Rs.10,00,000/-	02787937124	16-01-2023	IDBI Bank Ltd.
Rs.10,00,000/-	IBKLR92023011600093070		
		16-01-2023	IDBI Bank Ltd.
Rs.28,000/-	02789701408	27-01-2023	IDBI Bank Ltd.

Rs.20,28,000/- Total

Being earnest money cum part payment as agreed herein above in respect of Sale of Unit No. 121, on First floor in the building No.6 known as "Sanjay" of Udit Mittal Industrial Premises Co-Op. Society Ltd. situated at Mittal Estate, Sir M.V.Road, Andheri (East), Mumbai-400 099

We say received **Rs.20,28,000/-**

FOR VANDANA TEXTILES

Udit,
PARTNER

Witness :

1. Mr.Sunil Kumar Pillai

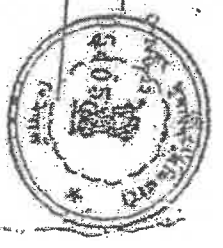
2. Mr.Jitendra Shah



मदर-४		
2000	22	४३
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Property Card

O.C.



Joint Sub Registrar, Ahmednagar District
Ruled Card No. 40500
Page 1 of 1



Joint Sub Registrar, Ahmednagar District
Ruled Card No. 40500
Page 1 of 1



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 १५/१०/२००७

सत्य-प्रतिनिधि

सत्य-प्रतिनिधि



२००७	२४	२३
२००७	२४	२३
२००७	२४	२३

MUNICIPAL CORPORATION OF GREATER BOMBAY
 No. CE/6322/BILL/AK of 5.3.82

To
 Shri S.M.S. Associates,
 49, Bombay, ...
 Fort, Bombay - 400023.

Subject: Occupation certificate for bldg. No. 3 Ground and 1st floor at Mittal Ind. Estate, Andheri (East).

Re:- Your letter No. 111 of 18.2.1982.

With reference to the above, I have to inform you that there is no objection to your client occupying the premises as shown by you in the plans submitted by you after obtaining water connection following conditions which should be complied with within 15 days from the date of receipt hereof.

- 1.- ... under section 270A of the B.M.C. Act for adequate water supply should be obtained from Hydraulic Engineer.
- 2.- ... I.O.D. condition H and K should be complied with within six months.

Please also note that if any of the user mentioned in approval plans are found changed without prior permission from the Municipal Corporation, this occupation certificate granted to your client will be treated as cancelled and steps will be taken to cut off the water connection from your client.

Yours faithfully,

Sd/-
 5.3.
 Asstt. Engineer Bldg. Proposals
 (Western Subs.) K. Ward.



Information to the owner:-
 Shri P.M. Shah, Architect,
 C/O. Shri P.M. Shah, Architect,

Sd/-
 5.3.82
 A.E.B.P. (W.S.) (K).

No. CE/6322/BILL/AK of 5.3.82
 E.P.V./D.F./H.A.C.C.(S)/Sup.K/A.E.H.W.O.K/East Ward.

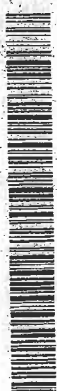
Copies forwarded for information please.

C 5322/BILL/AK
 1 JAN 1983

Sd/-

A.E.B.P. (W.S.) (K)
 5.3.82

2000	24	13
2023		



सूची क्र.2

दुय्यम निबंधक : सह.दु.नि. अंधेरी 2

दस्त क्रमांक : 2007/2023

23/02/2023

नोदणी :

Regn:63m

गावाचे नाव : मरीळ

क्रमांकाचा प्रकार	करारनामा
(1) विलेखाचा प्रकार	17200000
(2) मोबदला	16860578
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलेनट्टाकार आकारणी देतो की पट्टेदार ते नसुन करावे)	
(4) पू.मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: औद्योगिक सुनिट नं:121, माळा नं: पहिला, इमारतीचे नाव: उदित सितल ईंडस्ट्रीयल प्रिमायसेस कॉ.ऑफ.सो.सी. ब्लॉक नं: अंधेरी पूर्व,मुंबई 400099, रोड : सितल इस्टेट श्री एम वि रोड, इतर माहिती: एरूण क्षेत्र 790 चौ.फूट कार्पेट P.U: KE0/0026090000 ((C.T.S. Number : 1637, 1638 (Part), 1641, 1642 (Part), 1643 (Part) & 1647 (Part) ;))
(5) क्षेत्रफळ	1) 88.10 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात वसेल वेळी.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता.	1) : नाव:-मैसर्स. बंदना टेक्स्टाईल वर्क शारीदार विवेक भगवती प्रसाद खेतान वय:- पत्ता:-प्लॉट नं: सुनिट नं.121, माळा नं:.. इमारतीचे नाव: सितल ईंडस्ट्रीयल इस्टेट, ब्लॉक नं: घाटकोपर पश्चिम, मुंबई, रोड नं: एम वि रोड, महाराष्ट्र, मुंबई. पिन कोड:-400059 पॅन नं:-AAAFV0937D
(8) दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता	1) : नाव:-प्रिसाइस फाउन्डर्स वर्क संचालक पराग पी. शाह वय:- पत्ता:-प्लॉट नं: बी-19, माळा नं:.. इमारतीचे नाव: घाटकोपर ईंडस्ट्रीयल इस्टेट, ब्लॉक नं: घाटकोपर पश्चिम, मुंबई, रोड नं: एम.वी.एस. मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-AADCP8652R
(9) इस्तऐवज करून दिल्याचा दिनांक	06/02/2023
(10)इस्त नोदणी केल्याचा दिनांक	23/02/2023
(11)अनुक्रमांक,वड व पुष्ट	2007/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1032000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला वपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Canton

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर सिलकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे निवेदन पत्र ई-मेल द्वारे बुद्धिमान ई-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 23/02/2023) toMunicipal Corporation of Greater Mumbai.

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



सह. दुय्यम निबंधक, अंधेरी क्र.-२,
मुंबई उपनगर जिल्हा

