



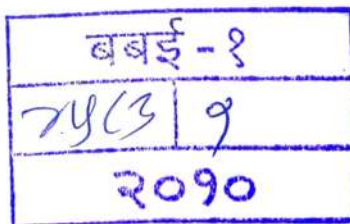
महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2010

1. दस्ताचा प्रकार :- प्रीमियम कोर सेल अनुच्छेद क्रमांक _____
2. सादरकर्त्याचे नाव :- राहुल को कनोडीया
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
4. गावाचे नाव :- फ्रीन्सेस डोक
5. नगरभुमापन क्रमांक/~~सर्व्हे~~ क./अंतिम भुखंड क्रमांक :- ६४
6. मूल्य दरविभाग (झोन) :- ३/३५ उपविभाग _____
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ मी. दर :- _____ ७३४००
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ५९ कार्गट / विल्ट अप चौ.मीटर / फूट
9. कारपार्किंग :- _____ गच्ची :- _____ पोटमाळा :- _____
10. मजला क्रमांक :- नव्व उदवाहन सुविधा ✓ आहे / नही
11. बांधकाम वर्ष :- १९९६ घसारा :- ४०%
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- _____ ज्यान्वये दिलेली घट / वाढ
14. लिह अँड लायसन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :- _____
निवासी / अनिवासी 2. अनामत रक्कम / आगावू भाडे :- _____
3. कालावधी :- _____
15. निर्धारित केलेले बाजारमूल्य :- ४७७२०००/-
16. दस्तामध्ये दर्शविलेली मोबदला :- ४९३००००/-



17. देय मुद्रांक शुल्क :- २३८६००/- भरलेले मुद्रांक शुल्क :- २३८६००/-
18. देय नोंदणी फी :- ३००००/-

लिपीक
सह दुय्यम निबंधक
मुंबई शहर क्र. १



सह दुय्यम निबंधक
सह दुय्यम निबंधक
मुंबई शहर क्र. १.

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महाराष्ट्र
१५/२०१०
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hereinafter referred to as the Transferor/"VENDOR"(which expression shall unless it be repugnant to the context and meaning thereof, shall mean and include her heirs, executors, assigns and administrators) of the ONE PART:

AND SHRI RAHUL KRISHNAKUMAR KANODIA, adult, Indian Inhabitant, residing at 89/89, Gangotri 'A' Building, Walkeshwar Road, Mumbai 400 006, hereinafter referred to as the Transferee/ "PURCHASER" (which expression shall unless it be repugnant to the context and meaning thereof, shall mean and include his heirs, executors, assigns and administrators) of the OTHER PART:

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WHEREAS under an Agreement duly stamped and registered dated 1st November, 1991 executed between Mrs. Kamlavati Shantilal Gupta and Others as Transferors and M/s. SHREE SHYAM INTERNATIONAL a Proprietary Firm, through its sole Proprietor MR. BALKISHAN L. BHAGCHANDKA

AND WHEREAS on the death of BALKISHAN L. BHAGCHANDKA his wife SMT. DRAUPADI DEVI BHAGCHANDKA has admitted as member of the Society for and on his place and as such SMT. DRAUPADI DEVI BHAGCHANDKA is owner and holding Unit No.004, on the Ground floor, Gupta Bhavan Co-Operative Premises Society

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Limited, 32/38, Ahmedabad Street, Carnac Bunder, Iron Market, Mumbai 400 009, holding Unit No. 004 admeasuring area 59. Sq. Mtrs. (i.e. $10.76 \times 59 = 634.84$ Sq.feets) Built-Up.

AND WHEREAS BY an Agreement of Sale made and entered into between SHRI RAHUL KRISHNAKUMAR KANODIA therein called as Purchaser. The Vendor have sold, transferred and assigned and the Purchaser have Purchased, accepted and the Purchaser become owner of Unit No. 004 on Ground floor. Gupta Bhavan Building situated at 64-B Ahmedabad Street, Carnac Bunder, Sant Tukaram Road, Iron Market, Mumbai 400 009 on the terms and conditions contained therein.

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AND WHEREAS DRAUPADI DEVI BHAGCHANDKA is a member of Gupta Bhavan Premises Co-Operative Society Limited registered under the provisions of Maharashtra Co-Operative Societies Act, 1960 under registration No. GEN/1291 of 1979.

AND WHEREAS in her capacity as member DRAUPADI DEVI BHAGCHANDKA is holding 5 Shares of Rs. 50 - each under Share Certificate No. 45 dated 1-3-1992 issued by the said Society bearing distinctive Nos. 221 to 225.

AND WHEREAS the Vendor is well ceased and possessed of the said Unit No. 004 in the said Gupta Bhavan Co-Operative Society Ltd., and holding rights, titles and interest in the

13. →

capital, deposit, membership and right to use, occupy and possess the said Unit.

AND WHEREAS the Vendor has desire to sell and the Purchaser has agreed to purchase all the rights, titles and interests, funds, capitals etc. and the Purchaser become owner of Unit No.004, on Ground floor, Gupta Bhavan Building, situated at 64-B Ahmedabad Street, Carnac Bunder, Sant Tukaram Road, Iron Market, Mumbai 400 009. The Purchaser has also agreed to acquire and hold the said premises on the same terms and conditions for a sum of Rs.41,30,000/- (Rupees: Forty One Lakhs and Thirty Thousand only).

AND WHEREAS the building in which the said premises is situated is about 27 years old. The Purchaser is, therefore, entitled for depreciation. Accordingly, the purchaser has paid the stamp duty on this Agreement.

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NOW THIS AGREEMENT FOR SALE WITNESSETH
AND IT IS HEREBY AGREED BY AND BETWEEN THE
PARTIES AS UNDER



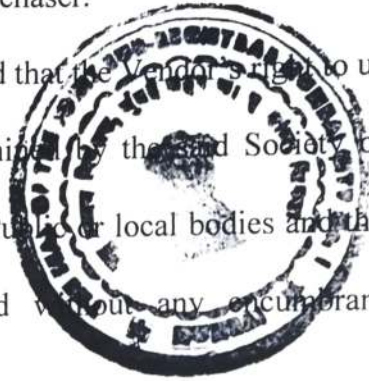
1. The Vendor has agreed to sell, transfer and assign and the purchaser has agreed to purchase and acquire the right, title and interest in the said shares and the said Unit No.004 on the same

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terms and conditions on which the vendor is holding the same, for a total consideration of Rs.41,30,000/- (Rupees: Forty One Lakhs and Thirty Thousand only), paid by the Purchaser to the Vendor.

2. The Vendor has declared that her membership right, shares and rights, titles and interests and right to use, occupy and possess the said Unit No.004 has not been dealt with in any manner prejudicial to the Purchaser.

3. It is declared that the Vendor's right to use the said premises has not been determined by the said Society or any Government, Semi-Government, Public or local bodies and that the same are free and marketable and without any encumbrance of any nature whatsoever.



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4. The vendor hereby declares that she has not sold, transferred or mortgaged or dealt with in any manner whatsoever or under any arrangement whatsoever to anyone of their rights, titles and interests in the shares, capital, deposits, membership and her right to use, occupy and possess the said Unit No.004 in Gupta Bhavan Co-Operative Society Limited to any one and the same are free and marketable.

5. The vendor hereby declares that she has neither parted with the shares and her rights, titles and interests in the capital and deposits held by her nor she has parted possession of the said premises or any portion thereof to anyone on any basis whatsoever.

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6. The vendor hereby declares that the purchaser shall use and possess the said rights, titles and interests in the said premises and enjoy benefit, including her rights to hold shares in the said premises without any objection, hindrance, denial or claim from anybody including the vendor or anybody claiming through, upon or under her.

7. The vendor hereby declares that her rights, titles and interests in the said premises and the said shares with all the rights attached thereto are free from all encumbrances and she has observed all the bye-laws of the said Society and cleared all the dues of the said Society till the date hereof and she further undertakes to pay if any amount be found due or payable to the said Society for the period prior to the date of completion of transfer pursuant hereto.

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8. The vendor hereby declares that she has not made any agreement and/or commitment with any party or person/s nor dealt with in any manner right, title and interests in the said shares or said premises which may amount to any impediment to her rights to deal with the said shares and the said premises or any right therein or any of them or otherwise.



9. The vendor hereby declares that there is no prohibitory order passed by the Government or any other local body or income-

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tax authority or any injunction from any court restraining her from transferring her interests in the said shares and the said premises or any part thereof.

10. The vendor hereby declares that the said premises and the said shares have been allotted to her and she has paid the full consideration from her own funds and no other person/s has any right, title or interests in the said premises.

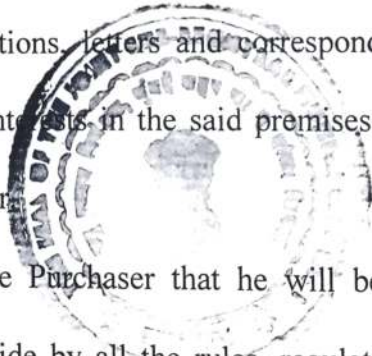
11. The vendor hereby agrees that on completion of transfer as aforesaid, she will submit her resignation of membership to the said Society and shall hand over quiet, vacant and physical possession of the said premises to the purchaser, without any hitch and/or hindrance.

12. The Vendor agrees to hand over on completion of the transfer, all the original documents of the said premise, shares and also agrees to sign all applications, letters and correspondence to effectuate the transfer of her interests in the said premises and the shares in favour of the Purchaser.

13. It is agreed by the Purchaser that he will become a member of the Society and abide by all the rules, regulations and resolutions passed from time to time by the Managing Committee and the general body meeting.

14. It is agreed between the Vendor and the Purchaser that the transfer fees payable to the Society will be paid by the Vendor.

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However, stamp duty on this agreement and registration charges in respect thereof, if any, etc. shall be borne by the Purchaser and the Vendor shall not be liable to pay the same or any part thereof.

15. All out of pocket expenses and the cost and incidental to this Agreement for sale and for the execution of any other deed/s documents or writings to be executed pursuant hereto shall be borne and paid by the Purchaser alone.



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

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THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of the Unit No. 004 admeasuring area 59. Sq.Mtrs. (i.e. 10.76 x 59 = 634.84 Sq.feet) Built-up on the Ground floor of the building known as Gupta Bhavan Premises Co-Operative Society Ltd, situated at final Plot No. 64/B at Ahmedabad Street, Mumbai 400 009, within the registration district of Mumbai, bearing Final Plot No. 64, Princess Dock Division, "B" Ward, along with five fully paid up shares of Rs. 50/- each, bearing distinctive Nos. from 221 to 225 (Both inclusive), issued under Share Certificate No. 45.

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SIGNED AND DELIVERED

By the Withinnamed Vendor

DRAUPADI DEVI BHAGCHANDKA

Through her C.A.

BINIT BHAGCHANDKA

In the presence of

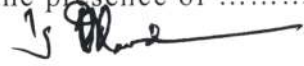

1. 
2. 

SIGNED AND DELIVERED

By the Withinnamed Purchaser

SHRI RAHUL KRISHNAKUMAR KANODIA

In the presence of

1. 
2. 

RECEIVED from the Purchaser

a sum of Rs. 41,30,000/- (Rupees: Forty

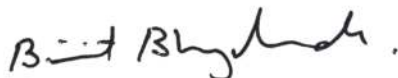
One Lakhs Thirty Thousand only towards

the full and final payment as per Agreement

for Sale, vide Cheque bearing No. _____, Rs. 41,30,000/-
056414, drawn on Canara Bank.



I SAY RECEIVED.

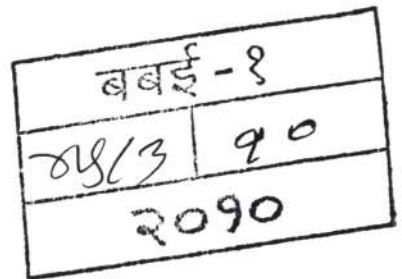


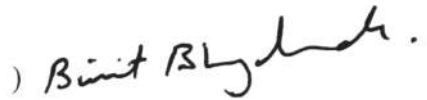
(DRAUPADI DEVI BHAGCHANDKA)
(Th. her C.A. Binit Bhagchandka)
VENDOR.

WITNESSES:

1. 

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) 

SHARE CERTIFICATE

GUPTA BHAVAN PREMISES CO-OPERATIVE SOCIETY LTD.

GUPTA BHAVAN 64/B, AHMEDABAD STREET, BOMBAY 400 909.

Registered under section 9 (1) of Maharashtra Co-operative Societies act 1960 (Maharashtra act XXIV of 1964)

REGN. NO. GEN/1291 OF 1979

CAPITAL RS. 1,00,000

DIVIDED INTO 2,000 SHARES OF RS. 50 EACH

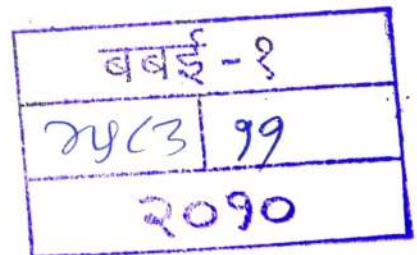
Member's Register No. 45 Share Certificate No. 45 For Five Shares

This is to Certify That Shree Shyam International
(Unit No 004)

Bombay are the Registered holders of Five fully paid-up shares of
Rs. Fifty each numbered Two hundred Twenty to Two hundred Twenty Five inclusive, in-
one.
GUPTA BHAVAN- PREMISES CO-OPERATIVE SOCIETY LTD. Subject to the by-laws of the said
Society, and that upon each of such share the sum of Rs. Fifty has been paid.

Given under the common seal of the Society
at Bombay this Twenty-
First day of March 1992

[Signature]
Chairman
[Signature]
Secretary
[Signature]
Member of the M. C.



GUPTA BHAVAN PREMISES CO-OPERATIVE SOCIETY LTD.

Gupta Bhavan, 64/B, Ahmedabad Street, MUMBAI-400 009.

Reg. No. GEN/1291 of 1979

Ref. No. _____

Dated 1/6/10 19

TO WHOMSOEVER IT MAY CONCERN

Owner : Mrs. Draupadi Devi Bhagchandka
Unit No. : 004
Floor : Ground floor
Area : 59 sqmts B. Up.
Year of construction : 1976
Final Plot No. : 64
Division : Princess Dock
Building consists of : Basement plus 5 upper floors with Lift.

Gupta Bhavan Premises Co-op. Society Ltd.

Chairman Hon. Secretary Treasurer Jt. Secretary

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2090	

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J J Hosp.

यांजकभूत

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1-MAR-08

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13/10/2007

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तळ मजला, मुख्य इमारत, महापालिका मार्ग, मुं. ४०० ००९.
संकेतस्थळ : www.mcgm.gov.in

मालमत्ता कराचे देयक

मालमत्ता क्रमांक (नवीन)	लेखा क्रमांक	वॉर्ड क्रमांक	मालमत्ता करवर्ष	सहाय्यक करनिर्धारक व संकलक
00319056	B-1407950090000	--	2007-2008	
पक्षकाराचे नाव व पत्ता : SECY GUPTA BHAVAN PREMISES COOP SOCIETY LTD, GUPTA BHAVAN, 64B AHMED ABAD STREET MUMBAI NO 400009				'B' Ward, Municipal Office Building, 121, Ramchandra Bhatt Marg, Opp. J J Hosp. Mumbai 400 009
(टपाल दाखला घेऊन)				
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र.				यांजकडून

मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस.क्र. / प्लॉट क्र. गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण,
मालमत्तेचे वर्णन, करदात्याची नावे :
B5490 5491/32-34 AHMEDABAD ST HOUSE WITH GODOWN BANK OFFICES, GUPTA BHAVAN, MUMBAI
ADAM HAJI PIRMOHAMED ESSAK ,

प्रथम करनिर्धारण दिनांक	Prior to 1961-62	0
एकूण करपात्र मूल्य रु	224930	0
करमाफी दिलेले मूल्य रु	0	0
निवासी करपात्र मूल्य रु	0	0
अनिवासी करपात्र मूल्य रु	224930	0
एकूण वार्षिक देय कर	253098	0
200710BIL03185479 01-APR-07 to 30-SEP-07	देयक क्र.	200720BIL03185480 01-OCT-07 to 31-MAR-08
कर / Tax	निवासी / अनिवासी / R / NR	
33740 सर्वसाधारण कर / General Tax	30	33740
0 पाणीपट्टी / Water Tax	निवासी / R	65
0	अनिवासी / NR	130
0 जललाभकर / Water Benefit Tax	निवासी / R	12.5
28116	अनिवासी / NR	25
0 मलनिःसारण-कर / Sewerage Tax	निवासी / R	39
0	अनिवासी / NR	78
0 मलनिःसारण लाभ कर / Sewerage Benefit Tax	निवासी / R	7.5
16870	अनिवासी / NR	15
13496 म. न. पा. शिक्षण उपकर / Mun. Edu. Cess	12	13496
0 राज्य शिक्षण उपकर / State Education Cess	निवासी / R	6
13496	अनिवासी / NR	12
3374 रोजगार हमी उपकर / Emp. Gua. Cess	अनिवासी / NR	3
562 वृक्ष उपकर / Tree Cess	0.5	562
16870 पथकर / Street Tax	15	16870
126524	देयक रक्कम	126524
15/06/2007	देय दिनांक (Due Date)	18/10/2007



00319056

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00319056

संदेशः
१) अधिदान महापालिकेच्या कुठल्याही केंद्रावर स्विकारले जाईल.
२) पुढील पत्रव्यवहारासाठी मालमत्तेचा नवीन क्रमांक नमूद करावा.
३) लहान व गरजू मुलांच्या मदतीसाठी २४ तास तात्काळ सेवा दूरध्वनी क्र. १०९८
४) बृहन्मुंबई महानगरपालिका आपत्कालिन व्यवस्थापन केंद्र-संपर्क- २२६९४७२७.
मि. सं. उंबरळी
करनिर्धारक व संकलक (प्र.)

* सूचना व अधिक माहितीसाठी कृपया मागे पहावे.
The billing system is under upgradation. Reconciliation of manual transactions during switchover period is in progress. Please bear with data errors if any.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AGJPK7343K

नाम /NAME
RAHUL KRISHNAKUMAR KANODIA

पिता का नाम /FATHER'S NAME
KRISHANAKUMAR DEVKINANDAN
KANODIA

जन्म तिथि /DATE OF BIRTH
18-03-1979

हस्ताक्षर /SIGNATURE
Rahul K Kanodia

आयकर निदेशक (पद्धति)
DIRECTOR OF INCOME TAX (SYSTEMS)

PURCHASER



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AABPK1184E

नाम /NAME
KISHANKUMAR DEVKINANDAN
KANODIA

पिता का नाम /FATHER'S NAME
DEVKINANDAN BADRIDAS KANODIA

जन्म तिथि /DATE OF BIRTH
01-12-1947

हस्ताक्षर /SIGNATURE
Kishankumar Devkinandan Kanodia

आयकर निदेशक (पद्धति)
DIRECTOR OF INCOME TAX (SYSTEMS)

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२०१०	

WITNESS-2

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADQPB3622A



नाम /NAME

DRAUPADI DEVI BHAGCHANDKA

पिता का नाम /FATHER'S NAME

BANARSHI LAL CHOWDHURY

जन्म तिथि /DATE OF BIRTH

10-07-1946

हस्ताक्षर /SIGNATURE

द्रौपदी देवी

आयकर आयुक्त, प.व.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI



SELLER

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C.A.

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADEPB2661B



नाम /NAME

BINIT BHAGCHANDKA

पिता का नाम /FATHER'S NAME

BALKISHAN BHAGCHANDKA

जन्म तिथि /DATE OF BIRTH

07-04-1978

हस्ताक्षर /SIGNATURE

Binit Bhagchandka

आयकर आयुक्त, प.व.-II

COMMISSIONER OF INCOME-TAX, W.B. - II

स्थायी सेवा संख्या /PERMANENT ACCOUNT NUMBER
AADPG0121D



नाम /NAME
RAJESHKUMAR GANDHI

पिता का नाम /FATHER'S NAME
CHHOTALAL GANDHI

जन्म तिथि /DATE OF BIRTH
01-07-1960

हस्ताक्षर /SIGNATURE

R. Gandhi

आयकर निदेशक (प्रणालि)
DIRECTOR OF INCOME TAX (SYSTEMS)

Witness



137313007095 224922 11/06/2010

Canara Bank

कर्नाक बंदर, मुंबई
CARNAC BUNDER, MUMBAI - 400 001 (1373)

JOINT SUB REGISTRAR MUMBAI CITY I

को या उनके आदेश पर Or Order प्राप्त मूल्य के लिए

THIRTY THOUSANDS ONLY

अदा करें For Value Received

रु. Rs. *****30000.00

कृते केनरा बैंक For Canara Bank

NOT OVER Rs. 30000

Canara Bank

MUMBAI ACCOUNTS SECTION (101)

प्राधिकृत हस्ताक्षर कर्ता
AUTH SIGNATORY

A. Rathinam
A. RATHINAM
ए. रथिनम
OFFICER IN CHARGE SP No. 47629
S.P. No.

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केवल छः महीने के लिए वैध Valid for six months only

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SHARE CERTIFICATE
GUPTA BHAVAN PREMISES CO-OPERATIVE SOCIETY LTD.

GUPTA BHAVAN 64/B, AHMEDABAD STREET, BOMBAY 400 009.

Registered under section 9 (1) of Maharashtra Co-operative Societies act 1960 (Maharashtra act XXIV of 1964)

CAPITAL RS. 1,00,000

REGN. NO. GEN/1291 OF 1979

DIVIDED INTO 2,000 SHARES OF RS. 50 EACH

Member's Register No. 45 Share Certificate No. 45 For Five Shares

This is to Certify That Shree Phyam International
(Unit No 004)

of Bombay are the Registered holders of Five fully paid-up shares of
Rupees Fifty each numbered Two hundred one to Two hundred Twenty Five inclusive, in
GUPTA BHAVAN PREMISES CO-OPERATIVE SOCIETY LTD. Subject to the by-laws of the said
society, and that upon each of such share the sum of Rs. Fifty has been paid.

Given under the common seal of the Society
at Bombay this Twenty-First day of March 1992

Chairman
Secretary
Member of the M. C.

MEMORANDUM OF TRANSFERS

Date of Transfer	No. of Transfer	Ledger Folio	To whom Transferred
8/8/2008.	1.	4	Smt. Draupadi Devi Balkishan- Bhagchandka
11/1/2011	2	4	Mr. Rahul K. Kanodia,

