



# बृहन्मुंबई महानगरपालिका

## करनिर्धारण व संकलन खाते

### मालमत्ता करदेयक

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

Inward No:

लेखा क्रमांक LX1208340210000	मालमत्ता करवर्ष / देयक कालावधी 2023-2024 01/04/2023 ते 31/03/2024	देयक क्रमांक 202310BIL21190517 202320BIL21190518	देयक दिनांक 26/02/2024
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पत्रकाराचे नाव व पत्ता : CHEMTROLS INDUSTRIES LTD  CHEMTROLS ENGINEERING LTD, 910, TULSISANI CHAMBERS, 212, NARIMAN POINT, MUMBAI-400021.	पत्रक - Asstt. Assessor & Collector, L Ward, Municipal Office Building, Laxmanrao Yadav Market Building, S. G. Barve Marg, Kurla (West), Mumbai - 400 070.  ईमेल पत्ता: aacl.ac@mcgm.gov.in दूरध्वनी क्र. 022 2650 3183
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मालमत्ता क्रमांक, सी.टी.एम क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, मालमतेचे वर्णन, इमारतीचे नाव, करदात्याची नावे.  
L 4588 (3/2) 16P TUNGA VILLAGE R.C.C. BLDG AS OFFICE SHRI HARI MOHAN PURI

प्रथम करनिर्धारण दिनांक: 01/04/1961	जलजोडणी क्रमांक: -	एकूण भांडवली मूल्य: ₹ 30796150/-
एकूण भांडवली मूल्य (अक्षरी): ₹ Three Crore Seven Lakh Ninety Six Thousand One Hundred Fifty Only		

दि. 31/03/2010 या तारखेपर्यंतची थकबाकी: ₹ 0 दि. 01/04/2010 ते 31/03/2023 या तारखेपर्यंतची थकबाकी: ₹ 647883

कराचे नाव	01/04/2023 ते 30/09/2023 (202310) Bill Amount (₹)	01/10/2023 ते 31/03/2024 (202320) Bill Amount (₹)
सर्वसाधारण कर	41575	41575
जल कर	0	0
जल लाभ कर	26177	26177
मलनिःसारण कर	61593	61593
मलनिःसारण लाभ कर	16165	16165
म.न.ग. शिक्षण उपकर	15398	15398
राज्य शिक्षण उपकर	12319	12319
रोजगार हमी उपकर	3080	3080
वृक्ष उपकर	770	770
पथ कर	20018	20018
एकूण देयक रक्कम	197095	197095
कलम 152 अ नुसार दंडाची रक्कम	0	0
आगाऊ अधिदानाचे समायोजन	0	0
अभ्याची निव्वळ रक्कम	197095	197095
अधिदानाची निव्वळ रक्कम	0	0
अक्षरी रुपये (Payable Amount)	₹ One Lakh Ninety Seven Thousand Ninety Five Only	₹ One Lakh Ninety Seven Thousand Ninety Five Only
अंतिम देय दिनांक	25/05/2024	25/05/2024

To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first)

IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTLX1208340210000, Name-BMC Property Tax.

Cheque/DD/PO payment should be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

Scan to open BMC Website :



मान. न्यायालयीन निर्णयानुसार भांडवली मूल्य निश्चिती नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ रद्दवातल ठरविण्यात आले आहेत. सदर देयक हे संरक्षणात्मक आधारावर जारी करण्यात आलेले असून मूल्यांकनाविषयी सुधारित धोरण जाहीर झाल्यानंतर त्यानुसार पूर्वलक्षी प्रभावाने मालमत्तांचे मूल्यांकन / फेरमूल्यांकन व त्यानुसार करवसुली करण्याचा महानगरपालिकेचा अधिकार राखून ठेवण्यात येत आहे. या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे.

महेश पाटील  
करनिर्धारक व संकलक

User Category :- C

पावली क्र.

बदल 13/20/21/100

नॉदणी २९ म.  
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमंक

दिनांक १८/०६/२०२१

दस्तावेजाचा प्रकार-

सादर करण्याचे नाव-

खातीलप्रमाणे फी मिळाली:-

नोदणी फी

नकल फी (फोटो)

एअरकंडीशनिंग नकल फी

टपालखर्च

नकला किंवा शापने (कलम ६३ ते ६७)

शोध दिव्या निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

ग्रामाणित नकला (कलम ५७) (फोटो)

इतर फी (मागील पावावरील) बाब क्र.

"

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दस्तावेज

नकल

रोजी तयार होईल व

नॉदणीकृत डाकेने पाठवली जाईल.

कार्यालयात देण्यात येईल.

दुय्यम निबंधव.

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नॉदणीकृत डाकेने पाठवावा.

हवाली करावा.

सादरकर्ता

साहेबराव रु. ५३०० (Pvt.) Ltd.  
For Chemtrols Engineering (Pvt.) Ltd.

श्री. के. नरसिम्हा

Managing Director

530000  
54  
31319.

20000

20

98

20

p/m

Rs 20100

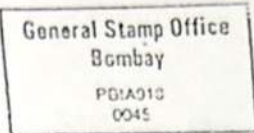
एकूण

20900

नॉदणीकृत डाकेने पाठवली जाईल.  
कार्यालयात देण्यात येईल.  
दुय्यम निबंधव.





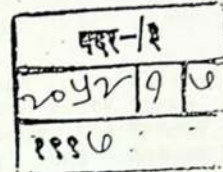


*any*  
*15/3/97*

*any*  
*15/3/97*

I. M. Patel  
Proper officer  
Extend of Sales Counter, Bandra  
General Stamp office, Bombay

*As per the finding of the court*



This INDENTURE made at Mumbai this <sup>31st</sup> day of March in the Christian Year One Thousand Nine Hundred Ninety Seven BETWEEN Shree HARI MOHAN PURI son of late Dr. Amar Nath Puri and Sole Proprietor of Libra Industries, Amar Hill, Saki Vihar Road, Powai Mumbai 400 072 residing at 16 Heliopolis, 155 Colaba Road Colaba, Mumbai 400 005 hereinafter called "The Vendor" (which expression shall unless it be repugnant to the context or meaning thereof deemed to include his successors and assigns) of the ONE PART and M/s. CHEMTROLS ENGINEERING PRIVATE LIMITED a Company incorporated under the companies Act 1956 having its Registered Office at 910, Tulsiani Chambers 212, Nariman Point, Mumbai - 400 021 hereinafter called "The Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof deemed to include its successors and assigns) of the SECOND PART.

WHEREAS the Vendor is seized and possessed of or otherwise well and sufficiently entitled to the premises consisting of several pieces or parcels of land or ground situated at Village Tungwa admeasuring 7763 square meters and more particularly described in the First Schedule hereunder written hereinafter referred to as "the Said Property" by virtue of a conveyance dated 1972 and registered with Sub-Registrar at Bandra..

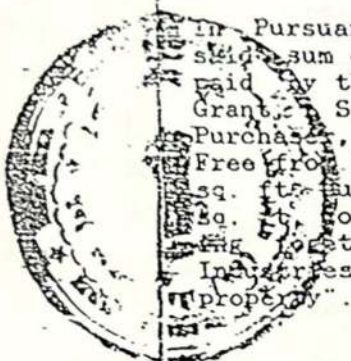


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2880		

WHEREAS the Vendor is the owner and otherwise fully and sufficiently entitled to the 3-storeyed (Ground + 2 Floors) Building built on the "Property" housing Libra Industries on the Ground and 1st Floor and second floor occupied by the purchaser by Virtue of the Agreement of Leave and License dated 12th day of May 1993.

And WHEREAS the Vendor, during the Leave and License period has agreed to sell and the Purchaser has agreed to purchase 4872.83 sq. ft. built-up area alongwith open terrace admeasuring 1831 sq. ft. constituting whole of the Second floor of the building together with fixtures hereinafter referred to as the "The Said Premises" at a consideration of Rs.53.00 Lakhs (Rupees Fifty three lakhs only) paid in its entirety by the Purchaser to the Vendor.

NOW THIS INDENTURE WITNESSETH that

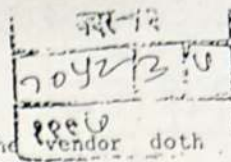


In Pursuance of this Agreement and in consideration of the said sum of Rs.53.00 Lakhs (Rupees Fifty three lakhs only) paid by the Purchaser to the Vendor, the Vendor doth hereby Grant, Sell, Assign, Convey and Assure unto the Purchaser, its Successors and assigns for ever, in Simple Free from All Encumbrances "the Said Premises" namely 4872.83 sq. ft. built-up area alongwith open terrace admeasuring 1831 sq. ft. constituting whole of the Second floor of the building together with fixtures in the building housing Libra Industries on the Ground and First Floor and situated on "the Property".

And this INDENTURE FURTHER WITNESSETH that the Vendor doth hereby covenant with the Purchaser that he the Vendor shall unless prevented by fire or some inevitable accident.. from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser and Owner for the time being of the said premises or any part thereof hereby granted and conveyed or intended so to be produced... cause to be produced to him or his Attorneys or Agent or Agents or at any Trial Hearing Commission, examination or otherwise as occasion shall require the Title deeds maintaining, defending and proving his Estate Title or possession to "the Said Property" deliver or cause to be delivered to the Purchaser its Successors and Assigns of "the said premises" or any part thereof such attested or other copies extracts or abstracts from the said documents as he may require and shall and will in the meantime and unless prevented as aforesaid, keep the said documents safe, unobliterated and uncanceled.

3...  
[Signature]





And this INDENTURE FURTHER WITNESSETH that the Vendor doth hereby undertake :

- i) to obtain Statutory Clearances for conveyance under relevant rules and regulations of Income-Tax, BMC, ULC ... etc. as applicable.
- ii) to provide approach road from Main Saki Vihar Road for which Purchaser shall contribute towards maintenance charges.
- iii) to provide open car parking facilities between existing entrance and the proposed second entrance.
- iv) to share 50% of Stamp Duty and Registration Fee.
- v) to obtain necessary permissions from BMC and/or other Statutory Agencies or Local bodies, for constructing a second entrance of 10 feet wide connecting the open terrace to approach road and to permit the purchaser for constructing the same and in the event such permissions are not available, the vendor undertakes to provide separate staircase in lieu of the second entrance upto the second floor.
- vi) to grant the Purchaser unobstructed access to the top terrace at all times for installing Water Tank, Airconditioners, accessories etc. as well as for maintenance etc.
- vii) to permit the Purchaser to lay new water lines.
- viii) to permit the Purchaser to utilise presently existing sewerage and drainage disposal system in "the Property".
- ix) to permit the purchaser to utilize the existing staircase of the building in case of emergency
- x) and to obtain completion and Occupancy Certificate from Mumbai Municipal Corporation specially for 2nd Floor.

And this INDENTURE FURTHER WITNESSETH that the vendor irrevocably authorises the Purchaser to present this Agreement to Statutory bodies/Agencies as well as to Registrars as applicable for seeking permissions/approvals for construction, laying water pipelines, registering the deed ..... etc. and to execute necessary documents in this regard.

And this INDENTURE FURTHER WITNESSETH that Purchaser shall pay all Municipal and/or Government Taxes/duties or water charge on the property purchased under this Agreement. The Purchaser shall not carry out construction on the open terrace of 1831 sq.ft. without obtaining written permission from the Vendor.

4-12  
24/2/80  
1888

And this INDENTURE FURTHER WITNESSETH that both the Vendor and the Purchaser shall share the cost of Insurance of the Building against damages and/or collapse due to natural calamities and/or any other reasons and that both the Vendor and the Purchaser shall share the cost of repair and/or reconstruction as joint owners of the building.

The First Schedule above referred to :-

All those pieces or parcels of land or ground situated in the Village of Tungwa in Powai Estate Greater Mumbai in the Registrar District and Sub-district of Bandra and containing by admeasurements 7763 square metres or thereabouts and bearing survey No.87 (part) and C.T.S. No. 182 (part) bounded on or towards the East Tungwa Village on a lower level on or towards the west by land belonging to Mr. Ram Nath Puri and Santogen Mills / on or towards North by land belonging to Mrs. Raksha Oberoi and Ram Nath Puri and /on or towards South by land belonging to Bright Paints. .

In WITNESS WHEREOF the parties hereto have set and subscribed their respective hands the day and the year first herein above written.

Signed, Sealed and Delivered  
By the withinnamed

*[Signature]*

Sri HARI MOHAN PURI, the Vendor  
in the presence of

1. *[Signature]* Mrs A Puri.
2. *[Signature]* Hashim

Signed, Sealed and Delivered  
by the Withinnamed

For Chemtrols Engineering (Pvt.) Ltd.

Chemtrols Engg. Pvt. Ltd., the Purchaser  
in the Presence of

Managing Director

1. *[Signature]* (Mr. S. A. NIKAM)
2. *[Signature]* (Mr. DEEPAK N. CHOKSHI)



2042	914
1990	

Received from the within named Purchaser as consideration towards conveyance of "the Said Premis s."

A sum of Rs. 18.00 lakhs (Rupees Eighteen Lakhs) paid as Refundable deposit under the Agreement of Leave and License dated 12th day of May 1993 is adjusted towards partial payment of the consideration of Rs.53.00 Lakhs.

A sum of Rs.2.65 Lakhs (Rupees Two Lakhs Sixty Five Thousand) as 50% Share of the Vendor towards Stamp Duty paid by the Purchaser is adjusted towards partial payment of the consideration.

Sum of Rs. 20.00 Lakhs (Rupees Twenty Lakhs) vide cheque No. 683305. dra . on Indian Overseas Bank, Powai Lake Branch, Mumbai 400 072 .

And. Rs.12.35 Lakhs (Rupees Twelve Lakhs, Thirty Five Thousand) vide cheque No. 683311 drawn on Indian Overseas Bank, Powai Lake Branch, Mumbai - 400 072.



For the Vendor

*[Handwritten Signature]*

Signed



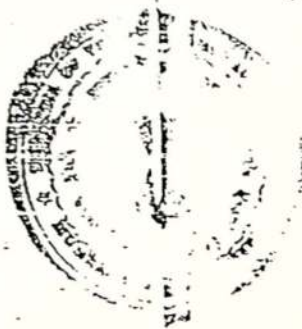
मोदवी की:- 20,000  
 कोठी की:- 50  
 टपाल की:- 92  
 कुल :- 20062

For Controls Engineering (Pvt.) Ltd.

*Managing Director*

कुली

सह. दुग्धपिण्ड - २३  
मुंवेइ २०००.००.००००



શ્રીકૃષ્ણદેવનાય વચ ૪૮ વર્ષે મૈત્રેયેણાચાર્ય

रा. अमर सिंह साकी पिहा, रोड जवाहर

For Chemtrol's Engineering - Pvt. Ltd.

ဝိမာနဗျူဟ ၂

..... दसरायेच कवच दिशात  
 प्राकृतित नैऋत्येच ..... दसरायेच  
 ..... दिश्याचे कवच करूनात.

प्राकृतिक विज्ञान

बदर-वि

(17)  $\frac{1}{x^2} = x^{-2}$   $\frac{d}{dx} x^{-2} = -2x^{-3} = -\frac{2}{x^3}$

रा. वरील प्रमाण

3- श्री श्री ज्ञान साधन बोर्ड

2. राजि(रु) डेप

१. तब वरिष्ठ लक्षणों के लक्षण  
जन्म: संक्रान्त अतत्प्राये धारिण  
ह लक्ष्मी मोक्ष रत्ना.

दुग्धम त्रिवेद्यक, कुर्ला

सुंभदे २१७-१९ जिला...

2. 90/100