

# PRAGNA KEDIA

6th Floor, Vishwashanti, 30/E, Azad Road, Juhu Koliwada, Santacruz (W), Mumbai – 400 049.

To,

The Assistant Assessor & Collector  
Brihanmumbai Mahanagar Palika,  
G-South Ward, Elphinstone Road,  
Mumbai 400 013.



**Sub:** Complaint against fixation of Capital Value in respect of Unit 102 on 1st Floor of Peninsula Business Park, Tower B on G. K. Marg, Lower Parel, bearing property account no "GS1302680670050" (hereinafter referred to as "the said Unit")

**Ref :** Special Notice under Section 162 (2) of the Mumbai Municipal Corporation Act, bearing No.GS19259 and GS19260 for Assessment Year 2011-12 and 2015-2016, respectively, received by us on 8<sup>th</sup> February, 2017 (hereinafter referred to as "the said Special Notices").

Respected Sir,

I Pragna Kedia, the undersigned am the owner of the said Unit, having purchased the same from Alok Infrastructure Limited by and under a registered Agreement for Sale dated 24<sup>th</sup> November, 2014.

I am in receipt of the said Special Notices issued on 11<sup>th</sup> July, 2016 in the name of the Dawn Mills Co. Ltd. whereby you have purportedly fixed Capital Value of the said Unit as Rs. 15,27,99,630/- and the property tax has been levied on the basis thereof.

I am writing this letter to lodge my complaint under section 163 (1) & (2) of the Mumbai Municipal Corporation Act, 1888 for raising objection to such exorbitant, excessive & illegal fixation of the Capital Value interalia on the following grounds:

## PRAGNA KEDIA

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1. The "factor values" considered for calculation of the capital value as described in the Annexure A to the said Special Notices are completely erroneous and misleading. Hence, the capital value calculation which is based on such erroneous data is incorrect.
2. In the capital value calculation as mentioned in Annexure A of the said Special Notices, the first date of assessment of property tax in respect of said Unit is taken as 5<sup>th</sup> May 2011. However, as mentioned above, I have factually commenced occupation of the said Unit only from 24<sup>th</sup> November 2014. Further, water connection was granted to this building on 2<sup>nd</sup> May 2013. Thus, it is clear that both the dates i.e actual possession and water connection date are much later than the date of 1<sup>st</sup> assessment date, hence the first assessment date is wrongly considered by your office while calculating the capital value of the said Unit. A copy of the Agreement for sale dated 24<sup>th</sup> November 2014 executed between myself and Alok Infrastructure Limited is annexed as Annexure I hereto for your ready reference.
3. During the capital value calculation the MCGM has considered the property as "Unmetered "and levied water tax and sewerage tax in the property tax bills. However, said building Peninsula Business Park already has permanent water connection under section 169 of the Mumbai Municipal Corporation Act and thus ,it cannot be assessed as "Unmetered " and "water & sewerage tax "should not have been levied in respect of the said property. The details and documents of proof of permanent water connection, is annexed herewith as Annexure "II", for your ready reference.
4. The said building Peninsula Business Park is approved as "Private I. T Park". Hence, units registered under the I.T. & I.T.E.S. Policy, 2003 including the said Unit are entitled to concessions in property tax as per Government notification

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## PRAGNA KEDIA

6th Floor, Vishwashanti, 30/E, Azad Road, Juhu Koliwada, Santacruz (W), Mumbai – 400 049.

Under No. ITP-2013/CR-265/IND-2, Dt. 25.08.2015. However, the MCGM has completely ignored and neglected to consider the same. A copy of the Registration of the said Unit under the I. T & I.T.E.S. Policy, 2003 policy is annexed hereto as Annexure III.

5. Said building Peninsula Business Park has Sewerage Treatment Plant (STP) and sewer outlet is connected to STP Plant. However, the MCGM has failed grant the necessary rebate towards the same.

For the reasons aforesaid, the calculation of capital value of the said Unit is contrary to the law based incorrect assumptions and thus, the said Special Notices are bad in law, illegal and erroneous and immediate rectification thereof is necessary.

Without prejudice the aforesaid, it is understood that the validity of the levy of property taxes on the basis of Capital Value of lands and buildings as introduced from 1st April, 2010 is already under challenge before the Hon'ble Bombay High Court in several Writ Petitions filed by aggrieved parties and thus, the fixation of the Capital Value on such defective formula is unlawful and non-acceptable me.

Further, the property tax bills and the said Special Notices are issued in the name of The Dawn Mills Co Ltd and not in the name of individual occupants/owners in possession of the property.

I would also like to bring it on record that though the date of issuance of the Special Notices is mentioned as 11<sup>th</sup> July, 2016, the BMC officials visited the property on 28<sup>th</sup> December, 2016. Thus, it is unclear how the property tax was assessed prior to the visit

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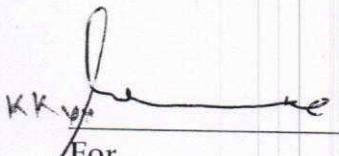
## PRAGNA KEDIA

6th Floor, Vishwashanti, 30/E, Azad Road, Juhu Koliwada, Santacruz (W), Mumbai – 400 049.  
by BMC officials. Also, though the issue date of these special notices is mentioned as  
11<sup>th</sup> July, 2016, the same was received by me only on 8<sup>th</sup> February, 2017.

I say that nothing stated therein shall be deemed to have been admitted by me unless specifically done so herein. Further, the contentions raised in this complaint are without prejudice to my rights and remedies to challenge the said determination of capital value and levy of property tax based on the capital value.

I would be obliged if an opportunity of personal hearing is granted to me to make oral submissions in the matter and necessary correction are done in the calculation of the capital value in light of these submissions.

Thanking you,  
Yours faithfully,



For,  
Mrs. Pragna Kedia

# MUNICIPAL CORPORATION OF GREATER MUMBAI

Hydraulic Engineer's Department

GS/44145/WW

03-03-15

To,

Peninsula Land Limited  
1, Peninsula Spenta,  
Mathuradas Mills,  
Senapati Bapat Marg,  
Lower Parel,  
Mumbai 400 013

**Sub:** Date of Water Connection for Water meter bearing nos. 1.GS@0400108  
2.GS@0400110 3.GS@0406564 4.GS@0400107 Property known as  
Peninsula Business Park, G.K. Marg, Lower Parel, Mumbai.

**Ref:** Yours letter dated 16/02/2015.

Dear Sir,

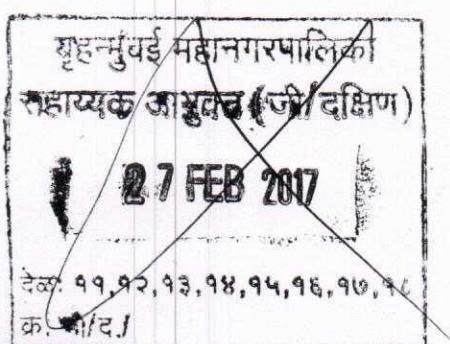
With reference to above, as per available office records the date of water connections are as below.

Sr.No.	Connection No.	Building Name	Connection Size	Date of connection
1	GS@0400108	Wing A	50mm x 65mm x 80mm	02/05/2013
2	GS@0400110	Wing B	50mm x 65mm x 80mm	02/05/2013
3	GS@0406564	Club House	20mm x 20mm x 20mm	12/12/2014
4	GS@0400107	Wing C	25mm x 25mm x 25mm	13/12/2013

For your information please.

Yours Faithfully

W 3/3/2015  
Asstt. Engg. Water Works  
G/South ward.





Municipal Corporation of Greater Mumbai  
Assessment & Collection Department

Special Notice under Section 162(2) of the Mumbai Municipal Corporation Act, 1888  
bearing No. GS19259 for the Assessment Year 2011-2012

Ward Address : ASSESSMENT & COLLECTION  
DEPARTMENT G SOUTH WARD  
OFFICE, 4th Floor, Room No. 22, LOWER  
PAREL, N.M.JOSHI MARG MUMBAI  
400013

To,  
THE DAWN MILLS CO.LTD.

Date of Issue 11/07/2016

Sir / Madam,  
In exercise of the powers conferred by Section 154(1A) and 154(1B) of the Mumbai Municipal Corporation Act 1888,  
I hereby fix the Capital Value of the below mentioned premises at Rs. 152799630  
(Rupees : Fifteen Crore Twenty-Seven Lac Ninety-Nine Thousand Six Hundred Thirty Only)

with date of effect as shown in attached "Annexure A" and hereby give this Special Notice under Section 162(2) of the Mumbai Municipal Corporation Act, 1888.

**Property Account No.** : GS1302680670050  
**Property Address** : PENINSULA BUSINESS PARK 360-360AA GANPATRAO KADAM MARG LOWER PAREL  
LOWER PAREL Mumbai 400013  
**Zone** : 012  
**SubZone** : 0091  
**Assessee** : THE DAWN MILLS CO LTD

Complaints, if any, shall be made in the attached format by lodging and delivering at the office of the Assistant Assessor and Collector, only at the ward address mentioned above within 21 days from the date of receipt of this notice. As required by Section 163 (2) of the Mumbai Municipal Corporation Act 1888, the complainant shall set forth briefly but fully the grounds on which the Capital Value is complained against in respect of "Carpet Area" and / or any other "Factor Values", alongwith the documentary evidences in support of the complaint. A blank row is provided below each unit in the "Annexure A" wherein the required changes be mentioned.

Complaints which do not fulfill any of the above conditions will not be considered.

For details of the factors and categories of users of buildings or lands and weightage by multiplication to be assigned to, please visit our website: [www.mcmg.gov.in](http://www.mcmg.gov.in). For details of Zone, Subzone and base value, please refer the respective Stamp Duty Ready Reckoner as applicable on the date of assessment, published by the Inspector General of Registration and Controller of Stamps, Maharashtra State, Pune, prepared under Bombay Stamp (Determination of True Market Value of Property) Rules 1995, framed under the provisions of the Bombay Stamp Act 1958.

Assessor & Collector (I/C)

Encl: - "Annexure A"





Municipal Corporation of Greater Mumbai  
Assessment & Collection Department

Special Notice under Section 154(1C) of the Mumbai Municipal Corporation Act, 1888  
bearing No. GS19260 for the Assessment Year 2015-2016

Ward Address : ASSESSMENT & COLLECTION  
DEPARTMENT G SOUTH WARD  
OFFICE, 4th Floor, Room No.22, LOWER  
PAREL, N.M.JOSHI MARG MUMBAI  
400013

To,  
THE DAWN MILLS CO.LTD.

Date of Issue 11/07/2016

Sir / Madam,  
In exercise of the powers conferred by Section 154 (1C) of the Mumbai Municipal Corporation Act 1888, I hereby fix the Capital Value of the below mentioned premises at Rs. 146145790  
(Rupees : Fourteen Crore Sixty-One Lac Forty-Five Thousand Seven Hundred Ninety Only)

with date of effect as shown in attached "Annexure A" and hereby give this Special Notice under Section 154 (1C) of the Mumbai Municipal Corporation Act, 1888.

**Property Account No.** : GS1302680670050  
**Property Address** : PENINSULA BUSINESS PARK 360-360AA GANPATRAO KADAM MARG LOWER PAREL  
LOWER PAREL Mumbai 400013  
**Zone** : 012  
**SubZone** : 0091  
**Assessee** : THE DAWN MILLS CO LTD

Complaints, if any, shall be made in the attached format by lodging and delivering at the office of the Assistant Assessor and Collector, only at the ward address mentioned above within 21 days from the date of receipt of this notice. The complainant shall set forth, the grounds on which the Capital Value is complained against in respect of "Carpet Area" and / or any other "Factor Values", alongwith the documentary evidences in support of the complaint. A blank row is provided below each unit in the "Annexure A" wherein the required changes be mentioned.

Complaints which do not fulfill any of the above conditions will not be considered.

For details of the factors and categories of users of buildings or lands and weightage by multiplication to be assigned to, please visit our website [www.mcgm.gov.in](http://www.mcgm.gov.in). For details of Zone, Subzone and base value, please refer the Stamp Duty Ready Reckoner as applicable on the date of assessment, published by the Inspector General of Registration and Controller of Stamps, Pune, Maharashtra State, prepared under Bombay Stamp (Determination of True Market Value of Property) Rules 1995, framed under the provisions of the Bombay Stamp Act, 1958.

Mr. Santosh S. Joshi  
Assessor & Collector (I/C)

Assessor & Collector (I/C)

Encl: - "Annexure A"



Property A/c NO : GS1302680670050

### Description & Details of Capital Value Calculation

### Annexure "A"

Floor Unit No	Floor Factor Value	Floor Sub Type	Area of Sq Mtr	Carpet Area Sq Mtr	Built Up/Capac	Rate Per Litre	User Category (Factor Value)	SDR Rate Per Mtr	Age Of Building (Factor Value)	Type Of Construction (Factor Value)	ESI Factor (Factor Value)	Occupancy Code	Metered/Unmetered	Capital Value in ₹	Date Of Effect	Tax On Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152(A) In Case Of Unlawful Structures	
1st FLOOR - UNIT - 2 L OFIC E	6TH 1.05	-	689.9	827.88	-			SHOP COMMERCIAL OFFICE COM OR	170700 (0)	R.C.C. Building other than Luxurious R.C.C. Building(2002)	Self Occupied (300)	(1)	Unmetered	143935070 (05/05/2011 400)	4177039	0	4177039	0	Complaint	
1st FLOOR - F.B.	6TH 1.05	-	30.3	36.36	-	STORY COMMERCIAL FORM STORE STORE, SIZE CASE, PASSAGE INCLUDING STATE CASE ROOM, CHIMNEY & SMOKE DUCT, KITCHEN, MEAL ROOM, PUMP ROOM, UNDER GROUND AND OVER GROUND WATER TANK, STAIRS, ETC. (1.00)		170700 (0)	R.C.C. Building other than Luxurious R.C.C. Building(2002)	Self Occupied (300)	(1)	Unmetered	0 (05/05/2011 400)	0	0	0	0	Complaint		
1st FLOOR - NITCH E	6TH 1.05	-	56.1	67.32	-	SHOP COMMERCIAL OFFICE COM OR	170700 (0)	R.C.C. Building other than Luxurious R.C.C. Building(2002)	Self Occupied (300)	(1)	Unmetered	3016525 (05/05/2011 400)	42443	0	42443	0	Complaint			
1st FLOOR - A.H.U	6TH 1.05	-	26	31.2	-	SHOP COMMERCIAL OFFICE COM OR	170700 (0)	R.C.C. Building other than Luxurious R.C.C. Building(2002)	Self Occupied (300)	(1)	Unmetered	1398033 (05/05/2011 400)	19571	0	19571	0	Complaint			

Total :	Total Units :	Total Carpet Area (In sq.mtr)	Total Builtup Area (In sq.mtr)	Total Capital Value	Total Tax On CV	Total Existing Tax	Total Tax After Capping
	4	802.3	962.76	152799630	4239153	0	423915

Property A/c No:	GS1302680670050	Special Notice No:	GS19259	Unit No:	
Ward:	GS	Zone:	012	SubZone:	0091
Date of receipt of Special Notice :				Date of Issue:	11/07/2016

Other remarks if any : ①

Date of first assessment is incorrect

② The said units is registered under IT & ITES Policy 2009 thus, necessary concessions must be provided

③ SIR, Permanent water connection & sewer shoudnt use char

Name of Complainant :

PRAGNA KEDIA

Complainant Address :

VISHWASHWARI, 6TH FLOOR, 301E, AZAD ROAD, JUKU KOLIWADA SANTACRUZ  
REMBHAI - WADODAR

Complainant's relationship with Assessee :

Date :

Time :

Place :

Signature of the Complainant

Note :

1. For details of above categorization of annexure please visit our website [www.mcmg.gov.in](http://www.mcmg.gov.in)

2. Complainant may fill up the information in blank row provided in Annexure-A below each unit if the complainant feels that information of that unit is incorrect.

3. For any other objections, please use above space provided for.



## ४८० ब्रह्मनुवार्द्ध महानगरपालिका

ପ୍ରକାଶକ ଦମ୍ପତ୍ତି

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे

लेखा क्रमांक GS1302680670050	मालमत्ता करवर्ष 2011-2012	देयक क्रमांक 201113BIL05798365 201123BIL05798366	देयक दिनांक 11/07/2016
पक्षकाराचे नाव व पत्ता : THE DAWN MILLS CO.LTD.		प्रेषक - सह. क. व से. / विभाग : ASSESSMENT & COLLECTION DEPARTMENT G SOUTH WARD OFFICE, 4th Floor, Room No.22, LOWER PAREL, N.M.JOSHI MARG MUMBAI 400013	

मालमता क्रमांक, सरदिनिका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र./ प्लॉट क्र., गावाचे नाव, मार्ग क्र., मागाचे नाव, ठिकाण, मालमतेचे वर्णन, करदात्यांची नावे .  
PENINSULA BUSINESS PARK 360-360AA GANPATRAO KADAM MARG LOWER PAREL LOWERPAREL Mumbai 400013 THE DAWN  
MILLS CO LTD

प्रथम करनिधरण दिनांक :	12/02/2013	जलजोडणी क्रमांक
एकूण भांडवली मूल्य :	₹ 15,27,99,630	
अंकरी	Fifteen Crore Twenty-Seven Lac Ninety-Nine Thousand Six Hundred Thirty Only	
३१/०३/२०१० या तारखे पर्यंतची थकबाबी :	₹ ०	०१/०४/२०१० या तारखे नंतरची थकबाबी :
देयक कालावधी :		01/04/2011 ते 31/03/2012 (सर्व रक्कम रुपयांमध्ये)
कराऱ्ये नाव :		

करावे नाव :	01/04/2011 ते 30/09/2011	01/10/2011 ते 31/03/2012
सर्वसाधारण कर	245227	
जल कर		301185
जललाभकर	563400	
मलनि:सारण कर	154493	
मलनि:सारण लाभ कर	363540	
म.न.पा. शिक्षण उपकर	95637	
राज्य शिक्षण उपकर	90734	
रोजगार हमी उपकर	72946	
वृक्ष उपकर	22071	
पथकर	4301	
कलम १५२ अ नुसार दंडाची रवकम :	113426	
एकूण देयक रवकम :	0	0
शासकीय दंड	1725775	
महानगरपालिका दंड	0	0
भरलेली आगांक रवकम :	--	--
भ्रावयाची निव्वळ रवकम :	0	0
प्रतिदानाची निव्वळ रवकम :	1725775	
अक्षरी रूपये :	Seventeen Lac Twenty-Five Thousand Seven Hundred Seventy-Five Only	
अंतिम देय दिनांक	09/10/2016	09/10/2016

१४. संज्ञोत यु. कालरे  
करमपीरक व सकलक (ए)

१४. संआम सु. शर्वे  
कर्निधारक व लकड़ाक (प्र.)

E & OE



मानगरपालिका वर्तमान

सुरुद्दी महानगरपालिका

सदर देयक बहुमुंबई महानगरपालिका अधिनियम, १८८८ मध्यील कलम २०० अन्वये जारी करण्यात आले आहे.

लेखा क्रमांक GS1302680670050	मालमत्ता करवर्ष 2012-2013	देयक क्रमांक 201213BIL05798367 201223BIL05798368	देयक दिनांक 11/07/2016
पक्षकाराचे नाव व पत्ता : THE DAWN MILLS CO.LTD.	प्रेपक - सहा. क. व सं. / विभाग : ASSESSMENT & COLLECTION DEPARTMENT G SOUTH WARD OFFICE, 4th Floor, Room No.22, LOWER PAREL, N.M.JOSHI MARG MUMBAI 400013		
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मागाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे. PENINSULA BUSINESS PARK 360-360AA GANPATRAO KADAM MARG LOWER PAREL LOWERPAREL Mumbai 400013 THE DAWN MILLS CO LTD			
प्रथम करनिधारण दिनांक : एकूण खांडवली मूळ्य : ₹ 15,27,99,630	12/02/2013	जलजोडणी क्रमांक	
अक्षरी Fifteen Crore Twenty-Seven Lac Ninety-Nine Thousand Six Hundred Thirty Only ३१/०३/२०१० या तारखे पर्यंतची धक्काकी : ₹ ० ०१/०४/२०१० या तारखे नंतरची धक्काकी : ₹ देयक कालावधी : ०१/०४/२०१२ ते ३१/०३/२०१३ (सर्व रक्कम रुपयांमध्ये)			
कराचे नाव :	01/04/2012 ते 30/09/2012	01/10/2012 ते 31/03/2013	
सर्वसाधारण कर	301185	301185	
जल कर	691961	691961	
जललाभकर	189747	189747	
मलनिःसारण कर	446495	446495	
मलनिःसारण लाभ कर	117460	117460	
म.न.पा. शिक्षण उपकर	111439	111439	
राज्य शिक्षण उपकर	89592	89592	
रोजगार हमी उपकर	27107	27107	
वृक्ष उपकर	5282	5282	
फथकर	139309	139309	
कलम १५२ अ नुसार दंडाची रक्कम :	०	०	
एकूण देयक रक्कम :	2119577	2119577	
शासकीय दंड	०	०	
महानगरपालिका दंड	-- --	-- --	
भरलेली आगांठ रक्कम :	०	०	
भरावयाची निव्वळ रक्कम :	2119577	2119577	
प्रतिदानाची निव्वळ रक्कम :	०	०	
अक्षरी रुपये :	Twenty-One Lac Nineteen Thousand Five Hundred Seventy-Seven Only	Twenty-One Lac Nineteen Thousand Five Hundred Seventy-Seven Only	
अंतिम देय दिनांक	09/10/2016	09/10/2016	

मे. लेलां तु. शर्मा  
कलमधारक व अधिकारी (८)

E &amp; OE



<p style="text-align: center;">महानगरपालिका</p> <p style="text-align: center;">सदर देयक बहनुंबर्ड महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अवृत्ते जारी करण्यात आले आहे.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">लेझा क्रमांक GS1302680670050</td><td style="width: 25%;">मालमत्ता करवर्ष 2013-2014</td><td style="width: 25%;">देयक क्रमांक 201313BIL05798369 201323BIL05798370</td><td style="width: 25%;">देयक दिनांक 11/07/2016</td></tr> <tr> <td colspan="2">पक्षकाराचे नाव व पत्ता : THE DAWN MILLS CO.LTD.</td><td colspan="2">प्रेषक - सहा. क. व. स. / विभाग : ASSESSMENT &amp; COLLECTION DEPARTMENT G SOUTH WARD OFFICE, 4th Floor, Room No.22, LOWER PAREL, N.M.JOSHI MARG MUMBAI 400013</td></tr> </table> <p>मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस.क्र. / प्लॉट क्र., गावाचे नाव, घारां क्र., घारांचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे.</p> <p>PENINSULA BUSINESS PARK 360-360AA GANPATRAO KADAM MARG LOWER PAREL LOWERPAREL Mumbai 400013</p>				लेझा क्रमांक GS1302680670050	मालमत्ता करवर्ष 2013-2014	देयक क्रमांक 201313BIL05798369 201323BIL05798370	देयक दिनांक 11/07/2016	पक्षकाराचे नाव व पत्ता : THE DAWN MILLS CO.LTD.		प्रेषक - सहा. क. व. स. / विभाग : ASSESSMENT & COLLECTION DEPARTMENT G SOUTH WARD OFFICE, 4th Floor, Room No.22, LOWER PAREL, N.M.JOSHI MARG MUMBAI 400013	
लेझा क्रमांक GS1302680670050	मालमत्ता करवर्ष 2013-2014	देयक क्रमांक 201313BIL05798369 201323BIL05798370	देयक दिनांक 11/07/2016								
पक्षकाराचे नाव व पत्ता : THE DAWN MILLS CO.LTD.		प्रेषक - सहा. क. व. स. / विभाग : ASSESSMENT & COLLECTION DEPARTMENT G SOUTH WARD OFFICE, 4th Floor, Room No.22, LOWER PAREL, N.M.JOSHI MARG MUMBAI 400013									
प्रथम करनिर्धारण दिनांक :	12/02/2013	जलजोडणी क्रमांक :									
एकूण खाडवली मूल्य :	₹ 152799630										
अक्षरी	Fifteen Crore Twenty-Seven Lac Ninety-Nine Thousand Six Hundred Thirty Only										
३१/०३/२०१० या तारखे पर्यंतीची धक्काबाबी ₹ ०	०१/०४/२०१० या तारखे नंतरची धक्काबाबी ₹ 8084506										
देयक कालावधी :	01/04/2013	ते 31/03/2014 (सर्व रक्कम रपवांगमध्ये)									
कराचे नाव :	01/04/2013	ते 30/09/2013	01/10/2013 ते 31/03/2014								
सर्वसाधारण कर											
जल कर	301185		301185								
जललाभकर	691961		691961								
मलानि: सारण कर	189747		189747								
मलानि: सारण लाभ कर	446495		446495								
म.न.पा. शिक्षण उपकर	117460		117460								
राज्य शिक्षण उपकर	111439		111439								
रोजगार हासी उपकर	89592		89592								
वृक्ष उपकर	27107		27107								
पथकर	5282		5282								
कलम १५२ अ नुसार देंडाची रक्कम :	139309		139309								
एकूण देयक रक्कम :	0		0								
शासकीय दंड	2119577		2119577								
महानगरपालिका दंड	0		0								
वजा : तात्पुरत्या देयकांच्या अधिदानाची रक्कम	--		--								
वजा : दंड अधिदानाची रक्कम	--		--								
एकूण भरलेली रक्कम	0		0								
भरावयाची निव्वळ रक्कम :	2119577		2119577								
प्रतिदानाची निव्वळ रक्कम :	0		0								
अक्षरी सूपये :	Twenty-One Lac Nineteen Thousand Five Hundred Seventy-Seven Only	Twenty-One Lac Nineteen Thousand Five Hundred Seventy-Seven Only									
अंतिम देय दिनांक	09/10/2016		09/10/2016								

"सूपया :- मदर इमारत ही १० वर्षांपेक्षा कुठी असत्यावे, दुर्घट महानगरपालिका अधिनियम, १८८८ द्या कलम १५३ (६) अन्वये आवश्यक असल्यामाऱ्ये, वायव्यात प्रमाणात्र (Structural Stability Certificate) यिहित घालावकीत सर्वांत रिभागांतील महानगर आयोजितक यादव करण्यात यावे."

Mr. Sharad S. Joshi  
महानगरपालिका (संघ)

E & OE



मुंबई महानगरपालिका

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मध्यील कलम २०० डाव्याचे जारी करण्यात आले आहे.

लेडा क्रमांक GS1302680670050	मालमत्ता करवर्ष 2014-2015	देयक क्रमांक 201413BIL05798371 201423BIL05798372	देयक दिनांक 11/07/2016
पक्षकाराचे नाव व पत्ता : THE DAWN MILLS CO.LTD.	प्रेषक - सहा. क. व. स. / विभाग : ASSESSMENT & COLLECTION DEPARTMENT G SOUTH WARD OFFICE, 4th Floor, Room No.22, LOWER PAREL, N.M.JOSHI MARG MUMBAI 400013		
मालमत्ता क्रमांक, सदरिका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र./ प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गिचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याचे नावे. PENINSULA BUSINESS PARK 360-360AA GANPATRAO KADAM MARG LOWER PAREL LOWERPAREL Mumbai 400013 THE DAWN MILLS CO LTD			
प्रथम करनिर्धारण दिनांक : अक्षरी Fifteen Crore Twenty-Seven Lac Ninety-Nine Thousand Six Hundred Thirty Only	12/02/2013	जलजोडणी क्रमांक : देयक तयार करतेवेळी ३१/०३/२०१० या तारखेपर्यंतची थकावाकी ₹ ०	एकूण भांडवली मूळ्य : ₹ 152799630 ०१/०४/२०१० या तारखे नंतरची थकावाकी ₹ 12323660
देयक कालावधी : 01/04/2014 ते 31/03/2015			पूर्वीची परतावा रकम : ₹ ०

कराचे नाव :	01/04/2014 ते 30/09/2014	01/10/2014 ते 31/03/2015	(सर्व रकम रुपयांमध्ये)
सर्वसाधारण कर	301185	301185	
जल कर	691961	691961	
जललाभकर	189747	189747	
मलनि:सारण कर	446495	446495	
मलनि:सारण लाभ कर	117460	117460	
म.न.पा. शिक्षण उपकर	111439	111439	
राज्य शिक्षण उपकर	89592	89592	
रोजगार हमी उपकर	27107	27107	
वृक्ष उपकर	5282	5282	
पथकर	139309	139309	
कलम १५२ अ नुसार दंडाची रकम	०	०	
परतावारील व्याजाची वसुली	०	०	
एकूण देयक रकम	2119577	2119577	
एकूण भरलेली रकम	०	०	
भरावयाची निव्वळ रकम	2119577	2119577	
प्रतिदानाची निव्वळ रकम	०	०	
* ३०.०६.२०१४ पर्यंत भरावयाची निव्वळ रकम	०	०	
* ३१.०७.२०१४ पर्यंत भरावयाची निव्वळ रकम	०	०	
* ३१.०७.२०१५ नंतर भरावयाची निव्वळ रकम	०	०	
अक्षरी रुपये	Twenty-One Lac Nineteen Thousand Five Hundred Seventy-Seven Only	Twenty-One Lac Nineteen Thousand Five Hundred Seventy-Seven Only	
अंतिम देय दिनांक	09/10/2016	09/10/2016	

To make payment through NEFT:  
IFSC – SBIN0COLLEC, Beneficiary A/C No:- BMCPO GS1302680670050, Name-MCGM Property Tax.  
Please note, payment done through NEFT will be collected against oldest bills first."

\* अलीं बर्ड इसेन्टोव्ह स्ट्रीम योजनेच्या माहितीसाठी मागे पाहावे.

"पूर्वा - सदर इमारात ही ३० वर्षांपासूनी असल्याने, मुंबई महानगरपालिका अधिनियम, १८८८ द्या कलम ३५३ (म) अन्वये आवश्यक असाऱ्याच्यामध्ये, मार्गकाम स्थिरता प्रमाणपत्र (Structural Stability Certificate) विहित काटव्यातील सर्वक्षित विभागातील सहायक आयुकांतर्दें साठर करण्यात यावे."

  
मै. संजोशी सु. कर्मे  
कराविधारक व संकाळक (४)



E & OE

मुंबई महानगरपालिका

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

लेखा क्रमांक GS1302680670050	मालमत्ता करवर्ष 2015-2016	देयक क्रमांक 201513BIL05798373 201523BIL05798374	देयक दिनांक 11/07/2016
पक्षकाराचे नाव व पत्ता : THE DAWN MILLS CO.LTD.			
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र./ प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्ता वर्णन, कर्त्रात्यांवी नावे. PENINSULA BUSINESS PARK 360-360AA GANPATRAO KADAM MARG LOWER PAREL LOWERPAREL Mumbai 400013 THE DAWN MILLS CO LTD			
प्रथम करनिधरण दिनांक : 12/02/2013	जलजोडणी क्रमांक :	एकूण भांडवली मूळ्य : 146145790	
अक्षरी रूपये Fourteen Crore Sixty One Lac Forty Five Thousand Seven Hundred and Ninty Rupees Only	देयक तायार करतेवेळी ३१/०३/२०१० या तारखेपर्यंतची थकबाबी ₹ ०	०१/०४/२०१० या तारखेनंतरची थकबाबी ₹ 16562814	
देयक कालावधी : 01/04/2015 ते 31/03/2016			

कराचे नाव :	01/04/2015 ते 30/09/2015	(सर्व रक्कम रुपयांमध्ये)
सर्वसाधारण कर	197297	01/10/2015 ते 31/03/2016
जल कर	453052	197297
जल लाप कर	124224	453052
मलनिःसारण कर	292292	124224
मलनिःसारण लाप कर	76724	292292
म.न.पा. शिक्षण उपकर	73073	76724
राज्य शिक्षण उपकर	58459	73073
रोजगार हापी उपकर	14615	58459
वृक्ष उपकर	3654	14615
पथकर	94995	3654
एकूण देयक रक्कम	1388385	94995
कलम ६५२ (अ) नुसार देढाळी रक्कम	0	1388385
परताव्यावरील व्याजाची वसूली	0	0
अर्ली-बर्ड च्या लाभाव्यातिरिक्त समायोजित केलेली रक्कम	0	0
प्रतिदानाची निव्वळ रक्कम	0	0
भरावयाची निव्वळ रक्कम	1388385	0
* 30.06.2015 पर्यंत भरावयाची निव्वळ रक्कम	0	1388385
* 31.07.2015 पर्यंत भरावयाची निव्वळ रक्कम	0	0
* 31.07.2015 नंतर भरावयाची निव्वळ रक्कम	1388385	0
अक्षरी रूपये	Thirteen Lac Eighty Eight Thousand Three Hundred and Eighty Five Rupees Only	Thirteen Lac Eighty Eight Thousand Three Hundred and Eighty Five Rupees Only
अंतिम देय दिनांक	09/10/2016	09/10/2016

"To make payment through NEFT:  
IFSC - SBINOCOLLEC, Beneficiary A/C No:- BMCPO GS1302680670050, Name-MCGM Property Tax.  
Please note, payment done through NEFT will be collected against oldest bills first."

\* अर्ली-बर्ड इन्सेन्टीव स्कीम योजनेच्या माहितीसाठी मार्गे पाहावे.

"आपले मत, आपली ताकद"  
अधिक माहितीसाठी: <http://ceo.maharashtra.gov.in>



श. संजोशी सु. कर्म  
कराव्यापारक व सकारक (अ)



E & OE

Annexure "A"											GS1302680670050			Description & Details of Capital Value Calculation				GS19260 - 11/07/2	
Unit No	Floor Wing Details	Floor Factor Value	Floor Type (Factor Value)	Carpet Area/ Area of Land in Sq Mtr	User Category	User Factor Value	SDMR Rate Per Building Mtr	Age of Building Factor Value	Type of Construction	Construction Factor Value	FSI Factor Value	Metered/ Unmetered	Capital Value In	Date of Effect	Tax on Capital Value	Existing Tax	Tax After Capping	Penalty Under Section 152A/B/C Or Undeclared Structure	
1st Floor - UNIT 2 (OFFICE)	6TH	1.05	-	689.9	SHOP/ COMMERCIAL User COM 77	0.80	244900	4	RCC Building	1.00	0	Unmetered	141923470	01/04/2015	4001	2696547	4177039	2696547	0
1st Floor F.B.	6TH	1.05	-	30.3	SHOP/ COMMERCIAL Off Room above storey. Stair case, passage including stair case, room, Chimney & elevated tank meter room, Pump Room, under ground	0.90	244900	4	RCC Building	1.00	0	Unmetered	0	01/04/2015	4001	0	0	0	0
1st Floor NITCH E	6TH	1.05	-	56.1	SHOP/ COMMERCIAL NICHES COM 59	0.20	244900	4	RCC Building	1.00	0	Unmetered	2883165	01/04/2015	4001	54818	42443	54818	0
1st Floor A.H.U	6TH	1.05	-	26	SHOP/ COMMERCIAL Air Handling Room COM 44	0.20	244900	4	RCC Building	1.00	0	Unmetered	1337155	01/04/2015	4001	25405	19671	25405	0

Total :	Total Units :	Total Carpet Area (In sq.mtr)	Total Capital Value	Total Tax On CV	Total Existing Tax	Total Capit
	4	802.3	146145790	2776770	4239153	2

Property A/c NO	GS1302680670050	Special Notice No :	GS19260	Unit No :		
Ward :	GS	Zone :	012	SubZone :	0091	Date of Issue :
Date of receipt of Special Notice :						
Other remarks if any : ① Date of first assessment is incorrect						
② The Said units is registered under IT & TIES Policy : thus necessary concessions or must be provided						
Name of Complainant :	(3) STP, Permanent Water Connection & Sewer shouldn't we PAGNA KEDTA					
Complainant Address :	Vishweshwari, 6th floor, 901E, A2nd Road, Tulu Koliwada, Santa Raumbai - U造ng.					
Complainant's relationship with Assessee :						
Date :	Time :	Place :	K K yy Signature of the Com			
Contact No. :						

Note :

- For details of above categorization of annexure please visit our website [www.mcgm.gov.in](http://www.mcgm.gov.in)
- Complainant may fill up the information in blank row provided in Annexure-A below each unit if the complainant feels that information of that unit is incorrect.
- For any other objections, please use above space provided for.

महाराष्ट्र महानगरपालिका

मदर देयक बहुमुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

लेखा क्रमांक GS1302680670050	मालमत्ता करवर्ष 2016-2017	देयक क्रमांक 201611BIL05798375 201621BIL05798376	देयक दिनांक 11/07/2016			
पक्षकाराचे नाव व पत्ता : THE DAWN MILLS CO.LTD.	प्रेषक - सहा. क. वंस. / विभाग : ASSESSMENT & COLLECTION DEPARTMENT G SOUTH WARD OFFICE, 4th Floor, Room No.22, LOWER PAREL, N.M.JOSHI MARG MUMBAI 400013					
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव / विग, सी.टी.एस. क्र./ प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे . PENINSULA BUSINESS PARK 360-360AA GANPATRAO KADAM MARG LOWER PAREL LOWERPAREL Mumbai 400013 THE DAWN MILLS CO LTD						
प्रथम करनिर्धारण दिनांक : 12/02/2013   जलजोडणी क्रमांक :   एकूण भांडवली मूल्य : 146145790						
अक्षरी रूपये Fourteen Crore Sixty One Lac Fourty Five Thousand Seven Hundred and Ninty Rupees Only	देयक तयार करतेवेळी ३१/०३/२०१० या तारखेपर्यंतची थक्काकी ₹ ०	०१/०४/२०१० या तारखेनंतरची थक्काकी ₹ 19339584	देयक कालावधी : 01/04/2016 ते 31/03/2017			

कराचे नाव :	01/04/2016 ते 30/09/2016	01/10/2016 ते 31/03/2017	(सर्व रकम रुपयांमध्ये)
सर्वसाधारण कर	197297	197297	
जल कर	453052	453052	
जल लाभ कर	124224	124224	
मलनि:सारण कर	292292	292292	
मलनि:सारण लाभ कर	76724	76724	
म.न.गा. शिक्षण उपकर	73073	73073	
राज्य शिक्षण उपकर	58459	58459	
रोजगार हानी उपकर	14615	14615	
वृक्ष उपकर	3654	3654	
पथकर	94995	94995	
एकूण देयक रकम	1388385	1388385	
कलम १५२ (अ) नुसार दंडाची रकम	0	0	
परताव्यावरील व्याजाची वसूली	0	0	
अलौं-बऱ्ड च्या लाभाव्यतिरिक्त समायोजित कैलेली रकम	0	0	
प्रतिदानाची निव्वळ रकम	0	0	
भरावयाची निव्वळ रकम	1388385	1388385	
* 30.06.2016 पर्यंत भरावयाची निव्वळ रकम	0	0	
* 31.07.2016 पर्यंत भरावयाची निव्वळ रकम	1375268	1349035	
* 31.07.2016 नंतर भरावयाची निव्वळ रकम	1388385	, 1388385	
अक्षरी रूपये	Thirteen Lac Eighty Eight Thousand Three Hundred and Eighty Five Rupees Only	Thirteen Lac Eighty Eight Thousand Three Hundred and Eighty Five Rupees Only	
अंतिम देय दिनांक	09/10/2016	31/12/2016	

"To make payment through NEFT:  
IFSC - SBIN0COLLEC, Beneficiary A/C No:- BMCPO GS1302680670050, Name-MCGM Property Tax.  
Please note, payment done through NEFT will be collected against oldest bills first."

\* अलौं-बऱ्ड इन्सेन्टीव स्कीम योजनेच्या माहितीसाठी मागे पाहावे.



"आपले मत, आपली ताकद"  
अधिक माहितीसाठी: <http://ceo.maharashtra.gov.in>



संभित पट्टनायक  
करनिर्धारक व सकाळक (प)



E & OE

|||||||

Friday, November 25, 2016  
1:23 PM

पावती

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

गावाचे नाव: जुहू  
दस्तऐवजाचा अनुक्रमांक: वदर1-12449-2016  
दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र  
सादर करणाऱ्याचे नाव: प्रग्ना कीर्ति केडिया

पावती क्र.: 14835 दिनांक: 25/11/2016

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 400.00
पृष्ठांची संख्या: 20	

एकूण: रु. 500.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
1:36 PM ह्या वेळेस मिळेल.

दुर्यम निबंधक, अंधेरी-१  
सह. दुर्यम निबंधक, अंधेरी १

बाजार मुल्य: रु. 0/-  
मोबदला रु. 1/-  
भरलेले मुद्रांक शुल्क: रु. 500/-

- 1) देयकाचा प्रकार: By Cash रकम: रु 100/-
- 2) देयकाचा प्रकार: By Cash रकम: रु 400/-

P K Kulkarni

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON ... 25/11/2016



महाराष्ट्र MAHARASHTRA

● 2016 ●

Y 062889

प्रधान मुद्रांक कार्यालय, मुंबई  
प. मु. क्र. C000000C

22 NOV 2016

सक्षम अधिकारी

Shri. P. N. CHANCHAM



General Power of Attorney

To All To Whom these presents shall come, I, Pragna Kedia w/o Mr. Kirti Vishwanath Kedia, of Mumbai, Adult Indian Inhabitant, residing at Vishwashanti, 6<sup>th</sup> Floor, 30-E, Azad Road, Juhu Koliwada, Juhu, Mumbai- 400 049, Maharashtra, India, SEND GREETINGS:

WHEREAS:

- (a) I am desirous of appointing my husband Mr. Kirti Vishwanath Kedia, of Mumbai, Adult Indian Inhabitant, residing at Vishwashanti, 30-E, Azad Road, Juhu Koliwada; Juhu, Mumbai- 400 049, Maharashtra, India (hereinafter called the "Attorney") as my true and lawful attorney to act for me and manage and look after my affairs which the Attorney has consented to do.

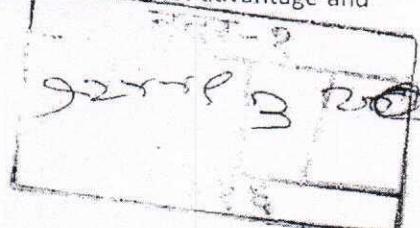


Now Know Ye All And These Presents Witness that I, Pragna Kedia, do hereby nominate, constitute and appoint my husband Mr. Kirti Vishwanath Kedia as my true and lawful Attorney to act, conduct, manage and look after all my affairs and for the purposes aforesaid I hereby confer upon the Attorney the following powers and authorities:

1. To ask, demand, sue for, recover and receive from every person and every body politic or corporate in India or outside India all or any sums of money, rents, issues, profits, debts, dues, goods, wares, merchandise, chattels, effects and things of any nature or description whatsoever which now are or which at any time or times shall or may be or become due owing payable or belonging to me in or by any right, title, ways or means howsoever and upon receipt thereof or of any part thereof to make sign, execute and deliver such receipts, releases or other discharges for the same respectively as the Attorney shall think fit or be advised on my behalf.
2. To sell, mortgage, lease, gift, exchange, convey, transfer, assign, give on leave and license basis and/or other basis and/or hypothecate, pledge and/or create charge and other encumbrances and/or otherwise deal with and dispose of, any and all my properties and assets of every nature and character (moveable, immovable, tangible, intangible, corporeal and/or incorporeal) including lands, tenements, hereditaments, share, securities, stocks etc. and all my rights, title and interest etc. therein for such consideration and subject to such covenants etc., and in such manner, and for such purposes, as the Attorney may think fit in the absolute discretion of the Attorney, and to give receipts for all or any part of the purchase or other consideration money as fully and effectually as myself could have done on my behalf.
3. To purchase, acquire, take on lease, leave and license basis and/or any other basis or otherwise acquire any and all properties and assets of every nature and character (moveable, immovable, tangible, intangible, corporeal and/or incorporeal) including lands, tenements, flats, premises, hereditaments, share, securities, stocks etc. and all the rights, title and interest etc. therein for such consideration and subject to such covenants etc., and in such manner, and for such purposes, as the Attorney may think fit in the absolute discretion of the Attorney, and to pay the purchase price or other consideration.
4. To appoint any fit person to be steward, bailiff, receiver or servant for the management of my lands and premises and to recover rents thereof and the same or any of such stewards, bailiffs, receivers or servants at pleasure to remove and displace as the Attorney shall think fit.
5. To enter into and upon my lands and buildings and structures whatsoever and to view the state and defects for the repairs thereof and forthwith, to give proper notices and directions for repairing the same and to let manage and improve the same to the best advantage and to make or repair drains and roads thereon.

PK

KV



6. Also to draw, make, sign, accept or endorse, pledge, hypothecate or otherwise negotiate all or any foreign or inland bills of exchange, hundi, cheques, orders for payment of money and promissory notes and to sign, seal, execute, deliver, endorse, accept, assign or transfer all mortgage deeds, bills of lading, delivery orders or other symbols or indicia of or documents of title relating to goods or merchandise policies of assurances, charter parties ships' certificates, bills of sale, securities of any Government, empire, kingdom, republic, state, territory, colony, country, municipality or local authority where so ever situate or other stocks, shares, debentures, mortgages, obligations or other securities of any company or corporation whether commercial, municipal or otherwise and all and every other public or other securities, stocks or shares, foreign or otherwise and to deal with the same and to receive the proceeds thereof respectively.
7. To exercise all other rights privileges and perform all other duties which now or hereafter may appertain to me as a holder of debentures as shares or stock in any company or corporation.
8. To deposit any money which may come to the hands of the Attorney as such attorney with any banker, broker, or other person and any of such money or any other money to which I am entitled which now or hereafter is or shall be deposited with any banker, broker or other person, to withdraw and either employ as the Attorney shall think fit in the paying of any debts or the keeping down of interest payable by me or the creation of sinking fund for the liquidation of any charges or encumbrances affecting my moveable and immovable property or any part thereof or in or about any of the purposes mentioned in these presents or otherwise for my use and benefit or to invest in any such stocks, funds, shares or securities as the Attorney may think proper and to receive and give receipts for any income or dividends arising from such investments and the same investments to vary or dispose of as the Attorney may think fit on my behalf.
9. To continue and / or to open new, current and or overdraft accounts (including NRI / NRE Accounts) in my name with any Banks or Bankers and also to draw cheques and otherwise to operate upon any such accounts on my behalf.
10. To engage, employ and dismiss any agents, clerks, servants or other persons in and about the performance of the purposes of these presents as the Attorney shall think fit.
11. To do and/or execute and/or cause to be done and/or executed any and all the acts, deeds, matters and/or things, on my behalf, as fully and effectually as I myself could have done as partner or shareholder or otherwise, with respect to any firm, company and/or other entity, in which I am partner or a shareholder or hold any other position or otherwise.
12. To sell any of my present or future investments and for that purpose to employ and pay brokers and other agents in that behalf and to receive and give receipts for the purchase money payable in respect of such sales and to transfer any of my investments so sold to the purchaser or purchasers thereof or as the Attorney may direct and for these purposes to sign and execute all such contracts, transfer deeds and other writings and do all such other acts as may be necessary for effectually transferring the same.

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13. To accept the transfer of any shares, stocks, debentures, stocks, annuities, bonds, obligations or other securities of whatever nature that may at any time be transferred to me.
14. To attend vote at and otherwise take part in all meetings held in connection with any company or corporation with which I am concerned or in relation to any of my investments and to sign proxies for the purpose of voting threat or for any other purpose connected therewith as freely as I myself could do.
15. To accept service of any writ, summons or other legal process or notice and to appear and my persons to represent in any Court and before all Courts, judicial revenue or other officers and Tribunals whatsoever as by the Attorney shall be thought advisable and to commence any suit, action or other proceeding in any Court of justice and before any public officer or Tribunal and to prosecute or discontinue or become non-suit therein if the Attorney shall see cause and also to take such other lawful ways and means including proceedings in execution, distress, restraint and the like for recovering or getting in any such sum of money or other thing whatsoever which shall by the Attorney be conceived to be due owing, belonging or payable to me by any person whosoever and also to appoint pleaders, advocates, solicitors and legal advisers to prosecute or defend in the premises aforesaid or any of them as occasion may require and from time to time them or any of them to remove and other or others to appoint in their place and to pay them such fees and remuneration as the Attorney shall think fit or be advised and for all or any of the purposes aforesaid to sign, execute, deliver, file all necessary Vakalatnamas, Warrants of Attorney, plaints, petitions, applications, defences, statements, accounts, declarations, affidavits, and other documents, papers and writings.
16. To settle any account or reckoning whatsoever wherein I now am or at any time hereafter shall be in anywise interested or concerned with any person whosoever and to pay or receive the balance thereof, as the case may require.
17. To compound with or make allowances to any person for or in respect of the aforesaid debts or any other debt or demand whatsoever which now is or shall or may at any time hereafter become due or payable to me and to make or receive any composition, dividend thereof or thereupon and to give receipts, releases or other discharges for the whole of the same debts, sums or demands or to settle compromise or submit to arbitration every such debt or demand and every other claim, right, matter or thing due to or concerning me as the Attorney shall think most advisable for my benefit and for that purpose enter into, make, sign, execute and deliver such bonds of arbitration or other deeds or instruments as are usual in like cases.
18. To exercise any power and any duty vested in me whether solely or jointly with another or others as executors, administrator, trustee or in any other fiduciary capacity (including powers and trusts to sell or lease land or to receive and give good receipts for money) so far as such power or duty is capable of being validly delegated.
19. And also to appear before the Registrar of any district or sub-district Registrar of deeds appointed or to be appointed under any act or law for the time being in force or otherwise for the registration of deeds, assurances, contracts or other instruments and then and there or at any time thereafter to present and register or cause to be registered any deeds, assurances, contracts, or other instruments in which I am or may be by the Attorney be deemed to be interested and also these presents and to pay such fees as shall be necessary for the registration.

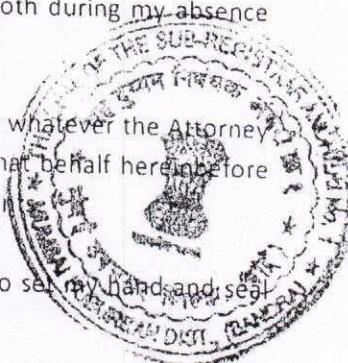
20. To enter into, make, sign, seal, execute, deliver, acknowledge and perform all engagements, contracts, agreements, indentures, declarations, bonds, deeds, assurances, documents, papers, writings and things that may be necessary or proper to be entered into, made signed, sealed, executed, delivered, acknowledged and performed for any of the purposes of the presents or to or in which I am or may be party or in any way interested.
21. To appear on my behalf and to represent my interest before the Income-tax, Wealth Tax and/or other Taxing Authorities in respect of my Income-Tax, Wealth Tax, as also before any Tribunal or Court.
22. To sign on my behalf Income Tax and Wealth Tax returns and to submit the same on my behalf to the respective Taxing Authorities.
23. To execute, declare and affirm on my behalf all the applications, documents, declarations, affidavits, bonds, indemnity etc. as may be necessary for any purposes and to submit and file the same with the respective Authorities.
24. To appoint on my behalf such Auditors, Accountants and Advocates as the said Attorney shall deem fit and proper.
25. To compound, compromise, and settle with any person including the Income Tax and Wealth Tax.
26. To apply for time for payment and to apply for instalments for the payment of the amounts assessed and to be paid by me to the Income-Tax and Wealth Tax or other Taxing Authorities.
27. To appoint from time to time or generally such person or persons as the Attorney may think fit as the substitute or substitutes of the Attorney to do execute and perform all or any such matters and things as aforesaid and any such substitute or substitutes at pleasure to remove and to appoint another or others in the place of the Attorney.
28. And also for the better and more effectually doing effecting and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as the Attorney may think fit as his substitute or substitutes to do execute and perform all or any such matters and things as aforesaid and any such substitute or substitutes at pleasure to remove and to appoint another or others in his or their place and I hereby agree at all times to ratify and confirm whatsoever the Attorney or any such substitute or substitutes shall lawfully do or cause to be done in or about the premises.
29. And for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers, authorities and discretion hereby conferred I do hereby declare that the powers, authorities and discretions hereby conferred shall not in any case be deemed to revoke any powers or authorities or discretions before given by me to the Attorney or to any other person or persons or be deemed to be limited by any such previously given powers, authorities and discretions or be deemed to be limited to such transactions and matters as are herein expressly mentioned but the same are intended to be extended and shall in all cases extend to any other matters or transactions not herein precisely mentioned or defined which in the course of any of my

business, concerns or affairs may by the Attorney be deemed to be requisite or expedient to be done or performed.

30. In general to do all other acts, deeds, matters and things whatsoever in or about my estate, property and affairs or concur with persons jointly interested with myself therein in doing all acts, deeds, matters and things herein either particularly or generally described as amply and effectually to all intents and purposes as I could do in my own proper person if these presents had not been made.
31. For all or any of the purposes of and powers, authorities and discretions conferred by these presents, to use and sign my name or in which I am or may be in anywise interested or to use and sign his name as the Attorney shall think fit.
32. And I do hereby declare that all the powers and authorities and discretions hereby conferred upon the Attorney shall be available for exercise by the Attorney both during my absence and also during my presence.

AND I the above named Pragna Kedia, do hereby undertake to ratify whatever the Attorney or any substitute or agent appointed by the Attorney under the power in that behalf hereinafter contained may lawfully do or cause to be done in and by virtue of these presents.

In Witness Whereof I the above named Pragna Kedia, have hereunto set my hand and seal this 22<sup>nd</sup> day of November, 2016.



Signed and Delivered )

By the within named )

Pragna Kedia )

In the presence of ..... )

Rahul Ray Gupta Rahul Ray Gupta

PK  
PK Kedia



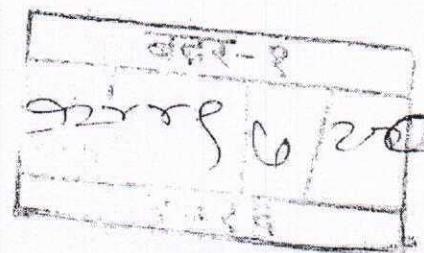
Specimen Signature of the Attorney:

(Mr. Kirti Vishwanth Kedia)

Kirti Vishwanth Kedia



1. Rahul Ray Gupta Rahul Ray Gupta
2. Vikram JHA Vikram JHA





KEDIA

PRAGNA KIRTI

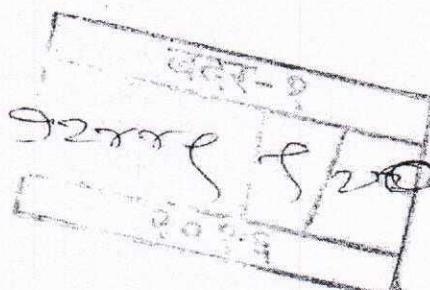
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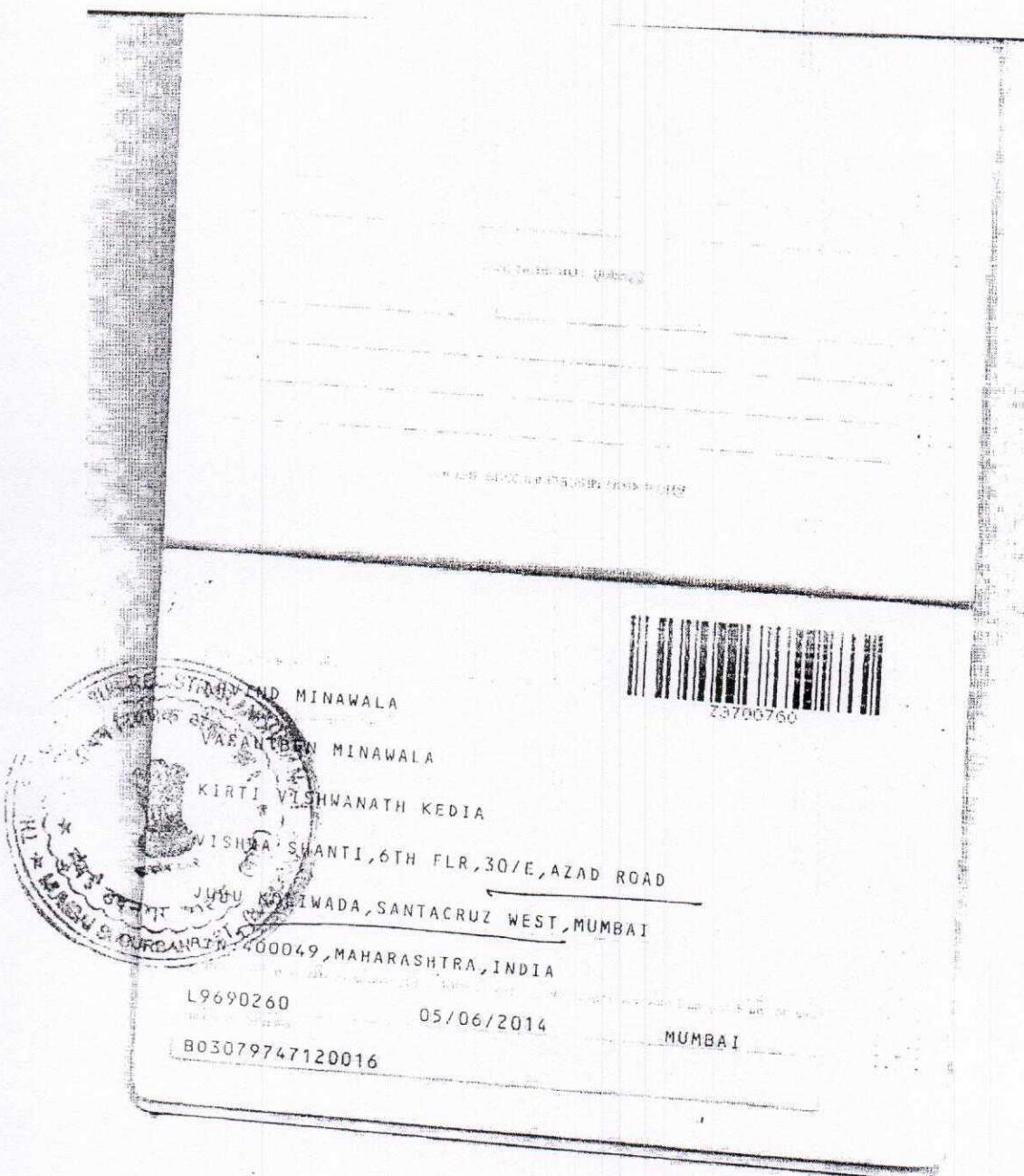
MUMBAI, MAHARASHTRA

MUMBAI

22/03/2016

21/03/2026

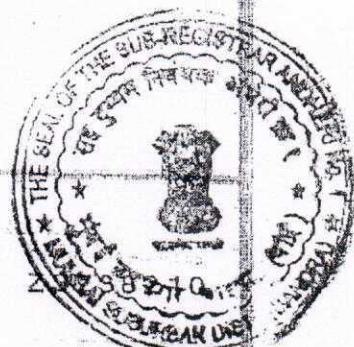




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KEDIA

KIRTI VISHWANATH

M 28/04/1963

MUMBAI, MAHARASHTRA

MUMBAI

19/02/2016

18/02/2026

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VISHWANATH PURUSHOTTAMDAS KEDIA

ATYABHAMA VISHWANATH KEDIA

SAGNA KIRTI KEDIA

VISHWA SHANTI 6TH FLR 30/E, AZAD ROAD JUHU

KOLIWADA SANTACRUZ WEST, MUMBAI

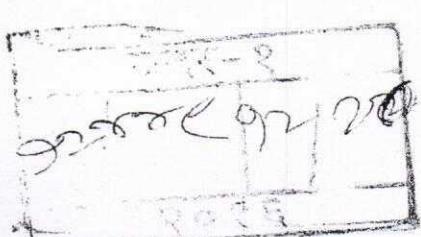
PIN: 400049, MAHARASHTRA, INDIA

L9690271

05/06/2014

MUMBAI

B03079651985016



आयकर विभाग  
INCOME TAX DEPARTMENT

PRAGNA KEDIA

ARVINDBHAI MINAWALA

26/10/1962  
Permanent Account Number  
ADWPK9701F

*Pragna Kedia*  
Signature

भारत सरकार  
GOVT. OF INDIA



26082005



आयकर विभाग  
INCOME TAX DEPARTMENT

KIRTI KEDIA

VISHWANATH PURSHOTAMDAS KEDIA

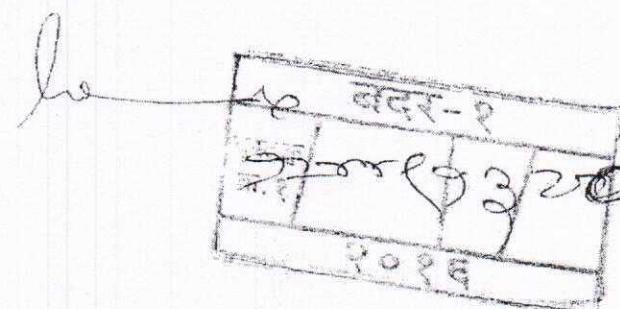
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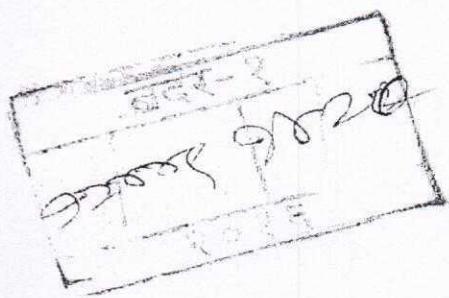
*Kirti Kedia*  
Signature

भारत सरकार  
GOVT. OF INDIA



22022007





आयकर विभाग  
INCOME TAX DEPARTMENT  
RAHULRAJ CHHEDILAL GUPTA  
CHHEDILAL JAWAHARLAL GUPTA

15/12/1988

Permanent Address/Mobile No.

AQMPG0320R

Rahulraj Gupta

Signature

भारत सरकार  
GOVT. OF INDIA



THE UNION OF INDIA  
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH04 20090040762

DOI 09-11-2009

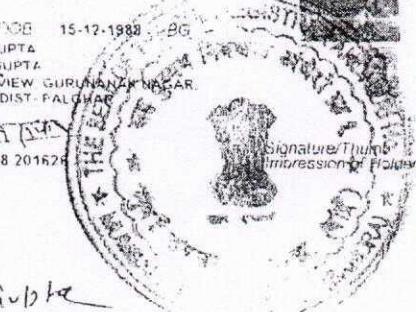
Valid Till 08-11-2029 (NT)

DLD 14-06-2016

AUTHORISATION TO DRIVE FOLLOWING CLASS  
OF VEHICLES THROUGHOUT INDIA

DOV DOL

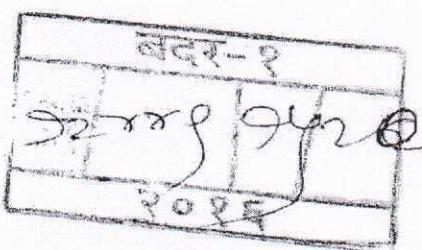
MCWG 09-11-2009

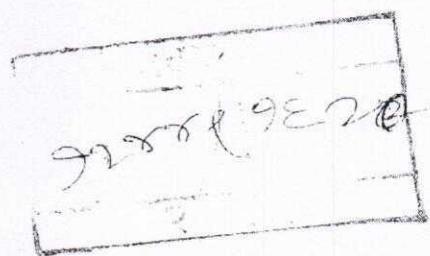


DOB 15-12-1988 BG  
Name RAHULRAJ GUPTA  
S/NAME of CHHEDILAL GUPTA  
A/NO 202, JAY GARDEN VIEW, GURU NANAK NAGAR,  
VASAI (W), TAL. VASAI DIST. PALGHAR

PIN 401262  
Signature & ID of  
Issuing Authority MH48 201624

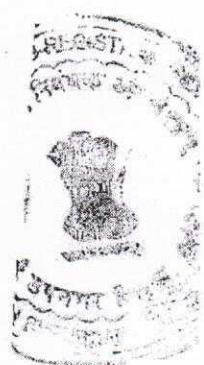
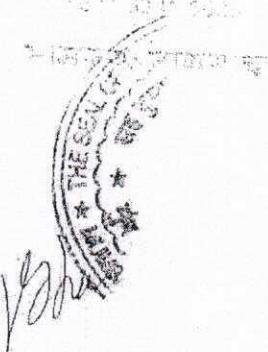
Rahulraj Gupta





भारत सरकार  
INCOME TAX DEPARTMENT  
VIKRAM INDESH JHA  
INDESH JHA  
02/08/1994  
Permanent Account Number  
AVMPJ0695F  
*Vikram*  
Signature

भारत सरकार  
GOVT. OF INDIA

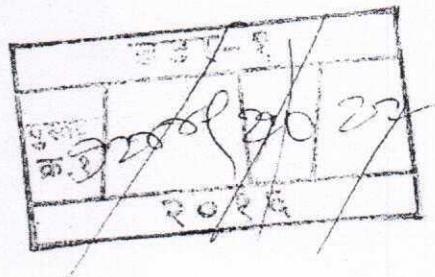
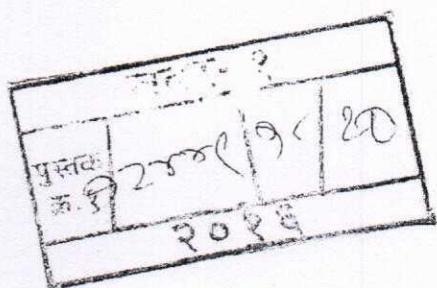


भारतीय विशेष पद्धनाम प्रधानमंत्री  
MATERIAL IDENTIFICATION NUMBER

Address  
S/O इंदेश ज्ञा. सो/302,  
वॉटरलॉड बिल्डिंग गुड लेन,  
महाराष्ट्रा शॉप्स सेटी  
मुंबई अंग्रेजी स्टेशन मुंबई

प्राप्ति दिनांक  
मार्च 2026

संख्या - २
2026/03/2026
आम आदिकाल
२०२६



Summary1 (GoshwaraBhag-1)

शुक्रवार, 25 नोव्हेंबर 2016 1:23 म.नं.

दस्त गोष्वारा भाग-1

वदर1

दस्त क्रमांक: 12449/2016

दस्त क्रमांक: वदर1 /12449/2016

वाजार मुल्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

द. नि. भार. द. नि वदर1 यांचे कार्यालयात<sup>1</sup>  
अ. क्र. 12449 वर दि. 25-11-2016  
गोंडी 1:21 म.नं. वा. हजर केला.

पावती: 14835

पावती दिनांक: 25/11/2016

सादरकरणाराचे नाव: प्रग्रा कीर्ति केडिया

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

P K Kel.

दस्त हजर करण्याची मही:

एकुण: 500.00

सह. दुसऱ्यांनी निवासकर्त्तव्यापैरी द्वा. श.

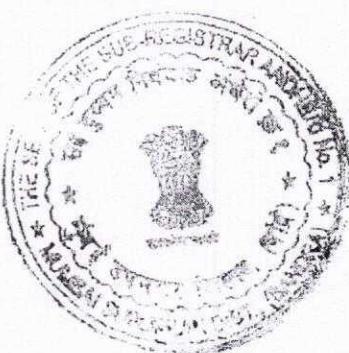
सह. दुसऱ्यांनी निवासकर्त्तव्यापैरी द्वा. श.

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिकलार्थ देण्यात आलेला असून @ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 25 / 11 / 2016 01 : 15 : 39 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 25 / 11 / 2016 01 : 16 : 57 PM ची वेळ: (फी)



वदर-१			
प्रस्तुती	25/11/2016	१०/२०	
क्र.१			२०१६

Summary-2( दस्त गोषवारा भाग - २ )



25/11/2016 1:25:19 PM

दस्त गोषवारा भाग-2

बदर1

दस्त क्रमांक:12449/2016

दस्त क्रमांक: बदर1/12449/2016

दस्तावा प्रकार : कुलमुख्यारपत्र

अनु क. पश्चाराचे नाव व पत्ता

1 नाव: प्रगा कीर्ति केडिया

पत्ता: घ्यांट नं: -, माला नं: ६वा मजला, इमारतीचे नाव: वय: -54  
विश्वासाति, ब्लॉक नं: जुह कोळीवाडा, रोड नं: ३०/इ स्वाक्षरी:-  
आजाद गोड, महाराष्ट्र, मुंबई.  
पैन नंबर: ADWPK9701F

पश्चाराचा प्रकार

कुलमुख्यार देणार  
विश्वासाति, ब्लॉक नं: जुह कोळीवाडा, रोड नं: ३०/इ  
आजाद गोड, महाराष्ट्र, मुंबई.

द्वायाचित्र



अंगठ्याचा ठमा



2 नाव: कीर्ति विश्वनाथ केडिया

पत्ता: घ्यांट नं: -, माला नं: ६वा मजला, इमारतीचे नाव: होल्डर  
विश्वासाति, ब्लॉक नं: जुह कोळीवाडा, रोड नं: ३०/इ वय: -53  
आजाद गोड, महाराष्ट्र, मुंबई.  
पैन नंबर: AAEPK4489K

पौरव अँफ अटॉर्नी

होल्डर  
विश्वासाति, ब्लॉक नं: जुह कोळीवाडा, रोड नं: ३०/इ  
आजाद गोड, महाराष्ट्र, मुंबई.



वरील दस्तऐवज कृपया देणार तथाकथीत कुलमुख्यारपत्र चा दस्त ऐवज करून दिल्याचे कुल करतात खंडर - १  
शिक्का क्र.३ ची वेळ: 25 / 11 / 2016 01 : 17 : 39 PM

पुस्तक	१२४४९	२०१६	२०१६
क्र. १			
वायाची ओळख पटविलात			

द्वायाचित्र

अंगठ्याचा ठमा

पश्चाराचे नाव व पत्ता

1 नाव: विक्रम इंदेश आ

वय: 21

पत्ता: वॉटरफोर्ड बील्डीग, जुह लेन, अंधेरी प, मुंबई  
पैन कोड: 400058

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2 नाव: राहुल घेंदीलाल गुप्ता

वय: 28

पत्ता: 202, जय गार्डन, गुरुनानक नागर, वसई  
पैन कोड: 401202

स्वाक्षरी



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दस्तावये प्रकृता... २०१६ पाने आहेत

शिक्का क्र.४ ची वेळ: 25 / 11 / 2016 01 : 18 : 29 पृष्ठ १ उपनगर जिल्हा

शिक्का क्र.५ ची वेळ: 25 / 11 / 2016 01 : 18 : 50 PM नोंदणी पुस्तक ४ मध्ये

खंडर - १/१२४४९/२०१६

पुस्तक क्रमांक १, क्रमांक ..... वर  
मोदला.

दिनांक: 25 NOV 2016

सह. दुर्योग निवारक, अंधेरी क्र. १  
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12449/2016

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