



ACKNOWLEDGEMENT LETTER FOR SENDING DOCUMENTS

DATE : 02-08-2023

Company Name – PADMAVATI CHAINS PRIVATE LIMITED

Name of Recipient & Address – STATE BANK OF INDIA (SME BACKBAY RECLAMATION)

SUBJECT : - DOCUMENTS SUBMISSION

I hereby acknowledge the receipt of following documents from PADMAVATI CHAINS PRIVATE LIMITED
FOLLOWINGS DOCUMENTS ARE FOR FLAT NO. 2904, 29TH FLOOR KINGSTON TOWER, G. D AMBEKAR MARG, TANK ROAD, PAREL, MUMBAI - 400033

- 1. SALE AGREEMENT**
- 2. STAMP DUTY**
- 3. SHARE CERTIFICATE**
- 4. OCCUPANCY CERTIFICATE**
- 5. POWER OF ATTORNEY**
- 6. ELECTRICITY BILL**
- 7. TAX PAID RECEIPT**
- 8. MAINTENANCE COPY**
- 9. BOARD RESOLUTION**
- 10. INDEX II**

FOR PADMAVATI CHAINS PRIVATE LIMITED

For PADMAVATI CHAINS PRIVATE LIMITED


Director / Authorised Signatory

Office : 254/258, Mansingka CHS. Ltd.
4th Floor, Kalbadevi Road, Mumbai - 400 002. (India)
Tel. : +91-22-2200 7220 / 2205 7220
+91-22-6183 7220 / 6183 2120

Factory : B 319, Sussex Industrial Estate,
D. K. Cross Marg, Byculla,
Mumbai - 400 027. (India)
Tel. : +91-22-6657 5410 / 20

E-mail: padmavatchainspl@gmail.com
Website: www.padmavatchains.com

318/6221

Wednesday, June 01, 2022

11:32 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

2904

पावती क्र.: 7435 दिनांक: 01/06/2022

गावाचे नाव: परेल-शिवडी
दस्तऐवजाचा अनुक्रमांक: बबई-1-6221-2022
दस्तऐवजाचा प्रकार: ऑनलाईन टू सेल
सादर करणाऱ्याचे नाव: . . . रीना प्रवीणकुमार जैन

नोंदणी फी
दस्तावेजाच्या फी
मुद्रांक/साल्या: 40

₹. 30000.00

₹. 800.00

एकूण:

₹. 30800.00

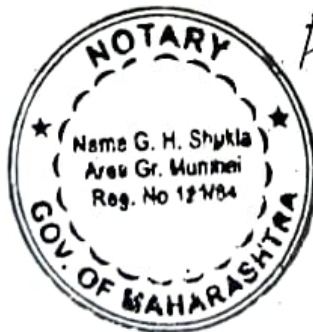
आपणास मूळ दस्त, पुणेनल, प्रिंट, सूची-3 अंदाजे
11:48 AM ह्या वेळेस मिळेल.

Renu
दुय्यम निबंधक, मुंबई-1

बाजार मूल्य: ₹. 21005166 /-
मोबदला ₹. 21000000 /-
भरलेले मुद्रांक शुल्क : ₹. 243400 /-

सह दुय्यम निबंधक
मुंबई शहर क्र. १

- 1) देयकाचा प्रकार: DHC रकम: ₹. 800/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2605202220636 दिनांक: 01/06/2022
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002140110202223P दिनांक: 01/06/2022
बँकेचे नाव व पत्ता:



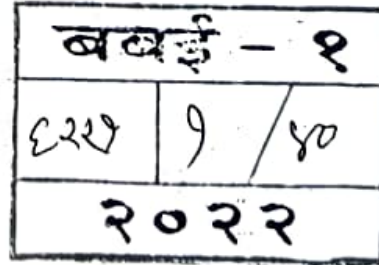
DELIVERED
21/6/2022



| मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव) | | | | | |
|---|---|--|---|---|-----------------------|
| Valuation ID: | 202205256475 | 25 May 2022,04:24:38 PM | | | |
| मुंबई (मेन) 11-परळ, शिवडी डिव्हिजन 11/84 भूभाग. पूर्वेस बॅरीस्टर नाथ पे मार्ग, टि. जिवराज मार्ग, रफी अहमद किडवाई मार्ग, पश्चिमेस जी.डी.अंबेकर मार्ग, उत्तरेस जेरबाई वाडीया मार्ग यामधील भूभाग. सि टी एस. नंबर#185 | 2022 | | | | |
| खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक | मोजमापनाचे एकक |
| 88960 | 217540 | 250170 | 271920 | 217540 | चौरस मीटर |
| बांधीव क्षेत्राची माहिती बांधकाम क्षेत्र(Built Up)- बांधकामाचे वर्गीकरण- उद्दवाहन सुविधा- रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018 | 91 चौरस मीटर 1-आर सी सी आहे | मिळकतीचा वापर- मिळकतीचे वय- मजला - | निवासी सदनिका 12 वर्षे 21st floor To 30th floor | मिळकतीचा प्रकार- मूल्यदर/बांधकामाचा दर - | बांधीव Rs.217540/- |
| मजला निहाय घट/वाढ | = 115% apply to rate= Rs.250171/- | | | | |
| घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर | = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((250171-88960) * (88 / 100)) + 88960) = Rs.230826/- | | | | |
| A) मुख्य मिळकतीचे मूल्य | = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 230826 * 91 = Rs.21005166/- | | | | |
| एकत्रित अंतिम मूल्य | = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेट्रोलाईन मजला क्षेत्र मूल्य + लागतच्या गळीचे मूल्य + वरील गळीचे मूल्य + बंदिस्त वाहन तळांचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + मेकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 21005166 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.21005166/- | | | | |

Home

Print



CHALLAN
MTR Form Number-6

Pugi



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|---------------------|---------|--------------------------|--------------|
| AH0021401 10202223P | BARCODE | Date 20/05/2022-14:44:13 | Form ID 25.2 |
|---------------------|---------|--------------------------|--------------|

Inspector General Of Registration
Stamp Duty
Registration Fee
MUMBAI CITY 1 SUB REGISTRAR

| Payer Details | |
|------------------------|---------------------------------------|
| TAX ID / TAN (if Any) | |
| PAN No.(if Applicable) | ADNPJ8993K |
| Full Name | MRS REENA PRAVINKUMAR JAIN AND OTHERS |
| Flat/Block No. | FLAT NO. 2904, 29TH FLOOR, KINGSTON |
| Premises/Building | TOWER |

| | |
|----------|--------------------|
| Location | MUMBAI |
| Year | 2022-2023 One Time |

| Account Head Details | Amount In Rs. | | |
|-----------------------------|--------------------|--------------------|--|
| 0030045501 Stamp Duty | 243400.00 | Road/Street | PAREL TANK ROAD, G D AMBEKAR MARG |
| 0030063301 Registration Fee | 30000.00 | Area/Locality | MUMBAI |
| | | Town/City/District | |
| | | PIN | 4 0 0 0 3 3 |
| | | Remarks (if Any) | PAN2=AAACR1841F--SecondPartyName=MESSRS CALVIN ASSOCIATES PRIVATE LIMITED AND OTHER- |
| | | Amount In | Two Lakh Seventy Three Thousand Four Hundred Rupee |
| Total | 2,73,400.00 | Words | s Only |

| | | | |
|-------------------|---------------------|---------------------------|---|
| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | |
| Cheque/DD Details | Bank CIN | Ref. No. | 1000502022052001921 6319420189918 |
| Cheque/DD No. | Bank Date | RBI Date | 20/05/2022-14:44:29 Not Verified with RBI |
| Name of Bank | Bank-Branch | STATE BANK OF INDIA | |
| Name of Branch | Scroll No. , Date | Not Verified with Scroll | |

Department ID :
NOTE:- This challan is valid for document registration in Sub Registrar office only. Not valid for unregistered document.
सदर चालन काठक दूज्या निवारा कसबासिटी मध्ये नोंद घेण्या दस्तऐवजादी साठी लागू आहे. नोंदणी न करतावयाच्या दस्तऐवजादी साठी सदर चालन लागू नाही.



2022-23
2/80
RORR



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

Receipt of Document Handling Charges

2605202220636

Receipt Date 01/06/2022

Received from MRS REENA PRAVINKUMAR JAIN, Mobile number 9821076725, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 6221 dated 01/06/2022 at the Sub Registrar office S.R. Mumbai City 1 of the District Mumbai District.

DEFACED
₹ 800
DEFACED

Payment Details

| | |
|-------------------------------|-------------------------|
| Bank Name IBKL | Payment Date 26/05/2022 |
| Bank CIN 10004152022052607883 | REF No. 2765179054 |
| Deface No 2605202220636D | Deface Date 01/06/2022 |

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



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२०२२



CHALLAN
MTR Form Number-6



| | | | | | | | | |
|-----------------|--------------------|---------|-----------------------------------|--|---------------------|---------|------|---|
| GRN | MH002140410202223P | BARCODE | Date | | 20/05/2022-14:44:13 | Form ID | 25.2 | |
| Department | | | Inspector General Of Registration | | | | | |
| Stamp Duty | | | Payer Details | | | | | |
| Type of Payment | | | Registration Fee | | | | | |
| Office Name | | | BOM1_MUMBAI CITY 1 SUB REGISTRAR | | Full Name | | | MRS REENA PRAVINKUMAR JAIN AND OTHERS |
| Location | | | MUMBAI | | | | | |
| Year | | | 2022-2023 One Time | | Flat/Block No. | | | FLAT NO. 2904, 29TH FLOOR, KINGSTON TOWER |
| | | | Premises/Building | | | | | |

| Account Head Details | Amount in Rs. | Remarks (If Any) | | | | | |
|-----------------------------|---------------|---|--|--|--|--|--|
| 003b045501 Stamp Duty | 243400.00 | Road/Street PAREL TANK ROAD, G D AMBEKAR MARG | | | | | |
| 0030063301 Registration Fee | 30000.00 | Area/Locality MUMBAI | | | | | |
| | | Town/City/District | | | | | |
| | | PIN 4 0 0 0 3 3 | | | | | |
| | | Remarks (If Any) PAN2=AAACR1841F-SecondPartyName=MESSRS CALVIN ASSOCIATE PRIVATE LIMITED AND OTHER- | | | | | |
| | | Amount In Words Two Lakh Seventy Three Thousand Four Hundred Rupees | | | | | |
| Total | 2,73,400.00 | | | | | | |



| | | | | | | | | | |
|-------------------|--|---------------------|----------|----------------------|---------------|---------------------------|--|--|--|
| Payment Details | | STATE BANK OF INDIA | | | | FOR USE IN RECEIVING BANK | | | |
| Cheque/DD Details | | Bank CIN | Ref. No. | 1000502022052001921 | 6319420189918 | | | | |
| Cheque/DD No. | | Bank Date | RBI Date | 20/05/2022-14:44:29 | 23/05/2022 | | | | |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | | | | | |
| Name of Branch | | Scroll No. , Date | | 1009479 , 23/05/2022 | | | | | |

Department ID :
NOTE:- This challan is valid only if registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल मुंबई नगरपालिका क्षेत्रात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.
Date: 2022-06-01 11:32:47:15
Reason: G/ASISecure Document
Location: India
Challan Defaced Details

| Sr. No. | Remarks | Defacement Date | Userid | Defacement Amount |
|---------|---------|-----------------|--------|-------------------|
| | | | | |





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| ६२२१ | ५/४० |
| २०२२ | |

SALE AGREEMENT

THIS SALE AGREEMENT made and entered into at Mumbai this 26th day of May, 2022, Between ,

1. **M/s. Calvin Associates Pvt. Ltd.** a Company Registered and incorporated under the provisions of Companies Act 1956 (as amended up-to-date) having CIN no. U51100MH1985PTC038339 , and PAN no. AAACR1841F having Registered office at 107, Niranjana, 99, Marine Drive, Mumbai – 400 002 , represented through its authorized Director (copy of resolution of extract of minutes dated 25.04.2022 is annexed hereto) Mr. Kausshal Kanhaylal Bagadia age 48 years having PAN No. AADPB1550B and Aadhar No.407876424282 and

2. **M/s. Seksaria Industries Pvt. Ltd.** a Company Registered and incorporated under the provisions of Companies Act 1956 (as amended up-to-date) having CIN no. U17120MH1948PTC006225 , and PAN No. AAACS6145H having Registered office

Vendor



Purchaser

at 5th Floor, Seksaria Chambers 139, Nagiindas Master Road, fort, Mumbai
 001, represented through its authorized Signatory namely; Chief Accountant
 Company (copy of resolution of extract of minutes dated 25.04.2022 is annexed
 hereto) Mr. Rajendra D. Makhana, age 70 years having PAN No. AGOPM4732H and
 Aadhar No.379622201728, hereinafter both collectively referred to as
"Transferors / Vendors" (which expression shall, unless it be repugnant to the
 context or meaning thereof be deemed to mean and include for time being its
 respective Directors and their servants agent representatives, successors in title,
 executors, administrators and assigns) of the **ONE PART**



1. **Mrs. Reena Pravinkumar Jain** age 42 years having PAN No. ADNPNJ6993K,
 Aadhar Card No. 553371505347 2. **Mr. Pravinkumar Maganlal Jain** age 44 years
 having PAN No. AADPJ3236G, Aadhar Card No. 422367504694 and 3. **Mrs. Otibai
 Maganlal Jain** age 68 years having PAN No. AGLPJ6224G, Aadhar Card No.
 863642035193 also of Mumbai, Adults, Indian Inhabitants having address at a- 1601,
 AND 1602, 16TH Floor, 183/185, Kingston Tower, GD Ambedkar Road,
 Kalachowki, Mumbai - 400 033 hereinafter called **"The Transferees/Purchasers"**
 (which expression shall unless it be repugnant to the context or meaning thereof
 mean and include their respective heirs, executors and administrators) of the

SECOND PART - 2
 E229 E / 80
WHEREAS:
RORR

a. M/s. Siroya Developers being Developer had executed the Agreement for Sale
 dated 31st July 2020 in favour of Transferors/ Vendors, sold, conveyed and transfer
 the Flat No.2904 on the 29th floor, in the building known as "Kingston Tower"
 admeasuring 75.84 sq. mts. (carpet area) i.e. 91 sq. mts. Built up area on land
 bearing C.S No ¹⁸⁵ 183 (part) Parel Sewree Division situated at Parel Tank Road, GD
 Ambekar Marg, Mumbai - 400 033, (hereinafter referred to as the **said Flat**) (more
 particularly described in the schedule hereunder written) for the consideration and

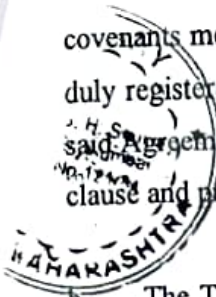
Handwritten notes and signatures on the left margin:
 अर्थात्
 2/29
 2/29
 Reena

Signatures and stamps at the bottom:
 [Signature] [Signature] [Stamp: 502113294] [Signature] [Signature]

Vendors

Purchasers

covenants mentioned in the said Agreement for Sale dated 31st July 2020 which was duly registered under Sr. No. BBE/3/4226/2020 on 31.07.2020 , Copy of Index II of said Agreement for Sale is annexed hereto. The said Agreement was having Investor clause and present vendors are legally entitled to avail the benefit of the same.



b. The Transferors/ Vendors had become member of Kingston Co Op. Housing Society Ltd. (Registration No. MUM/SRA/HSG/TC/12560 OF 2014), having address at G.D. Ambekar Road , Parel Tank Road , Mumbai 400 033 (herein after referred to as the said Society) , copy of last paid Maintenance bill issued by society and last paid electricity bill in respect of the said Flat is annexed. .

c. Pursuant to above the present Transferors/Vendors are absolutely free and legally entitled to deal with and dispose of the same and to sell, assign and transfer their right, title and interest in the said Flat.

| | | |
|-------|----|----|
| 403-8 | | |
| 2019 | 10 | 80 |
| 2022 | | |

d. Transferors/ Vendors herein sold, assigned and transferred all their rights title and interest derived to them in accordance with law and as per said Agreement dated 31.07.2020 in the said Flat and as being member of the said society to the Transferees/ Purchasers herein and the Transferees/ Purchasers herein purchased the same from Transferors/ Vendors herein the said Flat No.2904 on the 29th floor, in the building known as " Kingston Tower " admeasuring 75.84 sq. mts. (carpet area) i.e. 91 sq. mts. built up area on land bearing C.S No 185 (part) Parel Sewree Division situated at Parel Tank Road , GD Ambekar Marg , Mumbai - 400 033 having clear and marketable title and after relying on the Transferors/ Vendors specific covenants mentioned hereunder (i.e. Clause No.1 onwards) for the total consideration of Rs.2,07,00,000/- (Rupees Two Crores Seven Lacs Only) (less applicable TDS) and shall be payable in the manner as mentioned hereunder, Transferors/ Vendors has obtain NDC (No Due certificate) / NOC (No Objection Certificate) from the said society , copy of same is annexed hereto Transferors/ Vendors are holders of 20 fully paid up shares of Rs.50/- each evident by Share Certificate No. 171 having Member's Register No. 193 bearing distinctive No. 1691 to 1710 (both inclusive) issued by the

[Handwritten signature]



[Handwritten signature]

[Handwritten signature]

Purchasers

said society on 04.05.2022. (herein after refer to as the said Share) (copy of same annexed hereto)

e. The Parties have held detailed negotiations and have agreed to terms and conditions for the sale of the Flat with membership right in the said society to the Transferees/ Purchasers which are recorded in this Agreement which the Parties are executing.

NOW THEREFORE, In consideration of the foregoing the parties have agreed on the following terms and conditions

1. Sale Agreement :

The Vendors hereby agree to sell to the Purchasers and the Purchasers hereby agrees to purchase from the Vendors relying on all representation and covenants mentioned in this agreement by Vendors , the said Flat and said shares along with all its right, title and interest .

2. Schedule of Payment :The said consideration Rs.2,10,00,000/- (Rupees Two Crores Ten Lacs Only) (less applicable TDS of Rs.2,10,000/-) is payable as under to the Vendors by cheques/ RTGS .

2.1 Rs.21,60,000/- (Rupees Twenty One Lacs Sixty Thousand only) has been paid by the Transferees/Purchasers in favour of Transferors/Vendors before the execution hereof, the payment and receipt whereof the Transferors doth hereby admits and acknowledges;

2.2 And balance payment of Rs.1,86,30,000/- (Rupees One Crores Eighty Six Lacs Thirty Thousand) paid upon execution and Registration of this Sale Agreement as the Transferees/Purchasers are availing bank loan

बलु - 8
229 2/80
2.3 POSSESSION
2022

On receipt of entire consideration as mentioned herein above, Vendors handed over quite, vacant and peaceful possession of the said flat to Transferees/Purchasers.

3. Freedom from encumbrances-

The Transferors/ Vendors represents to the Purchasers and warrants in terms set out hereto (the "Representations And Warranties") and the Purchasers are for the purposes of this transaction relying upon the



[Handwritten signature]
Vendors



[Handwritten signature]
Purchaser

Representations And Warranties of the Vendors. Each of the Representations and Warranties of the Vendors as set out hereunder written is to be construed independently of others and is not limited by reference to any of the other Representations and Warranties.

The Vendors are aware that on the basis of the Representations and Warranties, the Purchasers have agreed to purchase the flat and the said shares free from encumbrances from the Vendors.

- 3.3 The Vendors agrees to deal with and clear, at their own cost and expenses, any claim on title of the vendors at any time the same are brought forward by any third party and or any other person, or any encumbrance pertaining to the period prior to this agreement of sale.

(Being the Representations and Warranties of the Vendor)

- 4. The Vendors declares, confirms, covenants, and warrants with the Purchasers as follows:-

- 4.1 That the Vendors are the absolute owners of the Flat and of the said shares and except them no body else have got any right, title and / or interest in the said flat and the said shares;

- 4.2 There is no agreement, arrangement or understanding of any nature whatsoever entered into by the Vendors with any person for the sale or transfer in any manner of the Flat and the said shares or any part thereof, nor have the Vendors created or contracted to create any right, title or interest in favour of any other person nor they have done or committed to do any acts, deeds, things or matters whereby or by means whereof the Flat and the said shares or any part thereof is or can be adversely affected and/or seriously prejudiced;

- 4.3 The Said Flat is in the possession of the Vendors alone. There is no tenant, sub-tenant, licensee, paying guest or occupant in the Premises or any part thereof;

- 4.4 No third party has any right, title, interest, demand or claim over or to the flat thereof by way of sale, assignment, gift, mortgage, lease, tenancy, sub-tenancy, license, paying guest accommodation, occupation, possession, succession, inheritance, maintenance, trust, first right of refusal, lien, charge, co-parcenary rights or otherwise howsoever;

- 4.5 The Vendors has not created any lien, charge or any encumbrance whatsoever on the Flat or any part thereof and that the Flat and the said



Handwritten notes in a box: 8, 2/19, e/30, 2022

Signatures of Vendors and Purchasers at the bottom of the page.

shares or any part thereof are not the subject matter of any pends/litigation nor is the same or any part thereof attached before judgment or in execution of any decree and or any order;

- 4.6 That the Flat and the said shares or any part thereof is not attached either before or after judgment or at the instance of any Taxation Authorities or any other Authorities;
- 4.7 That there are no pending tax dues or any notices, judgments or decrees or order passed or issued by any Court, Tax or revenue or statutory or administrative authorities that restrict in any manner the dealing with or the sale of the Flat and the said shares ;
- 4.8 The Vendors are in possession of the original title deeds of the Flat and will hand over the same to Purchasers along with this agreement for availing home loan by purchasers from bank ;
- 4.9 The Flat is free of all encumbrances and that the Vendors has good right, full power and absolute authority to sell the same;
5. The Vendors indemnify and keep always indemnified the Purchasers and their heirs, executors, administrators and assigns in the event he/she/they suffers any loss or damage due to any demands or claims by way of, mortgage, inheritance, successions, sale, exchange, possession, lien, gift, trust / litigation , being brought forward at any time by any third party with respect to the said flat and the said shares pertaining to a period prior to this agreement for sale. For the purpose of this indemnity clause a additional stamp duty of Rs.500/- is paid .
6. The Vendors shall not induct any person into the Flat nor part with possession ~~thereof~~ to any person other than the Purchasers in terms of this Agreement.

7. **Obligations of the Vendors-**

7.1 Any encumbrance / third party claims on the said flat pertaining to the period before the date of this agreement shall be dealt with and cleared by the Vendors before the completion of the sale.

7.2 Against receipt of the payment as mentioned in clause 2.1 hereof, the Vendors shall-

execute and register all deeds/ documents required for effectually conveying and transferring the Flat and the said shares in favour of the Purchasers and for perfecting his title thereto;



[Handwritten signature]
Vendors



[Handwritten signature]
Purchasers



7.2.2 execute a Special Power of Attorney in favour of one of Purchaser in respect of the said flat and the said shares only.

7.2.3 execute and hand over to the Purchasers a letter addressed to the Electric Company requesting them to transfer the electric meter in respect of the flat to the name of the Purchasers and/or nominee.

7.2.4 hand over to the Purchasers vacant and peaceful possession of the said flat on receipt of full consideration as mentioned in this agreement.

7.3 The Vendors undertakes that on receipt of the entire consideration, the Vendors shall at the request and cost of the Purchasers or their heirs, executors, administrators, successors, assigns or counsel in law, the Vendors shall do and execute and/or procure or cause to be done, executed or procured all documents and such deeds and writings whatsoever for the assurance in law and better and more perfectly transferring the rights, title, interest and benefit in the Flat and said shares along with all rights of the Vendors in the Society to the use and benefit of the Purchasers as aforesaid.



8. Obligations of the Purchasers -

8.1 The Purchaser shall pay the Vendors the sale price as mentioned in this Agreement.

8.2 The Purchaser shall bear there part of outgoing & taxes of & pertaining to the Said Flat as applicable from the date of execution of Sale Agreement.

8.3 Shall deposit the TDS deducted to the credit of the vendor and issue the TDS certificate to the vendor.

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| 229 | | 99 / 80 | |
| 229 99 / 80 | | | |

9. Outgoings & dues.

9.1 All outgoing, dues and taxes of and related to the said Flat, whenever they arise, for the entire period upto the date of agreement of this sale are the liability of the Vendors alone and shall be borne and paid by the Vendors without demur or delay in addition to any amount payable in respect of the said Flat and the said shares pertaining to any period prior to this sale agreement;

9.2 All outgoing, dues and taxes of and related to the Flat from the date of agreement of this sale shall be borne and paid by the Purchasers.

10. Stamp duty and Registration charges and Society Transfer Fees.

[Handwritten signature]



[Handwritten signature]

[Handwritten signature] *[Handwritten text]*

10.1 Stamp duty & registration charges payable on this sale shall be borne and paid by the Purchasers alone. The stamp duty already paid by vendor on the previous agreement shall be refunded to the vendor if the same is refunded from the stamp office .

11. **Time is of the essence.** It is agreed that the time for compliance by each Party of their respective obligations under this Agreement is of the essence of the contract.

12. **Tax Liability :** Notwithstanding anything contained herein above , each party is liable and bound to clear their own tax liability.

13. **Jurisdiction.** For the purpose of enforcement of any of the rights under this Agreement, the Courts in Mumbai shall have jurisdiction to the exclusion of all other courts.

14. **Miscellaneous-**

14.1 **Legal Fees.** Each Party shall bear and pay the fees of their respective Advocates.

14.2 **Amendments.** No modification or amendment of this Agreement and no waiver of any of the terms or conditions hereof shall be valid or binding unless made in writing and duly executed by both Parties.


14.3 **Entire agreement.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter herein and supersedes and cancels any agreement, representation, understanding, arrangement, communication or expression of intent relating to the subject matter of this Agreement.

14.4 **Survival of Clauses.** Clauses of this Agreement which by their very nature survive this Agreement shall survive.

14.5 **Headings.** The descriptive headings of clauses are inserted solely for convenience of reference and are not intended as complete or accurate descriptions of content thereof and shall not be used to interpret the provisions of the Agreement.

| | |
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| 22/9/80 | |
| 2022 | |




Vendor




Purchaser



: SCHEDULE:
(Description the Flat)



Flat No.2904 on the 29th floor , in the building known as "Kingston Tower " admeasuring 75.84 sq. mts. (carpet area) i.e. 91 sq. mts. Build up area on land bearing C.S No 185 (part) Parel Sewree Division situated at Parel Tank Road , GD Ambekar Marg , Mumbai - 400 033 the building is with lift facility having BMC property account No. FS1400340480152.

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands at Mumbai on the day and year hereinabove written.

Signed Sealed and Delivered

By the withinnamed

Mr. Kausshal Kanhayalal Bagadia

authorized Director of

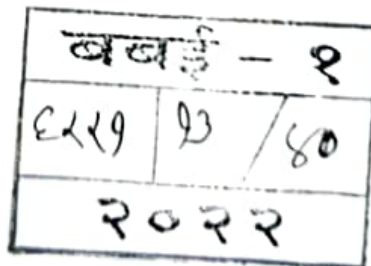
1. M/s. Calvin Associates Pvt. Ltd

In the presence of _____



CALVIN ASSOCIATES PVT. LTD.

K. Bagadia
Director



Mr. Rajendra D. Makhana

authorized signatory Chief Accountant of

2. M/s. Seksaria Industries Pvt. Ltd.

In the presence of _____



Seksaria Industries Pvt. Ltd.

R. Makhana
Authorized Signatory



SIGNED AND DELIVERED
By the within named "Transferees/Purchasers"

1. Mrs. Reena Pravinkumar Jain

Reena



2. Mr. Pravinkumar Maganlal Jain

Pravin



3. Mrs. Otibai Maganlal Jain



ओटीबाई



in the presence of the.....

Witness :

- 1. Aniket Mishra
- 2. [Signature]



| | |
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| वचन - २ | |
| ६२९ | ४४ / ४० |

RECEIPT

Received of Rs. 2,10,00,000/- from Mrs. Reena Pravinkumar Jain, Mr. Pravinkumar Maganlal Jain and Mrs. Otibai Maganlal Jain a sum of Rs.2,10,00,000/- (Rupees Two Crores Ten Lacs Only) (less applicable TDS of Rs.2,10,000/-) as payable vide para 2 herein above:-

- A. Rs.21,60,000/- (Rupees Eighteen Lacs Sixty Three Thousand only) (TDC deducted of Rs.2,10,000/-) by Cheques.
- B. Rs.1,86,30,000/- (Rupees One Crores Eighty Six Lacs Thirty Thousand only) on execution of this Sale Agreement.

[Signature] Vendor



[Signature] Pravin

Purchasers

Being full sale consideration in respect of sale of Flat No.2904 on the 29th floor , in the building known as " Kingston Tower " admeasuring 75.84 sq. mt. (carpet area) i.e. 91 sq. mts. Build up area on land bearing C.S No 185 (part) Parel Sewree Division situated at Parel Tank Road , GD Ambekar Marg , Mumbai - 400 033.

All payments are subject to its realization.

We say received

1. FOR: M/s. Calvin Associates Pvt. Ltd.

[Signature]
DIRECTOR

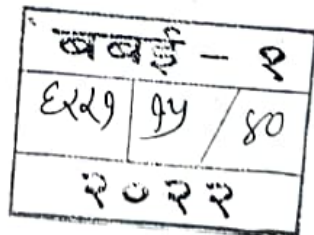
2. FOR: M/s. Seksaria Industries Pvt. Ltd.

[Signature]
Chief accountant
(Transferors/Vendors)

Witness :

1. Ankit Mishra

2. *[Signature]*



4226450
11/05/2022

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

सूची क्र.2

दृश्य निबंधक : सह द. नि. मुंबई शहर 3

दस्त क्रमांक : 4226/2020

नोंदणी :

Regn:63m

गावाचे नाव : परेल-शिवडी

| | |
|--|---|
| (1) किराणा दुकान | करारनामा |
| (2) मोबदला | 20350000 |
| (3) बाजारपेठा (भाडेपट्ट्याचा बांधितपट्टाकार असल्यास, प्रतिबादिचे नोंदणी क्रमांक) | 20343000 |
| (4) मालकी, पोटहिसा व मारकामांक (असल्यास) | 1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: 2904, माळ नं: 29 वा मजला, इमालीचे नाव: किंगस्टन टॉवर, ब्लॉक नं: पोल, मुंबई 400 033, रोड : जी.डी. आवेकर मार्ग, इतर माहिती: स्टॅम्प ड्युटी चालान मध्ये सदनिकेचे क्रं 2804 हे चुक झाली आहे ते सदनिका क्रं 2904 हे वाचण्यात यावे (C.T.S. Number : 185(Part) ;) |
| (5) क्षेत्रफळ | 91.00 चौ.मीटर |
| (6) आकाराची किंवा छद्दी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज कन्न देणा-वा/लिहून ठेवणा-वा पक्षकाउचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्र. | 1): नाव:-ये/- सिरोषा टेम्प्लेटर्स चे भागीदार शोलेरा सिरोषा इव्हें सुखारवा बी.एन. इण्डिया बच:-73 पत्र:-प्लॉट नं: 43, माळा नं: -, इमालीचे नाव: बनविल्ला, ब्लॉक नं: गौरीबा पूर्व, रोड नं: बरोधाम, महापट्ट, मुंबई. पिन कोड:-400063 पॅन नं:- AANFS1544G |
| (8) दस्तऐवज कन्न देणा-वा पक्षकाउचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्र | 1): नाव:-ये/- कॅम्बिन एमोसिएट्स प्रा लि चे संचालक विनय बणाडीया बच:-46; पत्र:-प्लॉट नं: 107, माळा नं: -, इमालीचे नाव: निंबन, ब्लॉक नं: मुंबई, रोड नं: 99, मरीन ड्रायव्ज, महापट्ट, मुंबई. पिन कोड:-400002 पॅन नं:- AAACR1841F 2): नाव:-ये/- सेकसरीया इंडस्ट्रीस प्रा लि चे संचालक विनय सेकसरीया बच:-59; पत्र:-प्लॉट नं: -, माळा नं: 5 वा मजला, इमालीचे नाव: सेकसरीया चॅम्बर्स, ब्लॉक नं: फोर्ट, रोड नं: 139, नागिनवास मास्टर रोड, महापट्ट, मुंबई. पिन कोड:-400001 पॅन नं:-AAACS6145H |
| (9) दस्तऐवज कन्न दिल्याचा दिनांक | 31/07/2020 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 31/07/2020 |
| (11) अनुक्रमांक, खंड व पत्र | 4226/2020 |
| (12) बाजारपेठाप्रमाणे घुसक शुल्क | 1017500 |
| (13) बाजारपेठाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) गेट | |
| मुल्यांकनासाठी विचारत पोल्लेला तपशील:- | |
| घुसक शुल्क आकारताना विचरलेला मन्व्येदर :- | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it. |



खंड - १
६२९ / १६ / ४०
२०२२

Share Certificate No. _____

Member's Regn. No. _____

No. of Shares _____

KINGSTON TOWER



CO-OP. HOUSING SOCIETY LTD.

(Registered under Maharashtra Co-operative Societies Act, 1960)

Registration No. MUM/SRA/HSG/TC/12560/2014

DATE: 10th July, 2014

C.S. NO.185, Parel Sewree Division, New Survey No. 1/24/0 & 1/24/3 (Part) Parel Tank Road,

G.D.Ambekar Marg, Parel Mumbai-400 033

(Authorised Share Capital of Rs. 1,00,000/- divided into 2000 Shares of Rs. 50/- Each)



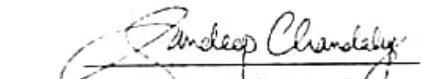
SHARE CERTIFICATE

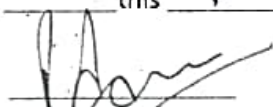
This is to certify that Shri / Shrimati / M/s. Calvin Associates Pvt. Ltd. & Ms. Seksaria Industries Pvt. Ltd. (2904)

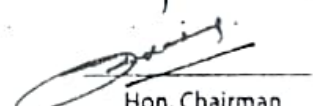
is the Registered Holder of 20 fully paid-up Shares of RS. FIFTY each numbered from 1691 to 1710 inclusive in the Kingston Tower Co-Op. Housing Society Ltd., subject to the Rules and Bye-Laws of the said Society.

Given under the Common Seal of the said Society on

this 4th day of May 2022


Anil Chandra
Authorised M.C. Member


Hon. Secretary


Hon. Chairman

No transfer of these shares will be registered unless accompanied by this certificate.



2904 - 2
1691 40 80
2022



| Survey Register Of Mumbai City | | | |
|--|--------------------------------|----------------------|--------------------------|
| Division Name | Parel and Siwari | Cadastral Survey No. | 185 |
| C.S.Reg No. | 292 | C.S.Page No. | 52 |
| Sheet No. | Name of the Street or Locality | Street No. | Tenure |
| 102 | PAREL TANK RD. | 1098,26 | -NIL- |
| Area in Sq.Meters. | Laughton Survey No. | Collectors New No. | Collectors Rent Roll No. |
| 452.22 | 1/2410,PART OF 1/2413 | -NIL- | C.R.R.NO.6062 |
| Ground Rent Due to Govt. | | Grant | Due |
| 0.0 | | | 0.0 |
| Holders History | | | |
| (A)-A-[JEHANGIR HORMUSJI CAMA] | | | |
| B-[KAIKHUSHRU * *] | | | |
| -[JAMSETJEE POCHAJEE CAMA]-RETIRED | | | |
| [(TRUSTEES OF J.H.CAMA & K.H.CAMA FOR THEIR 1/4 UNDIVIDED SHARE | | | |
| [EACH])] -[(1/2 SHARE)]- | | | |
| . | | | |
| (B)---[MUNCHERJEE PHEROZSHA CAMA] | | | |
| [BAI BACHUBAI W/O ARDESHIR CURSEDJI WADIA] | | | |
| [JEHANGIR HORMUSJI CAMA] & | | | |
| [KAIKHUSHRU HORMASJI CAMA] | | | |
| [(TRUSTEES FOR 1/2 SHARE OF X-MERWANJI MUNCHERJI CAMA)1/2 SHARE] | | | |
| . | | | |
| (C)-C-[FRAMROZE ARDESHEER DAVER] | | | |
| -D-[MRS.RUBY JEHANGIR HORMUSJEE CAMA] | | | |
| -E-[MRS.SHIRIN MANECKJEE JAMSETJEE] | | | |
| -F-[MRS.PIROJA JAL DUBASH] | | | |
| [(NEW TRUSTEES)] | | | |
| . | | | |
| (D)-G-[KHUSHEDCHER MANCHER SHAVKHAN] | | | |
| -H-[MRS.THRITY KAIKHASRU CAMA] | | | |
| -I-[MRS.JINOO HIRJI JEHANGIR] | | | |
| -J-[MISS ALOO KAIKHASRU CAMA] | | | |
| [(NEW TRUSTEES)] | | | |
| . | | | |
| (E)-K-ABHILASHA SHRAMIK CO-OP.HOUSING SOCIETY LTD. | | | |



Handwritten notes and stamps on a separate piece of paper, including the number '2022' and some illegible text.

Disclaimer: All Land Parcels of Mumbai City district are mapped. If any issue regarding Land Parcel mapping please contact on 022-22660235.

Disclaimer : While all efforts have been made to make this website as authentic as possible, National Informatics Centre will not be responsible for any loss to any person caused by any shortcoming, defect or inaccuracy in the information available on the website. Any discrepancy found may be brought to the notice of the Collector, Mumbai City.

Developed by National Informatics Centre, Mumbai City
E-mail: mahbom@nic.in | Website: http://mumbai.city.gov.in

KINGSTON TOWER CO-OP. HOUSING SOCIETY LTD.

(MUM / SRA / HSG / TC / 12560 / 2014)

CTS NO.185, Parel Sewree Division, Kingston Tower, G. D. Ambekar Marg, Parel Tank Road, Mumbai- 400 033 Tel: (022) 2417 9970.

Ref: KTCHSL/002/2022-2023

Date :- 11/05/2022

M/s. Calvin Associates Pvt. Ltd.
Registered office at 107, Niranjana,
99, Marine Drive, Mumbai - 400 002

M/s. Seksaria Industries Pvt. Ltd.
Registered office at 5th Floor,
Seksaria Chambers 139,
Nagiindas Master Road,
Fort, Mumbai - 400 001

Dear Sir,

We are giving you following information required by you for registration of Sale Agreement with Mr. Pravin Kumar Maganlal Jain and Mrs. Reena Pravin Jain & Mrs. Otibai Maganlal Jain (prospective Purchaser). There are no dues pending for the Flat no. 2904 on 29th floor of our building Kingston Tower. We have no objection for sale and transfer of Flat no. 2904 on 29th floor of our building to Mr. Pravin Kumar Maganlal Jain, Mrs. Reena Pravin Jain & Otibai Maganlal Jain from present member.

1. Municipal Ward No. "FS" Ward. A/ C no. FS1400340480152 Location of Property Kingston Tower "Parel Tank Road, GD Ambekar Marg, Mumbai - 400033.
2. No. of Floors: Ground + 33 Floors with lift.
3. Area of Flat: Flat no. 2904 admeasuring 75.84 sq. mts. (carpet area) i.e., 91 sq. mts. Build up area.
4. Year of Construction: 12 years 5. C.S No 185 (part) Parel Sewree Division.

Thanking you

For KINGSTON TOWER CHS LTD.

Hon Secretary.



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| अवधि - १ | |
| २२/९ | २९ / १० |
| २०२२ | |

KINGSTON TOWER CO-OPERATIVE HOUSING SOCIETY LTD.

CTS NO. 185, PAREL SEWREE DIVISION,
G. D. AMBEKAR MARG, PAREL TANK ROAD, MUMBAI - 400033
billingkingstontowerchsltd@gmail.com
Regn. No. : MUM/SRA/HSG/TC/12560/2014

TAX INVOICE

GST No. : 27AACAK5486H1ZC INVOICE DATE : 11-04-2022
INVOICE NO. : 601 DUE DATE : 10-06-2022

INVOICE TO : KT-2904
FLAT NO. : 2904
FLAT AREA : 1455.0 Sqft

Bill Period : 01-04-2022 to 30-06-2022

| Particulars | Amount Payable (INR) |
|------------------------------|----------------------|
| TAXABLE ITEMS | |
| 1. Maintenance Charges | 999599 9,856.00 |
| 2. Sinking Fund | 999599 2,514.00 |
| 3. Repair Fund | 999599 7,543.00 |
| 4. Building Insurance | 294.00 |
| 5. Lift Maintenance | 999599 1,121.00 |
| 6. Non Occupancy Charges | 999599 0.00 |
| 7. Penalty Charges | 999599 0.00 |
| 8. Interest on Arrears (INR) | 4,880.00 |
| 9. CGST @9% | 2,358.00 |
| 10. SGST @9% | 2,358.00 |

NON TAXABLE ITEMS

| | |
|--|-----------------|
| 11. Quarterly Property tax Common Area | 469.00 |
| 12. Education Fund | 10.00 |
| 13. Water Charges | 1,461.00 |
| 14. Common Electricity Charges | 4,174.00 |
| Previous Dues (INR) | -31,281.00 |
| Payable Amount (INR) | 5,757.00 |

Amount in words : Five Thousand Seven Hundred Fifty Seven Rupees Only

1. Payment after due date will be liable of late payment interest @21%
2. Any billing related abnormality, be notify, in writing to the society office with 15 days
3. No interest is charged on penalty amount.
4. GST levied as per new GST norms and concluded in SGBM held on 25th March, 2018
5. A/c Name: Kingston Tower Co-Operative Housing Society Ltd.
Bank Name: Saraswat Bank, Branch: Parel (West)
A/c No.: 192218100000009, IFSC Code: SRCB0000192
6. Please mail us Payment Ack, if payment done via Electronic Mode.
7. You can also pay the maintenance charges through NoBrokerHOOD application by registering yourself on the application.

KINGSTON TOWER CO-OPERATIVE HOUSING SOCIETY LTD.

Signature:

Authorized Signatory

Powered by NoBrokerHood

This is an electronically generated document, hence does not require signature



CALVIN ASSOCIATES PVT. LTD.

107, Niranjana, 99 Marine Drive, Mumbai – 400 002.

Tel off: 2282 1507 / 22810851 / 2281 2008

BOARD RESOLUTION

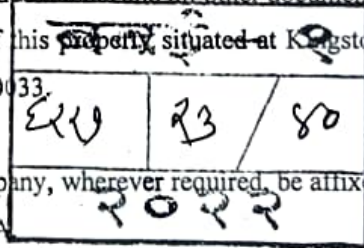
CERTIFIED TRUE COPY OF THE EXTRACT OF RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/s. CALVIN ASSOCIATES. PVT. LTD HELD ON 25th April 2022 at 107, Niranjana, 99 Marine Drive, Mumbai- 400002.

RESOLVED THAT the company shall negotiate and sell property situated at Flat No. 2904 Kingston Tower, Parel Tank Road, G. D. Ambekar Marg, Mumbai - 400033 jointly held with M/s Seksaria Industries Pvt Ltd on such terms and conditions as it may consider appropriate and in the best interest of the Company.”

“FURTHER RESOLVED THAT as per the terms of understanding with M/s Seksaria Industries Pvt Ltd, the entire sale proceeds shall be given to M/s Seksaria Industries Pvt. Ltd.”

“FURTHER RESOLVED THAT Shri KAUSHAL BAGADIA, Director of the Company be and is hereby authorized to represent the Company in front of any authorities and departments, Sign, execute, affix common seal and register the agreement, deed, documents and all other documents and papers which are deemed to be necessary for the sale of this property, situated at Kingston Tower, Parel Tank Road, G.D. Ambekar Marg, Mumbai – 400033.

RESOLVED FURTHER THAT the common seal of the company, wherever required, be affixed and in witness thereof signed by Shri KAUSHAL BAGADIA



For M/s. CALVIN ASSOCIATES PVT. LTD

CALVIN ASSOCIATES PVT. LTD.

DIRECTOR



K Bagadia
Director

SEKSARIA INDUSTRIES PRIVATE LIMITED

Regd. Office : Seksaria Chambers, 5th Floor, 139, Nagindas Master Road, Fort, Mumbai - 400 001.
Tel. : 4050 0900 To 4050 0999 • Fax : 2262 4989 • E-Mail : industries@seksaria.in
CIN : U17120MH1948PTC006225

CERTIFIED COPY OF BOARD RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF SEKSARIA INDUSTRIES PRIVATE LIMITED ("COMPANY"), HELD ON THE MONDAY 25TH APRIL 2022 AT 3.30 PM AT ITS REGISTERED OFFICE OF THE COMPANY SITUATED AT SEKSARIA CHAMBERS, 5TH FLOOR, 139, NAGINDAS MASTER ROAD, FORT, MUMBAI - 400 001.

WHEREAS, there has been presented to and discussed in this meeting a proposed Agreement for Sale whereby Property of the Company admeasuring 91 sq. meters viz. Flat No. 2904, situated at Kingston Tower, Parel Tank Road, G. D. Ambekar Marg, Mumbai - 400033 ("Said Flat") is to be sold, conveyed and transferred to Mr. Pravin Jain on the following general terms and conditions mentioned in the agreement;

WHEREAS, the board of directors of the Company deems it to be for the best interest of the Company and its stockholders that said Flat be sold, conveyed and transferred to said Mr. Mr. Pravin Jain as stated in the proposed draft Agreement for Sale.

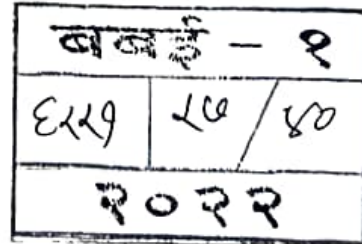
NOW, THEREFORE BE IT RESOLVED THAT the Company sell, convey, assign, set over, transfer and deliver to said Mr. Pravin Jain said Flat No.2904, situated at Kingston Tower, Parel Tank Road, G. D. Ambekar Marg, Mumbai - 400033 ("Said Flat") pursuant to the terms and provisions of and for the consideration provided in the Agreement for Sale that has been presented to and discussed in this meeting.

FURTHER RESOLVED THAT Mr. Vinay K. Seksaria, Director (Din: 00116582) or Mr. Rajendra D. Makhana, Chief Accountant of the Company, be and are hereby authorised severally, empowered and directed to sign, execute, register and deliver on behalf and in the name of the Company all the deeds, documents, papers, writings, Agreement for Sale, Sale Deed, Conveyance Deed, Transfer Deed, possession letter, receipts and other instruments and to do all other acts, deeds and things including presenting before the Joint Sub-Registrar for registration and admit execution etc. and/or before any other authority for and on behalf of the Company in connection with the sell, convey and transfer the said flat and also to do other acts, deeds and things as may be necessary and required as they deem fit to give effect to this Resolution".

CERTIFIED TO BE TRUE
For SEKSARIA INDUSTRIES PRIVATE LIMITED

Vinay Seksaria

Vinay Seksaria
Director
DIN: 00116582



20/06/2022 11:32 म.पू.

दस्त गोपबारा भाग-1

बबई-1

20/80

दस्त क्रमांक: 6221/2022

क्रमांक बबई-1 /6221/2022

मोबदला दुल्ल: रु. 2,10,05,166/-

मोबदला: रु. 2,10,00,000/-

परतेले मुद्रांक शुल्क: रु.2,43,400/-

डु. नि. नं. डु. नि. बबई-1 यांचे कार्यालयात

पावती:7435

पावती दिनांक: 01/06/2022

न. नं. 6221 बर दि.01-06-2022

सादरकरणाराचे नाव: .. रीना प्रबीणकुमार जैन

तेजी 11:27 म.पू. वा. कवर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

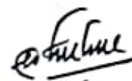
रु. 800.00

पृष्ठांची संख्या: 40

एकुण: 30800.00

दस्त करणाराची सही:


दुय्यम निबंधक, मुंबई-1


दुय्यम निबंधक, मुंबई-1

दस्ताचा प्रकार: अंश्रीमेंट टू सेल

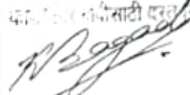
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थापित असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिद्धा क्रं. 1 01 / 06 / 2022 11 : 27 : 49 AM ची वेळ: (सादरीकरण)

शिद्धा क्रं. 2 01 / 06 / 2022 11 : 28 : 31 AM ची वेळ: (फी).

प्रतिज्ञापत्र

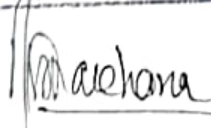
* सदर दस्तऐवज हा नोंदणी करणारा १९०८ अंतर्गत भारतीय तंत्रज्ञान विभागाने तयार केलेला आहे. * दस्तातील संपूर्ण भागात, निष्पत्ती वगळता, प्रतिलिपि व सादर करणार्या कागदपत्रांची सत्यता सादर आहे. * दस्ताची सत्यता, किंवा कायदाबाहेर नोंदणीत दस्तऐवजात कोणताही बदल झाला आहे किंवा नाही याबाबत सादर जाणकार व दस्तऐवजाक हेतू राखणारे अधिकारी सादर जाणकार देणारे:

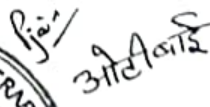




दिनांक देणारे:

लिहून देणारे:







| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|--------------------------------------|-----------|---------------|
| 1 | नाव:.. मेसर्स कॅम्बिन एसोसिएट्स प्रायव्हेट लिमिटेड तर्फे संचालक कौशल बगाडीया पत्ता:प्लॉट नं: ऑफिस नं. 107, माळा नं: .. इमारतीचे नाव: निरंजन, ब्लॉक नं: .. रोड नं: 99, मरीन ड्राईव्ह, मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AAACR1841F | लिहून देणार वय :-48 स्वाक्षरी: | | |
| 2 | नाव:.. मेसर्स सेकसरिया इंडस्ट्रीस प्रायव्हेट लिमिटेड तर्फे चीफ अकॉउंटंट राजेंद्र देवीलाल म्हाडाना पत्ता:प्लॉट नं: .. माळा नं: 5वा मजला, इमारतीचे नाव: सेकसरिया बॅंक्स, ब्लॉक नं: .. रोड नं: 139, नागिनदास मास्टर रोड, मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:AAACS6145H | लिहून देणार वय :-70 स्वाक्षरी: | | |
| 3 | नाव:.. रीना प्रवीणकुमार जैन पत्ता:प्लॉट नं: प्लॉट नं. 1601 आणि 1602, माळा नं: 16वा मजला, इमारतीचे नाव: किंगस्टन टॉवर, ब्लॉक नं: किंगस्टन टॉवर को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, रोड नं: 183/185, जी. डी. आंबेकर मार्ग, काळाचौकी, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:ADNPJ6993K | लिहून देणार वय :-42 स्वाक्षरी: | | |
| 4 | नाव:.. प्रवीणकुमार मगनलाल जैन पत्ता:प्लॉट नं: प्लॉट नं. 1601 आणि 1602, माळा नं: 16वा मजला, इमारतीचे नाव: किंगस्टन टॉवर, ब्लॉक नं: किंगस्टन टॉवर को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, रोड नं: 183/185, जी. डी. आंबेकर मार्ग, काळाचौकी, मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:AADPJ3236G | लिहून देणार वय :-44 स्वाक्षरी: | | |
| 5 | नाव:.. ओटीवाई मगनलाल जैन पत्ता:प्लॉट नं: प्लॉट नं. 1601 आणि 1602, माळा नं: 16वा मजला, इमारतीचे नाव: किंगस्टन टॉवर, ब्लॉक नं: किंगस्टन टॉवर को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, रोड नं: 183/185, जी. डी. आंबेकर मार्ग, काळाचौकी, मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:AGLPJ6224G | लिहून देणार वय :-68 स्वाक्षरी: | | |

वरील दस्तऐवज करून देणार तपाकधीत अंशिमेट दू सेल चा दस्त ऐवज करून दिव्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:01 / 06 / 2022 11 : 31 : 08 AM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीस: ओळखतात; व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|-----------|---------------|
| 1 | नाव:.. अंकीत मिश्रा वय:20 पत्ता:16, हार्निमन सर्कल, फोर्ट, मुंबई पिन कोड:400023 | स्वाक्षरी | |
| 2 | नाव:.. प्रथमेश मेजारी वय:23 पत्ता:16, हार्निमन सर्कल, फोर्ट, मुंबई पिन कोड:400023 | स्वाक्षरी | |

शिक्का क्र.4 ची वेळ:01 / 06 / 2022 11 : 31 : 47 AM

दुय्यम निबंधक, मुंबई-1



Original/Duplicate
नोंदणी क्र.:39म
Regn.:39M
01/06/2022

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