



!! श्री नाकोडा भैरवाय नमः !!

Padmavati Chains Pvt. Ltd.
Mfgr., Wholesaler, Exporter of Gold Ornaments

ACKNOWLEDGEMENT LETTER FOR SENDING DOCUMENTS

DATE : 24-07-2023

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. 2804, 28TH 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



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



बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, पो.बॉ.नं. १९२, बेस्ट मार्ग, कुलाबा, मुंबई - ४०० ००१

Ward Office Address:

Customer Care: F/S Ward, B.E.S & T Undertaking, New Ancillary Bldg, 3rd Floor, Opp. Ambedkar College, Wadala, Mumbai - 400031. TelNo-2411819, 2412799

Name : REENA PRAVINKUMAR JAIN Mobile No: 98XXXXX241 Email ID: XXXXvin@gmail.com	Bill For : Jul-2023 Date of Bill : 04/07/2023 Invoice No. : 307565454043
Billing Address : 2804, FLOOR-28, PLOT-183/185, KINGSTON TOWER CHS LTD., G D AMBEKAR MARG, KALACHOWKY, MUMBAI-400033	Book Folio No. : 565454 Cycle : 02 Type of Supply : 3P Service No : 2003372-X-X Installation No. : Sanctioned Load : 11.000 KW Security Deposit : 890.00
Power Supply Address : 2804, FLOOR-28, PLOT-183/185, KINGSTON TOWER CHS LTD., G D AMBEKAR MARG, KALACHOWKY, MUMBAI-400033	Consumer No. : 565-454-043*1 C.A.No. : 800034471 Bill Period : 26/05/2023 - 23/06/2023 Tariff : LT I B Category : RESIDENTIAL Ward : FS
	Last Payment Received ₹ 0.00 Last Payment Received Date 28/05/2023

Current Bill Amount ₹	Past Dues ₹	Due Date *	Bill Amount Before Due Date ₹	Bill Amount After Due Date ₹ **
3862.40	2011.60	27/07/2023	5870.00	5922

* Due date valid only for current bill amount ** Interest will be levied on arrears as applicable

Important Contact Details	Fuse Control / Off Supply 24114242/24117731 8828871641	Billing Complaints 24111819/24190766	Electricity Theft / Unauthorised use North-24194578	Fault Control 24146611/ 24186611	For Street Lighting Complaints 7208835803/24101517
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Internal Complaint Redressal Cell	Consumer Grievances Redressal Forum
Assistant Admin. Manager, Customer Care 'F/S' Ward, New Ancillary Bldg, 3rd Floor, Wadala Depot, Opp. Ambedkar College, Wadala, Mumbai-400031. TelNo - 24190715, 8657906867. Email : igrccfsward@bestundertaking.com	Ground Floor, Multistoried Annex Bldg, Accomodation Road, Colaba, Mumbai - 400001 Visit : www.cgrfbest.org.in Email : decgrf@bestundertaking.com

"IMPORTANT MESSAGE"

NEFT / RTGS Electricity Bill Payment (IDFC First Bank)
Name of Beneficiary : BEST Undertaking
Beneficiary Account Number : BESTXXXXXXXXXXXX9-Digit Consumer No
Bank Name and Branch : IDFC First Bank Ltd, Chennai, R.K. Sarma
IFSC Code : IDFC0001011

NEFT / RTGS Additional Security Deposit Payment (IDFC First Bank)
Name of Beneficiary : Best Undertaking
Beneficiary Account Number : BESTXXXXXXXXXXXX9-Digit Consumer No
Bank Name and Branch : IDFC First Bank Ltd, Chennai, R.K. Sarma
IFSC Code : IDFC0001011

NEFT / RTGS Electricity Bill Payment (SBI)
Name of Beneficiary : Best Undertaking
Beneficiary Account Number : BESTXXXXXXXXXXXX9-Digit Consumer No
Bank Name and Branch : STATE BANK OF INDIA, MAIN BRANCH
IFSC Code : SBIN0003030

Past Consumption			
Bar Graph	Unit	kWH	Month
Meter No - N213424			
	245		Jun-23
	174		May-23
	91		Apr-23
	158		Mar-23
	137		Feb-23
	99		Jan-23
	79		Dec-22
			Nov-22
			Oct-22
			Sep-22
			Aug-22

Units Consumed		kWH
Jul-23		408
Jul-22		

Bill Collection Centers in your area

Reay Road : Best Officers Quarters, Mazgaon, Mumbai 400 010
Lalbaug : Near Lalbaug Market, Dr Ambedkar Road, Mumbai -400012
Sewree : Sewree Bus Station
Supanbaug : Best Officers Quarters, Parel, Mumbai 400012

This Electric Bill is issued for electricity used and may not be treated as proof for other



Pay Bills on miBEST

Now pay bill without que

Click here to download

<https://play.google.com/store/apps/details?id=com.best.miBEST.Droid&hl=en>

For details & more information - www.bestundertaking.com

Best Undertaking official app



(Bilal Shaikh)
Chief Engineer Customer Care

During Mansoon give Off-supply messages in brief so that the telephone lines and personal will be available for attending other consumer also.

Scan this QR code for payment through UPI App

Crossed Cheque ** / D.D. Should be In Favour of * BEST Consumer 565454043*1

D / W / CY	CONSUMER NUMBER	BILL DATE	DUE DATE	BILL AMOUNT ₹
N/FS/02	565-454-043*1	04/07/2023	27/07/2023	5870.00

If you have paid Arrears of , Please bring the paid bill and Pay

** Payment by made cheque is subject to realization.



23070005654540431000000587000NN27072023M000800034471

BEST Undertaking Payment Slip



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

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

लेखा क्रमांक FS1400340480152	मालमत्ता करवर्ष 2021-2022	देयक क्रमांक 202111BIL16885174 202121BIL16885175	देयक दिनांक 25/10/2022
पसकाराचे नाव व पत्ता : M/s. Siroya Developers 2804, Kingston Tower CHSL, G. D. Ambekar Marg, Parel Tank Road, Mumbai, 400033		धेयक - Asslt. Assessor & Collector, F South Ward, Municipal Office Building, Junction of Dr. B. R. Ambedkar Road and Jagannath Bhatankar Marg, Parel (East), Mumbai - 400 012. ईमेल - aacfs.ac@mcm.gov.in दूरध्वनी क्र. 022 2411 4925	
मालमत्ता क्रमांक, सरनिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एम क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे. KINGSTON TOWER G.D.AMBEKAR MARG PAREL TANK ROAD SEWRI Mumbai 400033 null KINGSTON TOWER null G.D.AMBEKAR MARG PAREL TANK ROAD SEWRI Mumbai 400033 ABHILASHA SHRAMIK CHS LTD			
प्रथम करनिर्धारण दिनांक: 29/10/2013	जलजोडणी क्रमांक: FS@0354902	एकूण भाडवनी मूल्य: ₹ 7792750	
एकूण भाडवनी मूल्य: ₹ Seventy Seven Lakh Ninety Two Thousand Seven Hundred Fifty Only (अक्षरी)			
दि. 31/03/2010 या तारखेपर्यंतची पकवाकी ₹ 0	दि. 01/04/2010 ते 31/03/2021 या तारखेपर्यंतची पकवाकी ₹ 0		
देयक कालावधी:	01/04/2021	ते	31/03/2022

(सर्व रकम रुपयेमध्ये)

कराचे नाव	01/04/2021	ते	30/09/2021	01/10/2021	ते	31/03/2022
सर्वनाधारण कर			4287			4287
जल कर			0			0
जल लाभ कर			2689			2689
मत्तनिःसारण कर			0			0
मत्तनिःसारण लाभ कर			1673			1673
म.न.पा. शिक्षण उपकर			1559			1559
राज्य शिक्षण उपकर			1364			1364
गोजगार हमी उपकर			0			0
वृक्ष उपकर			78			78
पथ कर			1948			1948
एकूण देयक रकम			13598			13598
कलम 152 अ नुसार दंडानी रकम			0			0
परताव्याबरीत व्याजाची वमुनी			0			0
अगाऊ अधिदानाचे समायोजन			7136			7136
अगाव्याची निव्वळ रकम			6462			6463
अधिदानाची निव्वळ रकम			0			0
अक्षरी रुपये	₹ Six Thousand Four Hundred Sixty Two Only			₹ Six Thousand Four Hundred Sixty Three Only		
अंतिम देय दिनांक:	25/01/2023			25/01/2023		

"To make payment through NEFT:

IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTFS1400340480152, Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC"

मदर दस्तऐवज हा नागरिकाना कराचा भरणा सुलभतेने करता यावा यासाठी मुंमना अधिनियमातील तरतुदीनुसार निर्गमित करण्यात आला असून मद्रा दस्तऐवज तुमची मालमत्ता अधिकृत अमल्याचे मुचित करत नाही.

सामाजिक व परिस्थितीकीय लाभदायक योजनांवरून अटी-शर्तीची पूर्तता करणा-या पात्र मालमत्तास मालमत्ता करातील सर्वसाधारण कर या घटकात 5% ते 15% सबसत अनुज्ञेय आहे.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १८८८ मध्ये कलम १५४(१ ड ड) चा अंतर्भाव होण्या सापेक्ष जारी करण्यात येत आहे.



एक कदम स्वच्छता की ओर

Prif

महेश पाटील
करनिर्धारक व संकलक



User Category :- R

Kingston Tower co-op Housing society Ltd.

Regn. No. : MUM/SRA/HSG/(TC)/12560/2014

CTS NO.185, Parel Sewree Division, Kingston Tower, G. D. Ambekar Marg, Parel Tank Road, Tel: (022) 2417
9970, Parel, Mumbai, 400033

Premises No. : Kingston Tower - Flat - 2804	Title : Maintenance Charges Bill
Name : Pravinkumar Maganlal Jain And Reena Pravinkumar Jain And Otibai Maganlal Jain	Bill Period : 01/07/2023 to 30/09/2023
GSTIN of the recipient : NA	Premises Area : 1455 Sq.ft
Trans Id : NA	GSTIN of Supplier : 27AACAK5486H1ZC

Bill of Supply		
Bill No. : R-00356/2023-24	Bill Date : 10/07/2023	Due Date : 10/08/2023
Particulars	Amount (In Rs.)	
Property Tax - Common Area	470	
Education & Training Fund	10	
Water Charges	1,461	
Common Electricity Charges	4,174	
Maintenance Charges	9,856	
Insurance Premium	293	
Lift Maintenance Charges	1,121	
Amount in Word : Seventeen Thousand Three Hundred Eighty Five Only.		Total Bill of Supply : 17,385

Tax Invoice							
Invoice No. : GR-00392/2023-24	Invoice Date : 10/07/2023			Due Date : 10/08/2023			
Particulars	Amount	SAC/HSN Code	CGST		SGST		Total
			Rate	Amount	Rate	Amount	
Sinking Fund	2,514	999599	9%	226	9%	226	2,967
Repair Fund	7,543	999599	9%	679	9%	679	8,901
Penalty Charges	9,856	999599	9%	887	9%	887	11,630
Total Invoice Value	19,913		NA	1,792	NA	1,792	23,498
Amount in Word : Twenty Three Thousand Four Hundred Ninety Eight Only.						Total Tax Invoice : 23,498	

ARREARS DETAILS			TOTAL PAYABLE	
Principal Arrears	0	Total Bill Amount	40,883	
Interest Arrears	0	Arrears	0	
Total Arrears	0	Interest on Arrears	281	
		Credit Adjusted	422	
Amount in Word : Forty Thousand Seven Hundred Forty Two Only.			Total Payable : 40,742	
1) Pay by 10/08/2023. Interest @ 21.0 % p.a. will be charged after due date. 2) Any billing related abnormality, be notify, in writing to the society office with 15 days 3) Please mail us Payment Ack, if payment done via Electronic Mode				

Outstanding Tax Invoices							
Sr. No.	Bill No.	Date	Amount	Int. Arrears	Int. [Incl. GST] Payable	Int. [Incl GST] Payable Upto	Total
1	O-00001	31-03-2023	0	0	281	10-07-2023	281
Total			0	0	281		281

Receipt / Credit Notes						Subject to realisation
Sr. No.	Reference No	Date	Amount	Mode	Instrument : No / Date / Bank Name	
1	RE-00075/2023-24	09-05-2023	59,512	Cheque	000299,09-05-2023,HDFC Bank	

318/6219

Wednesday, June 01, 2022

11:25 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7433

दिनांक: 01/06/2022

गावाचे नाव: परेल-शिवडी

दस्तऐवजाचा अनुक्रमांक: बयड1-6219-2022

दस्तऐवजाचा प्रकार: ऑग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: . . प्रवीणकुमार मगनलाल जैन

नोंदणी फी

रु. 30000.00

दस्त-हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

एकूण:

रु. 30680.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:41 AM ह्या वेळेस मिळेल.

Signature
दुय्यम निबंधक, मुंबई-1

बाजार मूल्य: रु. 21005166/-

मोबदला रु. 21000000/-

भरलेले मुद्रांक शुल्क : रु. 243400/-

सह दुय्यम निबंधक
मुंबई शहर क्र. १

1) देयकाचा प्रकार: DHC रकम: रु. 680/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2605202220323 दिनांक: 01/06/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002139445202223P दिनांक: 01/06/2022

बँकेचे नाव व पत्ता:

Signature

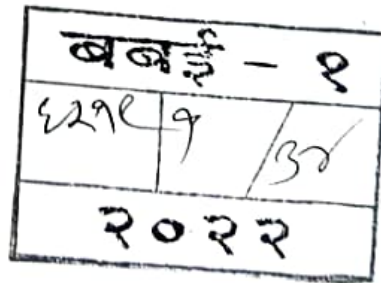
DELIVERED
01/06/22



Valuation ID		मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		25 May 2022,04:25:21 PM	
मूल्यांकन वर्ष	2022				
जिल्हा	मुंबई(मेन)				
मूल्य विभाग	11.परळ,शिवडी डिव्हीजन				
उप-मूल्यांकन विभाग	11/84 भूभाग: पूर्वेस बॅरीस्टर नाथ पे मार्ग, टि जिबराज मार्ग, रफी अहमद किडवाई मार्ग,पश्चिमेस जी डी आंबेकर मार्ग,उत्तरेस जेरबाई वाडीया मार्ग यामधील भूभाग.				
वटवट नंबर/सु. भू. क्रमांक	सि टी.एस. नंबर#185				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
88960	217540	250170	271920	217540	चौरस मीटर
बांधणीची माहिती	91चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधणीचे क्षेत्र(Built Up)-	1-आर सी सी	मिळकतीचे वय-	12 वर्ष	मूल्यदर/बांधकामाचा दर -	Rs.217540/-
बांधकामाचे वर्गीकरण-	आहे	मजला -	21st floor To 30th floor		
उद्घवाहन सुविधा-					
रस्ता सन्मुख -					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
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 + मेढेनाईंग मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य - बदिस्त वाहन तळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळ्याचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बदिस्त बाल्कनी + 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





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

Receipt of Document Handling Charges

PRN 2605202220323

Receipt Date 01/06/2022

Received from MR PRAVIN M JAIN, Mobile number 6392206437, an amount of Rs. 680, towards Document Handling Charges for the Document to be registered on Document No. 6219 dated 01/06/2022 at the Sub Registrar office S.R. Mumbai City 1 The District Mumbai District.

DEFACED

₹ 680

DEFACED

Payment Details

Bank Name IBKL

Payment Date 26/05/2022

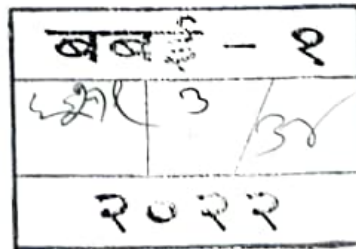
Bank CIN 10004152022052607618

REF No. 2765177298

Deface No 2605202220323D

Deface Date 01/06/2022

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



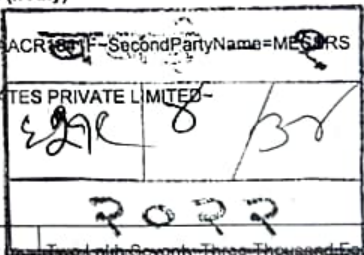
CHALLAN
MTR Form Number-6



GR No. MH002139445202223P	BARCODE	Date 20/05/2022-14:36:13	Form ID 25.2
Department (Mumbai) General Of Registration	Payer Details		
Stamp Duty	TAX ID / TAN (If Any)		
Registration Fee	PAN No.(If Applicable)	AADPJ3236G	
Office Name BOM1_MUMBAI CITY 1 SUB REGISTRAR	Full Name	MR PRAVINKUMAR MAGANLAL JAIN AND OTHERS	

Location MUMBAI	Flat/Block No.	FLAT NO. 2804, 28TH FLOOR, KINGSTON TOWER
Year 2022-2023 One Time	Premises/Building	TOWER

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	243400.00	PAREL TANK ROAD, G D AMBEKAR MARG	MUMBAI		4 0 0 0 3 3
0030063301 Registration Fee	30000.00				
		Remarks (If Any)			
		PAN2=AAACR180F-SecondPartyName=MESSRS CALVIN ASSOCIATES PRIVATE LIMITED			
		Amount in Words Two Lakh Seventy Three Thousand Four Hundred Rupee			
Total	2,73,400.00	Words	s Only		



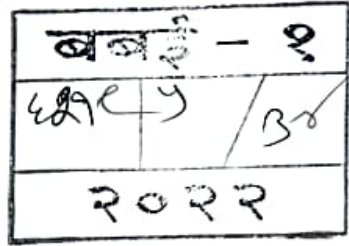
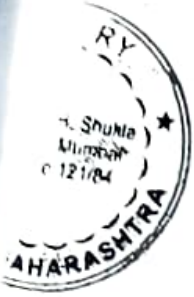
Payment Details STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	10000502022052001888 7533215700618
Cheque/DD No.	Bank Date	RBI Date	20/05/2022-14:37:09 23/05/2022
Name of Bank	Bank-Branch	STATE BANK OF INDIA	
Name of Branch Validity unknown	Scroll No. , Date	1009479 , 23/05/2022	

Department ID :
NOTE:- This challan is valid only for use in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल मुंबई नगरपालिका के अंतर्गत नोंदणी कार्यालयच्या दस्त्यासाठी लागू आहे. नोंदणी न कार्यालयच्या दस्त्यासाठी सदर चलन लागू नाही.
Date: 2022-06-01 11:26:13
Reason: GFAS Secure Document
Location: India
Mobile No. : 9821076725

Challan Defaced Details

Sr. No.	Remarks	Defacement Date	UserId	Defacement Amount
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SALE AGREEMENT

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

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, Niranjn, 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 Kanhayalal Bagadia** age 48 years having PAN No.AADPB1550B and Aadhar No.407876424282 and hereinafter referred to as the **“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**

AND

- 1. Mr. Pravinkumar Maganlal Jain**, age 44 years having PAN No. AADPJ3236G , Aadhar Card No. 422367504694
- 2. Mrs. Reena Pravinkumar Jain**, age 42 years having PAN No. ADNPN6993K , Aadhar Card No. 553371505347 and
- 3. Mrs. Otibai Maganlal Jain**, age 68 years having PAN No. AGLPJ6224G , Aadhar Card

[Handwritten Signature]
Vendors



[Handwritten Signature]

[Handwritten Signature]
Purchasers

No. 863642035193 also of Mumbai, Adults, Indian Inhabitants having address AND 1602, 16TH Floor, 183/185, Kingston Tower, GD Ambekar Road, Kalamburdi, Mumbai - 400 033 hereinafter called "The Transferees/ Purchasers" expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors and administrators) of the SECOND

WHEREAS:

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.2804 on the 28th 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, (hereinafter referred to as the said Flat) (more particularly described in the schedule hereunder written) for the consideration and covenants mentioned in the said Agreement for Sale dated 31st July 2020 which was duly registered under Sr. No. BBE/3/4225/2020 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.



The Transferors/ Vendors had become member of Kingston Co Op. Housing Society (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.

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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.

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/

K. Bagade

Vendors



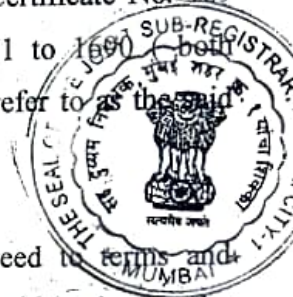
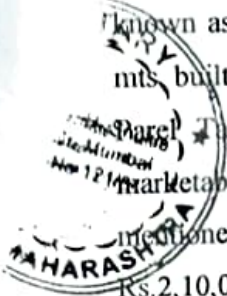
P. J.

deca

Purchasers

31.07.2020

Purchasers herein and the Transferees/Purchasers herein purchased the same from Transferors/ Vendors herein the said Flat No.2804 on the 28th 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 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.2,10,00,000/- (Rupees Two Crores Ten 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 (Twenty) fully paid up shares of Rs.50/- each evident by Share Certificate No. 169 having Member's Register No. 192 bearing distinctive No. 1671 to 1690 (both inclusive) issued by the said society on 04.05.2022. (herein after refer to as the said Share) (copy of same is 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

8/10/22	38
22/10/22	38
22/10/22	38

1. Sale Agreement . :

The Vendors hereby sold to the Purchasers and the Purchasers hereby purchased 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 on or

H. Bagade
Vendors



Keen
Purchasers
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before the execution hereof, the payment and receipt where Transferors doth hereby admits and acknowledges;

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

2.3 POSSESSION

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

3. Freedom from encumbrances-

3.1 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 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 said shares free from encumbrances from the Vendors.

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)
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 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 said shares or any part thereof, nor have the Vendors created or contracted to create any right, title or interest

N. Bagade

Vendors



[Signature]

Purchasers

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

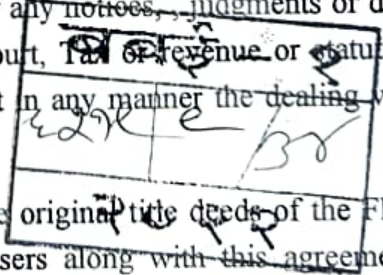
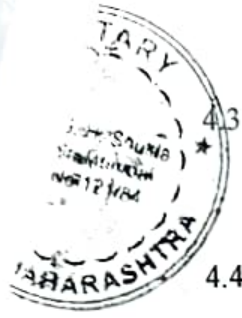
4.6 That the Flat and said shares or any part thereof is not attached either before or after judgment or at the instance of any Taxation Authorities or any other Authorities;

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 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 ;

The Flat is free of all encumbrances and that the Vendors has good right, full power and absolute authority to sell the same;

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



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said shares pertaining to a period prior to this agreement for sale. For purpose of this indemnity clause an 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 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-

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

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



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.

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8. **Obligations of the Purchasers -**

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

Handwritten signature of the Vendor.

Vendors



Handwritten signature of the Purchaser.

Handwritten signature of the Purchaser.

Purchasers

Handwritten signature of the Purchaser.

8.2 The Purchaser shall bear their part of outgoings & taxes of & pertaining to the Said Flat and said shares as applicable from the date of sale of agreement.

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

Outgoings & dues.

9.1 All outgoings, 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 said shares pertaining to any period prior to this sale agreement;

9.2 All outgoings, 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.

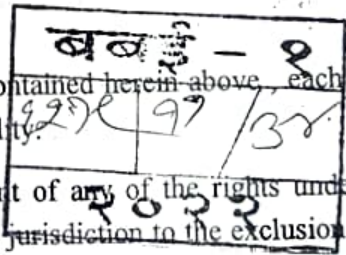
10. Stamp duty and Registration charges and Society Transfer Fees.

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 Transferors/Vendors on the previous agreement shall be refunded to the Transferors/Vendors if the same is permitted by stamp/registration authorities.

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-

Legal Fees. Each Party shall bear and pay the fees of their respective advocates.

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.



K. Bagade
Vendor



[Signature]

[Signature]
Purchaser

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



Pravin



Reena



ओतिबाई



Pravin Kumar Maganlal Jain

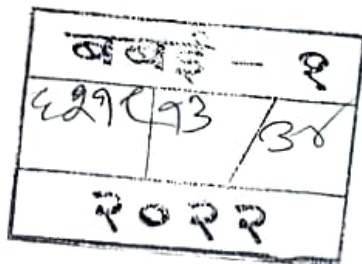
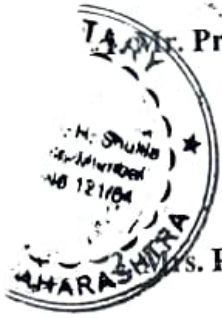
s. Reena Pravinkumar Jain

3. Mrs. Otibai Maganlal Jain

in the presence of the.....

Witness :

- Bejan*
- Ankit Mishra



25450
1/05/2022
Note:- Genera
Module, For
contact co

RECEIPT

Received of and from, Mr. Pravinkumar Maganlal Jain, Mrs. Reena Pravinkumar Jain and Mrs. Otibai Maganlal Jain following Cheques / RTGS 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.

Being full sale consideration in respect of sale of Flat No.2804 on the 28th 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.

Handwritten notes and signatures on the right margin, including a circular stamp with 'NO' and 'Parel' visible.



We say received

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

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DIRECTOR

(Transferors/Vendors)

Witness :

1. *Handwritten signature*

2. *Handwritten signature*

बका - १
२१/११/२०
२०२२



Vendors

Purchasers

25450

सूची क्र.2

द्वयम नियमक : सह ह. नि. मुंबई महानगर

11/05/2022

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

दस्त क्रमांक : 4225/2020

नोंदणी :

Regn:63m

गावांचे नाव : परेल-शिवडी

(1) विलेखाचा प्रकार	करारनामा
(2) मालकी	20350000
(3) बाजारभाव (भाजपट्ट्याच्या बाबतितपट्टाकार आकारणी देणे की परतदार ते नमुद करावे)	20343000
(4) मालकी मालकी व परतक्रमांक(असल्यास)	1) पालिकेचे नाव:सुंबई मनपाइतर वर्णन :सदनिका नं: 2804, माळा नं: 28 वा मजला, इमारतीचे नाव: किंस्टन टॉवर, ब्लॉक नं: परेल,सुंबई 400 033, रोड : जी.डी. आंबेकर मार्ग((C.T.S. Number : 185 (Part) ;))
(5) मालकी क्षेत्र	91.00 चौ.मीटर
(6) भाक्याची किंवा बुद्धी देण्यात असेल तोव्हा.	
(7) दस्तऐवज करन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे/- सिरोषा डेव्हलपर्स चे प्रागीदार रौलेस सिरोषा ठफे मुखत्यार बी.एम. धुवेहित बय:-73 पत्ता:-प्लॉट नं: 43, माळा नं: -, इमारतीचे नाव: सनविल्ला, ब्लॉक नं: गोलाब पूर्व, रोड नं: बरोधाम, महापट्ट, सुंबई. पिन कोड:-400063 पॅन नं:- AANFS1544G
(8) दस्तऐवज करन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे/- कॅम्पिन एगोसिएटर्स प्रा लि चे संचालक कोराल बगाडीया बय:-46; पत्ता:-प्लॉट नं: 107, माळा नं: -, इमारतीचे नाव: निरंजन, ब्लॉक नं: सुंबई, रोड नं: 99, मरीन ड्राइव्ह, महापट्ट, सुंबई. पिन कोड:-400002 पॅन नं:-AAACR1841F
(9) दस्तऐवज करन दिल्याचा दिनांक	31/07/2020
(10) दस्त नोंदणी केल्याचा दिनांक	31/07/2020
(11) अस्तक्रमांक, खंड व पृष्ठ	4225/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1017500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) रोरा	
मुल्यांकनासाठी विचारत येतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



बजट - २
६२९९५ / ३४
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: 19th July, 2014

CS 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.

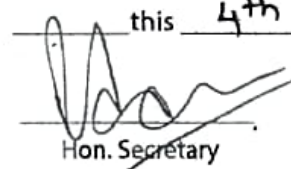
(2804)

is the Registered Holder of 20 fully paid-up Shares of **RS. FIFTY** each numbered from 1671 to 1690 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


Authorised M.C. Member


Hon. Secretary


Hon. Chairman

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



बजट - ९
६२९८९२ / ३४
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Survey Register Of Mumbai City

Division Name	Parel and Siwarl	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
402	PAREL TANK RD.	1098,26	-NIL-
Area in Sq.Meters.	Laughton Survey No.	Collectors New No.	Collectors Rent Roll No.
402.22	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)-[JEHANGIR HORMUSJI CAMA]
- (B)-[KAIKHUSHRU " "]
- (B)-[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.



कायदे - १
 एनएल ३४
 २०२२

Continued

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 this website. Any discrepancy found may be brought to the notice of the Collector, Mumbai City.

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 E-mail: mahbom@nic.in | Website: http://mumbaicity.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/001/2022-2023

Date: - 11/05/2022



M/s. Calvin Associates Pvt. Ltd.
Registered office at 107, Niranjan,
99/100, Drive, Mumbai - 400 002



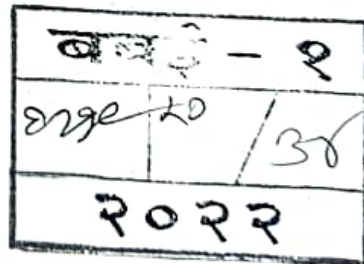
We are giving you following information required by you for registration of Sale Agreement with Mr. Pravin Kumar Maganlal Jain and Mrs. Reena Pravin Jain & Mrs. Otibai Maganlal Jain (Collective Purchaser). There are no dues pending for the Flat no. 2804 on 28th floor of our building Kingston Tower. We have no objection for sale and transfer of Flat no. 2804 on 28th 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. 2804 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.



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. :	560	DUE DATE :	10-05-2022
INVOICE TO :	Siroya Developers (2804)		
FLAT NO. :	2804		
FLAT AREA :	1455.0 Sqft		

Bill Period : 01-04-2022 to 30-05-2022

Sr. No.	Particulars	Amount Payable (INR)	
TAXABLE ITEMS			
1.	Maintenance Charges	9,856.00	
2.	Sinking Fund	2,514.00	
3.	Repairs	7,543.00	
4.	Insurance	294.00	
5.	Maintenance	9,856.00	
6.	Non Occupancy Charges	1,121.00	
7.	Penalty Charges	9,856.00	
8.	Interest on Arrears (INR)	7,493.00	
9.	CGST @9%	3,480.00	
10.	SGST @9%	3,480.00	
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)	0.00
		Payable Amount (INR)	51,751.00

Amount in words : Fifty One Thousand Seven Hundred Fifty One 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.

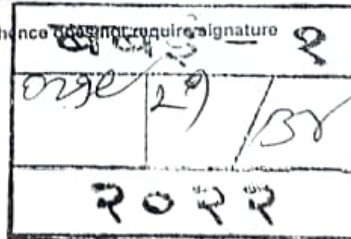
Signature:

Authorized Signatory

Powered by NoBrokerHood



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



CALVIN ASSOCIATES PVT. LTD.

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

Tel off: 2282 1507 / 22810851 / 2281 2008

BOARD RESOLUTION

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

“RESOLVED THAT the company shall negotiate and sell property situated at Flat No. 2804 No. 2904 Kingston Tower, Parel Tank Road, G. D. Ambekar Marg, Mumbai - 400033 on such terms and conditions as it may consider appropriate and in the best interest of the Company.”

“FURTHER RESOLVED THAT Shri KAUSHAL BAGADIA, Director of the Company be and is hereby authorised 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.

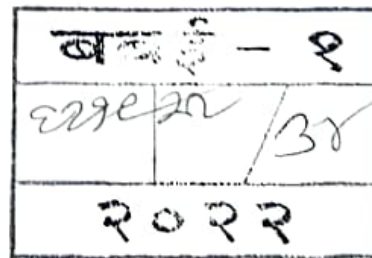
CALVIN ASSOCIATES PVT. LTD.

CALVIN ASSOCIATES PVT. LTD.
For M/s. CALVIN ASSOCIATES PVT. LTD

poonam Bagadia
Director

K Bagadia
DIRECTOR

Director



318/6220
Wednesday, June 01, 2022
11:29 AM

पावती

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

पावती क्र.: 7434 दिनांक: 01/06/2022

गावाचे नाव: परेल-शिवडी
दस्तऐवजाचा अनुक्रमांक: बबइ1-6220-2022
दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: . . मेसर्स कॅल्विन एसोसिएट्स प्रायव्हेट लिमिटेड तर्फे संचालक कौशल बगाडीया

नोंदणी फी रु. 100.00
दस्त हाताळणी फी रु. 320.00
पृष्ठांची संख्या: 16
एकूण: रु. 420.00

आपणास मूळ दस्त, ध्वनेल प्रिंट, सूची-२ अंदाजे
11:45 AM ह्या वेळेस मिळेल.

Signature
दुय्यम निबंधक, मुंबई-1

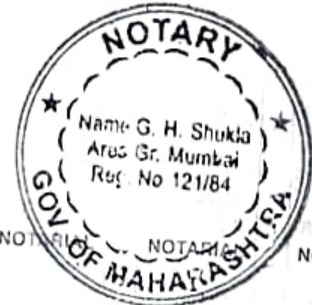
बाजार मुल्य: रु. 1/-
मोबदला रु. 0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुय्यम निबंधक
मुंबई शहर क्र. १

- 1) देयकाचा प्रकार: DHG रकम: रु. 320/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2605202221153 दिनांक: 01/06/2022
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 100/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002403557202223E दिनांक: 01/06/2022
बँकेचे नाव व पत्ता:

Signature

DELIVERED
NO 21/2/2022

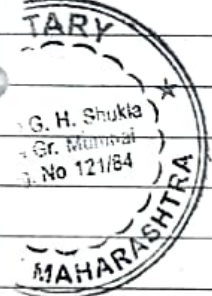


CHALLAN
MTR Form Number-6

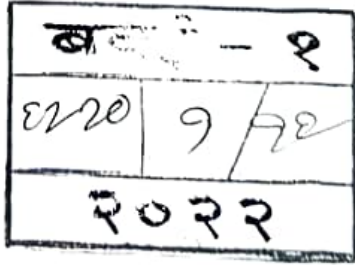


Regi copy

MH00240355720223E	BARCODE	Date	26/05/2022-13:01:08	Form ID	48(f)
Department Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
Type of Payment Registration Fee		PAN No.(If Applicable)			
Office Name BOM1_MUMBAI CITY 1 SUB REGISTRAR		Full Name	Messers calvin Associates Private Ltd		
Location MUMBAI		Flat/Block No.	flat No.2804 Kingston Tower		
Year 2022-2023 One Time		Premises/Building			
Account Head Details		Amount In Rs.			
0030045501	Stamp Duty	500.00	Road/Street	parel tank road	
0030063301	Registration Fee	100.00	Area/Locality	mumbai	
			Town/City/District		
			PIN	4	0 0 0 1 2
			Remarks (If Any)	SecondPartyName=mr pravinkumar M Jain-	
			Amount In	Six Hundred Rupees Only	
Total		600.00	Words		
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022052614370	2747982574
Cheque/DD No.		Bank Date	RBI Date	26/05/2022-13:02:16	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9821078725
सदर चलान केवल दृश्यम निबन्धक कार्यालयत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.





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

Receipt of Document Handling Charges

PRN 2605202221153

Receipt Date 01/06/2022

Received from messers Calvin Associates Pvt Ltd, Mobile number 9821076725, an amount of Rs.320/-, towards Document Handling Charges for the Document to be registered on Document No. 6220 dated 01/06/2022 at the Sub Registrar office S.R. Mumbai City 1 of the District Mumbai District.

DEFACED

₹ 320

DEFACED

Payment Details

Bank Name IBKL

Payment Date 26/05/2022

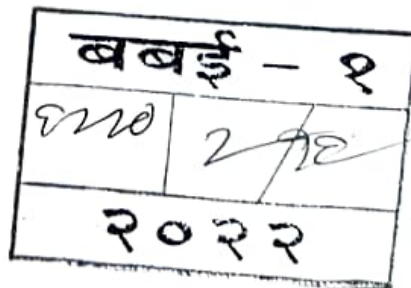
Bank CIN 10004152022052608371

REF No. 2765182726

Deface No 2605202221153D

Deface Date 01/06/2022

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





CHALLAN
MTR Form Number-6



N MH002403557202223E		BARCODE		Date	26/05/2022-13:01:08	Form ID	48(f)
Department Inspector General Of Registration				Payer Details			
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
		PAN No.(If Applicable)					
Office Name BOM1_MUMBAI CITY 1 SUB REGISTRAR		Full Name		Messers calvin Associates Private Ltd			
Location MUMBAI		Flat/Block No.		flat No.2804 Kingston Tower			
Year 2022-2023 One Time		Premises/Building					
Account Head Details		Amount In Rs.					
0030045501 Stamp Duty		500.00		Road/Street		parel tank road	
00063301 Registration Fee		100.00		Area/Locality		mumbai	
				Town/City/District			
				PIN		4 0 0 0 1 2	
				Remarks (If Any)			
				SecondPartyName=mr pravinkumar M Jain-			
				Amount In		Six Hundred Rupees Only	
				Words			
Total		600.00					
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332022052614370	2747982574
Cheque/DD No.				Bank Date	RBI Date	26/05/2022-13:02:16	27/05/2022
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		100 , 27/05/2022	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only & not valid for unregistered document.
सदर चलन केवल दृश्य निबंधक कार्यालयत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करतावयाच्या दस्तासाठी सदर चलन लागू नाही.

Validity unknown

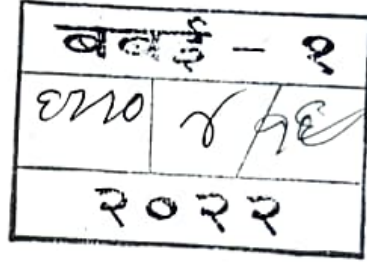
Digitally signed by
VIRTUAL TREASURY
MUMBAI 03
Date: 2022.06.01
11:30:31 +05'30'
Reason: GFASSignature
Do Not Remove
Location: India

Challan Defaced

9821076725
MOB
2022

Sr. No.	(IS)-318-6220	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-318-6220	0001401498202223	01/06/2022-11:29:27	100.00
2	(IS)-318-6220	0001401498202223	01/06/2022-11:29:27	500.00
Total Defacement Amount				600.00





POWER OF ATTORNEY

KNOW YEE ALL MEN BY THESE PRESENT SHALL COME , We **Mr. Kausshal Kanhayalal Bagadia** age 48 years having PAN No.AADPB1550B and Aadhar No.407876424282 authorized Director (copy of resolution of extract of minutes dated 25.04.2022 is annexed hereto) of **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 , do hereby SEND GREETINGS:

WHEREAS we are owners of the Flat No.2804 on the 28th 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, (hereinafter referred to as the **said Flat**) More particularly described in the schedule hereunder written , and also members of the Society known as 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**).



AND WHEREAS We have sold the said flat to 1. **Mr. Pravinkumar Maganlal Jain** age 44 years having PAN No. AADPJ3236G, Aadhar Card No. 422367504694, 2. **Mrs. Reena Pravinkumar Jain** age 42 years having PAN No. ADNPN6993K, Aadhar Card No. 553371505347 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 1601, AND 1602, 16TH Floor, 183/185, Kingston Tower, GD Ambekar Road, Kalachowki, Mumbai - 400 033 under the Sale Agreement Dated 26th May, 2022 duly registered under Sr. No. BBK-1-6219-2022.

AND WHEREAS in order to effectively and more particularly transfer the said flat along with each and every right, title and interest attached with said flat such as electricity, gas connection, water connection, in the said society it is just and necessary to sign, affirm, execute and present various documents, application affidavits etc. before the said society and /or before local authorities such as electricity department, ward of Municipal corporation etc. and also to appear before the said society and any other authority in connection with the transfer of said flat, We hereby appoint, nominate and constitute one of the purchaser i.e. **1. Mr. Pravinkumar Maganlal Jain** age 44 years having PAN No. AADPJ3236G, Aadhar Card No. 422367504694, as our lawful attorney in our name and for our and on behalf of us and to do any of the following acts, deed and things:-

1. To appear before the said society in order to transfer the said flat in the said society in the name of **1. Mr. Pravinkumar Maganlal Jain, 2. Mrs. Reena Pravinkumar Jain, 3. Mrs. Otibai Maganlal Jain** (herein after referred to as the said purchasers)

Pravinkumar Jain, 2. Mrs. Otibai Maganlal Jain (herein after referred to as the said purchasers)

Signature

2. To sign, execute, affirm, admit, depose any application, affidavits, undertakings etc. and also to lead evidence before any court, tribunal, judicial, quasi-judicial, local authority and to any person/s commission, all required documents, application, petitions, Plaints, suits, appeals, forms for transfer of flat in society, and or matter of succession representation and/or authorization applications and or sign vakalatnama, authority letter etc in respect of the transfer of the said flat along



Signature

Signature

with all rights connected with the said flat , to the name of said Purchasers and in order to enjoy and avail all the benefits attached with the said flat and as being member of the society more effectually.

3. And generally to do, execute and perform any other acts, deeds , things and matter , whatsoever in the opinion of our said attorney ought to be done, executed and performed in relation to the said flat effectively transferred in the name of the said purchasers .



THIS POWER OF ATTORNEY is irrevocable And I hereby agree and undertake to ratify and confirm all or any of such act done or cause to be done by my said attorney holder as the above mentioned in respect of the said flat and parking as aforesaid, but not of the default of the said Attorney or his heirs, successors, executors, administrators and/or assigns.

THIS POWER OF ATTORNEY shall come to an end as soon as the transfer of the said Flat no. 2804 on the 28th 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 ¹⁸⁵ 185 (part) Parel Sewree Division situated at Parel Tank Road , GD Ambekar Marg , Mumbai - 400 033 in the name of **Mr. Pravinkumar Maganlal Jain , Mrs. Reena Pravinkumar Jain and Mrs. Otibai Maganlal Jain** is completed.

[Handwritten signature]

: SCHEDULE:

(Description of the Flat)

२८०४ - २	
२२२०	२८०४
२०२२	

Flat No.2804 on the 28th 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 FS1400340480152.



Attorney Holder

IN WITNESS WHEREOF I have put my hands to this writing on this 26th day
May 2022 .

Signed Sealed and Delivered)
By the withinnamed)
Mr. Kausshal Kanhayalal Bagadia)
authorized Director of)
M/s. Calvin Associates Pvt. Ltd)
In the presence of _____)



CALVIN ASSOCIATES PVT. LTD.

K. Bagadia

Director

I Accept the same



P. Jain

(Mr. Pravinkumar Maganlal Jain)

Before me,

Witness :

1. *[Signature]*
2. Ankit Mishra

वसति - २	
मो	७/१२
२०२२	



922130399

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 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. 2804 and Flat No. 2904 Kingston Tower, Parel Tank Road, G. D. Ambekar Marg, Mumbai - 400033 on such terms and conditions as it may consider appropriate and in the best interest of the Company.

FURTHER RESOLVED THAT Shri KAUSHAL BAGADIA, Director of the Company be and is hereby authorised 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.

CALVIN ASSOCIATES PVT. LTD.
For M/s. CALVIN ASSOCIATES PVT. LTD

DIRECTOR

Director



CALVIN ASSOCIATES PVT. LTD.

Peenam Bagadia
Director

