

Receipt (pavti)

75/8973

पावती

Original/Duplicate

Wednesday, May 18, 2022

नोंदणी क्र. :39म

12 58 PM

Regn.:39M

पावती क्र.: 10000

दिनांक: 18/05/2022

गावाचे नाव: वाशी

दस्तऐवजाचा अनुक्रमांक: टनन3-8973-2022

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

मादर करणाऱ्याचे नाव: मे.मित्तल सिद्धी इन्फ्रा प्रा.ली तर्फे डायरेक्टर अनुप ओमप्रकाश अग्रवाल - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकूण:

रु. 30560.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

1:15 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

सह दुय्यम निबंधक वर्ग - २

ठाणे क्र. ३

वाजार मुल्य: रु.5468677.281 /-

मोबदला रु.5500000/-

भरलेले मुद्रांक शुल्क : रु. 330000/-

1) देयकाचा प्रकार: DHC रकम: रु.560/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1805202201646 दिनांक: 18/05/2022

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001969939202223E दिनांक: 18/05/2022

वॅकेचे नाव व पत्ता:

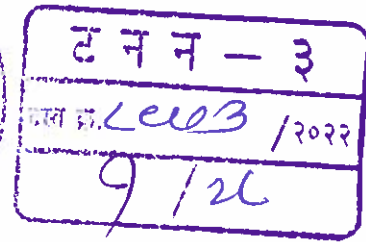
पसकाराची नस

मुळ दस्तऐवज परत मिळाला

दु. नि. ठाणे-३

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202205183210	18 May 2022,12:49:33 PM			
मूल्यांकनाचे वर्ष	2022				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका ठाणे				
उप मूल्य विभाग	5/159 वाशी नोड सेक्टर क्रं 17				
क्षेत्राचे नांव	Nav Mumbai Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
75800	153700	176700	239500	176700	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	37 3467 चौ मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	30 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.176700/-
उद्वहन सुविधा -	आहे	मजला -	1st To 4th Floor		
संमिश्र वापराच्या इमारतीमधील कार्यालये व्यावसायिक - नाही					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर * मजला निहाय घट/वाढ			
		= (((176700-75800) * (70 / 100)) + 75800) * 100 / 100			
		= Rs.146430/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 146430 * 37 3467			
		= Rs. 5468677 281/-			
Applicable Rules		= 3			
एकत्रित अंतिम मूल्य		मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेड्रॅनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिसा वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ			
		= A + B + C + D + E + F + G + H + I + J			
		= 5468677 281 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
		= Rs. 5468677.281/-			
		= २ चोपत्र लाख अडुसष्ट हजार सहा शे सत्याहत्तर /-			

Home Print





CHALLAN
MTR Form Number-6



GRN	MH001969939202223E	BARCODE	01 1103 5 11 10000 0 1000 11 0000 0 0000 0000 0 0 1000 000	Date	17/05/2022-15:33:55	Form ID	25.1
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)		PAN No.(If Applicable)	AAOCM4309F		
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRA	Full Name	MITTAL SIDDHI INFRA PRIVATE LIMITED				
Location	THANE	Flat/Block No.	Office No.407, 4 TH FLOOR, ARENJA CORNER				
Year	2022-2023 One Time	Premises/Building	PREMISES CSL				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	
0030046401 Stamp Duty	330000.00	Plot No.71, Sector-17, Vashi	Navi Mumbai		4 0 0 7 0 3	
0030063301 Registration Fee	30000.00					
		Remarks (If Any)	PAN2=COPPM6676D-SecondPartyName=MR MOHAMMED SAMEER SIRAJ-CA=5500000			
		Amount In	Three Lakh Sixty Thousand Rupees Only			
Total		Words				
Payment Details		FOR USE IN RECEIVING BANK				
PUNJAB NATIONAL BANK		Bank CIN	Ref. No.	03006172022051700771 5083960384		
Cheque-DD Details		Bank Date	RBI Date	17/05/2022-15:37:22 Not Verified with RBI		
Cheque/DD No.		Bank-Branch		PUNJAB NATIONAL BANK		
Name of Bank		Scroll No. , Date		Not Verified with Scroll		
Name of Branch						

Department ID : 9821135173
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन केवल द्रव्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

Department of Stamp & Registration, Maharashtra		For MITTAL SIDDHI INFRA PRIVATE LIMITED	
Receipt of Document Handling Charges		Date 18/05/2022	
PRN	1805202201646	Date 18/05/2022	
Received from M/s. MITTAL SIDDHI INFRA PRIVATE LIMITED , Mobile number 9821135173, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 3 of the District Thane.			
Page 1/1		Print Date 17-05-2022 03:35:00	
Payment Details			
Bank Name	PUNB	Date	18/05/2022
Bank CIN	10004152022051801530	REF No.	5084023333
This is computer generated receipt, hence no signature is required.			

04030-22

Stamp Duty paid Rs.3,30,000/-
Consideration - Rs.55,00,000/-
Office No.407
admeasuring 335 Sq. Ft. Carpet area
Fourth floor,
Building known as ARENJA CORNER,
ARENJA CORNER PREMISES Co-Operative Society Limited,
Plot No.71, Sector-17, Vashi,
Navi Mumbai-400703, Tal. & Dist. Thane.

MR MOHAMMED SAMEER SIRAJ [PAN No.COPPM6676D]
Aadhaar No.2711 5656 6433
Assignor

M/s. MITTAL SIDDHI INFRA PRIVATE LIMITED [PAN No.AAOCM4309F]
through its Director
MR ANUP OMPRAKASH AGRAWAL [PAN No.AAKPA2461R]
Aadhaar No.7926 2577 1837
Assignee

DEED OF ASSIGNMENT

THIS DEED is made and entered into at Vashi, Navi Mumbai, on this ^{17th}_{18th} day of May 2022, BETWEEN **MR MOHAMMED SAMEER SIRAJ**, Aged 26 years, Indian Inhabitant, residing at Unit No.2, Plot No.100, Sector-10A, Vashi, Navi Mumbai-400703, hereinafter jointly called "**THE ASSIGNOR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **FIRST PART**



M/s. MITTAL SIDDHI INFRA PRIVATE LIMITED, a Company Incorporated under the Companies Act, 1956, having its registered office Office No.418, ARENJA CORNER PREMISES Co-operative Society Limited, Plot No.71, Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane, through its Director **MR ANUP OMPRAKASH AGRAWAL**, Aged 48 years, hereinafter called "**THE ASSIGNEE**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its executors, administrators and permitted assigns) of the **SECOND PART**;

Sameer



For MITTAL SIDDHI INFRA PRIVATE LIMITED

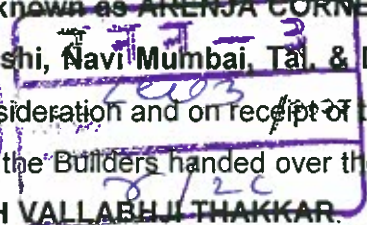
Anup Agrawal
DIRECTOR

1. WHEREAS THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (Hereinafter referred to as "CIDCO") had agreed to lease to M/s. SHABI CONSTRUCTION COMPANY, a Partnership Firm, having its office at 507, Sharada Chambers, 15 New Marine Lines, Mumbai- 400020, (hereinafter referred to as the Builders) vide an Agreement to Lease dated 9th June 1986, a piece or parcel of land bearing Plot No.71 admeasuring 4629.08 sq. mtrs. in Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane (hereinafter called the said "Plot" and more particularly described in the Schedule of Land written hereunder), for a period of 60 years from the date of the said Agreement for the purpose of constructing a building or buildings thereon for commercial users on the lease and on the terms and conditions therein contained.

2. AND WHEREAS after obtaining Development Permission and Commencement Certificate from the CIDCO, the Builders commenced and completed the construction of the commercial building on the said Plot in accordance with the plans approved/sanctioned and obtained the Part Occupancy Certificate bearing ref. no.BP/V/17/71/790 dated 28th April 1989 (in respect of the Ground plus Three upper floors) and Occupancy Certificate bearing ref. no.CIDCO/V/17/71/800 dated 2nd May 1989 (in respect of the Fourth and Fifth Floor) from the CIDCO.

3. AND WHEREAS by an Articles of Agreement dated 30th November 1989, **MR HARISH VALLABHJI THAKKAR** purchased the Office No.407 admeasuring 335 Sq. Ft. Carpet area on the Fourth floor, in the Building known as ARENJA CORNER, on Plot No.71, situated at Sector-17 Vashi, Navi Mumbai, Tal. & Dist. Thane, from the Builders for proper consideration and on receipt of the full and final payment of the consideration, the Builders handed over the possession of the said Office to **MR HARISH VALLABHJI THAKKAR**.

4. AND WHEREAS **MR HARISH VALLABHJI THAKKAR**, together with the other owners of Shops/Offices in the building constructed on the said plot have formed a Society named ARENJA CORNER PREMISES Co-operative Society Limited, bearing registration no.NBOM/CIDCO/GENERAL(C)1603/JTR/YEAR 1997-98 dated 26th December 1997 and



For MITTAL SIDDHI INFRA PRIVATE LIMITED

DIRECTOR

the Society issued the Share Certificate No.000154 dated 1st September 1998 comprising of 10 fully paid up shares of Rs.50/- each bearing distinctive nos. from 1531 to 1540 (both inclusive) in the name of **MR HARISH VALLABHJI THAKKAR**.

5. AND WHEREAS **MR HARISH VALLABHJI THAKKAR**, assigned/transferred all his rights, title, interest and benefits in the capital property of the Society i.e. Share Certificate No.000154 and the said Office No.407 admeasuring 335 Sq. Ft. Carpet area on the Fourth floor, in the Building known as ARENJA CORNER of the ARENJA CORNER PREMISES Co-Operative Society Limited, on Plot No.71, situated at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane, in favour of **MR ARUN NARAYAN MENKUDALE**, vide Deed of Assignment-cum-Sale dated 14th February 2007, registered with Sub Registrar Thane-3 on 15th February 2007, under Sr. No.TNN3-01245-2007, Receipt No.1280 for proper consideration and handed over the possession of the said Office to **MR ARUN NARAYAN MENKUDALE**.

6. AND WHEREAS the Society accordingly transferred the said Office and on 16th May 2007 endorsed the said Share Certificate No.000154 in the name of **MR ARUN NARAYAN MENKUDALE**.

7. AND WHEREAS the CIDCO, vide a Lease Deed dated 3rd May 2013, registered with the Sub-Registrar Thane-3 on 7th June 2013, under Sr. No.TNN3-5082-2013, Receipt No.5358, leased the said Plot No.71 together with the commercial building constructed thereon in favour of ARENJA CORNER PREMISES Co-Operative Society Limited, which was confirmed by M/s. **SHABI CONSTRUCTION COMPANY**, the Builders as a Confirming Party

8. AND WHEREAS the CIDCO vide its ref. no.CIDCO/EMS/PLT/SOC/2013/2555 dated 13th June 2013, recorded the name of the Society i.e. ARENJA CORNER PREMISES Co-Operative Society Limited, as its Lessee in respect of the said Plot No.71 in its records.

9. AND WHEREAS **MR ARUN NARAYAN MENKUDALE**, assigned/transferred all his rights, title, interest and benefits in the capital property of the Society i.e. Share Certificate No.000154 and the said Office No.407 admeasuring 335 Sq. Ft. Carpet area on the Fourth



For MITTAL SIDDIHI INFRA PRIVATE LIMITED


DIRECTOR

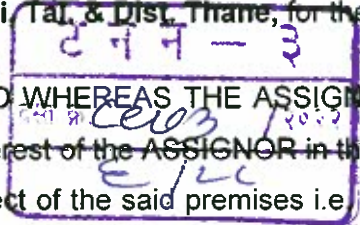
floor, in the Building known as ARENJA CORNER of the ARENJA CORNER PREMISES Co-Operative Society Limited, on Plot No.71, situated at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane, in favour of MR MOHAMMED SAMEER SIRAJ, vide Agreement for Sale dated 21st August 2020, registered with Sub Registrar Thane-11 on 21st August 2020, under Sr. No.TNN11-6107-2020, Receipt No.6552, followed by Sale Deed dated 31st August 2020, registered with Sub Registrar Thane-11 on 31st August 2020, under Sr. No.TNN11-6461-2020, Receipt No.6908 for proper consideration and handed over the possession of the said Office to MR MOHAMMED SAMEER SIRAJ.

10. AND WHEREAS the Society accordingly transferred the said Office and the Share Certificate No.000154 is yet to be endorsed in the name of MR MOHAMMED SAMEER SIRAJ, who is hereinafter referred to as the Assignor.

11. AND WHEREAS MR MOHAMMED SAMEER SIRAJ, the Assignor is the lawful owner, seized and possessed of the Office No.407 admeasuring 335 Sq. Ft. Carpet area on the Fourth floor, in the Building known as ARENJA CORNER of the ARENJA CORNER PREMISES Co-Operative Society Limited, on Plot No.71, situated at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane (hereinafter called "THE SAID PREMISES" and more particularly described in the Second Schedule written hereunder) and holding Share Certificate No.000154 comprising of 10 fully paid up shares of Rs.50/- each bearing distinctive nos. from 1531 to 1540 (both inclusive) (hereinafter referred to as the said Shares).

12. AND WHEREAS the Assignee has approached the Assignor to Purchase, acquire the said shares and the Office No.407 admeasuring 335 Sq. Ft. Carpet area on the Fourth floor, in the Building known as ARENJA CORNER of the ARENJA CORNER PREMISES Co-Operative Society Limited, on Plot No.71, situated at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane, for the proper consideration.

13. AND WHEREAS THE ASSIGNEE has accepted all the rights, titles, and interest of the ASSIGNOR in the Share Certificate No.000154 as also in respect of the said premises i.e. Office No.407 admeasuring 335 Sq. Ft. Carpet area on the Fourth floor, in the Building known as ARENJA CORNER of the ARENJA CORNER PREMISES Co-Operative



For MITTAL SIDDDHI INFRA PRIVATE LIMITED

DIRECTOR

Society Limited, on Plot No.71, situated at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane, with all its assets and deposits. THE ASSIGNOR has assigned and transferred to the ASSIGNEE all his rights, titles, interest claims, demands and benefits in respect of the said premises for a total consideration of Rs.55,00,000/-(RUPEES FIFTY FIVE LAKHS ONLY) (inclusive of 1% TDS i.e. Rs.55,000/-) .

14. AND WHEREAS the Assignee has purchased, acquired the said premises relying upon the following representations and declarations made by the Assignor:-

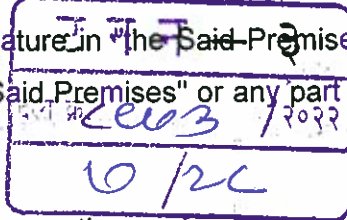
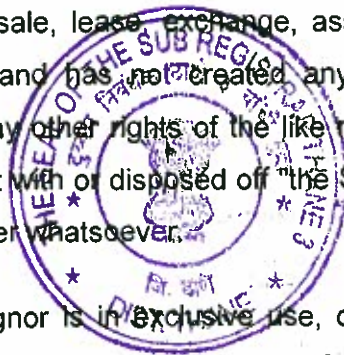
a. There are no suits, litigations, civil or criminal or any other Proceedings pending as against the Assignor personally affecting "the Said Premises".

b. There are no attachments or prohibitory orders as against or affecting the said premises and "the Said Premises" are free from all encumbrances or charges and/or are not the subject matter of any lispendens or easements or attachments either before or after judgement. The Assignor has not received any notice either from the Government, or any other public authority, or Municipal Corporation regarding any of the proceedings in respect of "the Said Premises".

c. The Assignor has paid all the dues, charges whatsoever in nature in respect of "the Said Premises" and the Assignor has not received any notice from any statutory body or authorities.

d. The Assignor in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment or in any other manner whatsoever and has not created any ownership, tenancy, leave and licence or any other rights of the like nature in "the Said Premises" and has not dealt with or disposed off "the Said Premises" or any part thereof in any manner whatsoever.

e. The Assignor is in exclusive use, occupation and possession of the said premises and every part thereof and except the Assignor no other person or persons are in use, occupation and enjoyment of "the Said Premises" or any part thereof.



For MITTAL SIDDHI INFRA PRIVATE LIMITED

Ajay Singh
DIRECTOR

JS

f. The Assignor has good and clear title free from encumbrances of any nature whatsoever of "the Said Premises" and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise whatsoever outstanding against the Assignor and/or against the said premises or any part thereof.

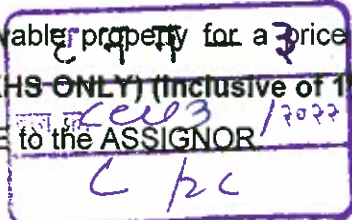
g. The Assignor is not prohibited either under the Income Tax Act, Gift Tax Act, Wealth Tax Act, or under any other statute from transferring disposing off "the Said Premises" under this Deed.

h. The Assignor has not done any act, deed, matter or thing whereby he is prevented from entering into this Deed on the various terms and conditions as stated herein in favour of the Assignee and the Assignor has all the right, title and interest to enter into this Deed with the Assignee on the various terms and conditions as stated herein.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. THE Assignor has assigned/transferred and the ASSIGNEE has purchased/acquired all the share/interest in the capital/property of the Society i.e. Share Certificate No.000154 and the **Office No.407** admeasuring **335 Sq. Ft. Carpet area on the Fourth floor, in the Building known as ARENJA CORNER of the ARENJA CORNER PREMISES Co-Operative Society Limited, on Plot No.71, situated at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane, together with undivided interest appurtenant to the said Office as common with the Owners of the other Offices and to the common areas and facilities of the said land and building of the said Office and percentage hereinafter collectively referred to as "the said premises" as heritable, transferable and immovable property for a price of **Rs.55,00,000/- (RUPEES FIFTY FIVE LAKHS ONLY) (inclusive of 1% TDS i.e. Rs.55,000/-) paid by the ASSIGNEE to the ASSIGNOR****

2. THE ASSIGNEE has paid to the ASSIGNOR the said sum of **Rs.55,00,000/- (RUPEES FIFTY FIVE LAKHS ONLY) (inclusive of 1% TDS i.e. Rs.55,000/-) as full and final payment on or before the execution of this Deed.**



For MITTAL SIDDHI INFRA PRIVATE LIMITED

DIRECTOR

2a. THE ASSIGNOR hereby acknowledges the receipt of **Rs.55,00,000/- (RUPEES FIFTY FIVE LAKHS ONLY) (inclusive of 1% TDS i.e. Rs.55,000/-)** as full and final payment from the ASSIGNEE.

3. THE POSSESSION of the said premises has been delivered to the ASSIGNEE on receiving Full and Final payment i.e. simultaneous to the execution of this Deed.

4. THE ASSIGNEE is entitled to the use and occupation of the said premises and it shall hereafter have no claim against the ASSIGNOR in respect of any item of work in the said premises which may be alleged not to have been carried out or completed.

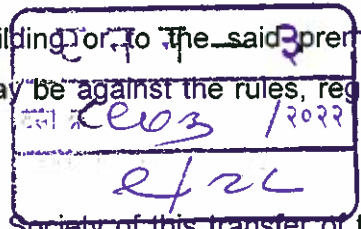
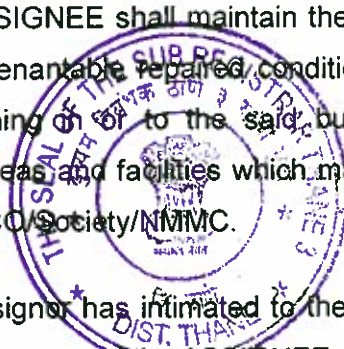
5. THE Assignor has executed all papers, forms, declarations and documents as required by the said Society and as per law in favour of the ASSIGNEE for the effectual transfer of the said premises along with ownership rights and other interest in the said Society/Building in respect of the said premises.

6. THE Assignor has obtained a certificate from the Society that the monthly dues till the handing over of the possession in respect of the said premises for maintenance and other outgoings have been cleared by him. The Assignor shall also clear the taxes, electricity bills any other dues, charges, liabilities till the date of handing over the possession of the said premises to the Assignee. Thereafter the ASSIGNEE shall be liable to pay to the Society all such outgoings in respect of the said premises.

7. THE ASSIGNEE shall maintain the said premises at its own cost in a good and tenable repaired condition and shall not do or suffer to be done anything on or to the said building or to the said premises or common areas and facilities which may be against the rules, regulations of the CIDCO/Society/NMVC.

8. THE Assignor has intimated to the Society of this transfer of the said premises in favour of the ASSIGNEE.

9. THE ASSIGNEE shall become the member of the said Society and abide by the rules, regulations and Bye-Laws of the Society and also undertake to pay all contributions, costs, demands and dues which the said Society may make in respect of the said premises from time to time.



[Handwritten signature]



For MITTAL SIDDDHI INFRA PRIVATE LIMITED

[Handwritten signature]
DIRECTOR

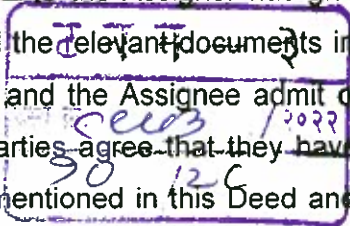
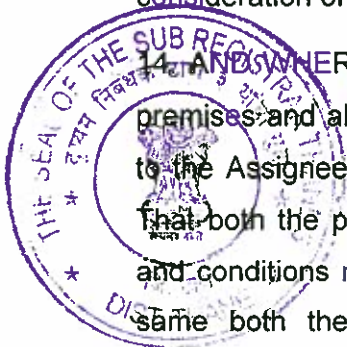
10. BOTH the parties understand that the consideration amount hereinabove mentioned is for transfer of all the said shares/ownership rights, the said premises, and also inclusive of all Deposits and sinking fund etc. lying and being at the credit of the ASSIGNOR in the books of the CIDCO/Society/NMMC/MSEDCL as on this date of execution of these presents.

11. THE ASSIGNOR doth hereby covenant with the ASSIGNEE that notwithstanding any act, deed, matter or things whatsoever made, done, committed, omitted or willingly suffered to the contrary by the ASSIGNOR, or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for him the ASSIGNOR now and hath in himself good rights, full powers, and absolute authority to sell, transfer and assign the benefits of the said Deed and the said premises to the ASSIGNEE in the manner aforesaid. The Assignor has obtained the consent for transfer of Premises/Shares from the Society.

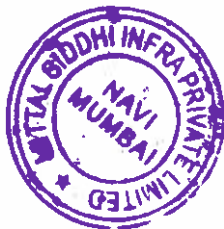
12. THE ASSIGNOR shall from time to time and at all times hereafter at the request and cost of the ASSIGNEE do and execute or caused to be done or executed all acts, deeds, matters, things, conveyance and assurance and rights whatsoever for the better and further more perfectly and absolutely getting the said premises and every part thereof vested in the ASSIGNEE.

13. The Parties hereto agree and understand that, as per the Income Tax Act, TDS on transaction of immovable property is to be deducted @ 1% where the consideration exceed Rs.50,00,000/-. In view of compliance to above said provision, the Assignee has deducted the TDS @ 1% on total price consideration and deposited the same as prescribed by the Income Tax Authority and furnish the TDS Certificate to the Assignor without committing any default in respect thereof. It is hereby clarified that the amount deducted as TDS shall be deemed as forming part of total price consideration of the said premises.

14. AND WHEREAS the Assignor has given inspection of the aforesaid premises and all the relevant documents in respect of the said premises to the Assignee and the Assignee admit of having inspected the same. That both the parties agree that they have read all the contents, terms and conditions mentioned in this Deed and after reading, confirming the same both the parties have signed this Deed in presence of the witnesses.



Sanner



For MITTAL SIDDHI INFRA PRIVATE LIMITED

Ajodhya Singh

DIRECTOR

15. THE ASSIGNOR hereby indemnify and agree to keep indemnified the Assignees for any loss, harm or damage that may be caused to or suffered by the Assignees by way of any claim/s raised by any person/s, Government/Concerned Authorities regarding any non-payment dues, charges, liabilities etc., till the date of handing over the possession of the said premises to the Assignee or if the said Premises could not be transferred in the name of the Assignee due to any lack of title on the part of the Assignor, the Assignor shall be responsible for the same and the Assignor shall make good all such loss, harm or damage caused to or suffered by the Assignee in respect thereof.

16. This Deed shall always be subject to the provisions of the Maharashtra Ownership Flats Act, 1963 and rules made under.

SCHEDULE OF LAND

ALL THAT piece or parcel of land being Plot No.71 at Sector-17, Vashi, Navi Mumbai, Tal. & Dist-Thane, admeasuring 4629.08 Sq. Mtrs. and bounded as follows :

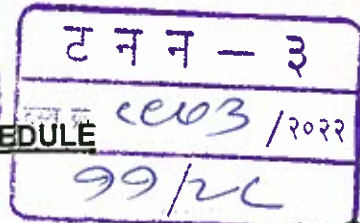
THAT IS TO SAY:

ON OR TOWARDS THE NORTH BY : Road

ON OR TOWARDS THE EAST BY : Road

ON OR TOWARDS THE SOUTH BY : Plot No.70

ON OR TOWARDS THE WEST BY : Plot No.72



Office No.407 admeasuring 335 Sq. Ft. Carpet area on the Fourth floor, in the Building known as ARENJA CORNER of the ARENJA CORNER PREMISES Co-Operative Society Limited, on Plot No.71, situated at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane.

For MITTAL SIDDHI INFRA PRIVATE LIMITED

Agave
DIRECTOR

[Handwritten signature]



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written:



SIGNED SEALED AND DELIVERED BY

the withinnamed ASSIGNOR

MR MOHAMMED SAMEER SIRAJ

Sameer

in the presence of

- 1) *[Signature]*
- 2) *[Signature]*

SIGNED SEALED AND DELIVERED BY

the withinnamed ASSIGNEE

M/s. MITTAL SIDDHI INFRA PRIVATE LIMITED

through its Director

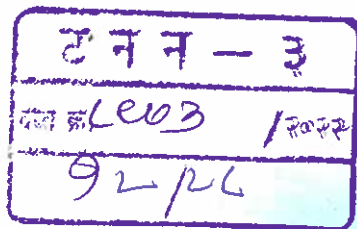
For MITTAL SIDDHI INFRA PRIVATE LIMITED

MR ANUP OMPRAKASH AGRAWAL

[Signature]
DIRECTOR

in the presence of

- 1) *[Signature]*
- 2) *[Signature]*



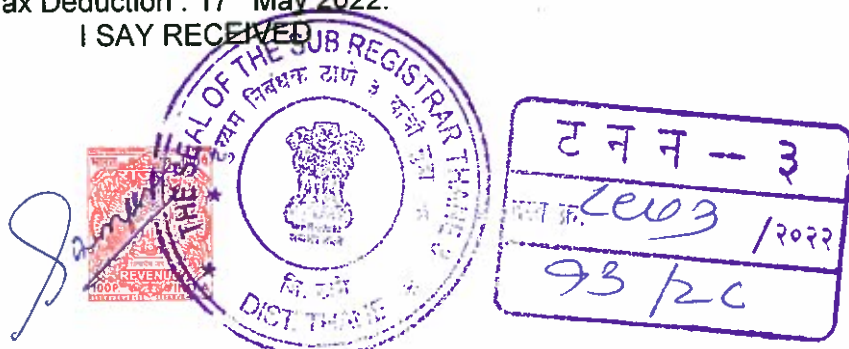
R E C E I P T

RECEIVED the sum of **Rs.55,00,000/-(RUPEES FIFTY FIVE LAKHS ONLY)** (inclusive of 1% TDS i.e. Rs.55,000/-) being the full and final payment of the sale price from **M/s. MITTAL SIDDDHI INFRA PRIVATE LIMITED**, through its Director **MR ANUP OMPRAKASH AGRAWAL**, the ASSIGNEE, withinnamed towards the sale price of the **Office No.407** admeasuring **335 Sq. Ft. Carpet area** on the **Fourth floor**, in the **Building known as ARENJA CORNER** of the **ARENJA CORNER PREMISES Co-Operative Society Limited**, on **Plot No.71**, situated at **Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane.**

MODE OF PAYMENT:

- (1) Rs.21,00,000/-by RTGS UTR No.HDFCR52022041260824507 on 12th April 2022 from HDFC Bank to ICICI Bank, Vashi Branch.
- (2) Rs.20,00,000/-by RTGS UTR No.HDFCR52022041260915460 on 12th April 2022 from HDFC Bank to ICICI Bank, Vashi Branch.
- (3) Rs.13,45,000/-by RTGS UTR No.HDFCR52022050967105476 on 9th May 2022 from HDFC Bank to ICICI Bank, Vashi Branch.
- (4) Rs.55,000/- paid towards the 1% TDS for and on behalf of Assignor by the Assignee, under Form 26QB, E-Tax Acknowledgement Number is AJ1567580, Date of Tax Deduction : 17th May 2022.

I SAY RECEIVED



MR MOHAMMED SAMEER SIRAJ

WITNESS:

1) NAME : Jayesh Salra Age: 57

Full Address : C/22 Yashwantrao
sec 17 vashi

Signature: _____

2) NAME : VISAY KUMAR Age: 30

Full Address : sector-17, vashi
navi mumbai

Signature: _____

POSSESSION LETTER

I, **MR MOHAMMED SAMEER SIRAJ**, Adult, Indian Inhabitant, do hereby CERTIFY AND CONFIRM that I have handed over the peaceful vacant possession of the **Office No.407 on the Fourth floor, in the Building known as ARENJA CORNER of the ARENJA CORNER PREMISES Co-Operative Society Limited, on Plot No.71, situated at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane, to M/s. MITTAL SIDDHI INFRA PRIVATE LIMITED, the Assignee as per the Deed of Assignment dated 17th May 2022, upon receiving the Agreed consideration stated therein.**

Sameer

MR MOHAMMED SAMEER SIRAJ
Assignor

Place:
Date:
Witness:

[Signature]

I, **MR ANUP OMPRAKASH AGRAWAL**, Director of **M/s. MITTAL SIDDHI INFRA PRIVATE LIMITED**, do hereby CERTIFY AND CONFIRM THAT I have received the peaceful vacant possession of the **Office No.407 on the Fourth floor, in the Building known as ARENJA CORNER of the ARENJA CORNER PREMISES Co-Operative Society Limited, on Plot No.71, situated at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane, FROM MR MOHAMMED SAMEER SIRAJ, the Assignor of the Office No.407 as per the Deed of Assignment dated 17th May 2022.**

For MITTAL SIDDHI INFRA PRIVATE LIMITED

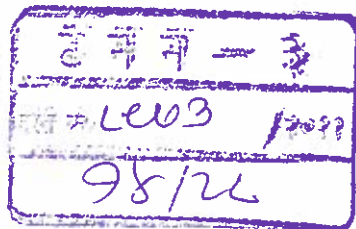


Anup Agrawal
DIRECTOR

MR ANUP OMPRAKASH AGRAWAL
Director of
M/s. MITTAL SIDDHI INFRA PRIVATE LIMITED
Assignee

Place:
Date:
Witness:

[Signature]





Mittal Siddhi Infra Pvt. Ltd.

GST No.: 27AAOCM4309F1ZE

EXTRACT FROM PROCEEDING OF THE MEETING OF THE BOARD OF DIRECTORS HELD ON 14/05/2022



RESOLUTION NO.03/22-23

“Resolved that the Company has agreed to purchase the Office No.407 admeasuring 335 Sq. Ft. Carpet area on the Fourth floor, in the Building known as ARENJA CORNER of the ARENJA CORNER PREMISES Co-Operative Society Limited, on Plot No.71, situated at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane (said premises) to MR MOHAMMED SAMEER SIRAJ, the Transferor/Assignor.

Further resolved that MR ANUP OMPRAKASH AGRAWAL, one of the Directors of the Company, whose signature is appended hereunder, is hereby authorised to negotiate, finalise the purchase and transfer of the said Premises and further to sign, execute, register the Agreement/Deed of Assignment and all other documents, Applications, Forms etc., to admit, lodge the documents before the Sub-Registrar of Assurances, to represent before the Concerned Authorities like CIDCO, SOCIETY, SUB-REGISTRAR, NMMC, MSEDCL, concerning the purchase/transfer of the said Premises and to sign, execute, all Applications, Transfer Form, Indemnity Bond & all other documents, for obtaining CIDCO Permission / Transfer / Final Order in respect of the said premises in the name of the Company i.e. M/s. MITTAL SIDDHI INFRA PRIVATE LIMITED, to sign, execute all the required applications, documents etc., and also complete all the formalities, to do all other acts, deeds etc. connected therewith.”

For MITTAL SIDDHI INFRA PRIVATE LIMITED

Director(Naresh Aidasani)

DIRECTOR

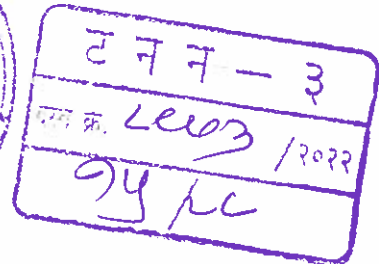
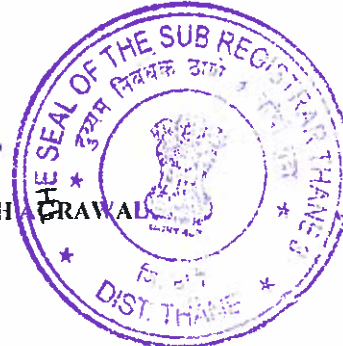
For MITTAL SIDDHI INFRA PRIVATE LIMITED

Director (Anup Agrawal)

DIRECTOR

Specimen Signature of

Anup Agrawal
MR ANUP OMPRAKASH AGRAWAL



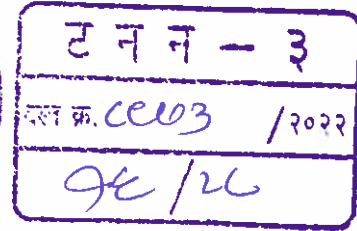
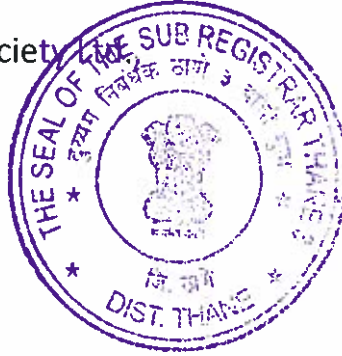
Arenja Corner Premises Co-operative Society Ltd.

Regn No. NBOM/CIDCO/GEN (C)/1603/JTR/97-98

Plot No. 71, Sector-17, Vashi, Navi Mumbai - 400 705. Tel. No.: 2789 4345
E-mail : arenjacorner@yahoo.in

Date : 11.05.2022

Mr. Mohammed Sameer Siraj
Arenja Corner premises Co-op Society
Office-407, Plot no-71,
Sector-17,
Navi Mumbai – 400 705.



Dear Sir,

Sub : NOC for Sale of your Office No.407

This has reference to your letter dated 04.04.2022 requesting **NOC** for sale of your **Office No.407** in favour of **M/s Mittal Siddhi Infra Private Limited**. Please note that the Society's maintenance charges are paid upto March- 2022. We have **No Objection for Sale of your Office** to above purchaser provided the following formalities / conditions are to be fulfilled:

1. A "No Dues Certificate" is to be obtained from the NMMC Property Tax Department by Seller and the same should be submitted before the transfer of the said Office Unit.
2. The Transferee should submit an Indemnity Bond in the prescribed format to the Society, duly Notarized.
3. The prospective purchaser should approach the Society for the self introduction of his proposed transfer.
4. A copy of the Sale Agreement of the Seller is to be submitted to the Society with the Original Share Certificate.
5. A formal Agreement is to be drafted between both the Parties, the sale executed has to be registered and necessary Stamp Duty is to be paid. A copy each of the above documents is to be submitted to the Society duly notarized.
6. Notice of the Intention to transfer Shares and Interest in the Capital by the existing member.
7. The form of Letter of Consent of the proposed Transferee for transfer of the Shares & Interest of the members.
8. Application of the Transferor.
9. Application of Membership of Transferee.



Arenja Corner Premises Co-operative Society Ltd.

Regn No. NBOM/CIDCO/GEN (C)/1603/JTR/97-98

Plot No. 71, Sector-17, Vashi, Navi Mumbai - 400 705. Tel. No.: 2789 4345

E-mail : arenjacorner@yahoo.in

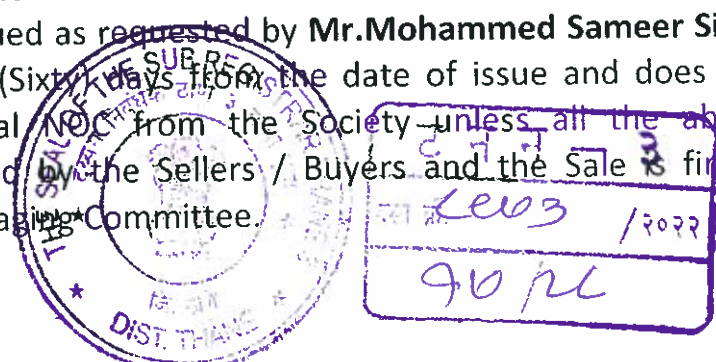
10. Declaration for not holding immovable property exceeding 500 Sq.m. by the Transferee (on Stamp Paper of Rs.100/-).
11. Declaration for not holding immovable property exceeding 500 Sq.m. by the Transferor (on Stamp Paper of Rs.100/-).
12. Undertaking by the Transferee to use the Shop premises for which it is allotted (on Stamp Paper of Rs.100/-).
13. Whether the existing member has completed One Year with the Society.
14. Any Bank Lien to be cleared, if so, clearance Certificate from Bank.
15. The Transfer forms duly filled in and signed by both the parties should be submitted to the Society along with Transfer Charges of Rs.25000/- (Rupees Twenty five thousand only) failing which interest @18% p.a. will be levied there from Transfer Charges.
16. Subsequently the Transferee are advised to contact the Society's Office along with the Agreement and Transfer documents with a Cheque of Rs.600/- (Rs.500/- towards Membership Fee and Rs.100/- towards Entrance Fee) for completing the Society Membership formalities.
17. The Transferee should accept all terms and conditions of the Bye-Laws of the Society and they should not make any alterations / repairs to the Office without prior approval of the Society. On fulfillment of the above formalities the Managing Committee of the Society will consider the Transfer of the Office to the new Member.
18. This letter of NOC issued as requested by **Mr. Mohammed Sameer Siraj**, shall be valid for 60 (Sixty) days from the date of issue and does not confirm to be formal NOC from the Society unless all the above conditions are fulfilled by the Sellers / Buyers and the Sale is finally approved by the Managing Committee.

Thanking you,

Yours faithfully,

For ARENJA CORNER PREMISES CO-OP. SOCIETY LIMITED

Hon. Secretary





31/08/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 11

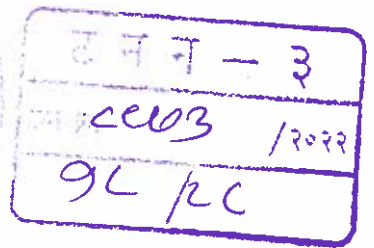
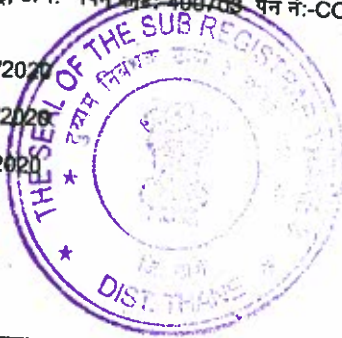
दस्त क्रमांक : 6461/2020

नोंदणी :

Regn.63m

गावाचे नाव : वाशी

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	4050000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4050944.8
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस नं.407 चौथा मजला अरेजा कॉर्नर प्रेमायसेस को.ऑप.सोसा.ली.प्लॉट नं.- 71 सेक्टर-17 वाशी नवी मुंबई एरिया 335 चौ. फुट कारपेट दस्त क्र.6107/2020 अन्वये नो.पी व सु.शु वसूल ((SECTOR NUMBER : 17 ;))
(5) क्षेत्रफळ	1) 335 चौ.फुट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा भादेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अरुण नारायण मेनकुदळे तर्फे कु.मु. मोहम्मद समीर सिराज -- वय:-24; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका नं.105, कुसुम अपार्टमेंट सेक्टर-17 वाशी नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAGPM7357J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा भादेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहम्मद समीर सिराज -- वय:-24; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका नं.युनिट नं.2, प्लॉट नं. 100, सेक्टर-10 ए, वाशी नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-COPPM6676D
(9) दस्तऐवज करून दिल्याचा दिनांक	31/08/2020
(10) दस्त नोंदणी केल्याचा दिनांक	31/08/2020
(11) अनुक्रमांक, खंड व पृष्ठ	6461/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक वर्ग-२
ठाणे क्र.११

May 11, 2022

Mr. Mohd Sameer .
407,
4th Floor Arenja Corner Premises Chs, Sector No 17,
Vashi,
Plot No 71,
Navi Mumbai-400703

Your ICICI Bank Home Loan Account LBKHP00005342473

Dear Mr. Mohd Sameer ..

Greetings from ICICI Bank.

We would like to certify that the captioned account of Rs. 4000000 ("Facility") availed by you and co-applicant Mr. Mohammed Siraj Basheer ,Mrs. Fatimakhatoon Siraj-Mohammad, has been repaid in full and there are no further dues payable under the Facility.

We wish to inform you that ICICI Bank shall have the sole discretion to shred any Post Dated Cheques (PDCs), including Security Post Dated Cheques (SPDCs) that remain unbanked at the end of the loan tenure and the same shall not be returned to the Applicant(s). In the event the Applicant(s) wish(es) to procure the details of the unbanked PDCs / SPDCs, a request for the same must be made by the applicant(s), within thirty days of the closure of the loan.

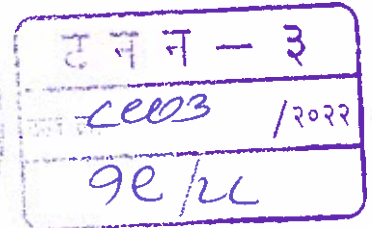
We would also like to inform you that we have no claim or right whatsoever against you with respect to the Facility and against 407,4th Floor Arenja Corner Premises Chs, Sector No 17,Vashi,Plot No 71,Navi Mumbai-400703, to the extent secured for the Facility.

In case you have availed an insurance along with home loan, you may choose to surrender your insurance policy by approaching your insurance provider.

For any clarification or more information, you may write to us at customer.care@icicibank.com from your registered e-mail ID or call our Customer Care.

Looking forward to more opportunities to be of service to you.

This is a system generated letter. Hence, it does not require any signature



51000

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Head Office: CENTRAL Office
 Nariman Point, Bombay-400 021 • GRAM: 21415
 PHONES: 2022481-2022470 2022509-2022523

Local Office: MIDCO PHAYAN
 Plot No. 1, Phayans, MIDCO
 PHONES: 410 422-481251 481242 481243
 TELEGRAMS: MIDCO

र न न ३
१२४५ / २००७
१५ / १८

No. IDCO/N/17/11/PC 8

2-5-89

To
 Shree Shree Construction Company
 277, Sharda Chambers,
 17, New Marine Lines,
 BOMBAY - 400 020.

Sub: Grant of full occupancy certificate for building at plot No. 31, sector-17, Phayans.

Ref: Your letter dated 23.1.89 received on 2.5.89

र न न ३ ११
११०० / २०२०
२० / ३०

Sir,
 Please find enclosed herewith the necessary documents for building part's occupancy certificate for the building (4th & 5th floor) (Area 2300.593 Sq.M.) on plot mentioned above.

Yours faithfully,
 (S. K. MATHUR) ADDITIONAL PLANNING OFFICER (J)

cc to: Architect, Phayans, MIDCO



र न न - ३
११०३ / २०२२
२० / २८

Samir

रन नं
१२४५ २००७
१६/१८

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Head Office: NERVAL 2nd Floor,
Kamman Post, Bombay-400 021 • GRAM. CITIZEN
PHONES 2022451-7022420-2022509-2022579

Head Office: CIDCO BHAVAN
Pranul, New P. (Jey)-400 514.
PHONES - STD 922-681251, 681242, 3, 4
581066 8E1069

TELEX - CIDCO

No. CIDCO/117/11/80

DATE 2-5-89

COMPANY DIRECTOR

I hereby certify that the development of a commercial building's (4th & 5th floor) (Area 2300.593 Sq.ft) on plot No. 171, Sector 1, Veer Han Dobany completed under the supervision of Architect, M/s. [Name] has been inspected on 3.5.89 and I declare that the same has been carried out in accordance with the Development Control Regulations and the conditions stipulated in the Development Control Order No. [Number] and that the development is fit for occupation in which it has been carried out.



३
२००३ / २०२२
११/२८

M. K. [Signature]

Date : _____

Place : _____



र.न.नं. (५१)
६१०५ २०२०
२१ ३०

[Signature]

Taxpayer's Counterfoil

Name of the Assessee MITXXX XIDDHI INFRA PRIVATE LIMITED

PAN

A A O C M 4 3 0 9 F

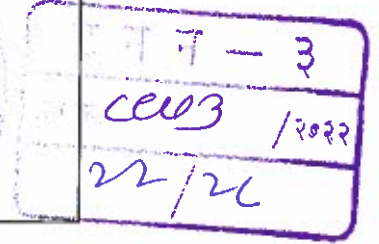
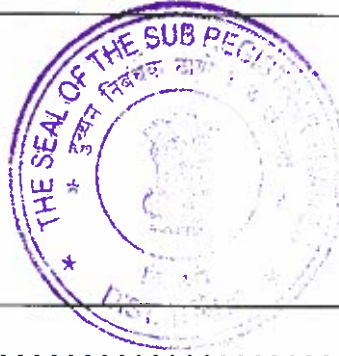
Major Head

0020 - INCOME-TAX ON COMPANIES(CORPORATION TAX)

Minor Head

800 - TDS on Sale of Property

5500000
09052022
COPPM6676D
AJ1567580
NAVI MUMBAI



Description of Tax	Amount in Rupees
Basic Tax	55,000.00
Surcharge	0.00
Education Cess	0.00
Penalty	0.00
Others	0.00
Interest	0.00
Fee	0.00
TOTAL	55,000.00

HDFC BANK LIMITED

Challan No 280
BSR Code 0510308
Date of Receipt 17/05/2022
Challan Serial No 16732
Assessment Year 2023-24
Bank Reference 16732
Drawn On HDFC Bank Netbanking

Rupees (In words)

INR FIFTY FIVE THOUSAND ONLY

CIN

051030817052216732

Debit Account No.

50200056695379

Payment Realization Date

17/05/2022 18:10:25

Please Save a copy of this Acknowledgement Receipt for your future reference.



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAOCM4309F

नाम / Name MITTAL SIDDDHI INFRA PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation 19/03/2021



- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कम्प्यूटर से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसामन रखरखाव व बहाली आदि भी शामिल हैं।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आयकर नियम, 1962 के नियम 114B. का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of up to Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". सलत्र पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।



2003/19022
28/20

आयकर विभाग INCOME TAX DEPARTMENT
भारत सरकार GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड Permanent Account Number Card
AAOCM4309F
नाम / Name MITTAL SIDDDHI INFRA PRIVATE LIMITED
निगमन/गठन की तारीख / Date of Incorporation / Formation 19/03/2021

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

For MITTAL SIDDDHI INFRA PRIVATE LIMITED

Agarwal
DIRECTOR

2.7.79	0000	30
--------	------	----



3
M. S. J. / 1000
03/22

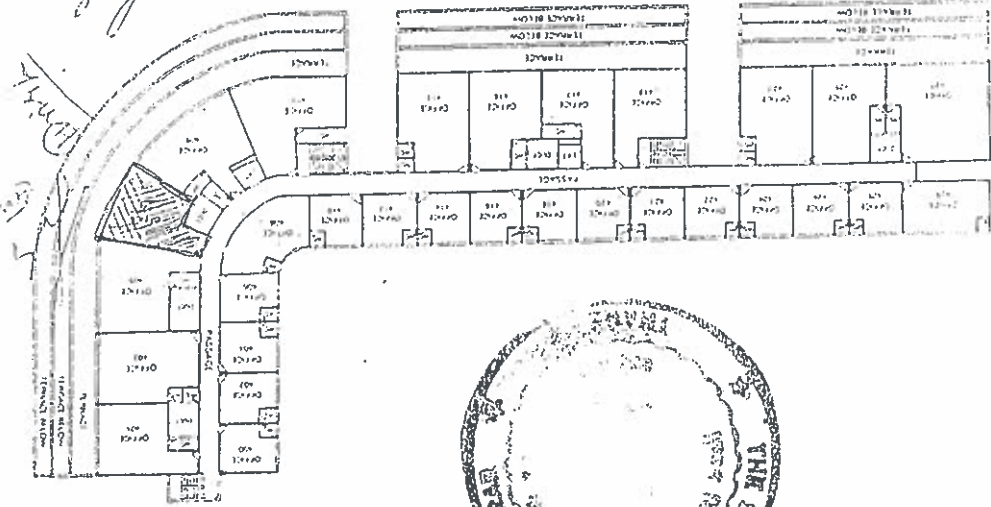


Donner

Proposed Plan of the Shop/Office No. 1000 on floor in Arena Corner, agreed to be printed by the party of the Second Part shown in Red Colour.

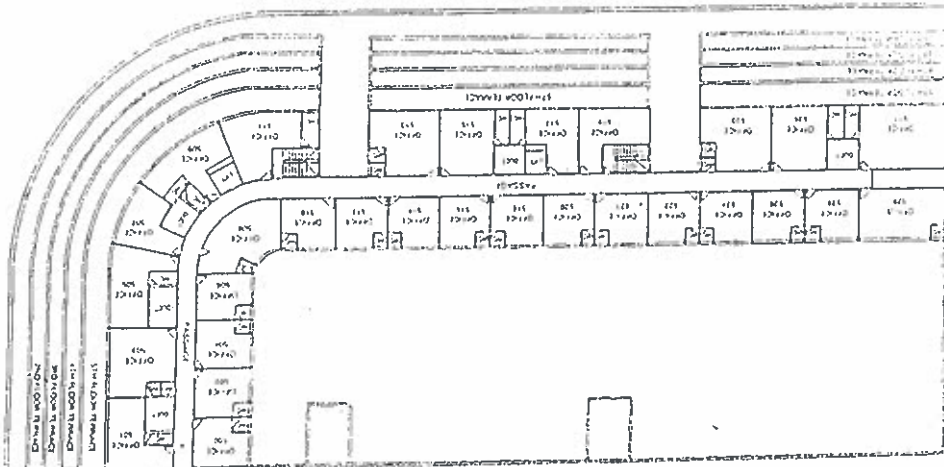
Handwritten notes:
A/C J.S.J.
Donner

FOURTH FLOOR PLAN



26/26	0000/1000	26
-------	-----------	----

FIFTH FLOOR PLAN



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MOHAMMED SAMEER

MOHAMMED SIRAJ

23/08/1996
Permanent Account Number

COPPM6676D

Signature

भारत सरकार
GOVERNMENT OF INDIA

मोहम्मद समीर
Mohammed Sameer
जन्म तारीख/DOB: 23/08/1996
पुरुष/ MALE
Mobile No: 9769108623

2711 5656 6433

साझे आधार, माझी ओळख

THE SEAL OF THE SUB REGISTRAR
जिल्हा न्यायालय, ठाणे ३
DIST. THANE

ट न न - ३
Lev 3 / 2022
24/26

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number Card
AAKPA2461R

नाम / Name
ANUP OMPRAKASH AGRAWAL

पिता का नाम / Father's Name
OMPRAKASH PURANMAL AGRAWAL

जन्म वर्ष / Date of Birth
13/09/1974

Signature

भारत सरकार
GOVERNMENT OF INDIA

अनुप ओमप्रकाश अग्रवाल
Anup Omprakash Agrawal

जन्म वर्ष / Year of Birth : 1974
पुरुष / Male

7926 2577 1837

आधार - सामान्य माणसाचा अधिकार

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JHAJHDIYA VIJAY KUMAR
RAMNIWASH PALARAM JHAJHDIYA

02/11/1991
Permanent Account Number

AVDPJ7252R

Signature

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH43 20090016797 DOI: 02-06-2009
Valid Till 18-02-2026 (NT)

18-02-2021
FORM 7
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
LMV	02-06-2009
MCWG	02-06-2009

DOB: 19-02-1966 BG: B+

Name: JAYESH SATRA
S/DW of MOHANLAL NANJI SATRA
Add: C/22, GRAIN MERCHANT CHS, ABHUDAYA BANK
RD, SEC-17, VASHI, NAVI MUMBAI,
THANE
PIN 400703

Signature & ID Of Issuing Authority: MH43

Signature/Thumb Impression of Holder

Signature

75/8973

बुधवार, 18 मे 2022 12:58 म.नं.

दस्त गोषवारा भाग-1

टनन3

2E/2C

दस्त क्रमांक: 8973/2022

दस्त क्रमांक: टनन3 /8973/2022

वाजारा मूल्य: रु. 54,68,677/-

मोवदला: रु. 55,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,30,000/-

द. नि. मद्र. द. नि. टनन3 यांचे कार्यालयान

पावती:10000

पावती दिनांक: 18/05/2022

अ. क्र. 8973 वर दि.18-05-2022

मादरकरणाचे नाव: भे.मित्तल सिद्धी इन्फ्रा प्रा.ली तर्फे डायरेक्टर अनुप ओमप्रकाश अग्रवाल - -

रोजी 12:54 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकूण: 30560.00

दस्त हजर करणाऱ्याची मही:

Joint Sub Registrar Thane 3

Joint Sub Registrar Thane 3

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत अमलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमुद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्रं. 1 18 / 05 / 2022 12 : 54 : 48 PM ची वेळ: (मादरीकरण)

शिक्रा क्रं. 2 18 / 05 / 2022 12 : 55 : 41 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

एकर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्वता कायदेशीर बाबी साठी खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणत्याही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

Amr
चक्र घेणार सही

Jameer
लिहून दणार सही





दस्त गोपवारा भाग-2

दनन3 20/20

18/05/2022 1 00:12 PM

दस्त क्रमांक:8973/2022

दस्त क्रमांक :दनन3/8973/2022

दस्ताचा प्रकार :-अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मोहम्मद ममीर मिराज -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सुनित न.2,प्लॉट न.100,सेक्टर-10 ए,वाशी,नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:COPPM6676D	लिहून देणार वय :-26 स्वाक्षरी:- <i>Somen</i>		
2	नाव:मे.मिनल मिट्टी इन्फ्रा प्रा.ली नॉॅ डायरेक्टर अनूप ओमप्रकाश अग्रवाल -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस न.418,अरेंजा कॉर्नर प्रिमायसेस को-ऑप सोसायटी लिमिटेड,प्लॉट न.71,सेक्टर-17,वाशी,नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:AAOCM4309F	लिहून घेणार वय :-48 स्वाक्षरी:- <i>Anup</i>		

वरील दस्तांवज करून देणार तशाकरीन अभिहस्तांतरणपत्र चा दस्त एवज करून दिल्याचे कवुल करतात.
शिकका क्र.3 ची वेळ:18 / 05 / 2022 12 : 56 : 49 PM

ओळख:-

खालील इमम अमें निवेदीत करतात कीने दस्तांवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितान

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- जयेश मनरा वय:57 पत्ता:मं. 17 वाशी नवी मुंबई पिन कोड:400703	स्वाक्षरी <i>Jayesh</i>		
2	नाव:- विजय कुमार वय:30 पत्ता:मं. 16 वाशी नवी मुंबई पिन कोड:400703	स्वाक्षरी <i>Vijay</i>		

शिकका क्र.4 ची वेळ:18 / 05 / 2022 12 : 57 : 25 PM

शिकका क्र.5 ची वेळ:18 / 05 / 2022 12 : 57 : 29 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MITTAL SIDDHI INFRA PRIVATE LIMITED	eChallan	03006172022051700771	MH001969939202223E	330000.00	SD	0001057106202223	18/05/2022
2		DHC		1805202201646	560	RF	1805202201646D	18/05/2022
3	MITTAL SIDDHI INFRA PRIVATE LIMITED	eChallan		MH001969939202223E	30000	RF	0001057106202223	18/05/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

8973 /2022

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

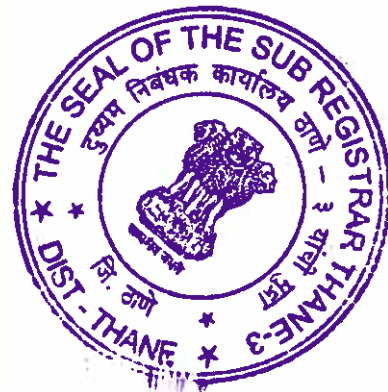
For feedback, please write to us at feedback.isarita@gmail.com

ट न न - ३
दस्ता क्र. ८८३ / २०२२
२१/२१

प्रमाणित करण्यात येते की सदर दस्तास
एकूण.....२१..... पाने आहेत.

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
पुस्तक क्र. १
क्रमांक.....८८३..... वर नोंदला

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
दिनांक १८ मार्च ०५ सन २०२२





18/05/2022

सूची क्र.2

दुय्यम निबंधक : सह द.नि. ठाणे 3

दस्त क्रमांक : 8973/2022

नोंदणी :

Regn:63m

गावाचे नाव : वाशी

(1) विवेखाना प्रकार	अभिहस्तांतरणपत्र
(2) मोवदद्या	5500000
(3) वाजारभाव(भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5468677.281
(4) भू-मापन, फोटोग्राम्मा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: ऑफिस न.407 4 वा मजला, बिल्डिंग नाव अरेजा कॉर्नर, अरेजा कॉर्नर प्रिमायसेस को-ऑप सोसायटी लिमिटेड प्लॉट न.71, सेक्टर-17 वाशी, नवी मुंबई क्षेत्र 335 चौ.फूट. कार्पेट एरिया((Plot Number : 71 ; SECTOR NUMBER : 17 ;))
(5) क्षेत्रफळ	1) 335 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मोहम्मद ममीर सिंग - - वय:-26; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: युनिट न.2, प्लॉट न.100, सेक्टर-10 ए, वाशी, नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:- COPPM6676D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मे.मिलल सिद्धी इन्फ्रा प्रा.ली तर्फे डायरेक्टर अनुप ओमप्रकाश अग्रवाल - - वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस न.418, अरेजा कॉर्नर प्रिमायसेस को-ऑप सोसायटी लिमिटेड, प्लॉट न.71, सेक्टर-17, वाशी, नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:- AAOCM4309F
(9) दस्तऐवज करून दिल्याचा दिनांक	18/05/2022
(10) दस्त नोंदणी केल्याचा दिनांक	18/05/2022
(11) अतृक्रमांक, खंड व पृष्ठ	8973/2022
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	330000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक वर्ग २
ठाणे क. ३

मुल्यांकनासाठी विभागत घेवलेला नपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MITTAL SIDDHI INFRA PRIVATE LIMITED	eChallan	03006172022051700771	MH001969939202223E	330000.00	SD	0001057106202223	18/05/2022
2		DHC		1805202201646	560	RF	1805202201646D	18/05/2022
3	MITTAL SIDDHI INFRA PRIVATE LIMITED	eChallan		MH001969939202223E	30000	RF	0001057106202223	18/05/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]