

Wednesday, September 16, 2020

नोंदणी नं. 39म

1:57 PM

Regn. 39M

पावती नं. 10639 दिनांक 16/09/2020

गावाचे नाव: वाशी

दस्तावेजाचा अनुक्रमांक: टनन3-9584-2020

दस्तावेजाचा प्रकार: बंधीसपत्र

सादर करणाऱ्याचे नाव: चरणजित कौर मैत्री - -

नोंदणी फी	₹. 23400.00
दस्त हाताळणी फी	₹. 340.00
पुस्तिका संख्या: 17	

एकूण: ₹. 23740.00

पावती नं.-
प्लॉट नं. 80 &
ECTOR

आपणास मूळ दस्त, संबन्धित प्रिंट, सूची-२ अंदाजे
2:17 PM हा वेळेस मिळेल.

बाजार मूल्य: ₹. 2331269.784 /-

मोबदला ₹. 1/-

भरलेले मुद्रांक शुल्क : ₹. 70000/-

Joint Sub/Registrar Thane 3

सह दुय्यम निबंधक वर्ग २
ठाणे क. ३

गावा नं. :-
सम-2, वेक्टर-

1) देयकाचा प्रकार: By Cash रक्कम: ₹ 140/-

2) देयकाचा प्रकार: DHC रक्कम: ₹.200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1509202010728 दिनांक: 16/09/2020

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: ₹.23400/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004399967202021P दिनांक: 16/09/2020

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

निका नं-304,
फी मुबई, ब्लॉक नं.

पक्षकाराची सही

मुळ दस्तऐवज परत मिळाला

डु. नि. ठाणे-३



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इतर
पावती

Original/Duplicate

Thursday, 17 September 2020

1:08 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 10756 दिनांक: 17/09/2020

गाबाचे नाव: -वाशी

दस्तऐवजाचा अनुक्रमांक: टनन3-9584-2020

दस्तऐवजाचा प्रकार: बक्षीसपत्र

सादर करणाऱ्याचे नाव: चरणजित कौर सीनी - -

वर्णन

दस्त हाताळणी फी रु. 60.00

पृष्ठांची संख्या: 3

एकूण: रु. 60.00

Joint Sub Registrar Thane 3

1); देयकाचा प्रकार: By Cash रक्कम: रु 60/-

मह दुष्यम निबंधक वर्ग २
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CHALLAN
MTR Form Number-6



14399967202021P	BARCODE	Date	15/09/2020-20 12 54	Form ID	34
Inspector General Of Registration			Payer Details		
Stamp Duty			TAX ID / TAN (If Any)		
Registration Fee			PAN No. (If Applicable) JQTPS6756J		
Office Name THNS_THANE NO 3 JOINT SUB REGISTRA			Full Name MRS CHARANJIT KAUR SAINI		
Location THANE			Flat/Block No. SHOP NO-299 1 ST FLOOR-D-WING VASHI		
Year 2020-2021 One Time			Premises/Building PLAZA COMMERCIAL PREMISES CO.L		
Account Head Details		Amount In Rs.	Road/Street Plot No.80		
0030046401	Stamp Duty	70000.00	Area/Locality NAVI MUMBAI		
0030063301	Registration Fee	23400.00	Town/City/District		
			PIN 4 0 0 7 0 3		
Remarks (If Any)					
PAN2-AGPPS8090M-SecondPartyName-MR HARJINDER SINGH SAINI					
MR NIRMAL SINGH SAINI					
Amount in Words Ninety Three Thousand Four Hundred Rupees Only					
Total					
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	10000502020091502327 1382603393716
Cheque/DD No.			Bank Date	RBI Date	15/09/2020-20:14:16 Not Verified with RBI
Name of Bank			Bank-Branch STATE BANK OF INDIA		
Name of Branch			Scroll No. , Date Not Verified with Scroll		



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Department ID: 9892692222
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दस्तावेज निवाक कार्यालय नोंदणी कार्यालयाच्या दस्त्यासाठी लागू आहे. नोंदणी व कार्यालयाच्या दस्त्यासाठी सदर चलन लागू नाही.

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1509202010728	Date 15/09/2020
Received from MRS CHARANJIT KAUR SAINI, Mobile number 9892692222, an amount of Rs 200/-, towards Document Handling Charges for the Document to be registered at the Sub Registrar office Joint S.R.Thane of the District Thane.	
Payment Details	
Bank Name sbiepay	Date 15/09/2020
Bank CIN 10004152020091509607	REF No. 202025959069605
This is computer generated receipt, hence no signature is required.	

Print Date: 15-09-2020 08:17:47

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Stamp Duty Rs 70,000/-
Inside Shop No.299 'D' Wing
admeasuring 270 sq. ft. Built up area
First Floor, in the 'D' wing Building named VASHI PLAZA
of the VASHI PLAZA COMMERCIAL PREMISES Co-op. Society Limited
Plot No.80 & 81, Sector-17, Vashi,
Navi Mumbai-400703,
Tal. & Dist Thane

MR HARJINDER SINGH SAINI, [PAN No AGPPS8090M]
S/o. Late **MR NIRMAL SINGH SAINI**

Donor

Aadhaar No 8279 1196 8208

MRS CHARANJIT KAUR SAINI

[PAN No JQTPS9755J]

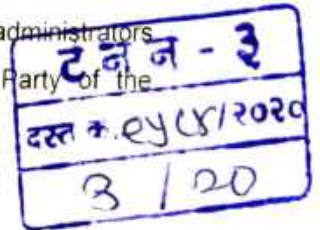
Donee

Aadhaar No 7832 9398 5792

GIFT DEED

Gift Deed of Inside Shop No.299 admeasuring 270 sq. ft. Built up area on the First Floor in the 'D' wing Building named VASHI PLAZA of the VASHI PLAZA COMMERCIAL PREMISES Co-operative Society Limited, a Society registered under the provisions of the Maharashtra Co-operative Societies Act 1960, under registration No.NBOM/CIDCO/GEN(C)/1679/JTR/YEAR 2013-2014 dated 1st August 2013, on Plot No.80 & 81, situated at Sector-17, Vashi, Navi Mumbai-400703, Tal. & Dist. Thane.

THIS GIFT DEED made at Navi Mumbai, on this 16th day of September 2020, between **MR HARJINDER SINGH SAINI, S/o. Late MR NIRMAL SINGH SAINI,** Aged 52 years, Indian Inhabitant, residing at Flat No.304, Building No.48, Seawoods Estates, NRI Complex, Phase-II, near D.P.S. School, Sector-54/56/58, Nerul, Navi Mumbai-400706, hereinafter referred to as '**THE DONOR**' (which expression shall unless repugnant to the context or meaning thereof include his heirs, executors, administrators, successors and assigns) of the ONE PART AND STYLED as Party of the **FIRST PART** and **MRS CHARANJIT KAUR SAINI,** Aged 21 years, Indian Inhabitant, residing at Flat No.304, Building No.48, Seawoods Estates, NRI Complex, Phase-II, near D.P.S. School, Sector-54/56/58, Nerul, Navi Mumbai-400706, hereinafter referred to as '**THE DONEE**' (which expression shall unless repugnant to the context or meaning thereof include her heirs, successors, executors, administrators and assigns) of the **SECOND PART** and STYLED as Party of the **SECOND PART.**



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1. WHEREAS BY TWO AGREEMENT TO LEASE both dated 31st July 1981 entered into between the City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as 'THE CIDCO') of the ONE PART and M/s MARS CONSTRUCTION AND TRADING COMPANY PRIVATE LIMITED of the 'OTHER PART' the CIDCO agreed to grant a lease in favour of M/s MARS CONSTRUCTION AND TRADING CO PVT LTD, or its nominees for a term of 60 Years of all that piece or parcel of land bearing Plot Nos 80 and 81, admeasuring about 9.424 Sq. Meters, at Sector-17, Vashi, Navi Mumbai, (hereinafter referred to as the said Plot and more particularly described in the 'LAND' Schedule hereunder written) on the lease and on the terms and conditions therein contained

2. AND WHEREAS By an Agreement dated 16th March 1981 made between M/s MARS CONSTRUCTION & TRADING Co. Pvt Ltd and M/S VORA EXPORTS PRIVATE LIMITED, M/s MARS CONSTRUCTION & TRADING CO agreed to allow the said M/s VORA EXPORTS PRIVATE LIMITED to develop the said plots by constructing thereon a commercial cum residential complex on the terms and conditions recorded in the said Agreement.

3. AND WHEREAS by an Agreement dated 28th February 1986, M/s VORA EXPORTS PVT. LTD, in turn agreed to allow M/s CYMA WOODS & CRAFTS PVT. LTD. (hereinafter referred to as the DEVELOPERS) to develop the said Plots and make the constructions.

4. AND WHEREAS the DEVELOPERS completed the construction on Plots bearing Nos 80 & 81 of a Building Complex known as VASHI PLAZA in accordance with the plans sanctioned by the CIDCO and obtained the Part Occupancy Certificate bearing ref. no. B.P.(N)/V/17/80-81/505 dated 26th October, 1989. The Developers had agreed to sell the tenements i.e. /Shops/ Offices/Car Parking Space and other premises in the said building by entering into separate agreement with various PURCHASER.

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Dated 31st July
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5 AND WHEREAS by an Agreement For Sale dated 20th December 1989 registered with the Sub-Registrar Thane on 30th March 1990 under Sr No P-3144 1) MRS HARBANS KAUR and 2) MR KULDIP SINGH purchased the Inside Shop No.299, admeasuring 270 sq. ft. built up area on the First Floor in the 'D' Wing building named VASHI PLAZA, on Plot No.80 & 81, situated at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane, (hereinafter called 'THE SAID SHOP and more partitulary described in the Schedule written hereunder') for proper consideration from the DEVELOPERS i.e M/s CYMA WOODS & CRAFTS PVT LTD. and on receipt of the the full and final payment of the consideration the Developers handed over the possession of the said Shop to 1) MRS HARBANS KAUR and 2) MR KULDIP SINGH

6 AND WHEREAS 1) MRS HARBANS KAUR and 2) MR KULDIP SINGH, assigned/transferred all their s rights, title, interest and benefits in respect of the said Inside Shop No.299, admeasuring 270 sq. ft. built up area on the First Floor in the 'D' Wing building named VASHI PLAZA, on Plot No.80 & 81, situated at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane, in favour of 1) MRS SUKHDEV KAUR, W/o. Late MR NIRMAL SINGH SAINI, 2) SMT SUKHVINDER KAUR, W/o. MR HARPAL SINGH SAINI, 3) SMT RANJIT KAUR, W/o. MR GOBIND SINGH SAINI and 4) MR HARJINDER SINGH, S/o. Late MR NIRMAL SINGH SAINI, vide Deed of Conveyance dated 26th August 1991, registered with the Sub-Registrar Thane on 26th August 1991, under Sr. No.5778, for proper consideration and handed over the possession of the said Shop to 1) MRS SUKHDEV KAUR, W/o. Late MR NIRMAL SINGH SAINI, 2) SMT SUKHVINDER KAUR, W/o. MR HARPAL SINGH SAINI, 3) SMT RANJIT KAUR, W/o. MR GOBIND SINGH SAINI and 4) MR HARJINDER SINGH, S/o. Late MR NIRMAL SINGH SAINI.



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7. AND WHEREAS 1) MRS SUKHDEV KAUR, W/o. Late MR NIRMAL SINGH SAINI, 2) SMT SUKHVINDER KAUR, W/o. MR HARPAL SINGH SAINI, 3) SMT RANJIT KAUR, W/o. MR GOBIND SINGH SAINI and 4) MR HARJINDER SINGH, S/o. Late MR NIRMAL SINGH SAINI together with the other owners of Offices/Shops/Units in the building constructed on the said plot have formed a Society named VASHI PLAZA COMMERCIAL PREMISES Co-operative Society Limited, bearing

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registration no.NBOM/CIDCO/GEN(C)/1679/JTR/YEAR 2013-2014 dated 1st August 2013 And the Share Certificate is yet to be issue by the Society.

8 AND WHEREAS **MRS SUKHDEV KAUR, W/o. Late MR NIRMAL SINGH SAINI**, died on 5th November 2012, leaving behind her, her sons 1) **MR BALDEV SINGH SAINI, S/o. Late MR NIRMAL SINGH SAINI**, 2) **MR HARPAL SINGH SAINI, S/o. Late MR NIRMAL SINGH SAINI**, 3) **MR GOBIND SINGH SAINI, S/o. Late MR NIRMAL SINGH SAINI**, 4) **MR HARJINDER SINGH SAINI, S/o. Late MR NIRMAL SINGH SAINI** and her daughters 1) **MRS GURMEET KAUR, D/o. Late MR NIRMAL SINGH SAINI**, 2) **MRS JAGTAR KAUR, D/o. Late MR NIRMAL SINGH SAINI**, as her legal heirs and successors.

9. AND WHEREAS 1) **MRS SUKHDEV KAUR, W/o. Late MR NIRMAL SINGH SAINI**, 2) **SMT SUKHVINDER KAUR, W/o. MR HARPAL SINGH SAINI**, 3) **SMT RANJIT KAUR, W/o. MR GOBIND SINGH SAINI** and 4) **MR HARJINDER SINGH, S/o. Late MR NIRMAL SINGH SAINI**, were each held 25% share in respect of the said **Inside Shop No.299, admeasuring 270 sq. ft. built up area on the First Floor in the 'D' Wing building named VASHI PLAZA of the VASHI PLAZA COMMERCIAL PREMISES Co-operative Society Limited, on Plot No.80 & 81, situated at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane.**

10 AND WHEREAS 1) **MR BALDEV SINGH SAINI, S/o. Late MR NIRMAL SINGH SAINI**, 2) **MR HARPAL SINGH SAINI, S/o. Late MR NIRMAL SINGH SAINI**, 3) **MRS GURMEET KAUR, D/o. Late MR NIRMAL SINGH SAINI**, 4) **MR GOBIND SINGH SAINI, S/o. Late MR NIRMAL SINGH SAINI**, 5) **MRS JAGTAR KAUR, D/o. Late MR NIRMAL SINGH SAINI**, all legal heirs and successors of Late **MRS SUKHDEV KAUR, W/o. Late MR NIRMAL SINGH SAINI**, held 25% share (each held 5% each) of the said **Inside Shop No.299 'D' wing**, 6) **SMT SUKHVINDER KAUR, W/o. MR HARPAL SINGH SAINI**, held 25% share of the said **Inside Shop No.299 'D' wing**, and 7) **SMT RANJIT KAUR, W/o. MR GOBIND SINGH SAINI**, held 25% share of the said **Inside Shop No.299 'D' wing**, jointly with **MR HARJINDER SINGH SAINI, S/o. Late MR**

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NIRMAL SINGH SAINI held 25% share of the said Inside Shop No 299 D' wing were the owners of the Inside Shop No.299, admeasuring 270 sq. ft. built up area on the First Floor in the 'D' Wing building named VASHI PLAZA of the VASHI PLAZA COMMERCIAL PREMISES Co-operative Society Limited, on Plot No.80 & 81, situated at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane

11 AND WHEREAS 1) MR BALDEV SINGH SAINI, S/o Late MR NIRMAL SINGH SAINI, 2) MR HARPAL SINGH SAINI, S/o Late MR NIRMAL SINGH SAINI, 3) MRS GURMEET KAUR, D/o Late MR NIRMAL SINGH SAINI, 4) MR GOBIND SINGH SAINI, S/o Late MR NIRMAL SINGH SAINI, 5) MRS JAGTAR KAUR, D/o Late MR NIRMAL SINGH SAINI, all legal heirs and successors of Late MRS SUKHDEV KAUR, W/o. Late MR NIRMAL SINGH SAINI, 6) SMT SUKHVINDER KAUR, W/o. MR HARPAL SINGH SAINI and 7) SMT RANJIT KAUR, W/o. MR GOBIND SINGH SAINI, gifted their respective share of rights, title, interest in the capital/property of the Society i.e. Share Certificate (yet to be issued) and the said Inside Shop No.299, admeasuring 270 sq. ft. built up area on the First Floor in the 'D' Wing building named VASHI PLAZA of the VASHI PLAZA COMMERCIAL PREMISES Co-operative Society Limited, on Plot No.80 & 81, situated at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane in favour of MR HARJINDER SINGH SAINI, S/o. Late MR NIRMAL SINGH SAINI, vide Gift Deed dated 14th June 2019, registered with the Sub-Registrar Thane-6 on 14th June 2019, under Sr. No.TNN6-7733, Receipt No.8303 and handed over the possession of the said inside Shop No.299 to MR HARJINDER SINGH SAINI, S/o. Late MR NIRMAL SINGH SAINI

12 AND WHEREAS the Society according transferred the said Inside Shop No.299 to the name of MR HARJINDER SINGH SAINI, S/o. Late MR NIRMAL SINGH SAINI, who is hereby referred to as the Donor.

13. AND WHEREAS the Donor is the member of the VASHI PLAZA COMMERCIAL PREMISES Co-operative Society Limited, a society duly registered under the Maharashtra Co-operative Societies Act 1960 and having Registration No.NBOM/CIDCO/GEN(C)/1679/JTR/YEAR 2013-2014 dated 1st August 2013 and Share Certificate is yet to be issued by



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virtue of his membership of the said Society, is seized and possessed or otherwise well and sufficiently entitled to **Inside Shop No.299** admeasuring 270 sq. ft. Built up area on the First Floor in the 'D' wing Building named **VASHI PLAZA** of the **VASHI PLAZA COMMERCIAL PREMISES Co-operative Society Limited**, on Plot No.80 & 81, situated at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane. And hereinafter for brevity's sake the said Shop shall be referred to as the "said Shop"

14 AND WHEREAS THE DONEE i.e **MRS CHARANJIT KAUR SAINI** is the Daughter of the DONOR

15 AND WHEREAS out of natural love and affection for his Daughter **MRS CHARANJIT KAUR SAINI**, the DONOR **MR HARJINDER SINGH SAINI, S/o. Late MR NIRMAL SINGH SAINI**, is desirous of making a GIFT of all his shares/interest in the capital/property of the Society i.e Share Certificate (yet to be issued) and the said Inside Shop No 299 to **MRS CHARANJIT KAUR SAINI**, the DONEE.

16 AND WHEREAS the DONEE **MRS CHARANJIT KAUR SAINI**, has accepted the Gift of the said Shop from her Father i.e the DONOR **MR HARJINDER SINGH SAINI, S/o. Late MR NIRMAL SINGH SAINI** and have also received the possession of the said Shop from him.

17. AND WHEREAS THE DONOR has paid all the dues, water and electricity charges, in respect of the Said Shop up-to-date.

18. AND WHEREAS the peaceful vacant, physical possession of the said **Inside Shop No.299** admeasuring 270 sq. ft. Built up area on the First Floor in the 'D' wing Building named **VASHI PLAZA** of the **VASHI PLAZA COMMERCIAL PREMISES Co-operative Society Limited**, on Plot No.80 & 81, situated at Sector-17, Navi Mumbai, Tal. & Dist. Thane, is given to the DONEE on execution of this Deed of Gift and the DONEE admits of having received the same from the Donor

19. NOW THIS GIFT DEED WITNESSETH as follows
THAT WITHOUT ANY MONETARY CONSIDERATION AND ON ACCOUNT OF NATURAL LOVE AND AFFECTION for his Daughter i.e **MRS CHARANJIT KAUR SAINI**, the DONOR i.e. **MR HARJINDER SINGH SAINI, S/o. Late MR NIRMAL SINGH SAINI** hereby voluntarily



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gifts, assigns, transfers, conveys and delivers, free from any encumbrances all his rights, title, interest and benefits in respect of his share/interest in the capital/property of the Society i.e. Share Certificate (yet to be issued) and **Inside Shop No.299 admeasuring 270 sq. ft. Built up area on the First Floor in the 'D' wing Building named VASHI PLAZA of the VASHI PLAZA COMMERCIAL PREMISES Co-operative Society Limited, on Plot No.80 & 81, situated at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane,** which Shop is referred to as 'the said Shop' and which is more particularly described in the Schedule hereunder written **TO HOLD** the said Shop/shares hereby granted, conveyed and assigned unto the DONEE as heritable, transferable and immovable property within the meaning of any law for the time being in force. The Donor has in himself good right, full power, and absolute authority to grant, convey, assure, assign, gift all his rights, title, interest and benefits in the said Shop/shares hereinabove expressed to be hereby granted, conveyed, assured, assigned and gifted unto and to the use of the DONEE, her successors, executors, administrators and assigns and it shall be lawful for the DONEE at all times, hereafter, peaceably and quietly to enter into and hold, possess and enjoy the said Shop exclusively and receive rents and profits therefrom and every part thereof subject as aforesaid without any interruption or hindrance by the DONOR, his heirs, executors, administrators and assigns or any person claiming under the DONOR or in trust for him and clearly and absolutely released and forever discharged, well and absolutely released and forever discharged, well and sufficiently saved, defended and kept harmless and indemnified of, from and against all estates, titles, charges, encumbrances, claims and demands created, occasioned, made by the DONOR or any person or persons lawfully or equitably claiming by, from, through under or in trust for him and that the DONOR will at all times hereafter at the request of the DONEE or by other persons authorised by the DONEE in that behalf to do or cause to be done, execute or cause to be executed all such further lawful and reasonable acts, deeds, things, conveyances and the assurances in the law well never for the better and further granting, conveying, assigning all his rights, title, interest and benefits in respect of the said Shop/shares and every part thereof unto the cause of the DONEE as shall or may reasonably be required by the DONEE.



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20. The DONOR i.e. **MR HARJINDER SINGH SAINI**, S/o. Late **MR NIRMAL SINGH SAINI**, hereby states and declares that, hereinafter the Donee i.e. **MRS CHARANJIT KAUR SAINI**, shall be the exclusive owner of the said Shop and shall be liable to pay all the charges, dues, outgoing, liabilities etc. in respect of the said Shop as payable to the Concerned Authorities

21. The Donor further states and declares that the Donee i.e. **MRS CHARANJIT KAUR SAINI**, shall hold 100% share in the said Shop/shares and she shall further sale/transfer/gift/nominate the said Shop in favour of any prospective purchaser-s/Donnee-s/nominee-s of her own choice and mortgage the said Shop in favour of any Bank/Financial Institution, for which the Donor has no objection.

That both the parties agree that they have read all the contents, terms and conditions mentioned in this Deed and this Deed is made as per their instructions and after reading, confirming the same both the parties have signed this Deed in presence of the witnesses

SCHEDULE OF LAND

All that piece of land known as Plot No.80 & 81, admeasuring 9.424 Square Meters or thereabouts in Sector-17, Vashi, Navi Mumbai, Tal. and Dist. Thane, and bounded as follows:

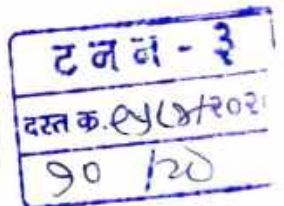
THAT IS TO SAY:

On or towards North by : Plot Nos.20 & Partly by Plot No.1

On or towards East by : Plot No.82 & 83

On or towards South by : Sion Panvel Road

On or towards West by : Road



SCHEDULE OF SHOP

Inside Shop No.299 admeasuring 270 sq. ft. Built up area on the First Floor in the 'D' wing Building named VASHI PLAZA of the VASHI PLAZA COMMERCIAL PREMISES Co-operative Society Limited, on Plot No.80 & 81, situated at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane.

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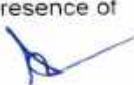
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Late MR
After

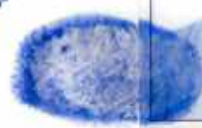
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands this day and year first hereinabove written.

SIGNED AND DELIVERED by the
withinnamed DONOR
MR HARJINDER SINGH SAINI,
S/o. Late MR NIRMAL SINGH SAINI

in presence of

1)  VK Patel


Harjinder



2)  Gaurtan Kumbhar

SIGNED AND DELIVERED by the
withinnamed DONEE
MRS CHARANJIT KAUR SAINI

in presence of

1)  VK Patel.

Charanjit



2)

Gaurtan Kumbhar




ट न न - ३
दस्त क.प्यु/२०२०
११/२०

POSSESSION LETTER

I, **MR HARJINDER SINGH SAINI**, S/o. Late **MR NIRMAL SINGH SAINI**, Adult, Indian Inhabitant, do hereby CERTIFY AND CONFIRM that I have handed over the peaceful vacant possession of the **Inside Shop No.299** admeasuring 270 sq. ft. Built up area on the **First Floor** in the '**D**' wing Building named **VASHI PLAZA** of the **VASHI PLAZA COMMERCIAL PREMISES Co-operative Society Limited**, on Plot No.80 & 81, situated at **Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane**, to **MRS CHARANJIT KAUR SAINI**, the **DONEE**, as per the Gift Deed dated 16th September 2020.

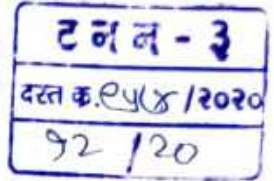
[Handwritten Signature]

MR HARJINDER SINGH SAINI, S/o. Late **MR NIRMAL SINGH SAINI**
DONOR

Place:

Date:

Witness:



I, **MRS CHARANJIT KAUR SAINI**, Adult, Indian Inhabitant, do hereby CERTIFY AND CONFIRM THAT I have received the peaceful vacant possession of the **Inside Shop No.299** admeasuring 270 sq. ft. Built up area on the **First Floor** in the '**D**' wing Building named **VASHI PLAZA** of the **VASHI PLAZA COMMERCIAL PREMISES Co-operative Society Limited**, on Plot No.80 & 81, situated at **Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane**, FROM **MR HARJINDER SINGH SAINI**, S/o. Late **MR NIRMAL SINGH SAINI**, the Donor, as per the Gift Deed dated 16th September 2020.

[Handwritten Signature]

MRS CHARANJIT KAUR SAINI
DONEE

Place:

Date:

Witness:

1) **MR HARJINDER SINGH SAINI**, S/o. Late **MR NIRMAL SINGH SAINI**

[Handwritten Signature]

2) **MRS CHARANJIT KAUR SAINI**
Deponents

AFFIDAVIT-cum-UNDERTAKING

We, **1) MR HARJINDER SINGH SAINI, S/o. Late MR NIRMAL SINGH SAINI,** Aged 52 years and **2) MRS CHARANJIT KAUR SAINI,** Aged 21 years Indian Inhabitants, both residing at Flat No 304, Building No 48, Seawoods Estates, NRI Complex, Phase-II, near D.P.S. School, Sector-54/56/58, Nerul, Navi Mumbai-400706, do hereby jointly and/or severally declare, undertake and state on solemn affirmation as under

1) THAT I **MR HARJINDER SINGH SAINI, S/o. Late MR NIRMAL SINGH SAINI** am the lawful owner of the **Inside Shop No.299** admeasuring 270 sq. ft. Built up area on the First Floor in the 'D' wing Building named **VASHI PLAZA** of the **VASHI PLAZA COMMERCIAL PREMISES Co-operative Society Limited,** on Plot No.80 & 81, situated at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane. (hereinafter referred to as the **said Shop No.299**)

2) THAT I **MR HARJINDER SINGH SAINI, S/o. Late MR NIRMAL SINGH SAINI** agreed to gift all my shares, rights, title, interest and benefits in respect of the **said Shop No.299** in favour of my Daughter i.e. **MRS CHARANJIT KAUR SAINI,** vide a Gift Deed dated 16th September 2020 of which we have presented before the Concerned Sub-Registrar Office Thane


3) THAT we **1) MR HARJINDER SINGH SAINI, S/o. Late MR NIRMAL SINGH SAINI** and **2) MRS CHARANJIT KAUR SAINI** hereby jointly and/or severally state and declare that we have paid the three (3)% stamp duty in respect of the said Shop as per the Market Value and not paid the LBT

4) THAT we **1) MR HARJINDER SINGH SAINI, S/o. Late MR NIRMAL SINGH SAINI** and **2) MRS CHARANJIT KAUR SAINI** hereby jointly and/or severally state and declare that, in case any claims raised by any Concerned Authorities i.e. Collector of Stamps etc., regarding LBT in respect of the said Shop in future, we shall be responsible for the same. And in case of such demand for LBT from any Concerned Authority, we shall pay the same within a period of fifteen (15) days from the date of receiving such Letter / Notice and we shall keep indemnify and agrees to keep indemnified the Sub-Registrar Thane for the same.

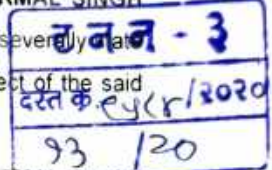
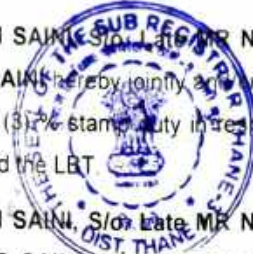
5) THAT we are making this Affidavit-cum-Undertaking to be submitted to the Concerned Sub-Registrar Thane for registration of the said Gift Deed dated 16th September 2020.

6) THAT whatever is stated herein is true and correct to the best of our knowledge and nothing is concealed herein.

SOLEMNLY AFFIRMED AT Vashi, Navi Mumbai on this _____


1) MR HARJINDER SINGH SAINI, S/o. Late MR NIRMAL SINGH SAINI


2) MRS CHARANJIT KAUR SAINI
Deponents





14/06/2019

सूची क्र.2

दस्तावेज क्रमांक : 7733/2019
नोंली
Regn 63m

गावाचे नाव : काजी

- (1) विलेखाचा प्रकार बळीसपथ
(2) मोबदला 1
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी वेतो की पट्टेदार ते नमुद करावे) 2838146.85

(4) धू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: शॉप नं. 299, पत्ता: मजला, डी व्हिंग, बिल्डिंग नाव - काजी प्लाझा कॉमेर्सिअल प्रेमिसेस कॉ-ऑफ सोसायटी लिमिटेड, प्लॉट नं-80 आणि 81, सेक्टर-17, काजी, नवी मुंबई एरिया 270 ची फूट एरिया ((Plot Number : 80 & 81 ; SECTOR NUMBER : 17))

(5) क्षेत्रफळ

1) 270 चौ. फूट

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- बलदेव सिंग सैनी सन/ऑफ निर्मल सिंग सैनी -- वय:-61; पत्ता:- पत्ता: माळा नं:-, इमारतीचे नाव: सदनिका नं-401, ए व्हिंग, सौभाग्य रेसिडेन्स प्लॉट नं-123 आणि 123, सेक्टर -10, खारघर नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, RAIGARH (MH). पिन कोड:-410210 पॅन नं:-ABYPS5993B

2): नाव:- हूरपाल सिंग सैनी सन/ऑफ निर्मल सिंग सैनी यांच्या तर्फे कु मु म्हणून हर्जादर सिंग सैनी -- वय:-57; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: कोटी नं: 1101, अर्बन इस्टेट गार्हा रोड, फासे -2, जालंधर पंजाब, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, RAIGARH (MH). पिन कोड:-410210 पॅन नं:-AGPPS8090M

3): नाव:- गुरमीत कौर डॉटर/ऑफ निर्मल सिंग सैनी -- वय:-57; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका नं- 102, यश अविनु, सेक्टर -20, हावरे मल्लेव, खारघर नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, RAIGARH (MH). पिन कोड:-410210 पॅन नं:-ALBPS7673R

4): नाव:- गोबिंद सिंग सैनी सन / ऑफ निर्मल सिंग सैनी -- वय:-54; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: एच-502, मॅग्नोलिया अॅकलेव, नहार अत्रित शक्ती, वाचिवली पवई, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400072 पॅन नं:-APOPS7108E

5): नाव:- जगतार कौर, डॉटर/ऑफ निर्मल सिंग सैनी -- वय:-46; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: ए-902, प्रतिष्ठा अपार्टमेंट, प्रगती नगर जवळ, पिपलाड, सुरत ब्लॉक नं:-, रोड नं:-, गुजरात, सुरत. पिन कोड:-395007 पॅन नं:-AKMPS0491D

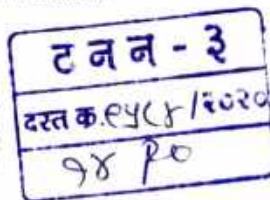
6): नाव:- सुखविंदर कौर, बाईफ/ऑफ. हूरपाल सिंग सैनी यांच्या तर्फे कु मु म्हणून हर्जादर सिंग सैनी -- वय:-55; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: कोटी नं: 1101, अर्बन इस्टेट गार्हा रोड, फासे -2, जालंधर पंजाब, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, RAIGARH (MH). पिन कोड:-410210 पॅन नं:-AGPPS8090M

7): नाव:- रणजित कौर, बाईफ/ऑफ. गोबिंद सिंग सैनी -- वय:-54; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: एच-502, मॅग्नोलिया अॅकलेव, नहार अत्रित शक्ती, वाचिवली पवई, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400072 पॅन नं:-AKJPS0834K

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- हूरजिंदर सिंग सैनी, सन/ऑफ. निर्मल सिंग सैनी -- वय:-51; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका नं-304, बिल्डिंग नं-48, सीव्हीएस इस्टेट काजी कॉम्प्लेक्स, फासे-2, नेरुळ, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE पिन कोड:-400614 पॅन नं:-AGPPS8090M

iSarita v1.5.0



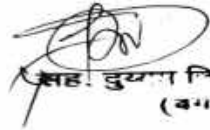
Pre-Registration summary (नोंदणी पूर्व गोपवारा)

9) प्रत्येक करून दिल्याचा दिनांक	14/06/2019
10) प्रत्येक नोंदणी केल्याचा दिनांक	14/06/2019
11) अनुक्रमांक, खंड व पृष्ठ	7733/2019
12) जागरभावाप्रमाणे मुद्रांक शुल्क	202000
13) जागरभावाप्रमाणे नोंदणी शुल्क	30000
14) टिप	

मुल्यांकनासाठी विचारात घेतलेला
अपक्षेत्र :-

मुद्रांक शुल्क आकारताना निवडलेला
अनुक्षेत्र :-

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


सह. मुख्य अधिकारी ठाणे - ६
(भाग - २)



ट न न - ३
दस्त क. २५/२०२०
२५/२०

शहर व औद्योगिक विकास महामंडळ नवी दिल्ली

प्लॉट नं. ८०-८१
 'मिर्चो' भवन, वसाहती, बी.डी.
 प्लॉट नं. ४०-४१
 एरिया: एरिटी ११२-१०१२५६, १०१२५७, १०१२५८, १०१२५९
 टोपेन: १०५/११ (मंत्रालय)

ट. न. न. ध.	
७७३३	२०१९
२९	३६

No. D.P.(N)/V/17/52-61/525

PART OCCUPANCY CERTIFICATE

I hereby certify that the Part development of construction area 9421.42 sq.m (excepting the shop building area) of 1st floor of a wing for M/s. Mars Construction & Development Ltd. on Plot No: 80-81 in sector: 17 in New Delhi at the supervision of M/s. Premnath & Associates Architects inspected on 10-12-1987 & 18-12-1987 and development has been carried out in accordance with the Development Control Regulations and the Commencement Certificate dated 14/12/87. The development is fit for the use for which carried out.

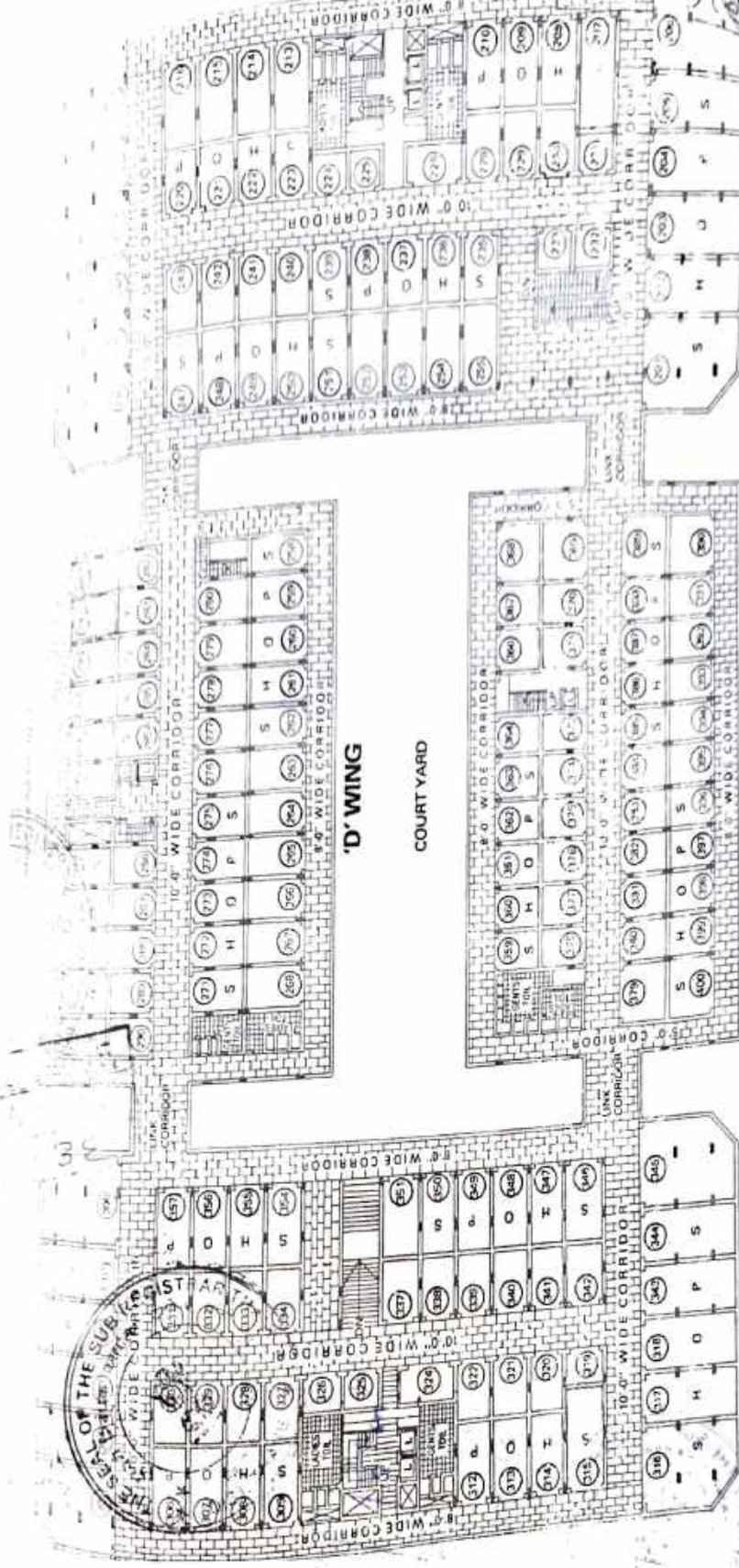


S. A. ANAND
 Addl. Town Planner



ट न न - ३
 दस्त क. एच/१०२०
 ३६/२०





'A' WING
 जोकल मॉडर्न
 आधिकारिक
 Government of India
 1977

'B' WING

'C' WING

'D' WING

COURT YARD

THE SEAL OF THE SUB-REGISTRAR
 DIST. THANE

Scanned with CamScanner



टनन - ३
 दस्तक १५५/२०२०
 १६/२०

'A' WING

आधार

भारत सरकार
Government of India

Unique Identification Authority of India

Enrollment No 119067897/03421

18/03/2012

09/03/2012

Ref: 20 / 260 / 51071 / 51870 / P

आपला आधार क्रमांक / Your Aadhaar No. :
7832 9398 5792

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

Charanjit Kaur Saini
 Year of Birth - 1999

आधार - सामान्य माणसाचा अधिकार

7832 9398 5792

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No 119067897/03421

Ref: 20 / 260 / 51071 / 51870 / P

आपला आधार क्रमांक / Your Aadhaar No. :
8279 1196 8208

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

Harjinder Singh Saini
 Year of Birth - 1967
 पुरुष / Male

8279 1196 8208

आधार - सामान्य माणसाचा अधिकार

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DRIVE MHE3 19980003583 DOB 24-04-1998
 SEX M 30-45-3037 (NT)

18-02-2017
 AUTHORIZATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 DOB DOB
 MCWG 34-04-1998
 LCV 18-12-1998

31-06-1877 BG

Signature/Thumb Impression of Holder

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

Permanet Account Number Card
JQTPS9755J

Charanjit Kaur Saini

Signature/Thumb Impression of Holder

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

Harjinder Singh Saini
 P. N. MAL SINGH SAINI
 18/03/1967

AGPPS8093M

THE SEAL OF THE SUB REGISTRAR THANE
5th Floor, Maharashtra State Building, 3rd Stage, 1st Floor, Dist. Thane

टबल - 3
दस्त कल्याण/2020
96/20

दिनांक 16 सप्टेंबर 2020 1:57 म न

इसल सोपवारा भाग-1

रदन 3
रदन क्रमांक 9584/2020

रदन क्रमांक: रदन 3 /9584/2020

वाजारा मूल्य रु. 23,31,270/- मोबदला रु. 01/-

परतकले मुद्राक शुल्क: रु. 70,000/-

नोदणी फी माफि प्रयोज्याय नपशिव -

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

र नि. मह. इ. नि. रदन 3 यांचे कार्यालयान	यावनी 10639	यावनी दिनांक 16/09/2020
न. क्र. 9584 वर दि. 16-09-2020	यादरकरगाराचे नाव: नरगजिन कौर मैत्री - -	
रानी 1.55 म न. वा इतर केला	नोदणी फी	रु. 23400 00
		रु. 340 00

Handwritten signature

न्युन जाकारित नोदणी व इतर हाताळणी फी
 रु. *800* जावनी राने 17
 पावती क्र. *9.8.10.14* जन्वरे
 वसूल करण्यार आली *रु. 23400 00*
 इतर *रु. 340 00*
 इतर *रु. 00*
 इतर *रु. 00*

मूल्य 23740 00

रदन इतर करणाऱ्याची मही:

Joint Sub Registrar Thane 3

Joint Sub Registrar Thane 3

रदनाचा प्रकार: वधुसंधन

मुद्राक शुल्क: within family

शिक्का क्र. 1 16 / 09 / 2020 01 : 55 : 08 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 16 / 09 / 2020 01 : 57 : 03 PM ची वेळ: (फी)

सह दुव्यम निचंकरा उता ३
ठाणे क. ३

- प्रतिज्ञा पत्र -

परर दस्तावेज नोदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोदणीस दाखल केला आहे. दस्तावधील संपुर्ण मजकुर निष्पादक व्यक्ती, साक्षीदार व शोषित जोडलेले काळदपणे दस्ताफी सत्यता कायदेशीर रावी हादी ज्वालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. रवेच सरर हस्तांतरण दस्तांनुजे राज्यशासन / कौरशासन यांच्या कोनताही कायदा / विधान / परिपत्रक यांचे उल्लंघन होत रावी.

Handwritten signature
शुभ वेळार राही

Handwritten signature
शुभ वेळार राही





सं. 2

दिनांक 20/20
सं. 3

दिनांक 16/09/2020
सं. 3

1. नाम चरणीक कौर सैनी
पत्ना सं. 17, काशी, नवी मुंबई
पिन कोड 400703
2. नाम चरणीक कौर सैनी
पत्ना सं. 17, काशी, नवी मुंबई
पिन कोड 400703

चित्र लेना
सं. 21
स्वाक्षरी



चित्र लेना
सं. 52
स्वाक्षरी



दिनांक 16/09/2020 01:58:00 PM

दिनांक 16/09/2020 01:58:00 PM

1. नाम चरणीक कौर सैनी
पत्ना सं. 17, काशी, नवी मुंबई
पिन कोड 400703
2. नाम चरणीक कौर सैनी
पत्ना सं. 17, काशी, नवी मुंबई
पिन कोड 400703

स्वाक्षरी



स्वाक्षरी



दिनांक 16/09/2020 01:58:42 PM

दिनांक 16/09/2020 01:58:46 PM

Joint Sub-Registrar Thane 3

Payment Details

Sl.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MRS CHARANJIT KAUR SAINI	eChallan	10000502020091502327	MH004399967202021P	70000.00	SD	0001968027202021	16/09/2020
2		By Cash			140	RF		
3		DHC		1509202010728	200	RF	1509202010728D	16/09/2020
4	MRS CHARANJIT KAUR SAINI	eChallan		MH004399967202021P	23400	RF	0001968027202021	16/09/2020

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

9584/2020



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

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
दिनांक १६ माह ०९ सन २०२०