



मुंबई कृषि उत्पन्न बाजार समिती, मुंबई

स्थापना : १९७७

दूरधनी :

मुख्य कार्यालय : २७८८ २४१६

इपीएबीएक्स : २७८८ ८४१४ (६ लाईन)

फॅक्स : ११-२२ - २७८८९१०७

शाखा कार्यालय : २२६१ ६६२४

फॅक्स : २२६१ ४८८८

E-mail : mapmc@mti.net.in

मुख्या कार्यालय : प्रशासकीय इमारत, सेक्टर - १८, वाशी,
नवी मुंबई-४०० ७०३

शाखा कार्यालय : श्री छत्रपती शिवाजी महाराज मंडई, तिसरा मजला,
भरतन रोड, मुंबई-४०० ००१

जा.क्र.एपीएमसी विकास ३३० / २०१४,
प्रति,

दिनांक: ०३/०५/२०१४

मुख्य व्यवस्थापक,

स्टेट बँक ऑफ हैदराबाद,

अतिरिक्त शॉप कम गोडाऊन संजुल,

यु ब्लॉक, पहिला मजला, सेक्टर-१९,

वाशी, नवी मुंबई ४०० ७०५.

विषय:- विकास टप्पा-२, मार्केट-२ येथील गाळा क्र. क्यु-२१ तारण ठेवून कर्ज
धेणेसाठी ना हरकत प्रमाणपत्र देणेबाबत.

संदर्भ : आपले दि. १.४.२०१४ रोजीचे पत्र.

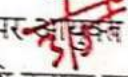
महोदय,

उपरोक्त विषयाचे संदर्भिय पत्रास अनुसरून आपणांस कळविण्यात येते की, विकास टप्पा-२,
मार्केट-२ येथील श्री.किरण दामजी सेठीया या नावावरील गाळा क्र. क्यु-२१ हा स्टेट बँक ऑफ हैदराबाद
शाखा वाशी, नवी मुंबई या बँकेकडे तारण ठेवण्यासाठी खालील अटी व शर्तीस अधिन राहून परवानगी
देण्यात येत आहे.

१. बाजार समितीच्या पूर्वं परवानगी शिवाय गाळा क्रमांक क्यु-२१ या गाळ्याचे हस्तांतरण करता येणार नाही.
२. गाळा ज्या कारणासाठी बांधलेला आहे त्याच कारणासाठी त्याचा वापर करावयाचा आहे.
३. गाळा क्र. क्यु-२१ वर प्रथम हक्क बाजार समितीचा राहिल.
४. गाळाधारकाने बाजार समिती समवेत केलेल्या लिजडीड मधील सर्व अटी आपणांवर बंधनकारक राहतील.
५. सदरचा ना हरकत दाखला हा तीन महिन्यापर्यंत वैध राहिल.

सदरचा ना हरकत दाखला हा प्रस्तावित केलेल्या कर्ज प्रकरणापुरताच मर्यादित असून कर्जाची
परतफेड झाल्यानंतर या दाखल्याचा नव्याने अथवा वाढीव कर्ज वितरणासाठी उपयोग करता येणार नाही.
याची नोंद घ्यावी.

आपला विश्वासू,

अप्पर- तथा सचिव,
मुंबई कृषि उत्पन्न बाजार समिती, मुंबई

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Graph Office : 4th Floor, 2nd Unit,
 Marolli Street, Bombay 400 021 * Telex : 'CIDCO'
 Phone : 2622481-2622420-2622429-2622519
 Head Office : 4th Floor, 13th Street,
 Bhuban, New Bombay 400 614
 Phone : 5411-922-5263 to 5265-1261/1265

No. CIDCO/AFM/ALLOT/58

DATE 9th July, 1986.

APM/Ph.II/310
 M/s Sha Karamshi Rayashi & Co.,
 105, Keshavnagar, Haik Rd.,
 Bombay-400 009.

**Sub : Allotment of shop-cum-godown in APM Phase II,
 Vashi, New Bombay - Payment schedule for**

Dear Sir,

This has a reference to your registration for shop-cum-godowns booked by you in APM, Phase II, Vashi, New Bombay in response to the advertisement for the same published in the month of March 1986. We are glad to confirm your allotment for shop-cum-godown and allot the same to you.

In the booklet published for sale of shop-cum-godown for grain merchants, the tentative price per unit, payment schedule and likely loan admissible was indicated as follows :

Price per unit.	Buyer's contribution	Registration Amount	Quarterly instalment payable against buyer's contribution	Total loan amount
Rs.	Rs.	Rs.	Rs.	Rs.
4,12,000	1,45,000	15,000	32,500	2,67,000

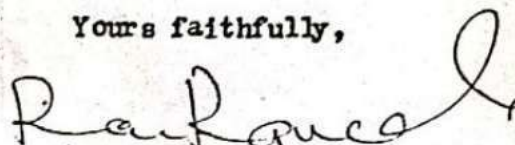
Out of the buyer's contribution of Rs.1,45,000, registration charges of Rs.15,000/- paid by you has been adjusted against buyer's contribution. Now you have to pay remaining amount of buyer's contribution i.e. Rs.1,30,000/-, in 4 quarterly instalments of Rs.32,500/- each as mentioned below :

1. 1st quarterly instalment - on or before 31st October 1986. *३०/१०/८६*
2. 2nd quarterly instalment - on or before 27th February 1987. *२७/०२/८७*
3. 3rd quarterly instalment - on or before 30th June 1987. *३०/०६/८७*
4. 4th quarterly instalment - on or before 29th October 1987. *२९/१०/८७*

Please note that if you fail to make payments of instalments on or before the dates mentioned above, the penal interest at the rate of 15% p.a. will be charged on outstanding instalments.

Incidentally, it may be mentioned here that we will be shortly approaching the banks for obtaining necessary finance for this project. The details of the same will be intimated to you in due course.

Yours faithfully,


 (Raja Rajwade)

Chief Public Relations Officer

THE COPY, March 26, 2010
1:45:31 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 1963

दिनांक 25/03/2010

ग.वा.चे नाव वाशी

दस्तऐवजाचा अनुक्रमांक टनन3 - 01921 - 2010

दस्ता ऐवजाचा प्रकार करारनामा

लीअर तळम

सादर करणाराचे नाव: किरण दामजी शेटीया

(A)

नोंदणी फी	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (17)	340.00
एकूण रु.	30340.00

करमशी रस
उ/वसाहत:

आपणाला हा दस्त अंदाजे 1:46PM ह्या वेळेस मिळेल

दुर्यध निवधक
अणे 3

ल्लि/रसु
मुंबई, पाल्

आपणाला मुल्य: 5537500 रु. मोबदला: 5500000 रु

भरलेली मुद्राशुल्क: 276900 रु

देशांतर उतर सोनी/काकासाहेब रे,

संका. 10 व पत्ता: म. ट. रेल ऑफिस हेदराबाद

दस्ता ऐवजाचा क्रमांक: 155181, रक्कम: 30000 रु., दिनांक: 15/03/2010



गे क्र.



दस्तक्रमांक व वर्षः 1921/2010

Thursday, March 25, 2010

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सूची क्र. दोन INDEX NO. II

गावाचे नाव : वाशी

- (1) गिलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 5,500,000.00
बा.भा. रु. 5,537,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णनः शॉप कम गोडाऊन क्र क्यु-21, मॅजनाईन फ्लोअर ताळमजला, प्लॉट नं. 2, APMC मार्केट-2, से-19, वाशी, नवी मुंबई
- (3) क्षेत्रफळ (1) 167.80 चौ मी बिल्टअप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे शा करमशी रायशी अॅण्ड कंपनी तर्फे प्रो प्रा करमशी रायशी ; घर/प्लॉट नं. गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: कांदीवली; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) किरण दामजी सेठीया - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: शितल अपा, शिवडी, मुंबई; तालुका: -; पिन: -; पॅन नम्बर: AOYPS7576R.
- (7) दिनांक करून दिल्याचा 25/03/2010
- (8) नोंदणीचा 25/03/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 1921 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 276875.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेर

सह दुय्यम निबंधक यांचे ठाणे क्र. ३



मूल्यांकन पत्रक बांधीव शहरी क्षेत्र

Thursday, March 25, 2010
1:18:51PM

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253

साल 2010
ठाणे
अ. म. विभाग 155-गाथाचे नाव : घाशी (नवी मुंबई महानगरपालिका)
सु. विभाग अ/3-सेक्टर 18, 19 APMC शॉप कम गोडाऊन
प्लॉटचे नाव Navi Mumbai/Thane/Kalyan/Dombivali/Ulhasnagari/Mira Bhaindar
इतर -

दस्तावेज क्रमांक 9229/2090
कार्यालय 9 इकाई 19
33000.00 41250.00

मूल्य दर तक्त्यानुसार जमिनीचा दर
निवासी सदनिका 0.00
औद्योगिक 16500.00

मिळकतीचे क्षेत्र 167.80 बांधकामाचे वर्गीकरण 1-आर सी सी
वाणिज्य गाळा उद्भवान स्विधा नाही
बांधीव बांधकामाचा दर 11 to 20

मिळकतीचा प्रति = बाजार मूल्यदर + घसा-यानुसार नविन दर * मजला निहार्य घट/वाढ
मूल्यदर = 41250.00 + (80 / 100) * (90.00 / 100)
= 33000.00
मूल्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
= 33000.00 * 167.80
= 5537400.00



अंतिम मूल्य दर = अंतिम मूल्य दर + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य
+ बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य
= A + B + C + D + E + F + G + H
= 5537400.00 + .00 + .00 + .00 + .00
0.00 + .00 + .00 + .00
= 5537400.00

ट न न - ३
 दस्त क्रमांक 929 / 2090
 3/96



(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1) 01641
 22 No. 455460

मूळ प्रत
 ORIGINAL COPY

[अहस्तांतरणीय] - 15/3/10
 [NON TRANSFERABLE]

अभि. होणारे अधिकारी
 फंक्शिंग केले.

शासनास केलेल्या प्रदानाची पावती
 RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... Nashik. दिनांक/Date.. 19/3/2010.

Received from..... Kiran Damji Sethia. यांच्याकडून/

रु./Rs..... 276900/- (रुपये/Rupess. Two lakh Seventy Six

on account of..... Thousand Nine hundred only. याकरिता मिळाले.
 276900 x 1 = 276900

रोखपाल वा लेखापाल
 Cashier or Accountant.

(Signature)
 (Designation)
 SUB REGISTRAR
 CLASS III (VASH)

टनन-३
दस्तावेज क्रमांक २२९/२०१०
२/१९१०

दस्तावेज क्र. ४५५४६० तारीख - १५/३/२०१०,
 ₹२,२७,६९०/-
 Rs. Two lakh seventy six Thousand Nine hundred only.

नाम: किरण रामजी सेठिया
 पत्नी: Vashi
 एम. नं. २७३२६७२

PROPER OFFICER
 SUB-REGISTRAR
 MANG-3 (VASHI)



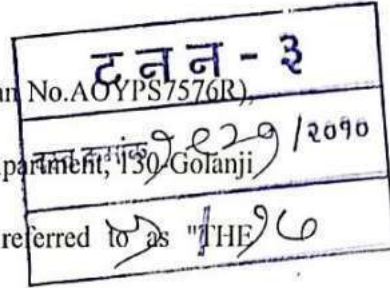
AGREEMENT

THIS INDENTURE made at Navi Mumbai, this ^{25th} day of MARCH, 2010,
 BETWEEN M/S. SHA KARAMSHI RAYSHI & CO., through its
 Proprietor MR. KARAMSHI RAYSHI, Adult, Indian Inhabitant, having
 address at A-401, Pratap Garden, Mathurdas Road, Kandivali (W), Mumbai-
 400 069, hereinafter referred to as "THE ASSIGNOR" (which expression shall
 where the context so admits, be deemed to include their legal heirs, executors,
 administrators, successors and assigns) of the ONE PART

For Karamshi Rayshi & Co
 [Signature]
 Proprietor

3

OFFICE OF THE SUB-REGISTRAR
 VASHI, DIST.: THANE
 MAHICCR/02/YEAR - 2000
 ३११८१ ०१६४
 १५१४५८
 Rs. 02769001
 INDIA
 SPECIAL REGISTER
 STAMP DUTY MAHARASHTRA
 19 2010
 PB 0102



AND MR. KIRAN DAMJI SETHIA, (having I. T. Part No. AOYPS7576R),
adult, Indian Inhabitant, having address at 303, Shital Apartment, 130, Golanji
Hill Road, Sewri (W), Mumbai-400 015, hereinafter referred to as "THE
ASSIGNEES" (which expression shall where the context so admits, be deemed
to include his heirs, executors, administrators, and representatives) of the
OTHER PART.

WHEREAS by a Lease Agreement made with M/S. CITY AND INDUSTRIAL
DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED,
(hereinafter referred to as "THE CIDCO") therein referred as "THE LESSOR",
and hereinafter referred to as "THE HEAD LESSOR", of the OTHER PART and
M/S. MUMBAI AGRICULTURAL PRODUCE MARKET COMMITTEE, having
its Office at CENTRAL BUILDING, TURBHE, NAVI MUMBAI, hereinafter
called the Sub-Lessor, of the OTHER PART, the Head Lessor, demised unto the
Sub-Lessor, the land and buildings constructed thereon for the "WHOLESALE
AGRICULTURAL PRODUCE MARKET", developed at Vashi, Navi Mumbai on
the terms & conditions thereunder reserved and contained.



AND WHEREAS, M/S. SHA KARAMSHI RAYSHI & CO., through its
Proprietor MR. KARAMSHI RAYSHI had applied to the CIDCO for a grant
of a lease of a Shop-cum-Godown which is constructed by the CIDCO. The
CIDCO has handed over possession of Shop-cum-Godowns to the Agricultural
Produce Market Committee at A.P.M.C. Market-II, Phase-II, Sector-19, Vashi,
Navi Mumbai.

for Karamshi Rayashi & Co

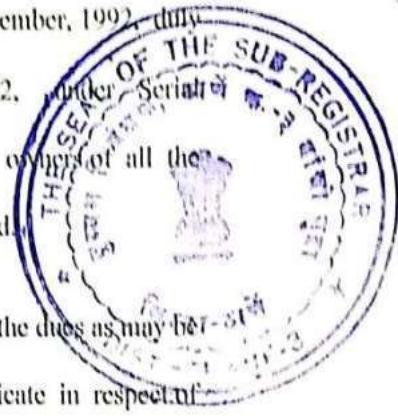
 Kiran
Proprietor



WHEREAS the Sub-Lessor i.e. MUMBAI AGRICULTURAL PRODUCE MARKET COMMITTEE, leased the Shop-cum-Godown No.Q-11, admeasuring about 167.80 sq. mtrs. Builtup Area, on the Ground & Mezzanine Floor, Plot No.2, APMC Market-II, Phase-II, at SECTOR-19, VASHI (TURBHE), NAVI MUMBAI, (hereinafter called "THE SAID PREMISES")

८ वी व - ३ २२ ७ / २०१० M/S. SIA १६०

KARAMSHI RAYSHI & CO., through its Proprietor MR. KARAMSHI RAYSHI the ASSIGNOR vide Lease Deed dated 21st November, 1992, registered with Sub-Registrar of Thane-3, on 21.11.1992, No.3703/1992 upon the performance and observance of the obligations and conditions contained in the said Lease Deed.



WHEREAS, "THE ASSIGNOR" have repaid to A.P.M.C. all the dues as may be applicable and the ASSIGNOR shall obtain No Dues Certificate in respect of the same. And the ASSIGNOR have paid all other service charges, electricity and water charges and any other charges, Property taxes till MARCH, 2010.

WHEREAS "THE ASSIGNOR" are entitled to assign, sell/transfer or part with the possession of the Shop-cum-Godown or any part thereof or any interest therein. PROVIDED THAT the ASSIGNEES of the said Shop-cum-Godown shall continue similar trade/business, and is/are entitled to become member of the MUMBAI AGRICULTURAL PRODUCE MARKET COMMITTEE, MUMBAI.

WHEREAS "THE ASSIGNOR" have agreed assign/transfer all his/their rights, interests and benefits of the Shop-cum-Godown No.Q-21, admeasuring about 167.80 sq. mtrs. Builtup Area, on the Ground & Mezzanine Floor, Plot No.2, APMC Market-II, Phase-II, at Sector-19, Vashi (Turbhe), Navi Mumbai, and

for Karamshi Rayashi, & Co
 [Signature]
 Proprietor

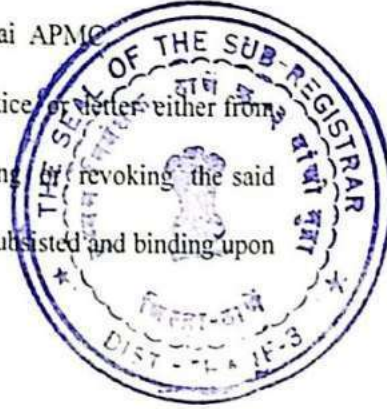
-5-

b) The ASSIGNOR is not either under the Income Tax Act, Gift Tax Act or any other statute or law for the time being in force restrained from dealing with or disposing of the said Shop-cum-Godown.

c) The ASSIGNOR have not done any act, deed, matter or thing omitted to do any act, deed matter or thing contrary to the said Lease and the ASSIGNOR have complied with all the terms of the said Lease deed made between the ASSIGNOR and Mumbai APMC.

d) The ASSIGNOR have not received any notice or letter either from M.A.P.M.C. or any other authority either canceling or revoking the said Lease Deed and the said Lease Deed is valid, subsisted and binding upon the ASSIGNOR and Mumbai, APMC.

ट न न - ३
दस्ता क्रमांक 929/2096 or abstained or
Lease Deed 196



NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES
HERETO AS FOLLOWS :

1. THE ASSIGNOR have assign to the ASSIGNEE the Shop-cum-Godown No.Q-21, admeasuring about 167.80 sq. mtrs. Builtup Area, on the Ground & Mezzanine Floor, Plot No.2, APMC Market-II, Phase-II, at Sector-19, Vashi (Turbhe), Navi Mumbai, together with certain percentage of the undivided interest appurtenant to such Shop-cum-Godown, as tenant in common with the ASSIGNOR of the other Shop-cum-Godown and to the common areas and facilities of the said land and building of the said Shop-cum-Godown as heritable, and transferable immovable property for a price of Rs.55,00,000/- (RUPEES FIFTY FIVE LAKHS ONLY) paid by ASSIGNEE to the ASSIGNOR on or before execution of this Agreement.

for Karamshi Rayashi & Co

  
Proprietor

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SCHEDULE

Shop-cum-Godown No.Q-21, admeasuring about 167.80 sq. mtrs. on the Ground & Mezzanine Floor, Plot No.2, APMC Market-II, Phase-II, Sector-19, Vashi (Turbhe), Navi Mumbai.

टनन - ३	
दस्तावेज क्रमांक Builtup Area	१२२१ / २०१०
Phase-II	at १६

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

SIGNED, SEALED AND DELIVERED)

by the withinnamed 'ASSIGNOR')

M/S. SHA KARAMSHI RAYSHI & CO.,)

through its Proprietor)

MR. KARAMSHI RAYSHI)

in the presence of)



For Karamshi Rayshi
— कर्मशी रायशी
Proprietor

SIGNED, SEALED AND DELIVERED by)

withinnamed 'ASSIGNEE')

MR. KIRAN DAMJI SETHIA)

in the presence of)



264 14

-9-

RECEIPT

Received a sum of Rs.55,00,000/- (RUPEES FIFTY FIVE LAKHS ONLY)

from MR. KIRAN DAMJI SETHIA, the ASSIGNEE being the FULL and

FINAL payment in respect of the sale of Shop-cum-Godown No.

the Ground & Mezzanine Floor, Plot No.2, APMC Market-II, Phase-II, at

Sector-19, Vashi (Turbhe), Navi Mumbai, paid to me/us as per this

Agreement.

दस्तावेज क्रमांक	१२२१/२०१०
दिनांक	१२/१६

Mode of Payment :-

i) Rs...../- by Cheque No....., dt....., drawn on

ii) Rs...../- by Cheque No....., dt....., drawn on

iii) Rs...../- by Cheque No....., dt....., drawn on

I/WE SAY RECEIVED

For Karamshi Rayashi & Co


Proprietor

M/S. SHA KARAMSHI RAYSHI & CO.
through its Proprietor MR. KARAMSHI RAYSHI,
(ASSIGNOR)

WITNESSES :



-:- ताबा पावती -:-

मुंबई कृषि उत्पन्न बाजार समिती, विकास टप्पा - २, मार्केट - २
धेवील हॉक/गाळा-शॉप-कस-गोडाऊन/ऑफिस कक्षांक स्लू २१ वा ताबा
भला/आम्हांस प्री. वे. शा. करमेशी रायशी आदि कं. चेनांक २५११/१९९
रोजी बाजार समिती कडून मिळाला.
ताबा घेणा-पावी सही.

ताबा घेणा-पावी सही.
व शिक्का.

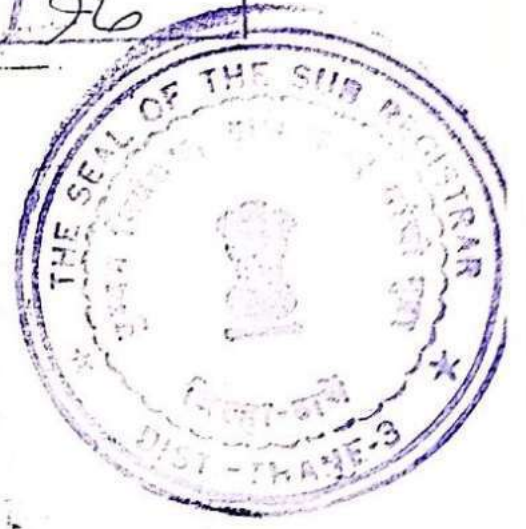
for Karamshi Rayashi & Co

(Signature)
Proprietor

(Signature)
मुंबई कृषि उत्पन्न बाजार समिती, मुंबई.

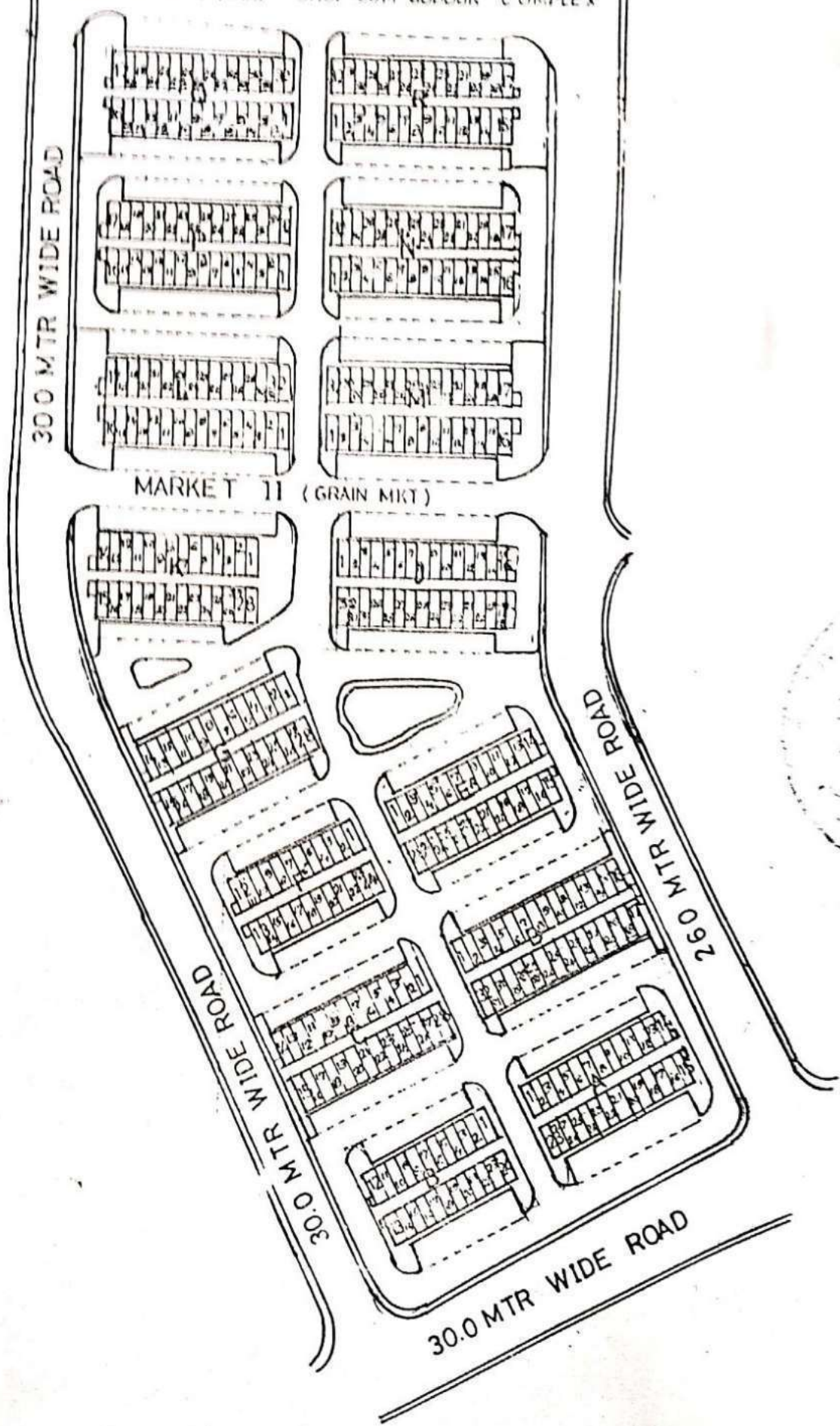
एसके/३११९२२.

ट न न - ३
दस्त क्रमांक १९२१/२०१०
१३/१७



(Signature)

LOT OF ADDITIONAL SHOP CUM GODOWN COMPLEX



A. P. M. PHASE II, MARKET II, AT TURBHE

BLOCK SHOP CUM GODOWN NO. FOR
SHOWN BOUNDED BY RED LINE