MANISH SERVICE
CENTRE
PROPERTY DOCUMENTS

Saraswat Bank

Saraswat Bank

REF: SCB:VSME:281:14:OD 1879

17th May, 2022

TO WHOM SO EVER IT MAY CONCERN

This is to inform you that M/s Manish Service Centre, Plot No.P-30, TTC, MIDC, Mahape, Navi Mumbai – 400 710 has availed Cash Credit facility of Rs.200.00 lakhs.

The said Cash Credit facility stand closed in our books and there are no dues as on date in the name of M/s Manish Service Centre for the said facility with us.

Chief Manager
SME Vikhroli Branch

SARASWAT CO-OP. BANK LTD. SME Vikhroli

Saraswat Co-operative Bank Ltd. (Scheduled Bank)
Small and Medium Enterprises Branch - Vikhroli
Prabhat Bhavan, Block B, 1st Floor, 96, L.B.S. Marg, Opp. Cipla, Vikhroli (W), Mumbai-400 083.
Tel. : 25750001, Fax : +91 22 2579 4782

Opp. Cipla, Vikhroli (West), Mumbai 400 083.
T: +91 22 2577 4105 F: +91 22 2575 0036

100+ A century & beyond...

Years Young

Saraswat Bank

Ref No: SCB: VSME:14:OD 1879

17th May, 2022

To,
Hon. Secretary,
Parinita Co-op. Housing Society Ltd.,
Plot No.21, Highway Society,
Naupada,
Thane – 400 602

Dear Sir,

Re : Cancellation of Charge on Flat No.7, 2nd Floor, Parinita CHS Ltd., Highway Society, Naupada, Thane – 400 602

You are aware of the fact that **Flat No.7, 2nd Floor, Parinita CHS Ltd., Highway Society, Naupada, Thane – 400 602** owned by **Mrs. Uma Krishnakant Shinde** has been mortgaged with us as security for the credit facilities granted to **M/s Manish Service Centre** vide your consent letter dated 30.04.1990 for mortgaging the said Flat in favour of The Saraswat Co-op Bank Ltd.

You are requested to cancel our lien on the above Flat in the name of **Mrs. Uma Krishnakant Shinde.**

Thanking You,

Yours faithfully,

Chief Manager
SME Vikhroli

SARASWAT CO-OP. BANK LTD. SME Vikhroli

सह दुय्यम निबंधक, पुणे
वर्ग-२

दस्त क्र. ९६६५/९-30
2009

C-I

DEED OF APARTMENT/CONVEYANCE DEED

(Under the provisions of Maharashtra Apartment Ownership Act, 1970)

NODE	:	VASHI, NAVI MUMBAI, SECTOR - 2.
YEAR OF CONSTRUCTION	:	1977.
DECLARED RATE PER SQ. FT.	:	Rs.1865/-
BUILT UP AREA PER SQ. MTR.	:	36.00.
BUILT UP AREA IN SQ. FT.	:	388
MARKET VALUE	:	7,24,000/-
DEPRICIATION	:	20%
MARKET VALUE AFTER DEP.	:	5,80,000/-
STAMP DUTY PAID	:	13,500/-
PROOF ATTACHED	:	
SALE PRICE	:	Rs.5,00,000/-.

...2

Ashok

Krishna P. Dhupal

Ushinde.

THIS DEED OF APARTMENT is made and entered into at Navi Mumbai, on this 8th 8th day of January 1999,

BETWEEN

(1) MR. ASHOK PARSHURAM DHUPPAD, & (2) MR. KISHORE PARSHURAM DHUPPAD, both adults, Indian Inhabitants, residing at SS-4/262, Sector-2, Vashi, Navi Mumbai, hereinafter for brevity's sake called and referred to as 'THE VENDORS' (which expression shall unless it repugnant to context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the One Part,

A N D

MRS. UMA KRISHNAKANT SHINDE, an adult, Indian Inhabitant, residing at 7, Parinita Navpada Highway Society, Navpada, Thane-400 602, hereinafter for brevity's sake is called and referred to as 'THE VENDEE' (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) of the OTHER PART.

Kishor P. Dhuppad

...3

UKShinde.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL that piece of land containing by admeasurment 3813.00 Sq. Mtrs. or thereabout being Plot No. - 310 to 315, in Sector -2, Village - Vashi, of the layout of land bearing Gat No. 17pt, other lands situtate, lying and being at Village Vashi, Navi Mumbai, Tehsil& Distt;Thane and bounded as follows, that is to say:

On the North by : 22 Mt. Road.
On the East by : 13 Mtr. Wide Road.
On the South by : 11 Mts. Wide Rd.
On the West by : Open space

THE SECOND SCHEDULE ABOVE REFERRED TO :

Apartment No. SS-IV/262, Ground floor, Sector - 2, Vashi, Navi Mumbai, admeasuring about 36.00 Sq. Mtrs. Built-up, on the Ground Floor of Building No. SS-IV/262, on Plot No.- 310 to 315, Sector - 2, Vashi, of Gat No. 17pt and other lands (more particularly described in the First Schedule hereinafter written) and which the said Apartment is bounded as follows; that is to say;

On the North by : SS-IV/264
On the East by : Road.
On the South by : SS-IV/273
On the West by : SS-IV/260.

...17

ट न ण - 3
3EEUY 190-30
2009

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

SIGNED AND DELIVERED by the
withinamed 'VENDORS'
MR. ASHOK PARSHURAM DHUPPAD
MR. KISHORE PARSHURAM DHUPPAD
in the presence of....

1)

2)

SIGNED AND DELIVERED by the
withinnamed 'VENDEE'
MRS. UMA KRISHNAKANT SHINDE,
in the presence of....

1)

2)

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED.

ESTATE MANAGEMENT SECTION
CIDCO Admn.Building,
2nd Floor, Sector 1,
Vashi, Navi Mumbai.

Ref:CIDCO/EMS/AEO(V)/98/1691

Date : 08.1.1999

To
Shri/Smt.UMA KRISHNAKANT SHINDE
SS-IV/262, Sector-2,
Vashi, Navi Mumbai.

Shri/Smt A.P. DHUPPAD, & K.P. DHUPPAD
SS-IV/262, Sector-2,
Vashi, Navi Mumbai.

SUB : Transfer of Apartment No. SS-IV/262, Sector 2 at Vashi, Navi Mumbai.

Ref: This Office letter No.CIDCO/EMS/AEO(V)/98/VASHI 1664 dated 6.1.1999

Sir/Madam,

Necessary Conveyance Deed has been executed by Shri/Smt.A.P DHUPPAD & K.P. DHUPPAD, in favour of Shri/Smt.UMA KRISHNAKANT SHINDE, transfering the above apartment. The said Conveyance deed has been registered with the Sub-Registrat Thane-3, on 08.1.1999 Sr.No. 183, we have to inform you that pursuant to the said Conveyance Deed. We have corrected our record showing Shri/Smt. UMA KRISHNAKANT SHINDE as in Apartment Owner.

Asstt. Estate Officer
CIDCO LTD. Vashi
New Bombay 400703

c.c. to : 1) AAO(EMS), Vashi
2) The Executive Engineer,Maharashtra State Electricity Board(Vashi)
3) The Secretary SS-IV Type Aptt.Owners Assoc.
4) SE(Water Supply), Vashi
5) N.M.M.C. (CBD)

50 Rs.

पचास रुपये

५० रु.

भारत

INDIA

FIFTY RUPEES

50RS

विक्रीचे ठिकाण वी-३/६/०.२, से. २, वाशी

अनुक्रमांक 23757 50/-

दि ..... 6 NOV 1998

विशेष ..... 3 मा. दुय्यम निबंधक

विवरण .....

(ह. ए. ...)

C-I

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Navi Mumbai, on this day of November 1998, BETWEEN MR. ASHOK PARSHURAM DHUPPAD, AND MR. KISHORE PARSHURAM DHUPPAD, both adults, Indian Inhabitants, residing at : SS-4/262, Sector-2, Vashi, Navi Mumbai, hereinafter for brevity's sake called and referred to as 'THE VENDORS' (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include heirs, executors, administrators,

...2

Ashok

SELLER

Kishore Dhuppad.

Ushinde.

PURCHASER

and assigns) of the ONE PART AND MR KRISHNAKANT SHINDE, aged 54 years, adult, Indian inhabitant, residing at : Parinita Navpada Highway Society, Navpada Thane 400 602, hereinafter for the sake brevity's called and referred to as 'PURCHASER' (which expression shall, unless be repugnant to the context or meaning there be deemed to mean and include heir executors, administrators and permitte assigns of the OTHER PART.

WHEREAS :
=======

By an Agreement to Sell dated : 15-4-1977, made and entered into between the CITY AN INDUSTRIAL DEVELOPMENT CORPORATION O

...3

SELLER

PURCHASER

MAHARASHTRA LIMITED, (CIDCO/ CORPORATION), AND MR. ASHOK RANGAPPA SHETTY, (hereinafter referred to as the Original Allottee),the said CORPORATION allotted to the Origianl Allottee the Apartment being Apartment No. SS-4/262, Sector-2, Vashi, Navi Mumbai. (hereinafter refrred and called as the SAID PREMISES) on receiving the full and final payment of the sale price and handed over the physical possession of the above mentioned Apartment.

AND WHEREAS :

That the Original Allottee MR. ASHOK RANGAPPA SHETTY, has sold and assigned all his rights, in and upon the Apartment in favour of MR. GIRDHARI T. JAISINGHANI, AND MRS. NEELAM G. JAISINGHANI, by obtaining the requisite permission from CIDCO.

AND WHEREAS :

The CIDCO transferred the Apartment in favour of MR. GIRDHARI T. JAISINGHANI, AND MRS. NEELAM G. JAISINGHANI, vide its Letter No. CIDCO/447, Dated : 27-9-1990.

SELLER

PURCHASER

..4

SIGNED AND DELIVERED by
the withinamed 'PURCHASER'
MRS. UMA KRISHNAKANT SHINDE.
in the presence of....
1)
2)

PURCHASER

PURCHASER

RECEIPT

RECEIVED OF AND FROM the withinnam 'PURCHASER' MRS. UMA KRISHNAKANT SHINDE the sum of Rs.4,90,000/- (Rupees Four Lak Ninety Thousand Only), being the full a final payment of the sale price, as agreed under these presents, in respect of t Apartment No. SS-4/262, Sector-2, Vashi, Na Mumbai.

Mode of Payment :

(i) Cheque No.493632, Dated: 27-10-199 Rs.2,50,000/-, in favour of M ASHOK P. DHUPPAD.

(ii) Cheque No. 493646 Dated: 11-11-1995 Rs.2,40,000/-, in favour of M KISHORE P. DHUPPAD.

Both cheques are drawn on SARASWAT CO.OP. BA LTD., Vashi, Navi Mumbai.

WE SAY RECEIVED
Rs.4,90,000/-

SELLER

MR. ASHOK PARSHURAM DHUP

MR. KISH

72

THE INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Estate Management Section,
CIDCO Bhavan, 1st Floor,
CBD-Belapur,
New Bombay- 400 614.

CIDCO/ 443

Date:- 25/9/89

Sub:- Sale of ~~Plot~~/Shop/Apartment No SS-4/262/Sect.2. in Sector 2 at Vashi.

Ref:- This Office Permission letter No.EMS/EO/ 212 dated 29/8/89.

Necessary Conveyance Deed has been executed by Mr/Mrs Ashok Rangappa Shetty in favour of MR/Mrs. 1) Girdhari Jaisingani & 2) Mrs.Neelam G.Jaisingani.

nsferring in above mentioned plot/shop/apartment to him/her the Conveyance Deed has been registered with the Sub-istr r of Assurance Thane on 31/8/89 at Sr.No. 6462 t/shop/apartment No. SS-4/262 Sector 2 at Vashi accordingly ordered to be transferred in the name of /Mrs. 1) Girdhari T.Jaisingani & 2) Mrs.Neelam G.Jaisingani the record of our office Mr./Mrs 1) Girdhari T.Jaisingani & NMrs. Neelam G.Jaisingani will be liable to pay all ount that may be legally due in respect of the said plot/ op/apartment with effect from August 1989.

ESTATE OFFICER

AAO(EMS)
ALO9with copy of conveyance deed & file in original)
AEO(for information and necessary changes in the Register)
Maharashtra Water Supply and Sewerage Board.
Maharashtra State Electricity Board.
The Secretary SS Type Aptt. Owners Assn.
The Seller, Mr/Mrs. A R Shetty SS-4/262/Sector 2, Vashi.
The Purchaser, Mr/Mrs. 1) Mrs. G T Jaisingani & 2) Mrs.Neelam G.Jaisingani

नवी मुंबई
महानगरपालिका
पहिला माळा, बेलापूर भवन सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र.: ७५७ १७ ३३, ७५७ १७ २८
७५७ २५ ९१,
फॅक्स : ७५७ ३७ ८५

Navi Mumbai
Municipal Corporation
1st FLOOR, BELAPUR BHAVAN, C.B.D.
NAVI MUMBAI - 400 614.
TEL NO. : 757 17 33, 757 17 28
757 25 91
FAX : 757 37 85

जा.क्र./नमुमपा/नरचि/भो.प./२०३६/२०००
दि. १७/०५/२०००.

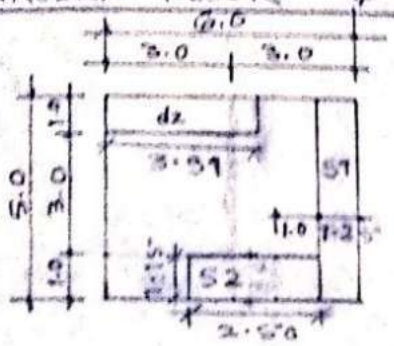
" भोगवटा प्रमाणपत्र "

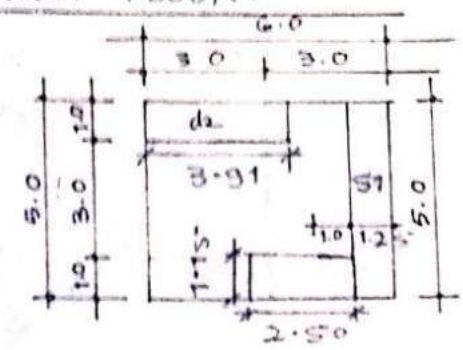
नवी मुंबई येथील भुखंड क्र. एस.एस.४/२६२, सेक्टर-२, वाशी, नवी मुंबई या जागेचे मालक श्री. अशोक पी. पुप्पाड, यांनी जागेवरील बांधकाम दि. २५/०२/९९ रोजी पुर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद मे. योगीराज पात्रे आर्किटेक्ट., यांनी सादर केलेला आहे. सदर जागेची पाहणी दि. १४/०३/२००० रोजी वास्तुविशारदासह करण्यात आलेली आहे. जागेवरील बांधकाम विकास नियंत्रण नियमावलीतील तरतुदीनूसार करण्यात आलेले असून बांधकाम प्रारंभ प्रमाणपत्र दि. १७/०४/९३ मध्ये नमुद केलेल्या शर्तीप्रमाणे पुर्तता केलेली आहे. त्यामुळे सदर जागेत रहिवास वापर करण्यास हरकत नाही. क्षेत्रफळाचा तपशील खालीलप्रमाणे आहे.

रहिवासाखालील बांधकाम क्षेत्र : ३३ . ९३ चौ.मी. आहे.

नगर रचनाकार
नवी मुंबई महानगरपालिका.

B.U.A. LINE DIAGRAME & AREA CALCULATION
FOR. GROUND FLOOR & FIRST FLOOR





A. 6.0 X 5.0 = 30.0 m²

DEDUCTION FOR -

S1 - 5.0 X 1.25 = 6.25 m²

S2 - 2.5 X 1.75 = 2.875

dz - 3.91 X 1.0 X 1 = 3.91 m²

TOTAL = 13.035 m²

B.U.A = 30.0 - 13.035 = 16.965 m².

NET B.U.A = 16.965 m².

A - 6.0 X 5.0 = 30.0 m²

DEDUCTION FOR -

S1 - 5.0 X 1.25 = 6.25 m²

S2 - 2.5 X 1.75 = 2.875 m²

dz - 3.91 X 1.0 X 1 = 3.91 m²

TOTAL = 13.81 m²

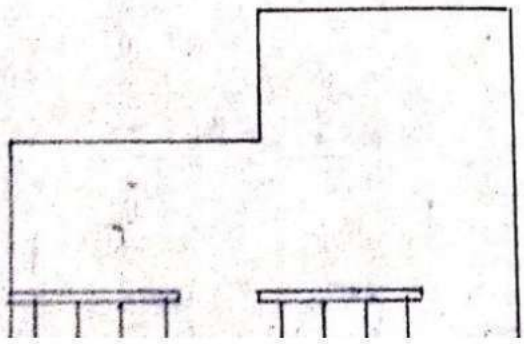
B.U.A = 30.0 - 13.035 = 16.965 m

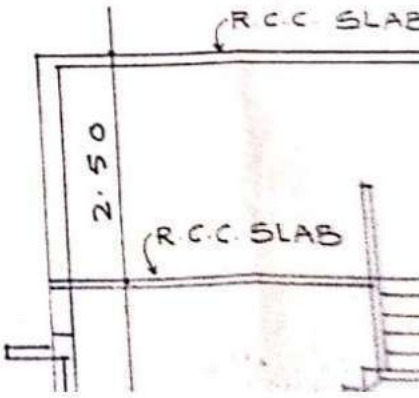
NET B.U.A = 16.965 m².

TOTAL B.U.A = 16.965 + 16.965

= 33.93 m².

13.035





SCHEDULE OF DOORS & WINDOW

TYPE	SIZE	DESCRIPTION
D	1.0 X 2.10	T.W. PANELLED DOOR
D1	0.75 X 2.10	T.W. PANELLED DOOR
W	1.50 X 1.20	T.W. GLAZED WINDOW
W1	0.60 X 0.90	LOUVERED WINDOW
W2	1.0 X 1.20	T.W. GLAZED WINDOW

SCHEDULE OF APPERTURES

FLOOR	CARPET AREA	VENT. REQ'D.	VENT. PROVIDED.
GR. FLOOR	4.60 X 2.85 = 13.11	3.09 m^2	3.60 m^2
FIRST FLOOR.	4.60 X 2.85 = 13.11 m^2	3.35 m^2	3.60 m^2.

STAMP OF APP

प्र. मु. म. प

या कार्यालया

अन्वये सर्व

सूचवले नुसा

करीता मंजूर

AREA STATE

	AREA OF
	PERMISSIBL
	PROPOSED
	GR
	FI
	EXISTING
	PROPOSED
	TOTAL
	BALANC

CONTENTS

GROUND

TERRACE

'A-A', B

TION ON

LOCATION

PROJECT

PROPO

STAMP OF APPROVAL OF PLAN.

न. मु. म. पा./वि. प.
या कार्यालयाचे पत्र क्र. 2028 दि. 9/8/2024
अन्वये सर्व शर्तीस अधीन राहून लाल रंगात
सूचवले नुसार ---विलगीत--- वापरा
करीता मंजूर

नगररचनाकार
नवी मुंबई महानगर पालिका

AREA STATEMENT	SQ. MTR'S.
AREA OF PLOT	36.00
PERMISSIBLE F.S.I	1.00
PROPOSED B.U.A.	32.38
GROUND FLOOR	
FIRST FLOOR	
EXISTING B.U.A. ON GR. FLOOR	16.965
PROPOSED B.U.A. ON FIRST FL.	16.965
TOTAL B.U.A.	33.93
BALANCE AREA.	2.07.

CONTENTS OF SHEETS -

GROUND FL. PLAN, FIRST FL. PLAN, TERRACE FL. PLAN, ELEVATION, SECTION - A-A, B.U.A. LINE DIAGRAME & CALCULATION ON GR. FL & FIRST FL. & LOCATION PLAN.

PROJECT

PROPOSED ADDITION & ALTERATIONS TO THE EXISTING UNIT SS4/262 SECTOR - 2, VASHI.

NAME & SIGN OF OWNER -

Mr. ASHOK P. DHUPPAD.

NAME & SIGN OF ARCHITECT -

SHRI. YOGIRAJ M. DHOTRE.

NAME OF THE FIRM -

THE DESIGNER.

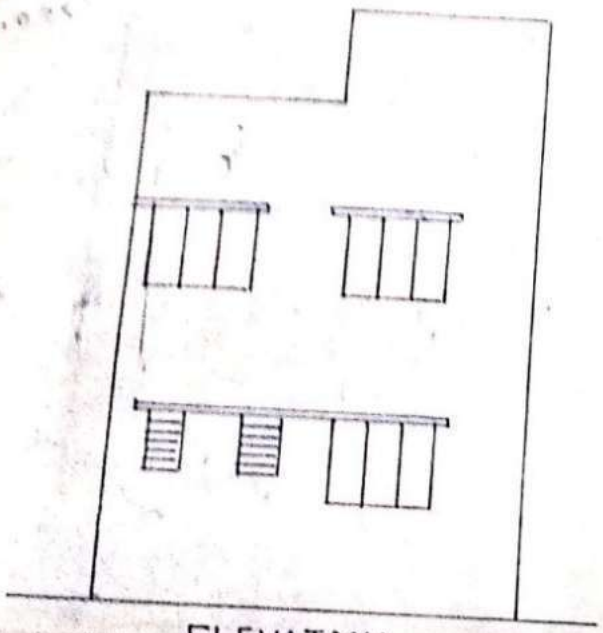
202, BAWA TOWER.
SECTOR - 17.
VASHI
NAVI MUMBAI - 400705

DRAWN BY	CHKD BY	SCALE	DATE	DRG. No.

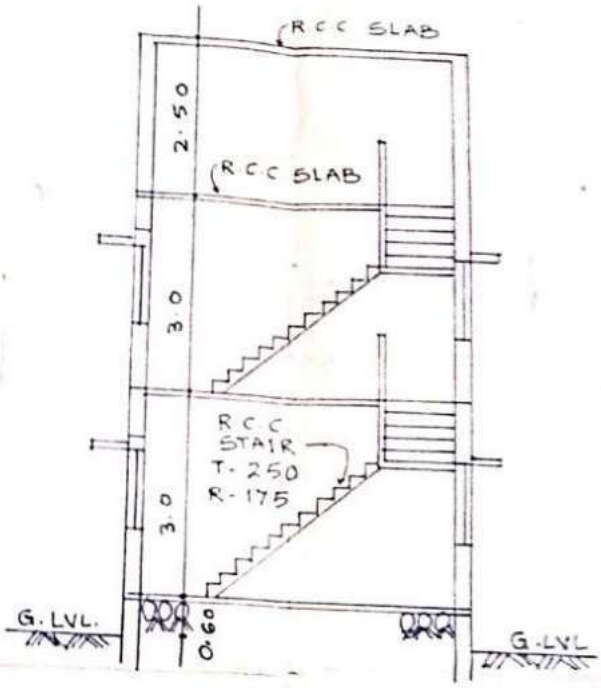
REDUCTION FOR:
S1 = 5.0 X 1.25 = 6.25 m²
S2 = 2.5 X 1.75 = 2.875 m²
d2 = 3.91 X 1.0 X 1 = 3.91 m²
TOTAL = 13.09 m²
B.U.A = 30.0 − 13.035 = 16.965 m²
NET B.U.A = 16.965 m²
TOTAL B.U.A = 16.965 + 16.965
= 33.93 m².

A = 6.0 X 5.0 = 30.0 m²
REDUCTION FOR:
S1 = 5.0 X 1.25 = 6.25 m²
S2 = 2.5 X 1.75 = 2.875 m²
d2 = 3.91 X 1.0 X 1 = 3.91 m²
TOTAL = 13.01 m²
B.U.A = 30.0 − 13.035 = 16.965 m²
NET B.U.A = 16.965 m².

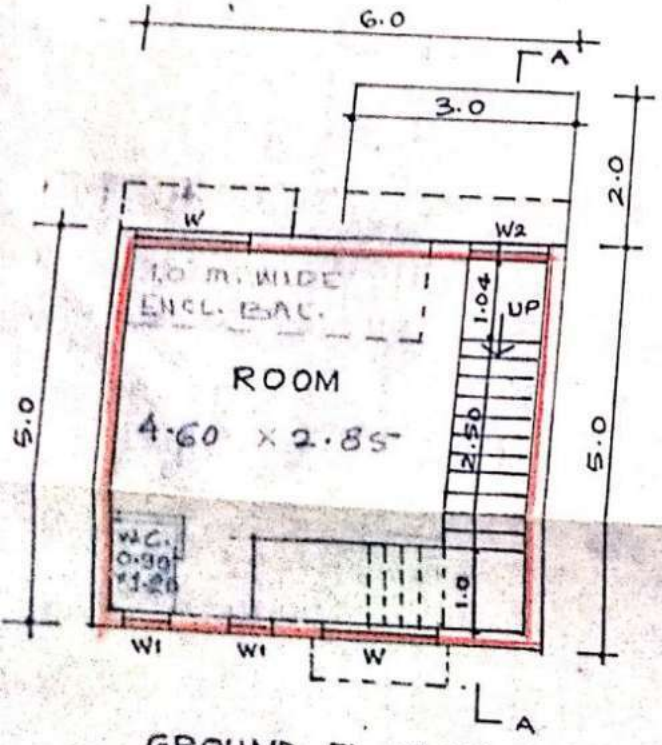
W2
SCHED
FLOOR
GR. FLOO
FIRST FLOOR



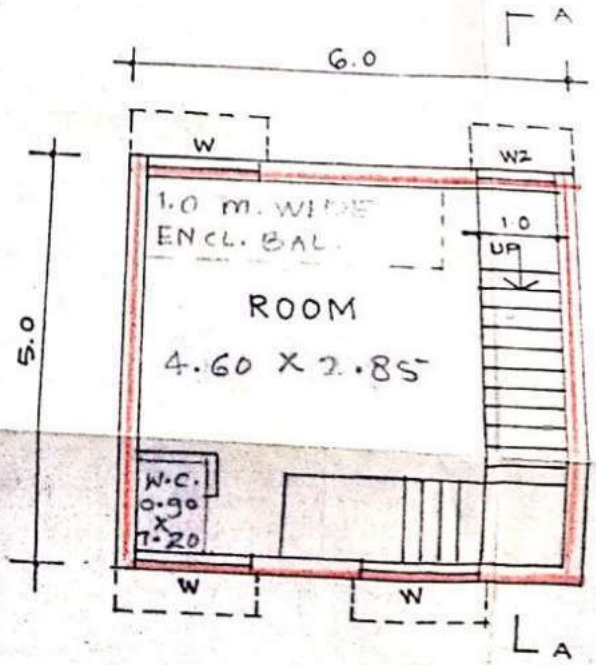
ELEVATION



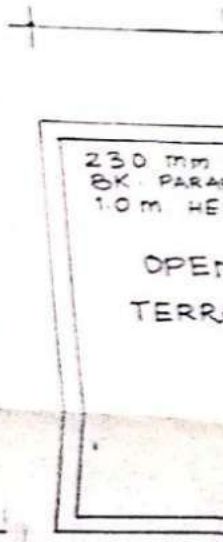
SECTION 'A-A'



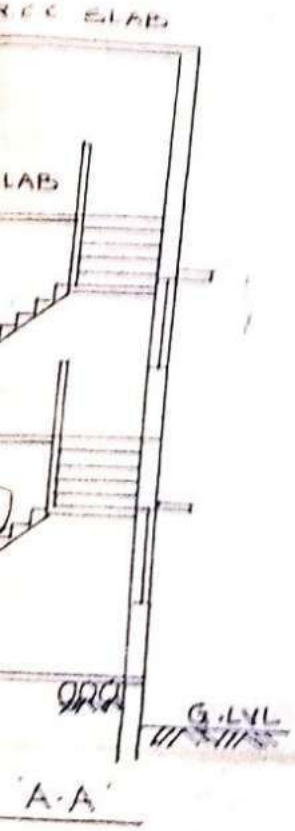
GROUND FL. PLAN
SCALE - 1:100

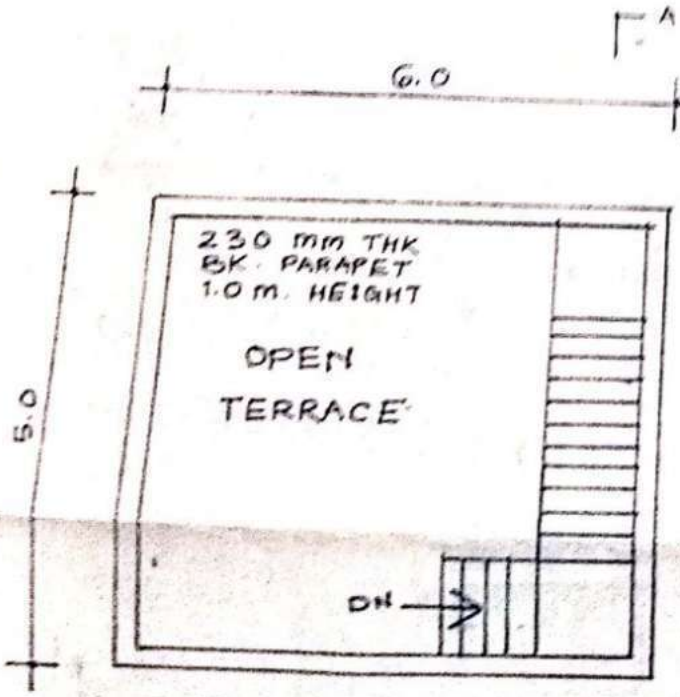


FIRST FL. PLAN.
SCALE - 1:100

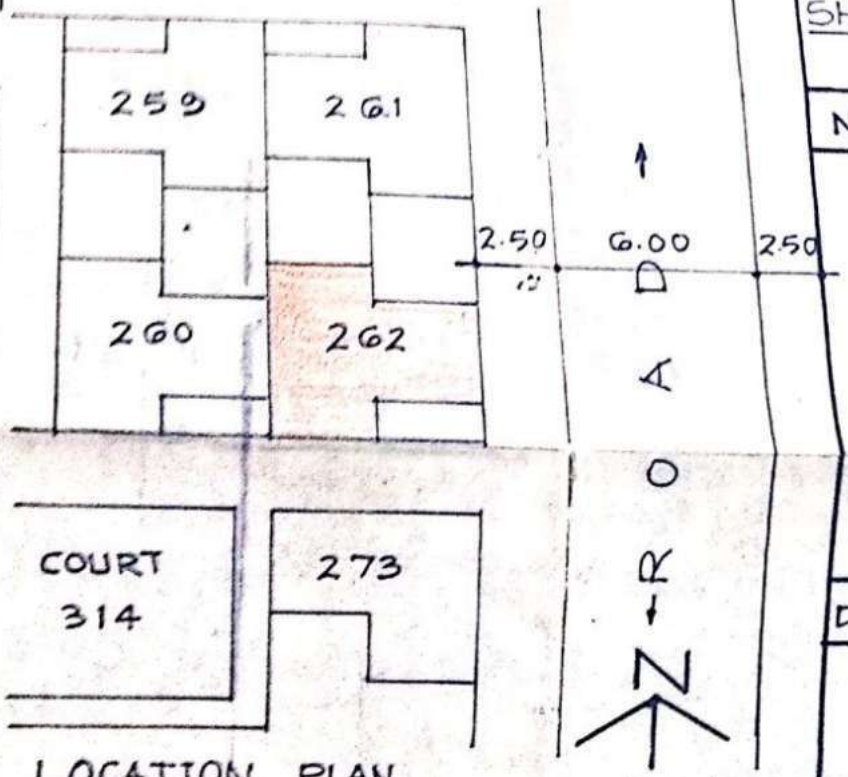


TERRAC
SCALE





TERRACE FL. PLAN.
SCALE - 1:100



LOCATION PLAN
SCALE - 1:250

PROPO
TOT
BAL

CONTEN
GROU
TER
'A-A'
TION
LOCA

PROJ
PRO
TO
SE

NAME
Mr. A

NAM
SHRI

NAM

DRA

Saraswat Bank

Ref No: SCB: VSME:14:OD 1879

17th May, 2022

To,
Asstt. Estate Officer (Vashi),
City Industrial Development Corporation of Maharastra Ltd.,
Estate Management Section,
CIDCO Administrative Building,
2nd Floor, Sector 1, Vashi,
Navi Mumbai – 400 703

Dear Sir,

Re : Cancellation of Charge on Apartment No.SS-4/262, Sector No.02, Vashi, Navi Mumbai

You are aware of the fact that **Apartment No.SS-4/262, Sector No.02, Vashi, Navi Mumbai** owned by **Mrs. Uma Krishnakant Shinde** has been mortgaged with us as security for the credit facilities granted to **M/s Manish Service Centre** vide your consent letter dated 16.07.2004 for mortgaging the said apartment in favour of The Saraswat Co-op Bank Ltd.

You are requested to cancel our lien on the above Apartment in the name of **Mrs. Uma Krishnakant Shinde.**

Thanking You,

Yours faithfully,

Chief Manager
SME Vikhroli

SARASWAT CO-OP. BANK LTD. SME VIKHROLI