

86/7014  
Thursday, July 05, 2018  
1:10 PM

पावती

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

पावती क्र.: 8407 दिनांक: 05/07/2018

गणार्धे नाव: कळवोनी  
दस्तावेजनावा अनुक्रमांक: पत्र 1-7014-2018  
दस्तावेजनावा प्रकार: असाईनमेंट डीड  
सादर करण्याच्या नाव: भाविक अरविंद शाह.

नोंदणी की ₹. 100.00  
दस्तावेजाळणी की ₹. 640.00  
पूर्णाची संख्या: 32

एकूण: ₹. 740.00

JOINT S R PANVEL 1

रिसेप्ट निवडवक, वग-२  
(पत्रवर्त-१)

बाबत मुल्य: ₹. 9810000/-  
मोबदला ₹. 3500000/-  
भरवलेले मुद्रांक शुल्क: ₹. 100/-

- 1) देयकाचा प्रकार: By Cash रकम: ₹. 100/-
  - 2) देयकाचा प्रकार: DHC रकम: ₹. 640/-
- फीडी/प्रवादेशील ऑफर क्रमांक: 050720182600 दिनांक: 05/07/2018  
देऊलें नाव व पत्ता:

नोंदणी की माफी असल्यात नसताना :-  
1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping track of adjusted fees

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86/7014  
Saturday, 07 July 2018 5:50 PM

इतर पावती

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

पावती क्र.: 8433 दिनांक: 06/07/2018

गणार्धे नाव: कळवोनी  
दस्तावेजनावा अनुक्रमांक: पत्र 1-7014-2018  
दस्तावेजनावा प्रकार: असाईनमेंट डीड  
सादर करण्याच्या नाव: भाविक अरविंद शाह.

दस्तावेजाळणी की ₹. 540.00

एकूण: ₹. 540.00

JOINT S R PANVEL 1

1): देयकाचा प्रकार: By Cash रकम: ₹. 540/-

8

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 050720182600	Date 05/07/2018
Received from BHAVIK ARVIND SHAH, Mobile number 9702898989, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Panel 1 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 05/07/2018
Bank CIN 10004152018070502168	REF No. 173008871
This is computer generated receipt, hence no signature is required.	

*Bhavik*

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Between



महाराष्ट्र MAHARASHTRA

© 2015 ©

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29 JUN 2018

पुस्तकालय दिनांक  
 न्यायिक कार्यालयाचे नांव - पनवेल,  
 जिल्हा - रायगड.

न्यायिक कार्यालयाचे नांव - रायगड.



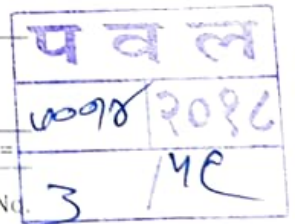
Transfer of Lease by way of Assignment

Description of Property/Plot

Plot Bearing No. 1232, on Road No. 14

in Steel Warehousing Complex, at: **Kalamboli**,  
 (Navi Mumbai), Taluka: **Panvel**, District: **Raigad**.

Stamp Duty	:	Rs.100/=
Registration Fee (Charges)	:	Rs.100/=
Sale Price	:	Rs.35,00,000/=



Lease holds right property being on the Plot No. **1232**, on Road No. **14**, of **Iron & Steel Warehousing Complex**, at: **Kalamboli**, Taluka: **Panvel**, District: **Raigad**, for Value of **Rs.35,00,000/= (Rupees. Thirty Five Lakhs Only)**.

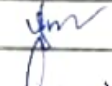
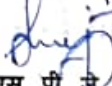
This **Deed of Transfer of Lease by way of Assignment** made and entered into at **Kalamboli**, on this 5<sup>th</sup> day of **July - 2018**.



*Handwritten signature*

*Handwritten signature*

जोडपत्र - २ / Annexure - II

दस्तावा प्रकार / अनुच्छेद क्रमांक	Transfer of Lease by way of Assignment
दस्त नोंदणी करणार आहेत का	Yes
नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव	Sub-Registrar of Assurance at Panvel ( )
मिळकतीचे वर्णन	Plot No. 1232, Road No. 14, Sector - KWC, Steel Market, Kalamboli, Navi Mumbai
मोबादता रक्कम	Rs.35,00,000/=
मुद्रांक विकत घेणा-याचे नाव व पता	Mr. Bhavik Arvind Shah
दुस-या पक्षकाराचे नाव	Mr. Amardeep Singh S/o. Japan Singh
हस्ते असल्यास त्याचे नाव व पता	Yogesh Pandey (Kalamboli, Navi Mumbai)
मुद्रांक शुल्क रक्कम	Rs.100/=
मुद्रांक विक्री नोंदवही अनुक्रमांक / दिनांक	1210 / 03/07/2018
मुद्रांक विकत घेणा-याची सही	
परवानाधारक मुद्रांक विक्रेत्याची सही/पता: शेख स्टॅम्प वेंडर, KL - 5 / 35 / 01, सेक्टर - 3E, कळंबोली, (नवी मुंबई), ता. पनवेल, जि. रायगड - 410 218 (9819 652324) (9221 276997)	 सा. एस. पी. जे. शेख परवाना क्र. पनवेल-5/1996-97
ज्या कारणासाठी जयांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे	

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Between

**MR. AMARDEEP SINGH S/O. JAPAN SINGH,**

Adult, Indian Inhabitant, residing at: House No. 760, Sector No. 14, Faridabad 121002 (Haryana) \*Through its P. A. Holder **MR. BHAVIK ARVIND SHAH,** (hereinafter referred to as "The Assignor") (which expression shall where the context so admits be deemed to include his/her heirs, executors, administrator and assign) of the **One Part**

And

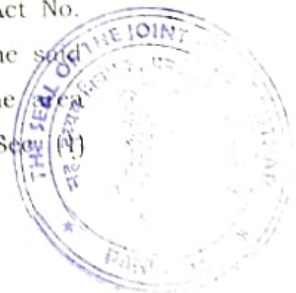
**MR. BHAVIK ARVIND SHAH,** Adult, Indian

Inhabitant, residing at 19/1902, Shripat Tower, A Wing, Pimple Wadi, Sikka Nagar, Mumbai - 400 004 (hereinafter referred to as "The Assignee") (which expression shall where the context so admits, be deemed to include his/her heirs, executors, administrator and assign) of the **Other Part.**

**WHEREAS:**

The **City & Industrial Development Corporation of Maharashtra Limited.**, is Govt. of Maharashtra Company, within the meaning of the Companies Act, 1956 (hereinafter referred to as "**The Corporation**") having its Registered Office at Nirmal 2<sup>nd</sup> floor, Nariman Point, Mumbai - 400 021. The Corporation has been declared as a New Town Development Authority under the provision of Sub-Section 3 (A) of Section 113 of Maharashtra Regional and Town Planning Act, 1956, Maharashtra Act No. XXXVII of 1966 (hereinafter referred to as "the said Act"), for the new Town of Navi Mumbai. The designated as site for New Town under Sub-Section 3 (A) of section 113 of the said Act.

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**AND WHEREAS:**

The State Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an order duly made in the behalf as per the provision of Section 113 (3) (A) of the said Act.

**AND WHEREAS:**

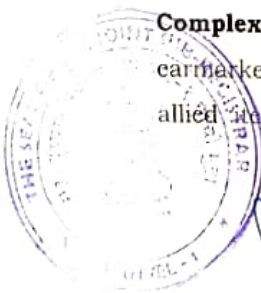
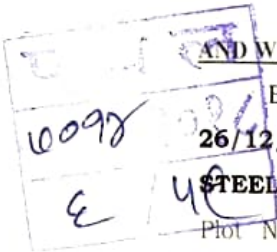
By virtue of being the Development Authority, the Corporation has been empowered under Section 118 of the said Act to dispose of any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the said Act.

**AND WHEREAS:**

By Agreement to Lease made at **C.B.D-Belapur**, on this **26/12/1985**. Between **City & Industrial Development Corporation of Maharashtra Limited**, a Company incorporated under the Companies Act 1956 (1 of 1956) and having its Registered Office at Nirmal, 2<sup>nd</sup> floor, Nariman Point, Mumbai-400021 (hereinafter referred to as "**The Corporation**") of the **One Part And** the Original Allottee **M/S.MAHENDRA STEELS (BOM.)** of the **Other Part** (hereinafter referred to as "**The Said Agreement to Lease**").

**AND WHEREAS:**

By an Agreement to Lease, executed Dated: **26/12/1985**. The Original Allottee **M/S.MAHENDRA STEELS (BOM.)** has been allotted a Plot of land being Plot No. **1232**, Road No. **14**, **Steel Warehousing Complex, Kalamboli Taluka: Panvel, Dist: Raigad**, earmarked for warehousing and trading in Iron, Steel, allied items and activities incidental thereto as per



demarcation thereof by **City & Industrial Development Corporation of Maharashtra Ltd, (Corporation)** on payment of certain amount, which the Assignor has paid in full in the Corporation.

**AND WHEREAS:**

i) The **Agreement of Lease**, execute between **CIDCO/Corporation** and Original Allottee on Dated: **26/12/1985**.

ii) The **Lease Deed**, (on **Tripartite Agreement Basis**), execute between **CIDCO/Corporation** and Present Owner/Assignor **MR.AMARDEEP SINGH JAPAN SINGH**, Dated: **09/03/2006** and Registered at Sub-Registrar of Assurance at Panvel (2) (**Uran**), on Dated **07/04/2006** Registration Sr. No. **02017/2006**.

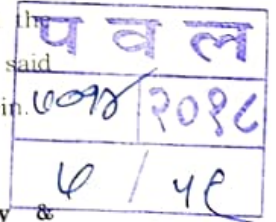
iii) The **Tripartite Agreement**, executed between the **CIDCO/Corporation** and Original Allottee **M/S.MAHENDRA STEELS (BOM.)** & Present Owner/Assignor **MR.AMARDEEP SINGH JAPAN SINGH**, on Dated: **09/03/2006**.

**AND WHEREAS:**

The Assignor was granted the lease of plot of land as mentioned above for period of 60 Years computing from the date of the said lease and the Assignor was permitted to enter into upon the said plot of land for the purpose mentioned above therein.

**AND WHEREAS:**

A Lease deed made between the **City & Industrial Development Corporation of Maharashtra Ltd**, and the Present Owner/Assignor has paid a proper Stamp Duty on **Lease Deed** of and



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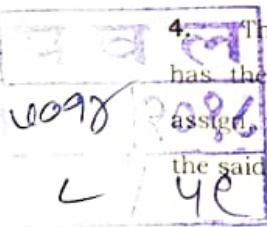
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the same has been Registered at the Sub-Registrar of Assurances at Panvel (2).

**THE ASSIGNOR DO HEREBY COVENANT AS FOLLOWS:**

1. Assignee has paid on behalf of Assignor agreed premium of to the Corporation for the purpose of Sale/ Transfer permission.
2. The Original Allottee as per the said Agreement to Lease, on Dated: **26/12/1985** to nevertheless to the provisions of the **M RTP Act, 1966 (Mah. XXXVII of 1966)** and the rules there under paying there of yearly during there said term into the Lesser at the Registered Office of the lesser or otherwise required the yearly rent of Rs.100/- from, the 1<sup>st</sup> March or any part thereof, the said rent to be paid in advance without any deduction whatsoever on the 1<sup>st</sup> day of April, of within 30 days there for in each & every year and thereby reserved and the covenants and conditions there under contained.
3. The Assignee being in need of the Plot approached the Assignor and requested to sell the said demised Plot as comprised in the said lease subject to the terms and conditions thereof, for a sum of **Rs.35,00,000/= (Rupees. Thirty Five Lakhs Only)**, the amount whereof, the Assignor doth hereby acknowledge the receipt.

4. The Assignor has assured the Assignee that he has the full right, title and interest to grant, sell assign, release, convey and assure unto the Assignee, the said demised Plot.





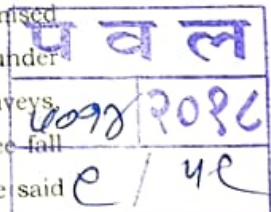
5. In the terms of the Covenant No.3 (0) of the said Lease. The Assignor obtained permission in writing from the corporation for transfer of said demised Plot to the Assignees jointly, for which the Assignee on behalf of Assignor paid one half of the difference between the declared premium and the premium of the said land paid by the Assignor to the Corp.

6. The Assignor has handed over the peaceful possession for the said demised Plot to the Assignee and the Assignee admits of having received possession of the same.

7. The Corporation has granted the requisite permission to the Assignor to grant the requisite permission to the Assignee to transfer the said demised Plot under its vide **Letter No. CIDCO/EMS/AEO(HQ)/2018/2581, on Dated: 04/07/2018** on the terms and conditions mentioned therein which have been fully completed with by the Assignor.

**THIS INDENTURE NOW WITNESSETH THAT:**

1. In consideration of the Plot and of the said sum of **Rs.35,00,000/= (Rupees. Thirty Five Lakhs Only)**, paid on or before execution of these presents by the Assignee, being the sale price of the said demised Plot as described in the schedule I/we hereunder written, the Assignor doth hereby grants, conveys, sells, transfer, assigns and assures unto Assignee fall her/his lease-hold rights/estate of interest in the said Demised Plot acquired under and by virtue of the herein before Lease together with the said Plot **together with** all rights, casement and appurtenance thereto belonging to have and hold the same for the



*Assignor*

*Assignee*

expired terms of the said lease together with all benefits and advantage for the term of Sixty years computed form the \_\_\_\_\_ subject nevertheless to the provision of the said Act, 1966 and a subject to the covenants, agreements provided therein, such as:

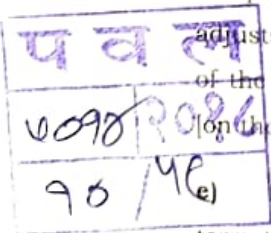
a) During the said terms hereby created to pay into the said rent at times, on the days and in the manner herein before appointed for payment thereof clear of all deductions.

b) To pay all existing and future taxes rates assessments land revenue and outgoing of every description for the time being payable either by land lord or tenant or by the Occupier in respect of the demised Plot and anything for the time being thereon at presents there are no taxes.

c) Not to make any excavation upon any part of the said land hereby said demised Plot nor to remove any stone, gravel, clay or earth there from except for the purpose of forming of foundations of the building/s for the purpose of any work pursuant to the terms of this lease.

d) Not to erect any building/s, erection or structure except a compound wall, steps, garages & necessary adjuncts here to as hereinafter provided on any portion of the said land out said the building line shown up (on the said plan).

e) Not at any during the continuance of the said term to affix or display on or form the demised/Plot any sign-board, sky-sign, non-sign or advertisements with/without illumination or otherwise unless the



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cosset in writing of the Managing Director has been previously obtained thereto.

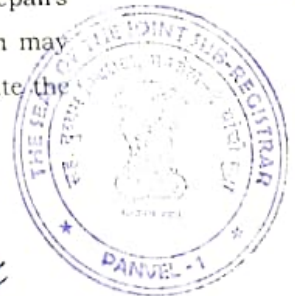
f) Not any time during the period of this Demise to erect any building/structure on any portion of the said land/add to any existing building except with the previous written permission of the Corporation which the Corporation shall be at liberty to grant on such terms and conditions as may be then stipulated including the condition for payment for additional premium.

g) That no alteration/addition shall be made to their façade or elevation of any building or erection erected and standing on the said demised Plot or Architectural features thereof except with the previous written permission of the Managing Director.

h) Throughout the said term at Lessee's expense well and substantial to repair/pave & keep in good condition to the satisfaction of the Managing Director of CIDCO/Corporation, the said Building and the Plot and Drains, Compound wall and Fences there unto belonging and all fixtures and all additions thereto.

i) To permit the Managing Director and the Officer/s, Workmen or other/s employed by the Corporation from time to time and at all reasonable times of the day during the term hereby granted after a week's previous notice to enter into or upon the said Plot and to inspect the state of repairs thereof and if upon such inspections shall appear that and repairs or any works are necessary they or any of them may by notice to the Assignee call upon him to execute the

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repairs or such works and upon his failure to do so within a reasonable time the Corporation may execute time at expenses in all respect of Assignee.

**j)** Not to do or permit anything to be done on the said demised Plot which may be a nuisance, annoyance or disturbance to the Owners, Occupiers or residents of other premises in the vicinity.

**k)** To use the said demised Plot for the purpose of having a Steel Warehousing and shall not use for any other purposes.

**l)** To indemnify and keep indemnified the Corporation against any claim for damage or loss suffered by any person in consequence of anything done under the authority herein contained or in exercise of the rights and liberties hereby granted.

**m)** To make the Corporation a yearly payment at such rate as may be determined from time to time by the Corporation as its contribution to the cost of establishing maintaining civil amenities such as road, water drainage and conservancy for the said demised Plot regardless of the extent of benefit derived by it from such amenities. Provided that no payment shall be made one year after such civic amenities has been

transferred to local authority constituted under any Law for the time being in force. The payment shall be paid on the first day of 25<sup>th</sup> - April within 30 days.

The Assignee doth hereby covenants with the Assignor that the Assignees shall observe and perform the terms, conditions and covenants contained in the hereon above recited **Indenture of Lease** insofar as

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*Signature*

*Signature*



the same relates to the said Plot and shall also observe and comply with the **Bye-Laws (Annexure 'C')** to the aforesaid Declaration and shall **Indemnify** and keep indemnified the Assignor against non-observance or nonperformance thereof by him.

3. The Assignee doth hereby convenient with the Assignor and undertake that the Assignee shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said demised Plot or his interest with the possession of the demised or permit any person to use wholly or partly the demised Plot **Provided that** nothing contained herein shall apply if the Assignee shall perform to the satisfaction of the Corporation the following conditions:

i) Before transferring the said demised premises, the Assignee shall pay to the Corporation one half of the difference between the declared premium and the premium paid by the Assignor to the Corporation for obtaining the lease of the said demised Plot. Provided that the payment to be made by the Assignee to the Corporation shall not be less than **Rs.5,000/= (Rupees. Five Thousand Only).**

ii) In the instrument by which the Assignee shall transfer the said demised Plot, the Assignee shall perform and observe to the Corporation all the conditions and covenants of the lease granted to him including this covenant.

iii) A true certified copy of the instrument of transfer executed between the Assignee and the Assignor is deposited with the Estate Officer of the

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Corporation within seven days from the day of its execution.

4) **EXPLANATION: (I)**

"**The Declared premium**" means the premium calculated at such rate or rates as may be determined by the Corporation from time to time.

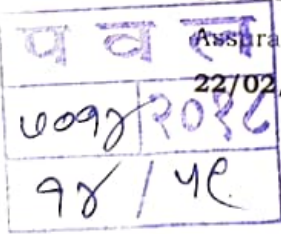
5) **EXPLANATION: (II)**

Nothing contained herein shall apply to the mortgage of the said demised Plot or any part thereof to the Central Govt., State Govt., a Nationalized Bank, L. I. Corporation of India, the Maharashtra State Financial Corporation, the H.D.F.C. Ltd or an Employer of the Assignee or any other Financial Institution as may be approved by the Board of Directors of the Corporation from time to time.

6. **Rs.3,28,300/= (Transfer Charges) + GST 18% Rs.59,094/= Total Rs.3,87,394/=** has already been collected by the Corporation and subsequently issued **N.O.C.** for selling/transfer the said Demised Plot No. **1232**, to the Assignee **MR.BHAVIK ARVIND SHAH**, vide Letter No. **CIDCO/EMS/AEO(HQ)/2018/2581**, Dated: **04/07/2018**.

7. The Assignor had executed a registered General Power of Attorney in favors of Assignee **MR.BHAVIK ARVIND SHAH**, whereby he is empowered to execute the **Deed of Conveyance** or **Transfer of Lease by way of Assignment** and appear before the Sub-Registrar of

Assurances at Panvel (1), Registration on Dated: **22/02/2013**, Registration Serial No. **01998/2013**,



*Bhavik*

and register the same for and on behalf of the Assignor  
**MR. AMARDEEP SINGH JAPAN SINGH.**

**7.** The Assignor and the Assignee had registered the Agreement for Sale, with full stamp duties and registration charges (fee), and Registered at the Sub-Registrar of Assurance, at Panvel (1), on Dated: **22<sup>nd</sup>** day of **February - 2013**, Registration Sr. No. **01996/2013.**

**SCHEDULE OF THE SAID PLOT OF LAND:**

All that piece of land known Plot No. **1232**, on Road No. **14**, Sector - **KWC**, in **Kalamboli Steel Ware-Housing Complex**, containing by admeasurements about **450.00** Sq. Meters, at: **Kalamboli**, Taluka: **Panvel**, District: **Raigad**, the jurisdiction of Registration Sub-Dist: **Panvel**, District: **Raigad**.

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

**SIGNED AND DELIVERED** by the  
 Withinnamed "**Assignor**"

**MR. AMARDEEP SINGH JAPAN SINGH**

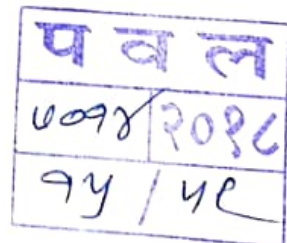
**\*Through its P. A. Holder**

**MR. BHAVIK ARVIND SHAH**

In the presence of

1) (Bans) नारायणकुमार शिवदी

2) Yojan Parley



**SIGNED AND DELIVERED** by the  
Withinnamed "**Assignee**"

**MR.BHAVIK ARVIND SHAH**

In the presence of



1)  अश्विनी

2) 



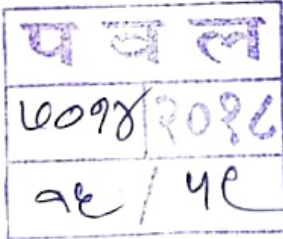


**RECEIPT**

Received of and from the withinnamed  
"**Assignee**" **MR.BHAVIK ARVIND SHAH**, a sum of  
**Rs.35,00,000/= (Rupees. Thirty Five Lakhs Only)**,  
by Cheque No. **539309**, of **Yes Bank, Lamington  
Road-Branch**, on Dated: **20/02/2013**, being the full  
and final consideration of the sale price as agreed to  
under these presents in respect of the Plot No. **1232**,  
Road No. **14, Steel Warehousing Complex,**  
**Kalamboli, (Navi Mumbai)**, Taluka: **Panvel**, District:  
**Raigad**, admeasuring about **450.00** Sq. Meters.

I SAY RECEIVED

**Rs.35,00,000/=**





**(MR.AMARDEEP SINGH JAPAN SINGH) \***

**\*Through its P. A. Holder  
MR.BHAVIK ARVIND SHAH**





# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

(सोआयएन - यु १९९९९ एमएच १९७० एसजीसी - ०१४५७४)

नोंदणीकृत कार्यालय :

'निर्मल' दुसरा मजला, नरीमन पॉईंट,

मुंबई : ४०० ०२९.

दूरध्वनी : ००-९१-२२-६६५० ०९००

फॅक्स : ००-९१-२२-२२०२ २५०९

मुख्य कार्यालय :

'सिडको' भवन, सि.सी.सी. रोड, नेवसाह

नवी मुंबई ४००

दूरध्वनी : ००-९१-२२-६६५० ०९००

फॅक्स : ००-९१-२२-२२०२ २५०९

No.CIDCO/EMS/AEO(HQ)/2018/ 258)

04/07/2018

संदर्भ क्र. Mr. Amardeep Singh S/o. Japan singh  
House No. 760, Sector-14,  
Faridabad- 121 002, (Hariyana)

दिनांक :

Sub : Grant of permission to transfer Plot No. 1232, Sector – KWC,  
Kalamboli, adm.450.00 Sq.mtr.

Ref : Your application dtd. 20/06/2018.

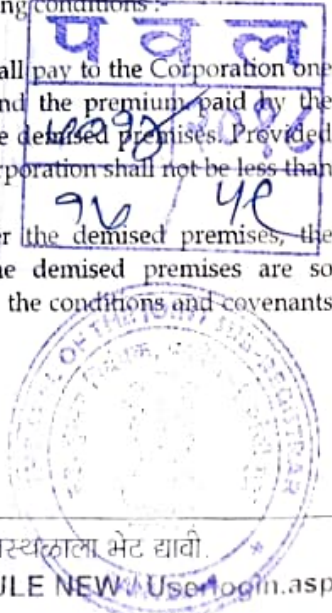
Madam,

Since you have paid sum of Rs. 3,28,300/- + G.S.T. 18% Rs. 59,094/- Total Rs. 3,87,394/- (Rupees Three Lakh Eighty Seven Thousand Three Hundred Ninety Four Only) being Transfer charges, the Corporation is pleased to permit you to transfer and assign your leasehold rights from **Mr. Amardeep Singh S/o. Japan singh** to **Mr. Bhavik Arvind Shah** subject to the following terms and conditions :-

- The transfer and assignment of your leasehold rights shall be effected after obtaining permission of the Competent Authority under Urban Land (Ceiling & Regulation) Act, 1976 by a regular conveyance according to law at the cost of the parties.
- The deed of Assignment shall be registered with the Sub-Registrar of Assurance on or before 03/10/2018.
- The Deed of Assignment shall contain the following Covenant :-

"The Assignee shall not sell, assign, mortgage, undelete or otherwise transfer wholly or partly the demised premises or his interest therein or part wholly or partly with the possession of the demised premises or permit any person to use wholly or partly the demised premises PROVIDED THAT nothing contained herein shall apply if the Assignee shall perform to the satisfaction of the Corporation the following conditions :-

- Before transferring the demised premises, the assignee shall pay to the Corporation one half of the difference between the declared premium and the premium paid by the Assignor to the Corporation for obtaining the Lease of the demised premises. Provided that the payment to be so made by the Assignee to the Corporation shall not be less than Rs. 5,000/-.
- In the instrument by which the Assignee shall transfer the demised premises, the Assignee shall impose upon the person to whom the demised premises are so transferred to perform and observe to the Corporation all the conditions and covenants of the Lessee granted to him including this convenient.



**SIGNED AND DELIVERED** by the  
Within named "Assignee"



- 3 A true certified copy of the instrument of transfer executed between the Assignee and the transferee is deposited with the Estate Officer of the Corporation within seven days from the date of its execution.

**Explanation (i) :** "The declared premium" means the premium calculated at such rate or rates as may be determined by the Corporation from time to time.

**Explanation (ii) :** Nothing contain herein shall apply to mortgage of the demised premises or any part thereof, to the Central Govt., a State Govt., a Nationalized Bank, the Life Insurance Corporation of India, the Maharashtra State Financial Corporation, the Housing Development and Finance Corporation Ltd., or an employer or the Assignee or any other Financial Institution as may be approved by the Board of Directors of the Corporation from time to time.

- d) You shall obtain any other permission, as may be required by any other statute.  
e) You shall furnish certified copy of the said Deed of Assignment within 7 days from the date of registration.

The permission is hereby granted shall lapse and be of no effect if the Deed of Assignment for the intended transfer of assignment is not executed and lodged for registration with the Registrar of Assurances on or before 03/10/2018 and a certified copy with its registration No. and date is deposited with the Corporation in the Estate Section within seven days from the time to time such registration, for effecting consequential changes in our record.

The Assignee will be liable to pay such charges as may be fixed by the Corporation from time to time.

Thanking you,

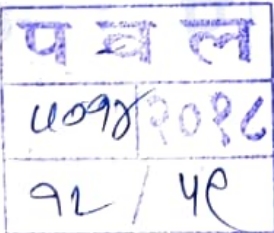
Yours faithfully,

Estate Officer (TS-III)

Estate Officer  
ECO Ltd., CIDCO Bhava  
Navi Mumbai-400 613.

Copy to :-

Mr. Bhavik Arvind Shah  
19/1902, Shripati Tower, A Wing,  
Pimple Wadi, Sikka Nagar, Mumbai-400 004



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**  
(CIN - U99999 MH 1970 SGC - 014574)

**REGD. OFFICE**  
"NIRMAL", 2nd Floor  
Nariman Point  
Mumbai - 400021  
Phone: 00-91-22-6650 0900  
Fax : 00-91-22-2202 2509

**HEAD OFFICE**  
CIDCO Bhavan  
CBD Belapur  
Navi Mumbai - 400614  
Phone: 00-91-22-8791 8100  
Fax : 00-91-22-8791 8166

**Mortgage NOC**

Ref. No. CIDCO/ESTATE-3/2022/8000179835

Date 23 12 2022

To,  
MR. BHAVIK ARVINDKUMAR SHAH  
19/1902, SHRIPATI TOWER, A-WING, PIMPLE WADI, SIKKA NAGAR,  
MUMBAI. 400004

Subject : Your Request for Mortgage NOC

Reference : Application number 8000179835

In respect of Plot no. 1232, Road no. 14 Sector KWC at Kalamboli, Navi Mumbai

Sir/Madam

Please refer to your application dated 14/11/2022 referred above.

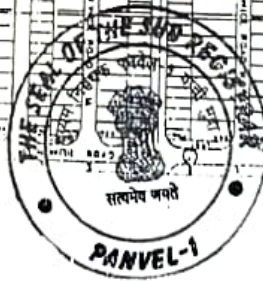
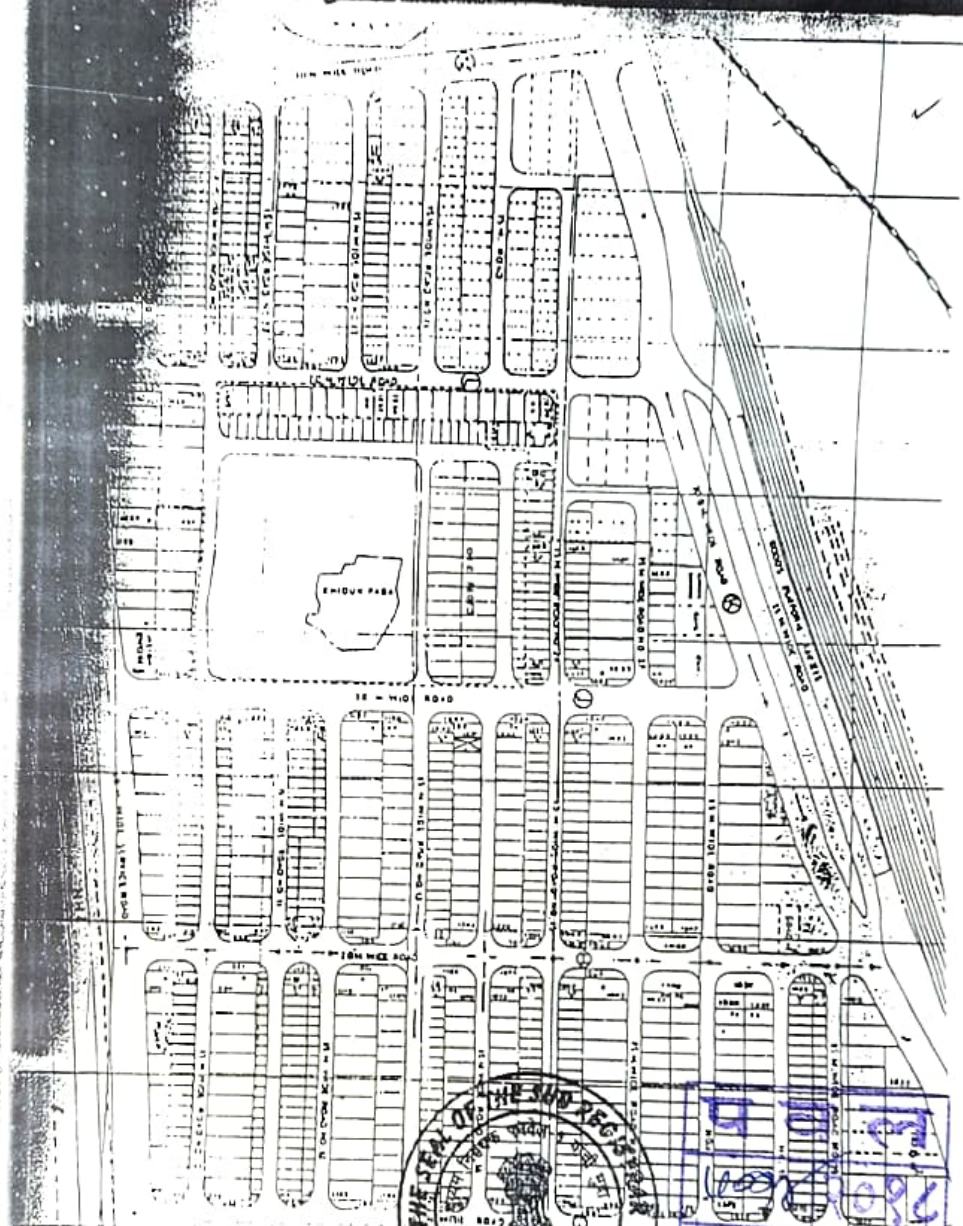
In this connection we have to inform you that our Corporation has No Objection to mortgage Plot No. 1232, Road No. 14, Sector no. KWC, Node Kalamboli, Navi Mumbai as for 1.) MR. BHAVIK ARVINDKUMAR SHAH security for loan to be borrowed from STATE BANK OF INDIA, FORT, MUMBAI Branch subject to the Navi Mumbai Disposal of Lands Amendment Regulation, 2008 and subject to the terms & conditions of the Agreement to Lease/Lease deed.

Thanking You

Yours Sincerely,  
PRATISHA Digitally signed by  
PRATISHA  
BHIMRAO BHIMRAO SABALE  
SABALE Date: 2022.12.23  
00:26:15 +05'30'  
Asst. Estate Officer/Estate Officer

CC to. STATE BANK OF INDIA, FORT, MUMBAI Branch





प व ल  
 १०९८  
 १०९८



प व ल  
 २०१० / २००६

१२/१४  
 प व ल  
 १०९८ / २०१४  
 २५ / ३०

१४  
 १०९८  
 १०९८





36/1996  
Friday, February 22, 2013  
10:45 AM

पावती

Original/Duplicate

नोटणी क्र.: 39M

Regn.: 39M

पावती क्र.: 2160

दिनांक: 22/02/2013

गावाचे नाव: कळंबोली

दस्तऐवजाचा अनुक्रमांक: पवस-1-1996-2013

दस्तऐवजाचा प्रकार: अंतीम असाईनमेंट

सादर करणाऱ्याचे नाव: भाविक अरविंद शाह

नोटणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 440.00

पृष्ठांची संख्या: 22

एकूण:

रु. 30440.00

आपणास हा दस्तऐवज अंदाजे 11:01 AM ह्या वेळेस मिळेल आणि सोबत थंबनेल पत्र व CD घ्यावी.

JOINT S R PANVEL 1

बाजार मूल्य: रु. 9810000/-

भरलेले मुद्रांक शुल्क: रु. 490500/-

मोबदला: रु. 3500000/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु. 30000/-

श्रीडी/धनादेश/पे ऑर्डर क्रमांक: 001848 दिनांक: 13/02/2013

बँकेचे नाव व पत्ता: Bank of Baroda

2) देयकाचा प्रकार: By Cash रक्कम: रु. 440/-

मूळ दस्त परत मिळाला

पक्षकारांनी सही  
मूळ दस्त परत दिला

लिपिक,  
दुय्यम निबंधक, पनवेल-१

प व ल  
0098 2086  
22/48



**ICICI BANK LTD FRANKING DEPOSIT SLIP**

Pay to: Acct Stamp Duty		Deposit No: 113166
Franking Value	Rs. 3800/-	Customer Copy
Service Charges	Rs. 10/-	
Total	Rs. 3810/-	

Name of Stamp duty paying party:  
Amandeep Singh s/o  
Jagan Singh.

DD/Cheque No. 3800  
Drawn on Bank ICICI BANK

Trans ID 7833  
Franking Sr. No. 7833  
Office: [Signature]

**LEASE DEED**

THIS LEASE made at CBD Belapur New Mumbai the 07<sup>th</sup> day of April Two Thousand and 2006 BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered Office at Nirmal, 2<sup>nd</sup> floor, Nariman Point, Mumbai - 400 021 ( hereinafter referred to as "the Lessor" which expression shall where the context so admits, be deemed to include its successors and assigns) of the one Part AND, (1) (Name of Person) Amandeep Singh s/o Jagan Singh of ( Address and Occupation) House No 760 Sector 14 Faridabad 121002 (Haryana)

hereinafter referred to as "the Lessee" \_\_\_\_\_  
 which expression shall, where the context so admits, be deemed to include its successors and assigns, administrators & representatives.)

**पवल**  
4098  
28 / 10 / 06

Name of Person \_\_\_\_\_  
 Address and Occupation \_\_\_\_\_  
 hereinafter collectively referred to as "the Lessee" \_\_\_\_\_  
 which expression shall, where the context so admits, and representatives.)

**3rd** (Address and Occupation)  
2070 / 2008 and (Name of Person)  
9/197

THE SEAL OF THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED  
 1998  
28 / 10 / 06

THE SEAL OF THE SUB-REGISTRAR  
 1998  
28 / 10 / 06  
**URAN**

**ESTATE OFFICER**  
**CIDCO (Pal. & Klm.)**

[Signature]



86/1998

पावती

Original/Duplicate

Friday, February 22, 2013

नोंदणी क्र.: 39M

10:53 AM

Regn.: 39M

पावती क्र.: 2162

दिनांक: 22/02/2013

गावाचे नाव: कळंबोली

दस्तऐवजाचा अनुक्रमांक: पवत-1-1998-2013

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: भाविक अरविंद शाह

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 440.00

पृष्ठांची संख्या: 22

एकूण:

रु. 540.00

आपणास हा दस्तऐवज अंदाजे 11:09 AM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

JOINT S R PANVEL 1

बाजार मुल्य: रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह दायम निबंधक, पनवेल  
मोबदल: रु.0/मल ९)

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 440/-

भूळ दस्त परत मिळाला

पथकाराची सही  
भूळ दस्त परत दिला

लिपिक,  
दयम निबंधक, पनवेल-१

प व ल	
००९४	२०९८
२५	५९



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

(CIN - U99999 MH 1970 SGC - 014574)

**REGD. OFFICE:**

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : 00-91-22-6650 0900  
FAX : 00-91-22-2202 2509

**HEAD OFFICE:**

CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614.  
PHONE: 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166

Ref. No. CIDCO/Estate-III/2018/ 3347

Date : 28.09.2018

To,

1) Original Licensee

**Mr. Amardeep Singh S/o. Japan Singh,**  
House No.760, Sector -14, Faridabad,  
Hariayana State -121 002.

2) New Licensee

**Mr. Bhavik Arvind Shah,**  
19/1902, Shripati Tower, A Wing, Pimple Wadi,  
Sikka Nagar, Mumbai-400 004.

Sub: **Final Order for Transfer of Plot No.1232, KWC, Kalamboli.**

Ref : Our letter No.CIDCO/EMS/AEO(HQ)/2018/2581 dtd. 4.07.2018.


Sir,

By the Deed of Transfer of Lease by way of Assignment made on 05.07.2018, **Mr. Amardeep Singh S/o. Japan Singh** in respect of the Plot No.1232, Sector-CWC, Kalamboli, Navi Mumbai & further registered with the Sub-Registrar, Panvel-1, under Sr. No.1-7014-2018 on 06.07.2018. Accordingly, we have taken a note on our record of transferring the leasehold rights of the said Plot No.1232 from **Mr. Amardeep Singh S/o. Japan Singh** to **Mr. Bhavik Arvind Shah**. As such hereinafter **Mr. Bhavik Arvind Shah** is the Lessee of this plot.

It is to informed you that, as per our policy, as the original licensee has given Indemnity Bond on 04-11-1996 to opt the plot open, we have granted extension of construction period from 31-08-1992 to 04-11-1996, but in future hence, in future if you desire to utilize the permissible FSI, as per the prevailing policy, you will have to pay the additional lease premium for granting extension of construction period.

Thanking you,

Yours faithfully,

  
Estate Officer (TS-III)  
Estate Officer (TS-III)  
CIDCO LTD.

CC to : 1) Chief Eex. Officer, MMRI & SMC, Kalamboli.  
2) Executing Engineering (Water Supply CIDCO).  
3) Executing Engineering (MSEB).  
4) AEO(EMS), CIDCO Ltd.



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION  
OF MAHARASHTRA LIMITED**

HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai - 400 614.

Sr. No. 12156

Date : 05/02/2019

Ref. No. : CIDCO / ACCTTS / E.B. - KLM-18-19

**SERVICE CHARGES CLEARANCE CERTIFICATE**

Shri / Smt. / M/s. Bhavik Arvind Shah

Apartment / Plot / Shop No. SEC/KWC/Plot/1232

Occupant of \_\_\_\_\_

Apartment / Plot / Shop in Sector No. KWC at Kalamboli has

paid the monthly Service Charges as detailed below :

5 2019 Mhnyac.

Service Charges paid Upto **March 1996** and this certificate is valid upto six months from date of issue.

This is for information please.

A/cs. Clerk

A/cs. Asstt.

Accountant ( KWC )

Asstt. Accounts Officer ( )

**ACCOUNTANT**  
( ESTATE / ACCOUNTS )  
KALAMBOLI



86/1996

इतर  
पावती

Original/Duplicate

Friday, 22 February 2013 11:34  
AM

नोंदणी क्र. : 39म

Regn.: 39M

पावती क्र.: 2169

दिनांक: 22/02/2013

गावाचे नाव: -कळंबोली

दस्तऐवजाचा अनुक्रमांक: पवल1-1996-2013

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू असाईनमेंट

सादर करणाऱ्याचे नाव: भाविक अरविंद शाह

वर्णन

नकला व जापने

रु. 160.00

पृष्ठांची संख्या: 8

एकूण:

रु. 160.00

JOINT S R-PANVEL 1

सहस्रमुख निबंधक, वर्ग १  
(सिन्वेल १)

1); देयकाचा प्रकार: By Cash रक्कम: रु 160/-



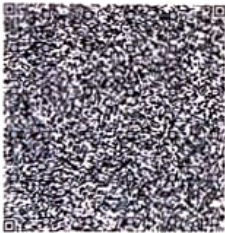
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Maharashtra

## e-Stamp

Issued by :  
Shack Holding Corporation of India Ltd.  
Location : PANVEL  
Signature : *[Signature]*  
Details can be verified at [www.shackstamp.com](http://www.shackstamp.com)

Certificate No. : IN-MH15957900885017L  
 Certificate Issued Date : 14-Feb-2013 01:14 PM  
 Account Reference : SHCIL (FI)/ mhshcii01/ PANVEL/ MH-RAI  
 Unique Doc. Reference : SUBIN-MHMHSKCIL0116879934596723L  
 Purchased by : BHABIK ARVIND SHAH  
 Description of Document : Article 25(b)to(d) Conveyance  
 Property Description : PLOT NO-1232, ROAD NO-14,SECTOR-KWC,KALAMBOLI,PANVEL  
 Consideration Price (Rs.) : 35,00,000  
 (Thirty Five Lakh only)  
 First Party : AMARDEEP SINGH SON OF JAPAN SINGH  
 Second Party : BHABIK ARVIND SHAH  
 Stamp Duty Paid By : BHABIK ARVIND SHAH  
 Stamp Duty Amount(Rs.) : 4,90,500  
 (Four Lakh Ninety Thousand Five Hundred only)



Please write or type below this line

*CAK*

प व ल	
१०००	२०१३
३ / ३०	

*Aravik*

ZK 0002025691

### Statutory Alert:

- The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
- The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site [www.shackstamp.com](http://www.shackstamp.com)

*CAK*

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१०००	२०१३
३ / ३०	

*Aravik*

**AGREEMENT FOR SALE OF LEASE BY WAY OF ASSIGNMENT**

AGREEMENT FOR SALE OF LEASE BY WAY OF ASSIGNMENT of lease hold property bearing Warehousing Plot No. 1232, on Road No. 14, in Sector – KWC, admeasuring about 450 Sq. Meters at: Kalamboli, Taluka- Panvel, District – Raigad for the value of Rs. 35,00,000/- (Rupees Thirty Five Lakh Only).

THIS AGREEMENT FOR SALE is made and entered into at Panvel on 23<sup>rd</sup> day of FEB 2013.

**BETWEEN**

**Mr. AMARDEEP SINGH S/O JAPAN SINGH**, Age 37 Years, an adult Indian inhabitant and residing at: - **HOUSE NO.760, SECTOR. NO.14, FARIDABAD 121 002 (HARYANA)**. Hereinafter called and referred to as the "Assignors" (which expression shall be deemed to mean and include their respective legal heirs, executors, administrators, representatives, and permitted Assignee) of the ONE PART.

**AND**

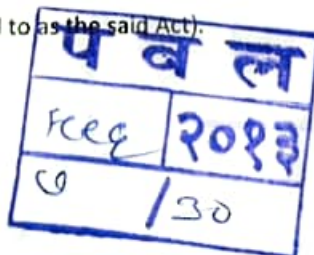
**MR. BHAVIK ARVIND SHAH**, Age 20 Years, an adult Indian inhabitant and residing at: - **19/1902, SHRIPATI TOWER, "A" WING, PIMPLE WADI, SIKKA NAGAR, MUMBAI 400 004**. Hereinafter called and referred to as the "Assignee" (Which expression shall mean and include his heirs, executors, Assignee, administrators) of the OTHER PART.

**WHEREAS:-**

- 1) The City and Industrial Development Corporation of Maharashtra Ltd. a company incorporated under the Companies Act, 1956 ( 1 to 1956) and having its Registered Office at 'Nirmal' 2<sup>nd</sup> Floor, Nariman Point, Mumbai-400 021, hereinafter referred to as the "Corporation", is the New Town Development Authority of New Bombay incorporated by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) Section 113 of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as the said Act).



*CA*



*Bhavik*



- 2) The State Government of Maharashtra has been acquiring lands pursuant to section 113-A, of the said Act and is vesting such lands in Corporation for its development and disposal, on such terms, conditions, stipulations, covenants, and for a consideration as the corporation may decide from time to time.
- 3) The Corporation developed such pieces of land laying down the plots for being leased, acquired by the State Government and subsequently vested in the Corporation.
- 4) By Agreement dated 26.12.1985, CIDCO and the M/s. Mahendra Steels (Bom.), through its Partners Mr. J.B Maheshwari & Mrs. NEELMA Maheshwari, who has purchase Plot No. 1232, on Road No. 14, in Sector – KWC, admeasuring about 450 Sq. Meters at: Kalamboli, Taluka- Panvel, District – Raigad for Rs. 63,000/- (Rupees Sixty Three Thousand Only), "said plot" .
- 5) The Subject Property is on 60 years lease and on such terms and conditions and at and for a consideration as contained in the said Agreement to lease, and in pursuance whereof the Corporation handed over possession of the subject property to the licensees therein M/s. Mahendra Steels (Bom.), through its Partners Mr. J . B Maheshwari & Mrs. NEELMA Maheshwari, to enable them to construct a building thereon.
- 6) Thereafter with due permission from Corporation, the said M/s. Mahendra Steels (Bom.), Through its Partners Mr. J. B Maheshwari & Mrs. NEELMA Maheshwari, transfer, assign, his right, title and interest in favour of Mr. Amardeep Singh S/O Japan Singh and accordingly Tripartite Agreement is executed on 9th day of March 2006.
- 7) Thereafter on dated 07th day of April 2006, the said Mr. Amardeep Singh S/O Japan Singh, and the CIDCO entered the final lease deed, which is registered with the Joint sub-registrar of Assurance Panvel, serial no. PVL2 - 02017 - 2006 on dated 07/04/2006.
- 8) The Assignors wants to dispose off the said plot along with occupancy as on today for monetary consideration for themself and their family members and therefore they are in search of suitable purchaser.



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६/३०	

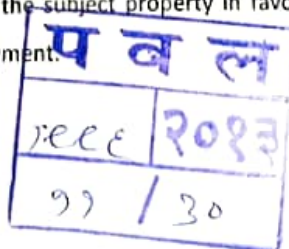
*CAK*

*Adwite*

- 9) The Assignee is in need of commercial premises for himself and his family member came to know about the same and they approached the Assignors and showed his willingness to purchase the said plot of land along with occupancy as on today. After negotiation by and between the parties Assignors agree to assign their rights, title and interest in respect of said plot along with occupancy as on today to the Assignee for a consideration amount of **Rs. 35,00,000/- (Rupees Thirty Five Lakh Only)**. The said offer of Assignors is accepted by the Assignee and which are mentioned hereinafter.

**NOW THIS AGREEMENT FOR SALE OF ASSIGNMENT RIGHT WITNESSETH AS FOLLOWS:-**

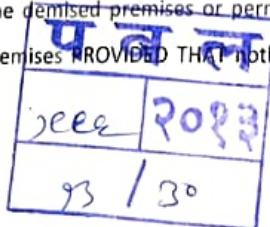
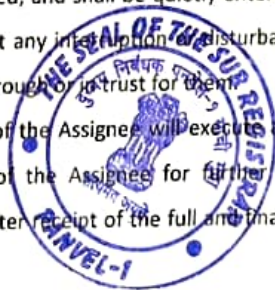
1. The Assignors hereby agrees to sell all their right, title and interest in the said plot i.e. Warehousing Plot No. 1232, on Road No. 14, in Sector – KWC, admeasuring about 450 Sq. Meters at: Kalamboli, herein for a total consideration of **Rs. 35,00,000/- (Rupees Thirty Five Lakh Only)** in condition as on today.
2. The Assignee has agreed to pay to the Assignors the sale price of **Rs. 35,00,000/- (Rupees Thirty Five Lakh Only)** as follows:-
  - (i) **Rs. 33,00,000/- (Rupees Thirty Three Lakh Only)** By Demand Draft no. 539309 drawn on **Yes Bank**, Lamington Road Branch.
  - (ii) Balance amount of **Rs. 2,00,000/-** within One month or after sanction of loan amount whichever is earlier.
3. In the terms of the Covenant No.3 (m) of the said lease deed, the Assignors agrees to obtained permission in writing from the Corporation for transfer of the said plot to the Assignee, for which the Assignee agree to pay the difference premium and the premium of the said land.
4. The Assignors hand over vacant physical possession of the subject property to the Assignee after execution of this agreement.
5. The Assignors hereby agrees that they will execute or cause to be executed any other agreement, deeds, documents or writings in consonance with this agreement if required to absolute transfer of the subject property in favour of the Assignee after receipt of the full and final payment.



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6. The Assignors shall pay to all concerned authorities i.e. MSEB, Water connection charges, etc., the monthly out goings and all other dues in respect of the subject property till the date of handing over the vacant physical possession.
7. THIS AGREEMENT NOW WITNESSETH that in consideration of the sum of Rs. **35,00,000/- (Rupees Thirty Five Lakh Only)** being this sale price of the said plot. The Assignee has paid to Assignor a sum of Rs. **33,00,000/-** The Assignors doth hereby agrees to grants, conveys, sells, transfer, assigns and assure unto Assignee all their lease hold rights, interest and title in the said plot acquired under and by virtue of the lease deed herein before mentioned. AND TOGETHER WITH all rights, assessments and appurtenance thereto belonging to have and to hold the same for the un expired term of the said lease together with all benefits and advantage thereof and a subject to the covenants, agreements and conditions provided therein.
8. The Assignors doth hereby covenants with to the Assignee as follows:
- That the rents, covenants and conditions as per the Deed of lease contained and reserved on the part of the Assignors been duly paid and observed and performed unto the dates hereof and that they have done nothing to incur forfeiture or to invalidate the said lease.
  - That the said plot hereby transferred, and shall be quietly entered into and upon the held and enjoyed without any interruption or disturbance by the Assignors or any person claiming through or in trust for them.
  - That the Assignor will at the cost of the Assignee will execute any further documents if required in favour of the Assignee for further and more particularly assuring the said plot after receipt of the full and final payment as stated hereinabove.
  - The said plot is free from encumbrances, charges, claims or lien of whatsoever nature.
9. The Assignee doth hereby further covenants with and undertakes to the Assignors that, the Assignee shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the demised premises or their interest therein or part wholly or partly with the possession of the demised premises or permit any person to use wholly or partly the demised premises PROVIDED THAT nothing contained herein



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shall apply if the Assignee shall perform to the satisfaction of the Corporation the following conditions:-

- (i) Before transferring the demised premises, the Assignee shall pay to the Corporation one half of the difference between the declared premium and the premium paid by the Assignors to the Corporation for obtaining the lease of the demised premises. Provided that, the payment to be so made by the Assignee to the corporation shall not be less than Rs.5,000/-.
- (ii) In the instrument by which the Assignee shall transfer the demised premise, Assignee shall impose upon the person to whom the demised premises are transferred to perform and observe to the corporation all the conditions and covenants of the lease granted to him including this covenant.
- (iii) A true certified copy of the instrument of transfer executed between you Assignee and your transferees is deposited with the estate officer of the corporation within seven days from the date of its execution.

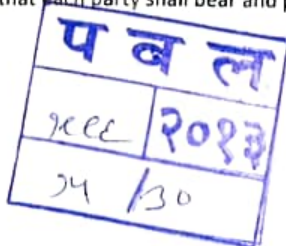
Explanation (1) "The declared premium" means the premium calculated at such rate or rates as may be determined by the Corporation from time to time.

Explanation (2) Nothing contained herein shall apply to mortgage of the demised premises or any part thereof, to the Central Govt., a State Govt., a Nationalized Bank, the Life Insurance Corporation Of India, the Maharashtra State Financial Corporation, the Housing Development Finance Corporation Ltd., or an employer of the Assignee or any other Financial Institution as may be approved by the Board of Directors of the Corporation from time to time.

10. The Assignors hereby agrees to execute and hand over to the Assignee a letter / prescribed form addressed to the Electric Company requesting them to transfer to the name of the Assignee all meters, installations and deposits standing in the name of / to the credit of the Assignors.



11. The stamp duty and registration charges, if any, on all documents pertaining to the sale and all other expenses of and / or relating to the sale shall be borne and paid by the Assignee alone save and except that each party shall bear and pay the fees of their respective Advocates.



*Signature*

*Signature*

**THE SCHEDULE ABOVE REFERRED**

All that piece and parcel of land bearing Warehousing Plot No. 1232, on Road No. 14, in Sector – KWC, admeasuring about 450 Sq. Meters at: Kalamboli.

IN WITNESS WHEREOF the parties hereinto set and subscribed their respective hand the day and the year first hereinabove written.

Signed, Sealed and Delivered ]

By the Within name Assignors ]

Mr. AMARDEEP SINGH S/O JAPAN SINGH

In the presence of ...

1) SUBHASHI K. CHANDAR ]

2) [Signature] J. C. B. ]

Signed, Sealed and Delivered ]

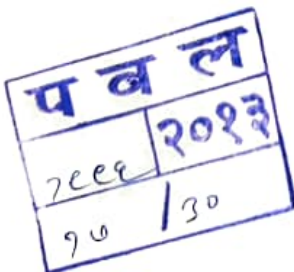
By the Within name Assignee ]

MR. BHAVIK ARVIND SHAH

In the presence of ... ]

1) SUBHASHI K. CHANDAR ]

2) [Signature] J. C. B. ]



सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 1996/2013

नोदणी :

Regn.63m

गावाचे नाव : 1) कळंबोली

एकर	अंगीमेट रू असाईनमेट
	3500000
आकारणी देतो की पटटेदार	9810000
1) पालिकेचे नाव:पनवेलइतर वर्णन ; इतर माहिती: प्लॉट नं. 1232, रोड नं. 14, सेक्टर केडव्ल्युमी, स्टील मार्केट, कळंबोली, ता. पनवेल, जि. रायगड, एरिया 450 चौ.मी ( ( Plot Number : 1232 : ) )	
2) 450.00 चौ.मीटर	
1) नाव:-अमरदिप सिंह सन ऑफ जपान सिंह वय:-37; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव:- .. ब्लॉक नं: हाऊस नं. 760., रोड नं: सेक्टर 14, फरीदाबाद, हरीयाणा, हरियाणा, फरिदाबाद पिन कोड:-121002 पॅन नं:-	
1): नाव:-भाविक अरविद शाह वय:-20; पत्ता:-प्लॉट नं. ., माळा नं: ए विंग., इमारतीचे नाव: श्रोपती टॉवर., ब्लॉक नं: 19/1902., रोड नं: पिंपळवाडी, सिक्का नगर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:- 400004 पॅन नं:-DPNPS5435A	
21/02/2013	
22/02/2013	
1996/2013	
490500	
30000	

सह दुय्यम निबंधक, वर्ग-२ (पनवेल १)

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to or an urban area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

