

336/3520

पावती

Original/Duplicate

Wednesday, July 01, 2015

नोंदणी क्र. :39म

3:49 PM

Regn.:39M

पावती क्र.: 4161

दिनांक: 01/07/2015

गावाचे नाव: वाशी

दस्तावेजाचा अनुक्रमांक: टनन6-3520-2015

दस्तावेजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: रितु आदित्य गुप्ता - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

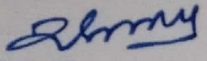
रु. 560.00

पृष्ठांची संख्या: 28

एकूण:

रु. 30560.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे  
4:01 PM ह्या वेळेस मिळेल.

  
Joint Sub Registrar Thane 6

बाजार मूल्य: रु.5444000/-

मोबदला: रु.5500000/-

भरलेले मुद्रांक शुल्क : रु. 330000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001862054201516S दिनांक: 26/06/2015

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु 560/-

मुळ दस्तावेज परत दिला

लिपीक

सह दुय्यम निबंधक, ठाणे क्र. ६  
मुळ दस्तावेज परत मिळावा

पक्षकाराची सही



Index-2( सूची - २ )



01/07/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 6

दस्त क्रमांक : 3520/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) वाशी

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	5500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5444000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: ऑफिस क्रं.301 तिसरा मजला देवव्रता प्रेमिसेस को ऑप सोसायटी लि भूखंड क्रं 83 सेक्टर-17 वाशी नवी मुंबई ता ठाणे जि ठाणे क्षेत्र 562 चौ फूट बिल्ट अप( ( SECTOR NUMBER : 17 ; ) ) इतर हक्क :
(5) क्षेत्रफळ	1) 562 चौ.फूट पोटखराब क्षेत्र : 0 NA
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-केजल हरेश अनावाडीया -- वय:-43; पत्ता:-प्लॉट नं: ए-1201, माळा नं: -, इमारतीचे नाव: प्रेसिडेंट पार्क, ब्लॉक नं: भूखंड क्रं. 77-77ए सेक्टर -29, रोड नं: वाशी नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:- 400703 पॅन नं:-ABAPP6696C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रितु आदित्य गुप्ता -- वय:-30; पत्ता:-प्लॉट नं: 58, माळा नं: -, इमारतीचे नाव: कच्छ हाऊस चौथा मजला , ब्लॉक नं: १०वा रोड जेवीपीडी स्कीम, रोड नं: विलेपार्ले -डबल्यू मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:- 400049 पॅन नं:-ADJPT0534C
(9) दस्तऐवज करून दिल्याचा दिनांक	30/06/2015
(10) दस्त नोंदणी केल्याचा दिनांक	01/07/2015
(11) अनुक्रमांक,खंड व पृष्ठ	3520/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	330000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह दुय्यम निबंधक ठाणे-६  
(वर्ग -२)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



Sarita v1.5.0

< इतर हरेशपरीत  
Ritu



महाराष्ट्र शासन  
**GOVERNMENT OF MAHARASHTRA**  
**ई-सुरक्षित बैंक व कोषागार पावती**  
**e-SECURED BANK & TREASURY RECEIPT (e-SBTR)**

Bank/Branch: PNB/CBD BELAPUR(4138)  
 Pmt Txn id : 260615M25589  
 Pmt DtTime : 26-06-2015@10:24:34  
 ChallanIdNo: 03006172015062550610  
 District : 1201/THANE

14031069341361

Stationery No: 14031069341361  
 Print DtTime: 26-06-2015@14:11:52  
 GRAS GRN : MH001862054201516S  
 Office Name : IGR118/THN6\_THANE NO 6 J

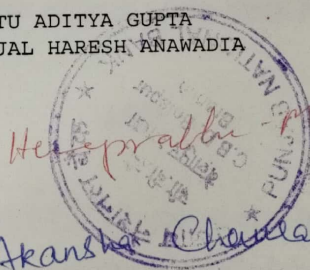
StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps SoS  
 StDuty Amt : R 3,30,000/- (Rs Three, Three Zero, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR  
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : A25/Conveyance/Sale/Transfer/Assignment Deed  
 Prop Mvblty: Immovable Consideration: R 55,00,000/-  
 Prop Descr : OFFICE NO.301,3RD FL DEVAVRATA, PREMISES CO.OP,SOCIETY LTD PLOT-83 SE  
 C-17VASHI NAVI MUMBA,TAL & DIST THANE,Maharashtra

Duty Payer: (PAN-ADJPT0534C) RITU ADITYA GUPTA  
 Other Party: (PAN-ABAPP6696C) KEJAL HARESH ANAWADIA

Bank official1 Name & Signature



Bank official2 Name & Signature Akansha Chaudhary  
 --- Space for customer/office use --- Please write below this line ---

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e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

*Ritu*

**DEED OF SALE/TRANSFER OF SHARES AND OFFICE**  
**BY AN EXISTING MEMBER TO NEW INCOMING**  
**MEMBER OF A REGISTERED CO.OP. SOCIETY.**

THIS DEED OF SALE-CUM-TRANSFER made at C.B.D., Navi Mumbai, on this 30<sup>th</sup> day of June 2015.

**BETWEEN**

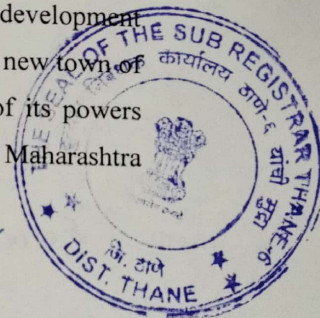
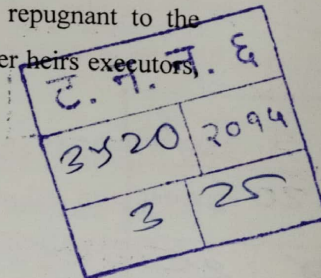
**MRS. KEJAL HARESH ANAWADIA**, an adult, Indian Inhabitant and residing at Flat No.A-1201, President Park, Plot No.77/77A, Sector-29, Vashi, Navi Mumbai-400703 (hereinafter referred as 'VENDOR/TRANSFEROR' which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators, attorney and assigns) of the ONE PART.

**AND**

**MRS. RITU ADITYA GUPTA**, an adult, Indian Inhabitant & residing at 58, 4<sup>th</sup> floor, Kutch House, 10<sup>th</sup> Road, JVPD Scheme, Ville Parle (W), Mumbai - 400 049 (hereinafter referred as "THE TRANSFEREE/PURCHASER" which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her heirs executors, administrators and assigns) of the SECOND PART.

WHEREAS :

THE City Industrial Development Corporation of Maharashtra Limited (CIDCO Ltd.,) is a Government undertaking (hereinafter referred to as "THE CORPORATION") The Corporation is a new town development authority declared for the area designated as the Site for the new town of Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra



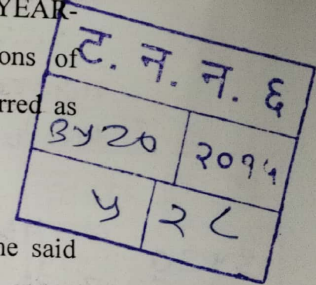
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*Ritu A Gupta*

AND WHEREAS THE BUILDER alone was having the sole and exclusive right to sell the commercial shop, office in the said building constructed on the said plot and thereon to enter into agreements with the Purchaser/s of the said office, shop etc. and to receive the sale price in respect thereof.

M/S. JAYMAN TEXTILES have purchased Office No. 301 Situated on the third floor of building known as "DEVAVRATA" constructed on Plot No.83, Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane, ad\_measuring about 562 Sq.ft. Built up area (hereinafter referred as "SAID OFFICE PREMISES") from M/S.LAXMIDURGA CONSTRUCTION PVT.LTD vide agreement for sale dated 19<sup>th</sup> June 1986 registered vide "Deed of Confirmation" dated 24<sup>th</sup> February 1997 at Sub-Registrar office Thane-3 vide Document No.719/1997.

M/S. JAYMAN TEXTILES, along with other members formed themselves into a Co-Operative Housing Society known as DEVAVRATA PREMISES CO.OPERATIVE SOCIETY LTD., bearing registration No. NBOM/CIDCO/HSG(OH)/1604/JTR/YEAR-1997-98 granted by co-operative registrar under the provisions of Maharashtra Co-operative Societies Act 1960 (hereinafter referred as SOCIETY).

M/S. JAYMAN TEXTILES were bonafide member of the said society holding 5 (Five) - 5 (five) shares of Rs.50/- each bearing distinctive numbers from 0216 to 0220 and from 0221 to 0225 under the share certificates No.44 and 45 respectively issued in their favour by the said Society (hereinafter referred as SAID SHARE CERTIFICATES).



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or easements or attachments either before or after judgment and the Vendor/ Transferor have not received any notice neither from the Government, Semi-Government or Municipal Corporation regarding any of the proceedings in respect of the said premises.

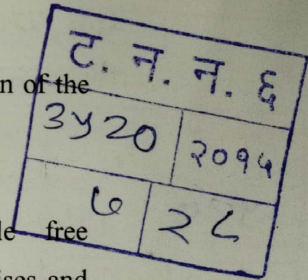
c. The said premise is free from all mortgages, charges encumbrances of any nature whatsoever.

d. The Vendor/Transferor have paid all the necessary charges of any nature in respect of the said premises and Transferor have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises till the date of handing over the possession.

e. The Vendor/Transferor in the past have not entered into any Agreement either in the form of sale, lease, exchange, assignment or in any other rights of the like nature in the said premises and has not dealt with or disposed off the said premises in any manner whatsoever. Neither the Office owners nor any of its predecessor-in-title have had received any notice either from the Society and/or from any other statutory body or authorities regarding the acquisition and /or requisition of the said premises.

f. The Vendor/Transferor is in exclusive possession of the said premises and every part thereof.

g. The Vendor/Transferor have good and clear title free from encumbrances of any nature whatsoever of the said premises and every part thereof and there are no outstanding estates or effect by way of lease lien, charges, inheritance, sale, gift, trust, mortgage or otherwise however outstanding against the Vendor/ Transferor and/or against the said premises or any part thereof.



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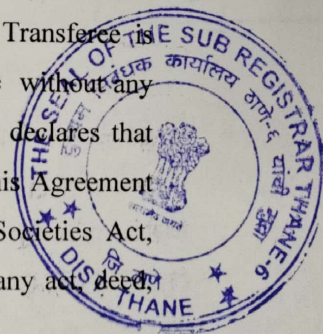
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grant, convey assure the said premises hereinabove expressed to be granted, conveyed, assured and assigned unto and to the use of Purchaser /transferee her heirs, successors and executors, administrators and assigns.

1. THE VENDOR/ TRANSFEROR further agrees and covenants with the Purchaser/transferee to execute all other documents and/or deeds and to do all acts, things and deeds as may be necessary to complete and make perfect the title of the Purchaser/ transferee in respect of said office premises.
2. THE POSSESSION of the said office premises is delivered to the Purchaser / transferee on execution of this Agreement on receipt of full and final payment and the Purchaser has taken the possession of the said office premises on execution of this agreement.
3. UPON POSSESSION of the said office premises being delivered the Purchaser/ transferee is entitled to the use and occupy of the said premises without any interference from the Vendor/Transferor or her representatives.
4. THE VENDOR/ TRANSFEROR hereby agrees and undertake to pay dues or liabilities if any in respect of the above said office premises till the date of execution of agreement and thereafter the Purchaser/ Transferee shall be sole responsible for such payment.
6. SUBJECT to the provisions and terms and conditions of this Agreement, the Transferor hereby agrees to transfer her share and the interests in the said Office to the Transferee and the Transferee is entitled to hold, possess, occupy and enjoy the said Office without any interruptions from the Transferor. The Transferor further declares that she has full rights and absolute authority to enter into this Agreement subject to Section 29 of the Maharashtra co-operative Societies Act, 1960 and that the Transferor has not done or performed any act, deed,

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3) A true certified copy of the instrument of Transfer executed between the Purchaser and the Transferee is deposited with the Estate Officer of the Corporation within seven days from the date of its execution.

**Explanation (i)**

'The Additional Price' means the price determine by the Corporation in the month of January and July each year in respect of a class of Office /shop with reference to the Carpet Area and permitted users and displayed in the Office of the Corporation.

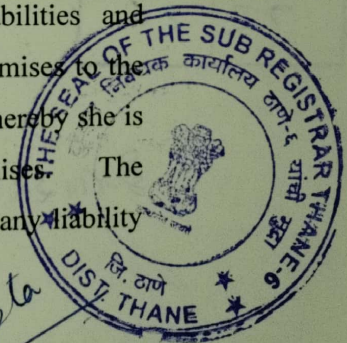
**Explanation (ii)**

Nothing contained herein shall apply to mortgage of the said premises or any part thereof, to the Central Government, a State Government, a Nationalized Bank, the L.I.C. of India, the Housing Development Corporation Ltd. or an Employer of the Purchaser or any other Financial Institution as may be approved by the Board of Directors of the Corporation from time to time for the purpose of securing a loan borrowed for buying the said premises.

4) It is agreed by the office owner that the share money and entrances fee and deposits paid by the office Owner and service connection charges if any paid to the M.S.E.B. which is attached to the Office stand transferred to the Purchaser consequent upon the execution of these presents and no claim for refund of these amounts will be entertained.

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8. THE VENDOR/ TRANSFEROR hereby agrees and declare that the said premises is free from all encumbrances and/or liabilities and that she is entitled to sell, assign and transfer the said premises to the Purchaser / transferee and that she has not done any act whereby she is prevented from transferring or selling the said premises. The Vendor/Transferor further agrees that she has not created any liability against the same.



*Ritu Akhota*

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

SIGNED SEALED AND DELIVERED  
by the within named Vendor

*केजल हारेश अनावडिया*

(MRS. KEJAL HARESH ANAWADIA  
PAN NO. ABAPP-6696-C)



in the presence of.....

*[Signature]*  
RAMESH R. SHARMA  
B.Com., L.L.B.  
Advocate High Court  
Add.: 74, Prabhat Centre,  
C.B.D., Navi Mumbai.

SIGNED SEALED AND DELIVERED  
by the within named PURCHASER

*रितु अदित्या गुप्ता*

(MRS. RITU ADITYA GUPTA  
PAN NO. ADJPT-0534 - C )



in the presence of.....

*[Signature]*  
RAMESH R. SHARMA  
B.Com., L.L.B.  
Advocate High Court  
Add.: 74, Prabhat Centre,  
C.B.D., Navi Mumbai.

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Tel. : 2789 8825

# DEVAVRATA PREMISES CO-OP. SOCIETY LTD.

(Regd. No. N. BOM / CIDCO / HSG (OH) 1604 / JTR / 1997-98)

Plot No. 83, Sector - 17, Vashi, Navi Mumbai - 400 705.

13<sup>th</sup> June, 2015

To,

**MRS KEJAL HARESH ANAWADIA**

Office No301 Devavrata Building,

Plot No. 83, Sector-17,

Vashi, Navi Mumbai.-400703.

Subject: Grant of permission to transfer of shares and interest in the Capital/Property of the Society

Sir,

1. This is with reference to your Notice of intention dated 09/06/2015 to transfer to **MRS. RITU ADITYA GUPTA**, your shares and interest in the capital and the property of the Society being office No.301 on the Third floor in the Society's building situated at Plot No. 83, Sector-17,Vashi, Navi Mumbai.
2. I am directed to inform you that you are prima facie eligible to transfer your shares and interest in the capital/property of the society being office 301 on the third floor in the Society's building.
3. I am directed by the Committee of the Society to request you to comply with the following within a period of 30 days from the dated of receipt of this letter.

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Summary-2( दस्त गोषवारा भाग - २ )



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दस्त गोषवारा भाग-2

दनन6

दस्त क्रमांक:3520/2015

दस्त क्रमांक :दनन6/3520/2015

दस्तोचा प्रकार :-अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रितु आदित्य गुसा - - पत्ता:प्लॉट नं: 58, माळा नं: -, इमारतीचे नाव: कच्छ हाऊस चौथा मजला , ब्लॉक नं: १०वा रोड जेवीपीडी स्कीम, रोड नं: विलेपार्ले - डबल्यू मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर:ADJPT0534C	लिहून देणार वय :-30 स्वाक्षरी:-		
2	नाव:केजल हर्देश अनावाडीया - - पत्ता:प्लॉट नं: ए-1201, माळा नं: -, इमारतीचे नाव: प्रेसिडेंट पार्क, ब्लॉक नं: भूखंड क्र. 77-77ए सेक्टर -29, रोड नं: वाशी नवी मुंबई, महाराष्ट्र, ठाणे. पिन नंबर:ABAPP6696C	लिहून देणार वय :-43 स्वाक्षरी:-		

रील दस्तोचे वज करून देणार तथाकथीत अभिहस्तांतरणपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शेड्या क्र.3 ची वेळ:01 / 07 / 2015 03 : 42 : 45 PM

टिप:-

रील इसम असे निवेदीत करतात की ते दस्तोचे वज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विक्रांत कोळी - - वय:32 पत्ता:सीवीडी ब्रेलापूर, नवी मुंबई पिन कोड:400614	स्वाक्षरी		
2	नाव:रिशिका कजारिया - - वय:24 पत्ता:कोलकत्ता पिन कोड:700027	स्वाक्षरी		

का क्र.4 ची वेळ:01 / 07 / 2015 03 : 43 : 31 PM

का क्र.5 ची वेळ:01 / 07 / 2015 03 : 43 : 55 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar, Thane 6

निवेदीत (वर्ग - २) EPayment Details.

Epayment Number  
MH001862054201516S

Defacement Number  
0001256101201516



3520 /2015

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Devanvra

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Head Office: Narayan Point, Bombay 400 021, Maharashtra  
PHONES: 232470, 232509, 232481 (Extensive)  
CIDCO BHAVAN  
Bhilai, New Raipur, Bhopal  
PHONES: 232470, 232509, 232481 (Extensive)

No. BP/7/17-83/444

DATE: 2-4-85

// OCCUPANCY CERTIFICATE //

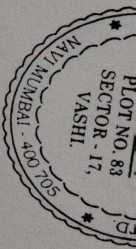
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दस्ता क्रमांक १०७३  
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I hereby certify that the development of commercial building (ground floor) on plot No. 83, sector 17, Vashi in New Bombay completed under the supervision of M/s. Trio Architects has been inspected on 11.12.85 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 30.4.1982 and that the development is fit for the use for which it has been carried out.

G. D. Karandikar  
(G.D. Karandikar)  
ADDL. TOWN PLANNING OFFICER (B)

Place: O.B.D. Belapur.

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Member of the Committee

P.T.O.

Tel. : 2789 8825  
**DEVAVRATA PREMISES CO-OP. SOCIETY LTD.**

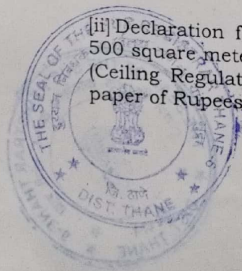
(Regd. No. N. BOM / CIDCO / HSG (OH) 1604 / JTR / 1997-98)  
Plot No. 83, Sector - 17, Vashi, Navi Mumbai - 400 705.

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- [a] To furnish your resignation.
- [b] To submit an application for transfer of your shares and interest in the capital/property of the Society in the prescribed form [Appendix 21 or 22 as may be applicable], along with the share certificate.
- [c] To submit an application for membership of the proposed transferee in the prescribed form [Appendix 2 or 6 as may be applicable].
- [d] To give valid reasons for the proposed transfer.
- [e] To pay transfer fee of Rs. 500/-only
- [f] To remit entrance fee of Rs. 100/- payable by the proposed transferee.
- [g] To pay amount of premium (Transfer Charges being Rupees 50 per square feet)
- [h] To submit "No Objection certificate" from the financial institution/Bank if you have borrowed loan for buying the property.

[i] To furnish the following undertakings/declarations:

- [i] Declaration for not holding immovable property exceeding 500 square meters as applicable under the provisions of the Urban Land (Ceiling and Regulation) 1975 from you on stamp paper of Rupees 100/- to be notarized [Form No. Appendix 25].
- [ii] Declaration for not holding immovable land exceeding 500 square meters under the provisions of the Urban Land (Ceiling Regulation) 1975 from your transferee on stamp paper of Rupees 100/- to be notarized [Form Appendix 26].



Tel. : 2789 8825  
**DEVAVRATA PREMISES CO-OP. SOCIETY LTD.**

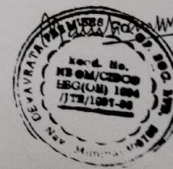
(Regd. No. N. BOM / CIDCO / HSG (OH) 1604 / JTR / 1997-98)  
Plot No. 83, Sector - 17, Vashi, Navi Mumbai - 400 705.

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- [iii] To furnish undertaking from the proposed transferee to use the office premises/shop for the purpose for which it has been allotted on stamp paper of Rupees 100/- to be notarized [Form Appendix 4].
- [iv] To furnish undertaking from the proposed transferee not to use the premises for Beer Bar, Hotel, Nursing Home, Coaching Classes, Mutton Shop.
- [j] To furnish an agreement for sale duly executed between you and your transferee for which proper stamp duty has been paid as per the Mumbai Stamp Act. 1958 along with relevant document in their support or on registration of the above agreement for sale certified true copy of the said agreement.
- [k] To furnish Indemnity Bond in the enclosed form on stamp paper of Rupees 200/- duly notarized.
- [L] From of Nomination to be furnished in Triplicate (Appendix 14)

Yours truly,  
**Devavrata Premises Co-Operative Society Ltd.**

*Ramesh*  
Chairman/Secretary



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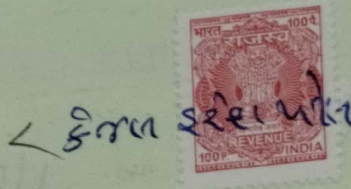
**RECEIPT**

Received the sum of **RS.55,00,000/- (RS. FIFTY FIVE LAKH ONLY)** from the Purchaser **MRS. RITU ADITYA GUPTA**, towards the full and final payment against the total sale price of **RS.55,00,000/- (RS.FIFTY FIVE LAKH ONLY)** to be paid to the Vendor/Transferor by the Purchaser in respect of the sale of Office premises No. 301 , Situated on third floor of the building known as **DEVAVRATA PREMISES CO.OPERATIVE SOCIETY LTD.**, on Plot No.83, Sector-17, Vashi, Navi Mumbai & Tal. & Dist.Thane the property mentioned.

**I SAY RECEIVED RS.55,00,000/- (RS. FIFTY FIVE LAKH ONLY)**

- |   |                       |
|---|-----------------------|
| 1. Transfer through RTGS from The Cosmos Co.op. Bank, Ltd. dt.9/6/15 bearing UTR No.PUNBH15160876282  | RS.36,00,000/-        |
| 2. Transfer through RTGS from The Cosmos Co.op. Bank, Ltd. dt.10/6/15 bearing UTR No.PUNBH15161929776 | RS.19,00,000/-        |
| 3. TDS paid, deducted and adjusted for  | RS. 55,000/-          |
| <b>TOTAL</b>  | <b>RS.55,00,000/-</b> |

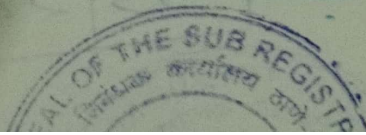
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**(MRS. KEJAL HARESH ANAWADIA)**  
**TRANSFEROR**

Witness:-

**RAMESH R. SHARMA**  
B.Com., L.L.B.  
Advocate High Court  
Add.: 74, Prabhat Centre,  
C.B.D., Navi Mumbai.



9. THE CONSTRUCTION of the said office premises and building is constructed and completed in 1986, therefore depreciation shall be allowed accordingly on calculating the market value of the said premises.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

All that piece or parcel of leasehold land containing an area of 2166.66 Sq.Mtrs. or thereabouts lying and being and situate at Plot No.83, in Sector-17 at Vashi, Navi Mumbai, Tal. & Dist. Thane or thereabouts and bounded as follows:

THAT IS TO SAY:

ON THE NORTH BY : ROAD  
ON THE EAST BY : PLOT NO.84  
ON THE SOUTH BY : PEDESTRIAN  
ON THE WEST BY : PLOT NO. 82

**THE SECOND SCHEDULE ABOVE REFERRED TO**

Office premises No. 301, Situated on third floor of the building known as DEVAVRATA PREMISES CO.OPERATIVE SOCIETY LTD, on Plot No. 83, Sector-17, Vashi, Navi Mumbai & Tal. & Dist. Thane and measuring about 562 Sq.ft. Built up area (building consist of Ground plus seven upper floors only).

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*Ritu A Gupta*

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matter or thing whatsoever, whereby she may be prevented from entering into this Agreement as purported to be done hereby or whereby the Transferee may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in her favour of whereby the quite and peaceful enjoyment or possession of the Transferee in respect of the said Office may be disturbed and in the event of it being found that the Transferor are not entitled to enter into this Agreement and transfer their rights to be transferred hereby and the Transferee is not able to enjoy quite and peaceful possession of the said Office due to any such reasons, the Transferor shall be liable to compensate, indemnify and reimburse to the Transferee the loss, damages, which the Transferee may suffer or sustain in this behalf.

7. IT IS FURTHER AGREED that the Purchaser/ transferee shall (if required) obtained the permission from Corporation regarding the transfer of the office premises in her name and further agreed not to sell, assign, mortgage, under let, or otherwise transfer wholly or partly the said premises save and except with the previous written permission of the CITY & INDUSTRIAL DEVELOPMENT CORPORATION Which Permission shall not be refused of the Purchaser / perform or are willing to perform the following conditions.

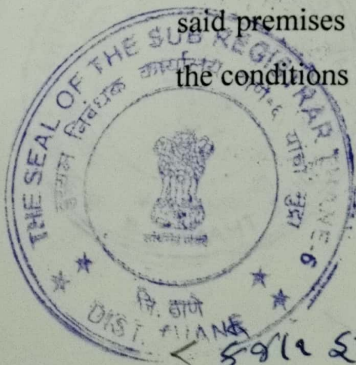
**THAT IS TO SAY:**

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1) The Purchaser/ transferee pays to the corporation additional price in consideration of such permission.

2) In the Instrument by which the Purchaser / transferee shall transfer the said premises, the Purchaser / transferee binds the transferee not to sell, assign mortgage under let or otherwise transfer wholly or partly the

said premises save and except upon the observance and performance of the conditions herein written.



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*Ritesh Agrupta*

h. The Vendor/Transferor is not restricted either in Income Tax Act, Gift Tax Act, Wealth Tax Act or under any other stature from disposing off the said office premises as stated in this agreement.

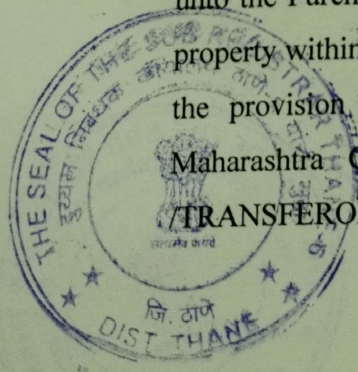
i. The Vendor/Transferor have not done any act, deed, matter or thing whereby she is prevented from entering into this Agreement on the various terms and conditions as stated herein in favor of the Transferee and the Vendor/ Transferor have full right, title and interest to enter into this Agreement with the Transferee on the various terms and conditions as stated herein.

j. The Vendor/Transferor is aware that relying on the said representations the Transferee has agreed to purchase the said Office premises.

NOW THIS INDENTURE WITNESSETH that in consideration of sum of **RS.55,00,000/- (RS.FIFTY FIVE LAKH ONLY )** paid by the Transferee/purchaser to the Vendor/ Transferor (the receipt whereof the Transferor doth hereby admit and acknowledge and forever discharge, acquit and release the Transferee of the same and every part thereof) the Transferor doth hereby transfer & assign her right, title and interest arising out of the said Agreement to Lease dated 1<sup>st</sup> October 1981, Agreement for sale dated 19<sup>th</sup> June 1986 and share certificates mentioned hereinabove including the deposits standing on the credit of the Transferor with the said SOCIETY with the absolute right and title :

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TO HOLD the said premises hereby granted, conveyed and assigned unto the Purchaser/ transferee as heritable and transferable immovable property within the meaning of law for the time being in force subject to the provision of Maharashtra Apartment Ownership Act 1970/ or Maharashtra Co.op. Housing Society Act 1960, THE VENDOR



TRANSFEROR has good rights, full powers and absolute authority to  
*Signature*  
*Deena Akrepta*

AND WHEREAS inturn **M/S. JAYMAN TEXTILES** have sold, transferred and assigned the said share certificates along with their rights, title and interest in respect of the said office premises to the present vendor/ transferor **MRS. KEJAL HARESH ANAWADIA**, (therein being the purchaser/ transferee) vide Sale Deed dated 30<sup>th</sup> July 2010 registered at Sub-Registrar Office Thane-3 under document No.TNN-3/05083/2010 & receipt No.5198.

AND WHEREAS the said share certificates were accordingly transferred and endorsed in the name of **MRS. KEJAL HARESH ANAWADIA**, vide Transfer entry No.1 dated 24<sup>th</sup> September 2010 by the society.

AND WHEREAS the vendor/transferor is the absolute allottee/owner of the said share certificates and in possession of said office premises and also fully seized and possessed of the necessary document relating there to and further entitled to sale, transfer and assign her full rights, title and interest in respect of the said office premises to and in favor of the transferee /purchaser for valuable consideration as agreed herein in these presents.

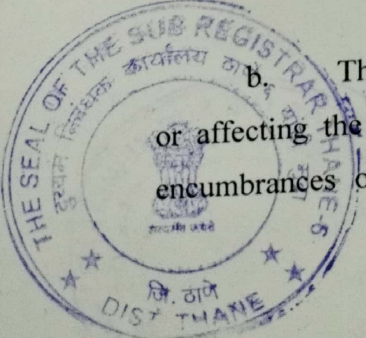
THE VENDOR /TRANSFEROR has obtained N.O.C. for sale the said office premises from the society vide its letter dated 13<sup>th</sup> June 2015.

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IT IS FURTHER declare by Vendor/ Transferor that:

a. There are no suits, litigations, civil or criminal or any other proceedings pending as against the Transferor personally affecting the said premises.

b. There are no attachment or prohibitory orders as against or affecting the said premises and the said premises is free from all encumbrances or charges and/or is not subject matter to any lispender's



*Handwritten signature: M. A. Abrupta*

Regional Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") The said Corporation is a Company established under the Companies Act 1956 (1) and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai.

THE CIDCO Ltd. by an Agreement to lease dated 1<sup>st</sup> October 1981 has allotted & leased a piece and parcel of land bearing **Plot No.83, admeasuring about 2166.66 Sq. Mtrs., Situated at Sector-17, Vashi, Navi Mumbai** to **M/S. LAXMIDURGA CONSTRUCTION PVT. LTD** (therein referred as the licensee and hereinafter referred as the Developer) on the terms and conditions mentioned in the above said Agreement to Lease.

AND IN PURSUANT to the said Agreement to Lease CIDCO Ltd has put the Builder in to possession of the said Plot for the purpose of constructing thereon the commercial building.

And for the purpose of the said construction the Builder has got the plans approved and sanctioned by CIDCO Ltd. and other concerned authorities and also obtained the commencement certificate and commenced the construction of the building thereon namely "**DEVAVRATA**" consisting of the **Ground plus seven upper floors** as per the plan and specifications duly approved by the own Planning Authority of CIDCO Ltd.

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AND WHEREAS after completion of construction of the building as per approved plan and commencement certificate, the developer obtained the occupancy Certificate from CIDCO Ltd vide its letter bearing No. BP/V/17-83/444 Dated 2<sup>nd</sup> April 1986.



*Ritesh Ahuja*

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**DEVAVRATA PREMISES CO-OP. SOCIETY LTD.**

(Regd. No. N. BOM / CIDCO / HSG (OH) 1604 / JTR / 1997-98)

Plot No. 83, Sector - 17, Vashi, Navi Mumbai - 400 703.

Date: 15/02/2022

The Manager  
Punjab National Bank,  
MCC Mumbai Western 1,  
PNB Pragati Tower, C9 G Block,  
BKC, Mumbai - 400051

**Sub: - NOC to Mortgage Office No 301 in name of Smt. Ritu Aditya Gupta in Devavrata Premises Coop Society Ltd at Plot No. 83, Sector 17, Vashi, Navi Mumbai-400705**

It is to confirm that Smt. Ritu Aditya Gupta is a member of our Society and she is holding ten shares having distinctive Nos. 0216 to 0225 in lieu of the office no. 301.

We also confirm that the construction of building as well as above said office are in accordance with the approved plans and the office premises are to be used for commercial purpose as per the sanctioned plan.

We assure you that the said office as well as the land appurtenant thereof is NOT subject to any encumbrance, charge, or liability of any kind whatsoever and that the entire property is clear and marketable. We have a clear, legal and marketable title to the said property and every part thereof.

We confirm that we have not raised any loan from any Bank Institution, Firm, Corporate Body or anywhere and create any charge / encumbrances on the said property.

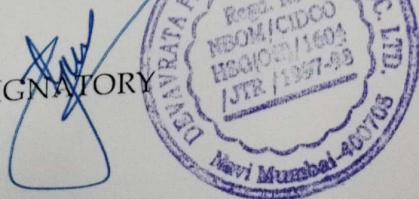
We further confirm that we will not issue NOC to the member towards transfer or exchange of the said office without written consent of PNB. We have no objection to your giving a loan to our above member and to the mortgage of the said office to Punjab National Bank by way of collateral security of repayment.

We hereby mark lien in favor of Punjab National Bank on the office and shares.

Thanking you.

Yours Faithfully,  
FOR DEVAVRATA PREMISES CO-OPERATIVE SOCIETY LTD.,

AUTHORISED SIGNATORY



# THE DEVAVRATA PREMISES CO-OPERATIVE SOCIETY LTD.

(Registration No. NBOM/CIDCO/HSG/(OH) 1604/ JTR/ OF 1997-98)

Plot No. 83, Sector 17, Vashi, Navi Mumbai - 400 705

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Serial No. 45

Authorised Share Capital Rs. 50,000/- Divided into 1000 Shares of Rs. 50/- each only

Member's Registration No. 301

**THIS IS TO CERTIFY** that Shri/ Smt./M/s. Jayman Textiles

is/are the Registered Holder(s) of Five fully paid-up Shares No. from 0221 to 0225 both inclusive (Rupees fifty each) in

**THE DEVAVRATA PREMISES CO-OPERATIVE SOCIETY LIMITED** Plot No. 83, Sector 17, Vashi, Navi Mumbai - 400 705 subject to the Bye-laws of the said Society and that upon each of such shares the sum of Rupees Fifty has been paid.

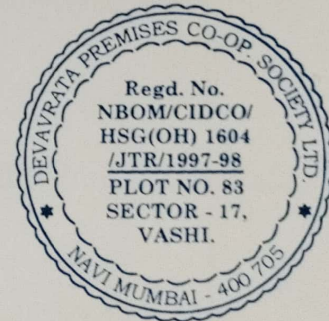
GIVEN under the Common Seal of the said Society at Navi Mumbai.

This 28th Day of August 1998

[Signature] Chairman

[Signature] Hon. Secretary

[Signature] Member of the Committee



P. T. O.

Memorandum of the transfers of the within mentioned shares

Sr. No. of Transfer	Date of General Body / Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of shares held by the transferor are registered	Sr. No. in the Share Register at which the name of the Transferee is recorded
1	2	3	4	5
1	MC Meeting - 24/9/10 Resolution No 6 <i>Mamhanw</i> Chairman	KEJAL HARESH ANAWADIA <i>R...</i> Hon. Secretary		<i>H.C. L...</i> Committee Member
2	AGM Dated 29/09/2015 Resolution no. 6 <i>Mamhanw</i> Chairman	MRS. RITU ADITYA GUPTA. <i>R...</i> Hon. Secretary		<i>H.C. L...</i> Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member

