

336/3521

पावती

Original/Duplicate

Wednesday, July 01, 2015

नोंदणी क्र. :39म

4:01 PM

Regn.:39M

पावती क्र.: 4162 दिनांक: 01/07/2015

गावाचे नाव: वाशी

दस्तऐवजाचा अनुक्रमांक: टनन6-3521-2015

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: रिशिका कजारिया - -

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
4:12 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, ठाणे 6
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: MH001862218201516S दिनांक: 26/06/2015

बँकेचे नाव व पत्ता: Panjab National Bank

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

मुळ दस्तऐवज परत दिला

लिपीक

सह दुय्यम निबंधक, ठाणे क्र. ६

मुळ दस्तऐवज परत मिळाला

Rishika Kajari

पक्षकाराची सही



Index-2(सूची - २)



01/07/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 6

दस्त क्रमांक : 3521/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) वाशी

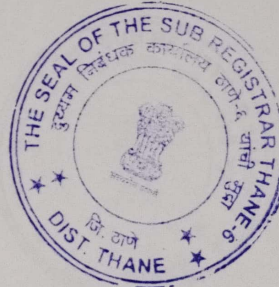
(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	5500000
(3) बाजारभाव(भाडेपट्टयाच्या वायनितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5444000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस क्र. 302 तिसरा मजला देवव्रता प्रेमिसेस को ऑप सोसायटी लि भूखंड क्र 83 सेक्टर-17 वाशी नवी मुंबई ता ठाणे जि ठाणे क्षेत्र 562 चौ फूट बिल्टअप((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 हृरेश अनावाडीया -- वय:-43; 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 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:-रिशिका कजारिया -- वय:-24; पत्ता:-प्लॉट नं: 701, माळा नं: -, इमारतीचे नाव: सूर्या किरण, ब्लॉक नं: 4 अशोका रोड , रोड नं: कोलकता , पश्चिम बंगाल, कर्नाळकाटा. पिन कोड:-700027 पॅन नं:- BCWPK0384G
(9) दस्तऐवज करून दिल्याचा दिनांक	30/06/2015
(10) दस्त नोंदणी केल्याचा दिनांक	01/07/2015
(11) अनुक्रमांक, खंड व पृष्ठ	3521/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	330000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह दुय्यम निबंधक ठाणे-६
(वर्ग -२)

व्यांकनासाठी विचारात घेतलेला तपशील:-

शुल्क आकारताना निवडलेला
पुस्तक :-

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



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

14031069443313

Bank/Branch: PNB/CBD BELAPUR (4138)
 Pmt Txn id : 260615M35110
 Pmt DtTime : 26-06-2015@10:29:52
 ChallanIdNo: 03006172015062550605
 District : 1201/THANE

Stationery No: 14031069443313
 Print DtTime: 26-06-2015@14:44:16
 GRAS GRN : MH001862218201516S
 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.302,3RD FL DEVAVRATA, PREMISES CO.OP., SOCIETY LTD PLOT-83 S
 EST-17VASH NAVI MUMBAI, TAL & DIST THANE, Maharashtra

Duty Payer: (PAN-BCWPK0384G) RISHIKA KAJARIA
 Other Party: (PAN-ABAPP6696C) KEJAL HARESH ANAWADIA

Bank official1 Name & Signature

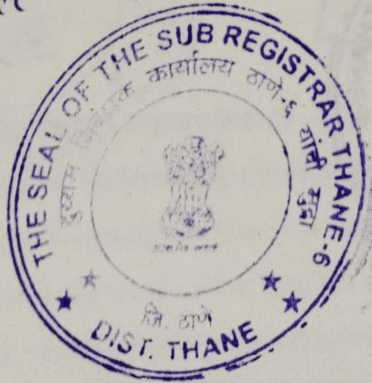
Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

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Rishika Kajaria

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

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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 30th day of June 2015.

BETWEEN

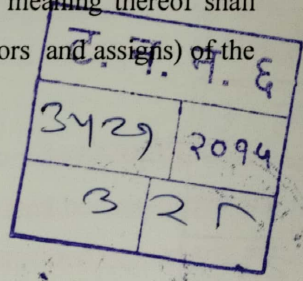
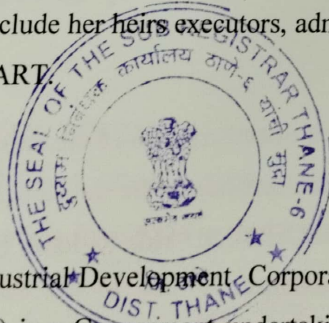
MRS. KEJAL HARESH ANAWADIA, an adult, Indian Inhabitant and residing at Flat No.A-1201, President Park, Plot No.77/77A, Sector-29, Vashi, Navi Mumbai-400703 (hereinafter referred as 'VENDOR/TRANSFEROR' which expression shall unless it be repugnant to the context or meaning thereof shall mean and include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

AND

MISS. RISHIKA KAJARIA, an adult, Indian Inhabitant & residing at 701, Surya Kiran , 4 Ashoka Road, Kolkata -700 0 27 (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



Rishika Kajaria

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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 1st 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.

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 2nd April 1986.



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Rishita Kajaria

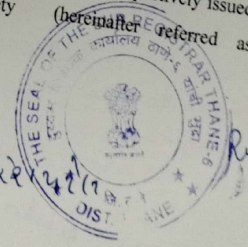
AND WHEREAS THE BUILDER alone was having the sole and exclusive right to sell the commercial shop, office in the said building constructed on the said plot and thereon to enter into agreements with the Purchaser/s of the said office, shop etc. and to receive the sale price in respect thereof.

M/S. JAYMAN TEXTILES have purchased Office No. 302 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 19th June 1986 registered vide "Deed of Confirmation" dated 24th 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 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 0226 to 0230 and from 0231 to 0235 under the share certificates No.46 and 47 respectively issued in their favour by the said Society (hereinafter referred as SAID SHARE CERTIFICATES).

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Rishita Kajaria

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AND WHEREAS intum 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 30th July 2010 registered at Sub-Registrar Office Thane-3 under document No. TNN-3/05084/2010 & receipt No.5199.

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 24th 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 13th 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.

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 lispenses or easements or attachments either before or after judgment and the



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Rishika Kajaria

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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.

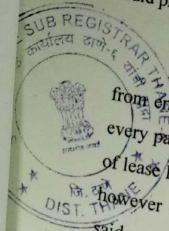
c. The said premise is free from all mortgages, charges encumbrances of any nature whatsoever.

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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केजल हारेश अनावदिया

Rishika Kajaria

KIRAN K. DHALI
 ADVOCATE, HIGH COURT
 2nd Floor, Shree-Yash CHS, Ltd., Near
 Sanjeevani Hall, Badlapur (E), Tal. Ambernath,
 F-Mail - adv_kdhalis@rediffmail.com
 Mobile No. 9820011111

h. The Vendor/Transferor is not restricted either in Income Tax Act, Gift Tax Act, Wealth Tax Act or under any other statute 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 1st October 1981, Agreement for sale dated 19th 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 grant, convey assure the said premises hereinabove expressed to be



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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.

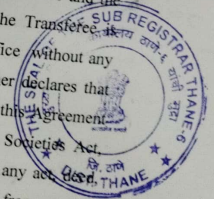
2. THE POSSESSION of the said office premises is delivered to the Purchaser / transferee on execution of this Agreement on receipt of full and final payment and the Purchaser has taken the possession of the said office premises on execution of this agreement.

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.

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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, matter or thing whatsoever, whereby she may be prevented from entering



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K. D. M. ...
M. H. C. ...
Cash ...
M. H. C. ...
M. H. C. ...

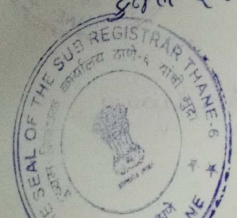
into this Agreement as purported to be done hereby or whereby the Transferee may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in her favour of whereby the quite and peaceful enjoyment or possession of the Transferee in respect of the said Office 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:

- 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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डॉ. राजेश

Rishika Rajeev

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.

डॉ. राजेश

Rishika Rajeev



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. 302, 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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Rishika Kajaria



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

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

in the presence of.....

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

< डेववराती प्रति



SIGNED SEALED AND DELIVERED by the within named PURCHASER

(MISS. RISHIKA KAJARIA PAN NO. BCWPK-0384-G)

in the presence of.....

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

Rishika Kajaria



ट. न. न. ६
3429 2094
73 25



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.

13th June, 2015

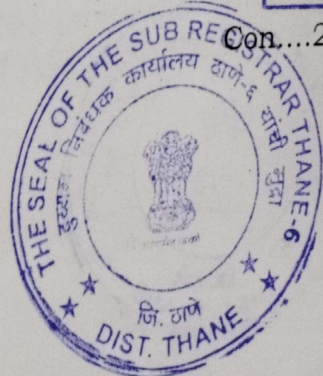
To,
MRS KEJAL HARESH ANAWADIA
Office No302 Devavrata Building,
Plot No. 83, Sector-17,
Vashi, Navi Mumbai.-400703.

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. RISHIKA KAJARIA**, your shares and interest in the capital and the property of the Society being office No.302 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 **302** 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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३५२९	२०१५
१०	२५



DEVAVRATA

5000

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMIT

No. BP/V/17-83/444

Head Office: MIDAS, 101, ...
MUMBAI
PHONES 237420, 237421, 237481, 237482
Head Office: CIDCO BHAVAN,
Bhilai, New Mumbai, MAHARASHTRA
PHONES 25111, 25112, 25113, 25114

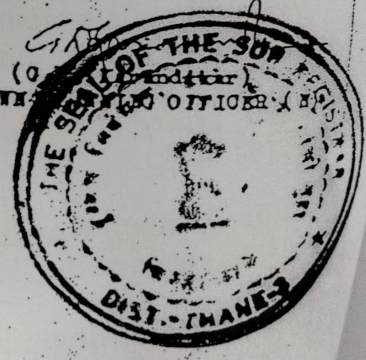
2-4-85

ट न न - 3
वस्त क्रमांक 3429/2094
92 25

// OCCUPANCY CERTIFICATE //

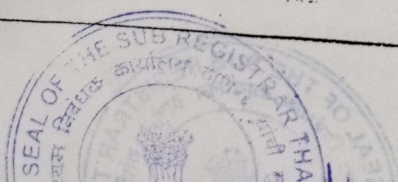
I hereby certify that the development of commercial building (ground floor) on plot No. 83, sector 17 at Vashi in New Bombay completed under the supervision of M/s. Trio Architects has been inspected on 11.12.85 and I declare that the development has been carried out in accordance with the General Development 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.

ADDL. TOWN...



Place : O.B.D. Belapur.

ट न न. 8	
3429	2094
20	25



THE DEVAVRATA PREMISES CO-OPERATIVE SOCIETY
(Registration No. NBOM/CIDCO/HSGR(OH) 16041) JTR/ OF 1997
Plot No. 83, Sector 17, Vashi, New Bombay
(Registered under the Maharashtra Co-operative Societies Act, 1960)

Summary I (GoshwaraBhag-1)

336/3521

बुधवार, 01 जुलै 2015 4:01 म.नं.

दस्त गोषवारा भाग-1

टनन6

दस्त क्रमांक: 3521/2015

दस्त क्रमांक: टनन6 /3521/2015

बाजार मूल्य: रु. 54,44,000/-

मोबदला: रु. 55,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,30,000/-

दु. नि. सह. दु. नि. टनन6 यांचे कार्यालयात

पावती:4162

पावती दिनांक: 01/07/2015

अ. क्रं. 3521 वर दि.01-07-2015

सादरकरणाराचे नाव: रिशिका कजारिया - -

रोजी 3:52 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

Rishika Kajaria

दस्त हजर करणाऱ्याची सही:

एकुण: 30560.00

Shrey
Joint Sub Registrar, Thane-6
मह. दु.ध.म. वि.क्ष. ठाणे-६
(वर्ग - २)

Shrey
Joint Sub Registrar, Thane-6
मह. दु.ध.म. वि.क्ष. ठाणे-६
(वर्ग - २)

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालात असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शुद्धा क्रं. 1 01 / 07 / 2015 03 : 52 : 11 PM ची वेळ: (सादरीकरण)

शुद्धा क्रं. 2 01 / 07 / 2015 03 : 52 : 57 PM ची वेळ: (फी)

ट. न. न. ६
3729 2094
2६ 2०

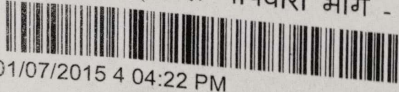
प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व लेखा चौकले कोणत्याही दस्ताची सत्यता, वैधता, कायदेशीर व पीसवती कायदेशीर निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत. तसेच सदर दस्तऐवज दाखल झाल्यावर / वेळी टनन यांच्या कोणताही कायदा / नियम / परि. कायदे सुल्लभ नसतील.

Rishika Kajaria
लिहून घेणार सही



Summary-2 (दस्त गोपवारा भाग - २)



01/07/2015 4 04:22 PM

दस्त गोपवारा भाग-2

टनन6

दस्त क्रमांक:3521/2015

दस्त क्रमांक :टनन6/3521/2015

दस्ताचा प्रकार :-अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रिशिका कजारिया - - पत्ता:प्लॉट नं: 701, माळा नं: -, इमारतीचे नाव: सूर्या किरण, ब्लॉक नं: 4 अशोका रोड, रोड नं: कोलकता, पश्चिम बंगाल, काँळकाटा. पॅन नंबर:BCWPK0384G	लिहून घेणार वय :-24 स्वाक्षरी:-		
2	नाव:केजल हरेश 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. पॅन नंबर:ABAPP6696C	लिहून घेणार वय :-43 स्वाक्षरी:-		

Rishika Kajaria

केजल हरेश अनावाडीया

वरील दस्तऐवज करून देणार तथाकथीत अभिहस्तांतरणपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:01 / 07 / 2015 03 : 54 : 09 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

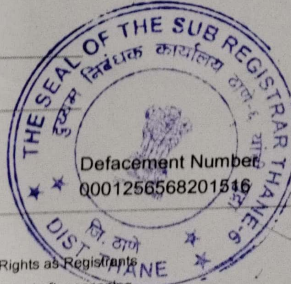
क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विक्रांत कोळी - वय:32 पत्ता:सी.वी.डी.बेलापूर नवी मुंबई पिन कोड:400614			
2	नाव:रितु आदित्य गुमा वय:30 पत्ता:विलेपार्ले मुंबई पिन कोड:400049			

क्र.4 ची वेळ:01 / 07 / 2015 03 : 55 : 34 PM

क्र.5 ची वेळ:01 / 07 / 2015 03 : 55 : 56 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Thane 6
दुयम निबंधक ठाणे-६
(वर्ग -२) EPayment Details.

Payment Number
MH001862218201516S



Defacement Number
0001256568201516

3521 / 2015

Know Your Rights as Registrant

Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
The print and mini-CD of scanned document along with original document, immediately after registration.

Arta v1.5.0

For feedback, please write to us at feedback.isarita@gmail.com



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 302 in name of Ms. Rishika Gupta in Devavrata Premises Coop Society Ltd at Plot No. 83, Sector 17, Vashi, Navi Mumbai-400705

It is to confirm that Ms. Rishika Gupta is a member of our Society and she is holding ten shares having distinctive Nos. 0226 to 0235 in lieu of the office no. 302.

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. 46

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

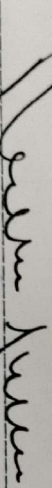
Member's Registration No. 302

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 0226 to 0230 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.

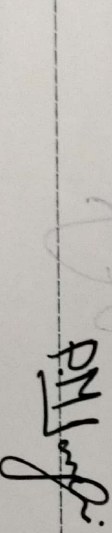
This 28th Day of August 19 98



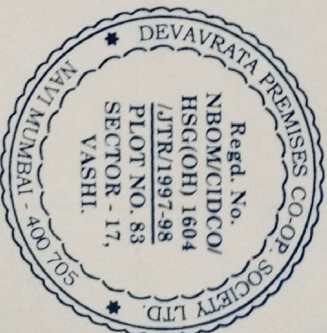
Chairman



Hon. Secretary



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 MC meeting. 24/9/16 Resolution No. 6 <i>Mambhawan MW</i> Chairman	3 KEJMAL HARSH ANANDIA <i>ANANDIA</i> Hon. Secretary	4	5 <i>H. C. [Signature]</i> Committee Member
3	AGM DT. 29/09/2015 Resolution No. 6 <i>Mambhawan MW</i> Chairman	MISS RISHIKA KAJARIA. <i>R</i> Hon. Secretary		<i>H. C. [Signature]</i> Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member

