

CHW-3183C
OFFICE OF THE SUB-REGISTRAR भारत 1930 SPECIAL महाराष्ट्र
VASHI, DIST.: THANE 128455 ADHESIVE MAR 16 2001
MAH/CCRA/02/YEAR - 2000 R.0070000 PB 0102
INDIA STAMP DUTY MAHARASHTRA
B seventy thousand only

PROPER OFFICER
SUB - REGISTRAR
THANE-III (VASHI)

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४४२६ १९-३५
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SALE DEED/CONVEYANCE DEED

(Conveyance Under the Provision of MAHARASHTRA APARTMENT OWNERSHIP ACT - 1970).

DEED OF SHOP No. A-5, Sector-14, Vashi, Navi Mumbai, Dist. Thane, Zilla Parishad Limit and within the Jurisdiction of Sub-Registrar of Thane, for a Price of Rs.7,00,000/-(RUPEES SEVEN LAKHS ONLY).

DEED OF SHOP made at VASHI on this 16... day of MARCH, 2001, B E T W E E N MR. PRAGJIBHAI VALLABHBHAI PATEL, Adult, Indian Inhabitant, having address at Shop No.A-5, SECTOR-14, Vashi, Navi Mumbai, Dist. Thane, hereinafter referred to as "THE SHOP OWNER"

P. V. Patel-

मीना कुमारी सिधवा

दफ्तार - ३
११२६/२-१५
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(which expression shall unless repugnant to the context or meaning thereof include his heirs, executors administrators successors and assigns) of the ONE PART AND STYLED as party of the FIRST PART AND SMT. MEENAKUMARI SINGHAVI Adult, Indian Inhabitant, residing at C-8/N-13, Sector-14, Vashi, Navi Mumbai, hereinafter called "THE PURCHASER" (which expression shall meaning thereof include her successors, administrators, executors, and assigns) of the OTHER PART and STYLED as party of the SECOND PART.

1. WHEREAS BY HIS ORDER NO. REV/DESK-I/LBP/I-WS dated 21-02-1989 The Collector of Thane Vested in CIDCO for development and disposal inter alias a Piece or Parcel of land situated at Village Juhu & Vashi Thane and Dist. Thane bearing Gat or Survey No. 34pt., 35pt., admeasuring about 202.60 Sq. Mtrs. or thereabout in Village Juhu, Navi Mumbai and the CIDCO has constructed on his said land 'A' type building consisting of Ground Floor Only.

2. WHEREAS CIDCO by declaration dated 29th JUNE, 1994, under the Maharashtra Apartment Ownership Act 1970 (hereinafter referred to as THE SAID ACT) has submitted the said land and the said Building with all SHOP to the provisions of The Said Act which Declaration together with its Annexure-A (plans), A(Form of Lease), B(Statement of Proportionate share) and C (Bye-laws) attached thereto, has been registered in office of the Sub-Registrar of Assurance at Thane on 4th MAY 1998 under Serial No. P-1826 in the Register of Declaration and Deed of SHOP under the said Act

P. T. Patel.

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a true copy whereof has been filed with the HOUSING COMMISSIONER BOMBAY, on the 5th day of MAY, 1998.

3. WHEREAS BY AN INDENTURE of lease dated 24th MAY, 1998 and made between the corporation of the ONE PART and SHRI RAMESH TAPIRAM JOSHI one of the SHOP Owners, there in referred to as 'The Lessee' of the OTHER PART, the Corporation demised to the said Lessees the said land as tenants in common in shares equal to his respective percentage of the undivided interest in the common areas and facilities as expressed in the aforesaid Declaration, filed by the Corporation under the said Act, and more particularly described in the Schedule to the said Indenture of lease for a term of 60 years on the terms and conditions therein mentioned.

4. WHEREAS by an Agreement for Sale dated 29th JUNE, 1994 executed between M/s. CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (herein referred to as the CIDCO OF THE ONE PART and MR. PRAGJIBHAI VALLABHBHAI PATEL, the SHOP Owner of the Second Part, CIDCO, has sold and conveyed and assigned unto the SHOP OWNER, of the SHOP No. A-5, at Sector-14, Vashi, Navi Mumbai, Dist. Thane, (hereinafter referred to as THE SAID SHOP) in Tehsil Thane and Dist. Thane for consideration mentioned therein and constructed by the said corporation on a piece of land situated at Village Juhu, Tehsil Thane and Dist. Thane. and Deed of Apartment dated 9th JANUARY 2001 duly registered with Sub-Registrar of Thane on 11.01.2001 under Serial No.574.

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5. WHEREAS THE SHOP OWNER PRAGJIBHAI VALLABHBHAI PATEL is absolutely seized and possessed of or otherwise well and sufficiently entitled to the SHOP No.A-5, Sector-14, Vashi, Navi Mumbai Dist. Thane together with the share of undivided interest appurtenant to the said SHOP in and to the common areas and facilities of the said land & building as mentioned above.

6. WHEREAS THE SHOP OWNER has agreed to sell the above described SHOP to the Purchaser together with all their rights, title and interest therein together with their share of the undivided interest appurtenant to the said SHOP and to the areas, and facilities as specified in the aforesaid declaration and together with electricity meter for a total price of Rs.7,00,000/- (RUPEES SEVEN LAKHS ONLY).

7. WHEREAS THE CORPORATION has granted permission to the SHOP Owner to sell the said SHOP to the Purchaser Vide its, Letter No. CIDCO/EO/VASHI/5973. dated 15/03/2001.

8. WHEREAS THE SHOP OWNER has paid service charges, maintenance and repair charges, water and electricity charges, subscription of the 'A' Type Apartment Owners Association up-to-date.

9. WHEREAS THE SHOP OWNER has agreed to sell and the Purchaser have agreed to Purchase the SHOP No.A-5, Sector-14, Vashi, Navi Mumbai, Dist. Thane called as THE SAID SHOP for a total sale price or Rs.7,00,000/-

P. V. Patel.

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(RUPEES SEVEN LAKHS ONLY) and the SHOP Owner has received the sale price of Rs.7,00,000/- (RUPEES SEVEN LAKHS ONLY) from the Purchaser.

10. WHEREAS THE SHOP OWNER had given inspection of the aforesaid SHOP, the inspection the Deed of Apartment and other relevant documents to the Purchaser and the Purchaser admits of having inspected the same.

11. WHEREAS THE SHOP OWNER has delivered peaceful vacant, physical possession of the said SHOP to the Purchasers and the Purchaser admit having received the same from the SHOP Owner.

NOW THIS DEED OF SHOP WITNESSETH AS FOLLOWS :

12. THAT the Purchaser has paid to the SHOP Owner the full amount a consideration of Rs. 7,00,000/- (RUPEES SEVEN LAKHS ONLY) being the total price payable by the PURCHASER to the SHOP OWNER and RECEIPT whereof the SHOP Owner doth hereby admits and acknowledge of and from the same and every part thereof, does forever require, release and discharges the Purchaser. AND the SHOP Owner doth hereby grant convey, assign and assure unto the Purchasers for Commercial purpose on SHOP No. A-5, in Sector-14, Vashi, Navi Mumbai, Dist. Thane, which SHOP is referred to as THE SAID SHOP and which is more particularly described in the described in the Second Schedule hereunder written. AND the land bearing Gat. or Sr. No. 34pt, 35pt, of Village Juhu, Tehsil Thane and Dist. Thane (hereinafter called the said land) and more particularly described in the first

P. V. Patel.

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Schedule hereinafter written, together with certain percentage of undivided interest appurtenant to the said SHOP and the common areas and facilities of the said land and said buildings as specified in the aforesaid declaration of the said SHOP and the percentage collectively referred to as the said premises, TO HOLD the said premises hereby granted, conveyed and assigned unto the Purchaser, as heritable and transferable immovable property within the meaning of any law for the time being in force subject to the provisions of the Maharashtra Apartment Ownership Act, 1970 and the said Declaration and Bye-law attached thereto and also subject to the terms and conditions of lease, covenants contained in the aforesaid Indenture of Lease in respect of the Land. The SHOP Owner has in themselves good rights, full power and absolute authority to grant convey assure and assign all the said premises hereinabove expressed to be hereby granted, conveyed assured and assigned unto and to the use of the Purchaser his successors, executors, administrators and assigns and it shall be lawful for the Purchaser at all times, hereafter peaceable and quietly to enter into and hold, possess and enjoy the said premises and received rents and profits thereof and every part thereof subject as aforesaid without any interruption of hindrance by the SHOP OWNER his heirs, executors, administrators and assigned or any person claiming under the SHOP Owner or in trust for them and that free and clear and forever discharge, well and sufficiently saved, defended and kept harmless and indemnified of, from and against all estates, titles charges, encumbrances, claims and demands created, occasioned made by the SHOP Owner or any person or persons lawfully or equitable claiming by from through under or in trust for them and that the SHOP Owner will at all times hereafter at the

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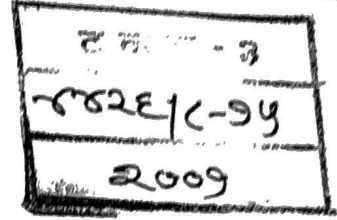
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request of the Purchaser in that behalf to do or cause to be done, execute or cause to be executed all such further lawful and reasonable acts, deeds, things conveyances and the assurance in the law whatsoever for the better and further granting conveying assigning and assuring the said premises and every part thereof unto the cause of the Purchaser. As shall or as may reasonable required by the Purchaser. AND THE PURCHASER covenants with the, Vendor that the Purchaser as one of the Lessee at all times hereinafter during the aforesaid Indenture of lease, pay service charges to the CIDCO and observed perform all terms and conditions and covenants contained therein and also admits to observe the reserve right of promotions or the right to share 50% of the incremental value at the option of the CIDCO which is reserved by the CIDCO and will at all times hereafter keep indemnified the SHOP OWNER, their heirs, executors, administrators and assigns and their estates and effect of and from and against the payment of such services charges and observances and performs of the terms and conditions and covenants contained in the said INDENTURE OF LEASE.

13. IT IS FURTHER AGREED that the Purchaser shall not 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 performs or is willing to perform the following conditions.

P. V. Patel..

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THAT IS TO SAY :-

1. THE PURCHASER pays to the Corporation additional price in consideration of such permission.
2. IN THE INSTRUMENT by which the Purchaser shall transfer the said premises, the Purchaser 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.
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/Transfer charges means the price determine by the Corporation in the month of January and July each year in respect of a class of shops with reference to their location and plinth 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 Nationalised 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 from any of the foregoing institution.

P. V. Patel..

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4. IT IS AGREED by the SHOP Owner that the share money and entrances fee and deposits paid by the SHOP Owner and service connection charges if any paid to the M.S.E.B., which is attached to the SHOP stand transferred to the Purchaser consequent upon the execution of these premises and no claim for refund of these amounts will be entertained.

SCHEDULE - I

ALL, that piece of land containing by admeasuring 202.60 Sq.Mtrs., or thereabout being Plot No.48/28, in Sector-14, Vashi, the layout of land bearing Gat or S.No.34pt., 35pt., and other lands situate, lying and being at Village Juhu, Tehsil Thane and Dist.Thane in the Registration Sub -Dist. Thane, Dist. Thane and bounded as follows :

THAT IS TO SAY :-

ON THE NORTH BY :

ON THE EAST BY :

ON THE SOUTH BY :

ON THE WEST BY :

SCHEDULE - II

SHOP NO. A-5 Admeasuring about 16.277 Sq. Mtrs on the Building No. 'A', in Sector-14, Vashi, Navi Mumbai Dist. Thane, of Gat or S.No.34pt., 35pt., other lands on Village Juhu (more particularly described in the first schedule more in above written) and which the said SHOP is bounded as follows :

P. V. Patel

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2009

THAT IS TO SAY :-

ON THE NORTH BY :
ON THE EAST BY :
ON THE SOUTH BY :
ON THE WEST BY :

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

SIGNED AND DELIVERED by the)

withinnamed 'SHOP OWNER')

MR. PRAGJIBHAI VALLABHBHAI PATEL) P. V. Putez.

in the presence of ...)

Ramsey. G. G. G. G. G.

SIGNED AND DELEVERED by the)

withinnamed 'THE PURCHASER')

MRS. MEENAKUMARI SINGHAVI) मीनाकुमारी सिधंबी

in the presence of ...)

Anil R. G.
अनिल कुमार सिधंबी

दस्तावेज - 3
882E/99-94
2009

RECEIPT

RECEIVED the sum of Rs.7,00,000/- (RUPEES SEVEN LAKHS ONLY)
from MRS. MEENAKUMARI SINGHAVI the Purchaser hereinabove
named being the Full and Final Settlement of Sale price in respect of the Sale
of SHOP No. A-5, in Sector-14, Vashi, Navi Mumbai, Dist. Thane the
Property hereinabove mentioned.

I SAY RECEIVED

P. V. Patel.

(MR. PRAGJIBHAI VALLABHBHAI PATEL)



WITNESS :

1.

2.

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Office of Estate Management Section,
CIDCO Ltd., CIDCO Bhavan, 1st Floor,
C.B.D. - Belapur, Vashi old Bldg
Navi Mumbai - 400 614. Section - 1.

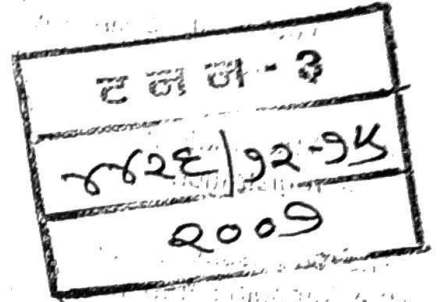
Date : 15/3/2001

Ref. No. CIDCO/EO/GBD/ 15973

Shri/Smt. Pragaji bhai Vellabh bhai. Patel

Shop No. A-5 Sector-14

Vashi



Shri/Madam,

Sub: Sale of Apartment No. A-5

Sector 14 At Vashi

please refer to your Letter dated 15/3/2001

The Corporation is pleased to permit you to sell the aforesaid apartment to Shri/Smt. Smt. Meena Singhavi

Subject to the following terms and conditions :

1) The transfer 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.

2) The conveyance shall be registered with the Sub-Registrar of Assurance on or before 14/6/2001.

The conveyance shall contain the following covenant. The purchaser shall not sell, assign, mortgage underlet or otherwise transfer wholly or partly the said premises save and except with the previous written permission of the Corporation. Which permission shall not be refused if the purchase performs or is willing to perform the following conditions, that is to say :

- 1) The purchaser pays to the Corporation additional price in consideration of such permission.
- 2) In the instrument by which the purchaser shall transfer the said premises, the purchaser binds the transferee not to sell, assign, mortgage, underlet to otherwise transfer wholly or partly the said premises save and except upon the observance and performance of the conditions herein written.
- 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.

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2009

Explanation (i) : The Additional price means the price determined by the Corporation in the months of January and July each year in respect of a class of apartments 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 Govt. a State Govt. a Nationalises Bank, the Life Insurance Corporation the Housing Development Finance Corporation Ltd., or an Employer of the purchaser or any other financial Institutions as may be approved by the Board of Director of the Corporation from time to time for the purpose of securing a loan borrowed for buying the said premises.

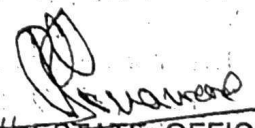
- (e) You shall obtain any other permission, as any be required by any other statute or law being in force.
- (f) You shall furnish certified copy of the said conveyance with 7 days from the date of registration.

The permission hereby granted shall lapse and shall be of no effect if the Deed of Apartment for the intending transfer or conveyance of the aptment is not executed and lodged for registration with Sub Registrar of Assurance on or Before 14/6/2001 and a certified copy with its registration No. and date is deposited with the Corporations in the Estate Section within seven days from the time of such registration for effecting consequential changes in our record.

We will appreciate if you kindly note that the share money and entrance fee and the deposits paid by you and service connection charges if any paid to the M.S.E.B. which are attached to the apartment stand transferred with the apartment consequent on the above sale and no claim for refund of these amounts will be entertained.

Thanking You,

Your's faithfully,



Assst. ESTATE OFFICER
Asstt. Estate Officer
CIDCO LTD. Vashi
New Bombay - 400703

Registrar

CC To Shri/Smt. Meenakumari Singhani

Shop No. A-5 Sector-14
Vashi,

अनुक्रम. नंबर ४४२६
सन २००९ चे मार्च
चे १६ तारखेस १२व १
चे दरम्यान ठाणे उंचे
दुय्यम निबंधक यांचे कचेरीत
आणुन दिला.

मीना कुमारी सिवांवी

दुय्यम निबंधक, ठाणे क्र.३

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नोंदणी फी रु. ७०००।
फोटो फी () रु. ७५।
यादी फी रु. २।
टपाल फी रु. ३।
१५।

एकूण रु. ७०७५।

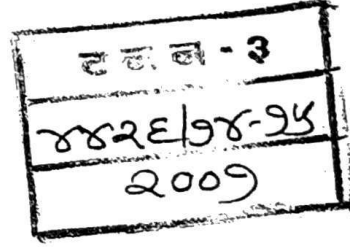
दुय्यम निबंधक, ठाणे क्र. ३

बि. देगार

१) श्री. पुागजिभाई वल्लभभाई पटेल

समान व्यापार

रा-सेक्टर-१४ वाशी



बि. देगार

२) श्रीम. मीनाकुमारी सैधवी

समान गृहणी

रा-श्री-८/एन-१३

सेक्टर-१४ वाशी
दस्तऐवज करून देणार

श्री. रमेश गंगावणे

व्यापार रा. नेरुळ

असे निवेदन करित आहेत की ते
दस्तऐवज करून देणा-या उपर निर्दिष्ट
इसमास व्यक्तीशः ओळखतात व
त्याची ओळख पटवितात

तथाकथीत श्री. देगार
दस्तऐवज करून दिल्याचे
कबुल करतात.

दिनांक: १६/३ / २००९.

P. V. Patel

मीना कुमारी सिवांवी

दुय्यम निबंधक, ठाणे क्र.३

भायकर अधिनियम १९६१ च्या
२३० (अ) (१) नुसार लिहून
देणार यांनी प्रमाणपत्र हजर
रुळे दिनांक १६/३/२००९

दुय्यम निबंधक, ठाणे-३.

निर्मल स्टम्प वन्डर

श्री श्री श्री निवासी एन एन-३/२२९, डेवघड निवासी विक्टर नगर,
पोस्ट ऑफिस, वाशी, नवी मुंबई
पिन कोड - ४००७०३
अनु. सं. ३. १५३५
आ. Meena Kumari Singhvi
कॉ. 7523618
4 DEC 2003

24 NOV 2003

स्टम्प वन्डर
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From: Mrs.Meena Kumari Singhvi
A/5 Plot -48/28
Sector-14 Vashi.
Navi Mumbai-400703,

To,
The Assistant Estate Officer
Vashi, Division CIDCO of Maharashtra Ltd.,
Vashi, Navi Mumbai.

UNDERTAKING

I Mrs.Meenakumari Singhvi hereby say that Association is not yet formed
for the Shop.

Address : Shop No.A/5, Plot 48/28,
Sector 14, Vashi, Navi Mumbai.

I say that when the Association is formed I am ready to pay the charges of
Association and CIDCO.

CIDCO
RECEIVED
STATE MANAGEMENT SECRET

*
मेना कुमारी सिंघवी
Mrs.Meenakumari Singhvi

40
2003-11-27

From : Mrs. Kumari Singhvi
A/5 Plot No - 48/28,
Sector - 14, Vashi,
Navi Mumbai - 400 703.

Date : 10.12.2003

To,
Manager (Town Services),
CIDCO Ltd.,
CIDCO Bhavan, C.B.I. Belapur,
Navi Mumbai.

Subject : Change of User from Hardware to Jewellers
in Shop No. A/5, Plot No. 48/28, Sector 14, Vashi, Navi Mumbai

Dear Sir,

I have taken over possession and executed agreement on with
CIDCO for above Shop area where shop A. I intend to
change the user from Hardware to Jewellers in the said Shop. I hereby request you to do
the needful. I am also ready to pay necessary charges if any applicable.

Thanking you,

Yours faithfully,

२ श्री. मी. कुमारी सिंगवी
(Mernakumari Singhvi)



From : Meena Kumari Singhvi
A/5 Plot No - 48/28,
Sector 14, Vashi,
Navi Mumbai - 400 703.

Date : 10.1.2003

To,
Manager (Town Services),
CIDCO Ltd.,
CIDCO Bhavan, C.B.D. Belapur,
Navi Mumbai.

Subject : Change of User from Hardware to Jewelers

in Shop No. A/5, Plot No - 48/28, Sector 14, Vashi, Navi Mumbai

Dear Sir,

I have taken over possession and executed agreement onwith
CIDCO for above Shop area admeasuring A. I intend to
change the user from Hardware to Jewelers in the said Shop. I hereby request you to do
the needful. I am also ready to pay necessary charges if any applicable.

Thanking you,

Yours faithfully,

२ सीनाकुमारी शिंदे
(Meenakumari Singhvi)



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED.

ESTATE MANAGEMENT SECTION.
CIDCO Admn., Building,
2nd floor, Sector-1, Vashi
Navi Mumbai- 100703.

Ref: CIDCO/EMS/AEO(VASHI)/01/ 1885

Date : 26/6/2001.

To
Shri/Smt. Meenakumari Singhvi.....

..... Shop.No. A-5, Sector-14,.....

..... Vashi, Navi Mumbai......

Shri/Smt. Pragjibhai V. Patel

Shop.No. A-5, Sector-14,

Vashi, Navi Mumbai.

Sub:- Transfer of ~~Apartment~~ No. Shop.No. A-5
Sector- 14 At Vashi

Ref:- This Office letter No. CIDCO/EMS/AEO(V)/
01/ 5973 dt. 15/3/2001.

Sir/Madam,

Necessary Conveyance Deed has executed by Shri/Smt./

Pragjibhai V. Patel

in favour of Shri/Smt.

Meenakumari Singhvi

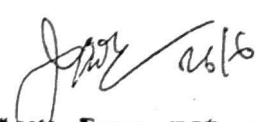
transferring the above apart-

ment. The said conveyance deed has been registered with Sub-Registrar

Thane-3 on 16/3/2001 Sr.No. 4426, We have to inform

you that pursuance to the said conveyance Deed. We have corrected our
record showing Shri/Smt. Meenakumari Singhvi

as an apartment owner.


Asstt. Estate Officer
CIDCO LTD. Vashi
New Bombay - 400703

- C.C. to: 1) AAO(EMS), Vashi.
2) The Exe. Engineer, MSEB(Vashi)
3) The Secretary Shop -A Type Aptt. Owner Assoc.
4) SE(Water Supply) Vashi
5) N.M.M.C., CBD.

जा.क्र.सी विभाग वाशी/मा.ह.८४५२००२
विभाग अधिकारी कार्यालय
सी विभाग वाशी, न.मु.म.पा.,
मिडको समाज मंदिर, से.१४.
दिनांक :- १०/३/२००३

प्रति,

श्री./श्रीमती ~~मिनाकुमारी सिधवी~~
~~शा.नं. अ-५, सेक्टर-१४~~
~~वाशी, नवी मुंबई~~

विषय :- मालमत्ता धारकाच्या नावातील बदलाबाबत.

संदर्भ :- आपली दि. २०/२/२००३ मोजी या कार्यालयास
प्राप्त झालेली नोटीस.

आपली दि. २०/२/२००३ मोजी ची नोटीस व त्यासोबत सादर केलेले पुरावे तपासता, मुंबई प्रांतिक
महानगरपालिका अधिनियम १९४९ कराधान नियम प्रकरण ८ कॅलम १२ (१) च्या तरतुदीना आधिन राहून

श्री./श्रीमती ~~प्रागजी कर्वे~~ ~~व्ही.पटेल~~ यांचे नावे असलेली सदनिका क्र. ~~शा.नं. अ-५~~
से. १४, वाशी, नवी मुंबई ही मिळकत केवळ भोगवटाधारक म्हणून खालील नावे महानगरपालिकेच्या
करनिर्धारण दप्तरी मालमत्ता कराचा भरणा करून घेणेच्या दृष्टीने करण्यात येत आहे.

श्री./श्रीमती ~~मिनाकुमारी सिधवी~~
घर/दुकान/सदनिका क्र. ~~शा.नं. अ-५, सेक्टर-१४~~
लेखा क्रमांक ~~८०६-१८६३-००~~
क्षेत्रफळ ~~२६.२६ चौ.मी.~~ करपात्र मूल्य ~~८५१०/-~~



~~विभाग अधिकारी~~
'सी' विभाग वाशी १०/३/०३
नवी मुंबई महानगरपालिका

प्रत. :- मा.उपकर निर्धारक व संकलक, का.आ.क.प.विभाग, न.मु.म.पा. यांना माहितीसाठी सादर.

पावती नं. N° 454868



नवी मुंबई महानगरपालिका
विभाग कार्यालय

ता १०/३/२००३



मिना कुमारी सिधवी

नं. ५१४ विल नं. ११३१ त्यावहल
सालाकरिता पुढे नमुद केलेल्या रक्कमा करादाखल मिळाल्या.

कराचे नांव	मागील बाकी		चालू		एकूण		शेरा
	रुपये	पैसे	रुपये	पैसे	रुपये	पैसे	
१. मालमत्ता कर	मा हस्तांतरण शुल्क ₹६ प्रमाणे						३०४/-
२. दुकाने परवाने शुल्क							
३. जन्म मृत्यु दाखला शुल्क							
४. पाणी बंदी							
५. व जेडपी शुल्क							
६. मालमत्ता हस्तांतरण शुल्क							
७. ना हरकत दाखला शुल्क							
८. फेरीवाला परवाने शुल्क							
९. नळ कनेक्शन अनामत							
१०. फॉर्म फी							
११. इतर							
१२. अनामत रक्कमा							
एकूण							३०४/-

अद्यती रुपये ०३२१ ०१० मीत

घनादेश क्र.

दि.

वसूल करणारी सही

वि. सु. घनादेश / घनाकर्ष वटण्यासापेक्ष आदान स्वीकारले आहे.

City & Industrial Development Corporation of Maharashtra Ltd.

Branch

No. EMS **A** No 263048

Date 19/8/03

Received with thanks from Shri/Smt. Patel. P. V.
 an amount of Rs. 131 (Rupees One Hundred
thirty one only

by Cash/Cheque*/D.D. No. _____ dt. _____

drawn on _____ Bank in respect of Apt/R.H./Plot No. _____

Sec. 14 Plot No. 48, 428 Location

Tenements Code No. 46505 towards as mentioned below :-

Apartment No _____ Plot No _____	Amount		Upto period ended (Month)
	Rs.	P.	
1) Monthly Equ. Install HDFC/BUDP/HUDCO (including D.P.C.)	/	/	
2) Monthly Service Charges (including D.P.C.)			
3) Water Charges			
4) Certificate Charges			
Transfer Charges			
(6) Others : i) <u>in a charge</u>			131
ii)			
iii)			
iv)			
v)			

• Subject to realisation of Cheque



शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

सिडको

सहाय्यक वसाहत अधिकारी
यांचे कार्यालय, नवी मुंबई

वाशी

क्र. सिडको / वसाहत / अकूम / वसूली /

दिनांक : 27/02/2003

प्रति,

श्री. पटेल प्रागजिभाई वल्लभभाई
श्री. ग. A-5 सेक्टर-14,
एम.सी. कॉलेक्स, वाशी,
नवी मुंबई

विषय - अकृषिक महसूलाची रक्कम भरणे बाबत

संदर्भ - महाराष्ट्र शासनाच्या महसूल व वनविभागाकडील शासन निर्णय
क्र. एनएए/४२८२/३०७४६५ (५७)/ल-५, दि. १९/६/९९

महोदय/महोदया,

आपणास सिडको कडून वाशी नोड मधील सेक्टर 14 मध्ये सदनिका/दुकान/ओटा/सोईसह भूखंड क्र. 48/28 वाटप करण्यात आला आहे. ज्या भूखंडामध्ये सदर सदनिका/दुकान/ओटा/सोईसह भूखंड आहे, ती जमीन यथास्थिती आपल्या गृहनिर्माण संस्थेस/अपार्टमेंट ओनर्स असोसिएशनला भांडेपट्ट्याने देण्यात आली आहे/देण्यात येणार आहे. या वाटपाच्या संदर्भात आपणा बरोबर केलेल्या करारनाम्यांतील अटी आणि शर्तीनुसार सदरच्या भूखंडातील आपला गृहित असलेला समान अविभाज्य हक्क, हित, संबंध विचारात घेता, शासनाकडून आकारण्यात येणाऱ्या अकृषिक महसूलाची रक्कम भरणे आपणावर बंधनकारक आहे.

तसेच उपरोक्त संदर्भात नमुद केलेल्या शासन निर्णयानुसार आपण वर म्हटल्याप्रमाणे अकृषिक महसूलाची रक्कम भरण्यास पात्र असून महसूल खात्याने कळविलेल्या आकारणी प्रमाणे खाली नमुद केलेली रक्कम आपण सिडकोकडे भरणे आवश्यक आहे. सदर बाबतीत आकारणीचा तपशिल खालील प्रमाणे आहे.

सदनिका / दुकान / ओटा सोईसह भूखंड ताब्यात दिल्याची तारीख	ताबा दिल्या पासून दि. ३१/७/२००३ पर्यंत येणे असलेल्या महसूली वर्षाचा कालावधी	अकृषिक महसूलापोटी सिडकोकडे भरावयाची एकूण रक्कम (रुपये)
१	२	३

1994

9 वर्षे

₹. 131=00

तरी ही नोटीस पोहोचले पासून सात दिवसांचे आत एकूण रक्कम रु. 131=00 आपण निम्न स्वाक्षरीकारांच्या कार्यालयाशी संपर्क साधून सिडकोच्या वाशी येथील लेखा विभागाकडे "सिडको लिमिटेड" यांच्या नावे काढलेल्या बँक डिमांड ड्रॉफ्टद्वारे शनिवार, रविवार व सार्वजनिक सुट्टीचे दिवस वगळता सकाळी १०-३० ते १२-३० व दुपारी २-०० ते ३-३० या वेळेमध्ये भरणे करावी.

उपरोक्त रक्कम आपण दिलेल्या मुदतीमध्ये भरणे केली नाही, तर ती महाराष्ट्र जमीन महसूल संहिता १९६६ मधील तरतुदीनुसार वसूल केली जाईल याची कृपया नोंद घ्यावी.

कळवे,

आपला विश्वासू

सहाय्यक वसाहत अधिकारी
सिडको, वा.अ. नवी मुंबई.



नवी मुंबई महानगरपालिका

नमुंमपा मुख्यालय, सेक्टर-१५ए, पामबीच जंक्शन, सी.बी.डी. बेलापुर, नवी मुंबई - ४०० ६१४. महाराष्ट्र

मालमत्ता कर देयक Bill of Supply

GSTIN : 27AAALCO296J1Z4. HSN CODE NO: 99

Bill No : PT-C-CT-10563

Date : 01-APR-23

2023-2024 (I)

Scan QR code using Google lens

लेखा क्रमांक	VA0000189393	मालमत्तेचे वर्णन	SHOP;
मालमत्ता तपशील	VAS-14-DRS-SHP/000-SHP-A06	Ward :	VASHI
कर दात्यांची नावे	LESSOR:CIDCO , LEASEE: MEENA KUMARI ANIL SINGHVI Building : SHP/000,Unit : SHP-A06,Plot NO : DRS,Sector : 14,Node : VASHI,Ward : VASHI,Navi Mumbai,Maharashtra.		



दिनांका पासून पर्यंत	निवासी करपात्र मूल्य	अनिवासी करपात्र मूल्य
01-APR-23 30-SEP-23	0	17585

For RTGS/NEFT/IMPS

Beneficiary Name: NMMC

A/c No : NNPTVA0000189393

IFSC Code : ICIC0000104

Bank Name : ICICI Bank Ltd

You may pay bill on www.nmmc.gov.in-> click on Property->insert your Property code-> Pay online

Cheque/D.D./Pay Order please drawn in favour of "NMMC".

देयकाचा तपशील	दर %	निवासी कर	दर %	अनिवासी कर
सर्वसाधारण कर (१०% घकव्य शुल्कासहित)	0	0	32.5	2858
जल लाभ कर	0	0	4	352
साफसफाई कर / मलनिः सारण कर	0	0	7	616
मलनिः सारण लाभ कर	0	0	2	176
शिक्षण उपकर	0	0	4	352
वृक्ष उपकर	0	0	0.5	44
पथ	0	0	3.33	293
रा.शि.कर	0	0	12	1056
रोजगार हमी कर	0	0	3	264
मोठया निवासी जागेवरील कर	0	0		6011

First Assess.Date: 26-JUL-1995

Current Area (in Sq.m)

Resi Area: 0.0

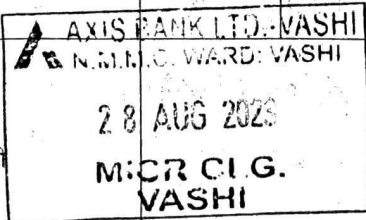
Com Area: 16.28

Indus Area: 0.0

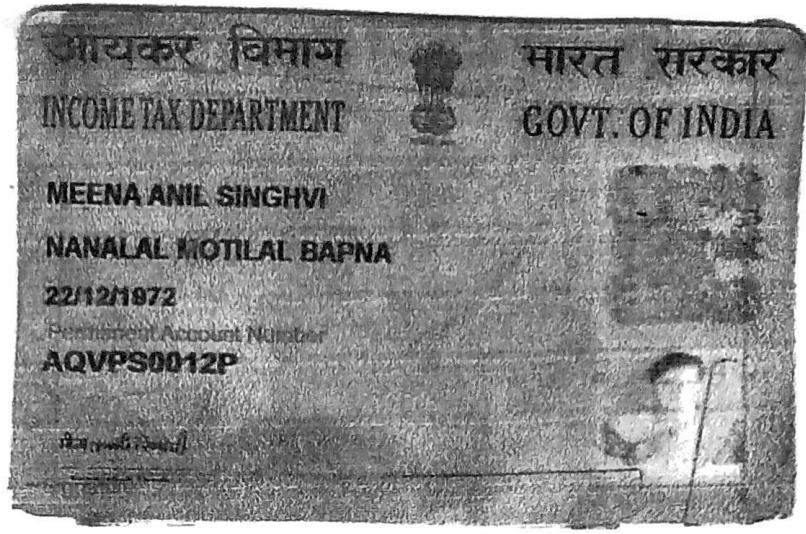
Mobile No: 9821255521

LAST PAYMENT MADE ON
28/11/2022 Rs.6011.00

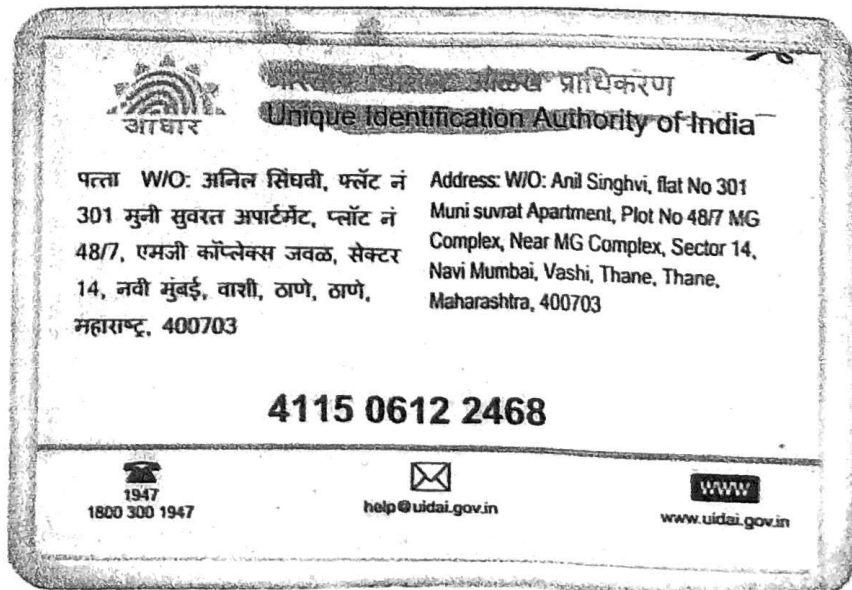
देयकाची एकूण रक्कम	6011	 सुजाता दिलीप ढोले अतिरिक्त आयुक्त (१)
या पूर्वी भरलेली रक्कम	0	
मुळ मालमत्ता कराची थकबाकी	0	
शास्तीची थकबाकी	0	
भरणा करावयाची एकूण रक्कम	6011	



As On 30/04/2023	6011
Before 31/05/2023	6011
Before 30/06/2023	6011
Before 31/07/2023	6131
Before 31/08/2023	6251
Before 30/09/2023	6372



मीना कुमारी सिंघवी



3. A true Certified copy of the instrument of transfer executed between the purchaser & transferee is deposited with the Estate Officer of the Corporation within seven days from the date of its execution.

Explanation : Nothing contained herein shall apply to mortgage of the demised premises, any part thereof, to the Central Govt., a State Govt. a Nationalise Bank, the Life Insurance Corporation of India the Housing Development Finance Corporation Ltd., or an Employer of the purchaser or any other financial Institutions as may be approved by the Board of Director of the Corporation from time to time.

d. You shall obtain any other permission, as any be required by any other authority.

e. You shall furnish to the corporation a certified copy of the said Deed of assignment Executed between you & Shri/Smt. Meena Kumari Anil Singhvi

The permission is hereby granted shall lapse and shall be of no effect if the Deed of Conveyance- of the intending transfer is not executed and lodged for registration with the Sub-Registrar of Assurance on or Before 15/08/2016. and a certified copy with its registration number and date is deposited with the Corporation in the Estate Section within seven days from the time of such registration for effecting consequential charges in our record.

The Assignee & continuing Lessee will be liable to pay such Service Charges / Property Tax as may be fixed by the Corporation from time to time. This permission given on the condition that the Assignee & continuing Lessee shall comply all points contained in above referred letter of the Corporation.

Thanking you,

Yours Faithfully,

Handwritten signature
15/8/2016

Asstt. Estate Officer (Vashi)
Asstt. Estate Officer
CIDCO Ltd. Vashi
Navi Mumbai-400703

C.C. To:
1. Shri/Smt. Meena Kumari Anil Singhvi
Shop No-A-6, Sector-14,
Vashi, Navi Mumbai.

CITY
NIRMAL : 200
Bombay-400 021
PHONES : 202 24 8
FAX : 202 25 09
TELEX : 011-8339
Ref. No. C

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

NIRMAL, 2nd Floor, Nariman Point,
Bombay 400 021
PHONES: 202 24 81/202 24 20/202 25 79
FAX: 202 25 09 • GRAM CITWIN
TELEX: 011-83218 "CIDCO IN"

CIDCO Bhavan, CBD, Belapur,
Post-Konkan Bhavan, New Bombay-400 614
PHONES: 757 12 41/42/44/757 09 16
757 26 31/757 10 69
FAX: 757 10 66 • TELEX: 013-11216 "CIDCO IN"

Ref No CIDCO/M(MKTG.)/SHOP/VASHI/1667

Date: 21st Nov., 1994.

To,

✓ Shri. Bhupat Mavani,
102, Shreyas,
Sector-17, Vashi,
New Bombay 400 705.

Sub : Allotment of shop no. A-6 on
plot no. 48/28 in Sector-14, Vashi.

Sir,

This has reference to your offer form no. 827 demanding the shop no. A-6 on plot no. 48/28 in Sector-14 at Vashi, New Bombay and this office allotment letter no. CIDCO/MM/SHOP/VASHI/2947 dtd. 27/1/94 with request to pay the balance sale price of shop on or before 4/3/1994 and select one of the uses from the scheme booklet and intimate to the Marketing Section as you failed to mention the use of shop in the offer form.

You have made full payment with delayed payment charges but failed to intimate the use of the shop till date.

You are, therefore, once again requested to intimate the user of the shop on or before 2/12/1994 failing which the allotment letter dtd. 27/1/1994 will liable for cancellation.

Thanking you,

Yours faithfully,

Y MANAGER (MARKETING) *omlms*

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA

NIRMAA - 5th Floor, Nariman Point,
Bombay 400 021
TELEPHONE: 202 24 81/202 24 20/202 25 79
FAX: 202 25 09 • GRAM CHWIN
TELEX: 01133718 "CIDCO IN"

KPHD

CIDCO Bhavan, CBD, Belapur,
Post Konkan Bhavan, New Bombay
PHONES: 757 12 41/42/44/45/46
757 26 31/757 30/40
FAX: 757 10 66 • TELEX: 014332

Date 5th June, 1995.

Ref No. CIDCO/M(MKTG.)/SHOP/VASHI/

To,

✓ Shri. Bhupat Mavani,
102, Shreyas, Sector-17,
Vashi, New Bombay 400 705.

Sub : Allotment of shop A-6 in
Sector-14 at Vashi, New Bombay.

Sir,

This has reference to your offer form no.827 for the shop no.A on plot no.48/28 in Sector-14 at Vashi, New Bombay and this Office allotment letter no.CIDCO/M(MKTG.)/SHOP/VASHI/2947 dtd.27/1/94 with a request to pay the balance sale price of shop on or before 4/3/94 and select one of the user from the scheme booklet and intimate to the Marketing Section as you failed to mention the user of the shop in the offer form.

You had made the full payment but failed to intimate the use of the shop till 21/11/94 and as such you were requested once again vide our letter no. CIDCO/M(MKTG.)/SHOP/VASHI/1667 dtd.21/11/94 to intimate the user of the shop on or before 2/12/94. You had intimated the user of shop as 'Jewellery Shop' vide your letter dtd. 1/12/94. You were once again requested vide our letter no.CIDCO/M(MKTG.)/2655 dtd. 3/1/95 to choose one of the user as stated on page 9 of the scheme booklet and communicate the same to the Corporation immediately on receipt of the letter. However, till date you have not communicated the same.

You are already aware that in case of breach of the terms of allotment, the allotment of the shop made in your favour will be revoked and such revocation the amount of Earnest Money Deposit will be forfeited without prejudice to the legal remedies available to the corporation and thereupon the Corporation will be at liberty to dispose off the shop as per the rules.

(P.T.O.)

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

"NIRMAL", 2nd Floor, Nariman Point,
Bombay-400 021.
PHONES: 202 24 81/202 24 20/202 25 79
FAX 202 25 09 • GRAM: CITWIN
TELEX 011-83218 "CIDCO IN"

CIDCO Bhavan, CBD, Belapur,
Post-Konkan Bhavan, New Bombay-400 614.
PHONES: 757 12 41/42/44/757 09 16
757 26 31/757 10 69
FAX: 757 10 66 • TELEX: 013-11216 "CIDCO IN"

Date: 15th June, 1995.

Ref No CIDCO/M(MKTG.)/SHOP/VASHI/568

To,

Shri. Bhupat Mavani,
102, Shreyas,
Sector-17, Vashi,
New Bombay 400 705.

Sub : Allotment of Shop No.A-6 in
Sector-14 at Vashi, New Bombay.

Ref : i) Our allotment letter no.CIDCO/M(MKTG.)/
SHOP/VASHI/2947 dtd.21/1/94.

ii) Our letter no.CIDCO/M(MKTG.)/SHOP/VASHI
dtd.5/6/95.

iii) Your letter dtd. 8/6/95.

Sir,

This has reference to your letter dtd. 8/6/95 referred
at (iii) above.

Your request to execute the agreement jointly with you
and your relative Shri. Pragjibhai Vallabhbai Patel, it is
regretted cannot be granted. You can use the shop for
'Hardware' only.

Thanking you,

Yours faithfully,


MANAGER(MARKETING)



जिल्हा कोषागार कार्यालय,
ठाणे
- 4 MAY 2016
मुद्रांक प्रमुख लिपीक / लिपीक

4-5-2016

C-IV

AGREEMENT TO SELL

SHOP NO. A-6, ON GROUND FLOOR,
SECTOR-14, VASHI, NAVI MUMBAI

BUILT-UP AREA IN SQ. MTRS. : 16.27

BUILDING CONSISTS : GROUND FLOOR ONLY

=====

SALE PRICE : RS.25,00,000/-

=====

THIS AGREEMENT made and entered into at Navi Mumbai,
on this _____ day of _____ 2016,

अविनाश
मधवीर जेठ

मीनाकुमारी सिध्वा

C-IV

AGREEMENT TO SELL

SHOP NO. A-6, ON GROUND FLOOR,
SECTOR-14, VASHI, NAVI MUMBAI

BUILT-UP AREA IN SQ. MTRS. : 16.27

BUILDING CONSISTS : GROUND FLOOR ONLY

=====

SALE PRICE	: RS.25,00,000/-
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=====

STAMP DUTY	: RS.1,50,000/-
------------	-----------------

REGISTRATION FEE	: RS.25,000/-
------------------	---------------

=====

THIS AGREEMENT made and entered into at Navi Mumbai,
on this _____ day of _____ 2016,

अवि मूल
महवीर जेठ

मीना लुमासे शिवाजी

BETWEEN

(1) MR. MAHAVIR KISANLAL JAIN, aged 43 years, (PAN NO.), (2) MR. AVIRAL NAVRATANMAL CHAPLOT, aged 43 years, (PAN NO.) (MOBILE NO. 9819080751), both adults, Indian Inhabitants, residing at : D-15/3:2, Sagar Co.op. Hsg. Soc., Sector-29, Vashi, Navi Mumbai, hereinafter for brevity's sake called and referred to as 'THE SELLERS' (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

MRS. MEENA KUMARI ANIL SINGHVI, aged 43 years, (MOBILE NO. 9821255521), an adult, Indian Inhabitant, residing at 301, Manusmruti Apartment, Plot No. 48/7, M G Complex, Sector-14, Vashi, Navi Mumbai, hereinafter for the sake of brevity's called and referred to as 'THE PURCHASER' (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and permitted assigns of the OTHER PART.

DESCRIPTION OF PROPERTY

<u>SHOP NO.</u>	<u>FLOOR</u>	<u>SECTOR</u>
A-6	GROUND	14

NODE : VASHI, NAVI MUMBAI

ADMEASURING : 16.27 SQ. MTRS. BUILT UP AREA

BUILDING CONSISTS : GROUND FLOOR ONLY

=====

SALE PRICE : RS.25,00,000/-
(RUPEES TWENTY FIVE LAKHS ONLY)

=====

hereinafter referred to as 'The said Shop'.

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महवीर जेठे

मीना कुमारी सिंगवी

WHEREAS:

By an Agreement to Sell Dated: **26-7-1995**, made and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (CIDCO), therein and herein referred to as 'THE CORPORATION' AND **MR. BHUPAT MAVANI, (Original Allottee)**, and the Corporation allotted and on payment handed over the physical possession of said SHOP.

AND WHEREAS:

The said **Original Allottee** has sold and assigned all his rights in and upon the said SHOP in favour of Sellers by obtaining the requisite permission from CIDCO.

AND WHEREAS :

The CIDCO has transferred the said SHOP in favour of Sellers, vide its CIDCO Letter No. **CIDCO/EMS/AEO(VASHI)/2K/715**, Dated : **15-9-2000**.

AND WHEREAS:

The Sellers are now fully seized and possessed of or otherwise well and sufficiently entitled to the said SHOP to Deal with or Dispose off the same to anyone: subject to the terms and conditions of the CIDCO Agreement and also the terms and conditions of this Agreement.

AND WHEREAS:

The PURCHASER being in need of a Business premises met the Sellers and had discussions with regard to the prospects of his selling the said SHOP, the price and terms and conditions.

AND WHEREAS:

The Sellers agreed to Sell/transfer/assign all their rights, title and interest in and upon the said SHOP for the sum of **Rs.25,00,000/- (Rupees Twenty Five Lakhs Only)**.

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मध्याह्निक

मीना कुमारी शिखरी

NOW BOTH THE PARTIES are desirous of recording the terms and conditions of this Agreement as under:-

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. THE SELLERS have agreed to sell/transfer/ assign all their rights, title and interest in and upon the following SHOP,

DESCRIPTION OF PROPERTY

=====

<u>SHOP NO.</u>	<u>FLOOR</u>	<u>SECTOR</u>
A-6	GROUND	14

NODE : VASHI, NAVI MUMBAI

ADMEASURING : 16.27 SQ. MTRS. BUILT UP AREA

BUILDING CONSISTS : GROUND FLOOR ONLY

=====

(hereinafter referred to as the said Shop), whatever he be acquired by them from the Corporation under its Agreement for a consideration of **Rs.25,00,000/- (Rupees Twenty Five Lakhs Only)**, which shall be paid in the following manner:-

- i) A sum of **Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only)** paid on or before execution of this Agreement.
- ii) And the balance sum of **Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only)** shall be paid at the time of Sale Deed Registration.

2. THE SELLERS assures the PURCHASER as under:
- i) That, the SELLERS have paid and cleared the following outstanding dues till the date of execution of these presents:
 - a) Service Charges.
 - b) Water Charges.
 - c) Apartment Owner's Association's contribution.
 - d) Electricity Bill.
 - ii) That no legal proceedings of any kind exist in respect of the said Shop.
 - iii) That nothing in or around the said Shop have been done that would invite CIDCO action.
 - iv) That the SELLERS have paid and cleared all outgoing of the said Shop before the execution of this Agreement.
3. The PURCHASER has paid the SELLERS the said consideration of Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only), being the part payment of the said Shop, which amount the SELLERS admit of having received the same and acknowledges the receipt at the end of this Agreement.

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मधवी/जेक

मीनाकुमारी शिव्यंवी

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13. The Corporation has granted the requisite permission to the SELLERS to sell the said Shop to the Purchaser under its letter No. _____, Dated: _____ on the terms and conditions mentioned therein which have been fully complied with by the SELLERS.

INSPECTION OF DOCUMENTS :-

On scrutiny the following documents are not found;

- i) Agreement to Sell
- ii) Deed of Apartment
- iii) Registration Receipt

The Sellers shall lodge the police complaint at the police station and publish the public notice in the news paper at their own cost.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL that piece of land containing by admeasurement 202.66 Sq. Mtrs. or thereabout being Plot No. 48/28 in Sector-14, Village – Juhu, of the layout of land bearing Gat No. 34, 35 and other lands situate, laying and being at Village – Vashi, Navi Mumbai, Tehsil - Thane, and bounded as follows, that is to say:

On the North by	: SECTOR-29, VASHI
On the East by	: MGM HSG COMPLEX
On the South by	: SECTOR-14, VASHI
on the West by	: 30 MTRS WIDE ROAD

अविबुल
महवीर जेठे

१ मीना कुमारी मिश्रा

THE SECOND SCHEDULE ABOVE REFERRED TO:

Shop No. A-6, Admeasuring 16.27 Sq. Mtrs. on Ground Floor, Sector-14, Vashi, Navi Mumbai, of Gat No. 34, 35 and other lands (more particularly described in the First Schedule hereinafter written) and which the said Shop in bounded as follows; that is to say;

On the North by : 14/Shop No. 5

On the East by : Open Space

On the South by : 14/Shop No. 7

on the West by : Open Space

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

SIGNED AND DELIVERED by the

Within named 'SELLERS'

(1) MR. MAHAVIR KISANLAL JAIN

महवीर जैन

(2) MR. AVIRAL NAVRATANMAL CHAPLOT

अविरल चपल

in the presence of.....

1.

2.

SIGNED AND DELIVERED by the

Within named 'PURCHASER'

MRS. MEENA KUMARI ANIL SINGHVI

मीना कुमारी अरिक्वेंची

in the presence of.....

1.

2.

RECEIPT

RECEIVED OF AND FROM the within named 'PURCHASER'
MRS. MEENA KUMARI ANIL SINGHVI, the sum of
Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand
Only), being the Part Payment of the sale price, as agreed to
under these presents, in respect of the following Shop;

=====

<u>SHOP NO.</u>	<u>FLOOR</u>	<u>SECTOR</u>
A-6	GROUND	14

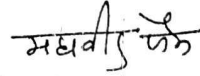
NODE : VASHI, NAVI MUMBAI

ADMEASURING : 16.27 SQ. MTRS. BUILT UP AREA
BUILDING CONSISTS : GROUND FLOOR ONLY

=====

WE SAY RECEIVED

RS.12,50,000/-



(1) MR. MAHAVIR KISANLAL JAIN,



(2) MR. AVIRAL NAVRATANMAL CHAPLOT
SELLERS

WITNESSES:

- 1.
- 2.

C-IV

II/vashi/shop cidco-op/052KXVI07.PP/meena

336/4469

पावती

Monday, May 16, 2016

4:32 PM

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 4877 दिनांक: 16/05/2016

गावाचे नाव: वाशी

दस्तऐवजाचा अनुक्रमांक: टनन6-4469-2016

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: मीना कुमारी अनिल सिंघवी - -

नोंदणी फी

रु. 25000.00

दस्त हाताळणी फी

रु. 500.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 25

एकूण:

रु. 25520.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:52 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Phase 6
सह दुय्यम निबंधक ठाणे-६
(वि. २)

बाजार मूल्य: रु. 1669000/-

मोबदला रु. 2500000/-

भरलेले मुद्रांक शुल्क : रु. 150000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 25000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001028417201617R दिनांक: 16/05/2016
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु. 520/-
मुद्रांक शुल्क भरत दिला

दिपीक
सह दुय्यम निबंधक ठाणे क्र. ६
मीना कुमारी अनिल सिंघवी
पक्षकाराची सही

Registration summary(नोंदणी पूर्व गोषवारा)



सूची क्र.2

दुय्यम नियंघक : सह दु.नि.ठाणे 6

दस्त क्रमांक : 4469/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) वाशी

(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	2500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1669000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: शॉप नं-ए-6,तळ मजला सेक्टर-14 वाशी नवी मुंबई एरिया- 16.27 चौ मी वांधीव((SECTOR NUMBER : 14 ;))
(5) क्षेत्रफळ	1) 16.27 चौ.मीटर
(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:-महावीर किसनलाल जैन -- वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र-डी-15/3:2 सागर को-ऑप.हौ.सोसा लि से-29 वाशी नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAHPJ7775N 2): नाव:-अविरल एन चपलोट -- वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र-डी-15/3:2 सागर को-ऑप.हौ.सोसा लि से-29 वाशी नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:-ACAPC4369C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मीना कुमारी अनिल सिंघवी -- वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र-301 मुनीसुरत अपार्टमेंट,प्लॉट नं-48/7 एम जी कॉम्प्लेक्स से-14 वाशी नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:-AQVPS0012P
(9) दस्तऐवज करून दिल्याचा दिनांक	16/05/2016
(10)दस्त नोंदणी केल्याचा दिनांक	16/05/2016
(11)अनुक्रमांक,खंड व पृष्ठ	4469/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	150000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	25000
(14)शेरा	

सह दुय्यम-निबंधक ठाणे-६
(सर्ग -२)

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

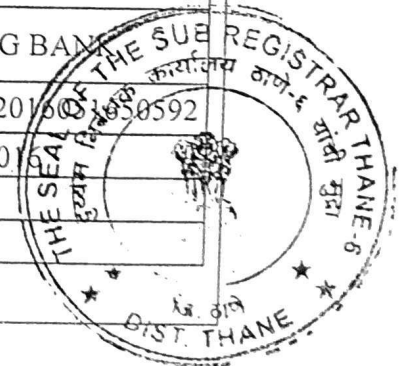
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



CHALLAN									
MTR Form Number - 6									
GRN NUMBER	MH001028417201617R	BARCODE	Form ID : Date: 16-05-2016						
Department	IGR		Payee Details						
Receipt Type	RE		Dept. ID (If Any)						
Office Name	IGR118-THN6_THANE NO 6 JOINT SUB REGISTRA	Location	PAN No. (If Applicable) PAN-AQVPS0012P						
Year	Period: From : 16/05/2016 To : 31/03/2099		Full Name MEENA KUMARI ANIL SINGHVI						
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	SHOP NO A 6 GR FLOOR						
0030046401-75	150000.00	Road/Street, Area /Locality	SECTOR NO 14 NAVI MUMBAI						
0030063301-70	25000.00	Town/ City/ District							
	0.00	PIN	4 0 0 7 0 3						
	0.00	Remarks (If Any) :							
	0.00	<table border="1"><tr><td colspan="2">ट. न. न. ६</td></tr><tr><td>४४६६</td><td>२०१६</td></tr><tr><td>९</td><td>२५</td></tr></table>		ट. न. न. ६		४४६६	२०१६	९	२५
ट. न. न. ६									
४४६६	२०१६								
९	२५								
	0.00								
	0.00								
	0.00								
	0.00								
Total	175000.00	Amount in words	Rupees						
Payment Details:IDBI NetBanking Payment ID : 90171662		FOR USE IN RECEIVING BANK							
Cheque- DD Details:		Bank CIN No : 691033320160000592							
Cheque- DD No.		Date	16-05-2016						
Name of Bank	IDBI BANK	Bank-Branch							
Name of Branch		Scroll No.							

Print



मीना कुमारी सिंघवी

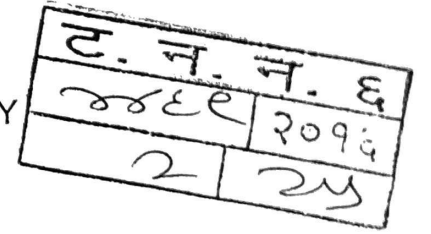
मेधा

DEED OF APARTMENT/ CONVEYANCE DEED
Under the provision of Maharashtra Apartment
Ownership Act-1970
FOR COMMERCIAL PURPOSE ONLY

SHOP NO. A-6, ON GROUND FLOOR,
SECTOR-14, VASHI, NAVI MUMBAI

BUILT-UP AREA IN SQ. MTRS. : 16.27

BUILDING CONSISTS : GROUND FLOOR ONLY



STAMP DUTY : RS.1,50,000/-
REGISTRATION FEE : RS.25,000/-

=====

SALE PRICE : RS.25,00,000/-

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THIS DEED OF APARTMENT is made and entered into at
Navi Mumbai, on this 16th day of MAY, 2016,

अधवीरु के
अधिकारी



मीनाक्षी मारी सिधवा

BETWEEN

(1) MR. MAHAVIR KISANLAL JAIN, aged 43 years, (PAN NO. AAHJ2377S.N...), (2) MR. AVIRAL NAVRATANMAL CHAPLOT, aged 43 years, (PAN NO. ACAPC 4369C (MOBILE NO. 9819080751), both adults, Indian Inhabitants, residing at : D-15/3:2, Sagar Co.op. Hsg. Soc., Sector-29, Vashi, Navi Mumbai, hereinafter for brevity's sake called and referred to as "VENDORS" (Which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their heirs executors, administrators, legal representatives and assigns), of the ONE PART.

AND

MRS. MEENA KUMARI ANIL SINGHVI, aged 43 years, (MOBILE NO. 9821255521), an adult, Indian Inhabitant, residing at 301, Manusmruti Apartment, Plot No. 48/7, M G Complex, Sector-14, Vashi, Navi Mumbai, hereinafter for brevity's sake called and referred to as "VENDEE" (Which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include her heirs executors, administrators, and permitted assigns), of the ONE PART.

PAN - AQVPS 0012P

DESCRIPTION OF PROPERTY

=====

<u>SHOP NO.</u>	<u>FLOOR</u>	<u>SECTOR</u>
A-6	GROUND	14

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४४६९	२०९६
३	२५

NODE : VASHI, NAVI MUMBAI

ADMEASURING : 16.27 SQ. MTRS. BUILT UP AREA

BUILDING CONSISTS : GROUND FLOOR ONLY

=====

SALE PRICE : RS.25,00,000/-

(RUPEES TWENTY FIVE LAKHS ONLY)

=====

hereinafter referred to as 'The said Shop'.

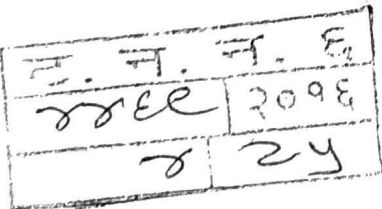
महावीर जे
अवि २ ल



मीना कुमारी सिंघवी

WHEREAS :

1. The City and Industrial Development Corporation of Maharashtra Ltd., a Govt. Company within the meaning of the Companies Act, 1956, (I of 1956) (hereinafter referred to as 'THE CORPORATION') having its Registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400 021, is a new Town Development Authority, under the provisions of sub-sec. (3-a) of Section 113 of Maharashtra Regional & Town Planning Act -1966 (hereinafter referred to as 'the MRTP Act' for the New Towns of New Bombay.
2. Pursuant to section 113A of the MRTP Act the State Government has been acquiring the lands and vesting in the Corporation the said lands for development and disposal.
3. By his Order No. REV/DESK-II/LBP/I/WS, Dated : 21-3-89, the Collector of Thane vested in the corporation for development and disposal inter alia, a piece or parcel of land situated at Village Juhu, Tehsil & District -Thane, bearing Gat or survey No 34, 35, admeasuring 202.66 Sq.Mtrs., or thereabout being Plot No. 48/28 in Sector-14, Vashi, Navi Mumbai, and more particularly described in the First Schedule hereunder written (hereinafter referred to as the said land).
4. The Corporation obtained possession of the said land and constructed thereon 'A' type Bldg. No. A-1 to A-10 each of Ground Floor such building being designated as 'CONDOMINIUM' No. 48/28/A Type, Shop No. A-7, (hereinafter referred to as 'THE SAID BUILDING' of which the Corporation is the Owner.
5. By an Agreement for sale dated the 26-7-1995, (hereinafter called 'the said Agreement') made between the Corporation of the One Part and MR. BHUPAT MAVANI, (Original Allottee), of the Other Part, the corporation have sold to the Original Allottee Shop No. A-6 on the Ground Floor of the said Shop No. A-6, TOGETHER with certain percentage hereinafter specified of the undivided interest appurtenant to such Shop in and to the common areas and facilities of the said land and building at or for the price paid by the ORIGINAL ALLOTTEE to the Corporation in the manner as provided in the said Agreement.



महाराष्ट्र
अविमल

मीनालुमारी मिश्र

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL that piece of land containing by admeasurement 202.66 Sq. Mtrs. or thereabout being Plot No. 48/28 in Sector-14, Village – Juhu, of the layout of land bearing Gat No. 34, 35 and other lands situate, laying and being at Village – Vashi, Navi Mumbai, Tehsil - Thane, and bounded as follows, that is to say:

On the North by : SECTOR-29, VASHI
On the East by : MGM HSG COMPLEX
On the South by : SECTOR-14, VASHI
on the West by : 30 MTRS WIDE ROAD

THE SECOND SCHEDULE ABOVE REFERRED TO:

Shop No. A-6, Admeasuring 16.27 Sq. Mtrs. on Ground Floor, Sector-14, Vashi, Navi Mumbai, of Gat No. 34, 35 and other lands (more particularly described in the First Schedule hereinafter written) and which the said Shop in bounded as

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४४६६	३०९
३०	२५

follows that is to say;

On the North by : 14/Shop No. A-6
On the East by : Open Space
On the South by : 14/Shop No. A-8
on the West : Open Space



महवीर के
सुविशेष

मीना कुमार सिन्हा

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

SIGNED AND DELIVERED by the
Within named 'VENDORS'

महावीर जैन



(1) MR. MAHAVIR KISANLAL JAIN

(2) MR. AVIRAL NAVRATANMAL CHAPLOT

in the presence of.....

अविरल

1. Mandir Pale: Haha



2. अनिल कपूरसिंह

ट. न. न. ६	
४४६९	२०१६
११	२५

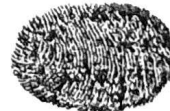
SIGNED AND DELIVERED by the
Within named 'VENDEE'

MRS. MEENA KUMARI ANIL SINGHVI

मीनाकुमारी सिंघवी

in the presence of.....

1. Mandir Pale: Haha



2. अनिल कपूरसिंह



RECEIPT

RECEIVED OF AND FROM the withinnamed 'VENDEE'
MRS. MEENA KUMARI ANIL SINGHVI, the sum of
Rs.25,00,000/- (Rupees Twenty Five Lakhs Only), being the
FULL AND FINAL Payment of the sale price, as agreed to
under these presents, in respect of the following Shop;

=====

<u>SHOP NO.</u>	<u>FLOOR</u>	<u>SECTOR</u>
A-6	GROUND	14

NODE : VASHI, NAVI MUMBAI

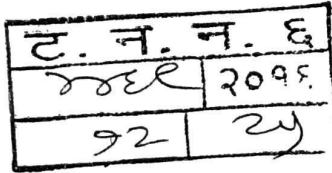
ADMEASURING : 16.27 SQ. MTRS. BUILT UP AREA

BUILDING CONSISTS : GROUND FLOOR ONLY

=====

WE SAY RECEIVED

RS.25,00,000/-



(1) MR. MAHAVIR KISANLAL JAIN

(2) MR. AVIRAL NAVRATANMAL CHAPLOT

VENDORS

WITNESSES:

1. *Handwritten signature of Mahavir Kisanlal Jain*

2. *Handwritten signature of Aviral Navratanmal Chaplot*



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