

उमट मुद्रांक फ्रॉकिंग अल्हा लायलेट लॅम्प खाली तपासले
 व एस.एम.एस./संबंधित प्राधिकृत अधिकाऱ्याशी
 दूरध्वनीवरून संपर्क साधून, मेल बरोबर आढळून आला

प्राप्तकर्ता (Beneficiary)	(Registrable / Non Registrable) IF Registrable Name of S.R.O.
प्राप्तकर्त्याचा ठेका (Registration Details)	
उपलब्ध असलेला क्रमांक (Franchising Unique No.)	
मिळविलेल्या मालकीचा ठेका (Property Description)	APMC FRUIT MKT GALA NO. H-571 R 21,50,000/-
प्राप्तकर्त्याचे नाव (Purchaser's Name)	SALMAN NOOR MOHD TOPALA
दस्तावेजात नोंदवलेल्या पक्षाचा नाव (Other Party)	M/S RAFIQUE & CO
प्राप्तकर्त्याचा पत्ता व पत्ता (Address)	PROP. SAYYED ABDUL RAFIQUE
मुद्रांक शुल्काची रक्कम (Stamp Duty Amt)	
प्राधिकृत अधिकाऱ्याची पूर्ण सहाय्य व सिक्का (Authorised Person's full Signature & Seal)	For ASHYUDAYA CO-OP BANK

MR. RAJESH D. SHEKHAR
 Authorised Signatories
 Vash Navi Mumbai - 400 705

ASSIGNMENT

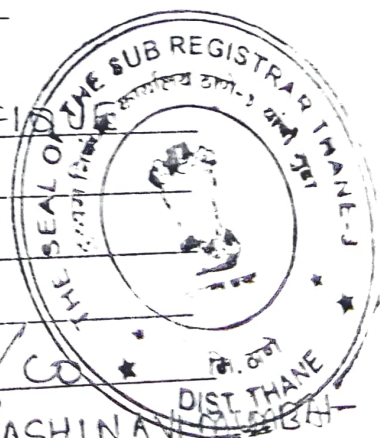
This Deed of Assignment made on this day of

20th Sept Two Thousand Thirteen

BETWEEN

1. SHIR / SMT. SAYYED ABDUL RAFIQUE
2. SHRI/ SMT. _____
3. SHRI/ SMT. _____
4. SHIR/ SMT. _____

being the proprietor/s of M/S RAFIQUE & CO
H-571 APMC FRUIT MKT TURBHE VASHINA



SALMAN NOOR MOHD

5052 3372324
No. 207494



खातेदाराची प्रत / Party Copy

अभ्युदय को-ऑप. बँक लि.
(मल्टी-स्टेट शेड्युल्ड बँक)

ABHYUDAYA CO-OP. BANK LTD.
(Multi-State Scheduled Bank)

शाखा / Br.

दिनांक / Date 02/09/2013

मुद्रांक शुल्क रु.

Stamp Duty ₹

सेवा आकारणी शुल्क रु.

Service Charges ₹

एकूण रु./Total ₹

अक्षरी रु./Amount in Words

Two thousand four hundred and fifty only

No. of Documents

मुद्रांक शुल्क भरणा-याचे नांव / Name of Stamp duty paying party

पॅन नं. / PAN No. ACFTS 90F

पत्ता आणि टेलि. नं. / Address & Tel. No.

ADMC FRUIT MKT S HOPNO
H 571-572 TURBHESE. 19

समोरच्या पक्षकाराचे नांव / Name of counter party

Name of counter party

कॅश क्रेडीट/चालु/बचत खाते क्र./

COCC/CD/SBA/c. No.

व्यवहाराच्या उद्देशाने कारण /

Purpose of transaction

धनादेश/पे ऑर्डर ज्या बँकेचा काढला आहे त्या बँकेचे नांव व शाखा / Name of the Drawee Bank & Br.

डीडी/पे ऑर्डर/चेक नं. / D.D./P.O./Cheque No. if any

MR. RAJESH S. अधिकारी यांची सही /

रोखपाल / Cash on delivery / This Counterfoil is to be presented at the time of delivery of stamps Subject to Delivery of stamp document on next working day.

ट न न - ३
दस्त क. 6062 2013
2/2



~~the provisions of Bombay Public Trust Act 1950~~ having its address at A.P.M.C Fruit Mkt, Gala No H. 571, Sector-19, Turbhe, Navi Mumbai. through _____

hereinafter for brevity's sake called and referred to as "THE ASSIGNEE" (Which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, successors, directors, partners, executors, administrators and the assigns), of the SECOND PART.

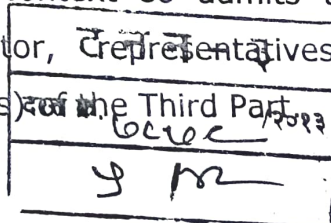
AND

MUMBAI AGRICULTURAL PRODUCE MARKET COMMITTEE, MUMBAI established and incorporated under the provisions of Maharashtra Agricultural Produce Marketing (Regulation Act, 1963 (Maharashtra Act No.XX of 1964) having its Registered Office at Central Facility Building, Turbhe, Navi Mumbai, hereinafter referred to as the "Confirming Party" (which expression shall where the context so admits to include its present and future Director, ~~Representatives~~, executors, administrators and the assigns) of the Third Part

WHEREAS

By an Indenture of Agreement to Sub Lease / Sub Lease Deed Dtd. 9th November 2000 made between the Mumbai Agricultural Produce market Committee, described therein as Lessor and the said M/s. AF. Rafique And Co. described therein as Lessee and registered at the Premises of the Sub Registrar, Vashi, Thane-3 vide Regn. No. 1302 / 2000 dated 9.11.2000 M/s. _____ has obtained

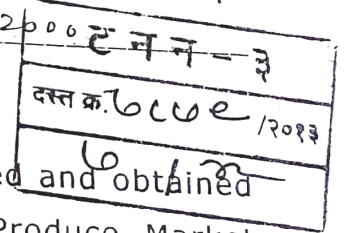
from MAPMC a Sub Lease of Gala No. H. 571 in Block H in Fruit Market, Sector-19, Turbhe-Vashi, Navi Mumbai (hereinafter referred to as the said Premises) under the Sub-



lease Deed Registration Receipt bearing No. 1302/2000
dated 9.11.2000 at the office of the Sub-
Registrar, Thane -3 for a period of 60 years
commencing from 29th November, 1988.

Whereas the Assignor is willing to accept the aforesaid
Agreement To Lease/ Sub Lease Deed on the same terms
and conditions as mentioned in the Agreement to Lease/
Sub Lease Deed Registration Receipt bearing
No. 1302/2000 dated 9.11.2000
referred to above.

Whereas the Assignors have already applied and Deed on
the same terms and conditions as mentioned in the
Agreement to Lease/ Sub Lease Deed Registration Receipt
bearing No. 1302 dated 9.11.2000
referred to above.



Whereas the Assignors have already applied and obtained
the permission of Mumbai Agricultural Produce Market
Committee for this Assignment and have cleared all his
arrears and also declaring that he will not claim any
right, privilege as benefit under the original Agreement

To Lease/ Sub Lease Deed
9.11.2000 entered into with

Mumbai Agricultural Produce Market Committee



This Assignment is therefore made on the following terms
and conditions.

1. The Assignee has paid Rs. 21,50,000/-
(Rupees Twenty one Lakh's Fifty thousand only)
as consideration for the
assignment and the Assignor has accepted receipt of
consideration.

2. From the date on which this assignment is signed, all the rights, benefits, claims under the Agreement To Lease/ Sub Lease Deed Registration Receipt being No. 1302/2000 dated 9.11.2000 shall stand transferred to the Assignee.

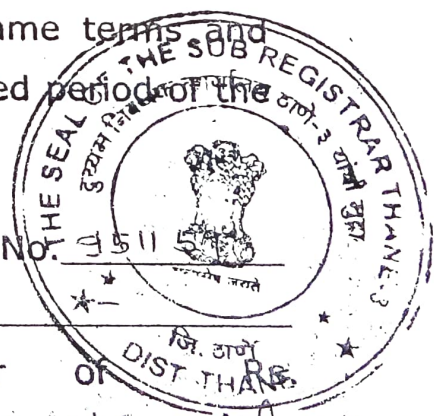
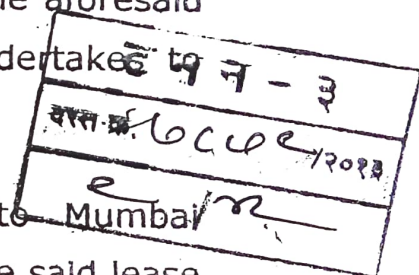
3. The Assignor as the lessee, by this present grants, conveys, sells, transfers and assigns all his/ her/ their lease hold rights and interest under the said Agreement to Lease / Sub Lease Deed to the Assignees.

4. The Assignor hereby declares that, henceforth they have no claim of whatsoever nature in the said premises and that he has cleared all the arrears due and payable under the aforesaid Agreement to Lease / Sub Lease Deed and/or undertaken to clear all the arrears.

5. The Assignor shall be entitled to apply to Mumbai Agricultural Produce Market Committee for getting the said lease transferred in the name of assignee on the same terms and conditions in the said lease deed for the unexpired period of the lease.

6. The Assignor has paid vide i) Receipt No. 35115403 dated 12.7.2013 and ii) Receipt No. 33000 dated - the transfer of (Rupees Thirty three thousand only) Only

7. The assignee hereby agree to pay regularly rent and common outgoing charges by virtue of the said Agreement to Lease / Sub Lease Deed including arrears, if any.



8. The assignor has paid the loan installments / amount to Mumbai Agricultural Produce Market Committee, Mumbai amounting to Rs. _____ and the said payment should be now treated as payment made by the Assignee.

9. The Mumbai Agricultural Produce Market Committee, Mumbai hereby grants/ accepts/ confirms the transfer by way of this assignment of Gala No. 571 in Block H in Fruit Market, Sector-19, turbhe Vashi, Navi Mumbai fully described in the schedule in favour of the assignee for the unexpired period under the said Agreement To Lease / Sub Lease Deed as per the sanction granted in its meeting held on 07.3.2013 bearing Resolution No. 07.

SCHEUDLE HEREINABOVE REFERRED TO

Gala No. 571 in Block H in Fruit Market, Turbhe, Navi Mumbai, admeasuring 42.00 Sq.Mtrs. i.e. 450 sq.ft. or thereabout consisting of 300 sq.ft. or thereabouts on Ground Floor and 150 Sq.Ft. First Floor of the Building situated on Land known as Plot No.3 & 7, in Sector 19, out of Gat No.796 in the Revenue Village of Turbhe, Taluka and District Thane and bounded as follows, that is to say :-

On or towards the North by

: Gala No H. 570

On or towards the South by

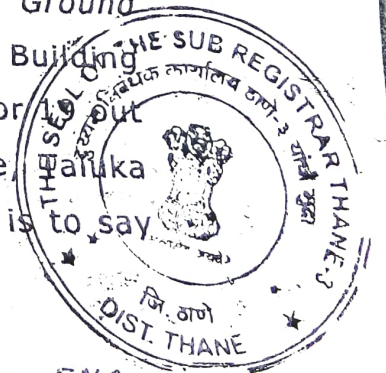
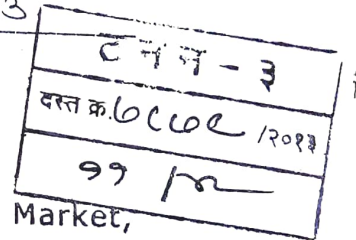
: Gala No H. 572

On or towards the East by

: Gala No H 582

On or towards the West by

: Gala No H. 558



In Witness Where of 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 'ASSIGNOR'
M/S. Rafique And Co

Trough the proprietor/ Partner Attorney

Shri Salman Noor Mohammed-
Topala.

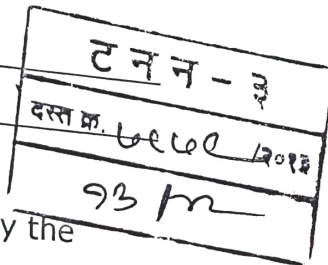


Salman Noor Mohd

In presence of

1) Shri _____

2) Shri _____



SIGNED AND DELIVERED by the

Within named 'ASSIGNEE'

M/s. _____

Through its Proprietor/ Partner

Shri Salman Noor Mohammed
Topala.

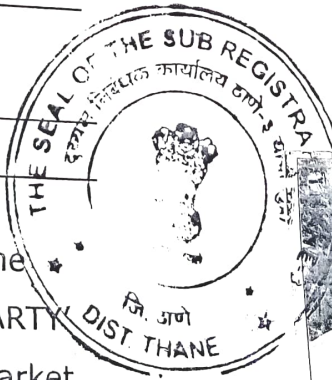


Salman Noor Mohd

In presence of

1) Shri _____

2) Shri _____



SIGNED AND DELIVERED by the

Within named 'CONFIRMING PARTY'

Mumbai Agricultural Produce Market

Committee, Mumbai through the Chairman



Shri Balasaheb H. Solaskar

in presence of the members

1) Shri Ashok D. Walunj

2) Shri Sanjay N. Pansare

Chairman

Mumbai Agricultural Produce Market Committee, Mumbai