

75/17263

पावती

Original/Duplicate

Tuesday, September

05, 2023

12:47 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 19080

दिनांक: 05/09/2023

गावाचे नाव: वाशी

दस्तऐवजाचा अनुक्रमांक: टनन3-17263-2023

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: जेसल अशित छेडा - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:07 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

बाजार मूल्य: रु. 10901192.19 /-

मोबदला रु. 10000000/-

भरलेले मुद्रांक शुल्क :

रु. 545100/-

श्री. जी. पी. खोत
सह दुय्यम निबंधक वर्ग - २
ठाणे क. ३

1) देयकाचा प्रकार: DHC रकम: रु. 700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923054405110 दिनांक: 05/09/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007664153202324E

दिनांक: 05/09/2023

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

पसकाराची सही JCHader
मुळ दस्तऐवज परत मिळाला
ड. नि. ठाणे-३

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

05/09/2023

दस्त क्रमांक : 17263/2023

नोंदणी :

Regn:63m

गावाचे नाव : वाशी

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	10000000
(3) वाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10901192.19
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका नं.,डी-31,तिसरा मजला,ग्रेन मर्चंट्स को-ऑप. हौसिंग सोसायटी लिमिटेड,प्लॉट नं. 26आणि 35,सेक्टर-17,वाशी,नवी मुंबई -- क्षेत्रफळ 900 चौरस फूट वांधीव महमूल व वन विभाग यांचे आदेश क्र मुद्रांक-2021/अनौ.सं.क्र.12/प्र.क्र.12 प्र.क्र.107/म1 धोरण).दि.31/03/2021)अन्वये सदर दस्तात महिला खरेदीदार अमल्याने मुद्रांक शुल्क मध्ये 1% सूट घेण्यात आली आहे((Plot Number : 26 and 35 ;))
(5) क्षेत्रफळ	1) 900 चौ.फूट
(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:-किशोरचंद्र हंसराज छेडा एच यु एफ तर्फे कर्ता श्री. अशित किशोर छेडा -- वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका नं.डी-31, तिसरा मजला, ग्रेन मर्चंट्स को-ऑप. हौसिंग सोसायटी लिमिटेड, प्लॉट नं. 26 आणि 35, सेक्टर-17, वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AACHK7008Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जेसल अशित छेडा -- वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका नं.डी-31, तिसरा मजला, ग्रेन मर्चंट्स को-ऑप. हौसिंग सोसायटी लिमिटेड, प्लॉट नं. 26 आणि 35, सेक्टर-17, वाशी, नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:-AIOPS8007K
(9) दस्तऐवज करून दिल्याचा दिनांक	05/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	05/09/2023
(11) अनुक्रमांक,खंड व पृष्ठ	17263/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	545100
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

श्री. जी. पी. खोत
सह दुय्यम निबंधक वर्ग - २
ठाणे क्र.३

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

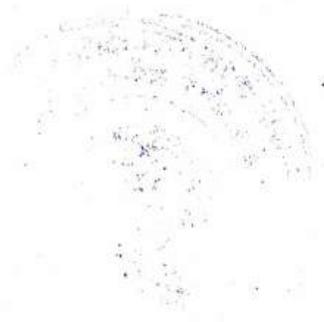
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	JESAL ASHIT CHHEDA	eChallan	69103332023090512792	MH007664153202324E	545100.00	SD	0003994679202324	05/09/2023
2		DHC		0923054405110	700	RF	0923054405110D	05/09/2023
3	JESAL ASHIT CHHEDA	eChallan		MH007664153202324E	30000	RF	0003994679202324	05/09/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]





CHALLAN
MTR Form Number-6



GRN	MH007664619202324E	BARCODE			Date	05/09/2023-11:33:48	Form ID	40(a)				
Department					Payer Details							
Inspector General Of Registration					TAX ID / TAN (If Any)							
Stamp Duty					PAN No.(If Applicable)							
Type of Payment: Registration Fee					Full Name		ASHIT KISHORE CHHEDA					
Office Name THN3_THANE NO.3 JOINT SUB REGISTRA					Flat/Block No.		AS PER MENTION IN					
Location THANE					Premises/Building							
Year 2023-2024 One Time					Road/Street		DOCUMENT					
Account Head Details				Amount In Rs.		Area/Locality		THANE				
0030046401 Stamp Duty				500.00		Town/City/District						
0030063301 Registration Fee				100.00		PIN		4 0 0 7 0 3				
					Remarks (If Any)							
					SecondPartyName=UNION BANK OF INDIA-CA=1							
					Amount In							
					Six Hundred Rupees Only							
Total					600.00		Words					
Payment Details					FOR USE IN RECEIVING BANK							
IDBI BANK					Bank CIN		Ref. No.		69103332023090512878 2826904620			
Cheque-DD Details					Bank Date		RBI Date		05/09/2023-11:34:24 Not Verified with RBI			
Cheque/DD No.					Bank-Branch		IDBI BANK					
Name of Bank					Scroll No. , Date		Not Verified with Scroll					
Name of Branch												

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9000000000

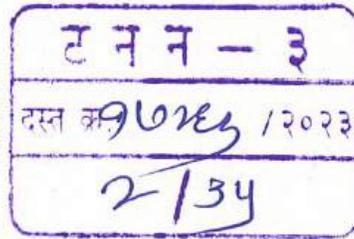
राज. रजि. केवल दस्तावेज निकाश कर्ता के लिए ही वैध है। अनजारी दस्तावेज के लिए नहीं। (This document is valid only for registered documents.)

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-75-17261	0003994248202324	05/09/2023-12:39:34	IGR115	100.00
2	(IS)-75-17261	0003994248202324	05/09/2023-12:39:34	IGR115	500.00
Total Defacement Amount					600.00

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202309052702			05 September 2023, 12:27:09 PM टनन3	
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका ठाणे				
उप मूल्य विभाग	5/159-वाशी नोड सेक्टर क्र. 17				
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation			सर्व्हे नंबर /न. भू क्रमांक	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
75800	153700	176700	239500	176700	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	83.643 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	30 वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.153700/-				
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((153700-75800) * (70 / 100)) + 75800) = Rs.130330/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 130330 * 83.643 = Rs.10901192.19/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनार्ईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 10901192.19 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.10901192/- = ₹ एक करोड नऊ लाख एक हजार एक शे व्याणव /-				

Home Print





CHALLAN
MTR Form Number-6



GRN	MH007664153202324E	BARCODE		Date	05/09/2023-11:29:25	Form ID	25.1
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRAR	PAN No.(If Applicable)	AIOPS8007K
Location	THANE	Full Name	JESAL ASHIT CHHEDA
Year	2023-2024 One Time	Flat/Block No.	FLAT NO D 31 THIRD FLOOR GRAIN
		Premises/Building	MERCHANTS CO OP HSG SOC LTD

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	545100.00	PLOT NO 26 AND 35 SECTOR 17 VASHI NAVI MUMBAI	THANE		4 0 0 7 0 3
0030063301 Registration Fee	30000.00				



Remarks (If Any)
ट न न - 3
PAN2-AACHK7008Q-SecondPartyName=KISHORECHANDRA
दस्तावेज नं. 9023/2023
HANSRAJ CHHEDA HUF-CA=1--Marketval=1
3/34

Total	5,75,100.00	Amount In Words	Five Lakh Seventy Five Thousand One Hundred Rupees Only
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Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023090512792	2826903484
Cheque/DD No.		Bank Date	RBI Date	05/09/2023-11:30:29	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID : Mobile No. : 9000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

KISHORCHANDRA H CHHEDA HUF

Ashit chheda

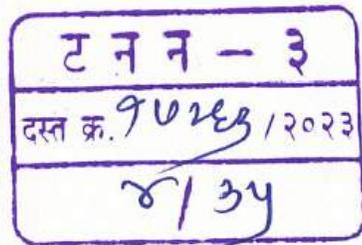
JG Chheda

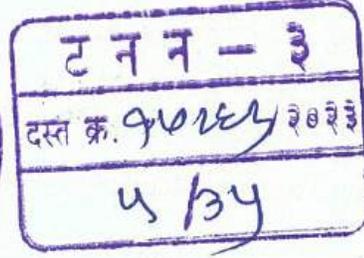
Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0923054405110	Date	05/09/2023
Received from J, Mobile number 9930893589, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 3 of the District Thane.			
Payment Details			
Bank Name	IBKL	Date	05/09/2023
Bank CIN	10004152023090504872	REF No.	2856076956
This is computer generated receipt, hence no signature is required.			

KISHORCHANDRA H CHHEDA HUF

Ashit chheda KARTA

JG Heda





DEED OF ASSIGNMENT

THIS DEED made at Navi Mumbai, this ^{5th}..... day of September, 2023, JCHheda
BETWEEN KISHORECHANDRA HANSRAJ CHHEDA (HUF),
 (AACHK7008Q), through its Karta Mr. ASHIT KISHORE CHHEDA,
 Adult, Indian Inhabitant, having address at Flat No.D-31, on Third Floor,
 GRAIN MERCHANTS Co-op. Hsg. Soc. Ltd., situated at Plot No.26 & 35,
 Sector-17, Vashi, Navi Mumbai-400 703, Tal. & Dist. Thane, hereinafter referred
 to as "THE ASSIGNORS/SELLERS"(which expression shall where the
 context so admits, be deemed to include its/their legal heirs, executors,
 administrators, successors and assigns) of the ONE PART

AND Mrs. JESAL ASHIT CHHEDA, Age 44 years, (having I. T. PAN:
 AIOPS8007K), (Aadhaar No.5192 8547 92051), Indian Inhabitant, having
 address at Flat No.D-31, on Third Floor, GRAIN MERCHANTS Co-op. Hsg.
 Soc. Ltd., situated at Plot No.26 & 35, Sector-17, Vashi, Navi Mumbai-400
 703, Tal. & Dist. Thane, hereinafter referred to as "THE ASSIGNEE/
 PURCHASER" (which expression shall where the context so admits, be
 deemed to include her heirs, executors, administrators, and representatives) of
 the OTHER PART.

KISHORCHANDRA H CHHEDA HUF

Ashit Chheda

KARTA

JCHheda

WHEREAS:

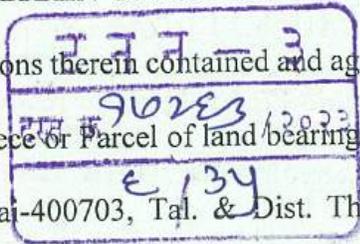
THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a Company incorporated under the Companies Act, 1956 (I of 1956) hereinafter referred to as 'THE CORPORATION' is the New Town Development Authority declared for the area designed as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub- Sections (1) and (3-A) of Section 113 of the Maharashtra Regional & Town Planning Act 1966 (Maharashtra XXXIII of 1966).

The State Government has acquired lands and vested such lands in the Corporation for development and disposal.

The Corporation laid down plots in Vashi, Navi Mumbai on one of such piece of land so acquired by the State Government and subsequently vested by the State Government in the Corporation for being leased to its intending Lessee.

WHEREAS by an Agreement to Lease dated 24th May, 1982, entered into between M/s. City And Industrial Development Corporation of Maharashtra Limited, (herein after referred to as 'THE CIDCO') of the ONE PART and **THE GRAIN MERCHANT'S CO-OP. HSG. SOC. LTD.**, a society duly registered under the provisions of Maharashtra Co-op. Societies Act, 1960 (The Maharashtra Co-Operative Housing Societies Rules, 1961 as amended) bearing Regn. No. TNA/HSG/1410 dated 28.04.1982, (hereinafter referred to as 'THE SAID SOCIETY') of the 'OTHER PART', the CIDCO granted license in favor of

THE GRAIN MERCHANT'S CO-OP. HSG. SOC. LTD on the terms and conditions therein contained and agreed to grant a lease for a term of 60 years of all that Piece or Parcel of land bearing Plot bearing Nos.26, at Sector-17, Vashi, Navi Mumbai-400703, Tal. & Dist. Thane, admeasuring about 2072 sq. mtrs at the premium and on the terms and conditions therein contained.



SHORCHANDRA H CHHEDA HUF

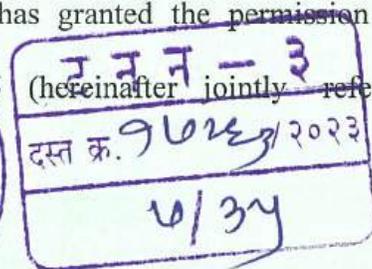
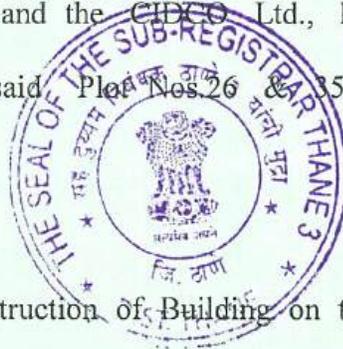
Ashit Chheda

KARTA

J Chheda

WHEREAS by an Agreement to Lease dated 24th May, 1982, entered into between M/s. City And Industrial Development Corporation of Maharashtra Limited, (hereinafter referred to as 'THE CIDCO') of the ONEPART and **THE GRAIN MERCHANT'S CO-OP. HSG.SOC. LTD.**, a society duly registered under the provisions of Maharashtra Co-op. Societies Act, 1960, (The Maharashtra Co-Operative Housing Societies Rules, 1961 as amended) bearing Regn. No. TNA/HSG/1410 dated 28.04.1982, of the 'OTHER PART', the CIDCO granted license in favor of **THE GRAIN MERCHANT'S CO-OP. HSG. SOC. LTD.**, on the terms and conditions therein contained and agreed to grant a lease for a term of 60 years of all that Piece or Parcel of land bearing Plot bearing No.35, at Sector-17, Vashi, Navi Mumbai-400703, Tal. & Dist. Thane, admeasuring about 2072 sq.mtrs at the premium and on the terms and conditions therein contained.

WHEREAS **GRAIN MERCHANTS CO-OP. HSG.SOC. LTD.**, the Society, has applied to the CIDCO Ltd., for amalgamation of the above said Plot Nos.26 & 35 and the CIDCO Ltd., has granted the permission for amalgamation of said Plot Nos.26 & 35 (hereinafter jointly referred to as 'Said Plots').



WHEREAS the construction of Building on the said Plot Nos.26 & 35, at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane, is completed as per plans and designs duly approved by the Town Planning Authorities and obtained Occupancy Certificate No.EE(BP)/Vashi/17-26-35/2261, dated 16.07.1992, from CIDCO Ltd.,

WHEREAS, Mr. SHARAD PREMJI, was the Promoter member of THE GRAIN MERCHANT'S Co-op. Hsg. Soc. Ltd. & the said society has allotted/transferred a Flat No.D-31, on Third Floor, GRAIN MERCHANTS

KISHORCHANDRA H CHHEDA HUF

Ashit chheda

KARTA

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Co-op. Hsg. Soc. Ltd., situated at Plot No.26 & 35, Sector-17, Vashi, Navi Mumbai-400 703, Tal. & Dist. Thane, to Mr. SHARAD PREMJI, for proper consideration and as per terms and condition mentioned therein.

AND WHEREAS Mr. SHARAD PREMJI, was the member of the society holding 5 Shares of Rs.50/- each numbered from 16 to 20, under Share Certificate No.4.

WHEREAS, by an Agreement of Partition dated 14th March, 1995, the abovesaid Flat and Share Certificate have allotted/transferred in the name of Smt. KASTOORBAI PREMJI.

AND WHEREAS vide two INDENTURE of lease dated 10th October, 1995, made between the Corporation therein referred to as "the Lessor" of the ONE PART and THE GRAIN MERCHANT'S CO-OP. HSG. SOC. LTD., herein, therein referred to as "the Lessee" of the OTHER PART (hereinafter, referred to as "the said Lease") the said land along with the building constructed thereon, Plot Nos.26 & 35, were granted hereinafter collectively referred to as "the demised premises" Plots were granted, transferred and assigned by the Corporation unto the use of the GRAIN MERCHANT'S CO-OP. HSG. SOC. LTD., by way of lease for a term of Sixty Years computed from 24.05.1982, subject to payment of rents thereby reserved and Covenants and the Conditions therein contained. The said two lease Deed were duly registered with the Sub-Registrar of Thane-3, on 21.10.1995, under Serial No 2633/1995 and 2632/1995 respectively.



WHEREAS vide Deed of Transfer of Shares and Occupancy Right dated 30th April, 1997, duly registered with the Sub-Registrar of Thane-3, on 02.05.1997, under Serial No.1573/1997 (New Serial No.15679/2001), Smt.

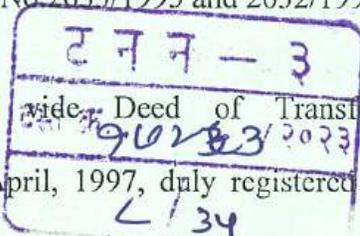
KASTOORBAI PREMJI has sold and transferred a Flat No.D-31, on

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Third Floor, GRAIN MERCHANTS Co-op. Hsg. Soc. Ltd., situated at Plot No.26 & 35, Sector-17, Vashi, Navi Mumbai-400 703, Tal. & Dist. Thane, to Mr. KISHORECHANDRA HANSRAJ CHHEDDA, Karta of KISHORECHANDRA HANSRAJ CHHEDA (HUF), for proper consideration and as per the terms and conditions contained therein.

WHEREAS Mr. KISHORECHANDRA HANSRAJ CHHEDA expired on 26.08.2000, leaving behind him Mr. ASHIT KISHORE CHHEDA the legal heir and successor of Late Mr. KISHORECHANDRA HANSRAJ CHHEDA being male eldest member of the family became Karta of KISHORECHANDRA HANSRAJ CHHEDA (HUF).

AND WHEREAS in Deed of Transfer of Shares and Occupancy Right dated 30th April, 1997 the name of HUF was wrongly mentioned as "KISHANCHANDRA HANSRAJ CHHEDA (HUF)" instead of true and correct name is "KISHORECHANDRA HANSRAJ CHHEDA (HUF)", hence to record the rectification of the name, Deed of Declaration dated 3rd August, 2023, duly registered with the Sub-Registrar of Thane-3, on 03.08.2023, under Serial No.15095/2023, duly executed by Mr. ASHIT KISHORE CHHEDA Karta OF KISHORECHANDRA HANSRAJ CHHEDA (HUF), the ASSIGNORS/SELLERS.

AND WHEREAS the ASSIGNORS/SELLERS hereby declare and confirm that KISHORECHANDRA HANSRAJ CHHEDA (HUF) consists of the following members:-

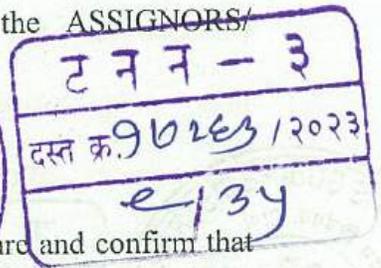
1. Mr. ASHIT KISHORE CHHEDA (KARTA)
2. Smt. JAVARBEN KISHORCHANDRA CHHEDA
3. JASMINE CHHEDA
4. Mrs. JESAL ASHIT CHHEDA

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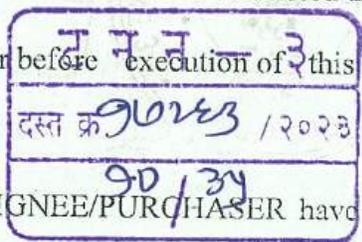


The ASSIGNORS/SELLERS hereby also confirm that except the above described The ASSIGNORS/SELLER hereby also confirm that except the above described above no other persons are the beneficiary of the said HUF and **Mr. ASHIT KISHORE CHHEDA** is authorised by the beneficiaries under the Affidavit dated 04.09.2023 to sell the said premises in favour of any of the prospective purchaser/s.

WHEREAS, the ASSIGNORS/SELLERS are seized and possessed of or otherwise well and sufficiently entitled to a **Flat No.D-31, on Third Floor, admeasuring about 900 sq. ft Built up area, GRAIN MERCHANTS Co-op. Hsg. Soc. Ltd., situated at Plot No.26 & 35, Sector-17, Vashi, Navi Mumbai-400 703, Tal. & Dist. Thane,** (hereinafter for brevity's sake the said Flat shall be referred to as the "Said Premises"). AND WHEREAS, the ASSIGNOR/SELLER is the member of the **GRAIN MERCHANT Co-op.Hsg. Soc. Ltd.,** & they are holding 5 Shares of Rs.50/- each numbered from **16 to 20, under Share Certificate No.4.**

AND WHEREAS, the ASSIGNORS/SELLERS have sold and assigned the said premises to the ASSIGNEE/PURCHASER herein and the ASSIGNEE/PURCHASER has purchased the said premises alongwith at or for the lump sum price of **Rs.1,00,00,000/- (RUPEES ONE CRORE ONLY)**

subject to 1% of the TDS deducted by the ASSIGNEE/PURCHASER to be paid on or before execution of this Deed.



The ASSIGNEE/PURCHASER have purchased the same for the said price relying upon the following representations made by the ASSIGNORS/

SELLERS i.e. to say: -

- That the ASSIGNORS/SELLERS is/are the owner/s of the premises and is absolutely and exclusively entitled to be same and to all incidental rights

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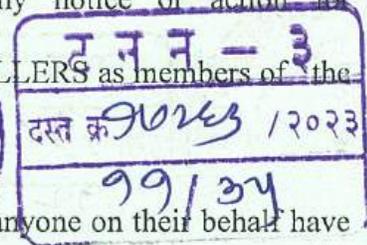
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thereto and to the exclusive right to the use, enjoyment and except the ASSIGNORS/SELLERS no other person or persons have any right, title, interest, claim or demand of any nature whatsoever upon the same.

- ii. There are no suits, litigations, civil or criminal or any other proceedings pending as against the ASSIGNORS/SELLERS personally affecting the said premises.
- iii. The ASSIGNORS/SELLERS have paid all the necessary charges of any nature whatsoever in respect of the said premises and the ASSIGNORS/SELLERS have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.
- iv. That the ASSIGNORS/SELLERS have duly complied with, and observed all the Rules, Regulations and Bye-laws of the Society and that the ASSIGNORS/SELLERS have neither received any notice from the society for or in relation to any breach of any of the Rules, Regulation and Bye-laws of the Society nor are there any actions or proceedings pending against the ASSIGNORS/SELLERS instituted by the society or any members of the society in respect of the premises including any notice or action for expulsion or termination of the ASSIGNORS/SELLERS as members of the Society.
- v. That neither the ASSIGNORS/SELLERS nor anyone on their behalf have committed or omitted any act, deed, matter or thing whereby they holding of the Shares and incidental rights thereto including the right to peaceful possession, use occupation ownership and enjoyment of the said the Premises and other rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner or whereby the Shares or any other right, title and interest therein may become liable to attachment and sale whether by a decree or order of the Competent Court or otherwise.



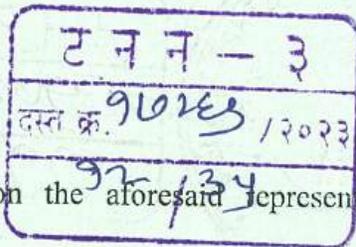
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- vi. That the ASSIGNEE/PURCHASER shall, on completion of the transfer peaceably and quietly be entitled to hold and own the premises and all incidental rights, benefits, privileges and advantages thereto including the right to enter upon and enjoyment and ownership of the said Premises and any part thereof in the ASSIGNEE/PURCHASER own right without any interference, disturbance, interruption, claim or demand whatsoever and any person or persons lawfully and equitably claiming by from, though, under or in trust for the ASSIGNORS/SELLERS.
- vii. The ASSIGNORS/SELLERS are in exclusive use, occupation and possession of the said premises and every part thereof and except the ASSIGNORS/SELLERS no other person or persons is in use, occupation and enjoyment of the premises or any part thereof.
- viii. The ASSIGNORS/SELLERS have good and clear title free from encumbrances of any nature whatsoever of the said premises
- ix. The ASSIGNORS/SELLERS are not restricted either in the Income Tax Act, Wealth Tax Act, or under any other statute from disposing off the said premises.
- x. The ASSIGNEE/PURCHASER shall abide by and observe all the rules and regulations and bye-laws of the Society from time to time in force



Relying upon the aforesaid representations and declarations made by the ASSIGNORS/SELLERS herein, the ASSIGNEE/PURCHASER purchased the said premises at or for the lump sum price consideration of **Rs.1,00,00,000/- (RUPEES ONE CRORE ONLY)** subject to 1% of the TDS deducted by the ASSIGNEE/PURCHASER paid on or before execution of this Deed.

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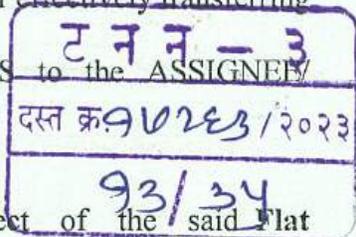
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AND WHEREAS the ASSIGNORS/SELLERS do hereby transfer all their rights, title, interest and benefit of the said premises to the ASSIGNEE/PURCHASER and ASSIGNEE/PURCHASER herein doth hereby have purchased the said premises on making the payment of Rs.1,00,00,000/- (RUPEES ONE CRORE ONLY) subject to 1% of the TDS deducted by the ASSIGNEE/PURCHASER to the ASSIGNORS/SELLERS inclusive of all their rights of ownership, administration charges, membership right, share amounts, etc., together with shares from 16 to 20, under Share Certificate No.4. The ASSIGNORS/SELLERS doth hereby sells and conveys the said premises at the lumpsum price consideration of Rs.1,00,00,000/- (RUPEES ONE CRORE ONLY) subject to 1% of the TDS deducted by the ASSIGNEE/PURCHASER being full & final payment.

In view of receipt of the full consideration money referred to hereinabove the ASSIGNORS/SELLERS:

- i. Have handed over to the ASSIGNEE/PURCHASER the original Share Certificate No.4.
- ii. Have handed over to the ASSIGNEE/PURCHASER the transfer forms duly signed by them, the ASSIGNORS/SELLERS, as regards the transfer of the said 5 Shares of Rs.50/- each numbered from 16 to 20, and all other necessary papers, Letters, and documents required for effectively transferring the said 5 shares by the ASSIGNORS/SELLERS to the ASSIGNEE/PURCHASER.
- iii. Have transferred their occupancy rights in respect of the said Flat No.D-31, on Third Floor, GRAIN MERCHANTS Co-op. Hsg. Soc. Ltd., situated at Plot No.26 & 35, Sector-17, Vashi, Navi Mumbai-400 703, Tal. & Dist. Thane, in favor of the ASSIGNEE/PURCHASER.



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- iv. Shall cause the said society to allow occupying the said premises by the ASSIGNEE/PURCHASER in place and instead of the ASSIGNORS/SELLERS.
- v. Shall tender their resignation as the members of the said society.
- vi. Shall cause the said society to enroll the ASSIGNEE/PURCHASER as the member of the said society in place and stead of the ASSIGNORS/SELLERS.
- vii. Shall cause the said society to transfer all the deposits, lying with the society in the name of the ASSIGNORS/SELLERS and in favor of the ASSIGNEE/PURCHASER in the records of the said society.

Besides the aforesaid terms and conditions certain other terms and conditions are also arrived at agreed and understood by and between the parties hereto which both of them intend to reduce into writing.

WHEREAS, the ASSIGNORS/SELLERS shall apply/have applied to CIDCO Ltd., for transfer of said premises in the name of ASSIGNEE/PURCHASER.

AND THEREFORE THIS DEED NOW WITNESSETH AS FOLLOWS:-

- 1) In pursuance of this Deed and in consideration of the sum of **Rs.1,00,00,000/- (RUPEES ONE CRORE ONLY)** subject to 1% of the TDS deducted by the ASSIGNEE/PURCHASER paid by the ASSIGNEE/PURCHASER to the ASSIGNORS/SELLERS (the ASSIGNORS/SELLERS doth hereby acknowledge receipt of every part thereof and doth hereby acquit, release and discharge the ASSIGNEES/PURCHASERS therefrom), the ASSIGNORS/SELLERS doth hereby grant, convey, sell, transfer, assign and assure the said Flat No. D-31, on Third Floor, admeasuring about 900 sq. ft Built up area, GRAIN MERCHANTS Co-op. Hsg. Soc. Ltd., situated at



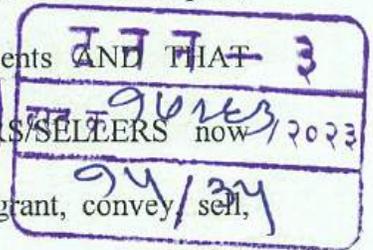
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Plot No.26 & 35, Sector-17, Vashi, Navi Mumbai-400 703, Tal. & Dist. Thane, (hereinafter for the brevity sake the said Flat shall be referred to as the "said premises") alongwith to the ASSIGNEE/PURCHASER and together with all their leasehold rights, estate and interest, in the Said Premises acquired under and by virtue of the said lease and appurtenances whatsoever to the said Premises or any thereof belonging or in any wise pertaining or usually held or occupied thereof or reputed to belong or appurtenant thereto and of the estate, right, title, interest, property, claim and demand whatsoever at law and in equity of the ASSIGNORS/SELLERS of in and to the said Premises or any part thereof to the ASSIGNEE/PURCHASER to hold the said premises, hereby determined and the said Premises hereby granted conveyed, sold, transferred, assigned and assured unto the ASSIGNEE/PURCHASER in perpetuity subject to the payment of ground rent reserved by the said Lease and to the performance and observance of the covenants and stipulations therein contained and on the ASSIGNORS/SELLERS part to be observed and performed and henceforth on the part of the ASSIGNEE/PURCHASER ought to be observed and performed and the said lease in now valid and subsisting on the said Premises hereinbefore expressed to be hereby granted, conveyed, sold, transferred assigned and assured and is in no way void or voidable. AND THAT notwithstanding any such thing as aforesaid the rents reserved and the covenants and conditions in the said Lease have been paid, observed and performed upto the date of these presents AND THAT notwithstanding any such thing as aforesaid the ASSIGNORS/SELLERS now have in themselves good right and absolute power to grant, convey, sell, transfer assign and assure the said Premises unto the ASSIGNEE/PURCHASER for the Term and in the manner aforesaid and it shall be lawful for the ASSIGNEE/PURCHASER from time to time and at all times hereinafter during the said term to peacefully and quietly hold, possess and enjoy the said Premises hereby granted, conveyed, sold, transferred, assigned,



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assured unto or expressed so to be and receive the rents and profits thereof for their own use and benefit without any eviction, interruption, claim or demand whatsoever from or by the ASSIGNORS/SELLERS or from or by any other person or persons lawfully or equitably claiming by, from, under or in trust for her and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the ASSIGNORS/SELLERS well and sufficiently saved, defended, kept harmless and indemnified of, from and against all the estates, charges and encumbrances whatsoever made, executed or suffered by the ASSIGNORS/SELLERS or by any other person or persons having or lawfully or equitably claiming by, from under or in trust for them, AND FURTHER that the ASSIGNORS/SELLERS and all persons having or lawfully or equitably claiming from, under or in trust for them shall and will from time to time at all times hereafter during the said term at the request and the costs of the ASSIGNEE/PURCHASER do and execute or cause to be done or executed all such further and other lawful and reasonable acts, deeds, things, matters and assurances in the Law whatsoever for further and more perfectly and absolutely assuring the said Premises hereby granted, conveyed, sold, transferred, assigned and assured and expressed so to be and every part thereof unto and to the use of the ASSIGNEE/PURCHASER for the residue of the said term and in manner aforesaid as shall or may be reasonably required AND THE ASSIGNORS/SELLERS DO TH HEREBY COVENANT with the ASSIGNEE/PURCHASER that the ASSIGNORS/ SELLERS have not done, omitted knowingly or willingly or been the party or privy to any act, deed or thing whereby the ASSIGNORS/SELLERS are prevented from granting selling, conveying, transferring, assigning and assuring the said Premises in the manner aforesaid or whereby the same or any part thereof are is, can or may be charged, encumbered or prejudicially effected in estate, title or otherwise howsoever and the ASSIGNEE/PURCHASER do



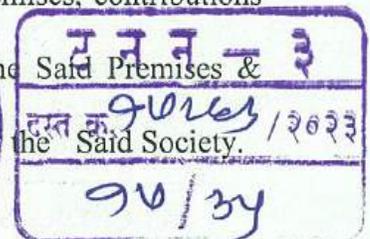
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hereby covenant with the ASSIGNORS/SELLERS that the ASSIGNEE/ PURCHASER will henceforth during the said term pay the rents reserved by and perform all the covenant by the ASSIGNEE/ PURCHASER and conditions contained in the said Lease and keep indemnified the ASSIGNORS/SELLERS and their estate and effects for and against the payment of the said rent and the observance and performance of the said covenant and all actions, proceedings, costs damages, claims, demands and Liability whatsoever for or on account of the same or in any wise relating thereto.

- 2) The ASSIGNORS/SELLERS on receipt of full and final payment has put the ASSIGNEE/PURCHASER in absolute and exclusive possession of the said premises.
- 3) The ASSIGNEE/PURCHASER has paid to the ASSIGNORS/SELLERS the Full and Final payment of **Rs.1,00,00,000/- (RUPEES ONE CRORE ONLY)** subject to 1% of the TDS deducted by the ASSIGNEE/ PURCHASER on or before execution of this Deed. The ASSIGNORS/ SELLERS doth hereby admit and acknowledge of and from the ASSIGNEE/PURCHASER the same and every part thereof and doth forever acquits, releases and discharges the ASSIGNEE/PURCHASER and the ASSIGNORS/SELLERS doth hereby agree to assign, transfer and assure all their rights, title, interest and benefit in the Said Premises, contributions and other status enjoyed by them in respect of the Said Premises & rights under the shares which they are holding of the Said Society.
- 4) That the ASSIGNORS/SELLERS henceforth shall have no right, title, interest, claim demand or charge of whatsoever nature on the payments and contributions made by the ASSIGNORS/SELLERS to their predecessor-in-title



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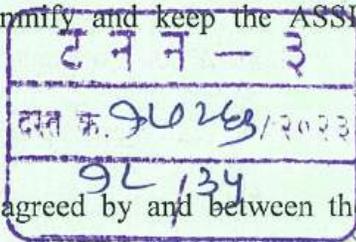
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and to the said society and on the said premises. The ASSIGNORS/SELLERS shall do all the needful in all respect to secure the title of the said premises to the ASSIGNEE/PURCHASER indemnified from all liabilities and/or claim of the said premises. The ASSIGNORS/SELLERS shall also get the said **Share Certificate No.4**, as and when endorsed in the name of the ASSIGNEE/PURCHASER from the office-bearers of the said Society.

5) That the ASSIGNEE/PURCHASER hereby covenant with the ASSIGNORS/SELLERS that she shall abide by all the rules and regulations and bye-laws of the Said Society.

6) That the ASSIGNORS/SELLERS hereby declares that they have paid all maintenance charges, electric bills, taxes and outgoings up-to-date in respect of the said premises and that if any amount is due from them to Society, the Corporation or Government and/or to any other person, persons authorities relating to the Said Premises the same shall be paid by the ASSIGNORS/SELLERS and if any such amount is recovered from the ASSIGNEE/PURCHASER the ASSIGNORS/SELLERS doth hereby agree

to indemnify and keep the ASSIGNEE/PURCHASER indemnified there from.



It is agreed by and between the parties hereto that after handing over possession all maintenance charges, electric bills, taxes and outgoings shall be borne and paid by the ASSIGNEE/PURCHASER and any amount due in respect of the maintenance charges, electric bills, taxes and outgoings up to the period of the same shall be paid by the ASSIGNORS/SELLERS.

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8) The ASSIGNORS/SELLERS do hereby covenant with the ASSIGNEE/PURCHASER that the ASSIGNORS/SELLERS shall from time to time at all times hereafter at the request and cost of the ASSIGNEE/PURCHASER do and execute or cause to be done or executed all acts, deeds, matter, things, conveyance and assurance and rights whatsoever for the better and further more perfectly and absolutely getting the said premises and every part thereof vested in the ASSIGNEE/PURCHASER.

9) The ASSIGNORS/SELLERS declares that they shall hand over all the original documents of the said premises in token of having transferred and assigned all their rights, title, interest and benefits in respect of the said premises. Similarly, the ASSIGNORS/SELLERS will also hand over all the other receipts to the ASSIGNEE/PURCHASER and the above referred **Share Certificate No.4**. The ASSIGNORS/SELLERS states that save and except the aforesaid papers, they do not possess any other documents of title in respect of the said premises nor they have deposited or pledged the same with anyone. And such ASSIGNORS/SELLERS undertakes to indemnify and keep indemnified the ASSIGNEE/PURCHASER for any past liability or default in the part of ASSIGNORS/SELLERS.

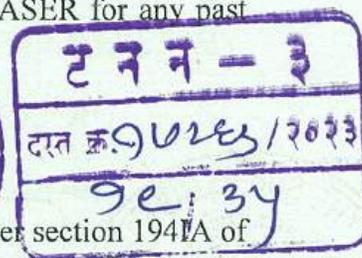
10) The Parties hereto agree and understood that, as per section 194IA of Income Tax Act, w. e. f. 01.06.2013, TDS on transaction of immovable property is to be deducted @ 1% where the consideration exceed Rs.50,00,000/-. In view of compliance to above said provision, the ASSIGNEE/PURCHASER shall deduct the TDS @ 1% as per the Income Tax Act, on total price consideration and deposit the same through form 26QB as prescribed by the Income Tax authority and furnish the TDS Certificate to the ASSIGNORS/SELLERS without committing any

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default in respect thereof. It is hereby clarified that the amount deducted as TDS shall be deemed as forming part of total price consideration of the said Premises. Non-payment of TDS will attract breach of condition of Deed of Assignment and will be treated accordingly.

11) WHEREAS, BOTH THE PARTIES ARE BINDING THEMSELVES FOR SPECIFIC PERFORMANCE OF CONTRACT.

12) AND WHEREAS Stamp Duty, Registration Charges, CIDCO Transfer Charges & Society Transfer Charges shall be paid by the ASSIGNEES/ PURCHASERS.

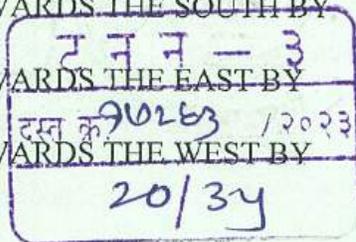
13) This Deed shall be subject to the provisions contained in The Maharashtra Co-operative Societies Act, 1960.

SCHEDULE OF PLOT

All that piece or parcel of land bearing Plot Nos. 26 & 35, at Sector-17, Vashi, Navi Mumbai, Tal. & Dist. Thane, containing by admeasurement 4070 Sq. Mtrs or thereabout and bounded as follows:

THAT IS TO SAY :-

ON OR TOWARDS THE NORTH BY	:	MAIN ROAD
ON OR TOWARDS THE SOUTH BY	:	GARDEN
ON OR TOWARDS THE EAST BY	:	PLOT NO. 46 - 55
ON OR TOWARDS THE WEST BY	:	ROAD



SCHEDULE OF THE ABOVE REFERRED PROPERTY

Flat No.D-31, on Third Floor, admeasuring about 900 sq. ft Built up area, GRAIN MERCHANTS Co-op. Hsg. Soc. Ltd., situated at Plot No.26 & 35, Sector-17, Vashi, Navi Mumbai-400 703, Tal. & Dist. Thane.

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

SIGNED, SEALED AND DELIVERED)

by the withinnamed 'ASSIGNORS/SELLERS')

KISHORECHANDRA HANSRAJ CHHEDA (HUF),

through its Karta

Mr. ASHIT KISHORE CHHEDA

in the presence of Avinash)

1. Name : Avinash Sarawane

Add:- Ka Par Parthairane
Naui Mumbai

2. Name : Parafulla Motiram Potli

Add:- 108 J. K. Chembay
Sector 17 Vashi

KISHORCHANDRA H CHHEDA HUF

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SIGNED, SEALED AND DELIVERED by

withinnamed 'ASSIGNEE/PURCHASER')

Mrs. JESAL ASHIT CHHEDA

in the presence of Avinash)

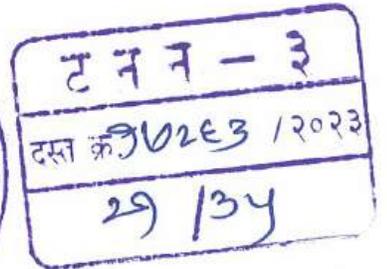
1. Name : Avinash Sarawane

Add:- Ka Par Parthairane
Naui Mumbai

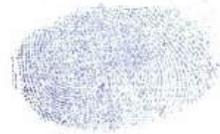
2. Name : Parafulla Motiram Potli

Add:- 108 J. K. Chembay

Sector 17 Vashi



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RECEIPT

RECEIVED a sum of Rs.1,00,00,000/- (RUPEES ONE CRORE ONLY) from Mrs. JESAL ASHIT CHHEDA, the ASSIGNEE/PURCHASER being the FULL and FINAL payment hereinabove mentioned in respect of the Flat No.D-31, on Third Floor, GRAIN MERCHANTS Co-op. Hsg. Soc. Ltd., situated at Plot No.26 & 35, Sector-17, Vashi, Navi Mumbai-400 703, Tal. & Dist. Thane, to be paid under this deed.

Mode of payment:-

- i) Rs.99,00,000/- (Rupees Ninety Nine Lakhs Only), vide Cheque No.000146, dated 31.08.2023, drawn on HDFC Bank, Vashi Branch,
- ii) Rs.1,00,000/- (Rupees One Lakh Only) being 1% of the total consideration TDS deducted by the ASSIGNEE/PURCHASER.

WE SAY RECEIVED

KISHORECHANDRA HANSRAJ CHHEDA (HUF)

through its Karta

Mr. ASHIT KISHORE CHHEDA

(ASSIGNORS/SELLERS)

KISHORCHANDRA H CHHEDA HUF

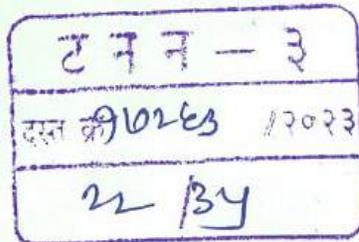
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This receipt is subject to realization of above said Cheques/D.D/Pay Order

WITNESSES :

1. *Avinash Sonawale Avinash*
2. *Prakash Motiram Potil Jal*





महाराष्ट्र MAHARASHTRA

2023

61AA 252046



जिल्हा कांदागार कार्यालय ठाणे
31 AUG 2023
मुद्राक प्रमुख लिपीक / लिपीक



We, 1) Smt. JAVARBEN KISHORCHANDRA CHHEDA, 2) JASMINE CHHEDA & 3) Mrs. JESAL ASHIT CHHEDA, All Adults, Indian Inhabitants, having address at Flat No.D-31, on Third Floor, GRAIN MERCHANTS Co-op. Hsg. Soc. Ltd., situated at Plot No.26 & 35, Sector-17, Vashi, Navi Mumbai-400 703, Tal. & Dist. Thane, do hereby state and declare on solemn affirmation as under:



दस्तावेज = ३
दस्त क्र. 1095 / 2023
23/34

ARC
Ashit chheda

JKC

जवेर जॉन शिखरये Jasmin K. Chheda J Chheda

31 AUG 2023

जोड़पत्र - २ / Annexure - II

१. मूलांक	111217
२. दस्तावेज प्रकार	
३. दस्तावेज की संख्या	
४. दिनांक	
५. मूल मालिक	Fisher chandray
६. मूल मालिक का पता	
७. मूल मालिक का पता	
८. मूल मालिक का पता	
९. मूल मालिक का पता	
१०. मूल मालिक का पता	
११. मूल मालिक का पता	
१२. मूल मालिक का पता	
१३. मूल मालिक का पता	
१४. मूल मालिक का पता	
१५. मूल मालिक का पता	
१६. मूल मालिक का पता	
१७. मूल मालिक का पता	
१८. मूल मालिक का पता	
१९. मूल मालिक का पता	
२०. मूल मालिक का पता	

Adv. S.
G.B.
Kangra
31/08/23
KUF
Sent

जिस मालिकानामा जमीन मूलांक १११२१७ अर्थात् कृष्ण लाला त्याग करणामादों मूलांक ३२१८० केरलामादों ६, मालिकाना कार्यालय कथनकारक अर्थात्

31 AUG 2023



ट न न - ३
दस्त क्र. 10243 / 2023
28/34

1) That **KISHORECHANDRA HANSRAJ CHHEDA (HUF)**, is the owner of Flat No.D-31, on Third Floor, **GRAIN MERCHANTS Co-op. Hsg. Soc. Ltd.**, situated at Plot No.26 & 35, Sector-17, Vashi, Navi Mumbai-400 703, Tal. & Dist. Thane, (hereinafter referred to as the said Premises).

2) We state and declare that the below mentioned are members/ Co-Parceners of the said **KISHORECHANDRA HANSRAJ CHHEDA (HUF)**:-

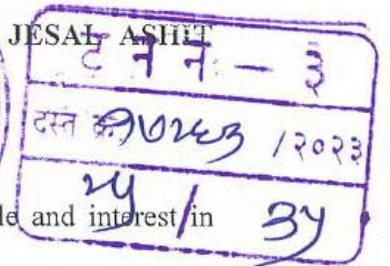
- Mr. **ASHIT KISHORE CHHEDA (Karta)**
- Smt. **JAVARBEN KISHORCHANDRA CHHEDA,**
- JASMINE CHHEDA &**
- Mrs. **JESAL ASHIT CHHEDA**

3) That Mr. **KISHORECHANDRA HANSRAJ CHHEDA** the Karta of **KISHORECHANDRA HANSRAJ CHHEDA (HUF)**, expired on 02.06.2015 and now Mr. **ASHIT KISHORE CHHEDA**, being the sole male member of the family has become the Karta of **KISHORECHANDRA HANSRAJ CHHEDA (HUF)**.

4) We state and declare that **KISHORECHANDRA HANSRAJ CHHEDA (HUF)**, through its Karta Mr. **ASHIT KISHORE CHHEDA**, have agreed to transferred/release the said Flat No.D-31 in favour of Mrs. **JESAL ASHIT CHHEDA**.

5) We do hereby release and relinquish all my claims, rights, title and interest in respect of the said Premises and we have no objection in him transferring the said Flat No.D-31 in favour of Mrs. **JESAL ASHIT CHHEDA**, and we ourselves and/or our family members, legal heirs, representatives, etc. shall not make any claim or demand in respect of the said Flat No.D-31, in future.

6) We do hereby give our willful consent to transfer of the said Flat No.D-31, in favour of Mrs. **JESAL ASHIT CHHEDA**.



AKC
Ashit Chheda

JKC
गौरव चव्हाण

JKC
Jasmin K. Chheda

J Chheda
SAC

- 7) We are making this Affidavit in good state of my mind, freely, voluntarily and without any coercion, inducement, etc.
- 8) THAT whatever stated herein is true and correct to the best of my knowledge and information and nothing are concealed herein.

Solemnly affirmed at NAVI MUMBAI on this day of September, 2023.

- 1) Smt. JAVARBEN KISHORCHANDRA CHHEDA, *जवर बेंबे केशोरचंद्र*
- 2) JASMINE CHHEDA & *Jasmine K. Chheda*
- 3) Mrs. JESAL ASHIT CHHEDA, *JChheda*

DEPONENTS

Identified by me,

Before me.



BEFORE ME
04/09/2023
 Adv. SUNITA RAM PATIL
 M.Com., M.A., LL.M., G.D.C.&A
 ADVOCATE HIGH COURT
 Membership No. MAH/2006/2000
 NOTARY (GOVT. OF INDIA)
 Shop No. 26, Prapnat Centre,
 C B D Belapur, Sector 1A, Navi Mumbai-400614.
 MOB.: 9897888788
 (SMS/WHATSAPP ONLY)

NOTARIAL REG. NO. *99*
 PAGE NO.....SR. NO. *136ca*
 DATE - 4 SEP. 2023



टनन - ३
 दस्त क्र. *90243* / 2023
24/34



03/08/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 15095/2023

नोंदणी :

Regn:63m

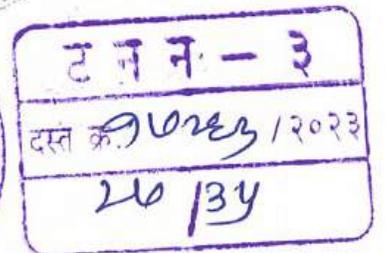
गावाचे नाव : वाशी

(1)विलेखाचा प्रकार	घोषणापत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ने नसूद करावे)	1
(4) भू-मापन,पोट्रिस्मा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:तवी मुंबई मनपा इतर वर्णन : इतर माहिती: सदतिका नं. डी-31,नीमरा मजला,ग्रेन मर्चंट्स को-ऑप. ड्रीमिंग सोसायटी लिमिटेड,प्लॉट नं. 26 आणि 35,सेक्टर-17,वाशी,तवी मुंबई - क्षेत्रफळ 900 चौरस फूट वांधीव दस्त नं. 1573/1997 तवीन नंबर 15679/2001 अन्वये करण्यात आलेले करारनाम्यातील घोषणापत्र तसेच दस्तान नसूद केल्याप्रमाणे((Plot Number : 26 and 35 ;))
(5) क्षेत्रफळ	1) 900 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अशित किशोर छेडा कर्ता ऑफ किशोरचंद्र हंमराज छेडा एन यु एफ - - वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: सदतिका नं. डी-31, नीमरा मजला, ग्रेन मर्चंट्स को-ऑप. ड्रीमिंग सोसायटी लिमिटेड, प्लॉट नं. 26 आणि 35, सेक्टर-17, वाशी, तवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 फोन नं:- AACHK7008Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	03/08/2023
(10)दस्त नोंदणी केल्याचा दिनांक	03/08/2023
(11)अनुक्रमांक,खंड व पृष्ठ	15095/2023
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

श्री. जी. पी. खोत
सह दुय्यम निबंधक वर्ग - २
ठाणे क्र ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाने तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- Affidavit



ट न न - ३
 १५६६०१२-००
 २००९

या यापत्तयेकजायत एषूषण सुव्रान्त एतद्वयं ०९२३०
 (समये रेकमानक हजार दोनदो नीयामेति
 सप्तम चलन क्रमिक ३० दिनांक ३०/२/१९९०
 मे स्टेट बँक ऑफ इंडिया शाखा वाशी-मुंबे येथे
 घटवले आहेत.

सुपुत्र विभागेक दाखले-२

१-पुत्र संश्लेषण कर

मिळे कर
 ११११ / ११११
 ()
 ११११



DEED OF TRANSFER OF SHARES AND
 OCCUPANCY RIGHT

THIS DEED OF TRANSFER made for Flat No. D - 31, Grain Merchants' Cooperative Housing Society-Ltd., 3rd floor, Plot No. 26 & 35, Sector 17, Vashi, Navi Mumbai, Tal. and Dist. Thane within the jurisdiction of Registration of Sub. Dist. Thane for a price of Rs. 13,25,000.00 (Rupees Thirteen Lakhs Twenty Five Thousand Only).

THIS DEED made and signed at Vashi, Navi Mumbai on this 30th day of APRIL 2023 BETWEEN Smt. Kartikeya Premji, Adult, Indian Nationality, residing at D-31 Grain Merchants' Cooperative Housing Society Ltd., 3rd floor, Plot No. 26 & 35, Sector 17, Vashi, Navi Mumbai, hereinafter called the FLAT OWNER (which expression shall unless repugnant to the context or meaning thereof shall



ट न न - ३
 १५६६०१२ / २०२३
 २० / ३५

Kartikeya Premji
Kartikeya Premji



ट न न - ३
 दस्त क्र. १५०६५ / २०२३
 १५ / १२



दस्तावेज - ३
 दस्त क्र. १०२६५/२०२३
 १६/३५

दस्तावेज - ३
 १०२६५/३-१४
 २००९

- 2 -

mean and include her heirs executors, administrators, attorney and assigns) of the ONE PART.

AND Mr. Kishorechandra Hansraj Chhedda, Karta of Kishanchadra Hansraj Chhedda HUF, an Adult, Indian Inhabitant residing at D-31, Grain Merchants' Co-operative Housing Society Ltd., Plot No. 26 & 35, Sector 17, Vashi, Navi Mumbai hereinafter called 'the PURCHASER' (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the OTHER PART:

WHEREAS: 1. BY THE LEASE DEED dated 10.12.1993 entered into between CIDCO LTD., Government of Maharashtra undertaking) and Grain Merchants' Co-op. Hsg. Society Ltd. the Plot No. 26 & 35 in Sector No. 17, Vashi, Navi Mumbai has been allotted to the Grain Merchants' Co-op. Hsg. Society Ltd. (hereinafter called



दस्तावेज - ३
 दस्त क्र. १०२६५/२०२३
 २६/३५

the said Society for residential purposes. THE SAID SOCIETY has constructed a building consisting of 84 flats and 14 shops in the said plot. The occupancy certificate has been issued by the Corporation on 16.7.1993.

2. THE FLAT NO. D-31, measuring about 900 Sq. Ft. on the 3rd floor in the building known as Grain Merchants' Co-operative Housing Society Ltd. on Plot Nos. 26 & 35, Sector 17, Vashi, Navi Mumbai has been

Handwritten signature and text:
 Kishore Chhedda
 Karta of HUF

मकान नंबर = 94E10E
98/1/2009

कपुल्ल संख्या 94U3
साल 1998 के मे
र 2 गाररेंड 92 व 9
के करमाण ठाने-3 व
दुय्यम निबंधन वारे ज्येरेरे
शाथन दिळा

म घेतली पी-वारे
गवणी मुक्त
गरी वाने (98)
नरे
गोस्टेज

94E10E
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व. 21

एकूण वः- 94E10E

Kishor H. Chavla

दुय्यम निबंधक ठाने नं. 3

पंकज प्रेमजी

रा. मांडुगा मुंबई-7E

पैथीक दुय्यम निबंधकाय साहीत वसलेले
वम वारे विवेक, वसत वी ते दुसरेवज
वदन देवाच्या उद्देशेक वसत वस वयचित्तदा
वसत वत आणि त्यांची थोळक पटवितळ.

मि. देणार

लि. देणार

1) श्रीमती कस्तूरबाई प्रेमजी
सजान गृहीणी
रा. सेक्टर-9U
वाशी

लि. देणार

2) श्री. किशोरचंद हंसराज छोडा
(हिंदु एकम कुडवाचे कती)
सजान छोडा व्यापार
रा. सेक्टर-9U
वाशी

Pankaj Premji

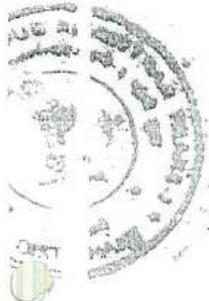
PANKAJ PREMJI

14 BHANDARKAR RD,

MATUNGA, MUMBAI
400 019

दि. 24/11/23

दुय्यम निबंधक ठाने नं. 3



कस्तूरबाई कस्तूरबाई

शुभकराई डिड ऑफ ट्रांसफर
वसत वत वसत वसत वसत



ट न न - 3
दस्त क्र 0285 / 2023
30 / 34

Kishor H. Chavla

दुसरा क्रमांक 94E10E

मामाकापर नोंदला



दुय्यम निबंधक
मारीच 98 मार्च 2009



ट न न - 3
दस्त क्र 94064 / 2023
90 / 12

50000

2/11

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
 "NIRMA", 2nd floor, Nariman Point,
 Bombay-400 021.
 PHONES: 202 24 81/202 24 20/202 25 79
 FAX: 202 25 09 • GRAM: CITWIN
 TELEX: 011-03218 "CIDCO IN"

HEAD OFFICE:
 CIDCO Bhavan, CBD, Belapur,
 Post-Konkan Bhavan, New Bombay-400 614.
 PHONES: 767 32 41/42/44/767 00 16
 767 26 31/767 10 69
 FAX: 767 10 66 • TELEX: 013-11216 "CIDCO IN"

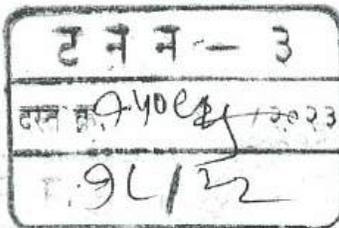
Ref. No. **MD.EE(BP)/Vashi/17-26-35/2261**

Date: 1 July, 1992.

- OCCUPANCY CERTIFICATE -

I hereby certify that the development of residential Cum-Shopping building (1st to 6 floors) on Plot No. 25 & 35 (built-up area = 7092.246 m²) in Sector-17, Vashi, New Bombay completed under the supervision of M/s. Thakkar & Kapadia has been inspected on 1-10-87 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- 4-10-1982 and that the development is fit for the use for which it has been carried out.

S. B. Patil
 12/7
 S.E. (Building Permission)
 Addl. Town Planning Officer



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ASHIT K CHHEDA
KISHORCHANDRA HANSRAJ CHHEDA

27/09/1980
Permanent Account Number
ACXPC6114C

Ashit Chheda
Signature

22102005

Ashit Chheda

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JESAL ASHIT CHHEDA
THAKOR JAGMOHANDAS SHAH

07/08/1979
Permanent Account Number
AIOPS8007K

Jeshal Chheda
Signature

95012010

Jeshal Chheda

भारत सरकार
GOVERNMENT OF INDIA

अशित किशोर छेडा
Ashit Kishore Chheda
DOB: 27-09-1980
Gender: Male

2371 8942 4790

आधार - आम आदमी का अधिकार

Ashit Chheda

भारत सरकार
GOVERNMENT OF INDIA

जेसल आशीत छेडा
Jesal Ashit Chheda
DOB: 07-08-1979
Gender: Female

5192 8547 9205

आधार - आम आदमी का अधिकार

Jeshal Chheda

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No: MH43 20110021599 DOI: 04-11-2011
Valid Till: 03-11-2031 (NT) 27-02-2027 (TR) 31-03-2022

FORM 7
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
COV DOI
LMV-TR 04-11-2011
MCWG 04-11-2011

DOB: 09-02-1990 BG: A+

Name: AVINASH SONAWANE
S/D/W of: BHARAT SONAWANE
Add: H NO-248, SHARMIK NAGAR, MIDC, KHAIRANE GAON, NAVI MUMBAI, THANE
PIN: 400709

Avinash Sonawane
Signature & ID Of Issuing Authority: MH43

Avinash
Signature/Thumb Impression of Holder

Avinash Sonawane

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No: MH43 20100017571 DOI: 02-07-1999
Valid Till: 17-09-2029 (NT) 17-09-2024 (TR) 20-09-2019

FORM 7
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
COV DOI
LMV-TR 04-02-2004
MCWG 02-07-1998

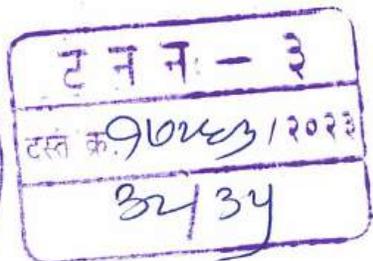
DOB: 01-06-1976 BG:

Name: PRAFULLA PATIL
S/D/W of: MOTIRAM PATIL
Add: HNO-375, JUHU GAON, SEC-11, VASHI, NAVI MUMBAI, THANE
PIN: 400703

Prafulla Patil
Signature & ID Of Issuing Authority: MH43

Prafulla Patil
Signature/Thumb Impression of Holder

Prafulla Patil



दस्त गोपवारा भाग-2

टनन3 38/34
दस्त क्रमांक:17263/2023

05/09/2023 12 55:24 PM

दस्त क्रमांक :टनन3/17263/2023
दस्ताचा प्रकार :-अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:जेमल अशित छेडा -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - मदनिका नं.डी-31, निमरा मजला, ग्रेन मर्चंट्स को-ऑप. हौसिंग सोसायटी लिमिटेड, प्लॉट नं. 26 आणि 35, मेक्टर-17, वाशी, नवी मुंबई, महाराष्ट्र, THANE. पिन नंबर:AIOPS8007K	लिहून देणार वय :-44 स्वाक्षरी:- <i>JCHhedra</i>		
2	नाव:किशोरचंद्र हंसराज छेडा एच यु एफ तर्फे कर्ता श्री. अशित किशोर छेडा -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - मदनिका नं.डी-31, निमरा मजला, ग्रेन मर्चंट्स को-ऑप. हौसिंग सोसायटी लिमिटेड, प्लॉट नं. 26 आणि 35, मेक्टर-17, वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन नंबर:AACHK7008Q	लिहून देणार वय :-45 स्वाक्षरी:- <i>Ashit Chedra</i>		

वरील दस्तऐवज करून देणार तथाकथीत अभिहस्तांतरणपत्र चा दस्त ऐवज करून दिल्याचे कबूल करतात.
शिवका क्र.3 ची वेळ:05 / 09 / 2023 12 : 53 : 02 PM

ओळख:-

व्यालील इमम अमे निवेदीत करताना की ने दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखताना, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:प्रफुल्ल मोतीराम पाटील -- वय:47 पत्ता:108, जे के चेंबर मेक्टर-17, वाशी, नवी मुंबई पिन कोड:400703	<i>Prful</i>		
2	नाव:अविनाश मोनवणे - वय:32 पत्ता:कोपरखैरणे नवी मुंबई पिन कोड:400709	<i>Avinash</i>		

शिवका क्र.4 ची वेळ:05 / 09 / 2023 12 : 55 : 39 PM

श्री. जी.पी. खात
Joint Sub Registrar Thane
सह दुय्यम निबंधक वर्ग - २

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	JESAL ASHIT CHHEDA	eChallan	69103332023090512792	MH007664153202324E	545100.00	SD	0003994679202324	05/09/2023
2		DHC		0923054405110	700	RF	0923054405110D	05/09/2023
3	JESAL ASHIT CHHEDA	eChallan		MH007664153202324E	30000	RF	0003994679202324	05/09/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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३५ / ३५

प्रमाणित करण्यात येते की सदर दस्तास
एकूण.....३५.....पाने आहेत.

श्री. ^{अग्रवाल} जी. पी. खोत
सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
पुरतक क्र. १
क्रमांक.....१७२६३.....वर नोंदला.

श्री. ^{अग्रवाल} जी. पी. खोत
सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
दिनांक ५ माहे. ०९ सन. २०२३

