



22/02/2023

Index-II

सूची क्र.2

दुयम निबंधक : मह. दु. नि. टाणे 11

दस्ता क्रमांक : 3148/2023

नोंदणी :

Regn:63m

गावाचे नाव : नेरुळ

(1) दिव्देशाचा प्रकार	करारनामा	
(2) मॉबदला	3500000	
(3) बाजारभावाप्रमाणे भावनिवाड्याकडून आकारणी देतो की पट्टेदाराने नमूद करावे	8107254	
(4) भू-मापन, नोंदहिना व घरकामांक (अमल्यास)		1) पानिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती : इतर माहिती: अपार्टमेंट ई-1/7/ग-4, नळमजला, विन्डिंग नं 7 नंदनवन को. ऑप. डी. सोनावटी लिफ्टेंड, सेक्टर 10, नेरुळ, नवी मुंबई 400708 क्षेत्रफळ 21.79 चौ.मी बांधीव ((SECTOR NUMBER : 10 ;))
(5) क्षेत्रफळ		1) 21.79 चौ.मीटर
(6) आकारणी किंवा जुडी वेषणात अनेक वेळा.		
(7) दस्तऐवज करून देणा-या/निवृत्त देवणा-या पक्षाकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.		1) नाव:- न्याराज्यम शिदनिगम दुय्या -- बय:-76; पत्ता:- नॉद नं :-, माला नं :-, इमारतीचे नाव: फ्लॉट नं 409 विन्डिंग नं 1 ई इंदिरा नगर सीएनएस वैशक्कर पाशिक मार्ग मायन कोळीवाडा अंतोप हिल मुंबई, जॉक नं :-, रोड नं :-, महागट्ट, मुम्बई. पिन कोड:-400037 पॅन नं:-AUTPD2334B
(8) दस्तऐवज करून घेणा-या पक्षाकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता		1) नाव:- रेवमा मयूर बळ्हाण -- बय:-32; पत्ता:- नॉद नं :-, माला नं :-, इमारतीचे नाव: 3/1 2/वी शिवनान बाळ मॅट सेवियम स्टीट बोर्डवाडा परेल मुंबई, जॉक नं :-, रोड नं :-, महागट्ट, मुम्बई. पिन कोड:-400012 पॅन नं:- AZYPM5790J 2) नाव:- मयूर विनीप बळ्हाण -- बय:-32; पत्ता:- नॉद नं :-, माला नं :-, इमारतीचे नाव: 3/1 2/वी शिवनान बाळ मॅट सेवियम स्टीट बोर्डवाडा परेल मुंबई, जॉक नं :-, रोड नं :-, महागट्ट, मुम्बई. पिन कोड:-400012 पॅन नं:- ALJPC7929G
(9) दस्तऐवज करून दिल्याचा दिनांक	22/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	22/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	3148/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	210000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरग		

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



सह दुयम निबंधक वर्ग-२
टाणे क्र. ११

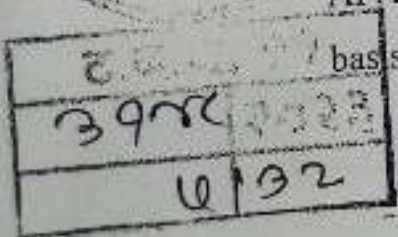
AND

1) MRS. RESHMA MAYUR CHAVAN aged about 32 years [PAN - AZYPM5790J] [AADHAR No. 389411988222] & 2) MR. MAYUR DILIP CHAVAN aged about 32 years [PAN - ALJPC7929G] [AADHAR No. 917548709322] both adult, Indian, Inhabitant, residing at 3/12,B, Shivilal Chawl, St. Xaviers Street, Bhoiwada, Parel, Mumbai - 400 012, hereinafter called "THE PURCHASER/S/ASSIGNEE/S" (which expression shall unless repugnant to the context or meaning thereof, mean and include his/her/their heirs, executors, administrators, and assigns) of the OTHER PART.

WHEREAS : 'THE STATE GOVERNMENT' in pursuance to Section 113-A of the Maharashtra Regional Town Planning Act acquired and vested in City and Industrial Development Corporation of Maharashtra Limited, hereinafter known as "CIDCO" for development and disposal 'inter-a-lia' a piece or parcel of land situated at Shiravane - Village, in Sector No. 1A, Nerul, Navi Mumbai, Tal & Dist. -Thane, (hereinafter referred to as the said "Land").

AND WHEREAS : 'THE CIDCO' has developed the said land and constructed on a portion thereof, buildings consisting of Ground plus Two upper Floor only and designated as E-1 type buildings situated at Sector No. 10, Nerul, Navi Mumbai, Dist. Thane.

AND WHEREAS : Mr. Swarajyam Shivalingam Dussa "The Apartment Owner/ Original Allottee" had purchased an apartment being Apartment No. E-1/7/A-4, on Ground Floor, of the Building No- 7, admeasuring about 21.79 Sq. Mtrs. (Built up) situated at Sector No. 10, Nerul, Navi Mumbai. (hereinafter referred to as "THE SAID APARTMENT/PROPERTY") from CIDCO on ownership basis vide an Agreement to Sale dated 21/08/1987.



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Mr.
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AGREEMENT OF SALE

THIS AGREEMENT made and entered into at Navi
Mumbai, this 22th day of ... Feb:.....2023,

Prasad
..
Prasad

BETWEEN

D. Swarajyam

MR. SWARAJYAM SHIVALINGAM DUSSA aged about
76 years [PAN - AUTPD2334B] [AADHAR No.
553912839191] adult, Indian, Inhabitants, Residing at Flat
No. 401, Bldg. No. 1E, Indira Nagar C.H.S., Jaishankar
Yagnik Marg, Sion Koliwada, Antop Hill, Mumbai -
400037, hereinafter called "THE
SELLER/S/ASSIGNOR/S" (which expression shall unless
repugnant to the context or meaning thereof, mean and
include his/her/their heirs, executors, administrators,
attorneys and assigns) of the ONE PART.

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D. Swarajyam

Prasad

Prasad

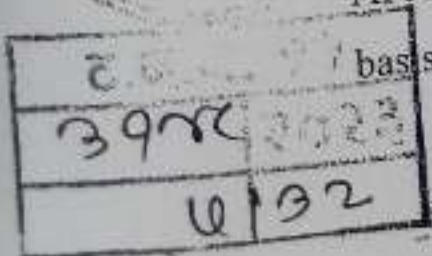
AND

1) MRS. RESHMA MAYUR CHAVAN aged about 32 years [PAN - AZYPM5790J] [AADHAR No. 389411988222] & 2) MR. MAYUR DILIP CHAVAN aged about 32 years [PAN - ALJPC7929G] [AADHAR No. 917548709322] both adult, Indian, Inhabitant, residing at 3/12,B, Shival Chawl, St. Xaviers Street, Bhoiwada, Parel, Mumbai - 400 012, hereinafter called "THE PURCHASER/S/ASSIGNEE/S" (which expression shall unless repugnant to the context or meaning thereof, mean and include his/her/their heirs, executors, administrators, and assigns) of the OTHER PART.

WHEREAS : 'THE STATE GOVERNMENT' in pursuance to Section 113-A of the Maharashtra Regional Town Planning Act acquired and vested in City and Industrial Development Corporation of Maharashtra Limited, hereinafter known as "CIDCO" for development and disposal 'inter-a-lia' a piece or parcel of land situated at Shiravane - Village, in Sector No. 1A, Nerul, Navi Mumbai, Tal & Dist. -Thane, (hereinafter referred to as the said "Land").

AND WHEREAS : 'THE CIDCO' has developed the said land and constructed on a portion thereof, buildings consisting of Ground plus Two upper Floor only and designated as E-1 type buildings situated at Sector No. 10, Nerul, Navi Mumbai, Dist. Thane.

AND WHEREAS : Mr. Swarajyam Shivalingam Dussa "The Apartment Owner/ Original Allottee" had purchased an Apartment being Apartment No. E-1/7/A-4, on Ground Floor, of the Building No- 7, admeasuring about 21.79 Sq. Mtrs. (Built up) situated at Sector No. 10, Nerul, Navi Mumbai. (hereinafter referred to as "THE SAID APARTMENT/PROPERTY") from CIDCO on ownership basis vide an Agreement to Sale dated 21/08/1987.



D. Swarajyam

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Chavan

AND WHEREAS : The Corporation had executed Deed of Confirmation in favour of owner/original Allottee Mr. Swarajyam Shivalingam Dussa, on 20/01/2023 the said document duly registered in the office of sub-registrar Thane-11, under Doc. Sr. No. 1130, dated 20/01/2023.

AND WHEREAS: The Society have been formed Namely NANDANVAN Co- Operative Housing Society Ltd., under Maharashtra Co - Operative Housing Society Act 1960 being Registration No. NBOM/CIDCO/H.S.G.(T.C.)/8883/JTR/year 2021-2022.

AND WHEREAS : "The Seller/s/Assignor/s" is/are absolutely seized and possessed of or otherwise well and sufficiently entitled the said Apartment No. E-1/7/A-4, on Ground Floor, of the Building No- 7, of NANDANVAN Co- Operative Housing Society Ltd., admeasuring about 21.79 Sq. Mtrs. (Built up) situated at Sector No. 10, Nerul Navi Mumbai together with certain share in common undivided interest appurtenant to the said Apartment and agreed to sell the said Apartment to the Purchaser/s on ownership basis under the provisions of the Maharashtra Co- Operative Housing Society Act 1960 (hereinafter called "THE SAID ACT").



3982	32
32	32

AND WHEREAS : "The Purchaser/s" has/have agreed to Purchase and the Seller/s/Assignor/s has/have agreed to sell the said property being Apartment No. E-1/7/A-4, on Ground Floor, of the Building No- 7, of NANDANVAN Co- Operative Housing Society Ltd., admeasuring about 21.79 Sq. Mtrs. (Built up) situated at Sector No. 10, Nerul, Navi Mumbai

AND WHEREAS : "The Seller/s/Assignor/s" is/are absolute owner/s of the Apartment No. E-1/7/A-4, on Ground Floor, of the Building No- 7, of NANDANVAN Co- Operative Housing Society Ltd., admeasuring about 21.79 Sq. Mtrs. (Built up) situated at Sector No. 10, Nerul, Navi Mumbai, and

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D. Swarajyam
P. S. Swarajyam
P. S. Swarajyam

purchase the said Apartment/ Property. The purchaser/s will not responsible for delay of balance payment if Seller/s/Assignor/s will not handover or furnish required necessary original documents within stipulated time as mentioned herein.

NOW THIS AGREEMENT WITNESSETH:-

IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Seller/s/Assignor/s agreed to sell and transfer and the Purchaser/s agreed to purchase and acquire the said property being, together with the permanent and absolute right of Apartment No. E-1/7/A-4, on Ground Floor, of the Building No- 7, of NANDANVAN Co- Operative Housing Society Ltd., admeasuring about 21.79 Sq. Mtrs. (Built up) situated at Sector No. 10, Nerul, Navi Mumbai use and occupation of the said Flat for a total consideration amount Rs. 35,00,000/- (Rupees Thirty Five Lakh Only) which amount shall be paid in following manners.

a) The sum of Rs. 5,00,000/- (Rupees Five Lakh Only) paid on execution of this Agreement, as Part Payment through cheque.

b) Balance amount of Rs. 30,00,000/- (Rupees Thirty lakh only) shall be paid within 60 days (working period) from the date of obtaining CIDCO transfer permission (NOC), CIDCO Mortgage permission (NOC) and Society transfer N.O.C. immediate after getting loan from any bank/ Institution or his/her/their own sources/ fund/contribution without fail.

The Purchaser/s has/have paid to the Seller/s/Assignor/s on or before the execution of these presents, as Part Payment of Rs. 5,00,000/- (Rupees Five Lakh Only) referred to in Para

1(a) above (the receipt whereof the Seller/s/Assignor/s doth hereby admit and acknowledge and of and form the payment of the same and every part thereof doth hereby release and forever discharge to the Purchaser/s).



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3. It is hereby agreed bet transaction shall be con respective obligation. P performance of the ob COVID-19 pandemi which is beyond the c the time for complet be extended for fur control for both par also by mutual con Mutual consent to regard

TIME IS THE ESSE

4. The Seller/s/As Purchaser/s that free from enc Seller/s/Assign and deliver po and the selle CIDCO for purchaser/s.

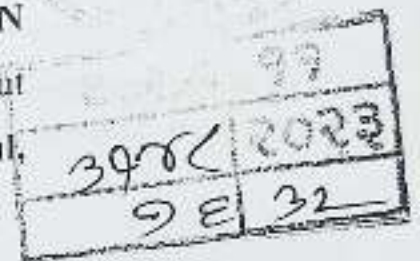
5. The Seller possession payment, and the Assignm transfer of prop

6. The S seek Seller right per Pur

17. It is hereby agreed by and between the Parties that if any defect in the title in respect of the said Property or any other reason the said transaction is going to cancel or terminate either by purchaser/s or seller/s, then the seller/s shall refund the total receiving consideration amount to the purchaser/s immediately and thereafter the purchaser/s shall return all the original documents to the seller/s without fail. The purchaser/s shall execute Deed of Cancellation in favour of seller/s after receiving the consideration amount.

SCHEDULE OF PROPERTY
(FLAT/PREMISES)

An immovable property being Apartment No. E-1/7/A-4, on Ground Floor, of the Building No- 7, of NANDANVAN Co- Operative Housing Society Ltd., admeasuring about 21.79 Sq. Mtrs. (Built up) situated at Sector No. 10, Nerul, Navi Mumbai-400 706.



IN WITNESS WHEREOF the parties hereto have set their respective hand hereunto and to a duplicate hereof on day and the year first hereinabove written.

SIGNED AND DELIVERED by the
Within named "SELLER/S/ASSIGNORS "

MR. SWARAJYAM SHIVALINGAM DUSSA

In the presence of: *D. Swarajyam*

1. *Thirupathi L.V.*

2. *Dilip*

V. Thirupathi
[Signature]



SIGNED AND DELIVERED by the
Within named "PURCHASER/S/ASSIGNEE/S"

MRS. RESHMA MAYUR CHAVAN *Reshma*

MR. MAYUR DILIP CHAVAN

In the presence of:

1. *Thirupathi L.V.*

2. *Dilip*

[Signature]
V. Thirupathi
[Signature]



गावाचे नाव : नेरुळ

कार करारनामा

34210

भाडेपट्ट्याच्या
र आकारणी देतो की पट्टेदार ते

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टहिस्या व घरक्रमांक(असल्यास) 1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: अपार्टमेंट नं ई-1/7/ए-4 तळ मजला,बिल्डिंग नं 7,नंदनवन को.ऑप.हौ.सोसायटी लिमिटेड,मैक्टर 10,नेरुळ,नवी मुंबई 400706 क्षेत्रफळ 21.79 चौ.मी. बांधीत (SECTOR NUMBER : 10 ;)

1) 21.79 चौ.मीटर

वा जुडी देण्यात असेल तेव्हा.

रून देणा-या/लिहून ठेवणा-या
किंवा दिवाणी न्यायालयाचा
आदेश असल्यास,प्रतिवादिचे

1): नाव:-सिडको लिमिटेड तर्फे सहाय्यक वसाहत अधिकारी राहुल पी.गौरखडे -- वय:-40; पत्ता:-फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नेरुळ नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-

रून घेणा-या पक्षकाराचे व किंवा
याचा हुकुमनामा किंवा आदेश
दिचे नाव व पत्ता

1): नाव:-स्वराज्यम शिवलिंगम दुस्सा -- वय:-76; पत्ता:-फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नं ४०१ बिल्डिंग १ ई इंदिरा नगर सीएचएस जयशंकर यागणिक मार्ग सायन कोळीवाडा अँटॉप हिल मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400037 पॅन नं:-AUTPD2334B

रून दिल्याचा दिनांक

20/01/2023

केल्याचा दिनांक

20/01/2023

बंड व पृष्ठ

1130/2023

प्रमाणे मुद्रांक शुल्क

2100

प्रमाणे नोंदणी शुल्क

350



वेचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाने तपशील दस्तप्रकारानुसार आवश्यक नाही

वरताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i) or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995

सह दुय्यम निबंधक वर्ग-२
ठाणे क्र.११





-: नोंदणी प्रमाणपत्र :-

नोंदणी क्रमांक : एन.बी.ओ.एम/सिडको/एच एस जी/(टी.सी) ८८८३/जेटीआर/सन २०२१-२०२२.

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, नंदनवन सहकारी गृहनिर्माण

संस्था मर्यादित, भूखंड क्र. १३, सेक्टर १०, नेरळ, नवी मुंबई ही संस्था महाराष्ट्र सहकारी

संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम १५४

(ब)(२) अन्वये नोंदण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थेचे

नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण" संस्था

असून उपवर्गीकरण "भाडेकरू-सहभागीदारी गृहनिर्माण" संस्था असे आहे.

कार्यालयीन मोहर



K. Jadhav

(डॉ. कंदारी जाधव)

सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई

दिनांक : २२/०६/२०२१



दिनांक: ११
३१०८२०२३
२० ३२

नन्दान्वन सहकारी गृहनिर्माण संस्था

नोंदणी क्र.: एन.बी.ओ.एन. / सिडको / स्व.एस.जी. (टी.सी) / ८८८३ / जे.डी.आय. / सन २०२१-२०२२

इमारत क्र. ३१-७ ते ३१-१०, भुखंड क्र.१३, सेक्टर-१०, नेरुल, नवी मुंबई, महाराष्ट्र.

क्र.: 102/2023

दिनांक: 2/2/2023

TO WHOM SO EVER IT MAY CONCERN

NO OBJECTION CERTIFICATE

This is to certify that MR. SWARAJYAM SHIVALINGAM DUSSA is the owner of Apartment No. E-1/7/A-4, on Ground Floor, of the Building No- 7, of NANDANVAN Co-Operative Housing Society Ltd., admeasuring about 21.79 Sq. Mtrs. (Built up) situated at Sector No. 10, Nerul, Navi Mumbai and is bonafide member of NANDANVAN Co-Operative Housing Society Ltd.

MR. SWARAJYAM SHIVALINGAM DUSSA has intended to sell the aforesaid Apartment No. E-1/7/A-4, on Gro-und Floor, of the Building No- 7, of NANDANVAN Co- Operative Housing Society Ltd., admeasuring about 21.79 Sq. Mtrs. (Built up) situated at Sector No. 10, Nerul, Navi Mumbai- to MRS. RESHMA MAYUR CHAVAN & MR. MAYUR DILIP CHAVAN.

NANDANVAN Co- Operative Housing Society Ltd., has NO OBJECTION if MR. SWARAJYAM SHIVALINGAM DUSSA selling his aforesaid Apartment No. E-1/7/A-4, to MRS. RESHMA MAYUR CHAVAN & MR. MAYUR DILIP CHAVAN and accept him as Member of the Society, subject to fulfilling all the formalities as required by the Bye Laws of the Society and use of the flat as per Society rules & regulations form time and the undertaking given by them.

It is further certified that MR. SWARAJYAM SHIVALINGAM DUSSA has paid all the dues against Maintenance charge of the Society in respect of the aforesaid Apartment No. E-1/7/A-4 up to March, 2023.

Please note that society is not aware of any outstanding dues against this property.

३१/७/२३	३१
३१४८	२०२३
२९	३२

Yours faithfully,



नन्दान्वन सहकारी गृहनिर्माण संस्था (म.सं.)

Deva *Sharma*

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE

"NIRMAL", 2nd Floor
Nariman Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
Fax : 00-91-22-2202 2509

HEAD OFFICE

CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100
Fax : 00-91-22-6791 8166

NOC for Transfer

Ref. No. CIDCO/ESTATE-1/2023/8000192605

Date : 21.02.2023

To,
MR. SWARAJYAM SHIVALINGAM DUSSA
E1/7/A:4, SECTOR-10, NERUL,
NAVI MUMBAI 400706

Subject : Your Request for Transfer of CIDCO Builtup Premises

Reference : Application number 8000192605 (NMNR0100000001300A7000004)

In respect of property Flat No.E-1/7/A-4 Admeasuring carpet area 16.9570 sqmt.
NANDANVAN APARTMENT OWNERS ASSOCIATION/00A7, Plot No. 13,Road
No. 00, Sector 10,Nerul, Navi Mumbai

Sir/Madam,

Since you have paid a sum of Rs.27,494.00/- (including GST Rs.4,194.00/-) being the transfer charges our Corporation is pleased to permit you to transfer and assign the rights and benefits you derive in respect of Flat No. E-1/7/A-4, NANDANVAN APARTMENT OWNERS ASSOCIATION/00A7, Plot No.13 ,Road No. 00 , Sector 10,Nerul from the Transferor 1) MR. SWARAJYAM SHIVALINGAM DUSSA to the Transferee 1) MRS. RESHMA MAYUR CHAVAN , 2) MR. MAYUR DILIP CHAVAN subject to the following terms and conditions:-

a. You shall execute the Deed of Assignment/Sale Deed and register the same with the Sub-Registrar of Assurances on or before 22.05.2023.

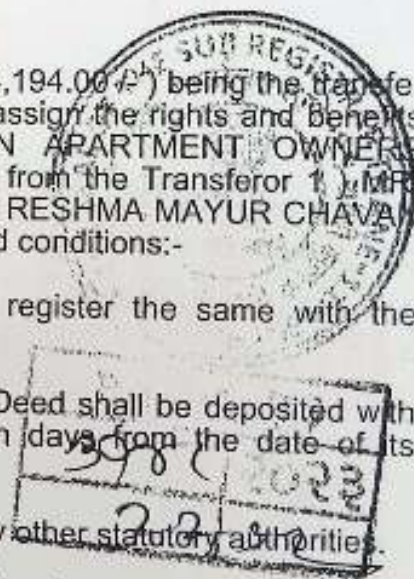
b. Certified true copy of the registered Deed of Assignment/Sale Deed shall be deposited with the Estate Officer of the Corporation within the period of seven days from the date of its registration.

c. You shall obtain any other permission, as may be required by any other statutory authorities.

d. The Conveyance Deed / Deed of Assignment shall contain the following covenant -
The Transferee shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said premises save and except will the previous written permission of the Corporation. Which permission shall not be refused if the Transferee performs or is willing to perform the following conditions, that is to say -

- 1) The Transferee pays to the Corporation, the necessary Transfer Charges.
- 2) In the instrument by which the Transferee shall subsequently transfer the said premises, the Transferee binds the subsequent 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.

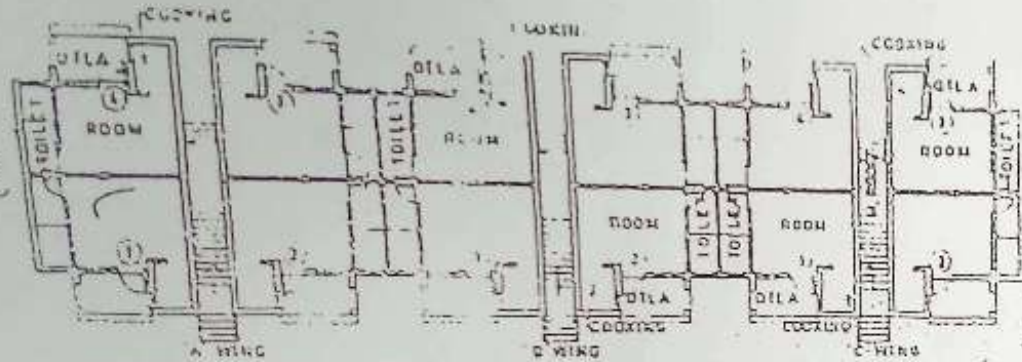
e. The permission hereby granted shall lapse and shall be of no effect if the Conveyance Deed / Deed of Assignment in respect of the said property is not executed and lodged for registration with the Sub Registrar of Assurance on or before 22.05.2023 and true certified copy with its registration No. and date is not deposited with the undersigned within 7 days thereafter for



CIDCO-NERUL HOUSING ESTATE, NEW BOMBAY.

AS TO THE AGREEMENT FOR SALE OF APARTMENT.
AND AS TO THE DEED OF APARTMENT.

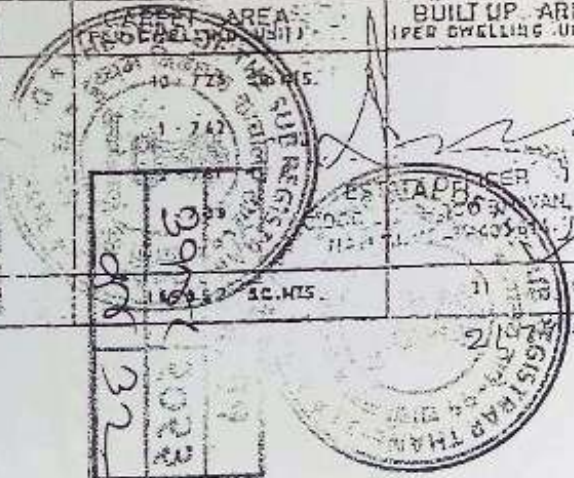
2



GROUND FLOOR PLAN

AREA STATEMENT

ACCOMMODATION	AREAS AREA (PER DWELLING UNIT)	BUILT UP AREA (INCLUDING DILA)
930	10.728	26.415
930	10.728	26.415
930	10.728	26.415
TOTAL	32.184	79.245



MANU SINGH ARCHITECT
AT NERUL, NEW BOMBAY

I, Mr. Manju Singh, Architect, do hereby declare in an accurate copy of Ground Floor Plan of Type building do area statement shown and approved by local authority namely City and Industrial Corporation of Maharashtra Limited in the jurisdiction the building is located and also signed fully and accurately depicts the line drawings of apartments number and their dimensions in detail.

I solemnly affirm that what I have stated above is to the best of my knowledge information and belief.

Solemnly affirmed at C.E.S. Building

This 1st day of Sept. 1957

Manju Singh
Architect
CIDCO Limited, CIDCO Showroom,
220, Salepur,
New Bombay.

BEFORE ME

(Signature)
Assistant Estate Officer
CIDCO Ltd., Nerul Sanpada

(Signature)
D. Swarajyan

D. Swarajyan

er after compliance
Sincerely,
Date 20/09/1957
Estate Officer/Estates

बील पुरवठा कंपनी
BILL OF SUPPLY FOR THE MONTH OF - जाने-2022

Form: 2, 94/100-18
CS 8.10

GSTIN: 27AAECM2933K1ZB

देयक दिनांक : 26-01-2023
देयक रक्कम रु : 1020.00

देय दिनांक : 15-02-2023
या तारखे नंतर : 1030.00

भरल्यास
Scan this QR Code with BHIM App for UPI Payment



QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सुट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

महावती तक्रार नियारण केंद्र 24x7
900-217-3425, 900-223-3425, 1912-19120

ग्राहकांच्या तक्रारींचे निवारण करण्यासंबंधीचे निवेदन व कार्यपध्दती महाविद्येताच्या संकेत स्थळ www.mahad.com.in > ConsumerPortal > UGRF यावर उपलब्ध आहे.

आपली वेबसाईट उपलब्ध आहे



श्री दुसा एस एस
E 17, 3rd SECT. II SECTOR 10, NERUL 400705

श्री दुसा एस एस
E 17, 3rd SECT. II SECTOR 10, NERUL 400705

विलींग युनिट : 4752/PALM BEACH SIDN,NERUL O&M
दर संकेत : 90/LT I Res 1-Phase
पोल क्रमांक : 90/LT I Res 1-Phase
पी.सी./घटक+मार्ग-क्रम/दि.टी.सी. : 4/24/1006/0040/4752209
मिटर क्रमांक : 06507880213
रिडींग ग्रुप : U4

पुरवठा दिनांक : 22-09-1988
मंजूर क्ष : 3.00 KW
सुरक्षा ठेव जमा (रु) : 940.00
चालू रिडींग दिनांक : 21-01-2023
मागील रिडींग दिनांक : 21-12-2022

चालू रिडींग	मागील रिडींग	गुणक अवयव	युनिट	सभा, युनिट	एकूण वापर
2983	2930	1.00	53	0	53

Meter Status: Normal
Bill Period: 1.03/

महालाच

कार्यक विल देयकी हे विल आहे. नोंदणी वया 4. प्रत्येक विलद्वारे 4 वर्षांचे वसुली विल देयक देण्यात येईल. वेळो वेळ बदलाची :-
<http://www.mahad.com.in/mahadcom/quickaccess.php> (ऑन) वया पुढील वेळी विल देयका बाबतच्या संपुष्टात येऊन देयक देण्यात येईल.

विल देयकाबाबत विल देयक व 0.25% (स. 500/- पर्यंत) वास्तव मिरास. (विलेक व सुविद्ध बाबत)

गुणक सोपाईल वया व ईमेल वया सुविद्ध अंतर्गत व विल देयक सोपाईल www.mahad.com.in/ConsumerPortal/QuickAccess वेब साईट.

पुढील महिन्याचे विल देयक संपादन 21-02-2023 ह्या तारखेला होईल.

दिनांक	विल देयक	विल देयक
01-01-2022	0	0
01-02-2022	0	0
01-03-2022	37	37
01-04-2022	56	93
01-05-2022	34	127
01-06-2022	21	148
01-07-2022	0	148
01-08-2022	1	149
01-09-2022	3	152
01-10-2022	2	154
01-11-2022	1	155
01-12-2022	0	155
01-01-2023	53	208

विशेष संदेश

* प्रिय ग्राहक, आपला नोंदणीकृत क्रमांक १९९३०३ १९९३०३ ह्या क्रमांक वर खालील तरेने पावा MREG ०००३३००४०२८९
* महावितरणला कोणत्याही प्रकारच्या रकमेचा भरणा करताना नोंदणीकृत क्रमांक अशा तरेने नोंदणीकृत पावतीचे स्वकाराची. हस्ताक्षरित पावती विचारात घ्या.
गैरसोय टाळण्यास ऑनलाईन भरणा सुविधेचा वापर करा.

तुमची परसंती आम्हाला सांगा

ब्रँड, सामाजिक विषय तसेच वर्तमानातल्या मुद्द्यांवर तुमचा दृष्टीकोण काय आहे?
आपला मत सांगा ज्याने तुमच्या गरजा-आम्ही जास्त चांगल्या प्रकारे समजू शकू.

9326508274 वर 'OPINION' व्हाट्सअप करा किंवा अप डाऊनलोड करा

QR कोड किंवा एप डाऊनलोड करा
App च्या वेब वर अपि आपला प्रतिक्रिया द्या

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DELIVERING TRUST SINCE 1978

India's No. 1 Consumer Data Intelligence Company.
www.axismyindia.org

axis MY INDIA

बँकेची रकम प्रत
ग्राहक क्र. 200302902 BZ-302902
नाम D.SWARAJYAM --
पत्ता Unit:A4, Bldg:E1-7, Loc: Nerul, Sect:10, Ward:NERUL

अंतिम दिनांक	20/JAN/2023	100.00
या तारखेनंतर भरल्यास	20/JAN/2023	103.00

न.मु.म.पा. न.मु.म.पा.

नवा मुंबई महानगरपालिका

नमुन्या मुद्रावली, सेक्टर- १५, पावती वडा, नो. १०, रोड, नो. १०००, नवी मुंबई - ४०० ६१२, महाराष्ट्र

BR/BA/WTR/ET/... 15-01-2023
20/12-20/12/19

200302902 BZ-302902

GSTIN : 27AAALC0296J124, HSN : 15100, 99

देयकाचा कालावधी OCT 22-NOV 22
Unit:A4, Bldg:E1-7, Loc: Nerul, Sect:10, Ward:NERUL
देयक दिनांक 21/DEC/2022
अंतिम दिनांक 20/JAN/2023
नाव D.SWARAJYAM - -



मागील थकबाकी	पाणी आकार	0
	विलांब शुल्क	0
चालू देयक	पाणी आकार	100(Min)
	विलांब शुल्क	0
इतर शुल्क रु.	शेरा	0/0 0/0
एकूण देय रक्कम रु.		100.00
Connection Date: 21/11/2008	जलमापक क्रमांक	103979
Connection Size: Z Size : 15	जलमापकाची सद्य:स्थिती	Average Reading
जलमापक तपशिल	जलमापकाची मागील नोंद	3416
	जलमापकाची सध्याची नोंद	3425
	एकूण वापर (घ.मी.)	24

SAVE WATER
SAVE LIFE



AFTER 20/JAN/2023 PAY RS. 103.00

मागील पावती Rs.645.00 on 18/NOV/2022
(निरीक्षक/अधिकारी)
सहायक निरीक्षक (वेल्ड)



पाण्याचा वापर जपून करा! अपवाय टाळा!!

To pay online visit : <https://nmcc.gov.in/> / nmcc e-connect (Mobile App)

पावती स्थळ प्रत
ग्राहक क्र. 200302902 BZ-302902
देयकाचा कालावधी OCT 22-NOV 22
नाव D.SWARAJYAM - -
पत्ता Unit:A4, Bldg:E1-7, Loc: Nerul, Sect:10, Ward:NERUL
अदायगी - रोख / धनादेश क्र. बँकेचे नाव



अंतिम दिनांक	20/JAN/2023	100.00
या तारखेनंतर भरल्या	20/JAN/2023	103.00

बँकेची स्थळ प्रत
ग्राहक क्र. 200302902 BZ-302902
देयकाचा कालावधी OCT 22-NOV 22
नाव D.SWARAJYAM - -
पत्ता Unit:A4, Bldg:E1-7, Loc: Nerul, Sect:10, Ward:NERUL

अंतिम दिनांक	20/JAN/2023	100.00
या तारखेनंतर भरल्या	20/JAN/2023	103.00

न.मु.म.पा. न.मु.म.पा. न.मु.म.पा. न.मु.म.पा. न.मु.म.पा.

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.,

Marketing Officer's office
City & Industrial Development Corporation of Maharashtra Ltd.
CIDCO Bhavan, CBD-Belapur,
New Bombay-400 614.

Date: 21/8/87

TAKING OVER POSSESSION BY THE ALLOTTEE

Type MIG-D Aptt. No. 7/A-4 Sector 10 at Vashi/CBD-Belapur/Panvel
Nerul/Kalamboli/Airoli.

- 1. Date of allotment : 25-5-87
- 2. Name of Hire/Outright Purchaser : Dusse Swarnayam Shivalingam
- 3. Date of execution of Agreement : 21-8-87

Civil Ministry

[Signature]
Asst. Marketing Officer

POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. 7/A-4
Type MIG-D/HP Sector 10 at Vashi/CBD-Belapur/Panvel
Nerul/Kalamboli/Airoli on the day of 21-8-87 after proper inspection of the fittings and
fixtures provided therein. The points noted in a separate form provided for fittings and fixtures are required to be
provided to pay CIDCO for which I am remaining present myself or through my representative in the apartment
during office hours from 9-30 a.m. to 5-30 p.m. I have no claim whatsoever in case of my failing to remain present
during the above period.

I am aware that the power supply is not made available as yet for which I am ready to wait till such time electricity
is made available by the MSEB.

Before taking over possession, I have verified the fittings, fixtures and amenities in the above apartment and they are
according to the items listed and according to plans and specifications enclosed with the agreement. I have inspected
the apartment and satisfied myself. I accept the above said apartment and have no complaint of any nature
whatsoever and I would not claim another apartment from CIDCO later on.

Received Lock No. _____ with duplicate key.
D. Swarnayam
(Signature of allottee)

Name: S. S. Datta
Aptt. No. 10/MIG-D/7/A-4

1. Maharashtra State Electricity Board
2. Maharashtra Water Supply & Sewerage Board

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Office of the Assistant Estate Officer,
CIDCO LTD. Herod, Sector 3
New Bombay

Net-ent
No EMS/Venue

Shri. Swarajyam
1007/A/004,
Sector 10, Newent

Date: 15/11/89

Sub :- Recovery of HUDCO/HDFC Loan Instalments &
Service Charges and Water Charges.

It is seen from our record that you are in arrears of Rs. 3020-85 towards
~~HUDC~~ loan instalments, service charges and water charges as shown below :-

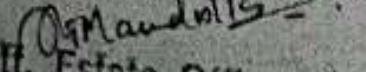
HUDCO / HUDC loan instalment as on March, 1989	Rs.	<u>2856-00</u>
Service Charges as on March, 1989	Rs.	<u>134-85</u>
HUDCO Water Charges as on _____	Rs.	<u> </u>
Total -	Rs.	<u>3020-85</u>

You are hereby called up on to make to our Corporation the payment of the above
with delayed payment charges on or before 30/11/89 and furnish zerox
receipts / pay-in-slips in this office by _____. If you
make to our Corporation payment of the above arrears and thereafter to furnish zerox
receipts of pay-in-slips in token of having made by you the payment of the above
on or before 30/11/89, necessary eviction proceedings under the
provisions of the Bombay Government Premises (Eviction) Act, 1955 will be initiated against
and thereafter you will be evicted from the apartment, which has been agreed to be sold
to our Corporation to you.

If you have already made to our Corporation payment of the above arrears, you are
requested to ignore this notice and furnish zerox copies of receipts / pay-in-slips in token of
payment already made on or before 30/11/89.

If you fail to furnish the zerox copies of the receipts/pay-in-slips before 30/11/89
it will be presumed that you have not made to our Corporation payment of the
above and further action as stated in the foregoing paragraph will be taken against you,
warning you.

Yours faithfully,


 Asst. Estate Officer and Asst. Controller of Unauthorised Const.
 CIDCO Ltd.,

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Bombay
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City & Industrial Development Corporation of Maharashtra Ltd.

Office of the Assistant Estate Officer,
CIDCO LTD.

Ref. No. EMS/Vashi/

on/Smt. D. Subodhram

Date -

F/W 9/A-4, Sec 10
NEWLY

18 JAN 1992

8

Sub :- Recovery of HUDCO/HDFC Loan Instalments,
Service Charges and Water Charges

Madam,

It is seen from our record that you are in arrears of Rs. 1872-95 towards
CIDCO/HDFC loan instalments, service charges and water charges as shown below :-

1) HUDCO/HDFC loan instalment as on ^{DEC} March, 1990	Rs. <u>1812-00</u>
2) Service Charges as on ^{DEC} March, 1990	Rs. <u>60-95</u>
3) CIDCO Water Charges as on _____	Rs. _____
Total -	Rs. <u>1872-95</u>

You are hereby called up on to make to our Corporation the payment of the above
with delayed payment charges on or before 28 JAN 1992 and furnish zerox
of receipts/pay-in-slips in this office by 28 JAN 1992. If you
make to our Corporation payment of the above arrears and thereafter to furnish zerox
of receipts of pay-in-slips in token of having made by you the payment of the above
on or before 28 JAN 1992, necessary eviction proceedings under the
of the Bombay Government Premises (Eviction) Act, 1955 will be initiated against
and thereafter you will be evicted from the apartment, which has been agreed to be sold
to the Corporation to you.

If you have already made to our Corporation payment of the above arrears, you are
requested to ignore this notice and furnish zerox copies of receipts / pay-in-slips in token of
already made on or before 28 JAN 1992

If you fail to furnish the zerox copies of the receipts / pay-in-slips before 1992
it will be presumed that you have not made to our Corporation payment of the
arrears and further action as stated in the for going paragraph will be taken against you.

Thanking you.

Yours faithfully,

Assit. Estate

Membership No. 127

Share Certificate No. 117

Nandanvan Co-operative Housing Society Ltd.

(Regd. No. N.B.O.M./CIDCO/H.S.G. (T.C.)/0003/1/T.R./YEAR 2021-2022)

Building No. E1 - 7 to E1 - 10, Plot No. 13 Sector - 10, Nerul, New Mumbai - 400 706, Maharashtra, India.

(Regd. Under the Maharashtra Co-Operative Societies Act - 1960.)
Authorised Share Capital Rs. 1,00,000/- Divided into 2,000 Shares of Rs. 50/- Each

Share Certificate

This is to Certify that

Mr./Mrs. SUMARAJYAM SHIVALINGAM DUSSA

is/are the Registered holder of TEN fully paid-up shares of Rs. Fifty each Numbered
From 1091 to 1100 (both inclusive) in Nandanvan Co-operative
Housing Society Ltd. subject to the BYE-LAWS of the said society.



Rs. 500/-

Given under the common seal of
Nandanvan Co-operative Housing Society Ltd.

Flat No. E1/7/A/4

This 24th day of May 2022

Hon. Secretary

Chairman

Treasurer / Committee Member

NOTE: NO TRANSFER OF THE SHARES WILL BE REGISTERED WITHOUT PRODUCTION OF THIS CERTIFICATE

FORM A: PERSONAL DETAILS

APPLICANT CO-

Existing Customer: Yes No

If Yes, CIF No/ Account No: 80357681052

Name: First Name: RESHMA Middle Name: MAYUR Last Name: CHANDAN

Date of Birth: 13/10/1990 PAN: A24PHS990J

Mobile: 9973442542

e-mail: reshma.madale@gmail.com

Name of Spouse: SOPAN BALAJI HANDE

Name of Father: SOPAN BALAJI HANDE

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No: 939411988222

2) Voter ID No:

3) Passport No.:

4) Driving License No:

5) MGNREGA Job card No:

6) Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme



Reshma
 (Handwritten signature)

Residential Address:

Permanent Address:

Address 1: 3/12 B SHIVLAL CHAHL SAINT XAVIER STREET

Address 2: PAREL BHOIVADA MUMBAI

Address 3:

Village: MUMBAI City: MUMBAI

District: MUMBAI State: MAHARASHTRA

Country: INDIA Pin Code: 400012

Current address same as the permanent address: Yes No

Current Address:

Address 1: IDFC FIRST BANK 4TH FLOOR C WING TECHNO POLIS

Address 2: KNOWLEDGE PARK HANDEKALI CAVES ROAD HANUMANT

Address 3: NAGAR OPP. NELCO COMPANY BUS STOP ANDHERI EAST

Village: MUMBAI City: MUMBAI

District: MUMBAI State: MAHARASHTRA

Country: INDIA Pin Code: 400093

Address type for communication: Permanent Current

Residential type: Rented Company lease Owned

Years residing in current address: Months residing in current address:

Relationship with Primary Applicant:

Spouse Father Mother Brother Sister Son Daughter Daughter-in-law

Others. Please specify _____

No. of existing house/plot owned individually or jointly by the customer:

FORM A: PERSONAL DETAILS

APPLICANT CO

Existing Customer: Yes No

If Yes, CIF No/ Account No: 86958912018

Name: First Name: MADUR Middle Name: DILIP Last Name: CHAVAN

Date of Birth: 06/12/1999 PAN: AILPC9929G

Mobile: 9864321882

e-mail: mayur.chavan.200@gmail.com

Name of Spouse: REHMA MADUR CHAVAN

Name of Father: DILIP PANDURANG CHAVAN

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhar / UID No. 917548909522

2) Voter ID No.

3) Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI) Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1: 5/2 B SHIVLAL CHAWL SAINT XAVIERS STREET

Address 2: BUD SHETTY MARKET PAREL HUMBAT

Address 3:

Village: HUMBAT City: HUMBAT

District: HUMBAT State: MAHARASHTRA

Country: INDIA Pin Code: 400012

Current address same as the permanent address Yes No

Current Address:

Address 1:

Address 2:

Address 3:

Village: City:

District: State:

Country: Pin Code:

Address type for communication: Permanent Current

Residential type: Rented Company lease Owned

Years residing in current address: Months residing in current address:

Relationship with Primary Applicant:

Spouse Father Mother Brother Sister Son Daughter Daughter-in-law

Others, Please specify

No. of existing house/plot owned individually or jointly by the customer:



**STATE BANK OF INDIA
NAIGAON DADAR BRANCH (05352)**

LOAN ACCOUNT NO

CIF 1 NO	86357681052	LOAN TYPE	SBI HOME LOAN	LOS ID	
CIF 2 NO	86778912219	SUB TYPE	P SEGMENT	RLMS ID	
CIF 3 NO		DATE OF INPUT	02/03/23	BRANCH CODE	5352

Resale

1	NAME OF THE BORROWER	MRS. RESHMA MAYUR CHAVAN
2	NAME OF THE CO-BORROWER	MR. MAYUR DILIP CHAVAN
3	NAME OF THE CO-BORROWER	NA
4	LOAN TYPE	SBI HOUSING TERM LOAN
5	LOAN AMOUNT	Rs. 30,00,000/-
6	REPAYMENT PERIOD	360 MONTHS

BRANCH CONTACT DETAILS

BRANCH NAME	SBI NAIGAON DADAR	
BRANCH CODE	5352	
BRANCH ADDRESS	168 RUKMINI NIWAS S S WAGH MARG NAIGAON DADAR EAST MUMBAI 400014	
BRANCH EMAIL	sbi.05352@sbi.co.in	
BRANCH CONTACT DETAILS	1. Mr. Ashish Mendhe, Branch Manager	+91-9890429419
	2. Mr. Rajesh Krishna Warekar, Field Officer	+91-9967153300

LINK RACPC DETAILS

NAME OF RACPC	SBI RACPC SION
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AMT		
PROCESSING OFFICER		
RESHOFF		
TIR		
VALUATION	03/03	Vastukala
SITE		
LOAN A/C		
T.D.		
D.E.		

**STATE BANK OF INDIA
NAIGAON DADAR BRANCH (05352)**

LOAN ACCOUNT NO

CIF 1 NO	86357681052	LOAN TYPE	SBI HOME LOAN	LOS ID	
CIF 2 NO	86778912219	SUB TYPE	P SEGMENT	RLMS ID	
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1	NAME OF THE BORROWER	MRS. RESHMA MAYUR CHAVAN
2	NAME OF THE CO-BORROWER	MR. MAYUR DILIP CHAVAN
3	NAME OF THE CO-BORROWER	NA
4	LOAN TYPE	SBI HOUSING TERM LOAN
5	LOAN AMOUNT	Rs. 30,00,000/-
6	REPAYMENT PERIOD	300 MONTHS

Resale

BRANCH CONTACT DETAILS

BRANCH NAME	SBI NAIGAON DADAR	
BRANCH CODE	5352	
BRANCH ADDRESS	168 RUKMINI NIWAS S S WAGH MARG NAIGAON DADAR EAST MUMBAI 400014	
BRANCH EMAIL	sbi.05352@sbi.co.in	
BRANCH CONTACT DETAILS	1. Mr. Ashish Mendhe, Branch Manager	+91-9890429419
	2. Mr. Rajesh Krishna Warekar, Field Officer	+91-9967153300

LINK RACPC DETAILS

NAME OF RACPC	SBI RACPC SION
---------------	----------------

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR		
VALUATION	03/03	Vashtikala
SITE		
LOAN A/C		
T.D.		
D.E.		