

394/4608

पावती

Original/Duplicate

Friday, March 17, 2023

नोंदणी क्र.: 39M

11:02 AM

Regn.: 39M

पावती क्र.: 4848 दिनांक: 17/03/2023

गावाचे नाव: नेरुळ

दस्तावेजाचा अनुक्रमांक: टनन11-4608-2023

दस्तावेजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: मंगेश जालिंदर गायकवाड - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

एकूण:

रु. 30520.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट, मूची-२ अंदाजे

11:17 AM ह्या वेळेस मिळेल.

Joint Sub-Registrar, Thane-1
 रु. दुय्येन विविध वती = रु.
 ठाणे रु. 99

वाजार मूल्य: रु. 3915952.26 /-

मोबदला रु. 3980000/-

भरलेले मुद्रांक शुल्क : रु. 238800/-

1) देयकाचा प्रकार: DHC रकम: रु. 520/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1603202309212 दिनांक: 17/03/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016856936202223S दिनांक: 17/03/2023

बँकेचे नाव व पत्ता: Panjab National Bank

H. Haidar
 Haidar

पंजाबी नॅशनल
 मूळ दस्त परत मिळाला



17/03/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 11

दम्न क्रमांक : 4608/2023

नोंदणी :

Regn.63m

गावाचे नाव : नेरुळ

(1) विलेखाचा प्रकार	गरागनामा
(2) मोबदला	3980000
(3) वाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	3915952.26
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: मदनिका नं. 41, चौथा मजला, एम. एम. प्लाझा सि.एच.एम.लि., प्लॉट नं. 24, सेक्टर नं. 50, नेरुळ, नवी मुंबई 400706 क्षे. 241 चौ. फुट कार्पेट एरिया आणि मॉबन 291 चौ. फुट टेरेस एरिया ((Plot Number : 24 ; SECTOR NUMBER : 50 ;))
(5) क्षेत्रफळ	1) 241 चौ फुट
(6) आकारणी किंवा जुडी देण्यात असलेले नकाशा	
(7) दम्नगंज करून देणा-या/मिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-दिपक विठ्ठल बोर्जा -- वय:-59; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मदनिका नं. 41, चौथा मजला, एम. एम. प्लाझा सि.एच.एम.लि., प्लॉट नं. 24, सेक्टर नं. 50, नेरुळ, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:-ACHPB5674N
(8) दम्नगंज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मंगेश जालिंदर गायकवाड -- वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: २०८, प्रिया कुटीर, शेड मोतीपा लेन, बाजुला टेलीफोन एक्सचेंज माझगाव, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400010 पॅन नं:-AQCPG1953C 2): नाव:-शितल मंगेश गायकवाड -- वय:-27; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: २०८, प्रिया कुटीर, शेड मोतीपा लेन, बाजुला टेलीफोन एक्सचेंज माझगाव, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400010 पॅन नं:-CSPPG4795K
(9) दम्नगंज करून दिल्याचा दिनांक	17/03/2023
(10) दम्न नोंदणी केल्याचा दिनांक	17/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	4608/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	238800
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

मुल्याक्रनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

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



सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. ११

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

19508923969028

Bank/Branch: PNB/BO Seawoods Stationery No: 19508923969028
Pmt Txn id : 160323M138299 Print DtTime: 16-03-2023@13:28:07
Pmt DtTime : 16-03-2023@10:51:46 GRAS GRN : MH016856936202223S
ChallanIdNo: 03006172023031550881 Office Name : IGR123/THN11_THANE NO 11
District : 1201/THANE

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps SoS
StDuty Amt : R 2,38,800/- (Rs Two, Three Eight, Eight Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 39,80,000/-
Prop Descr : Flat No. 41 4th,Flr S M Plaza,CHS Ltd, Plot No,24, Sector - 50Nerul
Navi Mumbai,Thane,Maharashtra

Duty Payer: (PAN-AQCPG1953C) Mangesh Jalindar Gaikwad
Other Party: (PAN-ACHPB5674N) Deepak Vithal Bojja

Bank official1 Name & Signature

Smt
M. Gaikwad



Bank official2 Name & Signature

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

Bojja



M. Gaikwad
Bojja

ट.व.व. 99	
०८०८	२०२३
०२	२९

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

AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Nerul, Navi Mumbai on this 17th day of March, 2023 between **Mr. Deepak Vithal Bojja**, PAN - ACHPB5674N, age - 59 years, Indian Inhabitant, residing at **Flat No. 41, situated at 4th Floor, in the Building known as S.M. PLAZA Co - operative Housing Society Ltd., Plot No. 24, Sector - 50, Nerul, Navi Mumbai - 400 706**, hereinafter referred to as "**the Seller**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, administrators, representative successors and assigns) of the **First Part AND 1) Mr. Mangesh Jalindar Gaikwad**, PAN - AQCPG1953C, age - 32 years, and **2) Mrs. Shital Mangesh Gaikwad**, PAN - CSPPG4795K, age - 27 years, Indian Inhabitant, residing at **208, Priya Kutir Building, Seth Motisha Lane, Behind Telephone Exchange Mazagaon, Mumbai - 400010** hereinafter referred to as "**the Purchasers**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, administrators and assigns) of the **Second Part**.

AND WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd., a Govt. Company within the meaning of the Companies Act, 1956, (1 of 1956) (hereinafter referred to as "The Corporation") having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400 021 is a new Town Development Authority declared for the area designated as a site for the town of New Bombay by the Government of Maharashtra in exercise of its powers under Sub - Section 1 and (3 - A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966 (hereinafter referred to as "the MRTP Act," for the sake of brevity).

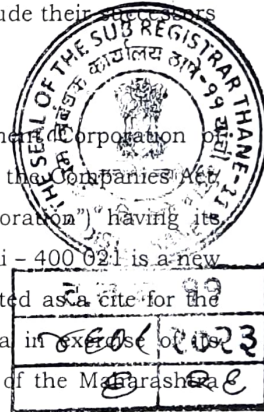
AND WHEREAS the State Government, in pursuance to Section 113 (A) of the said Act, acquired the land described therein and vested such lands in the said Corporation for development and of such pieces of land so acquired by the State Government, for leasing such lands by Corporation to its intending Lessees.

Bojja

Deepak Gaikwad

Shital Gaikwad

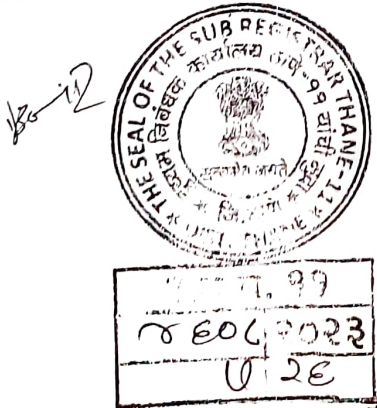
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AND WHEREAS by an Agreement to Lease dt. 26th March, 2003 entered into between City and Industrial Development Corporation of Maharashtra Ltd, (therein and herein referred to as the CIDCO and hereinafter referred to as the "Corporation") and 1) Shri. Sharad Ganpat Mhatre, 2) Mr. Sadanand Gapat Mhatre, 3) Mr. Mahesh Ganpat Mhatre, 4) Mrs. Savita Ganpat Mhatre, 5) Mrs. Ujwala Ganpat Mhatre, 6) Mrs. Kusumbai Ganpat Mhatre, 7) Mrs. Vijaya Sharad Mhatre and 8) Mrs. Vilasini Sadanand Mhatre, (therein referred to as "the Licensees") the Corporation has leased a Plot No. 24, admeasuring 146.30 Sq. Mtrs or thereabout under 12.5% (GES), situated at Sector - 50, Nerul, Navi Mumbai - 400 706 on payment of the proper lease premium of Rs. 1,950/- (Rs. One Thousand Nine Hundred Fifty only) and upon the terms and conditions mentioned therein which agreement has been duly registered with the Sub - Registrar of Assurances, Thane6 on 26/03/2003 under document No. TNN6 - 02679 - 2003 (hereinafter referred to as the "said Plot" for the sake of brevity and which is more described in **Schedule - I** appearing herein below)

AND WHEREAS 1) Shri. Sharad Ganpat Mhatre and 7 others paid the said premium in full to the corporation and the corporation granted permission or license to the lessee to enter upon the said land for the purpose of erecting Residential Cum - Commercial building.

AND WHEREAS 1) Shri. Sharad Ganpat Mhatre, 2) Mr. Sadanand Gapat Mhatre, 3) Mr. Mahesh Ganpat Mhatre, 4) Mrs. Savita Ganpat Mhatre, 5) Mrs. Ujwala Ganpat Mhatre, 6) Mrs. Kusumbai Ganpat Mhatre, 7) Mrs. Vijaya Sharad Mhatre and 8) Mrs. Vilasini Sadanand Mhatre have assigned all their development right in respect of the said plot No. 24 in Sector - 50, Nerul, Node, Navi Mumbai to M/s. "SM DEVELOPERS" through its partners 1) Mr. Shahaji Anandrao and 2) Mr. Manohar Laximan Owlekar vide Agreement of Development dt. 26/03/2003 which agreement registered with Sub - Registrar of Assurances Thane6 under Document No. 02680 dt. 26/03/2003 and Receipt No. 2869 for proper consideration and handed over the possession of the said plot to M/s. "S.M. DEVELOPERS" through its partners 1) Mr. Shahaji Anandrao and 2) Mr. Manohar Laximan Owlekar.



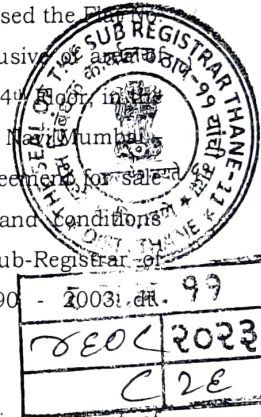
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AND WHEREAS the Developers after obtaining the Development permission and Commencement Certificate bearing No. NMMC/TPO/BP/D.P. NO. 520/2003/2608/03 dt. 29/04/2003 from Town planning Authority of NMMC, Commenced the construction of the building thereon namely "SM PLAZA" consisting of ground plus four upper floors as per the plans and specification duly approved by the Town planning Authority of NMMC.

AND WHEREAS the Developers commenced the construction and completed the construction of the building thereon namely "SM PLAZA" consisting of ground plus Four upper floors as per the plans and specification duly approved by the Town planning Authority of NMMC and obtained Occupancy Certificate from the Town planning Officer of Navi Mumbai Municipal Corporation vide their letter bearing Ref No. नमुम्पा /ससंनर /नरवि/ प. कं. वी - 1995 /3315/ 04 dt. 04/10/2004.

AND WHEREAS the Seller herein, on his satisfaction of all the relevant documents of the title of the Developer and the Seller has purchased the Flat No. 41, admeasuring about 241 Sq. Ft. Carpet area (which is inclusive of Flower bed & door Jambs) + 291 sq. ft. Terrace area, situated at 4th floor, in the Building known as "S.M. PLAZA", Plot No. 24, Sector - 50, Nerul, Navi Mumbai - 400706 from the Developers M/s. S.M. DEVELOPERS vide Agreement for sale dt. 07/10/2003 for the consideration and upon the terms and conditions mentioned therein which agreement is registered with the Sub-Registrar of Assurances Thane - 6 under Document No. TNN6 - 07490 - 2003 dt. 09/10/2003.



AND WHEREAS the Seller has paid the entire remaining amount of consideration to the Developer subsequently after execution and registration of the said Agreement for Sale dt. 07/10/2003 in respect of the said Flat.

AND WHEREAS, the Seller, along with other Purchasers of the flats have registered a Society under the name as S.M. Plaza Co - operative Housing Society Ltd., under Registration No.. NBOM/CIDCO/HSG(OH)/ 2724/JTR/ YEAR - 2008 - 2009 dt. 14/05/2008 and having its registered office at Plot No. 24, Sector - 50, Nerul, Navi Mumbai - 400 706.

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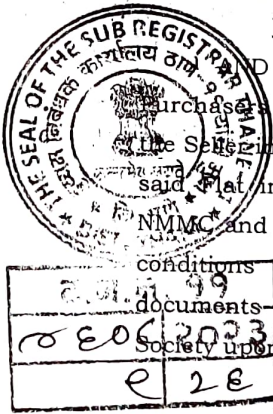
AND WHEREAS in view of registration of the society the said flat is now known as **Flat No. 41, admeasuring about 241 Sq. Ft. Carpet area (which is inclusive of area of Flower bed & door Jambs) + 291 sq. ft. Terrace area, situated at 4th Floor, in the Building known as "S.M. PLAZA Co-operative Housing Society Ltd."** Plot No. 24, Sector - 50, Nerul, Navi Mumbai - 400706 (hereinafter referred to as the "**said Flat**" for the sake of brevity) and which is more described in Schedule - II appearing herein below

AND WHEREAS S.M. Plaza Co - operative Housing Society Ltd., has issued the Share Certificate No. 5 and 5 shares of Rs. 50/- each numbered from 41 to 45 in respect of the said Flat to the Seller.

AND WHEREAS the Seller is well and sufficiently seized and possessed of and is entitled to the above said Flat and is empowered to dispose of the same to intending Purchaser/s by observing terms and conditions of Agreement to Lease and other documents executed by Corporation in favour of the original Licensees, New Licensees, Society by obtaining necessary permissions from all the concerned authorities.

AND WHEREAS the Seller has decided to sell and transfer the above said Flat to intending Purchasers/s.

AND WHEREAS the Seller has agreed to sell and transfer and the Purchaser/s have agreed to purchase and acquire all rights, title and interest of the Seller in the said Flat on "Ownership basis" and the shares in respect of the said Flat in the Society along with all deposits with CIDCO, M.S.E.D.C.L, NMDC and other authorities by observance and performance of the terms and conditions of the Agreement to Lease, Development Agreement and other documents executed by CIDCO with the Original Licensee, New Licensee, Society upon the terms and conditions mentioned in this agreement.



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NOW THEREFORE THIS PRESENTS WITNESSETH AS FOLLOWS:

1 The Seller herein, in pursuance of this agreement and for consideration has agreed to sell and transfer and the Purchasers have agreed to purchase and acquire the said **Flat No. 41, admeasuring about 241 Sq. Ft. Carpet area (which is inclusive of area of Flower bed & door Jambs) + 291 sq. ft. Terrace area, situated at 4th Floor, in the Building known as "S.M. PLAZA Co-operative Housing Society Ltd."** Plot No. 24, Sector - 50, Nerul, Navi Mumbai - 400706 together with the permanent and absolute right of use and occupation of the same and the benefits of the Shares in the Society for a lump sum price of **Rs. 39,80,000/- (Rs. Thirty Nine Lakhs Eighty Thousand only)** out of which an amount of **Rs. 1,60,000/- (Rs. One Lakh Sixty Thousand only)** as the part payment has been by the Purchasers to seller in the following manner:

- i. Rs. 25,000/- (Rs. Twenty Five Thousand only) transferred to the account of the Seller through Gpay dt. 15/02/2023.
- ii. Rs. 1,35,000/- (Rs. One Lakh Thirty Five Thousand only) deposited on 16/03/2023 in the account of Seller through NEFT through account No. S001230750006629 drawn on Saraswat Bank.



(The receipt whereof the Seller doth hereby admit and acknowledge at the foot note of this agreement)

8 EOC	2023
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2 The Seller has obtained the N.O.C of "S.M. Plaza Co-operative Housing Society Ltd," dt. 12/03/2023.

3 The Purchasers undertake to pay the remaining amount of **Rs. 38,20,000/- (Rs. Thirty Eight Lakhs Twenty Thousand only)** by obtaining loan from Cosmos Bank or any other Bank / financial Institution within the period of 45 days from the date of registration of the Agreement for Sale between the parties subject to compliance of the obtaining Mortgage N.O.C. of the Society which period will be decreased or increased, as the case may be depending upon the period taken by Society and the parties

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Handwritten signature: Gaikwad

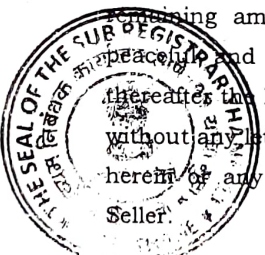
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4 The Seller declares that the Loan of ICICI Bank, Mumbai Branch obtained by mortgaging the said flat has been cleared and he has obtained from the said Bank all the original documents and loan clearance certificate to that effect and in view of the same the said Flat agreed to be hereby sold and transferred is free from encumbrances (subject to the terms and conditions of the Lease Agreement executed by CIDCO in favour of the Society) of any nature whatsoever and that the Seller has full and absolute right to transfer and deliver possession of the said Flat to the Purchasers by complying with the necessary permissions of the concerned authorities.

5 The Seller agrees and confirms that after execution and registration of the Agreement for Sale and after receipt of the balance amount of consideration, he will execute Deed of Assignment / Conveyance and other necessary papers and documents in favour of the Purchasers and will assist and / or co-operate to the Purchasers for registering the same with the Registering Authorities and hand over the possession of the said Flat in favour of the Purchasers.

6 The Seller doth admits and confirms that he has paid the entire dues of the Society and also paid to the CIDCO, NMMC, MSEDCL, Mahanagar gas, service charges, water charges, electricity charges, property taxes and other charges which are payable by his in respect of the said Flat till this date and further undertakes to clear entire dues in respect of the Flat till the date of handing over possession of the said Flat in favour of the Purchasers.

7 The Seller doth covenants with the Purchasers that after receipt of remaining amount as stated in this agreement she shall give the vacant, peaceful and physical possession of the said Flat to the Purchasers and thereafter the Purchasers are entitled to possess, occupy and enjoy the said Flat without any let, hindrance, denial, demand, interruption or eviction by the Seller hereon or any other person lawfully claiming through or under trust for the Seller.



8 The Seller agrees, confirms, admits and acknowledges that the Purchasers shall be entitled **TO HAVE** and **TO HOLD** the said Flat unto their use and benefit and their heirs, successors and assigns without any claim, charges, right, interest, demand or any litigation from or on behalf of the Seller or any person or persons claiming through or under his.

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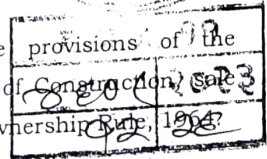
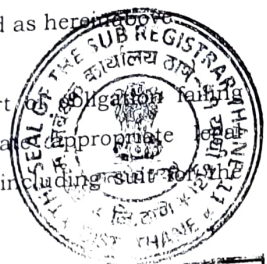
9 The Purchasers doth hereby covenant with the Seller that save and except as aforesaid the Purchasers shall, from date of possession of the said Flat pay their share of taxes and out goings to all the concerned authorities.

10 The Purchasers doth hereby covenant with the Seller that they will abide by the Rules and Regulations and Bye-laws of the Society registered under the provisions of Law on admission as the members thereof and further agree and undertake to pay and discharge all calls, demands, contributions which the said Society may hereinafter make in respect of the said Flat.

11 The Seller further covenants with the Purchasers that he has obtained the consent of his heirs for selling the said Flat in favour of the Purchasers and she will, from time to time and at all times whenever called upon by the Purchasers to do or execute or caused to be done or executed all such acts, deeds and things whatsoever for more perfectly securing the interest and title of the Purchasers in respect of the said Flat agreed to be sold as hereinafter.

12 Both the parties undertake to perform their part of obligation failing which the aggrieved party shall have right to initiate appropriate legal proceedings against the other for the losses, damages including suit for specific performance of the contract.

13 This agreement shall be governed under the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963



14 It is agreed by and between the Seller and Purchasers that the NOC of the Society for selling the flat shall be obtained by the Seller and the charges for the same shall be paid by both the parties equally in 50:50% proportion and other charges such as Stamp Duty, Registration Charges shall be borne and paid by the Purchasers in respect of the above said Flat.

15 Both the parties undertake to perform their contractual obligation failing which the aggrieved party shall have right to seek specific performance of the contract and / or suit for damages as deemed fit and proper.

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Handwritten signature: P. Gaikwad.
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SCHEDULE - I

All that piece or parcel of plot of land bearing Plot No. 24, admeasuring about 146.30 Sq. Mtrs. Sector - 50, Nerul (W), Navi Mumbai - 400 706 within the local jurisdiction of Navi Mumbai Municipal Corporation and Registration District of Thane and which is bounded as under:-

- On the North : Plot No. 23
- On the South : Plot No. 25.
- On the East : Plot No. 29
- On the West : 11 Mtrs Wide Road.

SCHEDULE - II

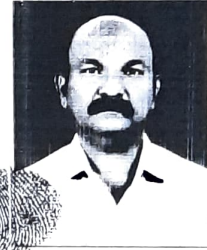
Flat No. 41, admeasuring about 241 Sq. Ft. Carpet area (which is inclusive of area of Flower bed & door Jambs) + 291 sq. ft. Terrace area, situated at 4th Floor, in the Building known as "S.M. PLAZA Co-operative Housing Society Ltd." Plot No. 24, Sector - 50, Nerul, Navi Mumbai - 400706.

IN WITNESS WHEREOF the parties hereto has unto set and subscribed their respective hands and seals on the day and the year first hereinabove written.

SIGNED, SEALED AND DELIVERED by)
 The within named "the Seller")
Mr. Deepak Vithal Bojja)
 In the presence of)
 Manesh Jalindar Gaikwad)



2 Mr. Nitesh Yadav)
)



SIGNED, SEALED AND DELIVERED by)
 The within named "the Purchasers")
)
Mr. Mangesh Jalindar Gaikwad)
)

2023	2023
20	22



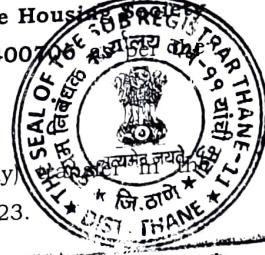
2) **Mrs. Shital Mangesh Gaikwad**)
 In the presence of)
)
 1 Mr. Manesh Jalindar Gaikwad)

2 Mr. Nitesh Yadav)



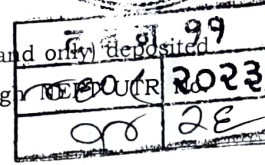
RECEIPT

RECEIVED from 1) Mr. Mangesh Jalindar Gaikwad, and 2) Mrs. Shital Mangesh Gaikwad, the Purchasers, an amount of Rs. 1,60,000/- (Rs. One Lakh Sixty Thousand only) as the part payment towards sell of the Flat No. 41, admeasuring about 241 Sq. Ft. Carpet area (which is inclusive of area of Flower bed & door Jambs) + 291 sq. ft. Terrace area, situated at 4th Floor, in the Building known as "S.M. PLAZA Co-operative Housing Society Ltd." Plot No. 24, Sector - 50, Nerul, Navi Mumbai - 400705 clause No. 1 of the Agreement.



i. Rs. 25,000/- (Rs. Twenty Five Thousand only) account of the Seller through Gpay dt. 15/02/2023.

ii. Rs. 1,35,000/- (Rs. One Lakh Thirty Five Thousand only) deposited on 16/03/2023 in the account of Seller through S001230750006629 drawn on Saraswat Bank.



I say received Rs. 1,60,000/-

Bo-12

Mr. Deepak Vithal Bojja
Seller

Witness

1) Mr. Manesh Gaikwad sign *Manesh Gaikwad*

2) Mr. Nitesh Yadav sign *Nitesh Yadav*

S.M. PLAZA CO-OP. HOUSING SOCIETY LTD.

Regd. N.B.O.M./CIDCO/H.S.G.(O.H.)/2724/J.T.R./2008-2009

Plot No. 24/25, Sector-50, Nerul (Seawood), Navi Mumbai - 400 706.

Ref. No. :

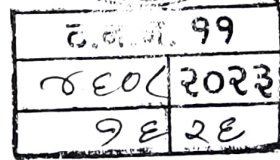
Date : 12 MARCH 23

TO WHOMSOEVER IT MAY CONCERN

Subject - No dues Certificate

This is to confirm that Mr. Deepak Vithal Bojja is the member of the Society holding Flat No. 41 (401), admeasuring about 241 Sq. ft Carpet Area (Which is inclusive of area of Flower Bed & Door Jambs) + 291 Sq. Ft. Terrace Area, situated at Fourth Floor, in the Building known as "S.M. Plaza Co-Operative Housing Society Ltd." Plot No. 24, Sector- 50, Seawood-Nerul, Navi Mumbai 400706.

Said Mr. Deepak Vithal Bojja has paid entire dues of maintenance charges in respect of the said Flat to the Society as per record.



For S.M. PLAZA CO-OP. HSG. SOCIETY


Chairman


Secretary


Treasurer





नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला बाळा, बेलपूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दुरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

1ST FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL No : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./न.मु.म.पा./न.र.वि./भो.प्र./ बी १५८८/३४११/०४

दिनांक :- १५/१० /२००४

भोगवटा प्रमाणपत्र

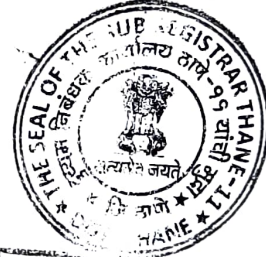
नवी मुंबई येथील भुखंड क्र. ३४, सेक्टर ५०, गा.वि.यो. नेरुळ, नवी मुंबई, या जागेचे मातक श्री. शरद गणपत म्हात्रे व इतर (७) यांनी जागेवरील बांधकाम दि. ०५/०६/२००४ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधीत वास्तुविशारद, अनिल दोशी अॅण्ड असो. यांनी सादर केलेला आहे. सादर जागेची पाहणी दि.- १५/०८/२००४ रोजी वास्तुविशारदसह करण्यात आलेली आहे. जागेवरील बांधकाम विकास नियंत्रण नियमावलीतील तरतुदीनुसार करण्यात आलेले असून नुपायित बांधकाम प्रारंभ प्रमाणपत्र दि. १५/१० /२००४ मध्ये नमूद केलेल्या शर्तीप्रमाणे पूर्तता केलेली आहे. त्यामुळे सादर जागेत रहिवास आणि वाणिज्य वापर करण्यास बाधा नाही. क्षेत्रफळाचा तपशील खालीलप्रमाणे आहे.

निवासाखालील बांधकाम क्षेत्र :-
वाणिज्यखालील बांधकाम क्षेत्र

एकूण... :-

वाल्कनीखालील बांधकाम क्षेत्र :- ३९.४८ चौ.मी.

सहाय्यक संचालक नगररचना
नवी मुंबई महानगरपालिका



१५	१०	२००४
१५	१०	२००४
१५	१०	२००४

ट.न.न.११	
१०	२००९
२३	०८



"जन्म असो वा मरण आवश्यक नोंदशीकरण"



Share Certificate No. _____

Member's Regn. No. _____ No. of Shares 5

Share Certificate



SM PLAZA

CO-OPERATIVE HOUSING SOCIETY LTD.

PLOT NO. 24 & 25

SECTOR-50, NERUL, NAVI MUMBAI.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 2

Divided into Five Shares of Rs. 50/- each

Registration No. NR0M/CIDCO

(60H)/2724/JR/2008-09 Date 14/05/2008

This is to certify that Shri

M/s. DEEPAK VITHAL BOJJA

FLAT NO. 41, PLOT

24 is the Registered Holder of Five fully paid up shares

of Rs. FIFTY each numbered from

11 to 45 both inclusive, in

SM PLAZA

CO-OPERATIVE HSG. SOCIETY LTD., PLOT NO. 24

Subject to the Bye-laws of the said

SECTOR-50, NERUL, NAVI MUMBAI.

Given under the Commo

of the said Society at NERUL, NAVI MUMBAI.

this 20th day of Augu

2008.

[Signature]

Authorised
Member

[Signature]

Secretary

[Signature]

Chairman

P.T.O.



6/20/08
2008
9620

