

75/2856

पावती

Original/Duplicate

Friday, February 22, 2019

नोंदणी क्र. :39म

9:28 AM

Regn.:39M

पावती क्र.: 3243 दिनांक: 22/02/2019

गावाचे नाव: कोपरखैरणे

दस्तऐवजाचा अनुक्रमांक: टनन3-2856-2019

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: - सौ राधिका विजय शिंदे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

एकूण:

रु. 30400.00

आपणास मूळ दस्त ,धंबनेल प्रिंट,सूची-२ अंदाजे

9:50 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

बाजार मुल्य: रु.1744000/-

मोबदला रु.4200000/-

भरलेले मुद्रांक शुल्क : रु. 252000/-

सह दुय्यम निदेशक वर्ग २

ठाणे क्र. ३

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012209027201819E दिनांक: 22/02/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 400/-

Handwritten signature

पदाकाराची तशी _____

मुळ दस्तऐवज परत मिळाला

दु. नि. ठाणे-३



22/02/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 2856/2019

नोंदणी :

Regn:63m

गावाचे नाव : कोपरखैरणे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4200000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1744000
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: झोन नं 3/76, अपार्टमेंट नं. एस एस-3, रूम नं-822, सहयाद्री ओनर्स असो., सेक्टर-7, कोपरखैरणे, नवी मुंबई ((SECTOR NUMBER : 7 ;))
(5) क्षेत्रफळ	1) 18.893 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-- सौ सुनंदा जयवंत जाधव वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एस एस-3, रूम नं-822, सेक्टर-7, कोपरखैरणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AECJPJ2646D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-- सौ राधिका विजय शिंदे वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एस एस-2, रूम नं-841, सेक्टर-8, कोपरखैरणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-CQSPS7936K 2): नाव:-- श्री विजय गणपती शिंदे वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एस एस-2, रूम नं-841, सेक्टर-8, कोपरखैरणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-BIEPS5315P
(9) दस्तऐवज करून दिल्याचा दिनांक	22/02/2019
(10) दस्त नोंदणी केल्याचा दिनांक	22/02/2019
(11) अनुक्रमांक, खंड व पृष्ठ	2856/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	252000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक वर्ग २
ठाणे क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20190222175	22 February 2019,09:19:41 AM			
मूल्यांकनाचे वर्ष	2018	टनन3			
जिल्हा	ठाणे				
मुल्य विभाग	तालुका : ठाणे गावाचे नाव : कोपरखैरणे (नवी मुंबई महानगरपालिका)				
उप मुल्य विभाग	3/76-कोपरखैरणे नोड सेक्टर क्र. 7				
क्षेत्राचे नाव	Navi Mumbai Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :			
वार्षिक मुल्य दर लक्ष्यानुसार मुल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ.मीटर
44500	92300	107300	126000	107300	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	18.893 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-अह सी सी	मिळकतीचे वप -	50 TO 2वर्षे	मुल्यदर/बांधकामाचा दर-	Rs.92300/-
उद्भवान सुविधा -	आहे	मजला -	Stilt floor Or Ground floor		
Sale Type - Resale		First Sale Date - 22/02/2019			
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर	$= (\text{वार्षिक मुल्यदर} \cdot \text{घसा-यानुसार टक्केवारी}) \cdot \text{मजला निहाय घट/वाढ}$ $= (92300 \cdot (100 / 100)) \cdot 100 / 100$ $= \text{Rs.} 92300/-$				
A) मुख्य मिळकतीचे मुल्य	$= \text{वरील प्रमाणे मुल्य दर} \cdot \text{मिळकतीचे क्षेत्र}$ $= 92300 \cdot 18.893$ $= \text{Rs.} 1743823.9/-$				
एकत्रित अंतिम मुल्य	$= \text{मुख्य मिळकतीचे मुल्य} + \text{सकधराचे मुल्य} + \text{मेट्रोवॉर्डन मजला क्षेत्र मुल्य} + \text{लगतच्या गल्लीचे मुल्य} + \text{वरील गल्लीचे मुल्य} + \text{बंदिस काढन तळाचे मुल्य} + \text{खुल्या जमिनीवरील वाहन तळाचे मुल्य} + \text{इमारती भोवतीच्या खुल्या जागेचे मुल्य} + \text{बंदिस काढकनी}$ $= A + B + C + D + E + F + G + H + I$ $= 1743823.9 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ $= \text{Rs.} 1743823.9/-$				

Home Print



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 दस्त क्र. 2046/2019
 9/20



CHALLAN
MTR Form Number-6



GRN	MH012209027201819E	BARCODE		Date	21/02/2019-15:31:00	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)		PAN No.(If Applicable)	CQSPS7936K		
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRA	Full Name	MRS RADHIKA VIJAY SHINDE AND MR VIJAY GANPATI SHINDE				
Location	THANE	Flat/Block No.	APARTMENT NO.SS-III/822, SAHYADRI				
Year	2018-2019 One Time	Premises/Building	OWNERS ASSOCIATION,				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	252000.00	SECTOR-07 KOPARKHAIRANE NAVI MUMBAI			
0030063301 Registration Fee	30000.00	KOPARKHAIRANE			
		PIN 4 0 0 7 0 9			
		Remarks (If Any) PAN2=AECPJ2646D-SecondPartyName=MRS SUNANDA JAYWANT JADHAV-CA=4200000-Marketval=17438239			
		Amount In	Two Lakh Eighty Two Thousand Rupees Only		
Total	2,82,000.00	Words			

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332019022114694	203459278
Cheque/DD No.		Bank Date	RBI Date	21/02/2019-15:32:01	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID : 9987733991
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 संदर्भ चालन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

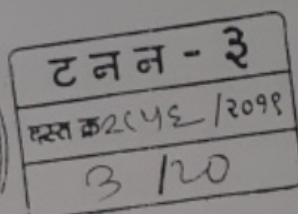


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 दस्त क्र. 244/2019
 2/20

Signature

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AGREEMENT FOR SALE

APARTMENT NO.SS-III/322, SAHYADRI
OWNERS ASSOCIATION,
SECTOR-7, KOPARKHAIRANE, NAVI MUMBAI.

ADMEASURING 18.893 SQ.MTRS.

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SALE PRICE	: RS.42,00,000/-
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STAMP DUTY	: RS. 2,52,000/-
REGISTRATION FEE	: RS. 30,000/-

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THIS AGREEMENT made and entered into at Navi Mumbai on this 22nd
day of February 2019,

BETWEEN

MRS. SUNANDA JAYWANT JADHAV, aged 57 years, (PAN
NO.AECPJ2646D) an adult Indian inhabitant residing at SS-
III/822, Sector-7, Koparknairane, Navi Mumbai, hereinafter referred
to as "THE SELLER" (which expression shall unless and otherwise
repugnant to the context or meaning thereof shall mean and include her
heirs executors administrators and assigns) of the ONE PART

Sunanda Jadhav

[Signature]

[Signature]

AND

1)MRS. RADHIKA VIJAY SHINDE, aged 40 years, (PAN NO. CQSPS7936K) 2)MR. VIJAY GANPATI SHINDE, aged 45 years, (PAN NO.BIEPS5315P) both adults, Indian inhabitants, residing at:- SS-II, Room No.841, Sector-08, Koparkhairane Navi Mumbai-400 709, hereinafter referred to as "THE PURCHASERS" (Which expression shall unless and otherwise repugnant to the context or meaning thereof shall mean and include their heirs executors administrators and assigns) of the OTHER PART.

WHEREAS

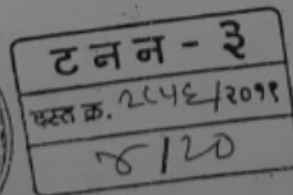
By an Agreement of sale dated 6th day of June 1992, between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (thereinafter referred to as THE CIDCO) of the One part and MR. BHOSALE SUDHAKAR SHANKAR, (hereinafter referred to as the 'Original Allottee') of the other part (hereinafter referred to as "THE SAID AGREEMENT") the CIDCO agreed to sell and transfer and the Original Allottee agreed to purchase and acquire Apartment No.SS-III/822, Sector-7, Koparkhairane, Navi Mumbai, admeasuring 18.893 Sq.Mtrs., (hereinafter for brevity's sake referred to as "THE SAID APARTMENT/PREMISES") together with permanent and absolute right of and occupation of the said Apartment.

AND WHEREAS:-

On payment of the total premium the CIDCO handed over the physical possession of the said Apartment to the Original Allottee.

AND WHEREAS

The Original Allottee has obtained the Deed of Apartment from the Corporation and registered the same with the Sub-Registrar of Assurances Thane-11, vide document No.07452-2006, Dated 28.12.2006.



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AND WHEREAS

The said Original Allottee has sold and assigned all his rights, interests, in and upon the Apartment in favour of **MRS. SUNANDA JAYWANT JADHAV**, by executing Deed and relevant documents also obtaining requisite permission from CIDCO.

AND WHEREAS

The CIDCO has transferred the said Apartment in favour of **MRS. SUNANDA JAYWANT JADHAV**, vide its CIDCO final Order No.CIDCO/AEO(AL)/2013/4850, Dated 31.12.2013.

AND WHEREAS

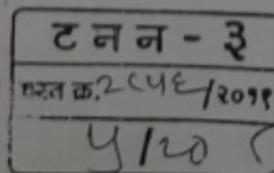
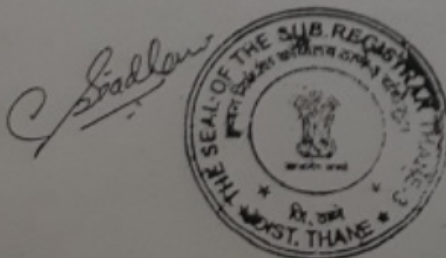
The SELLER is now fully seized and well possessed off or otherwise well and sufficiently entitled to hold the said Apartment.

AND WHEREAS: -

The SELLER has agreed to sell and transfer and the PURCHASERS have agreed to purchase and acquired and right title and of the SELLER in the said Apartment together with the appoint and absolute right to use the occupation of the said Apartment.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The SELLER shall sell and transfer and the PURCHASERS shall purchase and acquire the said Apartment No.SS-III/822, Sahyadri Owners Association, Sector-7, Koparkhairane, Navi Mumbai, admeasuring 18.893 Sq.Mtrs., Tal. & Dist. Thane, right to use and occupation of the said Apartment together with the benefits in the said Apartment for a lump sum price of Rs.42,00,000/- (Rupees Forty Two Lakhs Only), which shall be paid in the following manner.
 - i) A sum of Rs.6,00,000/- (Rupees Six Lakhs Only) paid on or before the execution of this Agreement, being the Partpayment.



ii) And the balance sum of Rs.36,00,000/- (Rupees Thirty Six Lakhs Only) shall be paid within 45 days from the date of registration of this Agreement on raising loan from Any Bank/Financial Institutions.

2. The PURCHASERS have paid to the SELLER on or before the execution of these presents the said sum of Rs.6,00,000/- (Rupees Six Lakhs Only) being the Part payment in respect of the Sale of above said Apartment (the receipt and payment whereof the SELLER doth hereby admits and acknowledge).

3. The SELLER has represented to the PURCHASERS :-

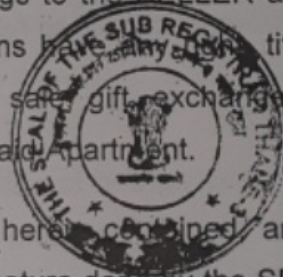
a. that the SELLER has paid all the dues and outgoing in respect of the said Apartment up-to-date.

b. that the said Apartment is free from all encumbrances.

c. that the said Apartment belongs to the SELLER absolutely and that no other person or persons have any title or interest whatsoever therein by way of sale, gift, exchange, inheritance, lease, lien or otherwise in the said Apartment.

d. that notwithstanding anything hereinafter contained any act, deed, matter or thing of whatsoever nature done by the SELLER or any person or persons lawfully or equitably claiming by from, through or in trust for them, the SELLER has full right, power and absolute authority to sell or transfer to the PURCHASERS the said Apartment and his right, title and interest in the said Association and that the SELLER has not done or committed or omitted to do any act, deed, matter or thing whereby the ownership, possession and/or occupation of the said Apartment by the SELLER may be rendered illegal and/or unauthorized for any reason or on any account.

e. that the SELLER shall obtain the necessary No Objection Certificate from the said Association for transfer, sale of the interest of the SELLER in the said Association, as well as the



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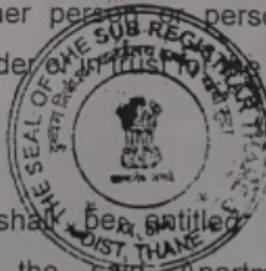
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right, title and interest of the SELLER in the said Apartment as herein contained to the PURCHASERS and also to the admission of the PURCHASERS to the membership of the said Association in his place and instead of the SELLER when the sale herein is completed by delivering the vacant and peaceful possession of the said Apartment to the PURCHASERS.

- f. that on payment of the full purchase price herein reserved, the PURCHASERS shall be entitled to the vacant and peaceful possession of the said Apartment.
3. The SELLER on receiving the full and final consideration shall hand over the vacant possession of the above said Apartment to the PURCHASERS.
4. The SELLER doth hereby further covenant with the PURCHASERS that the SELLER has paid to the CIDCO the Service charges water charges maintenance charges and/or any other charges which are payable by the SELLER to the CIDCO or any other concerned authorities in respect of the said Apartment.
5. The SELLER doth hereby further covenant with the PURCHASERS that the PURCHASERS shall henceforth quietly and peacefully possess and occupy and enjoy the said premises without any hindrance denial demand dis-interruption or eviction by the SELLER or any other person or persons lawfully or equitably claiming through under
6. That the PURCHASERS shall be entitled and hold the possession occupation of the said Apartment and the PURCHASERS shall hold the same unto and to the use and benefits of the PURCHASERS their heirs successors and assigns forever without any claim charge right interest demand or lien of the SELLER or any person or persons claimed through or under



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them or in trust for them subject to payment by the PURCHASERS of all taxes assessments charges duties or calls made by the said society Government revenue or local Authorities hereinafter in respect of the Premises and the land.

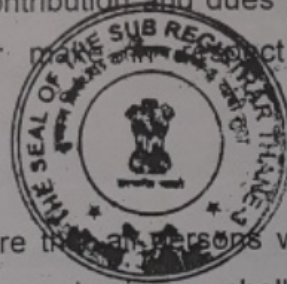
7. The PURCHASERS doth hereby covenant with the SELLER that save and except as aforesaid the PURCHASERS shall from the date of these presents pay their share of taxes and outgoings as mentioned in the said Agreement/Deed shall also become a member of the Apartment Owners formed by all the Apartment owners of the said building and shall carry out the terms and regulations of the said Association.

8. This Agreement is done under the provisions of Maharashtra Apartment Act, 1970 & Maharashtra Ownership of Apartment Act, 1963.

9. That the PURCHASERS doth hereby covenant with the SELLER that they shall admits the rules & regulation and the bye-laws of the Apartment Owners Association on admission as a member thereof and that he/she agrees and undertakes to pay and discharge all calls demand contribution and dues which the said Association may hereinafter make in respect of the said Premises.

10. The PURCHASERS are aware that all persons who purchased the said Apartment in the condominium shall automatically become members of the said Association of the SELLER constituted in pursuance of the Maharashtra the said Apartments Owner's Association Act, and shall there by act accordingly.

11. The SELLER doth hereby covenants with the PURCHASERS to sign and execute documents, papers, writings and assurances for perfectly vesting and assuring the said Apartment, with all rights,



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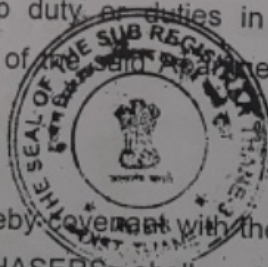
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title and interest of the SELLER to the PURCHASERS, and for which no extra premium shall be charged.

12. That the SELLER hereby further covenant with the PURCHASERS that the SELLER shall from time to time and at all times whenever called upon by the PURCHASERS or their advocate or Attorney/s do and execute or cause to be done as executed all such acts deeds and things whatsoever for more perfectly securing the interest of the PURCHASERS in the Premises agreed to be hereby sold unto and to the use of the PURCHASERS as shall or may be reasonably required but at the cost of the PURCHASERS.
13. Save and except as aforesaid all the terms and conditions of the said Agreement & DEED made and entered into between the SELLER and CIDCO binding on the PURCHASERS as if all the terms and conditions were bodily incorporated in this Agreement.
14. It is agreed between the SELLER and the PURCHASERS that the expenses for stamp duty on these presents or on final sale deed / transfer deed and registration charges in respect of this transfer shall be borne and paid by the PURCHASERS alone and the SELLER shall not be liable to pay the same or any part thereof. However, the stamp duty or duties in respect of all previous transfers in respect of the said agreement shall be the responsibility of the SELLER.
15. The PURCHASERS doth hereby covenant with the SELLER and undertake that the PURCHASERS shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said premises, save and except with the previous permission, in writing, from the corporation which permission shall not be refused if the PURCHASERS are willing to perform the following conditions, that is to say:



दलन- ३
इस्त क्र २०५६/२०१९
e no

Sradhew

Ashwini

WJ

- i) The PURCHASERS pays the Corporation the 'Additional Price' in consideration of such permission.
- ii) In the Instrument by which the SELLER shall transfer the said premises, the SELLER binds the PURCHASERS not to sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said premises save and except upon the observations herein written.
- iii) A true certified copy of the instrument of transfer executed between the PURCHASERS and the Transferor is deposited with the Estate Officer of the Corporation within seven days from the day of its execution.

EXPLANATION (i): The Additional Price means the price determined that the Corporation in the months of JANUARY and JULY each year in respect of the Apartments with reference to their locations, plinth areas and permitted users and displayed in the Office of the CORPORATION.

EXPLANATION (ii): Nothing contained herein shall apply to the mortgage of the said premises or any part thereof to the Central Government, State Government, a Nationalized Bank, the Life Insurance Corporation of India, the Maharashtra State Financial Corporation, the Housing Development Finance Corporation Limited or an Employer of the PURCHASERS or any other Financial Institution as may be approved by the Board of Directors of the Corporation from time to time for the purpose of securing any loan borrowed for buying the said Apartment/Premises.



टमन - ३
प्लन क्र. २५५/२०९
१०/२०

Q. Sadker

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THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece of land containing by admeasurement 2393.50 square meters or thereabout being Plot No.7, in Sector-7, of the layout of land bearing Gat No. , and other lands situate, lying and being at village Koparkhairane, Tehsil & Dist. Thane, and bounded as follows that is to say :

On the North by : 4.5 Mtrs. Wide Road
 On the East by : 6.00 Mtrs. Wide Road
 On the South by : 6.00 Mtrs. Wide Road
 On the West by : Plot No.10

THE SECOND SCHEDULE ABOVE REFERRED TO

Apartment No.SS-III/822, Sahyadri Owners Association, Sector-7, Koparkhairane, Navi Mumbai, admeasuring 18.893 Sq.Mtrs., Tal. & Dist. Thane, on the Ground Floor, Bldg. No.SS-III/822, on Plot No.7, in Sector-7, and other lands (more particularly described in the First Schedule hereinafter written) and which the said Apartment is bounded as follows that is to say :

On the North by : Apartment No.821
 On the East by : Open Space
 On the South by : Open Space
 On the West by : Open Space



टनन - ३
दस्त क्र. 2242/2099
99/20

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IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED BY THE
Within named "THE SELLER"

MRS. SUNANDA JAYWANT JADHAV,

Sunanda



In presence of

1. MR. VASANT SHINDE

Vasant

2. MR. SUNIL SHINDE

Sunil

SIGNED AND DELIVERED BY THE
Within named "THE PURCHASERS"

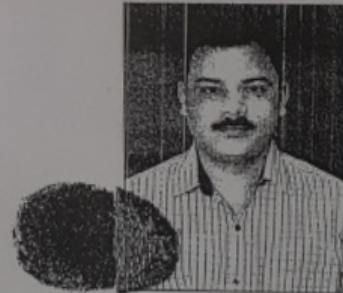
1) MRS. RADHIKA VIJAY SHINDE

Radhika



2) MR. VIJAY GANPATI SHINDE,

Vijay



In the presence of

1. MR. VASANT SHINDE

Vasant

2. MR. SUNIL SHINDE

Sunil



टनन - ३
दस्तावेज क्र. २८५६/२०१९
१२/१०

RECEIPT

RECEIVED of and from the within named PURCHASERS 1)MRS. RADHIKA VIJAY SHINDE 2)MR. VIJAY GANPATI SHINDE, , the sum of Rs.6,00,000/- (Rupees Six Lakhs Only) being the Part Payment in respect of Sale of Apartment No.SS-III/822, Sahyadri Owners Association, Sector-7, Koparkhairane, Navi Mumbai, admeasuring 18.893 Sq.Mtrs., Tal. & Dist. Thane,

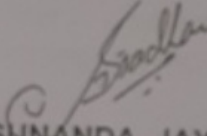
DETAILS OF PAYMENT

Rs.2,00,000/- by Cheque No.332413, Dated 16.02.2019, drawn on ICICI Bank, Pune Branch.

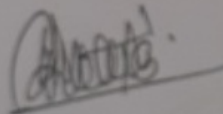
Rs.3,00,000/- by Cheque No.131820, Dated : 18.02.2019, drawn on IDBI Bank, Koparkhairane Branch.

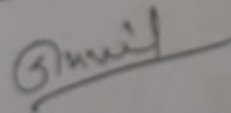
Rs.1,00,000/- by Cheque No.33244 Dated :22.02.2019 drawn on ICICI Bank,Pune Branch.

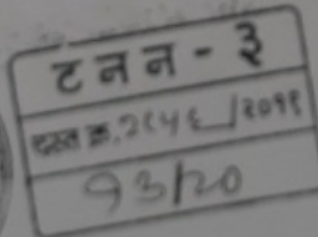
I Say Received
Rs.6,00,000/-


MRS. SUNANDA JAYWANT JADHAV
(SELLER)

Witnesses:

1.MR.VASANT SHINDE 

2.MR.SUNIL SHINDE 



Index-2(सूची - २)



20/12/2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे
3

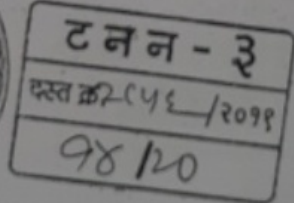
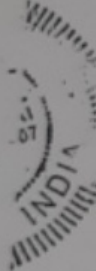
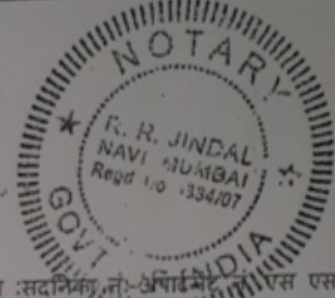
दस्त क्रमांक : 10053/2013

नोदणी :

Regn:63m

गावाचे नाव : 1) कोपरखैरणे /

(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	100000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	932400
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन :सदनिका, नं-अपार्टमेंट नं.एस एस -3/822, ब्लॉक नं: सेक्टर नं 7, रोड नं: कोपरखैरणे नवी मुंबई, इतर माहिती: क्षेत्र 18.893 चौ मी बांधीव (Plot Number : - ;)
(5) क्षेत्रफळ	1) 18.89 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-भोसले सुधाकर शंकर - - वय:-45; पत्ता:-प्लॉट नं: अपार्टमेंट नं.एस एस-3/822, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सेक्टर 7, रोड नं: कोपरखैरणे नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुनंदा जयवंत जाधव - - वय:-51; पत्ता:-प्लॉट नं: रुम नं 7, टाईप - 3, माळा नं: बिल्डिंग नं 1, इमारतीचे नाव: -, ब्लॉक नं: सेक्टर 5, रोड नं: वाशी नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AECPJ2646D
(9) दस्तऐवज करून दिल्याचा दिनांक	16/12/2013
(10)दस्त नोंदणी केल्याचा दिनांक	20/12/2013
(11)अनुक्रमांक,खंड व पृष्ठ	10053/2013
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	56000
(13)बाजारभावाप्रमाणे नोंदणी	9350



Baj. O.K.

APM/920



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
Phone : 00-91-22-6650 0900
Fax : 00-91-22-2202 2509

SITE OFFICE :
Estate Management Section,
Administrative Bldg., Sector-6,
Koperkhairane,
Navi Mumbai.

HEAD OFFICE :
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-6791 8100
FAX : 00-91-22-6791 8166
Date 31 / 12 / 2013

Ref. No. CIDCO/AEO (AL) / 2013 / 4850

The Seller :

Shri : Sudhakar Shankar Bhosale
SS-3/822, Sect-07
Koper Khairane, Navi Mumbai.

The Purchaser :

Shri : Smt. Sunanda Jaywant Jadhav
SS-3/822, Sect-07
Koper Khairane, Navi Mumbai.

Sub : Sale of Apartment No. SS - 3 / 822
Sector - 07, Koperkhairane

Ref : This Office letter No. CIDCO/AEO/(KK) A086
dated 11 / 12 / 2013

Sir,

Necessary Conveyance Deed has been executed by Shri/Smt. Sudhakar Shankar Bhosale
_____ in favour of Shri/Smt. Sunanda Jaywant Jadhav

transferring in above mentioned Apartment to him/her and the Conveyance Deed has been registered with the Sub-Registrar of Thane-3 on dated 20/12/2013 at Sr. No. TNN3-10053-14 Apartment No. SS 3 / 822 Sector No. 07 at Koper Khairane, Navi Mumbai is accordingly ordered to be transferred in the name of Shri. Smt. Sunanda Jaywant Jadhav

_____ will be liable to pay all amounts that may be legally due in respect of the said apartment with effect from 31 / 12 / 2013.

Thanking you,

Yours faithfully
K. Nani
ASST. ESTATE OFFICER
CIDCO LTD.
Koparkhairane

C.C. to : A.A.O. (EMS) / MSEB / E.E. (W/S) / NMMC / ASSO.



टनन-३
दस्तावेज/२०१३
१६/१०


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUNANDA J JADHAV
GUJARAM LAXMAN GHODHARY

01/06/1961
Permanent Account Number
AECPJ2646D

Sunanda
Signature



Sunanda

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RADHIKA VIJAY SHINDE
YASHAVANT PATIL

12/04/1978
Permanent Account Number
CQSPS7936K

Radhika
Signature



Radhika

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाते संख्या कार्ड
Permanent Account Number Card
BIERS5316P

नाम / Name
VIJAY GANPATI SHINDE

पिता का नाम / Father's Name
GANPATI LUKARAM SHINDE

जन्म तिथि / Date of Birth
10/06/1974




Vijay



टनन - ३
वस्त क्र. 2144/2099
9/2/20


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUNIL MARUTI SHINDE
MARUTI DAJI SHINDE

11/02/1997
Permanent Account Number
GEMPS8675G

Sunil
Signature



Sunil


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VASANT KONDIBA SHINDE
KONDIBA LAXMAN SHINDE

06/04/1982
Permanent Account Number
BJHPS4645G

Vasant
Signature



Vasant

Summary 1 (GoshwaraBhag-1)

75/2856

शुक्रवार, 22 फेब्रुवारी 2019 9:29 म.पू.

दस्त गोथबारा भाग-1

दनन3

9220

दस्त क्रमांक: 2856/2019

दस्त क्रमांक: दनन3 /2856/2019

बाजार मूल्य: रु. 17,44,000/- मोबदला: रु. 42,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,52,000/-

दु. नि. सह. दु. नि. दनन3 यांचे कार्यालयात

अ. क्र. 2856 वर दि.22-02-2019

रोजी 9:29 म.पू. वा. हजर केला.

पावती:3243

पावती दिनांक: 22/02/2019

सादरकरणाराचे नाव: - - सौ राधिका विजय शिंदे

नोंदणी फी

रु. 30000.00

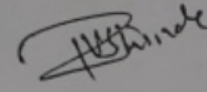
दस्त हाताळणी फी


रु. 400.00

पृष्ठांची संख्या: 20

एकुण: 30400.00

दस्त हजर करणाऱ्याची सही:


Joint Sub Registrar Thane 3


Joint Sub Registrar Thane 3

दस्ताचा प्रकार: करारनामा

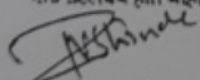
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

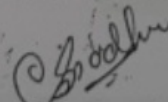
शिक्का क्र. 1 22 / 02 / 2019 09 : 29 : 11 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 22 / 02 / 2019 09 : 30 : 19 AM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

जर दस्ताऐवज नोंदणी काबदा १९०८ विवम १९६१ अंतर्गत तरतुदीनुसार नोंदणीत दाखल केला आहे. दस्तावेजातील संपूर्ण मजकूर निष्ठादक व्यक्ती, साक्षीदार व खोबदा मोडलेले काबदावर दस्तावेजी सत्ता कायदेशीर बाबी साठी आलीशत निष्ठादक व्यक्ती संपूर्णपणे अबाधित आहे. तसेच सदर हस्तांतरण दस्तावेज राजशासन / किंवा शासन यांच्या कोणत्याही कायदा / विवम / परिपत्रक यांचे अंतर्गत होत नाही.


संयुक्त संचालक सही


संयुक्त संचालक सही



Summary-2(दस्त गोषवारा भाग - २)



22/02/2019 9 32:04 AM

दस्त क्रमांक : टनन3/2856/2019

दस्ताचा प्रकार :- करारनामा

दस्त गोषवारा भाग-2

टनन3 2019
दस्त क्रमांक:2856/2019

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- सी सुनंदा जयवंत जाधव पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: एस एस-3,रूम नं-822, सेक्टर-7, कोपरखैरणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पॅन नंबर:AECPJ2646D	लिहून देणार वय :-57 स्वाक्षरी:- <i>C. Sachin</i>		
2	नाव:- सी राधिका विजय शिंदे पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: एस एस-2, रूम नं-841, सेक्टर-8, कोपरखैरणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पॅन नंबर:CQSPS7936K	लिहून घेणार वय :-40 स्वाक्षरी:- <i>R. Shinde</i>		
3	नाव:- श्री विजय गणपती शिंदे पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: एस एस-2, रूम नं-841, सेक्टर-8, कोपरखैरणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पॅन नंबर:BIEPS5315P	लिहून घेणार वय :-45 स्वाक्षरी:- <i>V. J.</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिव्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:22 / 02 / 2019 09 : 32 : 07 AM

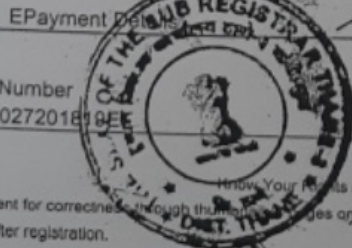
ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्याना स्वकीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- वसंत शिंदे वय:33 पत्ता:कोपरखैरणे, नवी मुंबई पिन कोड:400709	स्वाक्षरी <i>V. Shinde</i>		
2	नाव:- सुनील शिंदे वय:21 पत्ता:कोपरखैरणे, नवी मुंबई पिन कोड:400709	स्वाक्षरी <i>S. Shinde</i>		

शिक्का क्र.4 ची वेळ:22 / 02 / 2019 09 : 32 : 55 AM

शिक्का क्र.5 ची वेळ:22 / 02 / 2019 09 : 33 : 33 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 3



sr. Epayment Number
1 MH012209027201819

प्रमाणित करण्यात येते की सदर दस्तास
एकूण 20 पाने आहेत.

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)

पुस्तक क्र. १
क्रमांक 241 वर नोंदला
Defacement Number
0006804701201819

2856 /2019

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)

दिनांक 22 मार्च 02 सन 2019

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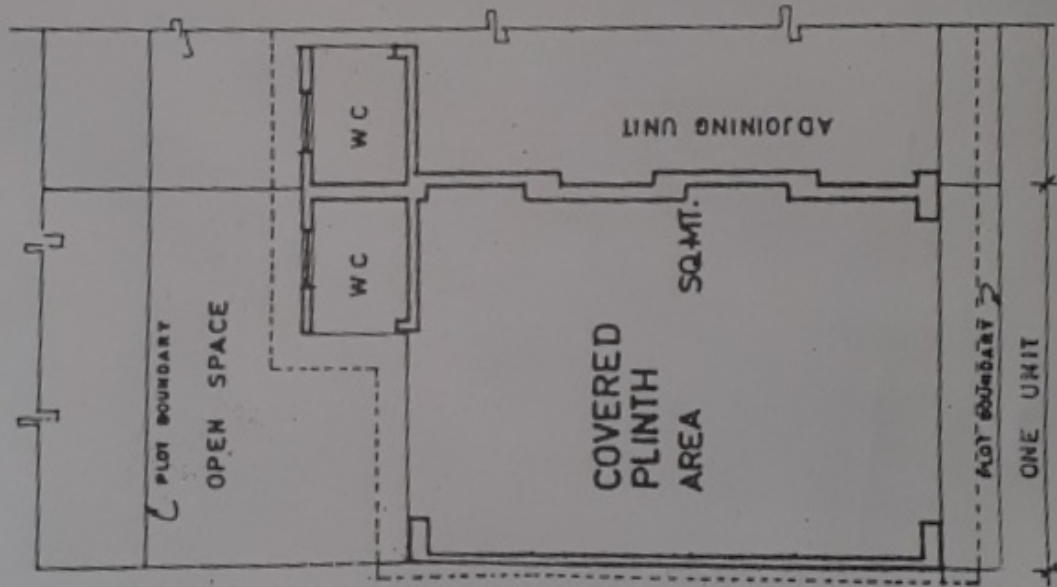
CIDCO KOPARKHAIRANE HOUSING ESTATE

ANNEXTURE A) TO THE AGREEMENT FOR SALE OF APARTMENT

B) TO THE DEED OF APARTMENT

SS III TYPE APARTMENT,
IN SECTOR , AT KOPAR-
KHAIRANE, NEW BOMBAY.

822



TOTAL COVERED PLINTH AREA
18.893 SQ. MTS. PER UNIT

I, A.R. SHINKRE, Architect, do hereby certify that this is an accurate copy of plan of S-III type apartment as shown above and approved by local authority namely City & Industrial Development Corporation of Maharashtra Limited within whose jurisdiction the building is located and that the said plans fully and accurately depict the line diagram apartment numbers and dimensions of apartment as built.

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

Solemnly affirmed at CBO, Belapur.

This 27th day of July, 1990.

A.R. Shinkre

(MR. A.R. SHINKRE)
Architect
CIDCO Ltd., CIDCO Bhavan
CBO Belapur
NEW BOMBAY

BEFORE ME

S.P. Kulkarni

S.P. Kulkarni

PLAN