

75/15420

Saturday, November 03, 2018

1:24 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 18829

दिनांक: 03/11/2018

गावाचे नाव: वाशी

दस्तावेजाचा अनुक्रमांक: टनन3-15420-2018

दस्तावेजाचा प्रकार: अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: श्रीमती. लाल दाई किम - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 500.00

पत्राची संख्या: 25

एकूण:

रु. 600.00

आपणास मूळ दस्त, यंत्रनेल पिट, सूची-२ अंदाजे

12:38 PM ह्या वेळेस मिळेल.

वाजार मूल्य: रु. 6506700/-

मोबदला रु. 13000000/-

भरलेले मुद्रांक शुल्क: रु. 100/-

Joint Sub Registrar Thane 3

सह दुसऱ्या निबंधक वर्ग ३

ठाणे क्र. ३

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 500/-

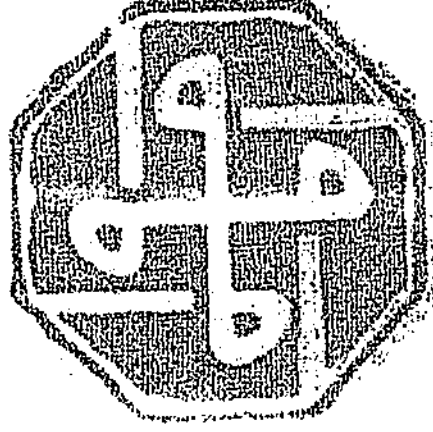
नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No13419-2018 Amt. 30000

पक्षकाराची सही *M. D. Kulkarni*

मुळ दस्तावेजा परत मिळाला

दु. नि. ठाणे-३



03/11/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3
दस्त क्रमांक : 15420/2018
नोंदणी :
Regn:63m

गावाचे नाव : वाशी

(1)विशेषाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोवदला	13000000
(3) वाजारभाव(भाडेपट्ट्याच्या वायवितपट्ट्यावर आजारणी देणे वी पट्टेदार ते नमुद करावे)	6506700
(4) भू-मापन,पोटाहिस्ता व धरक्रमांक (असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :- इतर माहिती: रो ह्याजस वेअरिंग नं.आरएच 2,सी - 30,तळ मजला व पहिला मजला विल्डिंग टाईप नं.आरएच - 2,सेक्टर नं.6,वाशी नव मुंबई क्षेत्रफळ 61.50 चौ.मी. विल्डअप ट.न नं.3 दस्त नं.13419 दिनांक 25/09/2018 अन् नं. 11 व नं. 12 व नं. 13 (SECTOR NUMBER : 6.))
(5) क्षेत्रफळ	1) 61.50 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात अचेल तेव्हा.	
(7) वरनवेवज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री.आनंद एस.देशमुख -- वय:-78; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे ना सदनिका नं.203,प्लॉट नं.34/35,रोल्डग हार्दटा सेक्टर नं.20,कोपरलक्षणे नवी मुंबई, अन् - , रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AADPD7599L
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रीमती.साव दाई किम -- वय:-55; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे न सदनिका नं.1301,आय ब्लॉक ह्यागाद ईस्टेट मलवार हिल मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400006 पॅन नं:-AGCPK4766H
(9) दस्तऐवज करून दिल्याचा दिनांक	03/11/2018
(10)दस्त नोंदणी केल्याचा दिनांक	03/11/2018
(11)अनुक्रमांक,खंड व पृष्ठ	15420/2018
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	



सह दुय्यम निबंधक ठाणे 3

मुल्यांकनासाठी विचारत घेतलेला तपशील:-

मुद्रांक शुल्क आकारवताना निघडलेला अनुच्छेद :- :

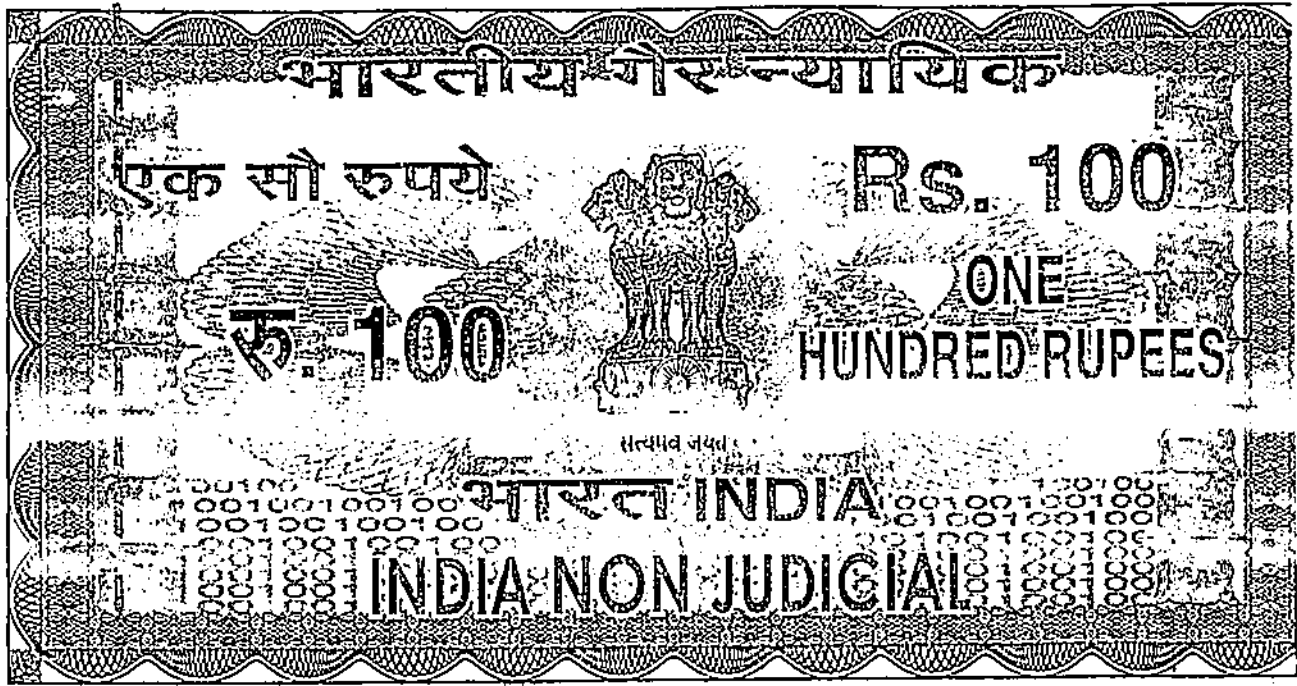
मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील: दस्तप्रकारानुसार आवश्यक नाही

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

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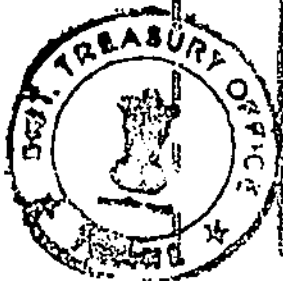
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महाराष्ट्र MAHARASHTRA

2018

TV 504588



विवादा कोषागार कार्यालय,
 थाने
 11 2 SEP 2018
 शिवांगी कल्याण दिवीड / सिविल



टनन-३
 एच ७१४२०/२०१८
 १२५

CONVEYANCE DEED

=====
 ROW HOUSE NO. RH-II, C-30, CONSISTING OF GROUND PLUS ONE
 UPPER FLOOR, BUILDING TYPE RH-II, SECTOR-6, SITUATED LYING
 AND BEING AT VASHI, NAVI MUMBAI, TAL & DIST. THANE.
 =====

BUILT-UP AREA : 61.50 SQ.MTRS

=====
 THE AGREEMENT FOR SALE HAS BEEN REGISTERED WITH THE JOINT SUB
 REGISTRAR THANE -3 ON 25.09.2018 UNDER DOCUMENT
 SR.NO.TNN3-13419-2018 VIDE RECEIPT NO.16427. THE STAMP DUTY
 OF RS.7,80,000/- AND REGISTRATION CHARGES OF RS.30,000/- HAS
 BEEN PAID ON THE SAID AGREEMENT FOR SALE.
 =====

TOTAL CONSIDERATION AMOUNT/ SALE PRICE : RS.1,30,00,000/-

Sheshmukh

Saldastur

MRS.LAL DAI KIM aged 55 years, (PAN NO. AGCPK4766H) Adult, Indian Inhabitant, residing at: Flat No.1301, I-Block, Hyderabad Estate, Malabar Hill, Mumbai-400 006, hereinafter referred to as "the Transferee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the Companies Act, 1956 and having its registered office at Nirmal, 2nd floor, Nariman Point, Mumbai - 400 021 (hereinafter referred to as "the Corporation") is a New Town Development Authority declared and appointed by the State Government of Maharashtra in exercise of its powers under Section 113(3)A of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the MRTP Act") for the New Town of Navi Mumbai;

AND WHEREAS pursuant to Section 113A of the MRTP Act, the State Government has been acquiring the lands and vesting in the Corporation the said lands for development and disposal;

AND WHEREAS by his Order No. RB/WS/IV/651/72 dated 15th April 1972 the Collector of Thane vested in the Corporation for development and disposal inter alia, a piece or parcel of land situated at Village- Vashi, Tehsil-Thane, District-Thane lying being and situated at Plot No.19, Gat No. 17, in Sector No. 17, Thane and more particularly described in the First Schedule of the said Order (hereinafter referred to as "the said Land");

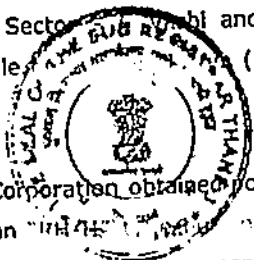


Table with 2 columns and 3 rows. Row 1: (hereinafter referred to as) ट न न - ३. Row 2: दस्त नं ११५४७० / २०१६. Row 3: possession of the said Land.

AND WHEREAS the Corporation obtained possession of the said Land and constructed thereon "Row Houses" consisting of ground plus one upper floor such building being designated as "Condominium RH-II type building No. RH-II/C-30" (hereinafter referred to as "the said Building") of which the Corporation is the owner;

AND WHEREAS by an Agreement for Sale dated: 04/08/1977, executed between the Corporation of the One Part and Mr. Anand S. Deshmukh, (hereinafter referred to as "the Apartment Owner") of the Other Part, the Corporation agreed to sell to the Apartment Owner, Row House bearing No. RH-II, C-30, admeasuring about 61.50 sq. mtrs.

Handwritten signature: Anand S. Deshmukh

Handwritten signature: Saldanham



टनन - ३
रजि. ११४४२०/२०१८
३/२५

CONVEYANCE DEED

THIS CONVEYANCE DEED is made and entered into at Vashi, Navi Mumbai on this 3rd day of November, 2018.

BETWEEN

MR. ANAND S. DESHMUKH, aged 78 years, (PAN NO. AADPD7599L), Adult, Indian Inhabitant, residing at: Flat No.203, Plot 34/35, Golden Heights, Sector-20, Kopar Khairane, Navi Mumbai, hereinafter referred to as "the Transferor" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors and administrators) of the ONE PART AND

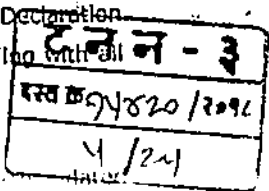
Ashwath

Siddhant

built-up area, consisting of ground plus one upper floor of the building type RH-II, lying being and situated at the said Land and more particularly described in the Second Schedule herein under written (hereinafter referred to as "the said Row House") for the consideration and upon terms and conditions contained therein;

AND WHEREAS the Corporation executed on 20th September, 1977 a declaration (hereinafter referred to as "the said Declaration") under the Maharashtra Apartment Ownership Act, 1970 (hereinafter referred to as "the said Act") which has been registered in the office of the Sub-Registrar of Assurances at Thane, on 06th October 1977, in the register of Declarations and Deed of Apartments under the said Act, a true copy whereof has been filed with the Housing Commissioner, Bombay on the 26th October 1977;

AND WHEREAS the Corporation has by a Declaration submitted to the provisions of the said Act (i) The said Building with all improvements and (ii) The said Land;



AND WHEREAS by an 17th November, 1977 made between the Corporation of the One Part and (1) A.K.Chondhurie, and (2) the Corporation (therein and hereinafter collectively referred to as "the Lessees") of the Other Part, the Corporation demised unto the Lessees the said Land as tenants in common in share equal to their respective percentages of the undivided interest in the common areas and facilities as expressed in the said Declaration for a term of 60 years on the terms and conditions therein contained and pursuant thereto the owners of Apartments in the said Building have constituted "C Row Apartment Owners Association, RH-II type" (hereinafter referred to as "the Condominium");

AND WHEREAS by a Deed of Apartment dated 02nd March, 1978, entered between the Corporation of the One Part and Mr. Anand S. Deshmukh, therein referred to as the Apartment Owner of the Other Part, duly registered with the Sub- Registrar of Assurances Thana, under Serial No. P.20, dated. 02/03/1978 the Corporation sold and transferred the said Row House to the Apartment Owner for the consideration and upon terms and conditions contained therein;

Saldairin

A. S. Chondhurie

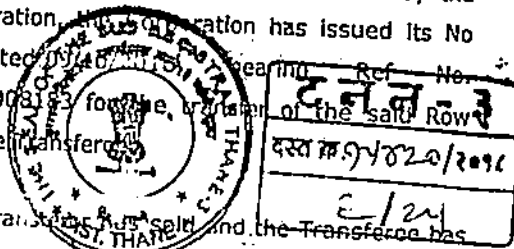
AND WHEREAS the Apartment Owner has paid the sale price of Rs.40,300/- (Rupees Forty Thousand Three Hundred Only) to the Corporation and the Corporation handed over the possession of the said Apartment to the Apartment Owner;

AND WHEREAS in the manner recited hereinabove the Transferor is in possession of and entitled to own, use, occupy and possess on "ownership basis" the said Row House No. RH-II, C-30, Sector-6, Vashi, Navi Mumbai, Taluka and District-Thane;

AND WHEREAS in pursuance of an application made by the Transferor to the C-Row Apartment Owners Association, the association has by its letter bearing dated:07/09/2018 granted its consent for transfer of the said Row House by the Transferor to the Transferee;

AND WHEREAS by an Agreement for Sale dated:25/09/2018 which is duly executed and registered on 25/09/2018 with the Joint Sub-Registrar of Assurances Thane-3 under Doc Sr.No.TNN3-13419-2018 vide receipt No.16427 dated:25/09/2018 between the Transferor of the One Part and the Transferee of the Other Part, the Transferor agreed to sell, transfer and assign all his right, title and interest in the said Row House to the Transferee for the consideration and upon terms and conditions contained therein;

AND WHEREAS in pursuance of an application made by the parties hereto to the Corporation, the Corporation has issued its No Objection Certificate dated 09/10/2018 bearing Ref. No. CIDCO/ESTATE-1/2018/800003183 for the transfer of the said Row House by the Transferor to the Transferee;



AND WHEREAS the Transferor has sold and the Transferee has purchased the Row House bearing No. RH-II/C-30, admeasuring about 61.50 sq. mtrs. built up area, consisting of ground plus one upper floor of the building type RH-II, lying being and situate at Gat No. 17, Old Plot No.19 and New Plot No.C19 in Sector - 6, Vashi, Navi Mumbai-400703 (hereinafter referred to as "the said Row House") for the total price/consideration of Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs Only) and the Transferor have received the sale price of Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs Only) from the Transferee;

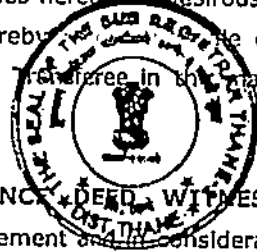
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AND WHEREAS the Transferor has given inspection of the aforesaid Row House, Deed of Apartment and other relevant documents to the Transferee and the Transferee admit of having inspected the same;

AND WHEREAS the Transferor has delivered quiet, vacant and peaceful physical possession of the said Row House to the Transferee and the Transferee admits of having received the same from the Transferor;

AND WHEREAS the parties hereto are desirous of entering into this Conveyance Deed and thereby the Transferor do hereby sell, transfer and assign unto the Transferee in the manner appearing;



क्र. ११४२०/२०१६
१/२५

NOW THIS CONVEYANCE DEED, WITNESSETH that in pursuance of the aforesaid agreement and in consideration of the sum of Rs.31,20,000/- (Rupees Thirty One Lakhs Twenty Thousand Only) paid by the Transferee to the Transferor being the advance and part payment and a sum of Rs.98,80,000/- (Rupees Ninety Eight Lakhs Eighty Thousand Only) paid by the Transferee to the Transferor on or before the execution of these presents in all aggregating to Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs Only) being the entire consideration payable by the Transferee to the Transferor (the payment and receipt whereof the Transferor do hereby admit and acknowledge and of and from the same and every part thereof hereby acquit release and discharge the Transferee forever, and the Transferor do hereby declare and confirm that now nothing is due from the Transferee and the entire consideration has been paid by the Transferee to the Transferor), THE Transferor do hereby sell, transfer and assign unto the Transferee forever all his right, title and interest in Row House bearing No.RH-II, C-30 admeasuring about 61.50 sq. mtrs. built up area, consisting of ground plus one upper floor of the building type RH-II, lying being and situate at Gat No. 17, Old Plot No.19 and New Plot No.C19 in Sector - 6, Vashi, Navi Mumbai-400703 and more particularly described in the Second Schedule herein under written (hereinafter referred to as "the said Row House") along with the share of the Transferor in the undivided interest in the common areas and facilities as expressed in the said Declaration together with the sinking fund and deposits of the Transferor lying with the "G-Row Apartment Owners Association" (hereinafter referred to as "the

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- 1) The Transferee pay to the Corporation the necessary transfer charges in consideration of such permission.
- 2) In the Instrument by which the Transferee shall subsequently transfer the said Row House the Transferee binds the subsequent Transferee not to sell, assign, mortgage, underlet to, or otherwise transfer wholly or partly the said Row House save and except upon the observance and performance of the conditions herein written.
- 3) A true certified copy of the Instrument of transfer executed between the Transferor and the Transferee is deposited with the Estate Officer of the Corporation within Seven days from the date of its registration.

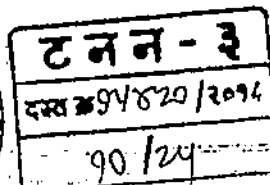
Explanation (i):

Nothing contained herein shall apply to the mortgage of the said Row House or any part thereof, to the Central Govt, a State Govt, a Nationalized Bank, the Life Insurance Corporation of India, the Housing Development Finance Corporation Ltd., or an employer of the Transferee or any other financial Institutions as may be approved by the Board of Director of the Corporation from time to time.

- 4) It is agreed by the Transferor that the share money and entrance fee and deposits paid by the Transferor and service connection charges if any paid to the MSEDCL which are attached to the Row House stand transferred with the Row House to the Transferee consequent upon the execution of these presents and no claim for refund of these amounts will be entertained.

The Transferee have paid the aforesaid sale price of Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs Only) to the Transferor after deducting the TDS of 1% of the Sale price i.e Rs.1,30,000/- (Rupees One Lakh Thirty Thousand Only). The Transferee shall hand over the TDS certificate to the Transferor.

Deekimtel



time and at all times hereafter, at the request and cost of the Transferee, execute or do or cause to be executed and done all such assurances, acts, deeds, matters and things whatsoever as may be reasonably required for further and more perfectly and effectually assuring the said Row House and every part thereof unto the Transferee. AND THE TRANSFEEE covenant with the Transferor that the Transferee as the lessees at all times hereinafter during the said term of lease granted by the aforesaid Indenture of Lease, pay service charges to the CIDCO and observe and perform all terms and conditions and covenants contained therein and will at all times hereafter keep indemnified the Transferor, his heirs, executors, administrators and assigns and their estates and effect of and from and against the payment of such service charges and observance and performance of the terms and conditions and covenants contained in the said Indenture of Lease.

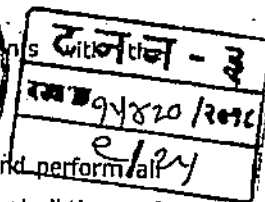
AND THE TRANSFEEE
Transferor as under:-

- (a) that the Transferee shall abide by the rules, regulations and bye-laws from time to time and at all times of the Association;
- (b) be liable to bear and pay her proportionate share of outgoings, taxes, water charges, electricity charges, maintenance charges, property and other taxes payable in respect of the said Row House from the date of possession of the said Row House in accordance with the bills that may be raised by the Association or the concerned local authorities in that behalf;
- (c) the Transferee shall observe and perform the terms, conditions and covenants contained in the Deed of Apartment dated 02nd March, 1978 executed between the Corporation and the Original Apartment Owner and shall indemnify and keep indemnified the Corporation against non observance or non-performance thereof;

IT IS FURTHER AGREED that the Transferee shall not sell, assign, mortgage, underlet, or otherwise transfer wholly or partly the said Row House save and except with 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:

Abhimata

Rajdharin



THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land being Old Plot No.19, New Plot No.C19 in Sector-6, Vashi, of the layout of land bearing Gat No.17, and other lands situated, lying and being at Village - Vashi, Tehsil - Thane, District - Thane in the Registration Sub-District Thane, and District Thane.

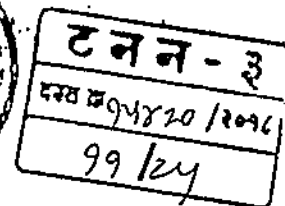
THE SECOND SCHEDULE ABOVE REFERRED TO

Row House bearing No. RH-II, C-30, consisting of ground plus one upper floor of the building type RH-II, admeasuring about 61.50 sq. mtrs. built up area lying being and situated at the land more particularly described in the First Schedule hereinabove written being Old Plot No.19, New Plot No.C19 bearing Gat No. 17, Sector-6, Vashi, Navi Mumbai - 400703 and which the said Row House is bounded as follows that is to say:-

On the North by : Apt No.1
 On the East by : Road
 On the South by : Apt No.29
 On the West by : Apt No.3

Ashwathi

Saldaini



IN WITNESS WHEREOF the parties hereto have executed these presents the day and year first hereinabove written

SIGNED AND DELIVERED

By the withinnamed "TRANSFEROR"

MR. ANAND S. DESHMUKH *Anand S. Deshmukh*

In the presence of ...

1. DARTHANG LUOI *D. Luoi*

2. *Vishlesh*



SIGNED AND DELIVERED

By the withinnamed "TRANSFeree"

MRS. LAL DAI KIM *Lal Dai Kim*

In the presence of ...

1. *R. D.*

2. *Vishlesh*



Vishlesh Deshmukh.



टनन-३
दस्तावेज क्र. १४२०/२०११
१२/२५

RECEIPT

ACKNOWLEDGED TO HAVE RECEIVED of and from The withinnamed Transferee MRS. LAL DAI KIM a sum of Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs Only) as mentioned below being the full and final payment of the total Sale price/consideration as hereinabove mentioned in respect of Row House bearing No. RH-II, C-30, admeasuring about 61.50 sq. mtrs. built up area, consisting of ground plus one upper floor of the building type RH-II, lying being and situated at Old Plot No.19, Plot No.C19 bearing Gat No. 17, Sector-6, Vashi, Navi Mumbai - 400703.

MODE OF PAYMENT:-

- 1) Rs.1,00,000/- (Rupees One Lakh Only) by Cheque No.913167, dated: 14/08/2018 drawn on SBI Bank.
- 2) Rs.4,00,000/- (Rupees Four Lakhs Only) by Cheque No.743316, dated: 01/09/2018 drawn on SBI Bank.
- 3) Rs.26,20,000/- (Rupees Twenty Six Lakhs Twenty Thousand Only) by Cheque No.743321, dated: 14/09/2018 drawn on SBI Bank.
- 4) Rs.1,30,000/- (Rupees One Lakh Thirty Thousand Only) deducted and paid towards TDS on Property, vide Challan No.05449, dated: 29/09/2018, BSR Code 0014431.
- 5) Rs.97,50,000/- (Rupees Ninety Seven Lakhs Fifty Thousand Only) by Bankers Cheque No.808120, dated: 02/11/2018 drawn on SBI Bank.



टनन - ३
रख ८९५४२०/२०१८
९३/२५

I SAY RECEIVED
Rs.1,30,00,000/-



MR. ANAND S. DESHMUKH
(Transferor)

Witnesses:

- 1.
- 2.



टनन - ३
क्र. १४४२०/२०१६
१४/२५

Tuesday, September 25, 2018
1:17 PM

Original Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

गावाचे नाव: वाशी
दस्तऐवजाचा अनुक्रमांक: टनन3-13419-2018
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: श्रीमती. लाल दाई विम - -

भावती क्र.: 16427 दिनांक: 25/09/2018

नोंदणी फी ₹. 30000.00
दस्तावेजाच्या फी ₹. 440.00
पत्रांची संख्या: 22

एकूण: ₹. 30440.00

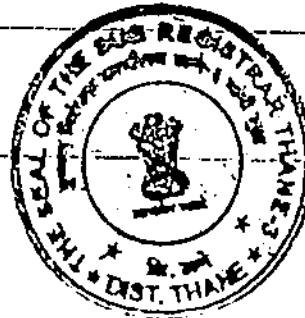
आपणास मूळ दस्तऐवज प्रिंट सूची-२ अंदाजे
1:17 PM ह्या वेळेस मिळेल.

Joint Sp Registrar Thane 3
सह दुय्यम निबंधक वग २
ठाणे क्र. ३

वाजार मूल्य: ₹. 6506700/-
मोवदला ₹. 13000000/-
भरलेले मुद्रांक शुल्क : ₹. 780000/-

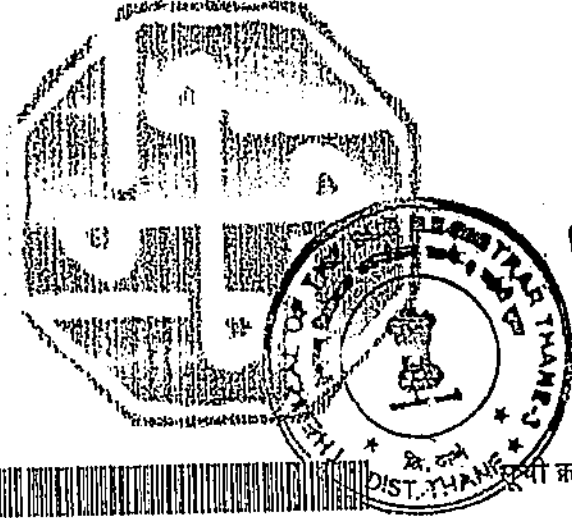
- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006443957201819R दिनांक: 24/09/2018
बँकेचे नाव व पत्ता: Panjab National Bank
- 2) देयकाचा प्रकार: By Cash रकम: ₹. 440/-

आप्तकाराची सही Lalalalalun
मुळ दस्तऐवज परत मिळाला
दु. नि. ठाणे-३



टनन - ३
दस्त १५४२०/३९९९
१५/२५

Index-2(सूची - २)



टनन-३
 क्र. ७५४२०
 १६/२५



25/09/2018

सूची क्र. 2

दुपयम निबंधक: सह दु.नि. ठाणे ३
 दस्त क्रमांक: 13419/2018
 नोंदणी:
 Regn:63m

गावाचे नाव : वाशी

(1) भिलेघाचा प्रकार	करारनामा	
(2) नोंदना	13000000	
(3) गाजारभाव(भाडेपट्टाच्या बाबतपट्टाकार आकारणी देतो की पट्टे वार ते नमुद करावे)	6506700	
(4) मू-मापन, पोटहिस्ता व धरक्यांक (असल्यास)		1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: रो ह्याऊस वेअरिंग नं. २, सी-30, वळ मजला व पहिला मजला बिल्डिंग टाईप आरएच 2, सेक्टर नं. 6, वाशी नवी मुंबई क्षेत्रफळ 61.50 चौ.मी. विन्टजप ((Plot Number : - ; SECTOR NUMBER : 6 ;)
(5) प्रेमफळ		1) 61.50 चौ.मीटर
(6) शाकरणी किंवा सुडी देण्यात असेल तेव्हा.		
(7) भूतपेवज करून देणा-या/सिंहन ठेवणा-या पदाधाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता		1): नाव:- श्री. आनंद एस. देशमुख -- वय:- 78; पत्ता:- प्लॉट नं. -, गाळा नं. -, हमास्तीचे सदनिका नं. 203, प्लॉट नं. 34 / 35, गोल्डन हार्ट्स सेक्टर नं. 20, कोपरधरणे नवी मुंबई, पत्ता नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:- 400709 पॅन नं:- AADPD7599L
(8) भूतपेवज करून देणा-या पदाधाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता		1): नाव:- श्रीमती. सारदा दाई निगम -- वय:- 55; पत्ता:- प्लॉट नं. -, गाळा नं. -, हमास्तीचे सदनिका नं. 1301, आय प्लॉक ह्येदनाद इस्टेट मलबार हिल मुंबई, प्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:- 400006 पॅन नं:- AGCPK4766H
(9) भूतपेवज करून दिल्याचा दिनांक	25/09/2018	
(10) दस्त नोंदणी केल्याचा दिनांक	25/09/2018	
(11) अनुक्रमांक, खंड व पृष्ठ	13419/2018	
(12) गाजारभावाप्रमाणे सुद्धांक शुल्क	780000	
(13) गाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		



सह दुपयम निबंधक वर्ग
 ठाणे क्र. ३

मुल्यांकनासाठी विचारात घेतलेला
 तपशील:-

**C - ROW, RH-2, APARTMENT OWNERS' ASSOCIATION
SECTOR-6, VASHI, NAVI MUMBAI.**

Date: 7/9/2018

Ref.:

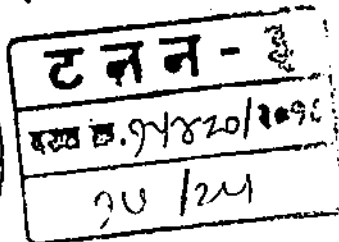
TO WHOMSOEVER IT MAY CONCERN

NO OBJECTION CERTIFICATE & NO DUES CERTIFICATE

This is to certify that Mr. ANAND S DESHMUKH is the owner of apartment No. C-30, Rh-2, Sector 6, Vashi, Navi Mumbai - 400703 and is a bonafide member of our association.

He has paid all the dues till date and there are no dues outstanding to the association.

The association therefore has NO OBJECTION whatsoever for the sale or transfer of the said apartment No. C-30, Rh-2, Sector 6, Vashi, Navi Mumbai to Mrs. LAL DAI KIM



Yours faithfully

P. B. Mohile
719

C - ROW RH-2, APARTMENT OWNERS' ASSOCIATION

Secretary

(P. B. Mohile)

Secretary

a

o



एनन-३
१०५४०२०/२०१६
१५/२५

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

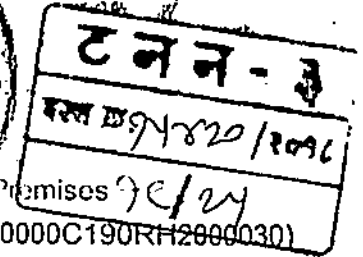
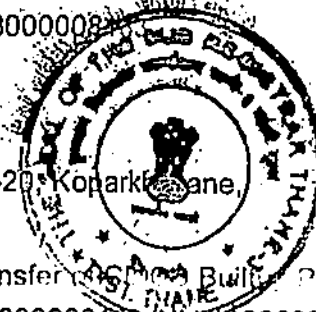
HEAD OFFICE
CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100
Fax : 00-91-22-6791 8166

NOC for Transfer

Ref. No. CIDCO/ESTATE-1/2018/8000008

Date : 09.10.2018

To,
Mr. Anand Sadashivrao Deshmukh
Flat No. 203, Plot No. 34/35, Sector-20, Koparkhane,
Navi Mumbai 400703



Subject : Your Request for Transfer of Premises
Reference : Application number 8000008183 (NM/S00600000C190RH2000030)

In respect of property Flat No. C-30, C-ROW, RH-2 APARTMENT OWNER ASSOCIATION/RH-2, Plot No. C19, Road No. 00, Sector 6, Vashi, Navi Mumbai

Sir/Madam,

Since you have paid a sum of Rs. 113,988.00/- (including GST Rs. 17,388.00/-) 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. C-30, C-ROW, RH-2 APARTMENT OWNER ASSOCIATION/RH-2, Plot No. C19, Road No. 00, Sector 6, Vashi from the Transferor Mr. Anand Sadashivrao Deshmukh to the Transferee MS. LAL DAI KIM subject to the following terms and conditions:-

- You shall execute the Deed of Assignment/Sale Deed and register the same with the Sub-Registrar of Assurances on or before 07.01.2019.
- 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.
- You shall obtain any other permission, as may be required by any other statutory authorities.
- 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 with 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 -

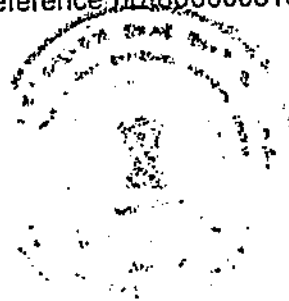
- The Transferee pays to the Corporation, the necessary Transfer Charges.
- In the instrument by which the Transferee shall subsequently transfer the said premises, the Transferee binds the subsequent transferee not to sell, assign, mortgage, underlet to, otherwise

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 07.01.2019 and true certified copy with its registration No. and date is not deposited with the undersigned within 7 days thereafter for effecting consequent changes in our record.

f. You shall quote the reference no. 8000008183 for issue of final order after complying with the above conditions.

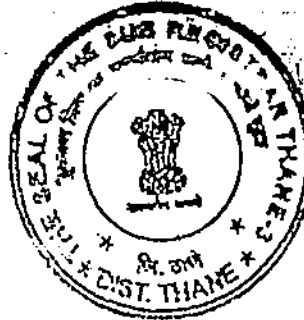
Thanking You



Yours Sincerely,

S. B. Acharya
7/10/2018


Asst. Estate Officer/Estate Officer
Asst. Estate Officer
CIDCO Ltd. Vashi
Navi Mumbai-400703



टनन - ३
दस्ता क्र १४०२०/२०१६
२०/२५

आयकर विभाग
INCOME TAX DEPARTMENT
LAL PARKIM
HIMANG SUNTHUOM
17/12/1962
Permanent Account Number
AGPK4766H

भारत सरकार
GOVT. OF INDIA



Himang Sunthum

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AADPD7599L



नाम NAME
ANAND SADASHIORAO DESHMUKH

पिता का नाम / FATHER'S NAME
SADASHIORAO DESHMUKH

जन्म तिथि / DATE OF BIRTH
17-09-1939

हस्ताक्षर SIGNATURE
Anand Sadashiv Deshmukh

Commissioner





Anand Sadashiv Deshmukh

ट न न - ३
रक ७५४२०/२०१८
२१/२५

आयकर विभाग
INCOME TAX DEPARTMENT
DARJIHANG LUOI SINATE
HRANG LIENKHUM SINALE
10/04/1965
Permanent Account Number
AFYDD3748E


भारत सरकार
GOVT. OF INDIA



Hrang Lienkhum Sinale

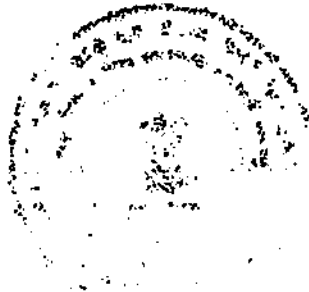
आयकर विभाग
INCOME TAX DEPARTMENT
DARJIHANG LUOI SINATE
HRANG LIENKHUM SINALE
10/04/1965
Permanent Account Number
AFYDD3748E

भारत सरकार
GOVT. OF INDIA



Hrang Lienkhum Sinale

ॐ नमो भगवते वासुदेवाय



ट न न - २३३
दस्त क्र १५२०/२०१६
२२/२५

Summary I (GoshwaraBhag-1)

75/15420
शनिवार, 03 नोव्हेंबर 2018 1:24 म.नं.

दस्त गोपवारा भाग-1

दनन 3 23124
दस्त क्रमांक: 15420/2018

दस्त क्रमांक: दनन 3 /15420/2018

चाजार मूल्य: रु. 65,06,700/- मोबदला: रु. 1,30,00,000/-

भरलेले गटांक शुल्क: रु. 100/-

नोंदणी फी माफी अमल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No13419-2018 Amt. 30000

डु. नि. सह. डु. नि. दनन 3 यांचे कार्यालय

पावती: 18829

पावती दिनांक: 03/11/2018

अ. क्र. 15420 वर दि. 03-11-2018

सादरकारणाराचे नाव: श्रीमती. लाल दाई किम --

रोजी 12:17 म.नं. वा. हजर केला.

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 500.00

Laldaiim
दस्त हजर करणाऱ्याची मही:

एकूण: 600.00

Joint Sub Registrar Thane 3



Joint Sub Registrar Thane 3

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

मुद्रांक शुल्क: (एच) को मत्वाही महानगरपालिकेच्या हद्दीत वि.वा. (यातयत असलेल्या कोणत्याही घटक क्षेत्राच्या हद्दीत वि.वा. उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 03 / 11 / 2018 12 : 17 : 18 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 03 / 11 / 2018 12 : 18 : 14 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

परर दस्तावेज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत
परतुऱ्यात नोंदणीस दाखल केला आहे. दस्तावधील सर्व
संश्लेषणादक बाबी, पुरावे व साक्ष नोंदणी कायदा
दस्तावी तत्वता कायदेशीर पायी राखी जातील निष्पादक व्यक्ती
संपुर्णपणे लक्षात राखत आहेत. तसेच सदर हस्तांतरण दस्तांगुळे
संश्लेषणादक / केंद्रासारखे यांच्या कोणत्याही कायदा / नियम / परिपत्रक
गट्टे उल्लंघन होत नाही.

Laldaiim
संयुक्त वेवारी दस्त

Ashwini



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Summary-2(दस्त गोषवारा भाग - २)



दस्त गोषवारा भाग-2

दस्त क्रमांक 28124
दस्त क्रमांक: 15420/2018दस्त क्रमांक : दस्त3/15420/2018
दस्ताचा प्रकार :- अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: श्रीमती. लाल दाई निम - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं. 1301, आय ब्लॉक हैद्राबाद ईस्टेट भलवार हिल मुंबई, झॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन नंबर: AGCPK4766H	लिहून देणार वय :- 55 स्वाक्षरी:- <i>Laladai</i>		
2	नाव: श्री. आनंद एस. देशमुख - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं. 203, प्लॉट नं. 34/35, गोल्डन हार्डटॉप सेक्टर नं. 20, गोपनीय नवी मुंबई, झॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन नंबर: AADPD7599L	लिहून देणार वय :- 78 स्वाक्षरी:- <i>freshmukh</i>		

वरील दस्तऐवज करून देणार तथाकथीत अभिहस्तांतरणपत्र चा दस्त ऐवज करून दिल्याचे क्वच करतात.
शिक्का क्र. 3 ची वेळ: 03 / 11 / 2018 12 : 19 : 10 PM

ओळख:-

घालीस इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-पानां व्यक्तीस: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: श्री. विशेश आनंद देशमुख - वय: 42 पत्ता: से - 6 वाशी नवी मुंबई पिन कोड: 400703		
2	नाव: श्री. दार्यांग लोई सिनाये - वय: 53 पत्ता: भलवार हिल मुंबई पिन कोड: 400006		

शिक्का क्र. 4 ची वेळ: 03 / 11 / 2018 12 : 20 : 06 PM

शिक्का क्र. 5 ची वेळ: 03 / 11 / 2018 12 : 20 : 19 PM. नोंदणी पुस्तक-1 मध्ये

Joint Sub Registrar Thane 3



Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a slide) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isaifa@gmail.com

030

ह न न - ३
सं १५४२०/२०१८
२५/२५

प्रमाणित करण्यात येते की सदर दस्तास
एकूण.....२५..... पाने आहेत.

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)

पुस्तक क्र. १
क्रमांक १५४२० पर नोंदला

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)

दिनांक ३ मार्च १९ सन २०१८

