



28/02/2017

सूची क्र.2

दुय्यम निबंधक : मह दु.नि. ठाणे 8

दस्त क्रमांक : 2302/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) वाशी

(1) विलेखाचा प्रकार	क.ग.र.ना.मा.
(2) मोवदना	5800000
(3) बाजारभाव (भाडेपट्ट्याच्या बावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4012000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: विभाग क्र-5/159... प्लॉट नं. एस--53. दुमरा मजला, इ वींग, बॉम्बे अँनेक्स सीएचएम वी., प्लॉट नं. 27, सेक्टर-17, वाशी, नवी मुंबई-400703. - 34.85 चौ. मी. विल्टअप एरिया. ((Plot Number : 27 ; SECTOR NUMBER : 17 ;))
(5) क्षेत्रफळ	1) 34.85 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल नव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-शामजी जेठालाल खांबालीया वय:-32; पत्ता:-प्लॉट नं: इ -53, माळा नं: -, इमारतीचे नाव: बॉम्बे अँनेक्स, ब्लॉक नं: सेक्टर -17, वाशी, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AKCPK4172D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मनोहर श्रीपती शिंदे वय:-48; पत्ता:-प्लॉट नं: इ -50, माळा नं: -, इमारतीचे नाव: बॉम्बे अँनेक्स, ब्लॉक नं: सेक्टर -17, वाशी, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AGUPS8867K 2): नाव:-रंजना मनोहर शिंदे वय:-43; पत्ता:-प्लॉट नं: इ -50, माळा नं: -, इमारतीचे नाव: बॉम्बे अँनेक्स, ब्लॉक नं: सेक्टर -17, वाशी, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-BXTPS8899C
(9) दस्तऐवज करून दिल्याचा दिनांक	28/02/2017
(10) दस्त नोंदणी केल्याचा दिनांक	28/02/2017
(11) अनुक्रमांक, खंड व पृष्ठ	2302/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	348000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

iSarita v1.5.0

सह दुय्यम निबंधक ठाणे क्र-८



टनन - ८
२३०२ / १४.५२
२०१७



AGREEMENT FOR SALE

THIS AGREEMENT made at Navi Mumbai on this 28TH day of February, 2017 BY AND MR. SHAMJI JETHALAL KHAMBLIA, aged 32 years, residing at Flat No. S- 53, 2nd Floor, "E" wing, Bombay Annexe, Plot no. 27, Sector- 17, Vashi, Navi Mumbai-400703, hereinafter referred to as "The TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the **ONE PART**.

AND

J. M. Shinde

...2

(1) MR. MANOHAR SHRIPATI SHINDE, aged 48 years, AND (2) MRS. RANJANA MANOHAR SHINDE, aged 43 years, both adults of Indian Inhabitants, residing at Flat No. E- 50, 1ST Floor, Bombay Annex, Sector - 17, Vashi, Navi Mumbai-400703, hereafter referred to as "the TRANSFEREES" (which expression shall unless it be repugnant to the context of meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **OTHER PART**.

टनन - 6
2302/44
20/10/82

1. The City and Industrial Development Corporation of Maharashtra Ltd., is the new Town Development Authority (hereinafter called as the Corporation) declared for the area designated as site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its power under sub-section (1) and (3-a) of Section 113 of the Maharashtra Regional & Town Planning Act 1966 (Mah. XXXVII of 1966) (hereinafter referred to as the said Act).



- The State Government in pursuant to Section 113A of the said Act, has acquired lands described therein and vested such lands in the Corporation for development and disposal.
- M/S. B. S. BUILDERS (hereinafter referred to as "THE DISTANCEE") had applied to the corporation to grant a lease of one of the plots of land for a period of 60 years, which the Corporation has agreed upon certain terms and conditions mentioned in an Agreement of lease dated 09/09/1981 and letter dated 17/09/1981.
 4. The said M/S. B. S. BUILDERS had submitted the plans to the Town planning Authority of CIDCO LTD for an approval and the said plans were duly approved by the said Authority vide their letter BP/V/17-27/44 dated 15/01/1982.

Q. M. Shinde

13. This Agreement shall be subject to the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder.

टनन ६
२३०२ / १३/३२
२०१७

SCHEDULE OF PREMISES

Flat No. S- 53, 2nd Floor, "E" wing, Bombay Annex
CHS Ltd, Plot no. 27, Sector - 17, Vashi, Navi
Mumbai- 400703, admeasuring about 34.85 Sq.
mtrs built up area, and bounded as under:

Towards the North By :

Towards the South By :

Towards the East By :

Towards the West by :



..11

[Handwritten signature]

[Handwritten signature]

R. M. Shinde

BOMBAY ANNEXE CO-OP. HOUSING SOCIETY LTD.

REG. No. TNA/HSG/TC/2005 of 1987-88
Plot No. 27, Sector 17, Vashi Navi Mumbai: 400 705.

Ref. No. Ref/NOC/BACHSL/02/2017.

Date.....19

NO OBJECTION CERTIFICATE

27.02.2017
ट न न - ८
२३०२/१९६४
२०१७

This to certify that **MR.SHAMJI JETHALAL KHAMBLIA** (PAN: AKCPK4172D) is bonafide member of our society owning **FLAT NO.S-53, E-Wing, BOMBAY ANNEXE CHS LTD,PLOT NO.27, SECTOR 17, VASHI, THANA DT.,NAVI MUMBAI-400703.**

The member has paid all dues up to March 2017 and Society has No Objection for selling the said Flat to :

(1) **MR. MANOHAR SHRIPATI SHINDE** (Aaadhaar No. 462034891156)

AND

(2) **MRS. RANJANA MANOHAR SHINDE** (Aaadhaar No. 910734120830).

This No Objection certificate is issued to the member **Mr. Shamji Jethalal Kamblia** on request dated 20.02.2017 for the same.

For Bombay Annexe Co-op. Housing Society Ltd.,


Hon. Secretary



THE BOMBAY ANNEKE CO-OPERATIVE HOUSING
SOCIETY LIMITED

(Registered under M.C.S. Act 1960) (Registration No. _____) and Date _____)

No. 50

(Reg. No. TNA/HSG/TC/2005 of 1987-88 Dated 16-6-88)

Authorised Share Capital Rs. 500000/- Divided into 10000 Shares each of Rs. 50/- only

Member's Register No. 50

THIS IS TO CERTIFY that Shri / Smt. SUMITRA K. SHETTY

of BOMBAY, is the Registered Holder of [FIVE (5)] Shares from No. 246
to 250 of Rs. 50/- Each [RS. FIFTY EACH ONLY]
in THE BOMBAY ANNEKE CO-OPERATIVE HOUSING SOCIETY LTD.

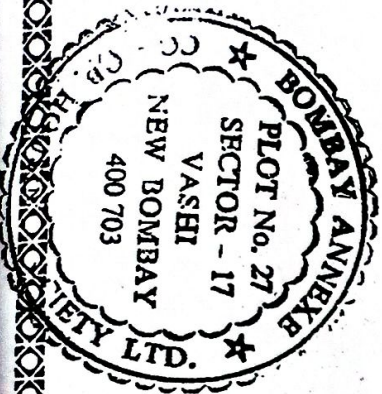
subject to the Bye-laws of the said Society and that upon each of
such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at BOMBAY this 25th
day of OCTOBER 1988.

Asst. Secretary
Chairman

Member
Hon. Secretary

Member of the Committee



P. T. O.

240859

E/53.

THE BOMBAY ANNEKE CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M.C.S. Act 1960) (Registration No. _____ and Date _____)

No. 50

(Reg. No. TNA/HSG/TC/2005 of 1987-88 Dated 16-6-88)

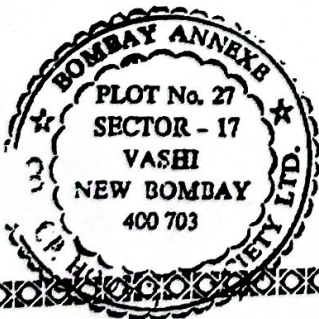
Authorised Share Capital Rs. 500000/- Divided into 10000 Shares each of Rs. 50/- only
 Member's Register No. 50

THIS IS TO CERTIFY that Shri / Smt. SUMITHRA K. SHETTY

of BOMBAY is the Registered Holder of [FIVE (5)] Shares from No. 246
 to 250 of Rs. 50/- EACH [RS FIFTY EACH ONLY]
 in THE BOMBAY ANNEKE CO-OPERATIVE HOUSING SOCIETY LTD.

subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at BOMBAY this 25th
 day of OCTOBER 1988.



A. S. D. Chavanji Chairman

[Signature] Hon. Secretary

[Signature] Member of the Committee

P. T. O.

240859.

BOMBAY ANNEXE CO-OP. HOUSING SOCIETY LTD.

REG. No. TNA/HSG/TC/2005 of 1987-88
Plot No. 27, Sector 17, Vashi Navi Mumbai 400 705.

10.

Ref/Com/BACHSL/03/17.

Date _____ 19

09.03.2017.

NO OBJECTION CERTIFICATE

To,
INDIABULLS HOUSING FINANCE LTD.
Vashi Branch,
Vashi, Navi Mumbai-400703.

Sub: No Objection Certificate for Mortgage loan.

Ref: Flat No. 53 / 'E' Wing in the ownership of **Mr. Shamji Jethalal Khamblia** in the Building Bombay Annexe Co-op. Housing Society Ltd. situated at plot No.27, Sector-17, Vashi, Navi Mumbai – 400703.

Dear Sir,

This is to confirm that the above society is registered under No.TNA/HSG/TC/2005 in the year 1987-88 and the conveyance is under process and as the society including the premises/building is Regd. has transferred the said Flat to **MR. SHAMJI JETHALAL KHAMBLIA**.

We hereby assure you that the said Flat as well as the said building there to are not subject to any encumbrance, charge, or liability of any kind whatsoever and that the entire property is free and marketable.

We confirm that we have a clear, legal, and marketable title to the said property and every part thereof, and that all taxes and dues in respect thereof have been paid up to date. We also confirm that there are no prohibition in the Rules / bye-laws of the society concerning the transfer of Shares / members' interest in the society.

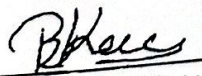
The Society agrees to transfer the said Flat in the name of **MR. MANOHAR SHRIPATI SHINDE and MRS. RANJANA MANOHAR SHINDE**, the transferees, after receiving copies of Regd. SALE DEED and other documents as stipulated by MCS Rules,1961/Bye-Laws.

We have No Objection to your giving a mortgage loan to the said transferee and his/her mortgaging the said Flat with you by way of security for repayment of the loan.

We have to inform you that Share Certificate pertaining to the said Shop has been transferred and is issued and is in custody with the transferor **MR. SHAMJI JETHALAL KHAMBLIA**.

Please note that this No objection Certificate in no way encompass any legal liability on the part of the society in regard with the said mortgage loan and the sole responsibility of sanction, disbursement, repayment, etc. is vested between the **INDIABULLS HOUSING FINANCE LTD.** and its' client **MR. MANOHAR SHRIPATI SHINDE and MRS. RANJANA MANOHAR SHINDE**.

For Bombay Annexe CHSL.


Hon. Secretary



BOMBAY ANNEXE CO-OP. HOUSING SOCIETY LTD.

REG. No. TNA/HSG/TC/2005 of 1987-88
Plot No. 27, Sector 17, Vashi Navi Mumbai 400 705.

Ref/NOC/BACHSL/02/2017.

Date _____ 19

27.02.2017.

NO OBJECTION CERTIFICATE

This to certify that **MR.SHAMJI JETHALAL KHAMBLIA** (PAN: AKCPK4172D) is bonafide member of our society owning **FLAT NO.S-53, E-Wing, BOMBAY ANNEXE CHS LTD,PLOT NO.27, SECTOR 17, VASHI, THANA DT:,NAVI MUMBAI-400703.**

The member has paid all dues up to March 2017 and Society has No Objection for selling the said Flat to :

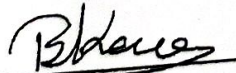
(1) **MR. MANOHAR SHRIPATI SHINDE** (Aaadhaar No. 462034891156)

AND

(2) **MRS. RANJANA MANOHAR SHINDE** (Aaadhaar No. 910734120830).

This No Objection certificate is issued to the member Mr. Shamji Jethalal Kamblia on request dated 20.02.2017 for the same.

For Bombay Annexe Co-op. Housing Society Ltd.,


Hon. Secretary





28/02/2017

मूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

दस्त क्रमांक : 2302/2017

नोंदणी :

Regn 63m

गावाचे नाव : 1) वाशी

(1) विलेखाचा प्रकार	करारनामा
(2) मोचदना	5800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देणे की पट्टेदार ते नमुद करावे)	4012000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: विभाग क्र-5/159... प्लॉट नं. एस-53, दुमरा मजला, इ वींग, बॉम्बे अँनेक्स सीएचएम वी., प्लॉट नं. 27, सेक्टर-17, वाशी, नवी मुंबई-400703. - 34.85 चौ. मी. विल्टअप एरिया. ((Plot Number : 27 ; SECTOR NUMBER : 17 ;))
(5) क्षेत्रफळ	1) 34.85 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल नव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-शामजी जेठालाल खांबालीया वय:-32; पत्ता:-प्लॉट नं: इ -53, माळा नं: -, इमारतीचे नाव: बॉम्बे अँनेक्स, ब्लॉक नं: सेक्टर -17, वाशी, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AKCPK4172D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मनोहर श्रीपती शिंदे वय:-48; पत्ता:-प्लॉट नं: इ -50, माळा नं: -, इमारतीचे नाव: बॉम्बे अँनेक्स, ब्लॉक नं: सेक्टर -17, वाशी, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AGUPS8867K 2): नाव:-रंजना मनोहर शिंदे वय:-43; पत्ता:-प्लॉट नं: इ -50, माळा नं: -, इमारतीचे नाव: बॉम्बे अँनेक्स, ब्लॉक नं: सेक्टर -17, वाशी, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-BXTPS8899C
(9) दस्तऐवज करून दिल्याचा दिनांक	28/02/2017
(10) दस्त नोंदणी केल्याचा दिनांक	28/02/2017
(11) अनुक्रमांक, खंड व पृष्ठ	2302/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	348000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शंभरा	

मुल्यांकनामाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

iSarita v1.5.0

सह दुय्यम निबंधक ठाणे क्र-८



KUNCHAL S. BHATIA
MOB.: 8169982050
MUMHLC03077

254
SBI

HLST - NAVI MUMBAI

Saving A/C No. ① 30068159980 ② 30066225856		RLMS REF. NO.	
CIF NO.		Tie up no (if applicable)	
LOS Reference No.		<input checked="" type="checkbox"/> Take Over / <input checked="" type="checkbox"/> New / <input type="checkbox"/> Resale / <input type="checkbox"/> Top up / <input type="checkbox"/> LAP	
Applicant Name NILESH PRAKASH SHINDE - 85039249994			
Co-Applicant Name NISHA NILESH SHINDE			
Co-Applicant Name			
Co-Applicant Name			
Contract (Resi)		Mobile 8652171818	
Loan Amount 48 Lakhs		Tenure 25 Y	
Interest Rate		EMI	
Loan Type TL		SBI LIFE	
Moratorium Require Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Moratorium Period NIL	
Property Location VASHE			
Property Cost 60 Lakhs			
Name of Developer / Vendor T/o From Indiabulls (AUCTION PROPERTY)			
RBO - NAVI MUMBAI ZONE - THANE Branch Vashi: Turbhe (Code No)			
Contact Person KUNCHAL S. BHATIA		Mobile No. 8169982050	
Name of RACPC Co-ordinator along with Mob No.			
	DATE	19.04.2023	DATE
SEARCH - 1	Rujesh chudai	ITR VERIFICATION	} samana 19/4/23
SEARCH - 2		RESIDENCE VERIFICATION	
VALUATION - 1	Vastukalan	OFFICE VERIFICATION	
VALUATION - 2		SITE INSPECTION	
HLST / BST / BM / ALOMG WITH Mob No. KUNCHAL S. BHATIA 8169982050			
A/C NO :			
SBI LIFE A/C NO.			
NAME : 1.			
2.			
3.			
CERSAI NO. : ASSET ID :			
SI ID :			
FILE NO :		COMPACTOR NO. :	

254

KUNCHAL S. BHATIA
.: 8169982050
MUMHLC03077