

Receipt (pavti)

75/8918

पावती

Original/Duplicate

Thursday, May 11, 2023

नोंदणी क्र.: 39म

1:58 PM

Regn.: 39M

पावती क्र.: 9936 दिनांक: 11/05/2023

गावाचे नाव: वाशी

दन्तऐवजाचा अनुक्रमांक: टनन3-8918-2023

दन्तऐवजाचा प्रकार: करारनामा

नादर करणाऱ्याचे नाव: विमल निलेश गाला - -

नोंदणी फी

₹. 30000.00

दम्न हानाळणी फी

₹. 600.00

पृष्ठांची संख्या: 30

एकूण:

₹. 30600.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

2:17 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

श्री. जी. पी. खोस

सह दुय्यम निबंधक दर्ग - २

ठाणे क.३

वाजार मूल्य: ₹. 6687386 /-

मोवदना ₹. 6700000/-

भरलेले मुद्रांक शुल्क: ₹. 402000/-

1) देयकाचा प्रकार: DHC रकम: ₹. 600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1105202305504 दिनांक: 11/05/2023

विकचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001880437202324E दिनांक: 11/05/2023

विकचे नाव व पत्ता:

विमल निलेश गाला

मूळ दस्तऐवज परत मिळाला

दु. नि. दर्ग-३

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

202305114178

11 May 2023,01:31:54 PM

मूल्यांकनाचे वर्ष 2023
जिल्हा ठाणे
मूल्य विभाग ता.तुका : ठाणे
उप मूल्य विभाग 5/155-वाशी नोड सेक्टर क्रं. 14
क्षेत्राचे नांव Navi Mumbai Municipal Corporation

सर्व्हे नंबर / न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
52500	131600	150500	164200	150500	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)-	बांधकामाचे वर्गीकरण-	उद्भवान सुविधा -	बांधकाम क्षेत्र (Built Up)-	बांधकामाचे वर्गीकरण-	उद्भवान सुविधा -	मिळकतीचा प्रकार-	बांधकामाचा दर-	बांधीव				
10.75 चौ. मीटर	1-आर सी सी	आहे	मिळकतीचा वापर-	मिळकतीचे वय -	मजला -	निवासी सदनिका	0 TO 2 वर्षे	Stilt floor Or Ground floor	मिळकतीचा प्रकार-	बांधकामाचा दर-	बांधीव	Rs.26620/-

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.131600/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= (((131600-52500) * (100 / 100)) + 52500)
= Rs.131600/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 131600 * 10.75
= Rs.1414700/-

Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + तगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती शोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 1414700 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.1414700/-
= ₹ चौदा लाख चौदा हजार सात शे /-

Home

Print



ट न न - ३
दस्तावेज क्र. १२०२३
९/३०

मूल्यांकन पत्रक (शहरी क्षेत्र - वांधीव)

Valuation ID

202305114083

11 May 2023,01:27:08 PM

टनन3

मूल्यांकनाचे वर्ष 2023
जिल्हा ठाणे
मूल्य विभाग तातुका : ठाणे
उप मूल्य विभाग 5/155-वाशी नोड सेक्टर क्रं. 14
क्षेत्राचे नांव Navi Mumbai Municipal Corporation

सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
52500	131600	150500	164200	150500	चौ. मीटर

वांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)-	48.88 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	वांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	30 वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्भववाहन सुविधा -	आहे	मजला -	Still floor Or Ground floor		

Sale Type - First Sale

Sale Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.131600/-

घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर
= ((131600-52500) * (70 / 100)) + 52500
= Rs.107870/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 107870 * 48.88
= Rs.5272685.6/-

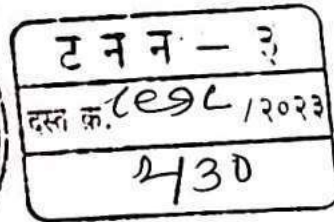
Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनार्ईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बात्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + स्वयंचलित वाहनतळ
= A - B - C + D + E + F + G + H + I + J
= 5272685.6 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.5272686/-
= २ वावत्र लाख बाहत्तर हजार सहा शो शहाऐंशी /-

Home

Print





CHALLAN
MTR Form Number-6



GRN	MH001880437202324E	BARCODE			Date	11/05/2023-10:58:17	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AABPV6763G			
Location	THANE			Full Name	MRS VIMAL NILESH GALA			
Year	2023-2024 One Time			Flat/Block No.	Flat No.C-39/S-4, Ground floor, Building No.C-39,			
Account Head Details	Amount In Re.		Premises/Building	KUMKUM CHSL				
0030046401 Stamp Duty	402000.00		Road/Street	Plot No.48/27, Sector-14, Vashi				
0030063301 Registration Fee	30000.00		Area/Locality	Navi Mumbai				
			Town/City/District					
			Remarks (If Any)	4 0 0 7 0 3				
			PAN=BFEP09768L	12023				
			PARBESHI-CA=6700000	MR AMBADAS BALKISAN				
			जि मुंबा	3 B D				
			DIST. THANE					
Total	4,32,000.00		Amount In Words	Four Lakh Thirty Two Thousand Rupees Only				
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN		Ref. No.	03006172023051100230		5117764652		
Cheque/DD No.	Bank Date		RBI Date	11/05/2023-10:59:20		Not Verified with RBI		
Name of Bank	Bank-Branch		PUNJAB NATIONAL BANK					
Name of Branch	Scroll No. , Date		Not Verified with Scroll					

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9833307780
सदर चलन केवल दस्तावेज निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी सदर चलन लागू नाही.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	1105202305504
Date	11/05/2023
Received from MRS VIMAL, Mobile number 9833307780, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 3 of the District Thane.	
Page 1/1	Print Date 11-05-2023 10:59:23
Payment Details	
Bank Name	PUNB
Date	11/05/2023
Bank CIN	10004152023051105127
REF No.	5117780388
This is computer generated receipt, hence no signature is required.	

(Signature)

(Signature)

04031-23

Stamp duty : Rs.4,02,000/-
Consideration: Rs.67,00,000/-
Flat No.C-39/S-4,
admeasuring 59.63 Sq. Mtrs. Builtup area
Ground floor, Building No.C-39
KUMKUM Co-operative Housing Society Ltd.,
Plot No.48/27, Sector-14, Vashi,
Navi Mumbai-400703
Tal. & Dist. Thane.

AGREEMENT OF RESALE

MR AMBADAS BALKISAN PARDESHI (PAN No.BFEPP9768L)
Vendor (Aadhaar No.6073 0304 0307)

MRS VIMAL NILESH GALA (PAN No.AABPV6763G)
Purchaser (Aadhaar No.7108 8492 4729)

THIS AGREEMENT made at Vashi, Navi Mumbai, on this 11th day of May 2023, BETWEEN **MR AMBADAS BALKISAN PARDESHI**, Aged 48 years, Indian Inhabitant, residing at Palki Apartment, Jai Malhar Colony No.2, Kalewadi, Tapkir Chowk, Pune City, Pune-411017, hereinafter referred to as "**THE VENDOR**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his heirs, executors and administrators) of the **ONE PART**



ह न न - ३
दस्त क. 2992/2023
४/30

MRS VIMAL NILESH GALA, Aged 50 years, Indian Inhabitant, residing at Flat No.D-46/N-3, Amar Jyoti Co-operative Housing Society Ltd., M.G. Complex, Sector-14, Vashi, Navi Mumbai, hereinafter referred to as "**THE PURCHASER**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include her heirs, executors, administrators and assigns) of the **OTHER PART**.

Vimalgala

अम्बदास

1. WHEREAS by an Agreement of Hire Purchase made at Vashi, Navi Mumbai, on the 20th October 1993, between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASTRA LTD., a Company incorporated under the Companies Act 1956, having its registered office at 2nd floor, Nirmal, Nariman Point, Mumbai-400021, (hereinafter referred to as "the CIDCO") of the One Part and MR NANDU VASANTLAL MITHUBHAI, the Original Flat Owner of the Other Part (hereinafter referred to as "the said Agreement"), the CIDCO agreed to sell and transfer and MR NANDU VASANTLAL MITHUBHAI, the Original Flat Owner, agreed to purchase and acquire the Flat bearing No.C-39/S-4, admeasuring 48.88 Sq. Mtrs. Builtup area on the Ground floor in the Building No.C-39, on Plot No.48/27, situated at Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane, (hereinafter for brevity's sake referred to as "the said Flat") together with the permanent and absolute right of use and occupation of the said Flat No.C-39/S-4.

2. AND WHEREAS MR NANDU VASANTLAL MITHUBHAI, the Original Flat Owner, had in terms of the said Agreement paid to the CIDCO the entire consideration of Rs.2,62,840/- (RUPEES TWO LAKHS SIXTY TWO THOUSAND EIGHT HUNDRED AND FORTY ONLY) mentioned thereof.

3. AND WHEREAS MR NANDU VASANTLAL MITHUBHAI, the Original Flat Owner together with the other Flat Owners have formed a Housing Society namely KUMKUM Co-operative Housing Society Ltd., duly registered under the Maharashtra Co-operative Societies Act 1960 bearing Registration No.TNA(TNA)/HSG/TC/7261/94-95/Yr.95 and the Society issued 5 shares of Rs.50/- each bearing distinctive nos. from 241 to 245 (both inclusive) covered by Share Certificate No.049 (hereinafter referred to as the said shares) in the name of MR NANDU VASANTLAL MITHUBHAI, the Original Flat Owner.

4. AND WHEREAS after obtaining Commencement Certificate bearing Ref. No.NMMC/TPD/BR/Case No.A-5080/750/06 dated 16th March 2006 from the Navi Mumbai Municipal Corporation, the F.S.I Committee, Building No.C-39/S-4, 8, 12, 16, KUMKUM Co-operative Housing Society Ltd., commenced and completed the construction of the additional FSI area in respect of the Four Flats i.e. Flat No.C-39/S-4, 8, 12, 16. Therefore the area of the said Flat No.C-39/S-4 is increased to 59.63 sq. mtrs. built up area on account of additional FSI of 10.75 sq. mtrs.



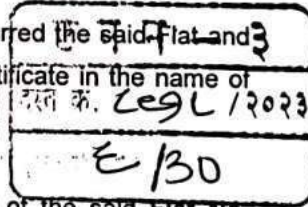
[Handwritten signature]

Vimalgale

5. AND WHEREAS after obtaining permission from the CIDCO, vide its Ref. No.CIDCO/EMS/AEO(V)/08/512 dated 3rd March 2008, MR NANDU VASANTLAL MITHUBHAI, the Original Flat Owner, assigned/transferred all his share/interest in the capital / property of the Society and the said Flat No.C-39/S-4, admeasuring 59.63 Sq. Mtrs. Bulltup area, on the Ground floor in the Building No.C-39 of the KUMKUM Co-operative Housing Society Ltd., on Plot No.48/27, situated at Sector-14, Vashi, Navi Mumbai Tal. & Dist. Thane in favour of MR AMBADAS BALKISAN PARDESHI, vide Deed of Assignment dated 5th March 2008, registered with the Sub-Registrar Thane-3 on 5th March 2008, under Sr. No.TNN3-01530-2008, Receipt No.1578 for proper consideration and handed over the possession of the said Flat to MR AMBADAS BALKISAN PARDESHI. The Deed of Assignment dated 5th March 2008 was registered by NAVI MUMBAI ACHALGACHHA JAIN SANGH, through its Authorised Trustees 1) MR NAGJI JETHALAL SHAH and 2) MR MAHENDRA KHIMJI DEDHIA, through the General Power of Attorney dated 27th January 1995 duly notarised on 27th January 1995, which was given by MR NANDU VASANTLAL MITHUBHAI, the Original Flat Owner to them.

6. AND WHEREAS the CIDCO, transferred the said Flat in the name of MR AMBADAS BALKISAN PARDESHI.

7. AND WHEREAS the Society, accordingly transferred the said Flat and on 22nd March 2009 endorsed the said Share Certificate in the name of MR AMBADAS BALKISAN PARDESHI.



8. AND WHEREAS the Vendor is in possession of the said Flat No. C-39/S-4, admeasuring 59.63 Sq. Mtrs. Bulltup area, on the Ground floor in the Building No.C-39 of the KUMKUM Co-operative Housing Society Ltd., on Plot No.48/27, situated at Sector-14, Vashi, Navi Mumbai Tal. & Dist. Thane (hereinafter referred to as the said Premises) and holding Share Certificate No.049 comprising of 5 shares of Rs.50/- each bearing distinctive nos. from 241 to 245 (both inclusive) (hereinafter referred to as the said Shares).

Vinaygale

B. D. D.

9. AND WHEREAS the Vendor has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire the right, title and interest of the Vendor in the said premises /shares together with the permanent and absolute right of use and occupation of the said premises for a consideration of Rs.67,00,000/- (RUPEES SIXTY SEVEN LAKHS ONLY) (inclusive of 1% TDS i.e. Rs.67,000/-).

10. IT is further declared by THE VENDOR that:

a. There are no suits, litigations, civil or criminal or any other proceedings pending as against THE VENDOR personally affecting the said premises.

b. There are no attachments or prohibitory orders as against or affecting the said premises and the said premises are free from all encumbrances or charges and/or are not the subject matter of any lispendens or easements or attachments either before or after judgement. THE VENDOR has not received any notice either from the Government, Semi-Government or Municipal Corporation regarding any of the proceedings in respect of the said premises.

c. The said premises are free from all mortgages, charges encumbrances of any nature whatsoever.

d. The VENDOR has paid all the necessary charges of all nature whatsoever in respect of the said premises and THE VENDOR has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever for the said premises.

e. THE VENDOR in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment or in any other way whatsoever and has not created any tenancy, leave and licence or any other rights of the like nature in the said premises and has not dealt with or disposed off the said premises in any manner whatsoever.

f. Neither THE VENDOR nor any of his predecessors-in-title have received any notice either from the CIDCO and/or from any other statutory body or authorities regarding the acquisition and/or requisition of the said premises.



रुपेसा

Vimalgala

g. THE VENDOR is in exclusive use, occupation and possession of the said premises and every part thereof and except THE VENDOR no other person or persons are in use, occupation and enjoyment of the said premises or any part thereof.

h. The Vendor has good and clear marketable title, free from encumbrances of any nature whatsoever of the said premises and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise howsoever outstanding against THE VENDOR and/or against the said premises or any part thereof.

i. THE VENDOR is not restricted either under the Income Tax Act, Gift Tax Act, Wealth Tax Act, or under any other statute from disposing off the said premises under this Agreement.

j. THE VENDOR has not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the PURCHASER and THE VENDOR has all the rights, title and interest to enter into this Agreement with the PURCHASER on the various terms and conditions as stated herein.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:



ट न न - ३
२९/१२/२०२३
L / 30

1. Subject to the prior permission being obtained in writing by the Vendor from the CIDCO, the Vendor shall sell and transfer and the Purchaser shall purchase and acquire the said Flat No.C-39/S-4, admeasuring 59.63 Sq. Mtrs. Builtup area, on the Ground floor in the Building No.C-39 of the KUMKUM Co-operative Housing Society Ltd., on Plot No.48/27, situated at Sector-14, Vashi, Navi Mumbai Tal. & Dist. Thane, together with the permanent and absolute right of use and occupation of the said Flat together with the benefits in the deposit lying with CIDCO, for a Lump Sum price of Rs.67,00,000/-(RUPEES SIXTY SEVEN LAKHS ONLY) (inclusive of 1% TDS i.e. Rs.67,000/-).

[Handwritten signature]

Vimalgala

2. The Purchaser has paid to the Vendor on or before the execution of these presents a sum of Rs.9,33,000/- (RUPEES NINE LAKHS THIRTY THREE THOUSAND ONLY) (the receipt of which the Vendor doth hereby admit and acknowledge and of and from the payment of the same and every part thereof doth hereby release and for ever discharge the Purchaser) and the balance amount of Rs.57,67,000/- (RUPEES FIFTY SEVEN LAKHS SIXTY SEVEN THOUSAND ONLY) shall be paid as under;

(i) Rs.67,000/- (RUPEES SIXTY SEVEN THOUSAND ONLY) shall be paid 1% TDS for and on behalf of the Vendor within a period of seven (7) days from the date of registration of this Agreement. TDS Certificate shall be handed over to the Vendor.

(ii) Rs.57,00,000/- (RUPEES FIFTY SEVEN LAKHS ONLY) shall be paid either on getting loan or from own sources/contribution within a period of Thirty Five (35) days from the date of obtaining CIDCO permission / NOC for sale in the name of the Purchaser and Mortgage NOC in the name of the Purchaser's Banker.

TIME IS ESSENCE OF CONTRACT.



The Vendor doth hereby covenant with the Purchaser that the said flat agreed to be hereby sold is free from all encumbrances and that he has power to transfer and deliver possession of the said Flat No.C-39/S-4 to the Purchaser. 130

4. The Vendor in pursuance of the said Agreement and in consideration of the said sum of Rs.67,00,000/- (RUPEES SIXTY SEVEN LAKHS ONLY) paid or to be paid by the Purchaser to the Vendor as aforesaid shall deliver to the Purchaser vacant possession of the said Flat No.C-39/S-4 on receiving full and final payment.

5. The Vendor shall apply to the CIDCO and seek permission from the CIDCO for permitting him to transfer and assign to the Purchaser his rights, interest and benefits under the said Agreement and also permitting him to sell and transfer to the Purchaser the said Flat No.C-39/S-4, admeasuring 59.63 Sq. Mtrs. Builtup area, on the Ground floor in the Building No.C-39 of the KUMKUM Co-operative Housing Society Ltd., on Plot No.48/27, situated at Sector-14, Vashi, Navi Mumbai Tal.

[Handwritten signature]

Vimalgala

& Dist. Thane, together with the permanent and absolute right of use and occupation of the said Flat. The Purchaser agrees to bear and pay to the CIDCO wholly and exclusively such transfer charges as may be determined by CIDCO under Clause mentioned in the said Agreement.

6. On obtaining permission in writing from the CIDCO, the Vendor shall assign and transfer all his rights, interest, title and benefits arising out of the said Agreement dated 20th October 1993 mentioned hereinabove including the deposits standing to the credit of the Vendor with the CIDCO by executing a Deed of Assignment in favour of the Purchaser and registering it with the Sub-Registrar of Assurances within the stipulated time period from the date of obtaining permission in writing from the CIDCO permitting the Vendor to sell and transfer to the Purchaser the said Flat.

7. The Vendor doth hereby further covenant with the Purchaser that the Vendor shall pay to the Society the service charges, property tax, water charges and other charges which are payable by the Vendor to the Society in respect of the said Flat on the date of handing over the possession of the said premises to the Purchaser.



7-3
20/10/2023
90/30

8. The Vendor doth hereby further covenant with the Purchaser that from the date of possession, the Purchaser shall quietly and peacefully possess and occupy and enjoy the said premises without let or hindrance, denial, demand, interruption or eviction by the Vendor or any other person or persons lawfully or equitably claiming through under or in trust for the Vendor.

3
2023

9. That from the date of possession the Purchaser shall be entitled to have and hold the possession, occupation and use of the said Flat and the Purchaser shall so hold the same unto and to the use and benefit of the Purchaser herself, her heirs, successors and assigns forever without any claim, charge, right, interest, demand or lien of the Vendor or any person or persons claiming through or under him or in trust for him subject to payment by the Purchaser of all taxes, assessments, charges, duties or calls made by the Housing Society, Government, Revenue or Local Authorities in respect of the premises and the Land from the date of receiving the possession of the said premises from the Vendor.

[Handwritten signature]

Vimalgale

10. The Purchaser doth hereby covenants with the Vendor that save and except as aforesaid the Purchaser shall from the date of possession pay his share of taxes and outgoings as mentioned in the said Agreement dated 20th October 1993 and shall also become a member of the KUMKUM Co-Operative Housing Society Ltd. formed by all the Flat-Owners of the said building and shall carry out the terms and conditions of the said Agreement and also abide by the rules and regulations of the said Society.

11. The Purchaser doth hereby covenant with the Vendor that she shall abide by the rules and regulations and the bye-laws of the said Society on admission as a member thereof and that he agrees and undertakes to pay and discharge all calls, demands, contributions and dues which the said Society may thereafter make in respect of the said premises.

12. The Vendor hereby further covenants with the Purchaser that the Vendor shall from time to time and at all times whenever called upon by the Purchaser or his Advocate or Attorneys do and execute or cause to be done or Executed all such acts, deeds and things whatsoever for more perfectly securing the interest of the Purchaser in the premises agreed to be hereby sold unto and to the use of the Purchaser as shall or may be reasonably required but at the cost of the Purchaser.

13. The said Agreement dated 20th October 1993 and all other relevant papers and receipts for payments made by the Vendor shall be duly delivered by him to the Purchaser on receiving the full and final payment.

14. Save and except as aforesaid all the terms and conditions of the said Agreement dated 20th October 1993 shall be binding on the Purchaser as if all the terms and conditions were bodily incorporated in this Agreement.

15. The Parties hereto agree and understand that, as per Income Tax Act, TDS on transaction of immovable property is to be deducted as per applicable rate where the consideration exceed Rs.50,00,000/-. In view of compliance to above said provision, the Purchaser shall deduct the 1% TDS on total price consideration and deposit the same as prescribed by the Income Tax Authority and furnish the TDS Certificate to the Vendor without committing any default in respect thereof. It is hereby clarified that the amount deducted as TDS shall be deemed as forming part of total price consideration of the said premises.



(Signature)

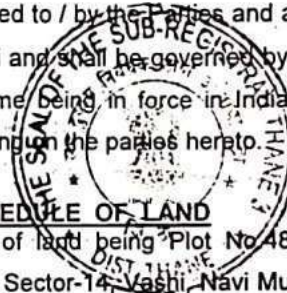
Vimalgala

16. WHEREAS the Vendor has given inspection of the aforesaid premises and all the relevant documents in respect of the said premises to the Purchaser and the Purchaser admits of having inspected the same. That both the parties agree that they have read all the contents, terms and conditions mentioned in this Agreement and after reading, confirming the same both the parties have signed this Agreement in presence of the witnesses.

17. THE VENDOR hereby indemnify and agree to keep indemnified the Purchaser for any loss, harm or damage that may be caused to Purchaser by way of any claim/s raised by any Government/Concerned Authorities regarding non-payment of any dues, charges, liabilities etc., till the date of handing over the possession of the said premises to the Purchaser or if the said Premises could not be transferred in the name of the Purchaser due to any lack of title on the part of the Vendor, the Vendor shall be responsible for the same and the Vendor shall make good all such loss, harm or damage caused to or suffered by the Purchaser in respect thereof.

18. THE VENDOR and the PURCHASER shall be entitled to specific performance of Contract.

19. Disputes or differences, if any, that may arise regarding any of the terms and conditions of this Agreement shall be referred to the arbitration of an Arbitrator mutually agreed to / by the Parties and all such arbitration shall be held at Navi Mumbai and shall be governed by the Provisions of the Arbitration Act for the time being in force in India and his/her/their Award shall be final and binding on the parties hereto.



THANE - 3
दस्ता क. ८९८/२०२३
१२/३०

SCHEDULE OF LAND

ALL THAT piece or parcel of land being Plot No 48/27 admeasuring 4698.38 Sq. Mtrs. situated at Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane and bounded as follows:

THAT IS TO SAY:

ON THE NORTH BY : Cond. No.48/26, 48/25, 48/24

ON THE SOUTH BY : Society Plot

ON THE EAST BY : Cond. No.48/17

ON THE WEST BY : Cond. No.48/1

[Handwritten signature]

Vimalgala

SCHEDULE OF FLAT

Flat No.C-39/S-4, admeasuring 59.63 Sq. Mtrs. Builtup area, on the Ground floor in the Building No.C-39 of the KUMKUM Co-operative Housing Society Ltd., on Plot No.48/27, situated at Sector-14, Vashi, Navi Mumbai Tal. & Dist. Thane.

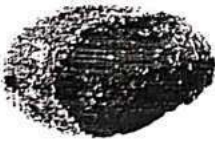
IN WITNESS WHEREOF the parties hereto have set their respective hands hereunto the day and the year first hereinabove written.



SIGNED, SEALED AND DELIVERED by the
withinnamed Vendor

MR AMBADAS BALKISAN PARDESHI

in presence of



1) HEMANT B GANGAR
Hemant

2) JENIL H GANGAR
Jenil H Gangar



SIGNED, SEALED AND DELIVERED by the
Withinnamed Purchaser

MRS VIMAL NILESH GALA

in presence of



1) JENIL H GANGAR
Jenil H Gangar

2) HEMANT B GANGAR
Hemant



ट न न - ३
दर क. ७९६ / २०२३
९३ / ३०

RECEIPT

RECEIVED from the withinnamed Purchaser MRS VIMAL NILESH GALA the sum of Rs.9,33,000/- (RUPEES NINE LAKHS THIRTY THREE THOUSAND ONLY) being the advance and part payment withinmentioned to be paid by him to me in respect of the Flat No.C-39/S-4, admeasuring 59.63 Sq. Mtrs. Builtup area, on the Ground floor in the Building No.C-39 of the KUMKUM Co-operative Housing Society Ltd., on Plot No.48/27, situated at Sector-14, Vashi, Navi Mumbai Tal. & Dist. Thane.

MODE OF PAYMENT:-

1. Rs.5,00,000/- by Cheque No.950385 dated 21st April 2023 drawn on Indian Bank, Sector-14, Jhunagar, Vashi Branch.
2. Rs.4,33,000/- by Cheque No.950424 dated 11th May 2023 drawn on Indian Bank, Sector-14, Jhunagar, Vashi Branch.

I SAY RECEIVED



Handwritten signature of Mr. Ambadas Balkisan Pardeshi

MR AMBADAS BALKISAN PARDESHI

WITNESS:

1) NAME : HEMANT B GANDEKAR

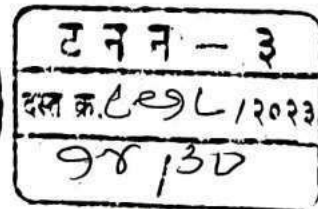
Full Address : C-715-6 m.g. Complex
SEC-14 VASHI

Signature: *Hemant*

2) NAME : JENIL H GANDEKAR

Full Address : C-715-6. M.G. COMPLEX
SEC-14, VASHI

Signature: *Jenil H. Gandekar*





ट न न - ३
वस क्र. १९९८ / २०२३
१५/३०

सूची क्र. दोन INDEX NO. II

नॉदणी 63 म.

Page 63 m.u.

गावाचे नाव : वाशी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अगिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,500,000.00
बा.भा. रु. 1,756,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: कुमकुम को ऑप हो रो लि., फ्लॅट नंबर सी-39/ए-4, राजगजला, से 14, एम जी कॉम्प्लेक्स, वाशी नवी मुंबई
- (3) क्षेत्रफळ (1) 48.88 चौ मि बिल्टअप + 10.75 स्वे मि एफएराआय
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) नंदु वसंतलाल मितुभाई तर्फे कु मु नवी मुंबई अचलगच्छ जैन संघ तर्फे ट्रस्टी नागजी जेठालाल शाह -:- घर/फ्लॅट नं. :- गल्ली/रस्ता :-; ईमारतीचे नाव :-; ईमारत नं. :- सी 14; पेठ/वसाहत: वाशी; शहर/गाव :-; तालुका: नवी मुंबई; पिन :-; पॅन नम्बर :-;
(2) नंदु वसंतलाल मितुभाई तर्फे कु मु नवी मुंबई अचलगच्छ जैन संघ तर्फे ट्रस्टी महेंद्र खिमजी देवीया -:- घर/फ्लॅट नं. :-; गल्ली/रस्ता: व प्र; ईमारतीचे नाव :-; ईमारत नं. :-; पेठ/वसाहत: :-; शहर/गाव :-; तालुका: :-; पिन: :-; पॅन नम्बर :-;
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अबादास बाळकिसन परदेशी -:- घर/फ्लॅट नं. :-; गल्ली/रस्ता :-; ईमारतीचे नाव: भिमानगर; ईमारत नं. :-; पेठ/वसाहत: पिपरी; शहर/गाव :-; तालुका: पुणे; पिन: :-; पॅन नम्बर :-;
- (7) दिनांक करून दिल्याचा 05/03/2008
- (8) नोंदणीचा 05/03/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 1530 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 70400.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 17600.00
- (12) शोरा

सह द्वयम निबंधक वर्ष ३ जर्ची ६



ट न न - ३
दस्त क्र. १२९८ / २०२३
१६ ३०



**CITY & INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LTD.**

Manager (Civil Services) Office
City & Industrial Development
Corporation of Maharashtra Ltd.
CIDCO Bhavan, CBD Belapur,
New Bombay-400014.

Date: 20/10/93

TAKING OVER POSSESSION BY THE ALLOTTEE ✓

Type C Apt. No. 39/8-4 Sector 14 at Vashi/CBD-Belapur/Parvel
Nerul/Kalamboli/Airoli/Kopar Khairane

1. Date of allotment: 6/8/93
2. Name of Hire/Owright Purchaser: Nandu Vasambhai
3. Date of execution of Agreement: 20/10/93



Civil Maistry _____

POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. 39/8-4
Type C Sector 14 at Vashi / CBD-Belapur/Parvel
Nerul / Kalamboli / Airoli / Kopar Khairane on the day of 20-10-93 after proper inspection of
the fittings and fixtures provided therein

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

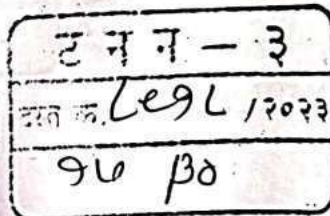
Received Lock No. _____ with duplicate key.

Nandu Vasambhai
(Signature of Allottee)

Name Nandu V.M

Copy : i) Maharashtra State Electricity Board
ii) Maharashtra Water Supply & Sewerage Board

Apt. No. 41/C-39/8-4



Kunkum Co-operative Housing Society Ltd.

(Registered under the Maharashtra Co-operative Societies Act, 1960.)
(Registration No. TNA (TNA)/HSG./TC/7261/94-95/Yr.-95)

Serial No. 049

Authorised Share Capital Rs. 24000/- Divided into 480 Shares each of Rs. 50/- only. Member's Registration No. 049

This is to Certify that Shri/Smt./Messrs. Nandu Vasantlal Mitumbhai of C-39/S-4 is the Registered Holder of Five shares No. From 241 To 245 of Rs. 250/- Rupees Two Hundred Fifty Only

Kunkum Co-operative Housing Society Ltd.

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

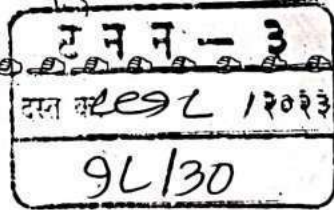
GIVEN under the Common Seal of the Said Society at Sector 14, Vashi, New Bombay 400 705

day of 19

Chairman

Hon. Secretary *Ratan K. J...*

Member of the Committee



(P.T.O)

Sr. No. of Transfer	Date of General body/ Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of shares held by the transferor are registered	Sr. No. in the Share Register at which the name of the Transferee is recorded
1	22-3-2009	MR. AMBADAS .B. PARDESHI (049)	24 - 245	5
1	Chairman	<i>Rajesh R. Anwar</i> Hon. Secretary		<i>B. B. Bhalerao</i> Committee Member
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member

3-1-2009
12023
100/26





नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पिन कोड, बेलपुर भवन, सी.डी.डी.,
नवी मुंबई - ४०० ६१४
दूरध्वनी क्र. : २७५५ ५० ००
१५५० ५० ००
१०५० १० ६५

1ST FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 401 614
TEL No 2757 70 70
2757 57 00
FAX 2757 37 85

जा.क्र./न.मु.मं.पान.नं./श.प./प्र.क्र. प. ५०६०/१५०/०६
दिनांक : १७/६/२०२३

प्रति,
राष्ट्रीय बांधकाम मंत्राली,

इमारत क्र. सी-३९ एम-५.६.१२.१६, पुमकुम को.अ.प.प. ही.सोसायटी लि.,
सेक्टर १५, वाशी, नवी मुंबई.

अंमली प्र. न.मु.मं.पान.नं.प्र.क्र. - १६२/२००६ प्रकरण क्र. प. ५०६०

विषय :- इमारत क्र. सी-३९ एम-५.६.१२.१६, पुमकुम को.अ.प.प. ही.सोसायटी लि., सेक्टर १५,
वाशी, नवी मुंबई या जागेने संश्लेषण कारणासाठी राष्ट्रीय बांधकाम परवानगी
देण्याबाबत.

संदर्भ :- आपले कार्यावाहीद्वारे याचा दि. १०/०२/२००६ रोजीचा अर्ज.

महोदय,

इमारत क्र. सी-३९ एम-५.६.१२.१६, पुमकुम को.अ.प.प. ही.सोसायटी लि., सेक्टर १५, वाशी, नवी मुंबई येथे संश्लेषण
कारणासाठी राष्ट्रीय बांधकाम परवानगी देण्याबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भातून परवानगे प्राप्त झालला
आहे. सदरभाषित जागेने संश्लेषण कारणासाठी राष्ट्रीय बांधकाम परवानगी देण्याबाबतचा अर्ज दि. १०/०२/२००६ रोजी प्राप्त झालेला आहे. या
बाबत २५/६/२००६ मध्ये महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६१ च्या कलम ४५(१)(३) मधील तरतुदीनुसार मंजूर
कारणाबाबतचे अर्ज, बांधकाम प्राथम प्रमाणपत्र सोबत निधीसहित राष्ट्रीय बांधकामासाठी जाहीर आहे. तसेच खाली नमुद वरून
वाशीची नोंद घ्यावी.

वाशीची पुस्तिका व मूल्यनि. शारणा सुविधा आवश्कत शुल्क भरणा येत्यानेतर उपलब्ध करून देण्यात येतील.

संश्लेषण व राष्ट्रीय बांधकाम मंत्रालीत घडणार नाही याची दखता घेण्यात यावी. अशाप्रकारे बांधकाम मंत्राली
मार्फत आपले अर्ज अंमली प्रमाणपत्र किंवा रेट भरता येतील. तसेच बांधकाम परवानगी रद्द करण्याबाबतची बांधकाम
मुद्रा व परवानगे देण्यात येतील याबाबतची नोंद घ्यावी.

बांधकाम मू. अंमलनामा जाणवतील विषयां मध्ये/संदर्भित याची संश्लेषणाची जबाबदारी संश्लेषण जागेबाबतचे
भूखंडधारक/सोसायटीबाबत याची राहिल. तसेच अर्जवर बांधकाम जागेचा मालकाचा नोंद नव घेऊन संश्लेषण भूखंड धारकांनी
सुचण किंवा बांधकाम मंत्रालीत अर्ज घेऊन जाणे हा प्रकार नाही याची दखता घ्यावी. किंवा अंमलनामा आरंभकालीन सर्वोपचार
जाबतद्वारे बांधकाम/परवानगे देण्यात येतील याची नोंद घ्यावी.

भूखंड मालक भागाबाबत अंमलनामा जाबतीची पातळी (Ground Level) खाली घेऊन उप कमी, जाबतीची पातळी
होवते अशी Sewer Line बांधणे किंवा किंवा अंमली पातळी, साठवणी, पातळ्याबाबत याची जाणे घेत टाका विषय
जाणवत होवून भूखंडधारकांनी याची सावधानता नाही. अशी भूखंडधारकी पातळी तपासणे याची.

इमारतीचे बांधकाम मंजूर नसल्याप्रमाणे परवानगे घ्यावे बांधकामाबाबतचे परवानगे अंमली बांधकाम करतानाचे
अंमलनामा महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुचालित बांधकाम नसणे मंजूर घेऊन एका
अवस्थेत आहे. मंजूर नसणे अंमली बांधकाम वरून न घेऊन घ्यावी. तरतुदीनुसार बांधकाम घ्यावे याची नोंद घ्यावी

इमारतीचे बांधकाम घेण्यात येण्याबाबत (About Sheds) भूखंडाचे शीत जागाबाबतचे इतरांना नोंद घ्यावी
तातूने हीचनेटमधे नोंद घेऊन जाणे आवश्यक आहे. त्यासाठी भूखंडाचे एका बाजूचे जागाबाबत अंमलनामा १०० या इतके तातूने
भोटा हीचनेट बांधकाम परवानगी देणे घेत आहे. बांधकाम मुदती जावल्या न केल्यात किती तातूनेच पूर्वीच बांधकाम
परवानगी देता येणार नाही. तसेच बांधकाम परवानगासाठी अर्ज घेऊन घ्यावे तातूनेच जाणे घ्यावी



"जागे अंमली या बाबत आवश्यक नोंदणीकरण"



६ न न - ३
१६/६/२०२३
२०/३०



NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

NO. NM/MC/TPO/B/CASE NO. A - 5080 / 750/06

DATE: 16/03/2006

Permission is hereby granted under Section 45(1) (ii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act 1949 F.S.I. Committee, on Bldg. No. C-3915-4, 8, 12, 16, Kumbhum CHS, Ltd., Sector 14, Vashi, Navi Mumbai As per the approved plans and subject to the following conditions for the development work of the proposed Building

Additional Built Up Area = 41,80 (Residential)
F.S.I = 1.00

1) The Certificate is liable to be revoked by the Corporation if;

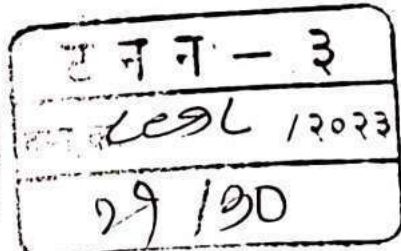
- The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans
- Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened
- The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and for any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966

2) THE APPLICANT SHALL;

- Give a notice to the Corporation on completion upto plinth level and 7 days before the commencement of the further work
 - Give written notice to the Municipal Corporation regarding completion of work
 - Obtain an Occupancy Certificate from the Municipal Corporation
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building Control Regulations and conditions of this Certificate.

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard Institutions

- The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M R & T. P Act, 1966 This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966
- The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them



- 6) A certified copy of the approved plans shall be exhibited on site and the same should showing name of Owner, Architect, Builder & Structural Engineer. Validity Certificate Plot No., Survey No., Area of Plot, No. of flats, Built up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the situation to be given in this section before completion of plinth work.
- 8) The amount of S.D Rs. 418/- for Tree Plantation, S.D Rs. 835/- for Mosquito Prevention, S.D Rs. 537/- for debris & S.D Rs. 500/- for Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation in case of breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.
- 12) For a building of non-residential occupancies and residential building with more than 10m height following additional conditions shall apply -
 - a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings
 - b) Exit from lift lobby shall be through a self closing smoke stop door
 - c) There shall be no other machinery in the lift machinery room
 - d) For centrally air conditioned building area of external openable windows on a floor shall be minimum 2.5 % of floor area
 - e) One of the lift (Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall
 - f) Electrical cables etc. shall in separate ducts
 - g) Alternate sources of electric supply or a diesel generator set shall be arranged
 - h) Hazardous material shall not be stored
 - i) Refuse stamps or storage places shall not be permitted in the staircase wall
 - j) Fire fighting application shall be distributed over the building
 - k) For building upto 24 M Height capacity of underground storage tank and overhead storage shall be 50 000 ltrs. and 10 000 ltrs respectively. Wet risers shall be provided. Pump capacity 1000 ltrs/min and 250 ltrs/min respectively. For building with height above 24 metres, the figures shall be 75000 ltrs. and 20 000 ltrs and the pump capacity of 1350 ltrs/min and 450 ltrs/min respectively.

Scanned with CamScanner



व न न - ३
६. ८९६/२०२३
२२/३०



- 13) Recession ground or amenity open space to be developed before submission of building Completion Certificate
- 14) No work should be started unless the existing structures are to be demolished
- 15) Applicant Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement
- 16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design stability building construction quality which should conform to withstand an earthquake of highest intensity in seismic zone IV
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as proper demarcation of parking spaces with oil plants plantation of trees and provision of garbage bin on the site
- 18) Application for completion/occupation Certificate shall be accompanied with the plan as per construction done on the site
- 19) The building material or earth removed from the trenches should not be dumped or stored on municipal road. If found so you are liable to fine as well as cost of lifting & transportation to dumping ground
- 20) The building constructed should not be occupied without obtaining the Occupation Certificate. Otherwise you will be fined
- 21) This Commencement Certificate is valid upto plinth level only. The further order will be given after the plinth is inspected
- 22) The applicants should fulfil all the health related provisions mentioned in the implementation of Anti-larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966. The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc
- 23) The construction work shall be completed before one year and must be applied for O.C with all concerned N.O.C
- 24) Window sill level must be at 0.90 M height. The difference between chaja level & slab level must be 0.50 M minimum
- 25) The Owner and the Architect are fully responsible for any ownership area and boundary disputes. In case of any disputes, P. W. M. Municipal Corporation will not be responsible
- 26) Temporary Labour sheds with proper toilet arrangement shall be provided on the site. If sufficient arrangement is not provided permission for construction above plinth level will not be granted & said temporary shed should be demolished prior to O.C
- 27) F.S.I. calculation submitted in the drawings shall be as per Development Control Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action



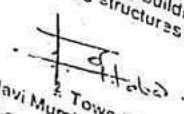
हजत - ३
 २२९६/२०२३
 २३/३०



DATE: - 16 / 03 / 20

As directed by the Urban Development Department, Government of Maharashtra, and section - 154 of MR&TP Act-1966 and vide Provision No.TPB 432001/2133/C1 230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 sq .m. followin additional condition of Rein Water Harvesting shall apply.

- a) All the layout open spaces/ amenities spaces of Housing Society and new construction/ reconstruction/ additions on plots having area not less than 300.00 sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in Schedule (enclosed).
- Provided that the authority may approve the Rain Water harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
- b) The owner/ society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.


 Town Planner
 Navi Mumbai Municipal Corporation
 Navi Mumbai

Scanned with CamScanner



ह न न - ३
दि. १६/०३/२०२३
०४/३०



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



HEAD OFFICE

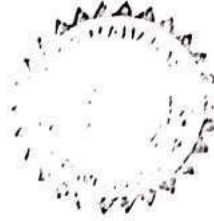
10008, MIDC, VASHI, DIST. THANE
 TEL: 25541111, 25541112, 25541113
 FAX: 25541114

THE MAHARASHTRA STATE
 ELECTRICITY BOARD
 10008, MIDC, VASHI, DIST. THANE
 TEL: 25541111, 25541112, 25541113
 FAX: 25541114

REGISTRATION
 SECTION
 10008, MIDC, VASHI, DIST. THANE
 TEL: 25541111, 25541112, 25541113
 FAX: 25541114

Date: 10/02/2008.

To
 The Director, M.S.E.B.
 H/O. KUMHAR CO-OPERATIVE SOCIETY LTD.
 SECTOR-14, VASHI,
 NAVI MUMBAI.



Subj: Transfer of Apartment/Shop No. C-39/B-4,
 SECTOR-14, VASHI, NAVI MUMBAI.

Ref: Your letter dated: ---

Sir/Madam,

The necessary Deed of Assignment has been registered with Sub Registrar, Thane on 05/03/2008 Sr No 01530 and the action taken by your society in transferring the share and membership of MR. HARDU VASANTJI PARDESHI in respect of Apartment No. C-39/B-4 in the name of Shri/||| AMBADAS BALKRISHN PARDESHI is noted in our records for the purpose of administration of the said flat

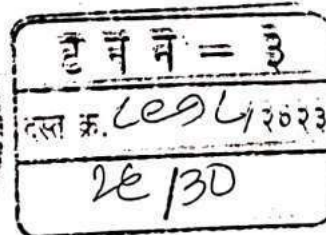
Thanking you,

Yours faithfully,

Asst. Estate Officer (VASHI)
 Area: ---
 CIDCO
 Sec 1

CC to -

- 1) Shri/||| HARDU V. MITHUNHAI (SELLER)
- 2) Shri/||| AMBADAS B. PARDESHI (PURCHASER)
- 3) AAO (EMS) 1724/014/C-39/B-4/
- 4) M.S.E.B. VASHI
- 5) N.M.M.C. (Water Supply)
- 6) N.M.M.C. (Property Tax)



भारत सरकार
GOVERNMENT OF INDIA




विमल निलेश गाला
Vimal Nilesh Gala
जन्म तारीख / DOB: 25/07/1973
महिला / FEMALE
Mobile No.: 9757397217

7108 8492 4729

माझे आधार, माझी ओळख

GOVT. OF INDIA
INCOME TAX DEPARTMENT
विविध सेवा विभाग
VIMAL NILESH GALA
VASANTKUMAR VORA

25/07/1973
Permanent Account Number
AABPV6763G



विमल गाला
Signature

Vimalgala

भारत सरकार
Government of India



अंबादास बालकिशन पारदेशी
Ambadas Balkishan Pardesi
जन्म तारीख/DOB: 19/08/1975
पुरुष/MALE

6073 0304 0307

माझे आधार, माझी ओळख

भारत सरकार
GOVT. OF INDIA
आयकर विभाग
INCOME TAX DEPARTMENT

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BFEP9768L



नाम / Name
AMBADAS BALKISHAN PARDESHI

पिता या नावा / Father's Name
BALKISHAN PANNALAL PARDESHI

जन्म की तारीख /
Date of Birth
17/03/1970

हस्ताक्षर / Signature

हस्ताक्षर

भारत सरकार
GOVERNMENT OF INDIA



जेनिल हेमन्त गंगार
Jenil Hemant Gangar
जन्म वर्ष / Year of Birth: 1993
पुरुष / Male

7557 0361 0599

आधार - सामान्य माणसाचा अधिकार

DL No MH43 20030029373
Valid Till: 31-05-2014 (MT)

DOI: 09-02-1996
DLD: 26-09-2008

AUTHORIZATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT MSRA

COV	DOI
MCWG	09-02-1996
LMV	09-02-1996

DOB: 01-06-1964 EG

Name: HEMANT GANGAR
S/O: Y. BACCHULAL GANGAR
Add: C-175-B, NEW KAMOHENU CHS, M.G. COMPLEX,
SEC-14, VASHI, NAVI MUMBAI

1771400793
Signature & ID of
Issuing Authority: MH43 2008254

Signature/ID
Impression of

हस्ताक्षर

Hemant

Scanned with CamScanner



हस्ताक्षर - 3
दिनांक 26/09/2023
20/30

दस्त गोपवारा भाग-1

दनन3 २८/३०
दस्त क्रमांक: 8918/2023

१:५६ PM
९१८
११ मे २०२३ १:५९ म.नं.
क्रमांक: दनन३ /८९१८/२०२३
मूल्य: रु. ६६,८७,३८६/-
ने मुद्रांक शुल्क: रु.४,०२,०००/-

मोवदला: रु. ६७,००,०००/-

मह. इ. नि. दनन३ यांचे कार्यालयान
८९१८ वर दि.११-०५-२०२३
१:५५ म.नं. वा. हजर केला.

Vimalgale

पावती:९९३६ पावती दिनांक: ११/०५/२०२३
मादर करणाराचे नाव: विमल निलेश गाला - -

नोंदणी फी रु. ३००००.००
दस्त हाताळणी फी रु. ६००.००
पृष्ठांची संख्या: ३०

एकूण: ३०६००.००

कर करणाऱ्याची मही:

Joint Sub Registrar Thane 3
दुय्यम निबंधक वर्ग - २
ठाणे क.३

Joint Sub Registrar Thane 3
सह दुय्यम निबंधक वर्ग - २
ठाणे क.३

लक्ष: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा म्हालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न कोणत्याही नागरी क्षेत्रात

1 11 / 05 / 2023 01 : 55 : 52 PM ची वेळ: (मादरीकरण)

2 11 / 05 / 2023 01 : 57 : 20 PM ची वेळ: (फी)

- प्रसिद्धा पत्र -

सर्व दस्तावेजांची बाबती कायदा १९०८ वियम १९६९ अंतर्गत तयारीनुसार बाबतीत दाखल केला आहे. दस्तावेजातील संपूर्ण मजकूर निष्पादक घ्याव्या, स्वकीदार व खोबत मोडलेले काबदकत्रे दस्तावेजांची सत्यता कायदेशीर बाबी साठी खालील निष्पादक घ्याव्या संपूर्णचे जबाबदार आहेत. तसेच सर्व हस्तांतरण दस्तांनुळे राखण्यासाठी / कोशासत यांच्या खोबताली काबदा / वियम / परिपत्रक बांधे जबाबदार होत नाही

Vimalgale
विमल गाला

Joint Sub Registrar Thane 3
विमल गाला



2023 2 02:03 PM
दस्तन3/8918/2023
प्रांत :- करगनामा

पक्षकाराचे नाव व पना

नाव: विमल निलेश गाला --
पना: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मदनिका नं-डी-46/
एन-3, अमर ज्योती को-ऑप. हाऊसिंग सोसायटी लि., एम.जी.
कॉम्प्लेक्स, सेक्टर-14, वाशी, नवी मुंबई, ब्लॉक नं: -, रोड नं: -,
महाराष्ट्र, ठाणे.
पिन नंबर: AABPV6763G

Vimalgala

नाव: अंबादाम वालकिमन परदेशी --
पना: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पालकी अपार्टमेंट, जय वय :-48
मन्दाग कॉलनी नं-2, काळेवाडी, तपकीर चौक, पुणे सिटी, पुणे,
ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे.
पिन नंबर: BFEPP9768L

पक्षकाराचा प्रकार

लिहून देणार
वय :-50
स्वाधरी:-

छायाचित्र



अंगठ्याचा दस्त



गोपवारा करून देणार नथाकथीत करगनामा चा दस्त गोपवारा करून दिल्याचे कबुल करतात.
3 ची वेळ: 11 / 05 / 2023 01 : 59 : 46 PM

दस्त अंम निवेदीत करतात की ते दस्तगोपवारा करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

पक्षकाराचे नाव व पना

नाव: हेमंत गंगर --
वय: 59
पना: सेक्टर-14, वाशी, नवी मुंबई
पिन कोड: 400703

Hemant

स्वाधरी

छायाचित्र



अंगठ्याचा दस्त



नाव: जैनील गंगर --

वय: 29
पना: सेक्टर-14, वाशी, नवी मुंबई
पिन कोड: 400703

Jainilganga

स्वाधरी

क्र.4 ची वेळ: 11 / 05 / 2023 02 : 00 : 46 PM

श्री. जै. पी. जोष
निबंधक वर्ग - 2

प्रांत	प्रकार	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
MRS VIMAL NILESH GALA	eChallan	03006172023051100230	MH001880437202324E	402000.00	SD	0001001228202324	11/05/2023
	DHC		1105202305504	600	RF	1105202305504D	11/05/2023
MRS VIMAL NILESH GALA	eChallan		MH001880437202324E	30000	RF	0001001228202324	11/05/2023



[Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

8918 / 2023

ट न न - ३
दस्त क्र. ८९८ / २०२३
३० / ३०

प्रमाणित करण्यात येते की सदर दस्तावेज
एकूण.....३०.....पाने आहेत.

श्री. जी. पी. खोत
सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
पुस्तक क्र. ५
क्रमांक.....८९८.....वर बंधवला.

श्री. जी. पी. खोत
सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
दिनांक. ११ माहे. ०५ सन. २०२३



11/05/2023

रूपी क्र.2

Index-II

मुख्य नियंत्रक : मह. दु. नि. ठाणे 3

पत्र क्रमांक : 8918/2023

नोंदणी :

Regn:63m

गावाचे नाव : वाशी

(1) विलेखाचा प्रकार	फारगनामा
(2) मोबदला	6700000
(3) वाजाराभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार नें नमुद करावे)	6687386
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: मदनिका नं-मी-39/गम-4, तळमजना, विल्डिंग नं-मी-39, कुमकुम को-ऑप. हाऊसिंग सोसायटी लि., प्लॉट नं-48/27, सेक्टर-14, वाशी, नवी मुंबई एरिया-59.63 चौरस मीटर विल्टअप (48.88 चौ मी विल्टअप+10.75 चौ मी बाडीर) (Plot Number : 48/27 ; SECTOR NUMBER : 14 ;)
(5) क्षेत्रफळ	1) 59.63 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल नव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अंबादाम बालकिमन परदेशी - - वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पालकी अपार्टमेंट, जय मल्हार कॉलनी नं-2, काळेवाडी, तपकीर चौक, पुणे सिटी, पुणे, प्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411017 पॅन नं:-BFEP9768L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-विमल निलेश गाला - - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मदनिका नं-डी-46/एन-3, अमर ज्योती को-ऑप. हाऊसिंग सोसायटी लि., एम.जी. कॉम्प्लेक्स, सेक्टर-14, वाशी, नवी मुंबई, प्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AABPV6763G
(9) दस्तऐवज करून दिल्याचा दिनांक	11/05/2023
(10) दस्त नोंदणी केल्याचा दिनांक	11/05/2023
(11) अनुक्रमांक, खंड व पृष्ठ	8918/2023
(12) वाजाराभावाप्रमाणे मुद्रांक शुल्क	402000
(13) वाजाराभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेण	

श्री. जी. पी. खोले
मह. दु. नि. ठाणे - २
ठाणे क. ३

मुल्यांकनामाठी विचारान घेतलेला तपशील :-
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

