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पावती

Original/Duplicate

Monday, December 31, 2012

नोंदणी क्र.: 39M

2:53 PM

Regn.: 39M

पावती क्र.: 5480 दिनांक: 31/12/2012

गावाचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: टनन6-5386-2012

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: कीर्ती लक्ष्मचन्द गांगर --

नोंदणी फी

रु. 18320.00

दस्त हाताळणी फी

रु. 1160.00

पृथांची संख्या: 58

एकूण:

रु. 19480.00

आपणास हा दस्तऐवज अंदाजे 3:13 PM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

प्रकाशित करणारा
राज्य शासक

बाजार मूल्य: रु. 1832000/-

मोबदला: रु. 1150000/-

भरलेले मुद्रांक शुल्क : रु. 91600/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु. 18320/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 897478,008421 दिनांक: 18/12/2012

बँकेचे नाव व पत्ता: State Bank Of Mysore

2) देयकाचा प्रकार: By Cash रक्कम: रु. 1160/-

आमचे दस्तऐवज परत दिले



राज्य शासक
मिळालेला
पदावकाशी सही



मूल्यांकन पत्रक बां

Monday, December 31, 2012
1:11:17PM

मूल्यांकन 2012
जिल्हा ठाणे
प्रमुख मूल्य 157-गावाचे नाव : नेरुळ (नवी मुंबई महानगरपालिका)
सहाय्यक मूल्य 26/316- नेरुळ नोड सेक्टर नंबर 42अ
क्षेत्राचे नाव Navi Mumbai/Thane
सर्व इतर -

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदन	कार्य	दुकान	औद्योग
24600.00	52000.00	70000.00	88500.00	70000.00
मिळकतीचे क्षेत्र	23.00	बांधकामाचे व	1-आर सी सी	
मिळकतीचा वा	तळमजल्यावरील दुकाने	उद्दवाहन सुव	-	
मिळकतीचा प्र	बांधीव	बांधकामाचा		
मिळकतीचे वय	6 to 10 वर्षे	दर		

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार)

= (88500.00 * 90 / 100)

= 79650.00

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र

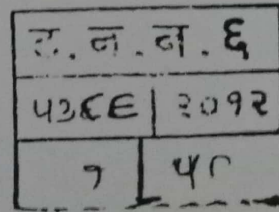
= 79650.00 * 23.00

= 1831950.00

अंतिम मूल्य दर = अंतिम मूल्य दर + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इतर कोणत्याही प्रकारचे मूल्य

= 1,831,950.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00

= 1,831,950.00/-



1831950



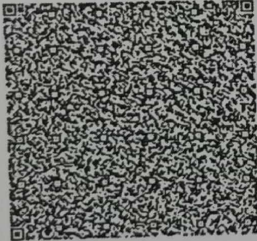
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

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Certificate No. : IN-MH14049128425405K
 Certificate Issued Date : 24-Dec-2012 03:29 PM
 Account Reference : SHCIL (FI)/ mhshcil01/ VASHI/ MH-NVM
 Unique Doc. Reference : SUBIN-MHMHSHCIL0114942272545864K
 Purchased by : KIRTI L GANGAR AND NEHAL K GANGAR
 Description of Document : Article 25(b)to(d) Conveyance
 Property Description : SHOP NO-8,GR FLR,SADGURU PRIDE,PLOT NO-6,SEC-42A,NERUL,NAVI MUMBAI
 Consideration Price (Rs.) : 18,32,000
 (Eighteen Lakh Thirty Two Thousand only)
 First Party : SUMAN V SATPUTE AND PRASANNA V SATPUTE
 Second Party : KIRTI L GANGAR AND NEHAL K GANGAR
 Stamp Duty Paid By : KIRTI L GANGAR AND NEHAL K GANGAR
 Stamp Duty Amount(Rs.) : 91,600
 (Ninety One Thousand Six Hundred only)



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0004318220

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

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SALE DEED

PROPERTY DESCRIPTION:	Shop No.8, on Ground Floor, adm. 23 <small>INCLUDING LOFT AREA</small> sq.mtr. built-up, in the building known as "SADGURU PRIDE OF SADGURU PRIDE CO-OPERATIVE HOUSING SOCIETY LTD." Plots No. 6, Sector- 42A, Nerul, Navi Mumbai, Tal. & Dist. Thane.
SALE VALUE	Rs.11,50,000/-
GOVERNMENT VALUE	Rs.13,32,000/-
STAMP DUTY PAID	Rs.91,600/-

(Handwritten signatures and initials)

THIS INDENTURE is made and entered into at Nerul, Navi
Mumbai, Tal. & Dist. Thane on this 27 day of Dec, 2012.

BETWEEN

MRS. SUMAN VILAS SATPUTE

MR. PRASANNA VILAS SATPUTE

"TRANSFERORS/VENDORS"



AND

MR. KIRTI LAXMICHAND GANGAR

MRS. NEHAL KIRTI GANGAR

"THE TRANSFEREES/PURCHASERS"

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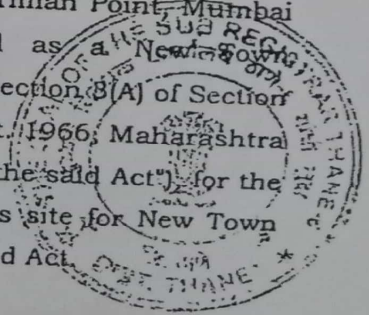
SALE DEED

THIS INDENTURE is made and entered into at Navi Mumbai on this 27 day of Dec, 2012 by and BETWEEN MRS. SUMAN VILAS SATPUTE & MR. PRASANNA VILAS SATPUTE both adults, Indian Inhabitants, residing at B-11/304, Bhimashankar C.H.S. Sector-19A, Nerul, Navi Mumbai, Tal. & Dist. Thane, hereinafter referred to as the "TRANSFERORS/VENDORS" (Which expression unless it be repugnant to the meaning or context thereof shall be mean and deemed to include its beneficiaries, their heirs, executors, administrators and assigns) of the ONE PART.

AND

MR. KIRTI LAXMICHAND GANGAR & MRS. NEHAL KIRTI GANGAR both adults, Indian Inhabitants, residing at 16/401, NRI Complex, Palm Beach Road, Sector-54,56,58, Nerul, Navi Mumbai, Tal. & Dist. Thane, hereinafter called "THE TRANSFEREES/PURCHASERS" (which expression shall unless be repugnant to the context or meaning thereof shall mean and deem to include their heirs executors, administrators and assigns) of the OTHER PART.

WHEREAS The City And Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act 1956 (hereinafter referred to as "THE CORPORATION" having its Registered Shop at Nirmal, 2nd floor, Narimani Point, Mumbai 400 021. The Corporation has been declared as a New Town Development Authority under the provision of Sub-section 3(A) of Section 113 of Maharashtra Regional and Town Planning Act, 1966, Maharashtra Act No. XXXVIII of 1966 (hereinafter referred to as "the said Act") for the New Town of Navi Mumbai. The area designated as site for New Town Under Sub-Sec. (1) and 3 (A) of section 113 of the said Act



AND WHEREAS The State Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an order duly made in this behalf as per the provision of Section 113 of the said Act.

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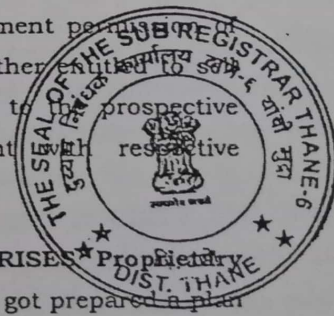
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AND WHEREAS By virtue of being the Development Authority, The Corporation has been empowered under Section 118 of the said Act to dispose of any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the said Act.

AND WHEREAS under the Agreement to Lease dated 18th June 2004 entered into between THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION MAHARASHTRA LTD. (hereinafter referred to as THE CIDCO) of the ONE PART AND M/S. SADGURU ENTERPRISES Proprietary Firm of MR. JAGANNATH NARSING JADHAV of the OTHER PART, wherein CIDCO has granted license in favour of the M/S. SADGURU ENTERPRISES Proprietary Firm of MR. JAGANNATH NARSING JADHAV for the purpose and on the terms & conditions therein contained and agreed to grant a lease in favour of the allotted License or his nominees for a term of Sixty (60) Years of all that piece & parcel of land bearing Plot Nos. 6, adm. about 1139.60 sq.mtr., Sector 42A, Nerul, Navi Mumbai, pertaining to Revenue Village Nerul, Tal. & Dist. Thane (more particularly described in the "LAND" schedule therein written) on the annual lease rent of Rs.100/- and terms & conditions therein contained.

AND WHEREAS the Allottee/Licensee of said plot M/S. SADGURU ENTERPRISES Proprietary Firm of MR. JAGANNATH NARSING JADHAV as per the said Agreement to Lease is/are entitled to enter into said plot and develop the same by way of constructing commercial building thereon as per the approved plan, development permission of Town Planning Dept of CIDCO Ltd., NMMC and further to sell the units/Shops in the building to be constructed to prospective purchaser/buyer and enter into Sale Agreement with respective Purchaser of the same.

AND WHEREAS M/S. SADGURU ENTERPRISES Proprietary Firm of MR. JAGANNATH NARSING JADHAV have got prepared a plan of building to be constructed on the said piece & parcel of land and submitted to the NMMC for its approval and sanction. Whereas NMMC had approved & sanctioned the same and granted Permission vide Commencement Certificate bearing No. NMMC/TPD/ BP/ CASE NO _____/_____/_____, dtd. 18/08/2004 and subsequently amended Commencement Certificate issued vide bearing No. NMMC/TPD/ BP/ CASE NO _____/_____/_____, dtd. 22/07/2005 for construction of



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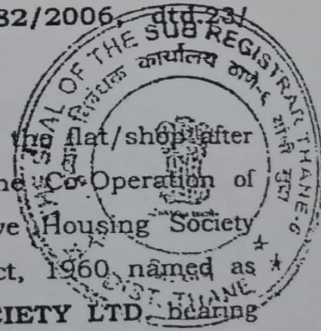
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building on the said piece & parcel of land subject to the conditions stated in the said certificate.

AND WHEREAS the M/S. SADGURU ENTERPRISES through its Proprietor MR. JAGANNATH NARSING JADHAV have developed the said plot by way of constructing residential-cum-commercial Purpose building known as "SADGURU PRIDE" on the said Plot Nos. 6, Sector-42A, Nerul, Navi Mumbai, pertaining to Revenue Village Nerul, Tal. & Dist. Thane as per the plans and specifications duly approved by the Town Planning authority of NMMC and applied for the Occupancy Certificate to the concerned Dept. of NMMC. and the Occupancy Certificate issued by the Town Planning Authority vide bearing No. NMMC/TPD/OC/CASE NO.3502/2323/2006, dtd.02/08/2006.

AND WHEREAS by an Agreement For Sale dtd. 21st November, 2006 executed between the Builders M/S. SADGURU ENTERPRISES Proprietary Firm of MR. JAGANNATH NARSING JADHAV, the party of One Part AND the Original Buyer/Purchaser MRS. SUMAN VILAS SATPUTE & MR. PRASANNA VILAS SATPUTE the party of Other Part therein, the said original purchaser had purchased acquired Shop No.8, on Ground Floor, adm. 23 sq.mtr. built-up, in the building known as "SADGURU PRIDE", Plots No. 6, Sector- 42A, Nerul, Navi Mumbai, Tal. & Dist. Thane. The said Agreement for Sale was duly stamped and registered with the concerned Sub Registrar of Assurances at Thane-11 vide under Registration Sr. No. TNN-11/06582/2006, dtd. 23/11/2006.

AND WHEREAS the respective Purchasers of the flat/shop after taking over the possession of their Flats with the Co-Operation of Builders have collectively formed the Co-Operative Housing Society under The Maharashtra Co-Operative Societies Act, 1960 named as SADGURU PRIDE CO-OPERATIVE HOUSING SOCIETY LTD. bearing Registration No. NBOM/ CIDCO/ HSG(OH)/2897/JTR/2008-2009 dtd. 17/03/2009 hereinafter referred as the said Society. The original Owners/Purchasers of Shop was admitted as the member of Society but the Share Certificate is not yet issued.



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AND WHEREAS the Transferor/Vendor herein is registered Member of SADGURU PRIDE CO-OPERATIVE HOUSING SOCIETY LTD. and the owner of Shop No.8, on Ground Floor, adm. 23 sq.mtr.

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built-up, in the building known as "SADGURU PRIDE", Plots No. 6, Sector- 42A, Nerul, Navi Mumbai, Tal. & Dist. Thane (for brevity sake the said Shop No. 8, hereinafter referred to as the said Shop).

AND WHEREAS the Transferors/Vendors herein have decided to sell, transfer their membership of said society and ownership of said shop in favour of any prospective Transferees/Purchasers.

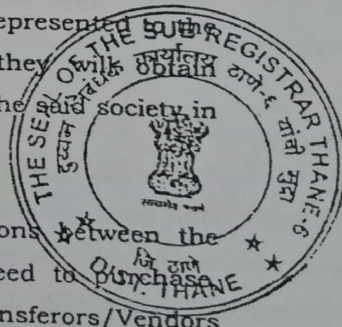
AND WHEREAS the Transferees/Purchasers herein are in need of residential unit/premises at Nerul, Navi Mumbai and for the same have approached to the Transferors/Vendors and given their offer proposal for the same.

AND WHEREAS considering to offer, proposal made by Transferees/Purchasers, the Transferors/Vendors have agreed to sale, transfer the said Shop & membership of Society in favour of Transferees/Purchasers herein and Transferees/Purchasers have agreed to purchase, acquire all rights, title, interest and ownership of the Transferors/Vendors in the said Shop & Membership of Society and sinking funds & deposits which is free from all encumbrances together with permanent hereditary & absolute right of use & occupation of the said Shop for the total sale price of **Rs.11,50,000/- (Rupees Eleven Lacs Fifty Thousand Only)** and the said payment shall be made as per the payment schedule given hereinto.

AND WHEREAS The Transferors/Vendors have represented Transferees/Purchasers and hereby covenant that they will obtain permission for Transfer of their membership rights, of the said society in favour of Transferees/Purchasers.

AND WHEREAS pursuant to mutual negotiations between the parties herein, the Transferees/Purchasers have agreed to acquire the said Shop and Membership from the Transferors/Vendors herein along with all their rights, title, interest, benefit & ownership upon the terms & conditions mentioned hereinafter.

AND WHEREAS one of the Co-Owner, **MR. PRASANNA VILAS SATPUTE**, due to his non availability, unable to personally appear to act, to execute, to admit & to lodge and sign all deeds & documents in respect of sell, transfer of said Shop with the Sub-Registrar of Assurances therefore he has appointed to Other Co-Owner **MRS. SUMAN**



Handwritten signatures and a stamp. The stamp is rectangular with a grid pattern. The text '43EE' is written in the top row, and '93' and '4R' are written in the bottom row. There are handwritten signatures and initials around the stamp.

VILAS SATPUTE who is Mother MRS. SUMAN VILAS SATPUTE as his lawful Constituted Attorney under Power of Attorney vide under Reg. Sr. No. TNN-6/2109/2012 dtd. 25/05/2012.

AND WHEREAS the parties hereby desire to record the terms & conditions as agreed between themselves towards sale & transfer of the said Shop.

**NOW IT IS HEREBY AGREED TO, DECLARED AND RECORDED
BY AND BETWEEN THE PARTIES HERETO AS UNDER:**

1) The Party of the One Part have represented to the Party of the Other Part that the above recitals form an integral part of this Sale Deed and the same have been incorporated herein specifically.

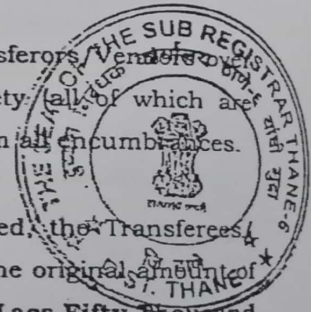
2) The Transferors/Vendors have agreed to sell, transfer & assign in favour of the Transferees/Purchasers and Transferees/Purchasers have purchased, acquired from the Transferors/Vendors.

i) The Proposed Five (5) share of the face value of Rs. 50/- each of the said society of aggregate value of Rs. 250/- (Rupees Two hundred fifty only) in the capital of the said society.

ii) As incidental thereto all the beneficial rights, title and interest of the Transferors/Vendors in & upon the said Shop together with the fixture, fitting & electrical installation therein belonging to the said society.

iii) The right, title and interest of the said Transferors/Vendors of the sinking funds and fixed deposits of the society (all of which are hereinafter collectively called the said Shop) free from all encumbrances.

3) In pursuance to execution of this Sale Deed, the Transferees/Purchasers have paid to the Transferors/Vendors the original amount of sale consideration Rs.11,50,000/- (Rupees Eleven Lacs Fifty Thousand Only) being as full & final payment towards sell, transfer of said Shop. Receipt for the same doth hereby admit & acknowledged hereinafter separately.



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On execution of these present and on receiving of full agreed sale consideration amount from the Transferees/Purchasers, the Transferors/ Vendor hereby handed over the quite, vacant & peaceful possession of said Shop to the Transferees/Purchasers.

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said Shop, whether by way of sale, charge, mortgage, lien, gift, trust, inheritance, lease, licenses, easement or otherwise whatsoever and they are having good right, full power and absolute authority to sale, transfer the same to the Transferees/Purchasers.

9) The Transferors/Vendors doth hereby covenant with the Transferees/Purchasers that they have not created any charge or encumbrance of whatsoever nature on the said Shop & Five (5) shares of said society neither are the same or any of them the subject matter for any litigation or stay order nor are the same or any of them the subject matter of any attachment whatsoever whether before or after judgment or any prohibitory order and they have not created any adverse right whatsoever in favour of any one in respect of the same or any of them.

10) The Transferors/Vendors hereto undertake that they will sign and execute all further and necessary documents, papers, forms and writings as may be necessary for more perfectly assuring and assigning the said Shop unto and to the use of Transferees/Purchasers.

11) The Transferees/Purchasers have inspected and acquainted themselves and agreed to accept and abide by the terms & conditions of the Agreement to Lease for the said plot entered on 18th June 2004 executed between CIDCO Ltd. and M/S. SADGURU ENTERPRISES and the draft copy of the Lease Deed to be executed for the plot along with constructed building thereon between CIDCO Ltd. AND M/S. SADGURU ENTERPRISES and legal body of the Purchaser of the building and the building plans approved by CIDCO LTD.

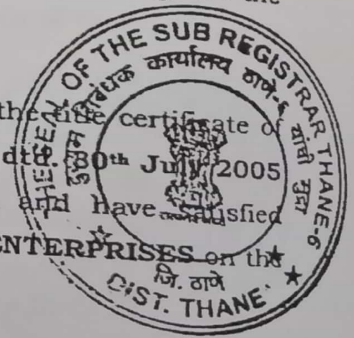
12) The Transferees/Purchasers have inspected the title certificate of Advocate & Solicitor MR. SURESH M. BHOSALE dt. 30th July 2005 certifying the title of the above mentioned plot and have satisfied themselves as regards the title of M/S. SADGURU ENTERPRISES on the Plot.

13) The Transferors/Vendors undertake and bind themselves to bring No objection from the said society for the completion of the sale, transfer of the said Shop & Proposed Five (05) Shares and all original documents relating to the said Shop No.8 shall be handed over to the Transferees/ Purchasers.

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Transferees/Purchasers as shall or may be reasonably required at the cost & expenses of the Transferees/Purchasers.

19) The Transferors/Vendors covenant that in the event of any person or persons making any claim, demand, suit, charge or other legal proceeding or any claim or being made by any person's attorney, agent, company or nominee claiming either lawfully and/or equitably against the sale, transfer & assignment of the said Shop & Proposed Five (5) Shares of said Society by them in the name of Transferees/Purchasers then and in such event they will indemnify and keep indemnified and harmless the said Transferees/Purchasers against such claim, demand, charge or charges that may be faced by the said Transferees/Purchasers.

20) The transfer fees of the Society towards the transfer of said Shop & Proposed Five (5) Shares in its record will be paid by the both the Parties equally.

21) The stamp duty & registration charges, if any, payable for the completion of the sale, transfer under this Sale Deed shall be borne and paid by the Transferees/Purchasers alone and the Transferors/Vendors will not liable to pay the same

SCHEDULE OF LAND

ALL THAT PIECE AND PARCEL of Land bearing Plot No. 6, Sector 5, Neral, Navi Mumbai, containing by admeasuring 1139.60 sq. mtr.

Hereabout and bounded as follows:

On or towards the North by : Plot No. 7
On or towards the South by : Plot No. 5
On or towards the East by : Plot No. 4
On or towards the West by : 20 mtr. wide Road



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SCHEDULE OF THE PROPERTY

All Right, title, interest & membership of Proposed Five (5)

SADGURU PRIDE CO-OPERATIVE HOUSING SOCIETY LTD

and ownership of Shop No.8, on Ground Floor, adm. 23 sq.mtr.

up, ^{INCLUDING LOFT} in the building known as SADGURU PRIDE, Plots No. 6, Sector

42A, Nerul, Navi Mumbai, Tal. & Dist. Thane.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on this day, month and year first hereinabove written.

SIGNED SEAL AND DELIVERED
by the within named "VENDOR"
MRS. SUMAN VILAS SATPUTE
Income Tax Permanent A/c No. AFEPS0860B

MR. PRASANNA VILAS SATPUTE
Through his constituted of Attorney
MRS. SUMAN VILAS SATPUTE
Income Tax Permanent A/c No. FORM-60

in the presence of

Suman

SIGNED SEAL AND DELIVERED
by the within named "TRANSFEREES/PURCHASERS"
MR. KIRTI LAXMICHAND GANGAR

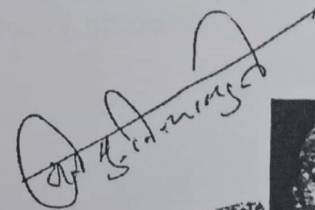
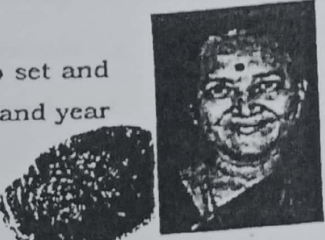
Income Tax Permanent A/c No. AADPG7400R

MRS. NEHAL KIRTI GANGAR
Income Tax Permanent A/c No. FORM-60

in the presence of

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RECEIPT

Dated 27/12/2012

RECEIVED of and from TRANSFERSEES/PURCHASERS MR. KIRTI LAXMICHAND GANGAR & MRS. NEHAL KIRTI GANGAR a sum of Rs.11,50,000/- (Rupees Eleven Lacs Fifty Thousand Only) being full & final payment towards sale, transfer of purchased Shop No.8, on Ground Floor, adm. 23 sq.mtr. built-up, in the building known as SADGURU PRIDE, Plot No. 6, Sector- 42A, Nerul, Navi Mumbai, Tal. & Dist. Thane. The payment made as follows:

Sr. No.	Date	Cheque/ D.D. No.	Drawn on	Amount
1	19/12/2012	431432	ORIENTAL BANK	50000/-
2	24/12/2012	431440	ORIENTAL BANK OF COMM.	11,00,000/-
			Total Rs.	11,50,000/-

WE SAY RECEIVED
Rs.11,50,000/-

MRS. SUMAN VILAS SATPUTE
MR. PRASANNA VILAS SATPUTE
Through his constituted of Attorney
MRS. SUMAN VILAS SATPUTE
(TRANSFERORS/VENDORS)

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LETTER OF POSSESSION

From:

MRS. SUMAN VILAS SATPUTE
MR. PRASANNA VILAS SATPUTE
B-11/304, Bhimashankar C.H.S. Sector-19A,
Nerul, Navi Mumbai, Tal. & Dist. Thane

Date: 27/12/2012

To,
MR. KIRTI LAXMICHAND GANGAR
MRS. NEHAL KIRTI GANGAR
16/401, NRI Complex, Palm Beach Road,
Sector-54,56,58, Nerul, Navi Mumbai,
Tal. & Dist. Thane

SUB.: HANDING OVER OF PHYSICAL POSSESSION.

Dear Sir,

We are very much glad to hand over you a quiet, vacant and peaceful possession of the Shop No.8, on Ground Floor, adm. 23 sq-mtr. built-up, in the building known as SADGURU PRIDE, Plot No. 6, Sector- 42A, Nerul, Navi Mumbai, Tal. & Dist. Thane. We say that we have received entire consideration in respect of the said Shop and now nothing is due and payable by you to us in respect of sale, transfer of said Shop and we have already relinquished all our right, title interest of whatsoever nature in respect of the said Shop under Sale Deed dtd 27/12/2012. We say that along with physical possession of the said Shop. We are also handing over the original copy of agreement and ourselves and other relevant papers & documents executed and original key of said Shop.

Thanking you,

Yours faithfully,

MRS. SUMAN VILAS SATPUTE

MR. PRASANNA VILAS SATPUTE

Through his constituted of Attorney

MRS. SUMAN VILAS SATPUTE

We, MR. KIRTI LAXMICHAND GANGAR & MRS. NEHAL KIRTI GANGAR, do hereby confirm that the possession of Shop No.8, on Ground Floor, SADGURU PRIDE taken over by us.

MR. KIRTI LAXMICHAND GANGAR

MRS. NEHAL KIRTI GANGAR

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ट. व. व. &
4308 2092

Sadguru Pride Co-Operative Housing Society Ltd.,

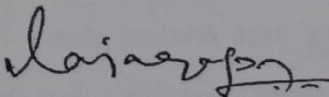
Plot No: 06, Sector-42A, Nerul, Navi Mumbai- 400 706
(Regn No., NBOM/CIDCO/HSG (O.H)/2897/JTR/2008-09, Dated: 17-03-09)

NO OBJECTION CERTIFICATE TO WHOMSOEVER IT MAY CONCERN

This has reference to the request letter dt.27-12-2012 received from **Mr.Suman Vilas Satpute & Mr.Prasanna V Satpute**, joint owners of the Shop No.8 in the building known as "Sadguru Pride CHS Ltd.", Plot No.6, Sector 42A, Nerul 400 706 is planning to sell the said shop No.8 to Mr.KIRTI GANGAR residing at 16/401 NRI Complex, Palm Beach Road Marg, Nerul, Navi Mumbai - 400 706.

In this regard, necessary resolution has been passed by the Managing Committee that the Society has no objection in the proposed transfer of the Shop No.8 to Mr.KIRTI GANGAR after obtaining necessary transfer fee, pending maintenance and other dues (if any) payable to the Society.

For SADGURU PRIDE CHS LIMITED


SECRETARY



Dated: 28th December 2012



ट.न.न.६	
५३८६	२०१२
२५	५८



**नवी मुंबई
महानगरपालिका**

पहिला प्वाळा, बेलपुर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

**Navi Mumbai
Municipal Corporation**

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

जा.क्र./नरंघ/भोप्र/ प्र. क्र. धी-३५०२/२३२३/०६
दिनांक :- ०२ / ०८ / २००६

प्रति.

मं. सद्गुरु इंटरप्रायजेस
भूखंड क्र. ६, सेक्टर ४२ ए, .
नेरुळ, नवी मुंबई

नस्ती क्र. - नमंमपा/वि.प्र.क्र. ९६०/२००४, प्रकरण क्रमांक - धी-३५०२

विषय :- भूखंड क्र. ६, सेक्टर ४२ ए, . नेरुळ, नवी मुंबई मालकीचे पत्रासोबत
मिळणेबाबत.

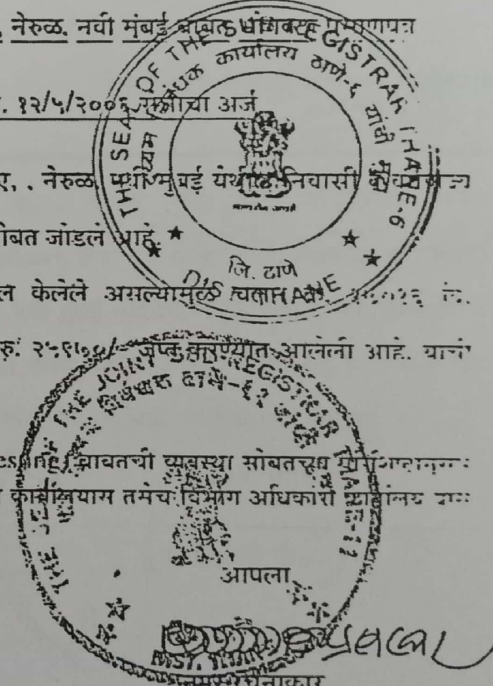
संदर्भ :- आपले वास्तुविशारद यांचा दि. १२/५/२००६ मधील अर्ज

महादय,

संदर्भाधिन अर्जाच्या अनुषंगाने भूखंड क्र. ६, सेक्टर ४२ ए, . नेरुळ नवी मुंबई येथील निवासी वास्तुविशारद यांचा आपले वास्तुविशारद यांचा दि. १२/५/२००६ मधील अर्ज मधील बांधकाम प्रमाणपत्र (ऑक्थुपन्सी सर्टीफिकेट) या पत्रासोबत जोडले आहे.

सदर बांधकाम प्रारंभ प्रमाणपत्रातील अटीनुसार फेरबदल केलेले असल्यामुळे आपल्याकडे १०/८/२००४ रोजी भरणा केलेली एकूण सुरक्षा अनामत रक्कम रु. २५,९७०/- अर्जात आलेली आहे. याची कृपया नोंद घ्यावी.

अट - प्रत्यक्ष जागेवर वर्षा संचयन व विनियोग (Rain Water Harvesting) बाबतची व्यवस्था सोबतच घ्यावी. या तारखेपासून तीन महिन्यांच्या आत करून तसा कार्यपूती अहवाल या कार्यालय तमचे विभाग अधिकारी यांना सादर करावा.



प्रत माहितीसाठी:-

१. डायरेक्शन, वास्तुविशारद, ६२९, ग्रेट इस्टर्न मॉलरीया, से. ४, नेरुळ
२. उप आयुक्त (उपकर), कोपरखीरणे
३. उप - आयुक्त (परिमंडळ - १) नमंमपा.
४. उपकर निर्धारक व संकलक, नमंमपा, तुभे
५. मुख्य वास्तुशास्त्रज्ञ व नियोजनकर्ता, सिडको लि.
६. विभाग अधिकारी नमंमपा, नेरुळ.

ट.न.न.६
436E 2092
20 40

दुमन ११
२५७२/०८
३९/१२

“जन्म असो त्या मरण आवश्यक नोंदणीकरण”



नवी मुंबई
महानगरपालिका

पश्चिम भाग, बेलापुर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
एराफनी क्र. १ २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ १७ ८५

Navi Mumbai
Municipal Corporation

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

जा.क्र./नरवि/भोप्र/ प्र. क्र. बी-३५०२/२३२३ /
दिनांक :- ०२/०८/२००६

भोगवटा प्रमाणपत्र

- वाचले - १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंमपा/नरवि/वांय/
२७८९/२००४, दि. १८/८/२००४
२) नवी मुंबई महानगरपालिकेचे दि. २९-११-२००२ रोजीचे धोरणात्मक परिपत्रक.
३) वास्तुविशारद डायमेंशन्स यांनी दि. १२/५/२००६ रोजी सादर केलेली बांधकाम प्रमाणपत्रास
दाखला.

नवी मुंबई येथे भूखंड क्र. ६, सेक्टर ४२ ए, नेरुळ, नवी मुंबई या जागेचे मालक
मे. सद्गुरु इंटरप्रायजेस यांनी जागेवरील बांधकाम दि. ३/४/२००६ रोजी पूर्ण केलेले आहे. त्याबाबतचा टांकवटा
संबंधित वास्तुविशारद, डायमेंशन्स यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ
प्रमाणपत्र दि. १८/८/२००४ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. २९-११-२००२ च्या
धोरणात्मक परिपत्रकानुसार विविध शुल्क वसुली बाबतची कार्यवाही केलेली आहे. त्यामुळे सदर जागेत.

- १) निवासी वापराखालील बांधकाम क्षेत्र
(निवासी वापराखालील एकूण सदनिका - १५३३.३९ चौ.मी.)
२) वाणिज्य वापराखालील बांधकाम क्षेत्र
(वाणिज्य वापराखालील एकूण दुकाने - १८६.३८ चौ.मी.)
३) बाल्कनी खालील बांधकाम क्षेत्र
(बाल्कनी खालील एकूण दुकाने - ३०९.९४ चौ.मी.)

यानुसार वापर करणेस परवानगी देण्यात येते आहे.

न. न. ६
५३८६ २०९२
२९ ५८

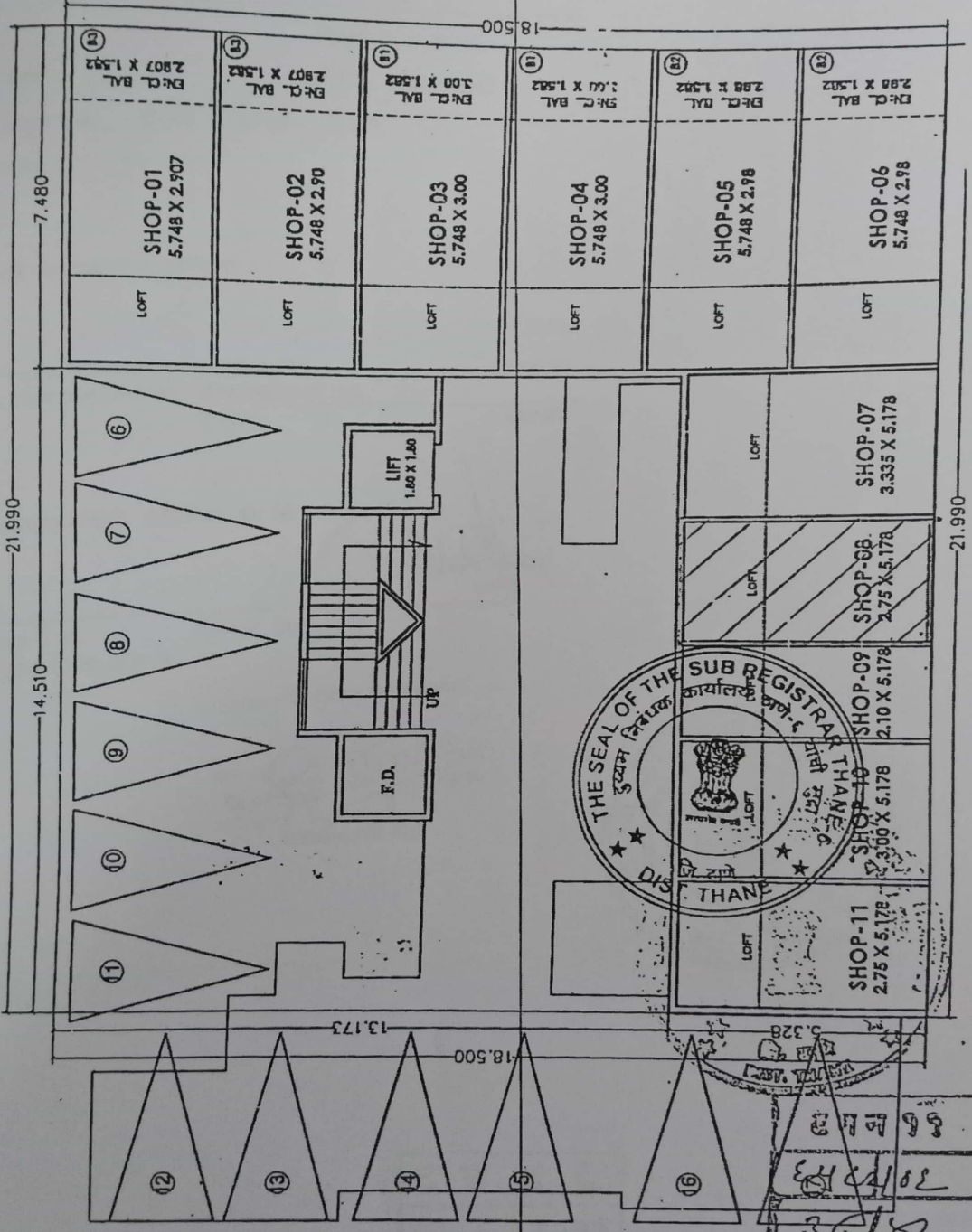
हमन ११
२५/०८/०६
८०/६२

(Signature)
नगर रचनाकार
नवी मुंबई महानगरपालिका

हमन ११



"जन्म असो वा मरण आवश्यक नोंदणीकरण"



433E
37 UC
Proprietor

Handwritten signature

30/02
30/02

Summary-2(दस्तावेज वारं भाग - २)

31/12/2012 4 40:51 PM

दस्तावेज वारं भाग-2

दस्तावेज
दस्तावेज क्रमांक:5386/2012

ड. ज. ज. ६	
५३८६	२०१२
५१	५१

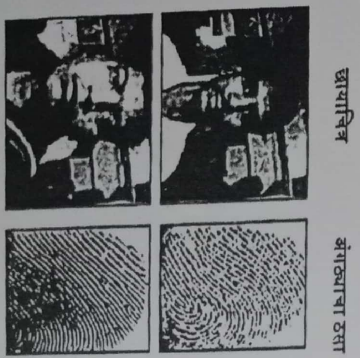
दस्तावेज क्रमांक : 5386/2012
दस्तावेज प्रकार :- अतिहस्तांतरणपत्र

क्र.सं.	पक्षकारांचे नाव व पत्ता	पक्षकारांचा प्रकार	दस्तावेज प्रकार	दस्तावेज क्रमांक
1	नाव: कीर्ती लक्ष्मिचंद्र गांगर -- पत्ता: प्लॉट नं: १६/४०१, भाजा नं: - इमारतीचे नाव: एन वय - 41 आर आर कोम्प्लेक्स, ब्लॉक नं: सेक्टर ५४, ५६, ५८, रोड नं: नेरळ नवी मुंबई, ... पिन नंबर: AADPG/400R	निहून वेणार	दस्तावेज	5386/2012
2	नाव: सुमन विलास सावरपुत्रे हया स्वता करिवा व प्रसभा विलास सावरपुत्रे यांच्या तर्फे कु मु म्हणून -- पत्ता: प्लॉट नं: बी / ११/३०४, भाजा नं: - इमारतीचे नाव: स्वाक्षरी- सीमायाकार, ब्लॉक नं: सेक्टर १९ए, रोड नं: नेरळ झोपडी मुंबई, ... पिन नंबर: AFEPS0860B	निहून वेणार	दस्तावेज	5386/2012
3	नाव: नेहल कीर्ती गांगर -- पत्ता: प्लॉट नं: 16/401, भाजा नं: 4 था मजला, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: से 54 नेरळ, ... पिन नंबर:	निहून वेणार	दस्तावेज	5386/2012

दस्तावेज करून देणार तपासणीत अतिहस्तांतरणपत्र वा दस्तावेज करून दिल्याचे कबुल करतात.

श्रीलंका: -
खालील हस्त असे निवेदीत करतात की हे दस्तावेज करून देणाऱ्यांनी व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

- नाव: सुनील - कदम
वय: 33
पत्ता: १७साई चेंबर प्लॉट क्र ४४ सेक्टर ११ बेलापूर नवी मुंबई
पिन कोड: 400614
- नाव: राजन एस खोटेकर --
वय: 29
पत्ता: सेक्टर 20 बेलापूर नवी मुंबई
पिन कोड: 400614



शिका क्र. 4 सी.वेळ: 31 / 12 / 2012
शिका क्र. 5 सी.वेळ: 31 / 12 / 2012 04 : 40
पुस्तक क्र - ६

THE SEAL OF THE SUB REGISTRAR
DIST. THANE

पुस्तक क्र. 40310
पुस्तक क्र. 40310
पुस्तक क्र. 40310

5386/2012

ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ
punjab national bank

1 A Co borrower's information

14. Co borrower's Name
 Last: Yongay First: Kirti Middle: Desrochand
 15. Father's/Husband's Name: Desrochand Ashah
 16. (a) Present Residential Address*
10/40, MRI Complex Palm Beach, Punjab
 (b) Permanent Residential Address*
Same as above
 17. Category: SC/ST/OBC/MINORITY/OTHERS
 18 a) I Mail id: Seleni@gmail.com 18 b) Mobile: 9821283125
 19. Telephone No. (with STD code): 022-24526561
 19 Relationship with student: Parent
 20 (a) Income Tax Pan No.*: AADPG17400R
 20 (b) Aadhar No.*: 9830 7539 9202
 (c)(i) Voter ID No.*: MH43-2018 0004836
 (ii) Passport No.*: Any one of these
 (iii) Driving Licence No.*: Any one of these
 21. Occupation, give complete particulars: Salaried
 21A. Income from all sources: 800000/-
 22. Work Experience in Service/business/profession: 25 years
 23. a) Age: 52 yrs b) Date of Birth dd/mm/yyyy: 25/01/1965
 c) Gender (Please tick): Male Female Transgender
 d) Details of income of any other member of the family, if earning
 e) No. of dependents
 f) Banking with us: Yes No, if yes, a/c no. / Customer Id. 02352010014150
 24. Status of current residence: Owned Rented Other, (please specify)
 25. Present Banker detail: Bank _____ Branch _____ A/C No _____
 26. Details of Education Loan(s), if any, already availed for the student or any member(s) of the family from PNB or any other Bank/financial institution:
 27. Statement of Assets and Liabilities

Liabilities		Assets	
Outstanding Loans/Advances	Amount		Amount
Bank		Immovable properties:	
Employer		Land	
Provident fund		Building	
Relatives and friends		Movable properties:	
Others		Cash	<u>100000/-</u>
		Deposits with banks	
		Investment in govt. securities	
		Others	
		Total	<u>500000/-</u>
Total	<u>4.56/-</u>		
Net Worth (Actual in ₹)			

