

DEED OF ASSIGNMENT

MADHUBAN

CO - OPERATIVE HOUSING SOCIETY LTD.

MRS. KASTURI PRADYUMNA PANDE &
MR. PRADYUMNA UPENDRA PANDE.

FLAT NO. 601, 6TH FLOOR, MADHUBAN CO-OPERATIVE HOUSING SOCIETY LTD.,

PLOT NO. 25, SECTOR - 6, AIROLI, NAVI MUMBAI - 400 708.



536/13890

Monday, December 28, 2020
11:22 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म
Regn.:39M

पावती क्र.: 14863 दिनांक: 28/12/2020

गावाचे नाव: ऐरोली

दस्तावेजाचा अनुक्रमांक: दतन9-13890-2020

दस्तावेजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: कस्तुरी प्रद्युम्न पांडे -

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 48

₹. 100.00
₹. 960.00

एकूण:

₹. 1060.00

आपणास मूळ दस्त शंबनेल प्रिंट, सूची-२ अंदाजे

11:41 AM ह्या वेळेस मिळेल.

बाजार मुल्य: ₹.8798869/-

मोबदला ₹.13500000/-

भारलेले मुद्रांक शुल्क : ₹. 100/-

Sub Registrar Thane 9
सह मुख्य निबंधक दफ्त र ठाणे क्र. ९

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

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 1060/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

Parul

मुख्य दस्त व रकॅन्ड मिळाले



29/12/2020

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 9

दस्त क्रमांक : 13890/2020

नोंदणी :

Regn:63m

गावाचे नाव : ऐरोली

अभिहस्तांतरणपत्र

(1) विलेखाचा प्रकार

(2) मोबदला

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

(4) शू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक

(10) दस्त नोंदणी केल्याचा दिनांक

(11) अनुक्रमांक, खंड व पृष्ठ

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

(14) शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

13500000

8798869

1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन :- इतर माहिती: फ्लॉट नं-601,6वा मजला मधुबन को ऑप हौ सो लि प्लॉट नं-25 सेक्टर-6 ऐरोली नवी मुंबई. स्टील्ट पार्किंग नं 8 ((SECTOR NUMBER : 6 ;))

1) 950 चौ.फूट

1): नाव:-सुनिल गोपाळकृष्ण देशपांडे - वय:-57; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- सेक्टर-6 ऐरोली नवी मुंबई, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AAHPD0273B

1): नाव:-कस्तुरी प्रद्युम्न पांडे - वय:-43; पत्ता:-, -, 10 एस बी आय कॉलनी राजापेट अमरावती, -, कॉंग्रेस नागर (अमरावती), MAHARASHTRA, AMRAVATI, Non-Government. पिन कोड:-444606 पॅन नं:-ASIPP8237A

2): नाव:-प्रद्युम्न उषेन्द्र पांडे - वय:-49; पत्ता:-, -, 10 एस बी आय कॉलनी राजापेट अमरावती, -, कॉंग्रेस नागर (अमरावती), MAHARASHTRA, AMRAVATI, Non-Government. पिन कोड:-444606 पॅन नं:-AGWPP4129M

28/12/2020

28/12/2020

13890/2020

100

100

राह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

Payment Details

| sr. | Purchaser Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|----------------|------------------------|-------------|--------|---------|---------------|-------------|
| 1 | Mudrank | WF860462 | 1201053 | 100 | SD | | |
| 2 | By Cash | | | 100 | RF | | |
| 3 | By Cash | | | 1060 | RF | | |

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



| | |
|--------|--|
| Deface | |
| Date | |
| | |
| | |

SUNIL GOPALKRISHNA DESHPANDE 2019 0

17 FEB 2021
 सुनील गुरुप लिपिक / लिपिक

चिप्रीचे ठिकाण : रुम नं. 439, शिवशंकर,
 सेक्टर - 16, ऐरोली, नवी मुंबई.
 अनुष्ठाताक. Z. 6. k. किंमत रु. 100.
 नं. 51 : 9. 2. (B. A.) पी. पी. 1. 1. 1.
 हस्तै ह्यै : पी. 2. 4. 1. 1. 1.

WF 860462

25 SEP 2020
DEED OF ASSIGNMENT
 (Sale Deed)

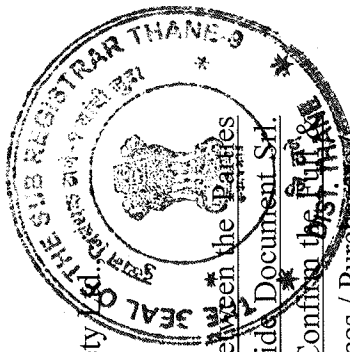
साधारण क्र. 64 - 2001

THIS INDENTURE is made and entered into at Navi Mumbai on 18th 11th 2020 day of December, 2020.

ट न न - ९
 दस्त क्र. 93880/2020
 9/88

BETWEEN
 MR. SUNIL GOPALKRISHNA DESHPANDE..... ASSIGNOR / VENDOR / TRANSFEROR
 AND
 (1) MRS. KASTURI PRADYUMNA PANDE
 (2) MR. PRADYUMNA UPENDRA PANDE..... ASSIGNEES / PURCHASERS / TRANSFEREES.

IN RESPECT OF
 PLAT No. 601, on the 6th Floor, Madhuban Co-operative Housing Society,
 Plot No. 25, Sector-6, Airoli, Navi Mumbai-400 708, District-Thane.



This Document is pertaining to the Earlier Document (Agreement) made Between the Parties and the same has been Registered with the Jt. Sub. Registrar, Thane-9, vide Document No. TNN9-5658-2020, Receipt No.6051, DT.10/08/2020. Now, this is to Confirm the Final Payment of the Sale Price (Consideration) already paid by the Assignees / Purchasers / Transferees to the Assignor / Vendor / Transferor.

(Handwritten signatures and names)
 Sunil Deshpande
 Kasturi Pradyumna Pandey
 Pradyumna Upendra Pandey
 Sunil Deshpande
 Kasturi Pradyumna Pandey
 Pradyumna Upendra Pandey

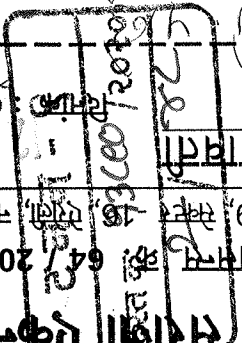
his legal heirs, executors, administrators and assigns)
 of the One Part AND

Tel.: 27690297 / 27607042

मुद्रांक विकीर्ण : श्री. शशीका प्रकाश वाघव

वि. सं. 64 / 2001

विकीर्ण संकाय : न. एन. 10, रातो, नवी मुंबई - 400708.



पक्षकाराचें पाले. सं. 4103
पत्ता

वस्ती

पक्षकारास **NON-JUDICIAL मुद्रांक पत्र** विक्री केलें :-

| अ. क्र. | किंमत रकम | ना | एकूण रकम |
|---------|-----------|-----|----------|
| 264 | 100/- | 1 | 100/- |
| | WF 860 | 462 | |
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त्या बाबत रोख रकम रु. 8612/-
अक्षरी रकम
प्राप्त झाले.

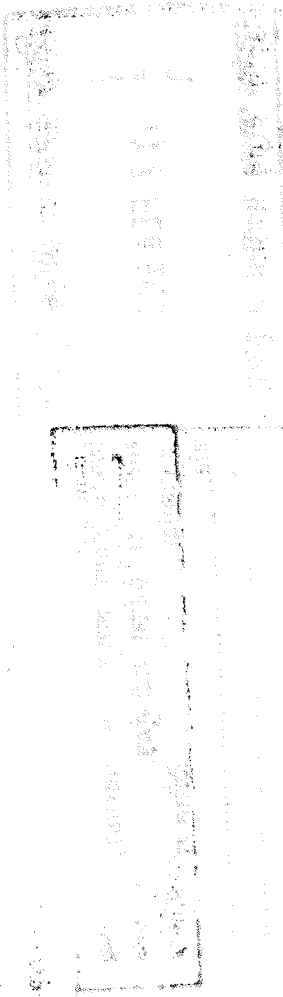
ISAY RECEIVED

25 SEP 2020

264

अफिकेनिका
601 म्युनिसिपल कॉलेज रोड - 6 वॉर्ड नवी मुंबई
32-54 प. 4103 रु.
श्री. श्री. सं. 4103

Postal order in favour of



DEED OF ASSIGNMENT(Sale Deed)

This Document is pertaining to the Earlier Document (Agreement) made Between the Parties and the same has been Registered with the Jt. Sub. Registrar, Thane-9, vide Document Srl. No.

TNN9-5658-2020Receipt No.6051 DT.10/08/2020

Now, this is to Confirm the Full & Final Payment of the Sale Price (Consideration) already paid by the Assignees / Purchasers / Transferees to the Assignor / Vendor / Transferor

ISAY RECEIVED

THIS INDENTURE is made and entered into at Navi Mumbai on this 28th day of December 2020.

BETWEEN

MR. SUNIL GOPALKRISHNA DESHPANDE

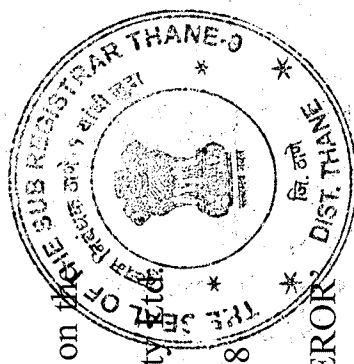
Age-57 years, P.A.N.: AAHPD0273B

an adult, Indian Inhabitant, residing at Flat No, 601, on 6th Floor, MADHUBAN Co-operative Housing Society Plot No. 25, Sector-6, AIROLI, Navi Mumbai-400 708

hereinafter referred to as 'THE VENDOR/ TRANSFEROR'

(Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, administrators and assigns) of the One Part AND

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| डॉकूमेंट - ९ |
| दस्तावेज नं. 93CE0/2020 |
| 9/82 |



Sunil Deshpande
Sunil Deshpande

(1) MRS. KASTURI PRADYUMNA PANDE

Age-43 years, P.A.N. ASIPP8237A

(2) MR. PRADYUMNA UPENDRA PANDE

Age-48 years, P.A.N. AGWPP4129M

Both adults, Indian Inhabitants, residing at

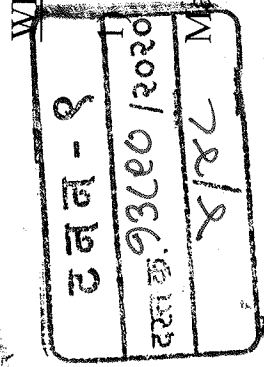
10, SBI Colony, Rajapeth, Amravati - 444 606

Maharashtra State.

Hereinafter referred to as 'THE PURCHASERS /

TRANSFEREES'

(Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, administrators and assigns) of the Other Part.



WHEREAS:

The City & Industrial Development Corporation of Maharashtra Ltd. a Company incorporated under the Companies Act, 1956, (1 of 1956) and having its Registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400 021, (hereinafter referred to as 'The Corporation')

The Corporation is the New Town Development Authority declared for the area designated as a site for the

New Town of Navi Mumbai by Government of

Maharashtra in exercise of its power under Sub. Section (1)



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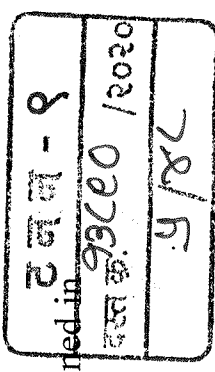
and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966)

(hereinafter referred to as 'The said Act')

3) The State Government in pursuance of Section 113 (a) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.

4) By Agreement To Lease dated: 3rd April, 1995 the CIDCO Ltd. / Corporation allotted and handed over Plot of Land bearing Plot No. 25, admeasuring about 2000.37 Sq. Mtrs. at Sector- 6, AIROLI, Navi Mumbai to the Madhuban Co-op. Housing Society Ltd. is a registered Society under the Maharashtra Co-operative Housing Societies Act, 1960 having Regn. No. TNA(TNA) / HSG / (T.C.) / 6903 / 94-95

dated: 30th November, 1994 (hereinafter referred to as 'The said Society') as per the terms and conditions mentioned in the said CIDCO's Agreement To Lease.



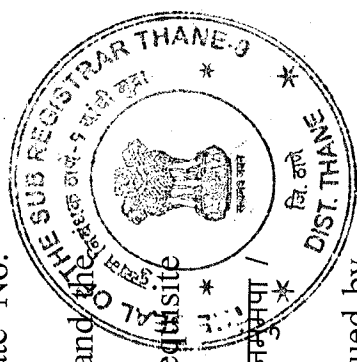
5) The NMMC issued Commencement Certificate No.

NMMC / Div.2 / TPO / BP / 1640 dated 3/6/1995 and Construction has been already completed and the requisite

Occupancy Certificate bearing Ref. No. जा. क्र. / नममुपा /

नरवि/ भो.प्र / 961 / 99 dated: 15-3-1999 has been issued by the Navi Mumbai Municipal Corporation.

6) The Lease Deed dated: 5-4-1999 has been executed



Signature

Signature

Signature

Between the CIDCO Ltd., therein referred to as 'The Lessor' of the One Part AND M/s. Madhuban Co-operative Housing Society Ltd., therein referred to as 'The Lessee' of the Other Part; and the same has been registered with the Sub. Registrar, Thane-3 vide document No. 2651 dated: 7-4-1999.

AND WHEREAS:

By an Allotment Letter dated: 1-12-2000 the said Society allotted the following flat to Allottee Mr. Sunil G. Deshpande.
FLAT No. 601, on the 6th Floor,
Admeasuring about 950 Sq. Ft. Built-up Area
(with Stilt Parking Space No. 8)

Madhuban Co-operative Housing Society Ltd.,

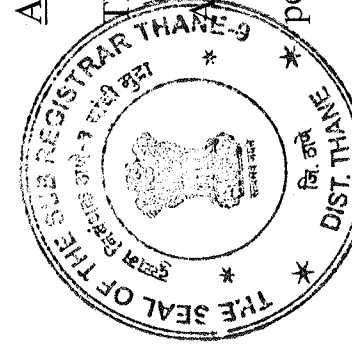
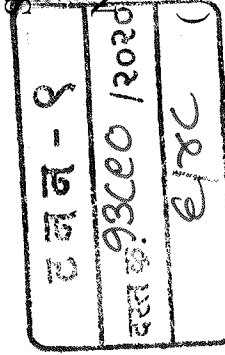
Situated at Plot No. 25, Sector-6, AIROLI,
Navi Mumbai-400 708, District-Thane
(hereinafter referred to as "The said Flat")

AND WHEREAS:

The CIDCO Ltd. by its Letter Ref. No. CIDCO / EMS / MEO (HQ) / 2000 / 4901, dated: 12-12-2000 has granted permission to the Society to enroll Membership in the name of Mr. Sunil G. Deshpande.

AND WHEREAS:

The said Society issued Share Certificate No.015 for 5 fully paid-up Shares of Rs. 50/- each bearing Share Nos. 071 To 075.



Sub. Registrar

Sunil G. Deshpande

Sunil G.

AND WHEREAS:

The CIDCO Ltd. by has granted the initial transfer permission by its Letter Ref. No. CIDCO / estate – 1/ 2020 / 8000070062, Date:- 16/10/2020.

NOW THIS INDENTURE WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO

AS FOLLOWS:

1. The Assignor / Vendor / Transferor has agreed to sell, transfer and assign all his rights with benefits & deposits etc. along with the open and common space appurtenant thereto; in respect of the Flat No, 601, on the 6th Floor, MADHUBAN Co-operative Housing Society Ltd. Plot No.

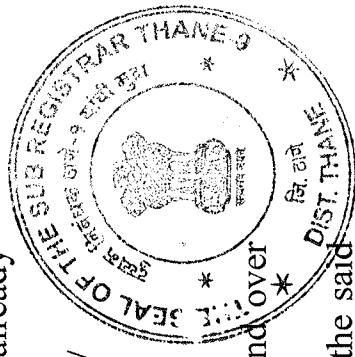
25, Sector-6, AIROLI, Navi Mumbai-400708, District-Thane, to and in favour of the Assignees / Purchasers / Transferees for consideration a sum of

Rs. 1,35,00,000/- (RUPEES ONE CRORE AND THIRTY FIVE LAKHS ONLY)

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| वारा क्र. 93CE0 / 2020 |
| 16/10/20 |

2. The Assignees / Purchasers / Transferees have already made the full payment of sale price to the Assignor / Vendor / Transferor.

3. The Assignor / Vendor / Transferor shall hand over the vacant, peaceful, actual physical possession of the said Flat to the Assignees / Purchasers / Transferees and shall sign the Share Transfer Forms and all other relevant forms, undertakings and documents.



Signature

Signature

Signature

Signature

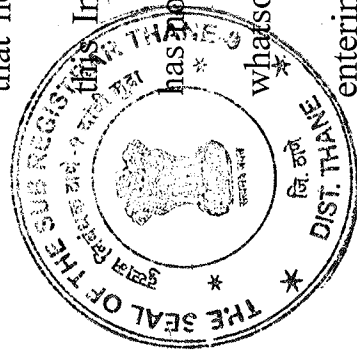
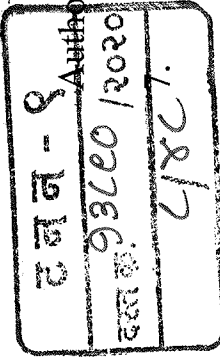
Signature

4. The Assignor / Vendor / Transferor hereby agree, admit and declare that the said Flat and every part thereof is and are free and clear from all encumbrances, claim and demand whatsoever and he has not dealt with or otherwise disposed of the said flat or any part thereof in any manner whatsoever to any other persons except this deal.

5. The Assignees / Purchasers / Transferees shall become the Member of the Society and shall abide by the Rules regulations and bye laws of the said Society on admission as a Member thereof and shall pay all contributions and dues proportionately.

6. The Assignor / Vendor / Transferor hereby agrees to pay all the outgoing including electricity, water, maintenance charges, payables and other liabilities whatsoever in respect of the said Flat to the concerned Authorities till handing over the physical possession.

The Assignor / Vendor / Transferor hereby declares that he has full rights and absolute authority to enter into this Indenture and also the earlier Agreement and that he has not done or performed any act, deed, matter and things whatsoever nature, whereby he may be prevented from entering into this Indenture and/or transferring the said Flat/Shares as proposed to be done hereby or whereby the Assignees / Purchasers / Transferees may be obstructed,



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prevented from enjoying the rights, intended to be conferred upon or to be transferred in favour of the Purchasers/ Transferees or whereby the quiet and peaceful possession or proposed possession of the Assignees / Purchasers / Transferees may be disturbed in respect of the said Flat.

8. The Assignees / Purchasers / Transferees shall quietly and peacefully hold, possess and occupy and enjoy the said Flat premises forever without any hindrance, denial, demand, interruption of eviction, claim or demand by the Assignor / Vendor / Transferor or any other person or person lawfully or equitably claiming through, under or in trust for them.

9. The Assignees / Purchasers / Transferees on taking over the physical possession of the said Flat shall regularly pay all outgoing, taxes, assessments, duties, Society contributions etc. as applicable.

10. The Assignor / Vendor / Transferor agrees to save, defend, keep harmless and indemnified to the Assignees / Purchasers / Transferees of and from and against all charges, arrears, previous claims and encumbrances whatsoever had, made, executed occasioned or suffered by the Assignor / Vendor / Transferor or by any other person(s) lawfully, equitably claiming or the claim by, from, under or

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| save, E/XC |



Prakash Kumar

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Prakash

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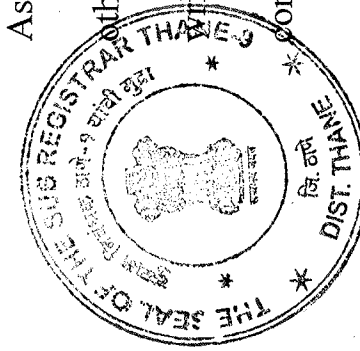
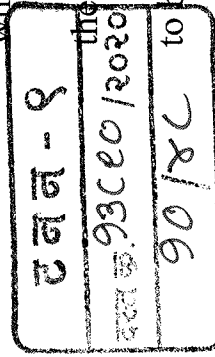
in trust for them and also against all actions, proceedings, claims, demands, litigations, suits, court cases, objections and damages etc. till the date of handing over physical possession of the said Flat. The Assignor / Vendor / Transferor shall indemnify and keep indemnified the Assignees / Purchasers / Transferees for lack of title, claims or encumbrance and lack of title of documents of the said flat till the due of handing over physical possession of the said Flat.

11. The Assignees / Purchasers / Transferees shall pay all kinds of transfer charges, stamp duty, registration fee etc. to transfer the said Flat / Shares to their name(s).

12. The Assignor / Vendor / Transferor hereby further covenant that he shall sign, execute and perform at all times whenever called upon by the Purchasers / Transferees or their authorized person to do and execute, perform or cause to be done and executed and performed at the costs of the Assignees / Purchasers / Transferees all such further and

other lawful reasonable acts, deeds, things, assurances and writing whatsoever for further and more perfectly conveying and assuring the said Flat/ Shares unto and to the use of the Assignees / Purchasers / Transferees as shall or may be reasonably required in respect of the said flat.

13. The Assignees / Purchasers / Transferees are aware



[Signature]

[Signature]

[Signature]

that the terms and conditions as mentioned in the CIDCO's Agreement To Lease / Lease Deed / Deed of Unilateral Conveyance / CIDCO's sale or transfer permission letter or the rules as may be decided by the CIDCO Ltd. from time to time.

14. The following Clauses are mentioned in the initial Transfer Permission Letter issued by the CIDCO Ltd. which are binding upon the concerned Parties to the deal.

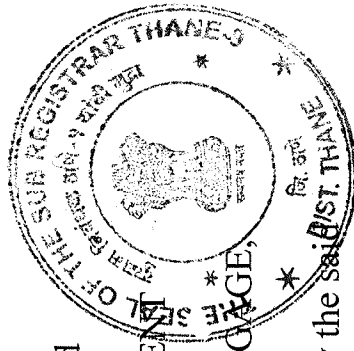
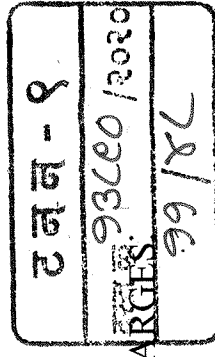
THE TRANSFEREE SHALL NOT SELL, ASSIGN, MORTGAGE UNDERLET or otherwise transfer wholly or partly the said premises, save and except with the previous written permission of the Corporation, which permission shall not be refused if the Transferee performs or is willing to perform the following conditions,

that is to say :-

(i) THE TRANSFEREE PAYS TO THE CORPORATION, the necessary TRANSFER CHARGES.

(ii) IN THE INSTRUMENT BY WHICH THE

TRANSFEREE shall subsequently transfer the said premises, the Transferee BINDS THE SUBSEQUENT TRANSFEREE NOT TO SELL, ASSIGN, MORTGAGE, UNDERLET or otherwise transfer wholly or partly the said Premises save and except upon the observance and performance of the conditions therein written.



Thane-3

[Signature]

Part 2

(iii) The permission thereby granted by CIDCO Ltd. shall be on effect if the Conveyance Deed / Deed of Assignment in respect of the said property is executed and lodged for its Registration with the Sub. Registrar of Assurance within the specified period as mentioned in the CIDCO's Transfer permission letter and the True Certified Copy of the same With Its Registration No. And Date should be submitted to the Estate Officer of the CIDCO / Corporation within the specified period (or such period as mentioned in the CIDCO's Transfer Permission Letter) and thereafter for effecting consequent changes in CIDCO's record.

SCHEDULE-I

ALL THAT piece or parcel of land known as Plot No. 25, Admeasurements 2000.37 Sq. Mtrs. or thereabouts, in Sector-6, AIROLI, Navi Mumbai-400 708, Tehsil-Thane, Registration District-Thane, District-Thane and bounded as follows:

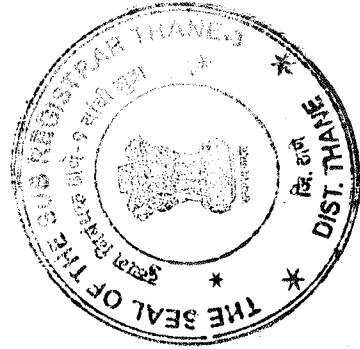
On or towards the North by : 7.00 Mtrs. Wide Road

On or towards the South by: Plot No. 29 Garden

On or towards the East by : 11.00 Mtrs. Wide Road

On or towards the West by : Garden

| |
|------------|
| ८७७-९ |
| ९३८००/२०२० |
| ९२४८ |



SCHEDULE-II

FLAT No. 601, on the 6th Floor,
Admeasuring about 950 Sq. Ft. Built-up Area
(with Stilt Parking Space No. 8)

MAHUBAN Co-operative Housing Society Ltd.,

Situated at Plot No. 25, Sector-6, AIROLI,

Navi Mumbai-400 708, District-Thane.

[Signature]

[Signature]
9/09/20

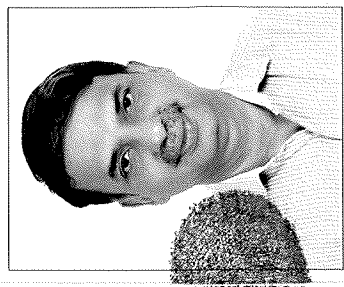
IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and sealed, the day and the year first hereinabove written.

SIGNED AND DELIVERED by the

Within named 'The ASSIGNOR / VENDOR / TRANSFEROR'

MR. SUNIL GOPALKRISHNA DESHPANDE

In the presence of



[Handwritten signature]

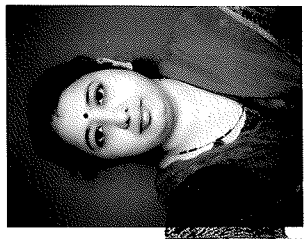


1. *Allwyn Sequiera*
2. *Narayan Kamkare R*

SIGNED AND DELIVERED by the

Within named 'The ASSIGNEES / PURCHASERS / TRANSFEREES'

(1) MRS. KASTURI PRADYUMNA PANDE &



[Handwritten signature]

(2) MR. PRADYUMNA UPENDRA PANDE

in the presence of



[Handwritten signature]

1. *Allwyn Sequiera*
2. *Narayan Kamkare R*



| |
|------------|
| ८०० - ९ |
| ९३८००/२०२० |
| ९३/४८ |



RECEIPT

RECEIVED of and from the within named Assignees / Purchasers / Transferees.

- (1) MRS. KASTURI PRADYUMNA PANDE &
 (2) MR. PRADYUMNA UPENDRA PANDE
 the Sum of Rs. 1,35,00,000/- (RUPEES ONE CRORE AND THIRTY FIVE LAKHS ONLY) as under:-
- a) Rs. 5,00,000/- By Cheque No. 000006 date 20/01/2020
 HDFC Bank, Himachal Pradesh branch
- b) Rs.30,00,000/- By Cheque No.000008, date 10/08/2020
 HDFC Bank, Himachal Pradesh branch
- c) Rs.1,01,250/- TDS Paid.
- d) Rs.28,98,750/-By Cheque No. 000009 date 01/11/2020
 HDFC Bank, Himachal Pradesh branch
- e) Rs.10,00,000/- By Cheque No.067925, date 01/11/2020
 State Bank of India, Airoli branch
- f) Rs.10,00,000/- By Cheque No. 067926, date 01/11/2020
 State Bank of India, Airoli branch
- g) Rs.10,00,000/- By Cheque No. 067927, date 01/11/2020
 State Bank of India, Airoli branch
- h) Rs.10,00,000/- By Cheque No. 067928, date 01/11/2020
 State Bank of India, Airoli branch
- i) Rs. 30,00,000/- by NEFT UTR No. N332201321103352,
 dt.27/11/2020, Drawn on HDFC Bank / Ltd.,
 being the FULL & FINAL PAYMENT of Sale Price of
 Flat No, 601, on the 6th Floor, MADHUBAN Co-operative
 Housing Society Ltd. Plot No. 25, Sector-6, AIROLI, Navi
 Mumbai-400 708, District-Thane


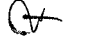
I SAY RECEIVED FULL & FINAL PAYMENT



(MR. SUNIL GOPALKRISHNA DESHPANDE)

“ASSIGNOR / VENDOR / TRANSFEROR”

WITNESSES:

1. Allyn Segura 
2. Narayan Parikar 

536 5658

Monday, August 10, 2020
12:10 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 6051 दिनांक: 10/08/2020

गावाचे नाव: पैरोली
दस्तऐवजाचा अनुक्रमांक: दनन9-5658-2020
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: कस्तुरी प्रद्युम्न पाडे -

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 46

रु. 30000.00
रु. 920.00

एकूण: रु. 30920.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:30 PM ह्या वेळेस मिळेल.

SM
Sub Registrar Thane 9

बाजार मुल्य: रु. 8798869 /-

मोबदला रु. 13500000/-

भरलेले मुद्रांक शुल्क : रु. 810000/-

एस दुय्यम निशेधक वर्ग २ ठाणे क.

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001650539202021S दिनांक: 10/08/2020

बँकेचे नाव व पत्ता: Panjab National Bank

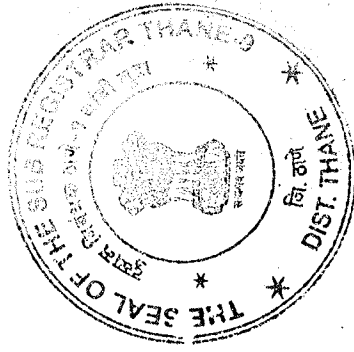
2) देयकाचा प्रकार: By Cash रकम: रु 920/-

Pandey

मुळ दस्त व रकम मिळाले,

गाडी-

ट न न - ९
दस्त क्र. 93CE0/2020
94/8C





11/08/2020

सूची क्र.2

दुय्यम निबंधक : इ.नि. ठाणे 9

दस्त क्रमांक : 5658/2020

नोंदणी :

Regn:63m

गावाचे नाव : ऐरोली

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(1) विलेखाचा प्रकार करारनामा

(2) मोबदला 13500000

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 8798869

(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)

(5) क्षेत्रफळ 1) 950 चौ. फूट

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक 10/08/2020

(10) दस्त नोंदणी केल्याचा दिनांक 10/08/2020

(11) अनुक्रमांक, खंड व पृष्ठ 5658/2020

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 810000

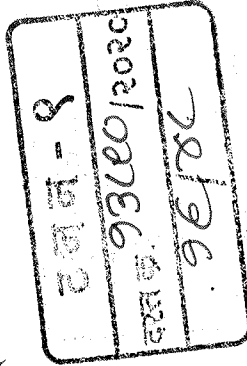
(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शंभरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सूची - २)

Details

| Sl. No. | Case | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|---------|-----------------------|-------------------------|------------------------|--------------------|-----------|---------|------------------|-------------|
| | JURI DYUMINA DE | eSBTR/Simple Receipt | 03006172020062650053 | MH001650539202021S | 810000.00 | SD | 0001350455202021 | 10/08/2020 |
| | JURI DYUMINA DE | eSBTR/SimpleReceipt | | MH001650539202021S | 30000 | RF | 0001350455202021 | 10/08/2020 |
| | | By Cash | | | 920 | RF | | |

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

प्राप्त: -, ब्लॉक नं: से

प्राप्त: -, कश्चित्
606 पैन नं:-ASIP
प्राप्त: -, कश्चित् न
606 पैन नं:-AGW

Annexed to it.

उत्तर - ९
93ce0/2020
70/82



MADHUBAN CO-OPERATIVE HOUSING SOCIETY LIMITED

Reg. No. : TNA / (TNA) / HSG / (TC) / 6903 / 94-95 Dated 30th Nov. 94

Address :

Plot No. 25, Sector-6,
Airoli, Navi Mumbai-400 71

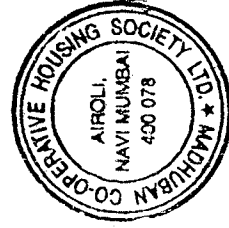
Date : 14 MAR 2020

Ref. :

TO WHOMSOEVER IT MAY CONCERN

This is to certify that **MR. SUNIL GOPALKRISHNA DESHPANDE** is the bonafide member of our society having Flat No. 601, in Plot No. 25, Sector- 6, Airoli, Navi-Mumbai-400708.

The said **MR. SUNIL GOPALKRISHNA DESHPANDE** have paid all the society dues till date. The Society has No Objection for Transferring the said Flat and Shares in the name of **MRS. KASTURI PRADYUMNA PANDE & PRADYUMNA UPENDRA PANDE** by way of Sale Deed & Society Bye Laws.

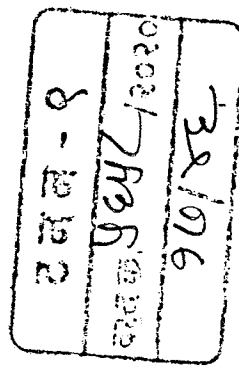
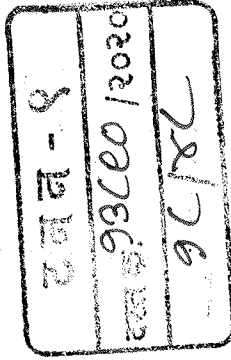


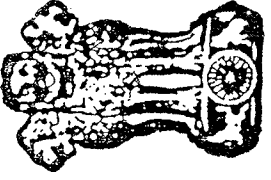
Chairman

MADHUBAN CO-OP HOUSING SOCIETY LTD.

Secretary

Treasurer





सत्यमेव जयते
महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक टी.एन.ए. (टी.एन.ए.) / एच.एस.जी. / (टी.सी. / ६६०३ १४-१५

या प्रमाणपत्राद्वारे प्रमाणीत करण्यात येत आहे की,

मधुबन को-ऑपरेटिव्ह टोसिंग सोसायटी लि
एरोली, एलॉट नं. ३५, सेक्टर-६, नवी मुंबई.

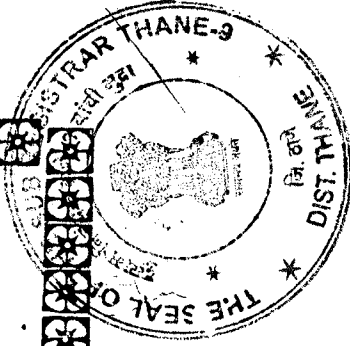
ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील
(सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक ३४) कलम ९ (१)
अन्वये नोंदणी क्रमांक टीएनए / (टीएनए) / एचएसजी /
(टीसी) / ६६०३ / १४-१५ / दिनांक ३० / ११ / १९९४
ने नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये
महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक
१० (१) अन्वये संस्थेचे वर्गीकरण गृह निर्माण संस्था असून
उप-वर्गीकरण भांडी सोसायटी कल सह भागीदारी गृह निर्माण संस्था
असा आहे.

कार्यालय मोहर :

स्थळ :

दिनांक : ३० / ११ / १९९४



श्री

नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला मज्जा, बेलारु भवन, सी.बी.डी.
नवी मुंबई-४०० ६१४.
दुरध्वनी क्र.: ०६८ ३१० २८, ०६९ ३५ ९१

1ST FLOOR, BELAPUR BHAVAN, C.B.D.
NAVI MUMBAI-400 614.
TEL. No.: 768 37 28, 767 25 91

To,
The Secretary,
M/s. Madhuban Co-op. Hsg. Society,
Plot No. 25, Sector 6, Airoli,
NAVI MUMBAI.

NO.:NMMC/D-2/TPO/BP/1646

Date : 3 / 6 / 1995

Sub: Development Permission for Residential Bldg.
on Plot No.25, Sector 6, Airoli, Navi Mumbai.

Sir, Ref: Your Architect's letter dated 17/03/1995.

Please refer to your application for development permission for Residential Building on Plot No. 25, Sector 6, Airoli, Navi Mumbai.

The development permission is hereby granted to construct residential building on the above mentioned plot.

The Commencement Certificate as required under Section 45(1)(iii) of the M.R.&T.P. Act, 1966 and Section 255 of the B.P.M.C. Act, 1949 is also enclosed herewith for the structures referred above.

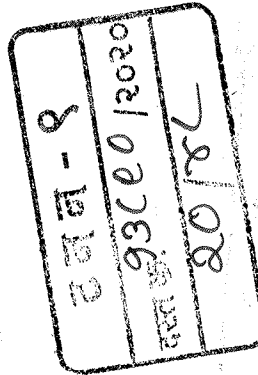
The approval for plumbing services i.e. drainage and water supply shall be seperately obtained by the Applicant from the Executive Engineer, CIDCO prior to the commencement of the construction work. You will ensure that the building materials will not be stacked on the road during the construction period.

Thanking you,

Yours faithfully,

CC TO : M/s. Space-Group,
230, Big Splash,
Sector 17, Vashi,
MUMBAI.

(20/06/95)
TOWN PLANNING OFFICER,
N.M.M.C.



COMMENCEMENT CERTIFICATE

NO. INMC/DIV.2/TPO/BP / 1640

DATE: 3-6-1995

Permission is hereby granted under Section 45(1)(ii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 255 of B.P.M.C. Act, 1949 to M/s. Madhuban Co-Op. on Unit/Plot No. 25, Group - 6 Hsg. Phase - Society, at Airoli, Sector No. 6 Hsg. Phase - New Bombay,

As per the approved plans and subject to the following conditions for the development work of the purposed: BUA 2000.297 SQ.M.

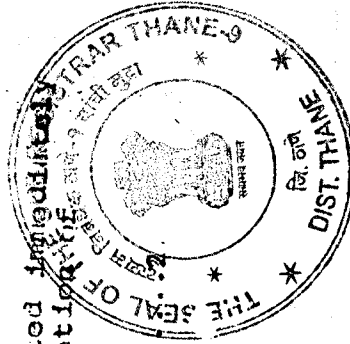
RESIDENTIAL BUILDING.

This Certificate is liable to be revoked by the Corporation if -
 a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened
 c) The Municipal Commissioner is satisfied that the same is obtained by the applicant through fraud or misrepresentation and him, in such an 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:

- a) Give a notice of the Corporation on completion upto the plinth level and 7 days before the commencement of the further work.
- b) Give written notice to the Municipal Corporation regarding completion of work.
- c) Obtain an occupancy Certificate from the Municipal Corporation.
- d) Permit Authorised Officers of the Municipal Corpn. to enter the building or premises for which the permission has been granted at any time for the purpose of endorsing the Building Control Regulations and conditions of this Certificate.
- (3) 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 ration as prescribed in the National Building Code, amended from time to time by the Indian Standard Institution.
- (4) The Certificate shall remain valid for a period of one year from the date of issue.
- (5) The conditions 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 plan shall be exhibited at site.
- (7) The plot boundaries shall be physically demarcated and intimation be given to this section before completion of plinth work.

307-8
 Binding not to be done by any person
 29/8/95



8) The amount of Rs. 32,462/- only deposited with NMMC as 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 & 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 Corporation.

9) You shall provide overhead water tank on buildings as per the Bombay Municipal Corporation Standards.

10) You should approach Executive Engineer, MSEB for the power requirements, locations of transformer if any, etc.

11) For all building of non-residential occupancies and residential buildings with more than 16 M. 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 machine 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 load capacity of 6 persons. It shall have solid doors. Lift shall not be designed in the staircase wall.

f. Electrical cables etc. shall in separate ducts.

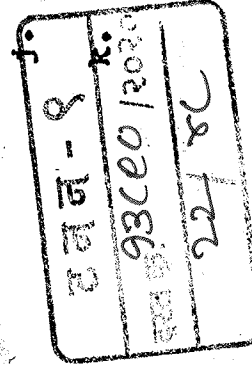
g. Alternate source of electric supply or a diesel generator set shall be arranged.

h. Hazardous material shall not be stored.

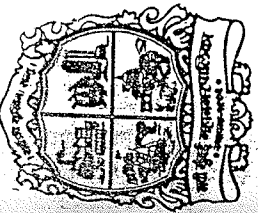
i. Refuse Stamps or storage places shall not be permitted in the staircase walls.

Fire fighting appliances shall be distributed over the building.

For building upto 24 M. height capacity of underground storage tank and overhead storage tank shall be 50,000 and 10,000 Ltrs. respectively. Wet risers shall be provided. Pump capacity shall be 1000 Ltrs./Min. and 250 Ltrs./Min. respectively. For buildings with height above 24 mtrs. the figures shall be 75,000 Ltrs. and 20,000 Ltrs. and the Pump capacity of 1350 Ltrs. per minute and 450 Litres respectively.



[Signature]
TOWN PLANNING OFFICER,
Navi Mumbai Municipal Corporation
NAVI MUMBAI.



नवी मुंबई
महानगरपालिका

Navii Mumbai
Municipal Corporation

पहिला माळा, बेलापुर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.

दूरध्वनी क्र : ७५७ १७ ३३, ७५७ १७ २८

फॅक्स : ७५७ २५ ११

फॅक्स : ७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.

TEL. No. : 757 17 33, 757 17 28

FAX : 757 25 91

FAX : 757 37 85

जा.क्र./न्सुमपा/नरवि/ भो.५./१६९ /११
दि. २५ /०३/११

प्रति,
रेजिस्ट्रारी,

मे. मधुबन को-ऑ-हो-सो
ग्रुंड क्र. २५, सेक्टर-६,
सेरोली, नवी मुंबई.

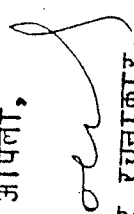
विषय :- ग्रुंड क्र. २५, सेक्टर-६, सेरोली, नवी मुंबई. येथे
भोगवटा प्रमाणपत्र मिळवता.

तंदर्भ ४- आपले वास्तुविआरद यांचा दि. १३/०१/११ रोजीचा
अर्ज.

महोदय,

उपरोक्त तंदर्भाधीन विषयाबाबत ग्रुंड क्र. २५, सेक्टर-६, सेरोली, नवी मुंबई
येथे रहिवास उपयोगाकरिता भोगवटा प्रमाणपत्र [ऑक्युपन्सी तर्दिफिकेट] या
पत्रासोबत जोडले आहे.

आपला,


नगर रचनाकार
नवी मुंबई महानगरपालिका.

प्रत : माहितीसाठी,

१] मे. स्पेस ग्रुप [वास्तुविआरद]

२३०, बिग स्प्लेश, से. १७,

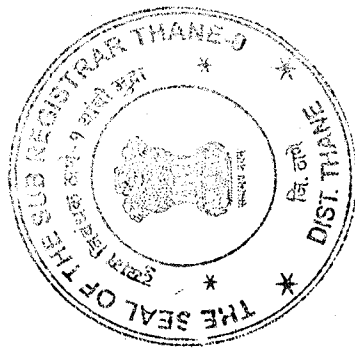
वाशी, नवी मुंबई.

२] उप-आयुक्त-उपकर-न्सुमपा-तुर्मे.

३] उपकर-निर्धारक व संकलक न्सुमपा-तुर्मे.

४] विभाग अधिकारी, न्सुमपा, सेरोली.

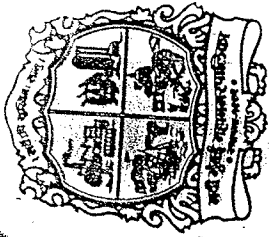
| |
|--------------------------|
| ट न न - ९ |
| दस्तावेज क्र. १३८००/२०२० |
| २३/१८ |



OFFICER,

Corporat

I.



नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corpora

महिला मळा, बेलार मठ, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : ७५७ १७ ३३, ७५७ १७ २८
फॅक्स : ७५७ २५ ११

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
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TEL. NO. : 757 17 33, 757 17 28
FAX : 757 25 91
FAX : 757 37 85

जा.क्र. / नमुंमपा/नरवि/मो.प्र/ २६६
दि.०५/०३/१९

" भोगवटा प्रमाणपत्र "

नवी मुंबई येथील ग्रुंड क्र. २५, सेक्टर-६, रेरोली, नवी मुंबई, या जागेचे मालक मे. मधुबन को-ऑप-हौ-सोसायटी., यांनी जागेवरील बांधकाम दि. ०२/०१/१९ रोजी पुर्ण केले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद मे. स्येस ग्रुप आर्किटेक्चर., यांनी सादर केलेला आहे. सदर जागेची पाहणी दि. १९/०२/१९ रोजी वास्तुविशारदासह करण्यात आलेली आहे. जागेवरील बांधकाम विकास नियंत्रण नियमावलीतील तरतुदीनुसार करण्यात आलेले असून बांधकाम प्रारंभ प्रमाणपत्र दि. ०३/०६/१५ मध्ये नमुद केलेल्या शर्तीप्रमाणे पूर्तता केलेली आहे. त्यामुळे सदर जागेत रहिवास वापर करण्यास हरकत नाही. ध्वंसकाचा तपशील खालीलप्रमाणे आहे.

रहिवासाखालील बांधकाम क्षेत्र : २०००.२९७ चौ.मी. आहे.

टबल - ९
दस्तावेज क्र. ९३८००/२०२०
२४/२८



नगर रचनाकार
नवी मुंबई महानगरपालिका