

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

SIGNED, SEALED AND DELIVERED by the withinnamed "APARTMENT OWNER"



Handwritten signature of Mr. Madansingh Uttamsingh Pathania

MR. MADANSINGH UTTAMSINGH PATHANIA
In the presence of

(1) MR. PANKAJ MADAN SINGH PATHANIA

Handwritten signature of Mr. Pankaj Madan Singh Pathania

(2) MR. MOHANLAL DHARAMCHAND GANDHI

Handwritten signature of Mr. Mohanlal Dharamchand Gandhi

SIGNED, SEALED AND DELIVERED by the withinnamed "PURCHASERS"



Handwritten signature of Mrs. Kamla Mohanlal Gandhi

(1) MRS. KAMLA MOHANLAL GANDHI



Handwritten signature of Mr. Atish Mohanlal Gandhi

(2) MR. ATISH MOHANLAL GANDHI

In the presence of

(1) MR. PANKAJ MADAN SINGH PATHANIA

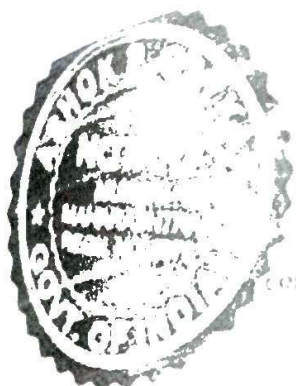
Handwritten signature of Mr. Pankaj Madan Singh Pathania

(2) MR. MOHANLAL DHARAMCHAND GANDHI

Handwritten signature of Mr. Mohanlal Dharamchand Gandhi



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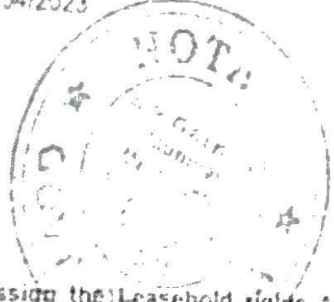
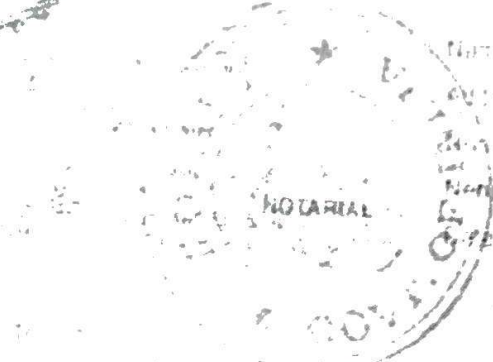
ANNEXURE A

Application Form for Transfer of Property
Copy of Annexure 'A' signed by both Transferor and Transferee and duly
Notarized to be uploaded on CIDCO CFC portal

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REI/PU
2 Clk
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Name: MR MAOANSINGH UTTAMSINGH PATHANVA
Address: Apartment No NL-4/38/03, Ground Floor
Nerul Hill Flat Owners Association, Sector-11
Nerul, Navi Mumbai - 400706, Tal & Dist Thane
Date: 06/04/2023



The Assistant Engineer, CIDCO Ltd
Nerul, Navi Mumbai

Sub Grant of permission to transfer and assign the Leasehold rights Apartment No NL-4/38/03, Ground Floor, Nerul Hill Flat Owners Association, Sector-11, Noda, Nerul, Navi Mumbai-400706, Tal & Dist Thane

- 1 I am the apartment/shop owner/Intending Lessee/Lessee of the above mentioned property. A copy of our Agreement to Lease/Deed of Apartment Document indicating my right is enclosed
- 2 I intend to transfer and assign my rights to (1) MRS KAMLA MOHANLAL GANDHI and (2) MR. ATISH MOHANLAL GANDHI residing at Apartment No NL-5/2/1, Sangam Apartment Owners Association, Sector-11, Nerul, Navi Mumbai-400706, Tal & Dist Thane. I request you to grant me requisite permission to transfer the above property
- 3 I do not owe any dues to the Corporation and have paid all the charges including the annual lease rent, the water infrastructure development charges and the service charges to the Corporation. I am enclosing the photocopies of the relevant receipts
- 4 I undertake to pay the requisite transfer charges determined by the Corporation within 15 days from receipt of the demand letter
- 5 I have not sold/mortgaged/encumbered or assigned or transferred by any means wholly or partly the said premises
- 6 I hereby declare that the transferee has unconditionally agreed to abide with the terms and conditions of Lease granted by the Corporation. I also undertake that after grant of permission to transfer by the Corporation, the transferee shall also abide with the condition of lease including the condition not to sell, assign, mortgage or otherwise transfer wholly or partly the said premises without previous permission of the Corporation
- 7 I say that I have not altered the use of the said land/premises and have not carried out any unauthorized construction on the said land/premises
- 8 I hereby solemnly declare that I have not violated at any time any of the terms or conditions of the original Agreement and the same is being used as per stipulation

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r - 11,

Only)

SEAL

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)



REGD. OFFICE
"NIRMAL", 2nd Floor
Nariman Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
Fax : 00-91-22-2202 2509

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

NOC for Transfer

Ref. No. CIDCO/ESTATE-1/2023/8000202543

Date : 03.05.2023

To,
MR. MADAN SINGH UTTAM SINGH PATHANIA
NL-4/38/0:3, SECTOR-11, NERUL
NAVI MUMBAI 400706

Subject : Your Request for Transfer of CIDCO Builtup Premises

Reference : Application number 8000202543 (NMNR01100000016N438000003)

In respect of property Flat No.NL-4/38/0:3 Admeasuring carpet area 15.3100 sqmt.
NERUL HILL FLAT OWNERS ASSOCIATION/NL-4/38, Plot No. 16,Road No. 00.
Sector 11,Nerul, Navi Mumbai

Sir/Madam,

Since you have paid a sum of Rs.28,910.00 /- (including GST Rs.4,410.00 /-) being the transfer charges our Corporation is pleased to permit you to transfer and assign the rights and benefits you derive in respect of Flat No. NL-4/38/0:3, NERUL HILL FLAT OWNERS ASSOCIATION/NL-4/38, Plot No.16 ,Road No. 00 , Sector 11,Nerul from the Transferor 1) MR. MADAN SINGH UTTAM SINGH PATHANIA to the Transferee 1) MRS. KAMALA MOHANLAL GANDHI , 2) MR. ATISH MOHANLAL GANDHI subject to the following terms and conditions:-

a. You shall execute the Deed of Assignment/Sale Deed and register the same with the Sub-Registrar of Assurances on or before 01.08.2023.

b. Certified true copy of the registered Deed of Assignment/Sale Deed shall be deposited with the Estate Officer of the Corporation within the period of seven days from the date of its registration.

c. You shall obtain any other permission, as may be required by any other statutory authorities.

d. The Conveyance Deed / Deed of Assignment shall contain the following covenant -
The Transferee shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said premises save and except will 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 -

- 1) The Transferee pays to the Corporation, the necessary Transfer Charges.
- 2) In the instrument by which the Transferee shall subsequently transfer the said premises, the Transferee binds the subsequent transferee not to sell, assign, mortgage, underlet to, otherwise transfer wholly or partly the said premises save and except upon the observance and performance of the conditions herein written.

e. The permission hereby granted shall lapse and shall be of no effect if the Conveyance Deed / Deed of Assignment in respect of the said property is not executed and lodged for registration with the Sub Registrar of Assurance on or before 01.08.2023 and true certified copy with its registration No. assigned within 7 days thereafter for