

75/12918

Tuesday, July 04, 2023

11:19 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 14283

दिनांक: 04/07/2023

गावाचे नाव: वाशी

दस्तऐवजाचा अनुक्रमांक: टनन3-12918-2023

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: रविश्री रमेश चाटला

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 980.00

पृष्ठांची संख्या: 49

एकूण:

रु. 30980.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:39 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

श्री. जी. पी. ओत

सह दुय्यम निबंधक वगं - २
ठाणे क.३

वाजार मुल्य: रु.11887428 /-

मोवदला रु.15200000/-

भरलेले मुद्रांक शुल्क : रु. 912000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.980/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0307202313799 दिनांक: 04/07/2023

वर्कचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004645073202324E दिनांक: 04/07/2023

वर्कचे नाव व पत्ता:

C. J. Jadhav

पसकाराची सही

मुळ दस्तऐवज परत मिळाला
दु. नि. ठाणे-३

सूची क्र.2

दुय्यम निबंधक : सह.द.नि. ठाणे 3

दम्न क्रमांक : 12918/2023

नोंदणी :

Regn:63m

04/07/2023

गावाचे नाव : वाशी

(1)विनेखाचा प्रकार	करगनामा
(2)मोबदला	15200000
(3) वाजारभाव(भाडेपट्टयाच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	11887428
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: विभाग 5/155 दर मुल्ये 131600 /- सदनिका क्र 14 तळ मजला विल्डिंग कावेरी ऑफ टाटा इम्प्लोयेस को ऑफ हीसिंग सोमायटी लि प्लॉट नं 15 सेक्टर 14 वाशी नवी मुंबई तालुका ठाणे जिल्हा ठाणे क्षेत्रफळ 810.00 चौगम फूट कारपेट एरया((Plot Number : 15 ;)
(5) क्षेत्रफळ	1) 810.00 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नगेवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-नीलिमा दिलीप वापट वय:-66; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सदनिका क्र 14 विल्डिंग कावेरी ऑफ टाटा इम्प्लोयेस को ऑफ हीसिंग लि प्लॉट नं 15 सेक्टर 14 वाशी नवी मुंबई CHHPB4814K, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-
(8)दम्नगेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-रविश्री रमेश चाटला वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: जे एन -3 विल्डिंग नं 22 रूम नं 2 आशीवांद अपार्टमेंट सेक्टर 09 वाशी नवी मुंबई AGVPC9446P, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:- 2): नाव:-उज्वला रविश्री चाटला वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: जे एन -3 विल्डिंग नं 22 रूम नं 2 आशीवांद अपार्टमेंट सेक्टर 09 वाशी नवी मुंबई BGCPG5661G, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-
(9) दम्नगेवज करून दिल्याचा दिनांक	04/07/2023
(10)दम्न नोंदणी केल्याचा दिनांक	04/07/2023
(11)अनुक्रमांक,खंड व पृष्ठ	12918/2023
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	912000
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शंग	

श्री. जी. पी. खोत
सह दुय्यम निबंधक वगं - २
ठाणे क्र.३

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारना निवडलेला अनुच्छेद :-

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





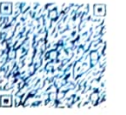
CHALLAN
MTR Form Number-6



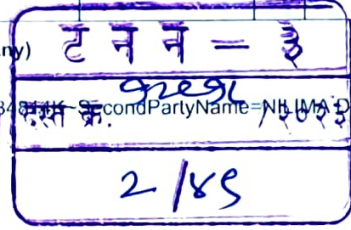
GRN	MH004645073202324E	BARCODE			Date	03/07/2023-19:22:02	Form ID	25 2		
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)					
Office Name	THN3 THANE NO 3 JOINT SUB REGISTRA				Full Name	RAVISHREE RAMESH CHATLA and UJWALA RAVISHREE CHATLA				
Location	THANE				Flat/Block No.	FLAT No.14,Ground Floor KAVERI of TATA				
Year	2023-2024 One Time				Premises/Building	EMPLOYEE&™S Chs ltd				
Account Head Details			Amount In Rs.		Road/Street	Plot No.15, Sector-14, at VASHI NAVI MUMBAI -				
0030046401 Stamp Duty			912000.00		Area/Locality	Tal. Dist. Thane				
0030063301 Registration Fee			30000.00		Town/City/District					
					PIN	4 0 0 7 0 3				
					Remarks (If Any)	PAN2=CHHPB4814K-SecondPartyName=NILIMA DILIP BAPAT-				
					Amount In	Nine Lakh Forty Two Thousand Rupees Only				
					Words					
Total					9,42,000.00					
Payment Details					FOR USE IN RECEIVING BANK					
IDBI BANK					Bank CIN	Ref. No.	69103332023070320088	2816329808		
Cheque/DD Details					Bank Date	RBI Date	03/07/2023-19:23:54	Not Verified with RBI		
Cheque/DD No.					Bank Branch	IDBI BANK				
Name of Bank					Scroll No.	Date	Not Verified with Scroll			
Name of Branch										
Department ID : NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सादर नोंद घेतल्यानंतर केवळ दुरुवाला नोंदणी कार्यालयात नोंदणी करावयाची आहे. नोंदणी कार्यालयात नोंद घेतल्यानंतर केवळ दुरुवाला नोंद घेतली जाई.										
Challan Defaced Details										
Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount					
1	(IS)-75-12918	0002369161202324	04/07/2023-11:19:21	IGR115	30000.00					
2	(IS)-75-12918	0002369161202324	04/07/2023-11:19:21	IGR115	912000.00					
Total Defacement Amount					9,42,000.00					



CHALLAN
MTR Form Number-6



GRN	MH004645073202324E	BARCODE				Date	03/07/2023-19:22:02	Form ID	25.2
Department	Inspector General Of Registration				Payer Details				
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)				
					PAN No.(If Applicable)	AGVPC9446P			
Office Name	THN3_THANE NO 3 JOINT SUB REGISTRAR				Full Name	RAVISHREE RAMESH CHATLA and UJWALA			
Location	THANE				RAVISHREE CHATLA				
Year	2023-2024 One Time				Flat/Block No.	FLAT No.14,Ground Floor KAVERI of TATA			
Account Head Details			Amount In Rs.	Premises/Building	EMPLOYEE&™S Chs ltd				
0030046401	Stamp Duty		912000.00	Road/Street	Plot No.15, Sector-14, at VASHI NAVI MUMBAI -				
0030063301	Registration Fee		30000.00	Area/Locality	Tal. Dist. Thane				
					Town/City/District				
					4 0 0 7 0 3				
					Remarks (If Any)	ट न न = ३			
					PAN2=CH00840000	SecondPartyName=NHUMADILIP BAPAT-			
					2/85				
					Amount In	Nine Lakh Forty Two Thousand Rupees Only			
Total			9,42,000.00	Words					
Payment Details					FOR USE IN RECEIVING BANK				
IDBI BANK					Bank CIN	Ref. No.	69103332023070320088	2816329808	
Cheque/DD Details					Bank Date	RBI Date	03/07/2023-19:23:54	Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		



Department ID

Mobile No. : 9000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

हादर चतल केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चतल लागू नाही.

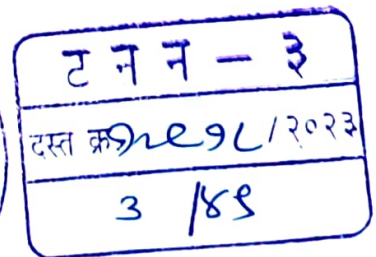
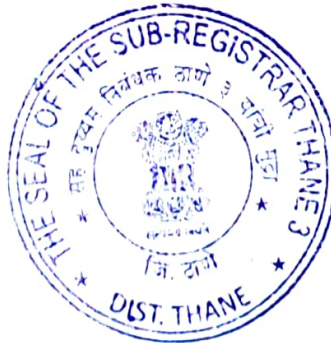
M. Bapat

C. J. Ravishree

Ujwala

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0307202313799	Date 03/07/2023
Received from MR.RAVISHREE RAMESH CHATLA , Mobile number 9000000000, an amount of Rs.980/-, 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.	
Payment Details	
Bank Name SBIN	Date 03/07/2023
Bank CIN 10004152023070312894	REF No. 318471909497
This is computer generated receipt, hence no signature is required.	

C. J. Ravishree
Chatla

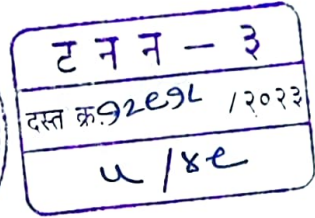


मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202307036369				03 July 2023 03:56:19 PM
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका ठाणे				
उप मूल्य विभाग	5/155-वाशी नोड रोक्टर क्रं 14				
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation	सार्क नंबर /न भू क्रमांक			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
52500	131600	150500	164200	150500	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	90.33 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs 26620/-
उद्दवाहन सुविधा -	नाही	मजला -	Ground Floor/Stilt 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) * (100 / 100)) + 52500)					
= Rs.131600/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 131600 * 90.33					
= Rs.11887428/-					
Applicable Rules = 3, 9, 18, 19					
एकत्रित अंतिम मूल्य					
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) - वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ					
= A + B + C + D + E + F + G + H + I + J					
= 11887428 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
= Rs.11887428/-					
= २ एक करोड आठरा लाख सत्त्याऐशी हजार चार शो अठ्ठावीस /-					

Home Print



ट न न - ३
दस्त क्र. 9299/2023
४/४९



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered at Navi Mumbai on this **04TH** day of **JULY 2023** BETWEEN **MRS.NILIMA DILIP BAPAT**, Age **66** years, having her PAN NO.**CHHPB4814K** Residing at FLAT NO.14, Building known as " KAVERI " of "TATA EMPLOYEE'S CO-OP HOUSING SOCIETY LTD",PLOT NO.15,SECTOR.14,VASHI NAVI MUMBAI-400703. Hereinafter referred as the **"TRANSFEROR"** (which expression shall unless it be repugnant to the context or meaning thereof for deemed to mean and include her legal heirs, executors, administrators) party of the FIRST PART.

Bapat

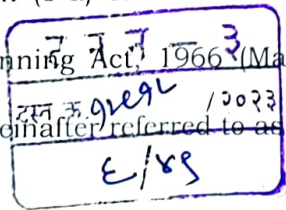
C. J. Jaisankar

yuvale

AND

1) MR.RAVISHREE RAMESH CHATLA, Age 37 Years having his PAN NO. AGVPC9446P AND 2) MRS.UJWALA RAVISHREE CHATLA, Age 32 years, having her PAN NO.BGCPG5661G having their address JN-3/Building No. 22, Room No. 2, Ashirwad Apartment Owners Association, Sector - 9, Vashi, Navi Mumbai - 400703., hereinafter referred to as the "TRANSFEREES/S" (which expression shall unless it be repugnant to the context or meaning thereof for deemed to mean and include their legal heirs, executors, administrators and assigns) party of the SECOND PART.

WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd., a Government company within the meaning of the Companies Act, 1956 (hereinafter referred to as 'THE CORPORATION') having its office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400021, is a new Town Development Authority, under the provisions of Subsection (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966) hereinafter referred to as the said Act.



N. B. Patel

R. Ravishree

Ujwala

AND WHEREAS the State Government in pursuant to Section 113(A) of the Said Act, acquired the land described therein and vesting such lands in the said Corporation for development and of such piece of land so acquired by the State Government and subsequently vested by the State Government in the corporation for being leased to its intending Lessees.

AND WHEREAS City and Industrial Development Corporation of Maharashtra Ltd a Town Developing authority under the Maharashtra Regional Town Planning Act has granted lease for 60 years of Plot No.15, Sector 14, Vashi New Bombay District Thane, admeasuring about 1691.24 sq, mtrs and more particularly described in the schedule written hereunder (hereinafter referred to as the said plot) to "**M/S TATA EMPLOYEE'S CO-OPERATIVE HOUSING SOCIETY LTD**", a Society Registered under the provisions of Maharashtra CO-Operative Society Act 1960, under the Registration No: TNA/HSG/(TC)/425/1985-1986 Dated 05th December 1985 hereinafter referred to as the said society and therein on the terms and conditions set out in the agreement to lease dated 30TH JUNE 1988.



त. न. न. - ३
दस्ता क्र. १२९८/२०२३
०/४९

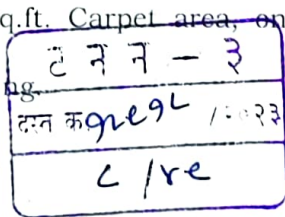
[Handwritten signature]

[Handwritten signature: C. Janishree]

[Handwritten signature: Ujwala]

AND WHEREAS one MR.MADHAV NARAYAN HELEKAR was the original member of the society known as the "**M/S TATA EMPLOYEE'S CO-OPERATIVE HOUSING SOCIETY LTD**" a society registered under the provisions of Maharashtra Co-Operative Society Act 1960, under the Registration No TNA/HSG/TC/425/1985-1986 Dated 05th December 1985 and has it's Registered office situated at Plot No. 15, Sector - 14, VASHI, Navi Mumbai, Taluka and Dist. Thane, (for brevity's sake hereinafter referred to as "THE SAID SOCIETY").

AND WHEREAS MR.MADHAV NARAYAN HELEKAR became a member of the society known as the "**M/S TATA EMPLOYEE'S CO-OPERATIVE HOUSING SOCIETY LTD,**" and the society issued share certificate in favour of MR.MADHAV NARAYAN HELEKAR for 5 shares of Rs. 50/- each bearing share Nos. 11 to 15 and bearing Certificate No. 3 (for brevity's sake hereinafter referred to as "THE SAID SHARES") and the society authority have allotted the flat No. 14, admeasuring



10 sq.ft. Carpet area, on the Ground Floor, in the Society building.

AND WHEREAS in pursuance of the said agreement to lease the corporation handed over possession of the said plot to the society.

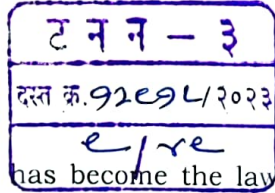
MBayal

C. J. Mishra

ujwala

AND WHEREAS "M/S TATA EMPLOYEE'S CO-OPERATIVE HOUSING SOCIETY LTD", have Constructed a Building on Plot No. 15, Sector - 14, Vashi, Navi Mumbai in accordance with the plans sanctioned by the CIDCO & have obtained Occupancy Certificate bearing No. (BP)/V/14/15/1715 dated 25th NOVEMBER 1987 From CIDCO LTD.

AND WHEREAS after completion of the construction of the building and obtaining of the Occupancy Certificate the society have applied before the CIDCO authority for execution of the Lease Deed required under the law. The CIDCO authority have executed a Lease Deed dated 30TH JUNE 1988 in favour of the society for the Plot No. 15, admeasuring about 1691.24 sq.mt., Sector - 14, Vashi, Navi Mumbai - 400703, the said Deed of Lease is duly stamped and registered in the office of Sub-Registrar of Assurances Thane .



AND WHEREAS the Transferor has become the lawful owner of and seized and possessed of or otherwise well and sufficiently entitled to on ownership basis, the **FLAT bearing No.14,Ground Floor, admeasuring about 810 sq. ft., Carpet area, in the building known as " KAVERI " of "TATA EMPLOYEE'S CO-OP HOUSING SOCIETY LTD', Plot**

M. Bapat

C. J. Anis Khan

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No.15, Sector-14, at VASHI NAVI MUMBAI - 400703, Tal. & Dist. Thane. (Hereinafter referred to as the Said Flat) and more particularly described in the schedule hereinafter written.

AND WHEREAS by an Agreement for Sale dated 07/02/1988 executed between **MR.MADHAV NARAYAN HELEKAR** and **MRS. NILIMA DILIP BAPAT, MR.MADHAV NARAYAN HELEKAR** has sold **FLAT bearing No.14,Ground Floor, admeasuring about 810 sq. ft., Carpet area, in the building known as " KAVERI " of TATA EMPLOYEE'S CO-OP HOUSING SOCIETY LTD, Plot No.15, Sector-14, at VASHI NAVI MUMBAI - 400703, Tal. & Dist. Thane, to MRS.NILIMA DILIP BAPAT** for the valuable consideration.

AND WHEREAS the Transferor has become the lawful owner of and seized and possessed of or otherwise well and sufficiently entitled to on ownership basis, the **FLAT bearing No.14,Ground Floor, admeasuring about 810 sq. ft., Carpet area, in the building known as " KAVERI " of TATA EMPLOYEE'S CO-OP HOUSING SOCIETY LTD, Plot**

No. 15, Sector-14, at VASHI NAVI MUMBAI - 400703, Tal.

& Dist. Thane (hereinafter referred to as the Said Flat) and more particularly described in the schedule hereinafter



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AND WHEREAS the CIDCO LTD. finally transferred the said Flat in the name of **MRS.NILIMA DILIP BAPAT** in the record of the CIDCO LTD and issued letter dated 03/05/2023 vide its letter reference No. CIDCO/EO /(VASHI)/1099/2023.

AND WHEREAS the Transferor has agreed to sell and the TRANSFEREES have agreed to purchase all the rights, title, interest, entitlement, benefits and/or claims of the Transferor in the said flat for a total consideration of **Rs. 1,52,00,000/- (Rupees One Crore Fifty Two Lakhs Only)**.

AND WHEREAS the parties hereto are desirous of recording the terms and Conditions of this AGREEMENT FOR SALE as appearing hereinafter.

NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS THAT

1. The Transferor herein has agreed to sell to the Transferees and the Transferees have agreed to purchase from the Transferor, the said **FLAT bearing No.14,Ground Floor, admeasuring about 810 sq. ft., Carpet area, in the building known as "KAVERI" of TATA EMPLOYEE'S CO-OP HOUSING SOCIETY LTD, Plot No.15, Sector-14, at VASHI NAVI MUMBAI - 400703, Tal. & Dist. Thane** along with all the liberties, privileges and advantages appurtenant thereto and all the estate, possession, rights, title, interest, entitlement, benefits and/or claim and/or demands

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whatsoever of the Transferor thereon in the said flat together with the permanent and absolute right to occupation of the said flat and also all her rights and claims on and upon said flat and said shares for the total consideration of **Rs. 1,52,00,000/- (Rupees One Crore Fifty Two Lakhs Only)**.

2) (a) The Transferees herein have paid to the Transferor a sum of **Rs.3,00,000/-(Rupees Three Lakhs Only)** by Cheque/NEFT as **ADVANCE** and **PART** payment of the sale price of the said Flat the payment and receipt whereof the Transferor doth hereby admit and acknowledge.

(b) The Transferees herein have agreed to deposit **Rs.36,35,840/-(Rupees Thirty Six Lakhs Thirty Five Thousand Eight Hundred Forty Only)** to be deducted as a TDS of 23.92% applicable to the present transaction with the Income Tax Authority under the Provisions of Section 195 of



Income Tax Act, 1961 within ten days from the
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(c) The Transferees herein have agreed to pay to the transferor a balance sum of **RS.1,12,64,160/- (Rupees One Crore Twelve Lakhs Sixty Four Thousand One Hundred Sixty Only)** by pay order within 45 TO 60 days from the Registration of this Agreement for sale. Time shall be the essence of contract.

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(d) Transferor has applied for Lower deduction TDS Certificate. Parties acknowledge and agree that the actual amounts paid under b) and c) above may be altered by mutual agreement depending on the outcome of the Transferor's request for Lower deduction TDS Certificate provided that the sum total of the amounts paid under a), b) and c) above remains **Rs. 1,52,00,000/- (Rupees One Crore Fifty-Two Lakhs Only)**.

3. The Transferor has agreed to hand over, to the Transferees the physical, vacant and peaceful possession of the said Flat, including all the sets of keys of the said flat, on receipt of the total consideration of **Rs 1,52,00,000/- (Rupees One Crore Fifty-Two Lakhs Only)** as per clause 2(a), 2(b), 2(c) and 2(d) above. It is further agreed that on and from the date of receiving peaceful, vacant and physical possession of the said flat, from the Transferor, the Transferees will become absolute owners of the said flat and Transferor and/or her heirs, executors, administrators, assigns shall not claim any rights, title or interest whatsoever hereafter.



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4. (a) After receipt of the total consideration as mentioned hereinabove in clause 2, the transferor shall by an appropriate writing resign as the member of the said society and request the society to admit the Transferees as members of the society in place of the Transferor (b) the Transferees shall apply to the said society to become members of the said

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society (c) the Transferor and the Transferees duly complete and sign the requisite transfer forms and other relevant forms, declarations for transfer of the said shares from the name of the Transferor to the names of the Transferees and (d) the Transferor shall also execute a proper Deed of sale/Conveyance Deed recording completion of sale in the format approved by the Transferees.

5. The Transferor doth hereby covenant with the Transferees as follows :-

(a) That the Transferor has duly paid and discharged in full all the dues and liabilities in respect of the said flat including the Municipal outgoings, taxes, rates, maintenance charges etc. payable to the said society up to the date hereof and shall pay all the dues till the completion of sale i.e. up to handing over the possession of the said flat to the transferees;

(b) That the Transferor is the sole and absolute owner and beneficiary of the said flat duly standing in the name of the Transferor in the books and all other records of the said

and is absolutely entitled to the same and to all incidental rights thereto and to exclusive rights to the use, enjoyment and occupation of the said Flat and except the Transferor, no other person or persons have any right, title, interest, claim or demand of any nature whatsoever unto or upon the said flat;



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(c) That notwithstanding any act, deed, matter or thing whatsoever done, omitted by the Transferor or any person or persons lawfully and equitably claiming by, from, through, or in trust for the transferor, the Transferor has full power and absolute authority in her own right to transfer the said flat and to relinquish and transfer all her rights, title and interest therein in favour of the Transferees;

(d) That neither the Transferor nor any one on her behalf has committed or omitted any act, deed, matter or thing whereby her holding of the said shares and incidental rights thereto including the right to peaceful use, occupation, ownership and enjoyment of the said flat and other rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner or whereby the said shares and other right, title and interest therein may become liable for attachment and/or sale whether by a decree or order of the competent Court or otherwise;



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(e) That the Transferor has not created or purported to create any tenancy, license, charge, lease, mortgage, lien or any kind of third party rights over the said flat and no other person or party have any right, title or interest, claim or demand in to or upon the same either by way of mortgage, gift, trust, inheritance, lease or otherwise and that the same are free from all encumbrances and there is no pending litigation of any kind whatsoever and further that the

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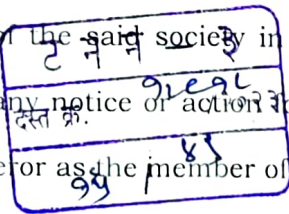
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transferor shall so long as this agreement is valid, not enter into any agreement / writing with any third party for creating any rights of whatsoever nature in respect of the said flat.

(f) That the Transferees shall on completion of the transfer peacefully and quietly be entitled to hold and own the said flat and the said shares and all incidental thereto including the right to enter upon and remain in sole occupation and enjoyment of the said flat and / or any part thereof in the Transferee's own right without any interference disturbance, interruption, claim or demand whatsoever and/or any person or persons lawfully and equitably claiming by from, through, under or in trust for the Transferor;

(g) That the Transferor has duly complied with observed performed with all the Rules, Regulations and Bye-Laws of the said Society and that the Transferor has neither received any notice from the said Society for or in relation to any breach of any of the Rules, Regulations and Bye-laws of the said Society nor are there any actions or proceedings pending against the Transferor instituted by the said Society or any

members of the said society in respect of the said premises including any notice of action for expulsion or termination of the Transferor as the member of the said Society;



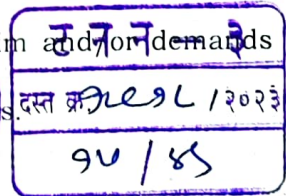
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(h) That the Transferor herein doth hereby indemnify and keep indemnified the Transferees against any defect in title, omission, or mischief of any person wrongfully claiming any right, title or beneficial interest in the said Flat and/or the said shares or compensation, claim, demand, fines, penalties, costs, charges and expenses or any other liabilities whatsoever made or bought, against or incurred, suffered, levied or imposed pursuant to the transfer thereof under the terms of this Agreement and/or by reason or by virtue of the non-performance and non-observance of any of the terms and conditions of the Agreement, covenants and provisions.

6. The Transferor hereby agreed to acquit, release and discharge unto the Transferees forever on this behalf of this consideration thereof upon receiving the total amount of **Rs. 1,52,00,000/- (Rupees One Crore Fifty Two Lakhs Only)** being **FULL** and **FINAL** amount of the consideration for the sale of all her liberties, privileges and advantages appurtenant thereto and all the estate, possession, rights, title, interest, entitlements, benefits, claim and demands whatsoever in the said flat and said shares.



7. The Transferor does hereby declare, assure and covenant with the Transferees that neither she nor any body on her behalf has created any charge, lien, mortgage, claim, interest or otherwise in any manner encumbered the said flat

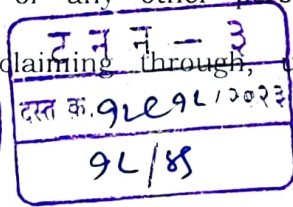
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or any part thereof and that there is no valid existing or subsisting charge, attachment and/or lien levied or leviable in upon or against the said flat or any part thereof and that the Transferor's occupation, ownership, title, rights and claim in the said flat are clear, marketable and free from any encumbrances whatsoever and the Transferor has good right, full power and absolute authority to sell and transfer the said flat to the Transferees in the manner aforesaid. The Transferor further declares that she has not entered into any agreement/s with any other person/s in respect of the said flat and also no suit, proceedings and/or litigations are pending against the said flat nor the said flat is a subject matter in any court of law.

8. The Transferor does hereby covenant, that the Transferees shall, after receiving possession of the said flat from the Transferor, henceforth quietly and peacefully possess, use, occupy and enjoy the said flat without any let, hindrance, denial, demand, interference, or eviction by the



Transferor or any other person or persons lawfully or equitably claiming through, under or in trust for the Transferor. The Transferor agrees and render themselves liable to pay all the arrears of outgoings, Electricity charges, any other money claims and dues, if any, prior to the date of handing over the possession of the flat, and to settle, satisfy and

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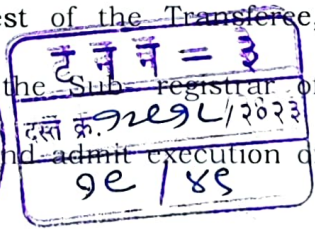
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discharge all former and other rights, title, interest and/or claim and/or demands, if any, of any one whatsoever and of any nature whatsoever to keep the interest of the Transferees in the said flat and assets duly indemnified, held harmless, safe and unaffected. The Transferees agree to bear and pay, on and from the date of taking over the possession of the flat, the charges and dues to the society as also all other outgoings.

10. The Transferor shall execute all documents, application and transfer forms as required to get the said flat transferred in the name of the Transferees and also that they be admitted by the said society as members. Further, Transferor hereby grants to the Transferees all rights to get the electric meter transferred in their name.

11. The Transferees shall alone bear all the stamp duty, registration charges, CIDCO transfer charges, legal and professional fees, without reference to the Transferor.

12. The Transferor shall, on request of the Transferee, present themselves at the office of the Sub-Registrar of Assurances, Thane, Navi Mumbai and admit execution of this agreement.



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SCHEDULE OF THE FLAT

All that residential Premises bearing **FLAT No.14,Ground Floor, admeasuring about 810 sq. ft., Carpet area, in the building known as " KAVERI " of TATA EMPLOYEE'S CO-OP HOUSING SOCIETY LTD, Plot No.15, Sector-14, at VASHI NAVI MUMBAI - 400703, Tal. & Dist. Thane** along with 5 shares of Rs. 50/- each bearing Share Nos. 11 to 15 and bearing Certificate No. 03.

IN WITNESSES WHEREOF both the parties hereto have hereunto and set and subscribed their hands on the day and year first hereinabove written:

SIGNED SEALED AND DELIVERED

by the withinnamed Transferor

MRS.NILIMA DILIP BAPAT

In presence of

1.MR SWAPNIL PATIL

Swapnil

2.MR.RAJARATHNAM V . DUDI

S.V. Rajarathnam

SIGNED SEALED AND DELIVERED

by the withinnamed Transferee

1) MR.RAVISHREE RAMESH CHATLA

Ravishree

2) MRS.UJWALA RAVISHREE CHATLA

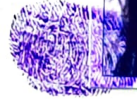
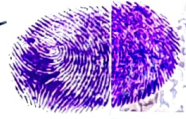
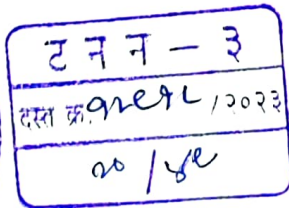
In presence of

1.MR SWAPNIL PATIL

Swapnil

2.MR.RAJARATHNAM V. DUDI

S.V. Rajarathnam



RECEIPT

RECEIVED the day and year first hereinabove written of and from, **1) MR.RAVISHREE RAMESH CHATLA 2) MRS.UJWALA RAVISHREE CHATLA** an amount of **Rs.3,00,000/- (Rupees Three Lakhs ONLY)** by Cheque/NEFT towards the **ADVANCE** and **PART** payment of Sale Consideration against sale of **FLAT bearing No.14,Ground Floor, admeasuring about 810 sq. ft., Carpet area, in the building known as "KAVERI "** of **TATA EMPLOYEE'S CO-OP HOUSING SOCIETY LTD, Plot No.15, Sector-14, at VASHI NAVI MUMBAI - 400703, Tal. & Dist. Thane** along with the 5 shares of Rs. 50/- each bearing share Nos. 11 to 15 and bearing Certificate No. 03.

DATE	CHEQUE /NEFT/RTGS	BANK /BRANCH	AMOUNT
04/05/2023	000085	HDFC BANK (MALAD WEST MUMBAI)	1,00,000/-
08/05/2023	000111	HDFC BANK (MALAD WEST MUMBAI)	2,00,000/-

I/We SAY RECEIVED

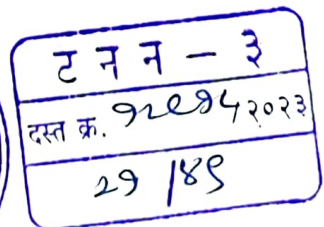

MRS.NILIMA DILIP BAPAT

Witnesses:-

1.MR SWAPNIL PATIL



2.MR.RAJARATHNAM V DUDI

**TATA EMPLOYEES' CO-OP HOUSING SOCIETY LTD
(REG. NO. TNA/HSG/TC 425/85-86)**

**“KAVERI, PLOT NO 15, SECTOR 14,
VASHI, NAVI MUMBAI 400703”**

DATE: 17-May-2023

TO WHOMSOEVER MAY CONCERN

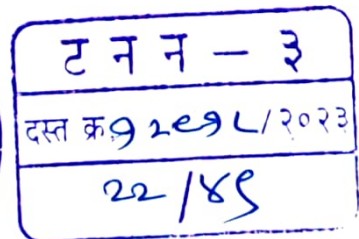
This is to certify that **MRS. NILIMA DILIP BAPAT** is the owner of **FLAT bearing No. 14, Ground Floor, admeasuring about 810 sq. ft., Carpet area, in the building known as “KAVERI” of TATA EMPLOYEE’S CO-OP HOUSING SOCIETY LTD, Plot No. 15, Sector-14, at VASHI, NAVI MUMBAI - 400703, Tal. & Dist. Thane.**, and that she has paid all the dues of the said SOCIETY till the date.

As per our records, she has paid all the dues in respect of the said flat No.14 in building known as “KAVERI” of TATA EMPLOYEE’S CO-OP HOUSING SOCIETY LTD. Therefore the Society has No objection to sale and transfer the above said Flat to **1) MR. RAVISHREE RAMESH CHATLA 2) MRS. UJWALA RAVISHREE CHATLA** in the records of CIDCO and SOCIETY.

This Certificate is issued as per her request letter dated 13th MAY 2023.

Chairman

Secretary / Treasurer



TATA EMPLOYEE'S CO-HOUSING SOCIETY LTD.

(REG. No. TNA / HSG / TC 425 / 85-86)

"Kaveri" Sector 14, Plot No. 15, Vashi, Navi Mumbai - 400 703.

TO WHOMSOEVER IT MAY CONCERN

ORIGINAL ALLOTTEE FOR Flat 14 - KAVERI, PLOT NO. 15, SECTOR 14,
VASHI, NAVI MUMBAI.

This is to confirm that **MR. MADHAV NARAYAN HELEKAR** was the original allottee of **Flat no 14** on **Ground floor** in our Society. Following the sale of this **Flat 14** by **MR. MADHAV NARAYAN HELEKAR** to **MRS. NILIMA DILIP BAPAT** he has withdrawn his membership from our Society for **Flat no.14** on **Ground floor**

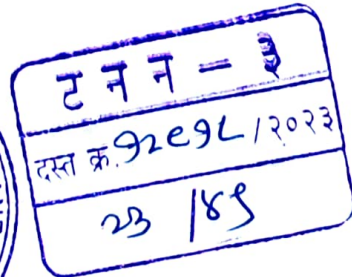
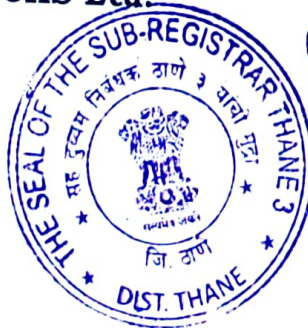
Society has admitted **MRS. NILIMA DILIP BAPAT** in place of **MR. MADHAV NARAYAN HELEKAR**

The **Carpet area** of **Flat no.14** on **Ground floor** as per the records is admeasuring **810 sq. ft. Carpet area.**

Thanking you,
Yours Faithfully,

For. **TATA Employees CHS Ltd.**


Treasurer





स्वातंत्र्याचा अमृत महोत्सव



सिडको
शहरांचे शिल्पकार

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

(सीआयएन - यु ९९९९९ एमएच १९७० एसजीसी - ०१४५७४)

नोंदणीकृत कार्यालय :

'निर्मल' दुसरा मजला, नरीमन पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : ००-९९-२२-६६५० ०९००

फॅक्स : ००-९९-२२-२२०२ २५०९

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी. बेलापूर,

नवी मुंबई ४०० ६९४.

दूरध्वनी : ००-९९-२२-६७९९ ८९००

फॅक्स : ००-९९-२२-६७९९ ८९६६

(SAP - 8000200492)

CIDCO/EO(VASHI)/2023/ 1099

03/05/2023

संदर्भ क्र.

To,

The Chairman,

M/S.TATA EMPLOYEES CHS LTD.

Plot No-15, Sector- 14.

Vashi, Navi Mumbai.

दिनांक :

Post facto Final Order for Transfer

Sub : Post Facto grant of permission to transfer of share of 1 (One) member from above Society, Flat No-14, constructed on Plot No-15, Sector-14, Vashi, Navi Mumbai

Ref : SAP NO. 8000200492.

Sir/Madam,

You are requested to refer your application for transfer of share of member from aforesaid Society. We are pleased to inform you that, the Corporation has hereby taken note of the transfer in our records which is as below:

Outgoing Member	Incoming Member	Flat No.	Carpet Area
MR. MADHAV NARAYAN HELEKAR	MRS. NILIMA DILIP BAPAT	14	75.27 Sq.Mtr.

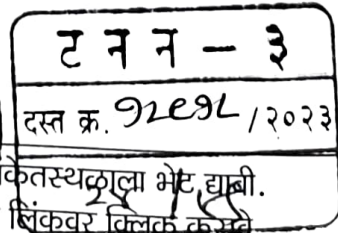
It may be noted that this letter is issued on the basis of the due procedure followed by the society for transfer of shares & interest to their member/members as per provision of bye laws of Maharashtra Co-op. housing society Act 1960 and CIDCO shall remain indemnified against any claim, dispute or third party interest, if occurred in future, in respect of the said Flat/Shop.

The others terms and conditions of the Agreement to Lease made on 28.01.1986, between Society and our Corporation will be binding upon you.

Yours faithfully,

Asst. Estate Officer

Asst. Estate Officer
CIDCO Ltd. Vashi
Navi Mumbai-400703



भ्रष्टाचारासंबंधी कुठल्याही प्रकारासाठी कोणत्याही व्यक्तीकडून कोणत्याही स्थळावर भेट घ्यावी.
www.cidco.maharashtra.gov.in दफतराच्या संकेतस्थळावर किंवा संपर्क क्र. ०२२-६७९९ ८९०० किंवा ०२२-६७९९ ८९६६ वर संपर्क घ्यावा.

THE TATA EMPLOYEES CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M.C.S. Act, 1960) (Registration No. TN/HSG/TC/25/85-88 and Date 21-5-12/85)

No. 3

Authorised Share Capital Rs. 1,50,000 Divided into 5000 Shares each of Rs. 50/- only

Member's Register No. 3

THIS IS TO CERTIFY that Shri Smt. MADHAV NARAYAN HELEKAR

of Bombay is the Registered Holder of [Five] Shares from No. Eleven

to fifteen of Rs. 50 each [i.e. fifty] each.

in THE Tata Employees CO-OPERATIVE HOUSING SOCIETY LTD.

Vashi, New Bombay subject to the Bye-laws of the said Society and that upon each of

such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Bombay this thirty first

day of January 1986.

[Signature]
Chairman

[Signature]
Hon. Secretary

[Signature]
Member of the Committee

P. T. O.



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Memorandum of the transfers of the within mentioned Shares

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	6.8.88 Chairman [Signature] 68 Hon. Secretary [Signature]	MRS N.D. Dafat [Circular Stamp: TATA EMPLOYEES' CO-OPERATIVE HOUSING SOCIETY LTD. HON. SECRETARY M. P. KONGAR]	Sr. No. 3	Sr. No. 3 Committee Member [Signature]
2	25-5-2003 Chairman [Signature]	[Circular Stamp: TATA EMPLOYEES' CO-OPERATIVE HOUSING SOCIETY LTD. HON. SECRETARY M. P. KONGAR] Name deleted 2/23 as per [Signature] Partly request dt 2/2/23 M.C. dt 2/2/23	Sr. No. 31	Sr. No. 31 Committee Member [Signature]
3	Chairman	[Circular Stamp: TATA EMPLOYEES' CO-OPERATIVE HOUSING SOCIETY LTD. HON. SECRETARY M. P. KONGAR]	[Circular Stamp: TATA EMPLOYEES' CO-OPERATIVE HOUSING SOCIETY LTD. HON. SECRETARY M. P. KONGAR]	Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member



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CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Head Office: NIRMAL, 2nd floor,

Nariman Point, Bombay-400 021 • GRAMADITHAN
PHONES : 2622431 2622420-2622509-2622578

No. BP/V/14/15/17/5

Head Office: 'CIDCO BHAVAN'

Belapur, New Bombay-400 614.

PHONES : STD. 922-681251, 681242, 34

681066 681069

To
✓ M/s. Tata Employees Co-op.
Housing Society,
Testing Dept. Tata Electric Co.,
Trombay Thermal Station, 'A',
Chembur, Bombay- 400074.

25 NOV 1987

Sir,

Sub : Occupancy Certificate for residential building
on plot No.15, sector 14 Vashi.

Ref : Your architects letter dated 10.11.1987. *sec. 11-87*

sec. 11
Please find enclosed herewith occupancy certificate
for residential building on above mentioned plot.

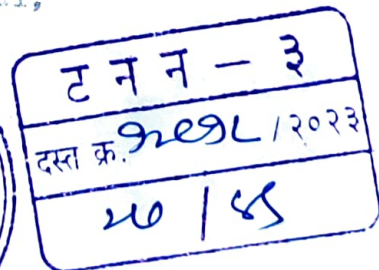
Yours faithfully,



(S.M. ANAGAL)

ADDL. TOWN PLANNING OFFICER (N)

cc to : M/s. Aakar Associates,
3 Abhijit, Dada Patil Wadi,
Thane (west) - 400602.



050000

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

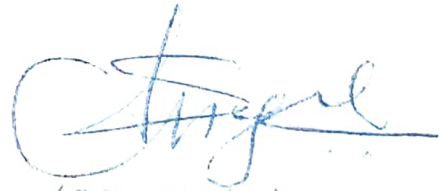
Head Office: NIRMAL, 1st Floor,
 Naraina Road, Bombay-400 021 • GRAM: 17501
 PHONES: 2022401 2022420 2022506-2022512
 Head Office: CIDCO AHADAN
 Belapur, New Bombay-400 114.
 PHONE: (RTI) 422-681251 6812422 4
 681066 681069
 TELE FAX: 3115 (CIDCO)

No. BP/V/14/15/117/5

25 NOV 1987

OCCUPANCY CERTIFICATE

I hereby certify that the development of residential ~~society~~ building for Tata Employees Co-op. Housing Society on plot No.15, sector 14 Vashi in New Bombay completed under the supervision of M/s. Akar Associates has been inspected on 30.9.1987 ^{emo 25/11/87} and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 21.2.1986 and that the development is fit for the use for which it has been carried out.



(S.M. ANAGAL)
 ADDL. TOWN PLANNING OFFICER (II)



ट न न - ३
दस्त क्र. 92942023
22/85



Handwritten signature

दिनांक 07 फेब्रुवारी 1988
मि. मधव नारायण हेलेकर
जिल्हा ठाणे

33348
दिनांक 07 फेब्रुवारी 1988

Impounded under section 33
of Bombay Stamp Act, 1958

6 FEB 1988

Handwritten initials

6 FEB 1988

Collector of Stamps
Collector of Stamps THANE AGREEMENT FOR SALE

THIS AGREEMENT made at Bombay this 7th day of february, 1988
BETWEN DR. MADHAV NARAYAN HELEKAR ,Bombay Indian Inhabitant,
hereinafter called 'THE VENDOR' (which expression shall unless
it be repugnant to the context or meaning thereof mean and
include his heirs, exeuctors and administrators) of the One-Part
AND MRS. Nilima Diip Bapat also of Bombay, Indian Inhabitant
hereinafter called the PURCHASER (which expression shall unless
it be repugnant to the context or meaning thereof mean and include
her heirs, exeuctors, administrators and assings) of the other part.

AND WHEREAS the Vendor is a member of the Tata Employees
Co-operative Housing Society Ltd; (Registration no. TNA|HSG|TC-425/
~~858~~ 85-86) in respect of the flat No.14 on the ground floor
of the Building of the said society, standing on the land
bearing Plot no.15, situated at Sector-14, Vashi, New Bombay
and is the holder of five shres of the said Society bearing
Nos. 11 to 15 under Share Certificate no. 3
of the face value of Rs. 50 each.



ट न न - ३
दस्त क्र. 92e9L/2023
2e/88

Handwritten initials

Handwritten signature and date
7/2/88

Smt. N. D. Balraj

of deficit stamp duty of Rs. 10,50-00 Ten thousand five hundred only

and penalty of Rs. 250-00 only in the State Bank of India. Branch Mah (vide Chaitan No. 24) dated 24/11-95

Certified u/s 41 of the Bombay Stamp Act, 1958 that the full stamp duty of Rs. 10,50-00 only has been paid in respect of this Instrument. EN - 18288 - 275 Subject to the Provision of 24-11-95 Sec. 53A of Bombay Stamp Act, 1958

Collector of Stamps, THANE



AND WHEREAS the Vendor has agreed to sell, transfer and assign to the Purchaser and the Purchaser has agreed to purchase and acquire all the right, title and interest of the Vendor in the said flat no.14 (hereinafter called the said premises) together with the right of ownership and of use and occupation of the said premises as also all the right, title and interest of the Vendor in the said Society and the said Shares certificates bearing Nos. 11 to 15 of the said society on the terms and conditions hereinafter appearing and at or for the lumpsum price of Rs.2,60,000/- (Rupees Two lacs sixty thousand) only which is its market value.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY & BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. That the Vendor shall sell and the Purchaser shall purchase and acquire the said Flat no.14, on the ground floor of the building of the Tata Employees co-operative Housing Society Limited, situated on plot no.15, sector-14, at Vashi, New-Bombay together with the right of ownership and of use and occupation of the said premises as also all right title interest of the Vendor in the said Society, and the said Five shares Certificate Nos. 11 to 15 of the said Society, at or for the lump sum of Rs.2,60,000/- (Rupees Two lac-



275-3
30/85

....3

7/2/85

NB

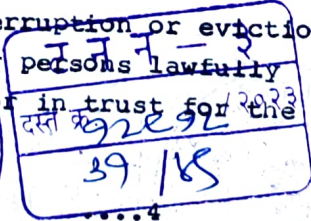
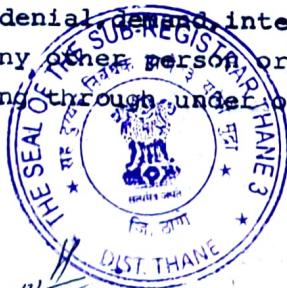
2. That the Purchaser has paid to the Vendor on or before the execution of these presents the sum of Rs.60,000/- (Rupees Sixty thousand only) as and by way of earnest money or deposit (the payment and receipt whereof the vendor doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby forever release the discharge the Purchaser). The balance amount of Rs.2,00,000/- (Rupees Two-Lacs only) shall be paid by the Purchaser to the Vendor as follows:-

- a. Rs.60,000-00 On or before 15th Feb.1988
- b. Rs.25,000.00 On or before 1st March,1988
- c. Rs.1,15,000-00 On or before 30th April,1988.

On receiving the total consideration as has been described above, the Vendor shall put the purchaser in vacant physical possession of the said premises and shall hand over to the purchaser the original share certificates bearings No. 11 To 15 of the said Society.

Failure on the part of the Purchaser to adhere to the above-mentioned schedule of payment, would lead to cancellation of this agreement.

3. The Vendor doth hereby covenant with the Purchaser that he the Vendor has paid the full consideration for the purchase of the said premises and has also paid all outgoing in respect thereof upto the 29th of February,1988 and that if any such amount or amounts or any part thereof is found lawfully due and / or is in fact recovered from the Purchaser then the same shall be reimbursed by the Vendor to the Purchaser and the vendor doth hereby agree and undertake to indemnify and keep the Purchaser indemnified for the amount so paid and all expenses lawfully incurred by the Purchaser in respect thereof.
4. The Vendor doth hereby further covenant with the Purchaser that henceforth the purchaser shall quietly and peacefully possess and occupy and enjoy the said premises without any let, hindrance, denial, demand, interruption or eviction from the Vendor or any other person or persons lawfully and equitably claiming through, under or in trust for the Vendor.



WB

20/2/88

5. The Purchaser doth hereby covenant with the Vendor that she the purchaser shall pay all the outgoings, taxes and maintenance charges in respect of the said premises from the 1st day of March, 1988 and shall also become member of the said society and shall abide by the bye-laws, rules and regulations of the said Society.
6. The Vendor doth hereby further covenant with the Purchaser that he the Vendor shall from time to time and at all times hereafter whenever called upon by the Purchaser or his Advocate or Attorney do the execute or cause to be done or executed ~~and~~ all such acts, deeds, and things whatsoever for more perfectly securing the interest of the Purchaser in the said premises that may be reasonably acquired, but at the cost of the Purchaser.
7. The Vendor doth hereby declare that he has not, on or before the date of this Agreement, mortgaged, transferred, assigned, leased or in any other manner whatsoever encumbered or alienated his right title and interest in or possession of the said premises, and that he shall not henceforth do so.
8. The Vendor doth hereby further declare that he, the Vendor has full right and absolute authority to enter into this Agreement and that he has not done or performed nor shall he henceforth do or perform any act, deed, matter of thing whatsoever whereby he may be prevented from entering into this agreement and/or transferring the said premises as purported to be done hereby or whereby the Purchaser here may be obstructed, prevented or hindered in enjoying the rights conferred or transferred hereby in her favour or whereby the quiet and peaceful enjoyment of possession of the Purchaser in respect of the said premises may be disturbed.
9. The Vendor shall at his own cost obtain the written consent of the said society for sale and transfer of the premises to the name of the Purchaser. The Vendor shall pay the necessary transfer fee and/or donation to the

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10. All out of pocket expenses incidental to this Agreement including the stamp duty and the registration charges if any, shall be borned and paid by the Purchaser alone.

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

SIGNED, SEALED & DELIVERED X
by the withinnamed Vendor X
DR. MADHAV NARAYAN X
HELEKAR, in the presence X
of..... X


7/2/88
(DR. MADHAV NARAYAN HELEKAR).


(N.G. Lawande)

SIGNED, SEALED & DELIVERED X
by the withinnamed Purchaser X
MRS. NILIMA DILIP BAPAT X
in the presence of,..... X
..... X

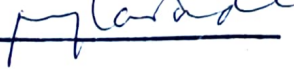

(MRS. NILIMA DILIP BAPAT).


(RAVINDRA BAPAT)


R E C E I P T

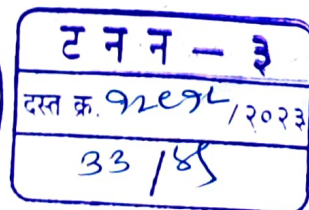
RECEIVED with thanks and from Mrs. N.D.Bapat, the Purchaser an amount of Rs.60,000/- (Rupees Sixty thousand only) by cheque No.174126 dated 7th feb.1988 of State Bank of India, Mahul road, Chembur Br. (Tata Extension Counter) for Rs.55,000/- (Rs.Fifty-five-thousand only) & by Cheque no.344037 dt.7th feb.'88 of Bank of India, Ballard Estate Branch for Rs.5,000/- (Rs.five thousand only), being the part consideration as stated hereinabove subject to realisation of above mentioned cheques.

WITNESS:

- 1. 
- 2. Ravindra Bapat
(RAVINDRA BAPAT)

I SAY RECEIVED.


7/2/88
(VENDOR OF ONE PART)
DR. MADHAV NARAYAN HELEKAR.





महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.



वीज पुरवठा देयक माहे: JUN-2023

Website : www.mahadis.com.in
GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO.(GGN): 000002039620346

HSN code 27160000

ग्राहक क्रमांक: 000481669430
SMT NILIMA DILIP BAPAT
FL 14 PL 15 TATA EMPLOYEES CO OP HSG SOCIETY SECTOR14 WASHI 400703
मोबाइल/ ईमेल: 98*****74/p*****@gmail.com

देयक दिनांक: 16-JUN-23
देयक रक्कम रु: 830.00
देय दिनांक: 06-JUL-23
या तारखे नंतर भरल्यास: 840.00

बिलिंग युनिट: 4127 :WASHI O S/DN.
दर संकेत: 090 /LT I Res 1-Phase
पोल नं: 00000000
पी.सी./चक्र+मार्ग-क्रमाडि.टी.सी.: 2 / 21-1415-0150 /4127035
मिटर क्रमांक: 06504308146
रिडिंग ग्रुप: K2

पुरवठा दिनांक: 22-Jan-1988
मंजूर भार: 4 KW
सुरक्षा ठेव जमा(रु): 3,000.00
चालू रिडिंग दिनांक: 11-JUN-23
मागील रिडिंग दिनांक: 11-MAY-23

Scan this QR
Code with
BHIM App for
UPI Payment



वालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण
उपलब्ध नाही	4270	01	100	0	100

QR कोडद्वारे भरणा केल्यास, भरणा दिनांकांनुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

सरासरी देयक (FAULTY)
Bill Period: 1 Month(s) /

मागील वीज वापर



मध्यवर्ती तक्रार निवारण केंद्र 24*7
MSEDCL Call Center:
18002333435
18002123435
1912

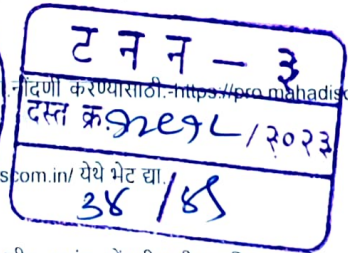
ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपद्धति महावितरणच्या संकेत स्थळ:-
www.mahadis.com.in >
ConsumerPortal > CGRF
यावर उपलब्ध आहे.

महत्वाचे:

- छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामा रूपाचा गोपनीय डिस्कॉन्ट मिळवण्यासाठी नोंदणी करण्यासाठी <https://pro.mahadis.com.in/Green/gogreen.jsp> (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजूला डाव्या कोपऱ्यात उल्लेख आहे.)
- डिजिटल माध्यमाद्वारे विज बिल भरा व 0.२५% (रु.५००/- पर्यंत) सर्वोच्च भेळवा. टॅक्स व ई-डायरीज संगणकीय
- तुमचा मोबाइल नंबर व ईमेल पत्ता चुकिचा असल्यास दुरुस्त करा त्यासाठी <https://consumerinfo.mahadis.com.in/> येथे भेट द्या.
- पुढील महि-याची रिडिंग साधारणतः 11-07-2023 ह्या तारखेला होईल.

विशेष संदेश:

- प्रिय ग्राहक, आपला नोंदणीकृत प्रमणध्वनी क्र.98*****74 आहे. आपला प्रमणध्वनी क्रमांक बदलण्यासाठी/नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/मोबाइल अॅप वापरा किंवा ९९३०३९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा **MREG 000481669430**
- महावितरणला कोणत्याही प्रकारच्या रक्कामेचा भरणा करतांना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्वीकारावी. हस्तालिखित पावती स्वीकारू नये. गैरसोय टाळण्यास ऑनलाइन भरणा सुविधेचा पर्याय वापरावा.



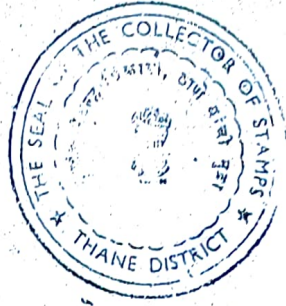
स्थळप्रत बिलिंग युनिट:	4127	ग्राहक क्रमांक:	000481669430	पी.सी.:	K2	दर:	090
अंतिम तारीख	06-JUL-23				830.00		
वॅकेची स्थळप्रत	डिटीसी क्र.:		4127035				

या तारखे पर्यंत भरल्यास	26-JUN-23	830.00
या तारखे नंतर भरल्यास	06-JUL-23	840.00
अंतिम तारीख	06-JUL-23	830.00
या तारखे पर्यंत भरल्यास	26-JUN-23	830.00

NO. ADJ/ Case 47/88
Office of the Collector of Stamps
Thane-400601
Dt 28/6/88

Certified under section 32 clause (2) of the
Bombay Stamp Act 1958 that this instrument is
exempt from stamp duty.

Adjudication fee
Rs 25/- Paid. *W. S. D. M.*
Collector of Stamps THANE



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दस्त क्र. १२९८ / २०२३
३५/१९

LEASE DEED

THIS LEASE made at CBD-Belapur, New Bombay the 30th day
of June One Thousand Nine Hundred, and Eighty
Eight BETWEEN CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
OF, MAHARASHTRA, LIMITED, a Company incorporated under the
Companies Act, 1956. (I. of 1956) and having its Registered
Office at 'Nirxal', 2nd Floor, Nariman Point, Bombay-400 021,
p.t.o..2/-



AS *M*



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दस्त क्र. १२९६/२०२३
३६/४९



(hereinafter referred to as "the LESSOR", which expression shall, where context so admits, be deemed to include its successors and assigns) of the ONE PART A N D TATA EMPLOYEES CO-OPERATIVE HOUSING SOCIETY LIMITED, a Co-operative Society registered under the Maharashtra Co-operative Societies Act, 1960 under the Certificate of Registration No. TNA (TNA)/HSC/ (TC)/425/1985-1986 granted by the Deputy Registrar Co-operative

contd...3/-

AS M

Societies, inane and having its principal place of business at Vashi, New Bombay, (hereinafter referred to as "the LESSEE"), which expression shall, where the context so admits, be deemed to include, its successor or successors and permitted assign or (assigns) of the OTHER PART.

WHEREAS by an Agreement dated the 28th day of January, 1986 and made between the Lessor of the One Part and the Lessee of the Other Part, the Lessor agreed to grant to the Lessee upon the performance and observance by the Lessee of the obligations and conditions contained in the said agreement, a Lease of the piece of the land and premises hereinafter described AND WHEREAS the Lessee has constructed a structure/building in accordance with the said Agreement and the Certificate of Completion thereby contemplated, has been granted.

NOW THIS LEASE WITNESSETH AS FOLLOWS :

Interpretation

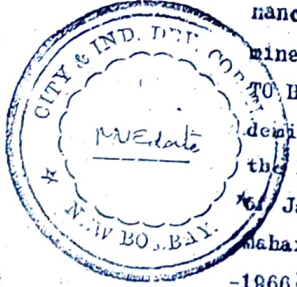
1. In those presents, the term "Managing Director" shall mean the Managing Director including the Additional or Deputy Managing Director of the Lessor and any Officer authorised by him by a general or special order.



दस्तावेज क्र. 92994/2023
20/12

2. In consideration of the premises and of the sum of Rs. 8,45,620/- (Rupees Eight lakhs forty five thousand six hundred twenty only) paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee all that piece of land described in the Schedule hereunder written containing by measurement 1691.24 Square Metres or thereabout and more particularly by delineated on the plan annexed hereto and shown thereon by a red colour boundary line together with the buildings and erections now on at any time hereafter standing and being thereon AND TOGETHER WITH all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof

TO HOLD the land and premises hereinbefore expressed to be hereby demised (hereinafter referred to as "the Demised Premises") unto the Lessee for the term of Sixty years computed from the 28th day of January, 1986 subject nevertheless to the provisions of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) and the rules thereunder PAYING THEREFOR yearly during the said term unto the Lessor at the Registered Office of the Lessor or as otherwise required the yearly rent of Rs. 100/- only from 1st April to 31st March or any part thereof, the said rent to be paid in advance without any deductions whatsoever on the 1st day of April in each and every year or within 30 days therefrom.



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Covenants by the Lessee

3. The Lessee with intent to bind all persons into whomsoever hands the demised premises may come doth hereby covenant with the Lessor as follows:

To pay Rent

(a) During the said term hereby created to pay into the Lessor the said rent at times, on the days and in the manner hereinbefore appointed for payment thereof clear of all deductions and all other charges.

To pay rates and taxes

(b) To pay all existing and future taxes, rates, assessments, land revenue and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised premises and anything for the time being thereon. At present there are no taxes.

Not to excavate

(c) Not to make any excavation upon any part of the said land hereby demised nor to remove any stone, sand, gravel, clay or earth therefrom except for the purpose of forming of foundations of buildings or for the purpose of any work pursuant to the terms of this Lease.

Not to erect beyond the building line

(d) Not to erect any building, erection or structure except a compound wall and steps and garages and necessary adjuncts hereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan.

Not to affix or display sign boards, advertisements etc.

(e) Not at any time during the continuance of the said term to affix or display on or from the demised premises any sign board, sky-sign, neon-sign or advertisement with or without illumination or otherwise unless the consent in writing of the Managing Director has been previously obtained thereto.

Not to build except with the previous permission of the Lessor

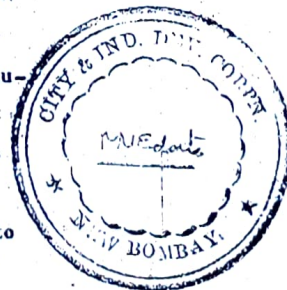
(f) Not at any time during the period of this demise to erect any building, erection or structure on any portion of the said land or add to any existing building except with the previous written permission of the Lessor which the Lessor shall be at liberty to grant on such terms and conditions as may be then stipulated including the condition for payment of additional premium.

Alterations

(g) That no alteration or addition shall at any time be made to the facade or elevation of any building or erection erected and



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दस्त क्र १२९८ / २०२३
३८ MS



AA M

except with the previous written permission of the Managing Director.

To repair

(h) Throughout the said term at the Lessee's expense well and substantially to repair, pave, cleanse and keep in good and substantial repair and condition (including all usual and necessary internal and external painting, colour and white washing) to the satisfaction of the Managing Director the said building and the premises and the drains, compound walls, and fences thereunto belonging and all fixtures and all additions thereto.

To enter and inspect

(i) To permit the Managing Director and the Officers, Surveyors, Workmen or others employed by the Lessor from time to time and at all reasonable times of the day during the term hereby granted after a weeks previous notice to enter into or upon the demised premises and to inspect the state of repairs thereof and if upon such inspection it shall appear that any repairs or any works are necessary they or any of them may by notice to the Lessee call upon him to execute the repairs or such works and upon his/their failure to do so within a reasonable time the Lessor may execute them at the expense in all respects of the Lessee.

Nuisance

(j) Not to do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbance to the owners, occupers or residents of other premises in the vicinity.

User

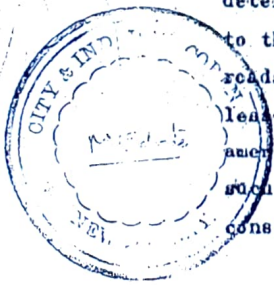
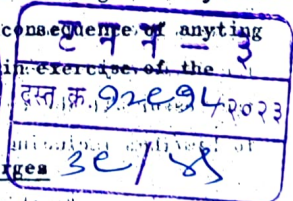
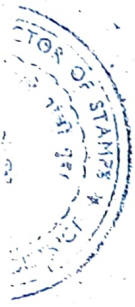
(k) To use the demised premises for residential purpose and for no other purpose.

Indemnity

(l) To indemnify and keep indemnified the Lessor against any claim for damage or loss suffered by any person in consequence of anything done under the authority herein contained or in exercise of the rights and liberties hereby granted.

Payment of Service Charges

(m) To make to the Lessor a yearly payment at such rate as may be determined from time to time by the Lessor as his/their contribution to the cost of establishing and maintaining civic amenities such as roads, water drainage, conservancy for the demised premises regardless of the extent of benefit derived by him/then/it from such amenities. Provided that no payment shall be made one year after such civic amenities have been transferred to a Local Authority constituted under any law for the time being in force. The payment



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(n) At the expiration or sooner determination of the said term, the Lessee shall quietly to deliver up to the Lessor the demised premises and all erections and buildings then standing or being thereon PROVIDED always that the Lessee shall be at liberty if the Lessee shall have paid the rent and all municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to himself all buildings, erections and structures and materials forming part of the demised premises but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor levelled and put in good order and conditions to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed PROVIDED FURTHER that after the possession of the demised premises has been delivered to or obtained by the Lessor such buildings, erections or structures shall stand forfeited to the Lessor.

Not to assign

(o) Not to sell, assign, mortgage, underlet or otherwise transfer wholly or partly the demised premises or his/their/its interest therein or part wholly or partly with the possession of the demised premises or permit any person to sue use wholly or partly the demised premises PROVIDED THAT nothing contained herein shall apply if the Lessee shall perform to the satisfaction of the Lessor the following conditions :



(i) BEFORE TRANSFERRING THE DEMISED PREMISES, the Lessee shall pay to the Lessor one half of the difference between the declared premium (i.e. premium calculated such rate or rates as may be determined by the Lessor, for obtaining from time to time) and the premium paid by the Lessee to the Lessor, for obtaining the lease of the demised land, subject to a minimum of Rs. 1,000/-.

(ii) In the instrument by which the Lessee shall transfer the demised premises the Lessee shall impose upon the person to whom the demised premises are so transferred to perform and observe to the Lessor all the conditions and covenants of the lease granted to him/them including this covenant.



177-3
02/01/2023
80/185

Explanation : "Nothing contained herein shall apply to mortgage of the demised land or any part thereof, to the Central Government, a State Government, Nationalised Bank, the Life Insurance Corporation of India, the Maharashtra State Finance Corporation, the Housing Development Finance Corporation Limited or an employer of the Lessee or any other financial institution, as may be approved by the Board of Directors of the Lessor from time to time".



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(p) To keep the buildings erected or which may hereafter be erected, on the demised premises excluding foundations and plinths, insured against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinths) in a nationalised insurance company, and on demand, to produce to the Managing Director a policy or policies of such insurance and the current year's receipt for the premium AND ALSO, as often as any of the buildings, which are or shall be erected, on the demised premises, or any part thereof shall be destroyed or damaged by fire, to forthwith lay out all the moneys which shall be received by virtue of any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the Managing Director AND whenever during the said term the said building or any part thereof, respectively, shall be destroyed or damaged whether by fire, tempest, hurricane or otherwise, the Lessee shall reinstate and repair the same to the satisfaction of the Managing Director and shall nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, tempest, hurricane or otherwise had happened.

Change in status of the Lessee

(q) No change in the legal status of the Lessee shall be recognised by the Lessor nor is the Lessee entitled to appoint any agent by a Power of Attorney or otherwise except its Officer or servant.

Notice in case of DISSOLUTION

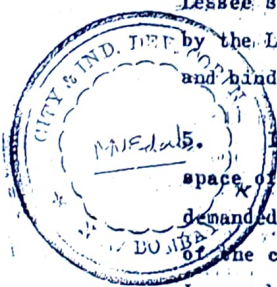
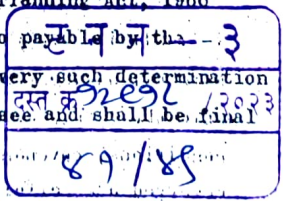
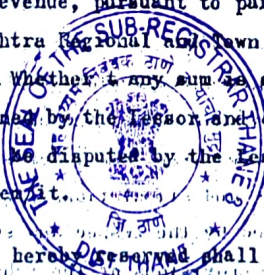
(r) In the event of the Lessee being Dissolved, the person to whom the title shall be transferred as heir or otherwise, shall cause notice thereof to be given to the Lessor within three months from such dissolution.

Recovery of Rent and Land revenue

4. Where any sum payable to the Lessor by the Lessee under this Lease is not paid, the Lessor shall be entitled to recover such sum as an arrears of land revenue, pursuant to paragraph 8 of the Schedule to the Maharashtra Regional and Town Planning Act, 1966

(Mah. XXXVII of 1966). Whether any sum is so payable by the Lessee shall be determined by the Lessor and every such determination by the Lessor shall not be disputed by the Lessee and shall be final and binding upon him/thereat.

If the said rent hereby reserved shall be in arrears for the space of thirty days whether the same shall have been legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessee hereinbefore contained or if the Lessee be adjudicated insolvent or bankrupt or renounces his/its character as such by setting a title in the third person or



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claiming a title absolute in Maharashtra the above any agreement upon any part of the demised premises in the name of the whole and thereupon the term hereby granted shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building or improvements built or carried out on the demised premises, or claimed by the Lessee on account of the building or improvements built or made. PROVIDED ALWAYS that except for non-payment of rent as aforesaid, the power of re-entry hereinbefore contained shall not be exercised unless and until the Managing Director of the Lessor shall have given to the Lessee or left on some part of the demised premises a notice in writing of his intention to enter and to the specific breach or breaches of covenant in respect of which the re-entry is intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within three months after the giving or leaving of such notice.

Summary eviction of persons unauthorisedly occupying the demised land in determination of the Lease.

6. If on the determination of the Lease, any person is found to be occupying the demised premises, it shall be lawful for the Managing Director of the Lessor to secure summary eviction of such person in accordance with paragraphs 1, 2 and 3 of the Schedule to the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966).

Notice and demands

7. Any demand for payment or notice requiring to be made upon or given to the Lessee shall be sufficiently made or given if sent by the Lessor through the post by registered post addressed to the Lessee at the demised premises and any demand or notice sent by post shall be deemed to have been delivered in the usual course of post.

Compliance with the Maharashtra Regional & Town Planning Act, 1966 and the New Bombay Disposal of Lands Regulations, 1975.

7-A. It is hereby agreed and declared by and between the parties hereto that the Lessor has leased and demised the demised premises unto the Lessee and the Lessee has taken such lease upon the conditions, covenants and stipulations contained herein to be observed and performed by the Lessee and subject to Section 118 and other applicable provisions of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) and the rules and the rules and regulations made thereunder including the New Bombay Disposal of Lands Regulations, 1975, for the time being in force and as amended from time to time.

contd....9/-



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 दस्त क्र. 9296 / 2023
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Marginal Note

8. The Marginal Notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof.

IN WITNESS WHEREOF the Lessor and the Lessee have hereunto set and subscribed their hands and seal the day and year first above written.

SCHEDULE

ALL THAT piece or parcel of land known as Plot No.15 by admeasurement 1691.24 Square metres or thereabout in the Sector No.14 of the layout of land situate, lying and being at Revenue Village Juhu, Tahsil Thane and District Thane, New Bombay, within the Registration District Thane and Sub-District Thane and bounded as follows :-

- On the North by : 14.00 Metres wide road
- On the East by : Plot No.17
- On the South by : Plot No.16
- On the West by : 11.00 Meteres wide road.



SIGNED SEALED AND DELIVERED FOR and on behalf of the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, by the hand of Shri. N. N. Edate

ESTATE OFFICER
CIDCO LTD., CIDCO BILAVAN,
N. I. BOMBAY-400614.

in the presence of

(1) Shri. T. N. Boddula *[Signature]*

(2)

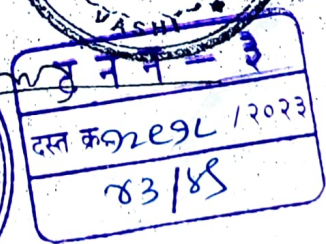
SIGNED SEALED AND DELIVERED by the withinnamed LESSEE TATA EMPLOYEES CO-OPERATIVE HOUSING SOCIETY LIMITED, in pursuance of Resolution No. 5 dated 88-2-1988 in the presence of

[Handwritten signature]

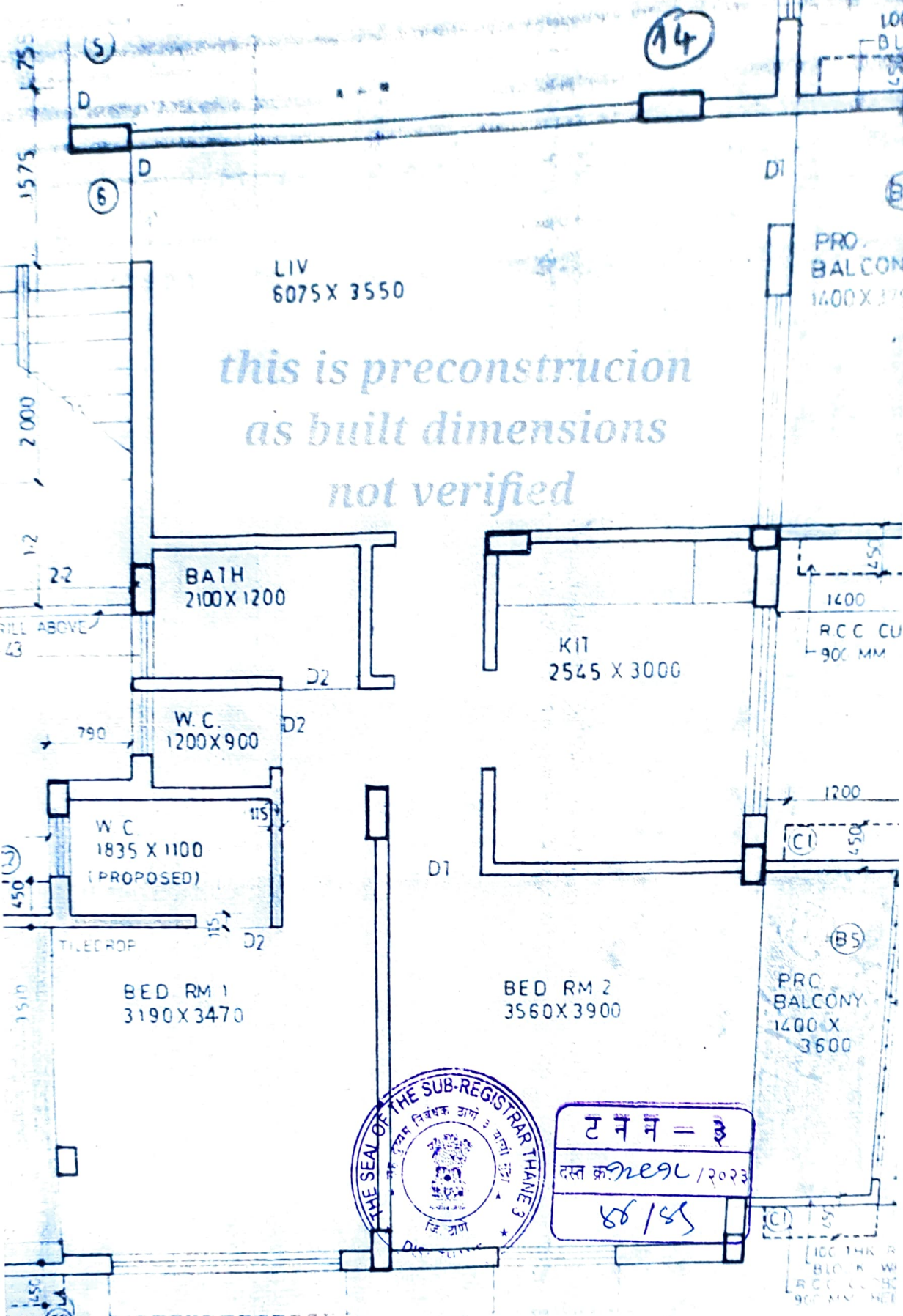


(1) Shri. T. N. Boddula *[Signature]*

(2)



14



*this is preconstruction
as built dimensions
not verified*



ट न न - ३
दस्त क्र. १२९८ / २०२३
४६ / १५

C. J. Jadhav
Ujwala 8695
Mrs. N.D. Bapat
N. D. Bapat

भारत सरकार
Government of India

नीलिमा दिलीप बापत
Nilima Dilip Bapat
जन्म तिथि / DOB : 07/03/1957
महिला / Female



2003 1996 2438
मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NILIMA BAPAT
KRISHNARAO PARSHURAM KANE
07/03/1957
Permanent Account Number
CHHPB4814K

N. Bapat
Signature




भारत सरकार
GOVERNMENT OF INDIA

रविश्री रमेश चाटला
Ravishree Ramesh Chatla
DOB: 03-02-1986
Gender: Male



6078 1178 9217
आधार - आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHATLA RAVISHREE RAMESH
RAMESH SHANKAR CHATLA
03/02/1986
Permanent Account Number
AGVPC9446P

R. Ravishree
Signature




भारत सरकार
Government of India

उज्वला रविश्री चाटला
Ujwala Ravishree Chatla
जन्म तारीख / DOB : 02/03/1991
स्त्री / Female



5448 6265 1392
आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

UJWALA RAVISHREE CHATLA
MURLI GANGARAM GUDLA
02/03/1991
Permanent Account Number
BGCPG5661G

Ujwala
Signature





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दस्त क्र. 92996 / 2023
४५ MS
भारत सरकार

भारत सरकार
Government of India

स्वप्निल रामनाथ पाटील
Swapnil Ramnath Patil


जन्म तिथि / DOB : 17/01/1991
पुरुष / Male



मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

राजरत्नम वेन्काटामुनास्वमी दुदु
Rajarathnam Venkatamunaswamy Dudu
जन्म तारीख / DOB : 05/09/1957
पुरुष / Male



3736 1526 3080
माझे आधार, माझी ओळख

B. Swapnil

R. V. Venkatesh



ट न न - ३
दस्ता क्र १२९८ / २०२३
४६/४९

75/12918

मंगळवार, 04 जुलै 2023 11:19 म.पू.

दस्त गोपबारा भाग-1

टनन3

दस्त क्रमांक: 12918/2023

दस्त क्रमांक: टनन3 /12918/2023

बाजार मूल्य: रु. 1,18,87,428/-

मोबदला: रु. 1,52,00,000/-

भरलेले मुद्रांक शुल्क: रु.9,12,000/-

दु. नि. मह. दु. नि. टनन3 यांचे कार्यालयाने

अ. क्र. 12918 वर दि.04-07-2023

रोजी 11:18 म.पू. वा. हजर केला.

पावती:14283

पावती दिनांक: 04/07/2023

सादरकरणाचा नाव: रविश्री रमेश चाटला

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 980.00

पृथांची संख्या: 49

एकूण: 30980.00

दस्त हजर करणाऱ्याची मही:

Joint Sub Registrar Thane 3

Joint Sub Registrar Thane 3

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत अमलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 04 / 07 / 2023 11 : 18 : 15 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 04 / 07 / 2023 11 : 19 : 04 AM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

एर दस्तावेज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबी साठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सादर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोपताही कायदा उल्लंघन / परिपत्रक संशे उल्लंघन होत नाही.

C. J. Manickam
अदलत सेवार सही

N. B. Patel
लिटुन टपार सही

ujwala





दम्त मोपत्राग भाग-2

दम्तन3

दम्त क्रमांक: 12918/2023

04/07/2023 11:22:11 AM

दम्त क्रमांक: दम्तन3/12918/2023

दम्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकागचे नाव व पत्ता	पक्षकागचा प्रकार	द्वयाचित्र	अंगठ्याचा दम्ता
1	नाव:नीलिमा दिलीप घापाट पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, गेड नं: मदनिचा क्र 14 विल्डिंग कावेगी ऑफ टाटा इम्प्लोयेम को ऑफ होमिंग लि प्लॉट नं 15 मेक्टर 14 बाथी नवी मुंबई CHHPB4814K, महाराष्ट्र, ठाणे. पिन नंबर:	लिहून घेणार वय :-66 स्वाक्षरी:- <i>M.B. Ghate</i>		
2	नाव:रविश्री रमेश चाटला पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, गेड नं: जे एन -3 विल्डिंग नं 22 रूम नं 2 आशीर्वाद अपार्टमेंट मेक्टर 09 बाथी नवी मुंबई AGVPC9446P, महाराष्ट्र, ठाणे. पिन नंबर:	लिहून घेणार वय :-37 स्वाक्षरी:- <i>C. J. Pawishkar</i>		
3	नाव:उज्वला रविश्री चाटला पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, गेड नं: जे एन -3 विल्डिंग नं 22 रूम नं 2 आशीर्वाद अपार्टमेंट मेक्टर 09 बाथी नवी मुंबई BGCPG5661G, महाराष्ट्र, ठाणे. पिन नंबर:	लिहून घेणार वय :-32 स्वाक्षरी:- <i>U. S. Chitale</i>		

वरील दम्ताग्वज करून देणार तथ्याकथीत करारनामा चा दम्त ऐवज करून दिल्याचे कबुल करतात.
थिक्का क्र.3 ची वेळ:04 / 07 / 2023 11 : 21 : 00 AM

ओळख:-

खालील दम्त अमे निवेदीत करतात की ते दम्ताग्वज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र. पक्षकागचे नाव व पत्ता

- नाव:राजशंकर दुर्गा
वय:65
पत्ता:मेक्टर 04 बाथी नवी मुंबई
पिन कोड:400703

R. S. Durgade
स्वाक्षरी

द्वयाचित्र



अंगठ्याचा दम्ता



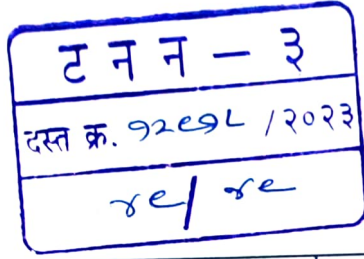
- नाव:स्वप्नील पाटील
वय:31
पत्ता:मेक्टर 17 बाथी नवी मुंबई.
पिन कोड:400703

स्वाक्षरी
S. P. Patil



S. P. Patil
Joint Sub Registrar Thane 3





Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAVISHREE RAMESH CHATLA and UJWALA RAVISHREE CHATLA	eChallan	69103332023070320088	MH004645073202324E	912000.00	SD	0002369161202324	04/07/2023
2		DHC		0307202313799	980	RF	0307202313799D	04/07/2023
3	RAVISHREE RAMESH CHATLA and UJWALA RAVISHREE CHATLA	eChallan		MH004645073202324E	30000	RF	0002369161202324	04/07/2023

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

12918 /2023

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

प्रमाणित करण्यात येते की सदर दस्तास
एकूण.....४९.....पाने आहेत.

श्री. जी. पी. खोत
सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
पुस्तक क्र. १
क्रमांक..१२९८.....वर नोंदला.

श्री. जी. पी. खोत
सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
दिनांक. ४ माहे. ७ सन. २०२३

