

75/7563

पावती

Original/Duplicate

Monday, November 17, 2014

नोंदणी क्र. :39म

11:18 AM

Regn.:39M

पावती क्र.: 7983

दिनांक: 17/11/2014

गावाचे नाव: कोपरखैरणे

दस्तावेजाचा अनुक्रमांक: टनन3-7563-2014

दस्तावेजाचा प्रकार : करारनामा

आदि करणाऱ्याचे नाव: अरुनवा खान - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 740.00

सामान्य मूळ दस्त, थंबोल प्रिंट, सूची-२ व सीडी अंदाजे 11:30 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane

बाजार मूल्य: रु.5766500/-

मोबदला: रु.1270000/-

भरलेले मुद्रांक शुल्क : रु. 100/-

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

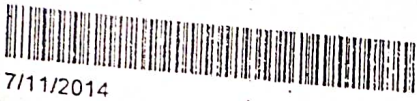
2) देयकाचा प्रकार: By Cash रक्कम: रु 640/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) (५) खाजगी क्षेत्रातील गट अ व ब गटातील माहिती व तंत : महसूल व वनविभाग क्र. मुद्रांक २००३/२०९३/प्र.क्र.४६२/ म-१ दि. २९/१२/२००३

(Handwritten signature)

17/11/2014



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे
3

दस्त क्रमांक : 7563/2014

नोदणी :

Regn:63m

गावाचे नाव : 1) कोपरखैरणे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1270000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकारण आकारणी देतो की पट्टेदार ते नमुद करावे)	5766500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन :, इतर माहिती: सदनिका क्र 401 चौथा मजला भूखंड क्र 106 इलाईट अपार्टमेंट को ऑप हौ सोसायटी लि सेक्टर नं 14 कोपरखैरणे नवी मुंबई 400709., 719.13 चौ फुट कारपेट एरिया व ओपन कार पार्किंग आगा नं-20., दस्त क्र-टनन-3/6830/2014, दि-13/10/2014 रोजी मु.शू.रू 762000/- व नों फी रू 30000/- वसुल करण्यात आलेली आहे (Plot Number : 106 ; SECTOR NUMBER : 14 ;)
(5) क्षेत्रफळ	1) 719.13 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.	1): अजय-गुनासिंग सुंदरम नडार - - वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रांड नं: सदनिका क्र ४०१ चौथा मजला भूखंड क्र १०६ इलाईट अपार्टमेंट को ऑप हौ सोसायटी लि सेक्टर नं १४ कोपरखैरणे नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AAYPN7847C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अरुणवा खान - - वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रांड नं: वी ३२२ भुनिका एवेनु भूखंड क्र ३८, ४२ व ४३ सेक्टर नं ५० वेरुळ नवी मुंबई, पिन कोड:-400706 पॅन नं:- AGNPK4646H
(9) दस्तऐवज करून दिल्याचा दिनांक	17/11/2014
(10) दस्त नोंदणी केल्याचा दिनांक	17/11/2014
(11) अनुक्रमांक, खंड व गृष्ट	7563/2014

अंकुर सर्विसेस

मो. 9321178271

मुद्रांक विक्रेता : मधुकर मारुती कानडे

परवाना क्रमांक : 1201044 (53/99)

दुकान नं. 6, जनता मार्केट, सेक्टर 3, नेरुळ, नवी मुंबई - 400 706.

अनुक्रमांक : 46698 दिनांक : 30-10-14
1217 पासून पर्यंत
 श्री./श्रीमती./मे. Arunava Khan

ह्यांना खालील प्रमाणे मुद्रांक पेपरा विकले.

रु. 100 x 1 = 100/-

रु. _____ x _____ = _____

रु. _____ x _____ = _____ एकूण मुद्रांक : 1

रु. _____ x _____ = _____ एकूण रुपये : 100/-

महसुला मुद्रांक रु. 1/- x _____ = _____

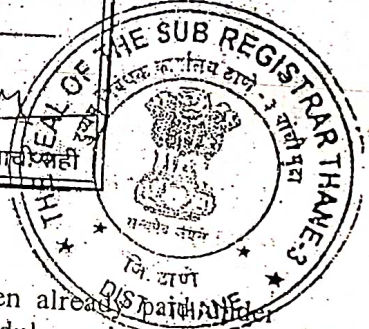
कोर्ट फी लेबल रु. _____ /- x _____ = _____

कॉम्प्युटर टायपिंग रु. _____ x _____ = _____

तयारी रुपये one hundred

त्यांच्या only

पारले मात्र मुद्रांक विक्रेत्याची प्रती



मुद्रांक पेपर अल्हा हायलेट लेम्प खाली
 व एम. एम. एम. / संबंधित मुद्रांक वि
 सुरक्षी / भ्रमपधनीवरून / संपर्क साधून
 जतना नेळ बरोबर आकडून आला

oll

सही /

सह दुय्यत विबंधक / दुय्यत विबंधक

SALE-DEED

The Stamp Duty and Registration Charges have been already paid in the Office of the Sub-Registrar of Assurances, Thane- 3 under Doc. Sr. No. 6830 dated 13-10-2014.

THIS DEED IS MADE AND ENTERED INTO AT Navi Mumbai on this 17 day of 11 2014.

BETWEEN

MR. GUNASINGH SUNDARAM NADAR, age 42 years, adult, Indian Inhabitant, having residing at Flat No-401, Elite Apartments Co-Op Hsg Soc. Ltd., Plot No. 106, Sector-14, Koparkhairane, Navi Mumbai, hereinafter referred to as-"THE VENDOR/S" (which expression shall where the context so admits, be deemed to mean and include his heirs, executors, administrators and assigns) of the ONE PART.

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Signature

AND

MR, ARUNAVA KHAN, age 41years, adult, Indian Inhabitant, residing at B-302, Bhumika Avenue, Plot No. 38, 42 & 43, Sector-50 (Old), Nerul, Navi Mumbai., hereinafter called and referred to as "THE PURCHASER/S" (which expression shall where the context so admits, be deemed to mean and include his heirs, executors, administrators and assigns) of the SECOND PART.

WHEREAS: City and Industrial Development Corporation of Maharashtra Limited (CIDCO Ltd.), is a Government undertaking (hereinafter referred to as "THE CORPORATION") The corporation is a new town development authority declared by the area designed as the Site for the new town of Mumbai by the Government of Maharashtra in exercise of its powers under Sub section (1) and (3-A) of section 113 of the Maharashtra Regional town planning Act 1966 (Maharashtra Act. No. XXXVIII of 1996) (hereinafter referred to as THE SAID ACT). The said corporation is a company established under the companies Act 1956 (1) and having its registered office at Nirimal, 2nd Floor, Nariman point, Mumbai.

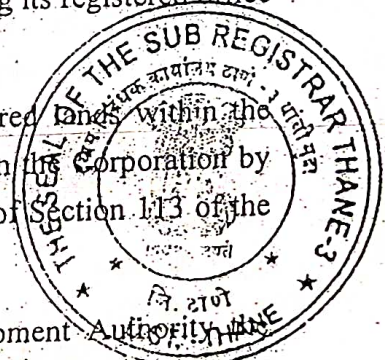
AND WHEREAS : The State Government has acquired lands within the designated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in that behalf as per the provision of Section 113 of the said Act.

AND WHEREAS : By Virtue of being the Development Authority the Corporation has been empowered under section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.

AND WHEREAS: SHRI. YASHWANT BALU MADHAVI & 14 Others, (thereinafter referred to as the "Licensee/s / Original Allottee/s") leased a piece or parcel of land bearing Plot No. 106, under 12.5% GES scheme containing by ad measurement about 975.37 Sq. Mtrs in Sector -14, at Koparkhairane Navi Mumbai Taluka-& district-Thane, by CIDCO Ltd., through Agreement of Lease dated 21-10-2004, (hereinafter referred to as the said "Plot of Land").

S. Q. Khan
Arunava Khan

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दस्तावेज नं. ५७६३ / २०१४
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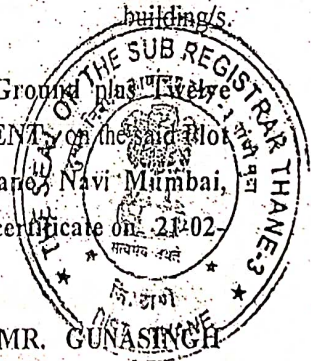


AND WHEREAS : Due to paucity of resources and lack of the building construction experience and knowledge the said original Licensee/s i.e. SHRI. YASHWANT BALU MADHAVI & 14 Others, had required to the CIDCO to transfer, assign their rights, title, interest and benefits of the said plot of land in favour of M/s. Nathdwara Merchants Pvt Ltd., there after through Tripartite Agreement dated 23-02-2005, executed between CIDCO and Original Licensee/s & M/s. Nathdwara Merchants Pvt Ltd the CIDCO has granted to the M/s. Nathdwara Merchants Pvt Ltd license and transferred the said Plot in his/her/their favour therein referred to as the Promoters.

AND WHEREAS: As per the plans approved by the Corporation the Promoters have constructed thereon Building as per the Plans and Specifications approved and the Development permission granted by the NMMC including such addition, modifications, revisions, alteration, therein if any, from time to time as may be approved by the NMMC / Planning / Authorities.

AND WHEREAS : The Promoters have prepared plans of the intended building on the said land and obtained Development Permission-cum-Commencement Certificate from Town planning Authority of Navi Mumbai Municipal Corporation vide Letter No. NMMC/TPD/BP/CASE NO.A-3899/1854/05 dated 10-06-2005 to develop the said Plot and to construct Building/s on the said Plot subject to the terms and conditions of the Commencement Certificate and thereby approved and sanctioned the plans in respect of the said building/s.

AND WHEREAS : The Builder have constructed Ground plus ^{two} upper Floors Building known as "ELITE APARTMENTS" on the said Plot No. 106, situated at Sector-14, GES Koparkhairane, Navi Mumbai, Taluka & District-Thane and obtained occupancy certificate on 21-02-



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AND WHEREAS: The vendor/s/Transferor/s i.e. MR. GUNASINGH SUNDARAM NADAR,, had Purchased a Flat bearing Flat No. 401, on the Fourth Floor in Elite Apartment,, Plot No. 106, Sector-14, GES Koparkhairane, Navi Mumbai,, total area admeasuring 719.13 Sq. Ft. (Carpet) with Open Car Parking No. 20 (hereinafter called and referred "the said Flat/Premises/Property") from M/s. Nathdwara Merchants Pvt Ltd, vide an Agreement for Sale dated 01-02-2008, the said document duly registered with Sub-Registrar office Thane-3 on 01-02-2008, U/Doc Serial No-00752-2008.

S. Q. [Signature]

AND WHEREAS : The vendor/s/Transferor/s is/are absolutely seized and possessed of or otherwise well and sufficiently entitled to dispose of the said Flat bearing Flat No. 401, on the Fourth Floor in Elite Apartment,, Plot No. 106, Sector-14, GES Koparkhairane, Navi Mumbai,, total area admeasuring 719.13 Sq. Ft. (Carpet) with Open Car Parking No. 20 (hereinafter called and referred "the said Flat/Premises/Property") (which is more particularly described in the Schedule of property at the end of this Agreement).

AND WHEREAS:- The vendor/s/Transferor/s himself/ herself/themselves and other occupants of the Buildings have formed a society namely "ELITE APARTMENT CO-OP HSG SOCIETY LTD., on the Plot No. 106, Sector-14, Koparkhairane, Navi Mumbai, under provision of Maharashtra Co-Operative Societies Act 1960. (hereinafter refereed the said society)

AND WHEREAS: The VENDOR/S/TRANSFEROR/S is/are the registered member/s of the "ELITE APARTMENT,, CO-OP HSG SOCIETY LTD., registered under Maharashtra Co-Operative Societies Act 1960, vide Registration No. NBOM/CIDCO/ HSG (TC)/ 3820/ JTR/2010-2011 (hereinafter referred to as the said society) and holding Share Certificate No. 07 dated 17-03-2011, consisting of five Shares of Rs. 50/- each bearing Distinctive Numbers from 31 to 35 (both inclusive) in the Paid up Share Capital of the Society and by virtue thereof, the said VENDOR/S/TRANSFEROR/S is/are sufficiently entitled and seized and possessed and lawful owner of the Flat bearing Flat No. 401, on the Fourth Floor of ELITE APARTMENT Co-Op Hsg Society Ltd., Plot No. 106, Sector-14, GES Koparkhairane, Navi Mumbai,, total area admeasuring 719.13 Sq. Ft. (Carpet) with Open Car Parking No. 20 (hereinafter called and referred "the said Flat/Premises/Froperty"). and the said share.

AND WHEREAS: The Purchaser/s/Transferee/s in need of Residential premises approached to the vendor/s/Transferor/s and vendor/s/Transferor/s has/have agreed hereunto to enter in to the transaction of sale; assign and transfer of all his/her/their rights, interest and titles in respect of the said Flat bearing Flat No. 401, on the Fourth Floor of ELITE APARTMENT Co-Op Hsg Society Ltd., Plot No. 106, Sector-14, GES Koparkhairane, Navi Mumbai,, total area admeasuring 719.13 Sq. Ft. (Carpet) with Open Car Parking No. 20 under these presents and complying with all the terms and conditions hereof.



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EXPLANATION (I) : The 'Additional Price' means the premium determined by the Corporation in the months of JANUARY and JULY each year in respect of a class of the Apartments with reference to the carpet area and permitted users and displayed in the office of the CORPORATION.

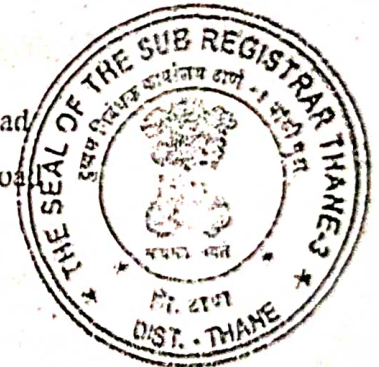
EXPLANATION (II) : Nothing contained herein shall apply to the mortgage of the said premises or any part thereof to the Central Government, State Government, a Nationalized bank, the Life Insurance Corporation of India Limited, The Housing Development Finance Corporation Limited or an Employer of the TRANSFEREE/s or any other Financial Institution as may be approved by the board of Directors of the Corporation from time to time for the purpose of securing a loan for buying the said Property.

FIRST SCHEDULE ABOVE REFERRED TO DESCRIPTION OF LAND

All that piece and parcel of land bearing Plot No. 106, under 12.5% GES scheme containing by ad measurement about 975.37 Sq. Mtrs in Sector -14, at Koparkhairane Navi Mumbai Taluka-& district-Thane, or there about and bounded as follows :

That is to say:

ON THE NORTH BY : Plot No-107
ON THE SOUTH BY : 6.00 Mtrs wide Road
ON THE EAST BY : 15.00 Mtrs wide Road
ON THE WEST BY : Plot No-105



दस्तावेज - ३
प्लॉट नं. १०६ / २०१४
१२/३२

SCHEDULE OF PROPERTY/FLAT SCHEDULE - II

A Flat bearing Flat No. 401, on the Fourth Floor of ELITE APARTMENT Co-Op Hsg Society Ltd., Plot No. 106, Sector-14, GES Koparkhairane, Navi Mumbai,, total area admeasuring 719.13 Sq. Ft. (Carpet) with Open Car Parking No. 20.

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S. G. Gh

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



SIGNED SEALED AND DELIVERED

By the withinnamed the "VENDOR/S/TRANSFEROR/S"

MR. GUNASINGH SUNDARAM NADAR

(PAN NO. AAYPN7847C)

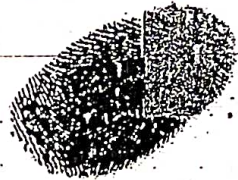
S Gh



In the presence of

1. Ratan Kumar Guin *R Guin*

2. Anuj TALWAR *Aj*



SIGNED SEALED AND DELIVERED by

The withinnamed "PURCHASER/S/TRANSFeree/S"

MR. ARUNAVA KHAN

(PAN NO. AGNPK4646H)

Arunava Khan



In the presence of

1. Ratan Kumar Guin *R Guin*

2. Anuj TALWAR *Aj*

दस्तावेज - ३
दस्तावेज. ५५६३ / २०१४
९३/५२

