

394/668

पावती

Original/Duplicate

Tuesday, February 04, 2014

नोंदणी क्र.: 39M

11:49 AM

Regn.: 39M

पावती क्र.: 1269

दिनांक: 04/02/2014

गावाचे नाव: सानपाडा

दस्तऐवजाचा अनुक्रमांक: टनन11-668-2014

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मृणाल संजय बाबर

नोंदणी फी रु. 20000.00

दस्त हाताळणी फी रु. 360.00

पृष्ठांची संख्या: 18

एकूण: रु. 20360.00

आपणास मूळ दस्त ,थंबनेल प्रिंट व सीडी अंदाजे 12:03 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane -11

सह दुय्यम निबंधक ठाणे क्र - ११

बाजार मुल्य: रु.1927000 /-

मोबदला: रु.2000000/-

भरलेले मुद्रांक शुल्क :

रु. 120000/-

दस्तऐवजाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.20000/-

डीडी/धनदेवा/पे ऑर्डर क्रमांक: MH001410353201314S दिनांक: 29/01/2014

बँकेचे नाव व पत्ता: IDBI

2) दस्तऐवजाचा प्रकार: By Cash रक्कम रु. 360/-

लिनीक
दुय्यम निबंधक ठाणे-११
मुळ दस्तऐवजाचा पत्ता मिळाला
पक्षकाराची सही





04/02/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे
11

दस्त क्रमांक : 668/2014

नोदणी :

Regn:63m

गावाचे नाव : 1) सानपाडा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1927000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन :, इतर माहिती: शॉप क्र. २१, तळ मजला, भूखंड क्र. ७, शिव त्रिवेणी कोम्प्लेस को-ऑप.हौ.सो.लि., सेक्टर-७, सानपाडा, नवी मुंबई... क्षेत्रफळ १७.०६ चौ. मी. बांधीव((SECTOR NUMBER : 7 ; Plot Number : 7 ;))
(5) क्षेत्रफळ	1) 17.06 चौ.मीटर
(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): नाव:-धनराज कान्हा म्हात्रे वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. ८२, सेक्टर-२०, बेलापूर गाव, नवी मुंबई, ता. ठाणे. जि. ठाणे., ब्लॉक नं: -, रोड नं: -, . पिन कोड:-400614.पॅन नं:- AHNPM6309A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मृणाल संजय बाबर वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. ई-७/०/२, पारिजात को-ऑप.हौ.सो.लो., सेक्टर-२५, सानपाडा, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, . पिन कोड:-400705 पॅन नं:- AGEPB9392A 2): नाव:-संजय नामदेव बाबर वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. ई-७/०/२, पारिजात को-ऑप.हौ.सो.लो., सेक्टर-२५, सानपाडा, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:- 400705 पॅन नं:-APWPB7766D
(9) दस्तऐवज करून दिल्याचा दिनांक	04/02/2014
(10)दस्त नोंदणी केल्याचा दिनांक	04/02/2014
(11)अनुक्रमांक,खंड व पृष्ठ	668/2014

Index-2(सूची - २)

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	120000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	20000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-:

मुद्रांक शुल्क आकारताना
निवडलेला अनुच्छेद :- :

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



राह दुय्यम निबंधक ठाणे क्र - ११

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

13004580221200



Bank/Branch: IBKL - 6910318/Nerul Stationery No: 13004580221200
Pmt Txn id : 36513692 Print DtTime : 29-Jan-2014@16:46:02
Pmt DtTime : 29-Jan-2014@16:44:56 GRAS GRN : MH001410353201314S
ChallanIdNo: 69103332014012951065 Office Name : IGR123-THN11_THANE NO 1
District : 1201-THANE

StDuty_Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 1,20,000/- (Rs One, Two Zero, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 20,000/- (Rs Two Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 20,00,000/-
Prop Descr : SHOP NO 21 GR,FLOOR PLOT NO 7,SHIV TRIVENI,COMPLEX CHS LTD,SECTOR 7
SANPADA,NAVI MUMBAI,THANE,Maharashtra,400705

Duty Payer: PAN-AGEPB9392A,MRUNAL SANJAY BABAR
Other Party: PAN-AHNPM6309A,DHANRAJ KANHA MHATRE

Bank official1 Name & Signature



Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

Agreement for Sale

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६६६	२०१०
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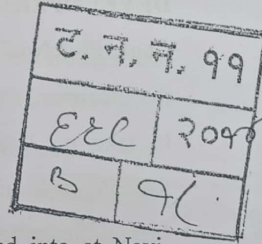


Signature of Khay



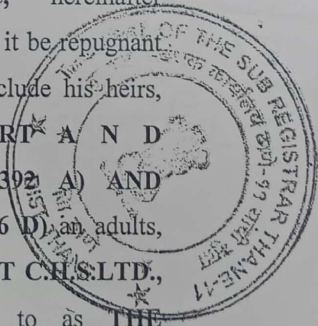
MARKET VALUE

Built up area : 17.06 sq.mtrs
Agreement value : Rs.20,00,000/-
Stamp Duty : Rs. 1,20,000/-
Reg.fee : Rs. 20,000/-



AGREEMENT FOR SALE

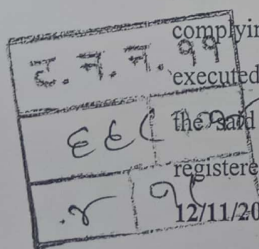
THIS AGREEMENT FOR SALE is made and entered into at Navi Mumbai, on this 4th day of Feb.,2014 BETWEEN SHRI.DHANRAJ KANHA MHATRE (PAN NO.AHNPM 6309 A) an adult, Indian Inhabitant, residing at House No.82, Sector-20, village-Belapur, Tal & Dist-Thane, hereinafter referred to as "THE VENDOR" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the ONE PART AND MRS.MRUNAL SANJAY BABAR (PAN NO.AGEPB 9392 A) AND SHRI.SANJAY NAMDEO BABAR (PAN NO. APWPB 7766 D) an adults, Indian Inhabitant, residing at, Apartment NO.E-7/0:2, PARIJAT C.H.S.LTD., Sector-25, Sanpada, Navi Mumbai, hereinafter referred to as THE PURCHASER (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the OTHER PART.



WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a Govt. Company within the meaning of the Companies Act, 1956, (I of 1956) (hereinafter referred to as THE CORPORATION having its registered office at Nirmal, Second floor, Nariman Pont, Mumbai-400 021, is a New Town Development Authority under the provisions of Sub-Sec. (3-A) of Section 113 of the Maharashtra Regional & Town Planning Act, 1966.

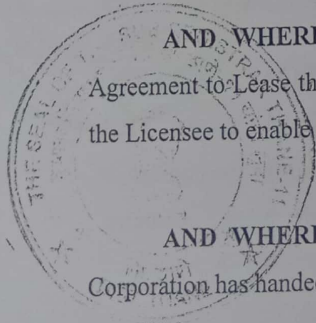
AND WHEREAS the State Government acquired lands and vested such lands in the Corporation for development and disposal.

AND WHEREAS by an Agreement to Lease dated-12/12/2001 entered into between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (therein and herein referred to as THE CORPORATION/CIDCO) and M/S. SHIV TRIVENI BUILDERS AND DEVELOPERS, a Partnership firm, having their office at, Shop No.30, Ground floor, Plot No.7, Sector-7, Sanpada, Navi Mumbai, (hereinafter referred to as the Licensee) the said Corporation agreed to demise and the said Licensee agreed to take on lease a piece of land admeasuring about 1529.00 Sq.mtrs or thereabouts bearing Plot No.7 in Sector-7, Pertaining to Sanpada, Navi Mumbai, (hereinafter called THE SAID PLOT) for residential cum commercial use for the period of sixty years at the annual rent of Rs. 100/- only and upon developer complying with all the conditions mentioned therein and the Licensee further executed the Lease deed of the said Plot and the building constructed in terms of the said Agreement in favour of the Society and Lease Deed has been duly registered with the Sub-Registrar of Assurances, Thane, Navi Mumbai, on 12/11/2012 vide Sr.No.7852/2012.



AND WHEREAS on the terms and conditions as contained in the Agreement to Lease the CIDCO LTD., delivered the possession of the said plot to the Licensee to enable them to construct the said Plot.

AND WHEREAS in pursuance of the said Agreement to Lease the Corporation has handed over the possession of the said Plot to the Developer on



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having paid the full and final premium to the Corporation and to construct building thereon for residential cum commercial purpose asper the terms and conditions incorporated in the said Agreement to Lease.

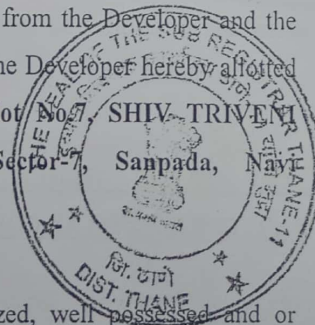
AND WHEREAS in pursuance of the said Agreement of Lease and the development rights for use and utilization of the said plot of land were granted to the said Developer upon the terms and conditions therein mentioned.

AND WHEREAS the Developer submitted the building Plans for approval from the Town planning Authority of Navi Mumbai Municipal Corporation, and N.M.M.C. approved the said building plans for construction of building and has also issued Commencement Certificate for the construction of the said building and thereafter obtained Occupancy Certificate dated-1/12/2007.

AND WHEREAS by Agreement of Sale dated-25/8/2005, the Builder has been sold, one of the Shop No.21, Ground floor, Plot No.7, SHIV TRIVENI COMPLEX CO-OP.HSG.SOCIETY LTD., Sector-7, Sanpada, Navi Mumbai, to the Vendor and Agreement for sale has been duly registered with the Sub-Registrar of Assurances, Thane-11, Navi Mumbai, on 25/8/2005 vide Sr. No.4139/2005.

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AND WHEREAS the Vendor is the lawful owner of the said Shop situated at Sanpada, Navi Mumbai, and asper rules and regulations of concerned authorities and the Vendor hereby agrees to provide necessary requisite for membership prescribed authorities, to get allotment from the Developer and the Developer hereby allotted from the Developer and the Developer hereby allotted to the Vendor a Shop No.21, Ground floor, Plot No.7, SHIV TRIVENI COMPLEX CO-OP.HSG.SOCIETY LTD., Sector-7, Sanpada, Navi Mumbai.



AND WHEREAS the Vendor is fully seized, well possessed and or legally entitled to hold the Shop No.21, Ground floor, Plot No.7, SHIV TRIVENI COMPLEX CO-OP. HSG. SOCIETY LTD., Sector-7, Sanpada,

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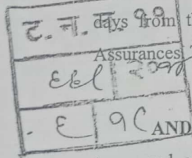
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Navi Mumbai, and the Vendor is the bonafide member of M/S.SHIV TRIVENI COMPLEX CO-OP.HSG.SOCIETY LTD., registered under the Maharashtra Co-Op. Societies Act, 1960, vide its Reg. No NBOM/CIDCO/HGS/OH/2748/JTR/ 2008-2009 and having Share Certificate No. ___ of five fully paid up shares numbered from ___ to ___ of the Society.

AND WHEREAS the Purchaser are being in need of Shop/premises and approached to the Vendor and expressed their desire to acquire the all right, title and interest and benefits under the said Shop for a total consideration of Rs.20,00,000/- (Rupees Twenty lakhs only) which the Purchaser shall pay by cheques on the following manner:

a) The Sum of Rs.2,50,000/- (Rupees Two lakhs fifty thousand only) has been paid by Cheque No. 047403, drawn on IDBI BANK LTD., Vashi, Navi Mumbai, & the sum of Rs.2,50,000/- (Rupees Two lakhs fifty thousand only) by cheque No.035395 drawn on D.M.K.JAOLI SAHAKARI BANK LTD., Nerul, Navi Mumbai, being the part payment of the sale price of the said shop on or before the execution of this Agreement.

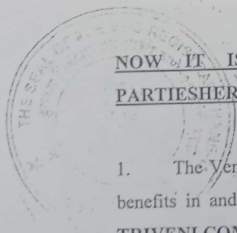
b) The balance amount of Rs.15,00,000/- (Rupees Fifteen lakhs only) shall be paid on raising loan from any financial institution/ Bank within forty five days from the registration of Agreement for Sale with the Sub-Registrar of Assurances Thane, Navi Mumbai.



AND WHEREAS both the parties herein are desirous of recording the terms and conditions so reached into between them into writing, which shall appear as under:

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Vendor shall transfer and assign all his rights, title and interest and benefits in and upon the said Shop No.21, Ground floor, Plot No.7, SHIV TRIVENI COMPLEX CO-OP.HSG.SOCIETY LTD., Sector-7, Sanpada,



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Navi Mumbai, in favour of the Purchaser for total consideration of Rs.20,00,000/- (Rupees Twenty lakhs only).

2. The Purchaser has agreed to acquire the said Shop for the above said consideration out of which the Purchaser has partly paid the said amount to the Vendor as per the terms and conditions mentioned hereinabove.

3. The Vendor shall hand over the physical possession of the said Shop to the Purchaser after getting full and final sale price of the said Shop from the Purchaser.

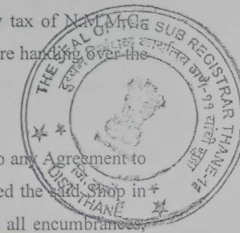
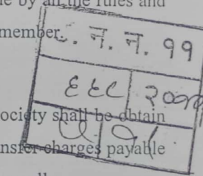
4. The Vendor do hereby covenant with the Purchaser that he shall make the necessary applications to the Society registered under the Co-operative Societies Act, for getting them admitted as a member of the said Co-operative society including transfer of the said shares.

5. The Purchaser agrees to become the member of the Co-operative Housing Society and to pay necessary fees and charges and also abide by all the rules and regulations, bye-laws of the said society on its admission as member.

6. The NO OBJECTION CERTIFICATE from the society shall be obtained by the vendor by paying the transfer charges however the transfer charges payable to the Society shall be paid by the Purchaser and the Vendor equally.

7. The vendor do hereby covenant and undertakes to pay and clear the maintenance charges of the Society, Electricity bill, property tax of Navi Mumbai etc., and other applicable dues in respect of the said Shop before handing over the physical possession of the said Shop.

8. The Vendor further declares that he has not entered into any Agreement to sell, Mortgage or transfer to any person/persons or encumbered the said Shop in any other manner whatsoever and the said Shop is free from all encumbrances, liens, attachments, claims, actions, litigation etc.



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9. The Vendor do hereby further declare that he has not received any notice from the registration authority for deficient payment of stamp duty, registration charges. The Vendor shall indemnify to the Purchaser against that demand if made by the authorities, concerned.

10. The Vendor do hereby covenant that he have executed all or any documents, papers, which may be required by the Purchaser for perfectly securing and assuring his rights, in and upon the Shop without and hindrance, objections, undue delay.

11. The Vendor do hereby covenant with the Purchaser that notwithstanding any act, deed, matter of things whatsoever by the Vendor or by any person lawfully or equitably claiming by any person, The Vendor has good and marketable title to the said Shop.

12. The Vendor does hereby covenant that there is no claim, lien over the said Shop.

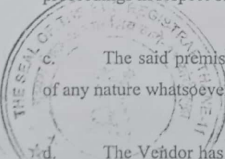
13. IT IS FURTHER DECLARED BY THE VENDOR THAT:

a. There are no suits, litigations, civil or criminal or any other proceedings pending as against the Vendor personally affecting the said premises.

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b. There are no attachment or prohibitory orders as against or affecting the said premises is free from all encumbrances or charges and/or is not subject matter to any lispendens or easements or attachments either before or after judgment and the Vendor has not received any notice neither from the Government, Semi-Government or Municipal Corporation regarding any of the proceedings in respect of the said premises.

The said premise is free from all mortgages, charges, and encumbrances of any nature whatsoever.



d. The Vendor has paid all the necessary charges of any nature in respect of the said premises and Vendor has not received any notice from any statutory body

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or authorities asking for the payment of any nature whatsoever of the said premises till the date of handing over the possession.

e. The Vendor in the past has not entered into any Agreement either in the form of sale, lease, exchange, assignment or in any other rights of the like nature in the said premises and has not dealt with or disposed off the said premises in any manner whatsoever, Neither the Shop owner nor any of his predecessor-in-title have had received any notice either from the CIDCO LTD. and/or from any other statutory body or authorities regarding the acquisition and/or requisition of the said premises.

f. The Vendor is in exclusive use, occupation and possession of the said premises and every part thereof and except the Vendor no other person or persons are in use, occupation and enjoyment of the said premises or any part thereof.

g. The Vendor has good and clear title free from encumbrances of any nature whatsoever of the said premises and every part thereof and there are no outstanding estates on effect by way of lease lien, charges, inheritance, sale, gift, mortgage or otherwise however outstanding against the Vendor and /or against the said premises or any part thereof.

h. The Vendor has not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the Purchaser and the Vendor has all the right, title and interest to enter into this Agreement with the Purchaser on the various terms and conditions as stated herein.

SCHEDULE OF THE SHOP

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Shop No.21, Ground floor, Plot No.7, SHIV TRIVENI COMPLEX CO-OP.HSG.SOCIETY LTD., Sector-7, Sanpada, Navi Mumbai, measuring about 17.06 sq.mtrs built up area.



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

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[Handwritten signature]

SIGNED SEALED AND DELIVERED)
by the withnamed THE VENDOR)
SHRI.DHANKARAJ KANHA MHATRE)
in the presence of

VENDOR



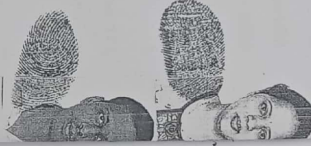
1.

(Signature)

SIGNED SEALED AND DELIVERED)

by the Withnamed THE PURCHASER)
MRS.MIRUNAL SANJAY BABAR)
SHRI.SANJAY NAMDEO BABAR)
in the presence of

PURCHASER



1.

(Signature)

RECEIPT



RECEIVED OF AND FROM the with named PURCHASER the sum of Rs.5,00,000/- (Rupees Five lakhs Only) by Cheques being the part payment of sale price of Shop No.21, Ground floor, Plot No.7, SHIV TRIVENTI COMPLEX CO-OP.HSG.SOCIETY LTD., Sector-7, Sanpada, Navi Mumbai

₹. ५,००,०००/-
₹ ५०,०००/-
₹ ४५०,०००/-

I say Received. Rs. 5,00,000/-

WITNESS:

1.

(Signature)

(SHRI.DHANKARAJ KANHA MHATRE)
THE VENDOR

घोषणा पत्र

आरक्षीकनाथे / साठेकरायाचे/ विकसन कराराचे व मुसलमानाचे प्रतिज्ञापत्र / विक्रे आणि नावसास/ ईर अफ अफमिरीट / इकरासोड पत्र / इकरामन / दान फल/ विपरीत करारनामामुळे येते (करारनामामुळे)

मी लिडुन देणार दीनराज कान्हा म्हात्रे

पत्ता - ३१६, मिर्जापुर, ४२, ४१-२०, अलाहाबाद आणि ५१, सीडर

मी लिडुन देणार मिरुनाल संजय बाबार

पत्ता - ३१६, मिर्जापुर, ४२, ४१-२०, अलाहाबाद आणि ५१, सीडर

सत्यप्रतिज्ञेवर कथन करतो की, मीने ५,००,०००/- रकमेची १७.०८ बरोबर असून ती खोटी, निषांत्यास अथवा भविष्यात कोणताही वाद निर्माण आल्यास सदर वाद/ वे/ प्रलट / शंका चे कोलेल्या आरक्षीकनाथे / विकसन कराराचे व मुसलमानाचे प्रतिज्ञापत्र / विक्रे आणि नावसास / ईर अफ अफमिरीट / इकरासोड पत्र / इकरामन / दान फल / विपरीत करारनामामुळे येते (करारनामामुळे) आदी या द.मी. संहिता १८६० च्या तरतुदीनुसार केलेल्या मुसलमानास करव्यास विडुन देणार व लिडुन देणार याद्वारे न्यायानुसार शासनाच्या शेणानुसार मुसलमानांनी प्रविष्ट करव्यास प्रकारे जबाबदार धरण्यात येणार नाही किंवा कुठल्याही मुस्ला घडल्यास सर्व जबाबदारी लिडुन देणार व लिडुन देणार यांची राहिल.

सदर सत्यप्रतिज्ञेपत्र आज दिनांक १३/१०/२०२२ रोजी लिडुन दिला असे

लिडुन देणार सक्षी/अक्षी

(Signature)

लिडुन देणार सक्षी/अक्षी

(Signature)

(Signature)

₹. ५,००,०००/-
₹ ५०,०००/-
₹ ४५०,०००/-



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :
 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 Phone : 00-91-22-6650 0900
 Fax : 00-91-22-2202 2509

OFFICE :
 Office of the Estate management
 Section, CIDCO Bhavan,
 1st Floor, CBD-Belapur,
 Navi Mumbai - 400 614.

HEAD OFFICE :
 CIDCO Bhavan, CBD-Belapur,
 Navi Mumbai - 400 614.
 PHONE : 00-91-22-6791 8100
 FAX : 00-91-22-6791 8166

Ref. No. CIDCO/EMS/AEO(HQ)2014/780

Date : 31/01/2014

To,

The Secretary/Chairman

19/15. Shiv-Triveni Complex
C. H. S. Ltd

Plot No. 7 Sector - 7
Sampada Nari Mahalan

Sub. : Permission to Transfer to Share of Shri Dhanraj Kambha
Mhatre in respect of Flat No. Shop-21 to be constructed /
 constructed on Plot No. 7 Sector No. 7 at Sampada

Sir /Madam,

As you have paid the transfer charges of Rs. 29,282/- (Rupees Twenty nine
Thousand Two hundred Eighty Two only) permission is hereby grante
 to you to transfer the share of your existing member viz. Shri/Smt. Dhanraj Kambha
Mhatre in respect of Flat No. Shop-21
 to Shri/Smt. Mrs. Arunima Sanjay Babar & Mr. Sanjay Namdeo Babar
 as a new member of the society in lieu of Shri/Smt. Dhanraj Kambha Mhatre
 You are now requested to submit certified copy of Deed of Assignment duly registered
 with Sub-Registrar of Assurance, Thane/New Panvel between you and your intending transferee within 3
 months from the date hereof upon submission of Deed of Assignment, necessary final order for transfer of
 share will be issued accordingly which may please be noted.

29.01.14 994.21

Thanking you,
EEL 2000
92 9C

C.C. to : Shri / Smt. Dhanraj Kambha
Mhatre

Yours Faithfully,

31/01/14

Asstt. Estate Officer (HQ)
 Estate Officer
 CIDCO Ltd., CIDCO Bhavan,
 Navi Mumbai-400 614.





शिवत्रिवेणी

कॉम्प्लेक्स को. ऑप. हौसिंग सोसायटी लि.

नोदणी क्र. एन.बी.ओ. एम./सिडको/एच.एस.जी. (ओ. एच.) २७८४ जे.टी.आर./२००६-२००९

प्लॉट नं. ७, सेक्टर-७, सानपाडा, नवी मुंबई - ४०० ७०५.

भ क्र. Shiv/CHS/2014/201

दिनांक : 22/01/2014

To,

The Estate Officer,
CIDCO Ltd. CIDCO Bhavan,
C.B.D. Belapur,
NAVI MUMBAI-400 614.

Sub. : No Objection Certificate for transfer of Shop No.21,
Shiv-Triveni CHS. Ltd. Plot No.7, Sector-7, Sanpada,
Navi Mumbai-400 705.

Sir,

This is to certify that SHRI. DHANARAJ KANHA MHATRE, is the bonafide member of our society having Shop No.21, Shiv-Triveni CHS. Ltd., Plot No:7, Sector-7, Sanpada, Navi Mumbai-400 705.

He has paid all the maintainance charges in respect of the said Flat upto January 2014 and there is no ques pending in any manner.

That the carpet area of Shop No.21, is 14.21 Sq.Mtr.

That our society has no objection for the transfer of the said Flat in the name of MRS MRUNAL SANJAY BABAR AND

SHRI. SANJAY NAMDEO BABAR, subject to compliance of all formalities/rules and regulations as per by-laws of the society.

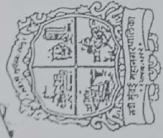
Thanking you,



शिवत्रिवेणी कॉम्प्लेक्स को. ऑप. हौसिंग सोसायटी लि.
सानपाडा, नवी मुंबई करीब

अध्यक्ष उपाध्यक्ष सेक्रेटरी खजिनदार





**नवी मुंबई
महानगरपालिका**

पहिला मज्जा, बेलारु भवन, नॉ-बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
फॅक्स : २७५७ ३७ ८५

**Navi Mumbai
Municipal Corporation**

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

जा.क्र./नरवि/मोप्र/प्र. क्र. बी - २४९८/४०७५ /२००७
दिनांक :- ०१ / १२ / २००७

का. प्र.

भोगवटा प्रमाणपत्र

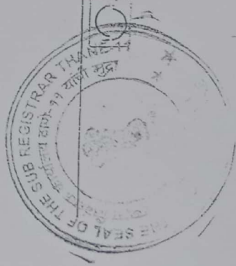
- वाचले - १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंनपा/नरवि/बा
प्र.क्र. ३४७३/२००२ दि. १९/०४/२००२.
२) नवी मुंबई महानगरपालिकेचे दि. २३-०७-२००७ रोजीचे धोरणात्मक परिपत्रक.
३) वास्तुविशारद गोयल अॅण्ड असो., यांनी दि. ३१/०३/२००५ च दि. ३०/१०/२००७ रोजी सा
केलेला बांधकाम पूर्णत्वाचा दाखला.

नवी मुंबई येथे भुखंड क्र. ०७, सेक्टर क्र. ०७., सातपाडा, नवी मुंबई या जागेचे मालक ने.
त्रिनेणी विल्डर्स अॅण्ड डेव्हलपर्स. यांनी जागेवरील बांधकाम दि. १५/०९/२००३ रोजी पूर्ण केलेले अ
त्याबाबतचा वाख्या संबंधित वास्तुविशारद, गोयल अॅण्ड असो., यांनी सादर केलेला आहे. नवी म
महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दि. १९/०४/२००२ मध्ये नमूद केलेल्या अटी व शर्ती त
महानगरपालिकेचे दि. २३/०७/२००७ च्या धोरणात्मक परिपत्रकानुसार विविध शुल्क भरून घेतलेले आहे.
केलेली आहे. त्यामुळे सदर जागेत.

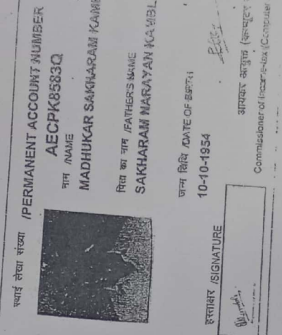
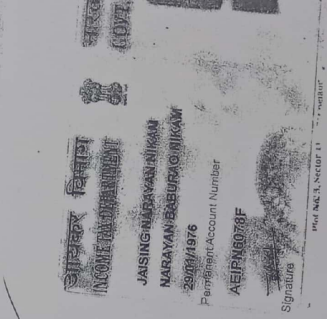
- १) निवासी वापरखालील बांधकाम क्षेत्र
(निवासी वापरखालील एकूण सदनिका - ६३)
२) वाणिज्य वापरखालील बांधकाम क्षेत्र
(वाणिज्य वापरखालील एकूण दुकाने - ३०)
- एकूण बांधकाम क्षेत्र :- २२४१.८४७५ चौ.मी.
बात्कर्नी खालील बांधकाम क्षेत्र :- ३७०.२० चौ.मी.

ट. न. न. ११
६६० २०४१
२४१९

वापर करणारे पर्यायाने देण्यात येत आहे.
नवी मुंबई महानगरपालिका
नगर रचनाकार



"जन्म असो वा मरण आवश्यक नोंदणीकरण"



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
 SANJAY NAMDEO BABAR
 NAMDEO DAGDU BABAR
 04/12/1972
 Permanent Account Number
 APWPB7766D
 Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
 BABAR IRUNAL SANJAY
 NARAYAN GOPAL SABLE
 03/11/1979
 Permanent Account Number
 ACEPB9392A
 Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
 MHATRE DHANRAJ KANHA
 KANHA BARKYA MHATRE
 01/01/1973
 Permanent Account Number
 AHNPM6309A
 Signature

उ. न. न. ११	६६६	२०११
	१५	१९८१

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
 JAISING NARAYAN NIKAM
 NARAYAN BABURAO NIKAM
 29/01/1976
 Permanent Account Number
 AEIPN6078F
 Signature

फार्म नं. 3, SECTOR 11
 स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER
AECPK8583Q
 नाम / NAME
MADHUKAR SAKHARAM KAMBLE
 पिता का नाम / FATHER'S NAME
SAKHARAM NARAYAN KAMBLE
 जन्म तिथि / DATE OF BIRTH
10-10-1954
 हस्ताक्षर / SIGNATURE
 आयकर अधिकारी (कंप्यूटर सेक्टर)
 Commissioner of Income-tax (Computer Operators)



Summary1 (GoshwaraBhag-1)

394/668

मंगळवार, 04 फेब्रुवारी 2014 11:49
म.पू.

दस्त गोशवारा भाग-1

टनन11 96196

दस्त क्रमांक: 668/2014

दस्त क्रमांक: टनन11 /668/2014

बाजार मुल्य: रु. 19,27,000/- मोबदला: रु. 20,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,20,000/-

दु. नि. सह. दु. नि. टनन11 यांचे कार्यालयात
अ. क्रं. 668 वर दि.04-02-2014
रोमी 11:41 म.पू. वा. हजर केला.

पावती:1269

पावती दिनांक:
04/02/2014

सादरकरणाऱाचे नाव: **मृणाल संजय बाबर**

नोंदणी फी

रु. 20000.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

दस्त हजर करणाऱ्याची सही:

एकुण: 20360.00

Joint Sub Registrar Thane 11

Joint Sub Registrar Thane 11

सह दुय्यम निबंधक ठाणे क्र - 99

सह दुय्यम निबंधक ठाणे क्र - 99

दस्ताचा प्रकार: करारनामा

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

शिकका क्रं. 1 04 / 02 / 2014 11 : 41 : 55 AM/सचिब वेस्ट/सहादरीकरण)

शिकका क्रं. 2 04 / 02 / 2014 11 : 45



Summary-2(दस्त गोषवारा भाग - २)



04/02/2014 11 51:50 AM

दस्त गोषवारा भाग-2

दस्ता क्रमांक: 668/2014

दस्त क्रमांक : दस्ता क्रमांक: 668/2014

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाम: धनराज कान्हा म्हात्रे पत्ता: प्लॉट नं. १, माळा नं. १, इमारतीचे नाव: स्वदनिका क्र. ८२, सेक्टर-२०, बेलापूर गाव, नवी मुंबई, ता. ठाणे. जि. ठाणे., ब्लॉक नं. १, रौड नं. १, १, १ पॅन नंबर: AHNPM6309A</p>	<p>लिहून देणार वय : 40 स्वाक्षरी:-</p>		
2	<p>नाम: मृणाल संजय बाबर पत्ता: प्लॉट नं. १, माळा नं. १, इमारतीचे नाव: स्वदनिका क्र. ई-७/०२, पारिजात को-२५, सानपाडा, नवी मुंबई, ता. ठाणे. जि. ठाणे., सेक्टर-२५, सानपाडा, नवी मुंबई, ता. ठाणे. जि. ठाणे., ब्लॉक नं. १, रौड नं. १, १, १ पॅन नंबर: AGEPP69399A</p>	<p>लिहून घेणार वय : 34 स्वाक्षरी:-</p>		
	<p>नाम: जयसिंग नारायण निकम पत्ता: सदाशिव मंदिर, माळा नं. १, इमारतीचे नाव: स्वदनिका क्र. ई-७/०२, पारिजात को-२५, सानपाडा, नवी मुंबई, ता. ठाणे. जि. ठाणे., सेक्टर-२५, सानपाडा, नवी मुंबई, ता. ठाणे. जि. ठाणे., ब्लॉक नं. १, रौड नं. १, १, १ पॅन नंबर: APWPB7766D</p>	<p>लिहून घेणार वय : 41 स्वाक्षरी:-</p>		



वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबूल करतात. शिक्का क्र.3 ची वेळ: 04 / 02 / 2014 11 : 45 : 52 AM

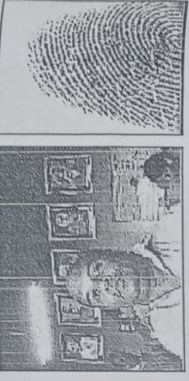
ओळख:- खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताने

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाम: जयसिंग नारायण निकम - - वय: 37 पत्ता: सदाशिव मंदिर, माळा नं. १, इमारतीचे नाव: स्वदनिका क्र. एन.एल.-१ए/२५/१, सेक्टर-१०, नरळ, स्वाक्षरी नवी मुंबई पिन कोड: 400706</p>		
2	<p>नाम: कांबळे मधुकर सखाराम - - वय: 59</p>		

Summary-2(दस्त गोषवारा भाग - २)

पत्ता:सदनिका क्र. बी-३०९, भूखंड क्र. १, सुरभी को-
ऑप.हो.सो.लि., सेक्टर-२९, सानपाडा, नवी मुंबई
पिन कोड:400705

स्वाक्षरी



शिकका क्र.4 ची वेळ:04 / 02 / 2014 11 : 46 : 35 AM

शिकका क्र.5 ची वेळ:04 / 02 / 2014 11 : 46 : 44 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 11

सह दुय्यम निबंधक ठाणे क्र - ११

668 /2014

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

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



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

.....पाने, ठाणे -११ (वर्ग-२)

पुरतक
क्रमांकपर नोंदला

सह दुय्यम निबंधक, ठाणे - ११ (वर्ग-२)

दिनांक २ माहे २ सन २०१४

ट. न. न. ११
६६८ २०१४
१८ १८



नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

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

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

का. प्र

जा.क्र./नरवि/भोप्र/ प्र. क्र. बी - २४१८/४०७५ /२००७
दिनांक :- ०९ / १२ / २००७

भोगवटा प्रमाणपत्र

- वाचले - १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंमपा/नरवि/बांप्/ प्र.क्र. १४७३/२००२ दि. १९/०४/२००२.
- २) नवी मुंबई महानगरपालिकेचे दि. २३-०७-२००७ रोजीचे धोरणात्मक परिपत्रक.
- ३) वास्तुविशारद गोयल अॅण्ड असो., यांनी दि. १६/०२/२००३ व दि. ३०/१०/२००७ रोजी सादर केलेला बांधकाम पूर्णत्वाचा दाखला.

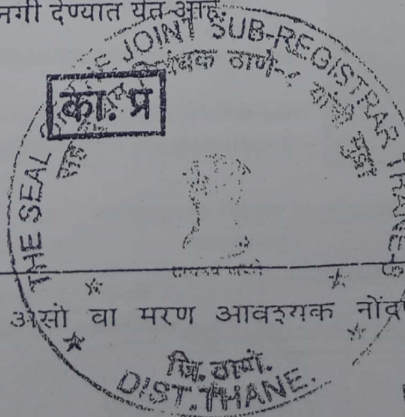
नवी मुंबई येथे भुखंड क्र. ०७, सेक्टर क्र. ०७., सानपाडा, नवी मुंबई या जागेचे मालक मे. शिव त्रिवेणी बिल्डर्स अॅण्ड डेव्हलपर्स. यांनी जागेवरील बांधकाम दि. १५/०९/२००३ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद, गोयल अॅण्ड असो., यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दि. १९/०४/२००२ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. २३/०७/२००७ च्या धोरणात्मक परिपत्रकानुसार विविध शुल्क वसुली बळकनीच्या काळात केलेली आहे. त्यामुळे सदर जागेत.

- १) निवासी वापराखालील बांधकाम क्षेत्र
(निवासी वापराखालील एकूण सदनिका - ६३)
- २) वाणिज्य वापराखालील बांधकाम क्षेत्र
(वाणिज्य वापराखालील एकूण दुकाने - ३०)

एकूण बांधकाम क्षेत्र

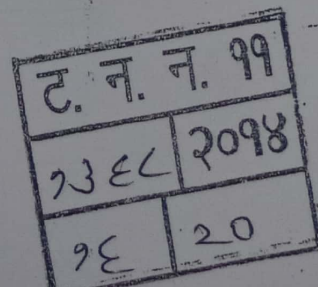
- ३) बाल्कनी खालील बांधकाम क्षेत्र

यानुसार वापर करणेस परवानगी देण्यात येत आहे.



नगर रचनाकार
नवी मुंबई महानगरपालिका

“जन्म असो वा मरण आवश्यक नोंदणीकरण”





शिवत्रिवेणी

कॉम्प्लेक्स को. ऑप. हौसिंग सोसायटी लि.

नोदणी क्र. एन.बी.ओ. एम./सिडको/एच.एस.जी. (ओ. एच.) २७८४ जे.टी.आर./२००८-२००९

प्लॉट नं. ७, सेक्टर-७, सानपाडा, नवी मुंबई - ४०० ७०५.

सदभ क्र. Shiv/CHS/2014/201

दिनांक : 22/01/2014

To,

The Estate Officer,
CIDCO Ltd. CIDCO Bhavan,
C.B.D. Belapur,
NAVI MUMBAI-400 614.



Sub. : No Objection Certificate for transfer of Shop No.21,
Shiv-Triveni CHS. Ltd. Plot No.7, sector-7, Sanpada,
Navi Mumbai-400 705.

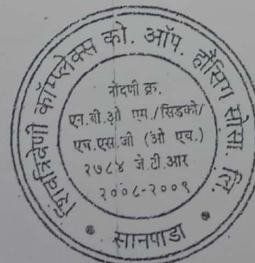
to certify that SHRI. DHANARAJ KANHA MHATRE, is the
bonafide member of our society having Shop No.21, Shiv-Triveni
CHS. Ltd., Plot No:7, Sector-7, Sanpada, Navi Mumbai-400 705.

He has paid all the maintainance charges in respect of the said
Flat upto January 2014 and there is no dues pending in any
manner.

That the carpet area of Shop No.21, is 14.21 Sq.Mtr.

That our society has no objection for the transfer of the said
Flat in the name of MRS MRUNAL SANJAY BABAR AND
SHRI. SANJAY NAMDEO BABAR, subject to compliance of all
formalities/rules and regulations as per by-laws of the society

Thanking you,



शिवत्रिवेणी कॉम्प्लेक्स को. ऑप. हौसिंग सोसायटी लि.
सानपाडा, नवी मुंबई कॅम्पस

अध्यक्ष

उपाध्यक्ष

राजिमतदार

ट. न. न. ११	
१३६८	२०१४
१५	२०

SALE AGREEMENT.

2nd agreement.

Shop no-21

Sale deed.

Mr. Mhatre Dhanraj Kanha

AND

Mrs. Meenal Sanjay Babar

Mr. Sanjay Nandedo Babar.

Address: Shivtaran Complex Co. Op. HSG.
Shop no-21, plot no-7, sec-7, Sanpada,
Navi Mumbai.

394/1368

पावती

Original/Duplicate

Thursday, March 13, 2014

नोंदणी क्र. :39म

12:51 PM

Regn.:39M

पावती क्र.: 2825

दिनांक: 13/03/2014

गावाचे नाव: सानपाडा

दस्तऐवजाचा अनुक्रमांक: टनन11-1368-2014

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: मृणाल संजय बाबर

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 400.00

पृष्ठांची संख्या: 20

एकूण: रु. 500.00

आपणास मूळ दस्त ,थंबनेल प्रिंट व सीडी अंदाजे 1:03 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane -11

! सह दुय्यम निबंधक ठाणे क्र - ११

मोबदला: रु.2000000/-

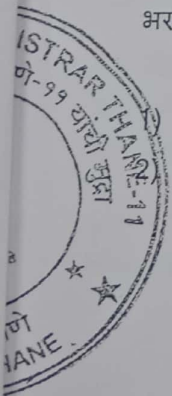
बाजार मुल्य: रु.1927000 /-

भरलेले मुद्रांक शुल्क : रु. 100/-

देयकाचा प्रकार: By Cash रक्कम: रु 100/-

देयकाचा प्रकार: By Cash रक्कम: रु 400/-

[Handwritten Signature]



Index-2(सूची - २)

13/03/2014



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे
11

दस्त क्रमांक : 1368/2014

नोंदणी :

Regn:33m

गावाचे नाव : 1) सानपाडा

- (1) विलेखाचा प्रकार अग्निहस्तांतरणपत्र
(2) म्बदत्ता 2000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टदार ते नमूद करावे)
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन :- इतर माहिती: , इतर माहिती: शॉप क्र. २१, तळ मजला, शिव त्रिवेणी कॉम्प्लेक्स को-ऑप.हौ.सो.लि, भूखंड क्र. ७, सेक्टर-७, सानपाडा, नवी मुंबई.... क्षेत्रफळ १७.०६ चौ. मी. बांधीव दस्त क्र. टनल११-६६८-२०१४, दिनांक ०४/०२/२०१४, ठाणे-११, नुसार नों. फी आणि मु. शु. वसूल (Plot Number : 7 ; SECTOR NUMBER : 7 ;)

1) 17.06 चौ.मीटर

- (5) क्षेत्रफळ
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

1): नाव:-धनराज कान्हा म्हत्रे वय:-40; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. ८२, सेक्टर-२०, बेलापूर गाव, नवी मुंबई, ता. ठाणे. जि. ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AHNPM6309A

- (8) दस्तरेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-मृणाल संजय बाबर वय:-34; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. ६-७/०/२, पारिजात को-ऑप.हौ.सो.तो., सेक्टर-२५, सानपाडा, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AGEPPB9392A
2): नाव:-संजय नामदेव बाबर वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. ६-७/०/२, पारिजात को-ऑप.हौ.सो.तो., सेक्टर-२५, सानपाडा, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-APW/PB77660D

- (9) दस्तरेवज करून दिल्याचा दिनांक 13/03/2014
(10) दस्त नोंदणी केल्याचा दिनांक 13/03/2014

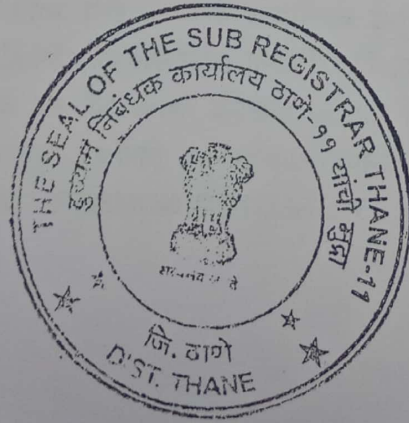
Index-2(सूची - २)

(11)अनुक्रमांक,खंड व पृष्ठ	1368/2014
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-:

मुद्रांक शुल्क आकारताना
निवडलेला अनुच्छेद :- :

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



! सह दुय्यम निबंधक ठाणे क्र - ११



महाराष्ट्र MAHARASHTRA **निवृत्त कोषागार कार्यालय** मुंबई विक्रीचे विकल्प: सुनिता सहिसेल,
 ठाणे मुद्रांक क्र. 48/11, सेक्टर-10,
 संजय, नवी मुंबई, मो: 09324704124
 अ. क्र. 75 म. स. Rabar
 नाव M.V. More
 मुद्रांक प्रमुख लिपीक / लिपीक Agarwal
 2/2/2014

KK 944082

20 FEB 2014

श्री. रविशंकर विष्णू विगाडे
 मुद्रांक विक्रेता प.क्र. 13/2014
 तद्विन प.क्र. 1201043

M.V. More

Agreement for Sale has been duly registered with the sub-Registrar of Assurances, Thane, 11, Navi Mumbai, on 4/2/2014 vide Sr. No. 668/2014.

UNDER THE PROVISIONS OF MAHARASHTRA CO-OPERATIVE SOCIETIES ACT, 1960

NODE	:	Shop No.21, Gr. floor, Plot No.7, Sector-7, Sanpada, Navi Mumbai.
MARKET VALUE	:	Rs. 19,27,000/-
AGREEMENT VALUE	:	Rs. 20,00,000/-
AREA	:	17.06 sq.mtrs built up area.
STAMP DUTY	:	Rs. 1,20,000/-
REG. FEE	:	Rs. 20,000/-



Kharg

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9	20

MR. BARBAR

SALE DEED CUM CONVEYANCE DEED

THIS SALE DEED is made and entered into at Nerul, Navi Mumbai, on this ^{21st} ~~12th~~ day of ^{February} ~~February~~, 2014 BETWEEN SHRI.DHANRAJ KANHA MHATRE (PAN NO.AHNPM 6309 A) an adult, Indian Inhabitant, residing at, House No.82, Sector-20, Belapur village, Tal & Dist-Thane, Navi Mumbai, hereinafter referred to as "THE TRANSFEROR" (which expression shall mean and include his heirs, executors, administrators and assigns) of the ONE PART AND MRS.MRUNAL SANJAY BABAR (PAN NO.AGEPB 9392 A) AND SHRI.SANJAY NAMDEO BABAR (PAN NO.APWPB 7766 D) adults, Indian Inhabitant, residing at, Apartment No.E-7/0:2, PARIJAT C.H.S.LTD., Sector-25, Sanpada, Navi Mumbai, hereinafter referred to as "THE TRANSFEREE" (which expression shall mean and include their heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (CIDCO), (hereinafter referred to as the said Corporation) is the New Town Development Authority declare for the areas designated by the Govt. of Maharashtra in exercise of power under sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional Town Planning Act of 1966 (Mah. XXVII of 1966) hereinafter referred to as the said Act.

AND WHEREAS the State Government in pursuance of Section 113 (3) of the said Act acquired the land described therein and vested such lands in the said Corporation for development and disposal.

AND WHEREAS by virtue of the Development authority the Corporation has been empowered under Section-113 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 Govt. under the said Act.

AND WHEREAS M/S. SHIV TRIVANI BUILDERS AND DEVELOPERS (hereinafter referred to as the Builder/Developer) has entered into Agreement to Lease dated- 12/12/2001 with CITY AND INDUSTRIAL



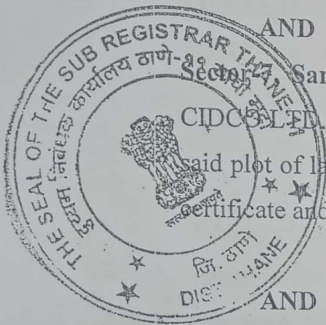
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DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., and acquired the Plot of Land bearing Plot No.7, Sector-7, Sanpada, Navi Mumbai, admeasuring about 1529.00 sq. mtrs for proper consideration and Lease Deed in respect of the said Plot has been duly registered with the Sub-Registrar of Assurances, Thane, Navi Mumbai, on 12/11/2012 vide Sr.No.7852/2012.

AND WHEREAS the Developer has paid the said lease premium in full to the Corporation and the Corporation granted permission of license to the Lessee to enter upon the said land for the purpose of erecting residential cum commercial building.



AND WHEREAS the Developer has developed the said Plot No.7, Sector-7, Sanpada, Navi Mumbai, within the time limit of prescribed by the CIDCO LTD., and has sanctioned the plan of the said building constructed on the said plot of land and granted development permission and issued commencement certificate and thereafter also obtained Occupancy Certificate on -1/12/2007.

AND WHEREAS by an Agreement of Sale dated- 25/8/2005, the said Developer has sold Shop No.21, Ground floor, Plot No.7, Sector-7, Sanpada, Navi Mumbai, to the Transferor for proper consideration and the Agreement of Sale has been duly registered with the Sub- Registrar of Sale has been duly registered with the Sub-Registrar of Assurances, Thane-11, Navi Mumbai, on 25/8/2005 vide sr. No. 4139/2005.

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१३६८	२०१४
४	२०

AND WHEREAS the Transferor is the bonfide member M/S. SHIV TRIVENI COMPLEX CO-OP. HOUSING SOCIETY LTD., registered under the Maharashtra Co-op Society Ltd. registered under the Maharashtra Co-op Societies Act, 1960, vide Reg. No. NBOM/ CIDCO/ HSG/OH/2748/ JTR/ 2008-2009, and the Society has issued the Share Certificate and all the relevant documents pertaining to the said Shop in the name of Transferor only.

AND WHEREAS the Transferor has agreed to assign his rights, title and interest under the said Sale Deed of Shop and to transfer and sell to the said Society vide its letter dated- 22/1/2014 granted permission to the Transferor to assign and granted the Shop and his share in the said Society.

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ANBHAR

NOW THIS INDENTURE WITNESS THAT:

That in consideration of the sum of Rs.20,00,000/- (Rupees Twenty lakhs only) paid or to be paid by the Transferee to the Transferor mutually agreed upon in the Agreement as mentioned below:

1. The Transferor hereby sold, transferred, assigned all his rights, title and interest in respect of the said Shop No.21, Ground floor, SHIV TRIVENI COMPLEX CO-OP. HSG. SOCIETY LTD., Plot No.7, Sector-7, Sanpada, Navi Mumbai, admeasuring about 17.06 sq. mtrs built up area to the Transferee which the transferee has acquired the same and the said shares and interest of the Transferor for a total consideration of Rs.20,00,000/- (Rupees Twenty lakhs only) by cheques on or before the execution of this Sale Deed and the receipt of the payment is annexed herewith at the end of Sale Deed.
2. The Transferor has delivered the vacant and peaceful possession of the said Shop and all other relevant documents and the share of Society to the Transferee.
3. The Transferor hereby admits and declares that the said Shop in the Society and shares of the Transferor have full and absolute right and authority to sell the same or transfer it to the Transferee.
4. The Transferee hereby agrees to become the member of the Society and shall abide all the rules and regulations adopted by it or which it may adopt from time to time.
5. The Transferor hereby agrees to pay all outstanding due for payment maintenance and Service Charges or any other dues payable to the said society Electric bill, NMMC property tax, etc.,
6. The Transferor here onward shall have no right, title and interest, claim, demand, or charge of whatsoever nature on the payments and contributions made by the Transferor in respect of the said Shop.



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१३६८	२०१४
५	२०

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as may be necessary to complete and make perfect title of the Transferee shall not without the previous permission in writing of the Society, Sub-let, sell, transfer, assign or part with his interest or beneficiary of this assignment by way of sale, gift, lease or in any manner in favour of any person (s) or part with the possession of the said Shop, The Transferee doth covenants with the Transferor and undertakes that the Transferee shall not without the previous permission in writing of the Society, let, sub-let, sell, transfer, assign, or part with his interest or benefit of this assignment by way of sale, gift, lease or in any other manner whatsoever in favour of any person/persons of part with the possession of the said Shop.

SCHEDULE OF LAND

All that piece of parcel of land admeasuring about 1529.00 Sq. mtrs of thereabouts being Plot No.7 of the layout of land situated lying and being at village- Sanpada, Navi Mumbai, Tal and Dist – Thane and bounded as follows:

THAT IS TO SAY :

- On the North by - 15.00 mtrs wide road
 On the South by - Cidco shopping center
 On the East by - 22.00 mtrs wide road
 On the West by - proposed garden



SCHEDULE OF SHOP

Shop No.21, Ground floor, SHIV TRIVENI COMPLEX CO-OP. HSG. SOCIETY LTD., Plot No.7, Sector-7, Sanpada, Navi Mumbai, Tal and Dist – Thane, admeasuring about 17.06 sq. mtrs, built up area.

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[Handwritten signature]

7. The Transferor declares that he has handed over all the document of the said Shop in token of his having transferred and assigned all his rights, title and interest and benefits in respect of the said Shop.

8. The Transfer charges payable to the concerned authority/ society for transfer of the said Shop in the name of Transferee in the records of the Society paid by the Transferor however, the transfer charges for the transfer has been paid by the Transferee only.



9. The Transferor hereby declares and assures that the Transferor has not on or before the date of this Sale Deed mortgaged, transferred, assigned or alienated his interest in the capital of the said Society.

10. The Transferee hereby agrees to pay the stamp duty, Registration charge, and payable to the revenue authorities and incase any notice for recovery is received by the Transferor in respect of the said Shop that shall be paid by the Transferor and of settle the same with the Revenue Authorities at his own cost.

ट. न. न. ११	
१३६८	२०१४
६	२०

AND WHEREAS the Transferor doth hereby admit and acknowledge and forever discharge every part thereof the Transferor doth hereby assign and transfer all her right, title and interest and benefits arising out of the said Agreement mentioned hereinabove including the deposits standing of the credit of the Transferor with the said Society, costs, share capital, and other amounts, in the books of the Society and others being the party of the first part referred to, in the Agreement unto and to his Transferee **TO HAVE AND TO HOLD** the same into and the Transferee absolutely but subject to the condition on which the Transferor held the same under the agreement and the Transferee doth hereby agree to take the said Shop subject to such condition contained therein and the Transferor doth hereby to indemnify the Transferee against all losses and damages occasioned as a result of defect in title or want of title to the said Shop or for any reason and the said Shop is not transferred to the name of the Transferee or the Transferee is not made a member of **M/S. SHIV TRIVENI COMPLEX CO-OP. HSG. SOCIETY LTD.**, or the Transferee is dispossessed of being the party of the first part referred to in the said Agreement agrees and covenants with the Transferee to execute all other documents and or deeds and to do all acts, deeds, things an deeds

[Handwritten signature]

[Handwritten signature]

RECEIPT

8

RECEIVED OF AND FROM the withinnamed Transferee the sum of Rs. 5,00,000/- (Rupees Five lakhs only) by cheques being the part payment and the sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs only) by Cheque/ pay order No. 003229 drawn on D.M.K. Sankar Bank being the full and final sale price of Shop No.21, Ground floor, Plot No.7, SHIV TRIVENI COMPLEX CO-OP.HSG.SOCIETY LTD., Sector-7, Sanpada, Navi Mumbai, Tal and Dist- Thane, admeasuring about 17.06 sq. mtrs built up area.

ISAY RECEIVED RS. 20,00,000/-

(SHRI.DHANRAJ KANHA MHATRE)
(TRANSFEROR)

WITNESS:

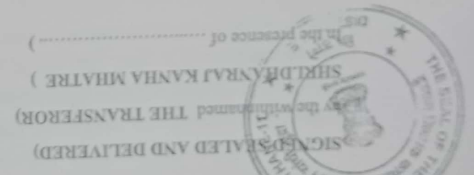
1. *[Signature]* *[Signature]*

2. *[Signature]* *[Signature]*



20	93367	2098
20	93367	2098
20	93367	2098

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



(SHRI.DHANRAJ KANHA MHATRE)
(TRANSFEROR)

1. *[Signature]* *[Signature]*

2. *[Signature]* *[Signature]*

(SHRI.DHANRAJ KANHA MHATRE)
(TRANSFEROR)

SIGNED SEALED AND DELIVERED
by the withinnamed THE TRANSFEROR

MRS.MRUNAL SANJAY BABAR &

SHRISANJAY NAMDEO BABAR

1. *[Signature]* *[Signature]*

2. *[Signature]* *[Signature]*

20	93367	2098
20	93367	2098
20	93367	2098

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

OFFICE :
"2nd Floor, Nariman Point,
MUMBAI - 400 021.
Tel : 00-91-22-6650 0900
Fax : 00-91-22-2202 2509

OFFICE :
Office of the Estate management
Section, CIDCO Bhavan,
1st Floor, CBD-Belapur,
Navi Mumbai - 400 614.

HEAD OFFICE :
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

No. CIDCO/EMS/AEO(HQ)2014/780

Date : 31/01/2014

Secretary/Chairman

S. Shiv - Friverni Complex
H. S. Hel
Plot No. 7 Sector - F
Empress Nari Munchau

Sub. : Permission to Transfer to Share of Shri Dhanraj Kambh
Rebate in respect of Flat No. Shop-21 to be constructed
constructed on Plot No. 7 Sector No. F at Dampod

Dear,

As you have paid the transfer charges of Rs. 29,282/- (Rupees Twenty Nine Thousand Two Hundred Eighty Two Only) permission is hereby granted to transfer the share of your existing member viz. Shri/Smt. Dhanraj Kambh in respect of Flat No. Shop-21

Shri. Mrs. Arunam Sanjay Babar & Mr. Sanjay Navnada Babar member of the society in lieu of Shri/Smt. Dhanraj Kambh

You are now requested to submit certified copy of Deed of Assignment duly registered with Registrar of Assurance, Thane/Now Barve between you and your intending transferee within 3 months from the date hereof upon submission of Deed of Assignment, necessary final order for transfer of share will be issued accordingly which may please be noted.

Yours Faithfully,

Respectfully,
31/1/14

Shri/Smt. Dhanraj Kambh

Asstt. Estate Officer (HO)
Estate Officer
CIDCO Ltd., CIDCO Bhavan,
Navi Mumbai-400 614.

31.1.14	9344/2014	91 20
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Summary1 (GoshwaraBhag-1)

394/1368
गुरुवार, 13 मार्च 2014 12:51 म.नं.

दस्त क्रमांक: टनन11 /1368/2014

बाजार मूल्य: रु. 19,27,000/- मोबदला: रु. 20,00,000/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. टनन11 यांचे कार्यालयात

अ. क्रं. 1368 वर दि.13-03-2014

रोजी 12:41 म.नं. वा. हजर केला.

दस्त गोषवारा भाग-1

टनन11 9020

दस्त क्रमांक: 1368/2014

पावती:2825

पावती दिनांक:
13/03/2014

सादरकरणासचे नाव: **मृणाल संजय बाबर**

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

एकुण: 500.00

दस्त हजर करणाऱ्याची सही:



Joint Sub Registrar Thane 11

Joint Sub Registrar Thane 11

सह दुय्यम निबंधक ठाणे क्र - 99

दस्तांचा प्रकार: अभिहस्तांतरणपत्र

सह दुय्यम निबंधक ठाणे क्र - 99

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक

क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिकका क्रं. 1 13 / 03 / 2014 12 : 41 : 58 PM ची वेळ: (सादरीकरण)

शिकका क्रं. 2 13 / 03 / 2014 12 : 43 : 00 PM ची वेळ: (फी)



Summary-2(दस्त गोषवारा भाग - २)



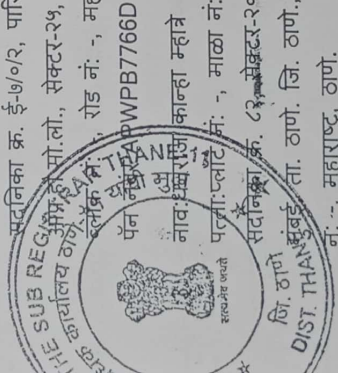
13/03/2014 12 53:34 PM

दस्त गोषवारा भाग-2

टनना 11 9 e 20
दस्त क्रमांक: 1368/2014

दस्त क्रमांक : टनना 11/1368/2014
दस्ताचा प्रकार :- अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: मृणाल संजय बाबर पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: लिहून घेणार सदनिका क्र. ई-७/०/२, पारिजात को- वय :- 34 ऑप.हौ.सो.लो., सेक्टर-२५, सानपाडा, नवी मुंबई, स्वाक्षरी:- ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. = पॅन नंबर: AGEPB9392A	पक्षकाराचा प्रकार		
2	नाम: संजय नामदेव बाबर पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: लिहून घेणार सदनिका क्र. ई-७/०/२, पारिजात को- वय :- 41 ऑप.हौ.सो.लो., सेक्टर-२५, सानपाडा, नवी मुंबई, स्वाक्षरी:- ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. = पॅन नंबर: WWPB7766D	पक्षकाराचा प्रकार		
	नाम: धर्मराज कान्हा म्हात्रे पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: लिहून घेणार सदनिका क्र. ८२, सेक्टर-२९, वेलापूर गाव, नवी मुंबई, स्वाक्षरी:- ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. = पॅन नंबर: AHNPM6309A	पक्षकाराचा प्रकार		



वरील दस्तपेवज करून देणार तथाकथीत अभिहस्तांतरणपत्र चा दस्त पेवज करून दिल्याचे कबुल करतात.
शिकका क्र. 3 ची वेळ: 13 / 03 / 2014 12 : 44 : 48 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तपेवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितान

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: कांबळे मधुकर सखाराम - - वय: 59 पत्ता: सदनिका क्र. बी-२०१, भूखंड क्र. १, सुरभी को- स्वाक्षरी ऑप.हौ.सो.लि., सेक्टर-२५, सानपाडा, नवी मुंबई पिन कोड: 400705		

2 नाव: - आर एस दुदुस्कर
वय: 42