

SBI - RACPC Belapur. Nilesh Kate (SSL)

2618123
3:30 PM

Shobhin more (Agent)

9820514471

Receipt (pavti)

394/14035

पावती

Original/Duplicate

Saturday, August 26, 2023

नोंदणी क्र. :39M

10:31 AM

Regn.:39M

पावती क्र.: 14669

दिनांक: 26/08/2023

गावाचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: टनन11-14035-2023

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: आशिष यशवंत थोरवत --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 460.00

पृष्ठांची संख्या: 23

एकूण:

रु. 30460.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

10:51 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thape 11

सह दुय्यम निबंधक वर्ग-२

ठाणे क्र. ११

वाजार मूल्य: रु.3919725.2/-

मोबदला रु.4900000/-

भरलेले मुद्रांक शुल्क : रु. 294000/-

1) देयकाचा प्रकार: DHC रकम: रु.460/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823259515809 दिनांक: 26/08/2023

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007110881202324R दिनांक: 26/08/2023

वँकेचे नाव व पत्ता: Panjab National Bank

Handwritten signature
पंजाब नॅशनल बँक
मुळ दस्त पत्र मिळाले



26/08/2023

सूची क्र.2

दुयम विबंधक मंडळ दि. ठाणे 11

दस्ता क्रमांक 14035/2023

नोंदणी

Regn 63m

गावाचे नाव : नेरुळ

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4900000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3919725.2
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: मदनिका नं. 11, दुयरा मजला, विल्डींग नं. सी / 10, नवघरकुल सी.एच.एस. लि., सेक्टर नं. 48ए, नेरुळ, नवी मुंबई 400706 थं. 34.873 चौ. मि. वाधीव एरिया ((SECTOR NUMBER : 48A ;))
(5) क्षेत्रफळ	1) 34.873 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:- धीरज जमीदार सिंह - - वय:-45; पत्ता:- प्लॉट नं. -, माळा नं. -, इमागतीचे नाव: मदनिका नं. १०९, पट्टिला मजला, न्यु हॅपी होम सि.एच.एस.लि. प्लॉट नं. ३, सेक्टर नं. ४८, नेरुळ, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, THANE. पिन कोड:-400706 पॅन नं:-ASPPS8843Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:- आशिष यशवंत थोरवत - - वय:-29; पत्ता:- प्लॉट नं. -, माळा नं. -, इमागतीचे नाव: मदनिका नं. १०९, रिड्डी सिध्दी अपार्टमेंट, बाजूला नित्यानंद सेवा, अंबरनाथ, बेलवली, बदलापूर, ठाणे, ब्लॉक नं. -, रोड नं. -, मद्रागट्ट, THANE. पिन कोड:-421503 पॅन नं:-BAYPT1014J
(9) दस्तऐवज करून दिल्याचा दिनांक	26/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	26/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	14035/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	294000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

११० दुयम विबंधक वर्ग-२
ठाणे क्र.९९





CHALLAN
MTR Form Number-6



GRN	MH007110881202324R	BARCODE	[Barcode]		Date	24/08/2023-15:32:08	Form ID	B25			
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Bank Portal - Simple Receipt										
Office Name	THN11_THANE NO 11 JOINT SUB REGISTR			TAX ID / TAN (If Any)							
Location	THANE			PAN No.(If Applicable)	BAYPR1014J						
Year	2023-2024 One Time			Full Name	Ashish Yashvant Thoravat						
Account Head Details				Flat/Block No.	Flat No. 11 2nd,Flr Bldg N. C 10,Navgharkul						
				Premises/Building	CHS,Ltd						
				Road/Street	SECTOR - 48A						
0030046401 Stamp Duty(Bank Portal)				Amount In Rs.	294000.00						
0030063301 Registration Fee				Amount In Rs.	30000.00						
				Area/Locality	Nerul Navi Mumbai,Thane,Maharashtra						
				Town/City/District							
				PIN		4	0	0	7	0	6
				Remarks (If Any)	Prop mvbilty=Immovable-Prop Amt=4900000.00-Prop area=34.87-Prop area UOM= Sq.Meter-oth Prop ID= PAN-ASPPS8843Q-oth Prop Name=Deeraj Jamidar Singh~						
				Amount In	Three Lakh Twenty Four Thousand Rupees Only						
Total				Amount In	3,24,000.00						
Payment Details				FOR USE IN RECEIVING BANK							
PUNJAB NATIONAL BANK											
Cheque-DD Details				Bank CIN	Ref. No.	03006172023082450238		240823M770789			
Cheque/DD No.				Bank Date	RBI Date	24/08/2023-02:00:38		Not Verified with RBI			
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Department ID :
NOTE:- This challan is valid for document to be registered.



२.०८.२३.१९	
१००३५	२०२३
६	२३

AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Nerul, Navi Mumbai this 26th day of August, 2023 between **Mr. Dheeraj Jamidar Singh**, PAN - ASPPS8843Q, age 45 years, Indian Inhabitant, residing at **Flat No. 102, 1st Floor, New Happy Home Co-operative Housing Society Ltd., Plot No. 3, Sector - 48, Nerul, Navi Mumbai - 400 706** hereinafter referred to as "**the Seller**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, administrators, representatives, successors and assign) of the **First Part** AND **Mr. Ashish Yashvant Thoravat**, PAN - BAYPT1014J, age 29 years, Indian Inhabitant, residing at **Flat No. 101, Riddhi Siddhi Apartment, Opp. Nityanand Seva, Ambernath, Balewadi, Badlapur, Thane - 421503** hereinafter referred to as "**the Purchaser**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, administrators, representative successors and assigns) of the **Second Part**.

WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) (Hereinafter referred to as 'the Corporation for the sake of brevity) is the New Town Development Authority declared for the area designated as a site for the new town of New Bombay by the Government of Maharashtra, in exercise of its powers under sub section (1) and (3-A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) hereinafter referred to as "the MRTP Act."

AND WHEREAS the State Government, in pursuance to Section 113 A of the MRTP Act, is acquiring lands described therein and vesting such lands in the Corporation for Development and disposal.

AND WHEREAS the Corporation has constructed on one of such lands, buildings of ground and Three upper floors, such building, comprising of Flats and being designated as 'C' type building /s.

Contd ... 2

AND WHEREAS the Corporation, on application bearing No. ND1480 of Mr. Anil Shankar Ghadge, herein allotted to him on "Ownership Basis" the Flat No. 11, admeasuring 34.873 Sq. Mtrs. Built - up area, situated on the 2nd Floor in building No. C - 10, Sector - 48A, Nerul, Navi Mumbai - 400 706 under "MANPASAND" Housing Scheme, vide allotment letter dt. 07/08/1999 for the consideration and upon the terms and conditions mentioned in the said letter.

AND WHEREAS the Corporation has entered into at C.B.D. an Agreement of Sale dt. 21st December, 1999 with Mr. Anil Shankar Ghadge herein for sell of the above said Flat for the consideration and upon the terms and conditions mentioned therein which agreement has been duly registered with the Sub Registrar of Assurances, Thane 3, on 28/03/2000 under document No. TNN-3-3469-2000 and handed over the possession of the said Flat vide letter of taking over possession by allottee dt. 21/12/1999.

AND WHEREAS the Seller herein alongwith other Purchaser of the flats have formed and registered the Society under name as Navgharkul Co - operative Housing Society Ltd, bearing No. NBOM/CIDCO/HSG (O.H) /1067 /JTR/YEAR 2001 - 2002 and having address at Sector - 48A, Nerul, Navi Mumbai - 400 706.

AND WHEREAS in view of the registration of the Society the said flat is known as the Flat No. 11, admeasuring 34.873Sq. Mtrs. Built - up area, situated on the 2nd Floor in building No. C - 10, known as Navgharkul Co - operative Housing Society Ltd, Sector - 48A, Nerul, Navi Mumbai - 400 706 hereinafter referred to as the "said Flat" for the sake of brevity) and which is particularly mentioned in the schedule appearing herein below.



AND WHEREAS the Seller herein have purchased the above said Flat by Mr. Anil Shankar Ghadge vide Agreement of Re-Sale dt. 27/03/2018 by which Agreement has been duly registered with Joint Sub Registrar, Thane11 on 27/03/2018 under the document No. TNN11 - 3567 - 2018 and on payment of entire remaining amount of consideration vide Deed of Assignment dt. 18/04/2018 which Deed has been duly registered with Joint Sub - Registrar, Thane11 on 18/04/2018 under the document No. TNN11 - 4740 - 2018.

27.03.18	Registered
40034	document
U	23
	has been

[Handwritten signature]

[Handwritten signature]

AND WHEREAS the Seller is the member of Navgharkul Co - operative Housing Society Ltd, and holding Share Certificate No. 59 and five shares of Rs. 50/- each distinctive from 291 to 295.

AND WHEREAS the Seller is well and sufficiently seized and possessed of and entitled to the above said Flat and is empowered to dispose of the same to intending purchaser/s by observing terms and conditions of Agreement to Lease and other documents executed by Corporation in favour of the Society by obtaining necessary permissions from all the concerned authorities.

AND WHEREAS the Seller herein has decided to sell and transfer the above said Flat to intending Purchaser/s.

AND WHEREAS the Purchaser, who is in need of the accommodation approached the Seller to acquire and purchase the above said Flat.

AND WHEREAS the Seller has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire all rights, title and interest of the Seller in the said Flat on "Ownership basis" and the shares in respect of the said flat in the Society along with all deposits with MSEDCL, CIDCO, NMMC, and Mahanagar Gas upon the terms and conditions appearing herein below.



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER:

२०२३	
१००३५	२०२३
८	२३

1 The Seller, in pursuance of this Agreement and for consideration has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire the **Flat No.11, admeasuring 34.873 Sq. Mtrs. Built - up area, situated on the 2nd Floor in building No. C - 10, known as Navgharkul Co - operative Housing Society Ltd, Sector - 48A, Nerul, Navi Mumbai - 400 706** together with the permanent and absolute right of use and occupation and the benefits of the shares in the Society for a lump sum price of **Rs. 49,00,000/- (Rs. Forty Nine Lakhs only)** out of which an amount of **Rs 6,00,000/- (Rs. Six Lakhs only)** has been paid as the **part payment** by the Purchasers to the Seller in the following manner:

- i. Rs. 1,00,000/- (Rs. One Lakh only) by cheque No. 000011 dt. 16/08/2023 drawn on Bank of India, D.N. Road, Mumbai Branch.

Contd ... 4

SCHEDULE

Flat No. 11, admeasuring 34.873 Sq. Mtrs. Built - up area, situated on the 2nd Floor in building No. C - 10, known as Navgharkul Co - operative Housing Society Ltd, Sector - 48A, Nerul, Navi Mumbai - 400 706.

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

SIGNED, SEALED AND DELIVERED by)
The within named "the Seller")

Mr. Dheeraj Jamidar Singh)
In the presence of)

1 Mr. Sachin More)

2 Mr. Swapnil Bobade)



SIGNED, SEALED AND DELIVERED BY)
The within named "the Purchaser")

Mr. Ashish Yashvant Thoravat)

In the presence of)

1 Mr. Sachin More)

2 Mr. Swapnil Bobade)

C.A.S. 99	
98034	2023
92	23



**CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LTD.**

Manager Town Service's Office
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai-400 614

Date: 21/12/99

TAKING OVER POSSESSION BY THE ALLOTTEE

Type C Apt. No. C10/2:11 Sector 48A at Vashi/CBD-Belapur/Parvel
Nerul/Kalamboli/Airoli/Koper Khairane

- 1. Date of allotment : 7/8/99
- 2. Name of Hire/Outright Purchaser : Shri Anil S. Ghadge
- 3. Date of execution of Agreement : 21/12/99

[Signature]
Asstt. Marketing Officer
[DRS-37] CIDCO LTD.
Asst. Estate Officer.
Navi Mumbai.

Civil Maistry

POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. C10/2:11
Type C Sector 48A at Vashi/CBD-Belapur/Parvel/Nerul/
Kalamboli/Airoli/Koper Khairane on the day of 21/12/99 after proper inspection of the fittings
and fixtures provided therein.

Before taking over possession I have verified the fittings, fixtures and amenities in the above apartment and they are according
to the items listed and according to plans and specifications enclosed with the agreement I have inspected the apartment
and I am satisfied myself. I accept the above said apartment and have no complaint of any nature whatsoever and I would not
move to another apartment from CIDCO later on.

Received Lock No. 6377 with duplicate key.

[Signature]
(Signature of allottee)

No. : Shri A.S. Ghadge
NL/48A/C-10/2:11



- i) Maharashtra State Electricity Board
- ii) Maharashtra Water Supply & Sewerage Board

21.12.99	
98094	2023
94	23

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Office of the Marketing Manager - II
Raigad Bhavan, 3rd Floor, CBD - Belapur, Navi Mumbai 400 614.

Date: 07/08/99

CO/MM-IV

ANIL SHANKAR GHADGE
E-1-5-B7, SECTOR NO. 2,
NERUL, NAVI MUMBAI.



Sub : Allotment of tenement under 'MANPASAND' Housing Scheme.

Ref : Application No. ND1480

Madam,

With reference to your application no. 386 dated 07/08/99 for booking of tenement on "First come First serve" basis, our Corporation is pleased to allot to you the below mentioned tenement as per your choice under the terms and conditions mentioned here and in the Annexure overleaf.

A) DETAILS OF TENEMENT ALLOTTED TO YOU :

(a) Location : NERUL	(b) Sector No : 48A	(c) Bldg. Type : C-10
(d) Building No. : ****	(e) Wing / Floor : / 2	(f) Tenement No. : 11

B) AREA OF THE TENEMENT ALLOTTED TO YOU : AREA M2 34.873

Rs. 3,56,472

C) TOTAL COST OF TENEMENT

D) AMOUNT ALREADY PAID :

(i) Registration Amount (Subject to Verification of Original receipt) : (only for DRS applicant)	
(ii) Accrued interest @ 14% p.a. on Registration Amount : (only for DRS applicant)	54,000
(iii) 15% of the cost of tenement paid at the time of booking. :	
Sub-Total (D)	54,000

3,02,472

E) BALANCE AMOUNT PAYABLE TOWARDS THE SALE PRICE (C - D) :

F) MISCELLANEOUS CHARGES :

a) Electric power supply Net Work Development Charges :	
b) Share Money :	300
c) Documentation charges :	950
d) Water connection charges including three phase power supply to common water pump :	

NOTE : The amount of miscellaneous charges (i.e.'F) should be paid by separate Demand Draft/Pay order alongwith the last installment.

F) PAYMENT SCHEDULE :

Installment No.	Amount	Due date
1		
1st	1,05,865	06/09/99
2		
2nd	1,05,865	06/10/99
3		
3rd	90,742	05/11/99
4		
5		
6		



07.08.99	
00034	2023
9 E	23

Yours faithfully,

Accepted terms & conditions given on overleaf page.

26/08/2023 10:39 AM

Summary-2

26/08/2023 10:35:04 AM

दम्त गोपवाग भाग-2

दम्त नं.11

23/23

दम्त क्रमांक 14035/2023

दम्त क्रमांक : दम्त नं.11/14035/2023

दम्तवाचा प्रकार :- करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: धीरज जर्मीदार मिह -
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: मदनिका नं. १०२, पत्रिला मजला, न्यू हॅपी होम मि.एच.एम.वि. प्लॉट नं. ३, मेकटर नं. ४८, नेरुळ, नवी मुंबई, ब्लॉक नं. - , रोड नं. - , THANE.
पॅन नंबर: ASPPS8843Q

पक्षकाराचा प्रकार

विहून देणार

वय :-45

स्वाक्षरी

विहून घेणार

वय :-29

स्वाक्षरी

छायाचित्र



दम्त प्रमाणित



वरील दम्तपेवज करून देणार नथाकथीत करारनामा चा दम्त पेवज करून दिल्याचे कुवुल करतात.

शिक्का क्र.3 ची वेळ: 26 / 08 / 2023 10 : 34 : 43 AM

ओळख -

खालील इमम अमे निवेदीत करताना की ते दम्तपेवज करून देणा-याना व्यक्तीश: ओळखतात, व त्यांची ओळख पटविताना

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: स्वप्नील बोबडे -
वय: 30
पत्ता: मेकटर 48, नेरुळ, नवी मुंबई
पिन कोड: 400706

2 नाव: रुचिन मोंरे -
वय: 39
पत्ता: मेकटर 44, नेरुळ, नवी मुंबई
पिन कोड: 400706



स्वाक्षरी

स्वाक्षरी

छायाचित्र



दम्त प्रमाणित



शिक्का क्र.4 ची वेळ: 26 / 08 / 2023 10 : 35 : 10 AM

शिक्का क्र.5 ची वेळ: 26 / 08 / 2023 10 : 35 : 26 AM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक वर्ग-२

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Ashish Yashvant Thoravat	eSBTR/Simple Receipt	03006172023082450238	MH007110881202324R	294000.00	SD	0003748691202324	26/08/2023
2		DHC		0P23259515809	460	RF	0823259515809D	26/08/2023
3	Ashish Yashvant Thoravat	eSBTR/SimpleReceipt		MH007110881202324R	30000	RF	0003748691202324	26/08/2023

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

प्रमाणित करण्यात येते की, सदर दस्तऐवज

एकूण पावे.....२.३..... आहेत:

पुस्तक क्र.....१..... मधील

समाप्त.....२०२३..... वर बोजला.

14035 /2023

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सह दुय्यम निबंधक (वर्ग-२) ठाणे क्र.११

दि. २६/०८/२०२३



27/03/2018

मूची क्र.2

दुय्यम निबंधक सह दु.नि. ठाणे 11

दस्त क्रमांक : 3567/2018

नोंदणी :

Regn:63m

गावाचे नाव : नेरुळ

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	4585000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	316000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: प्रभाव क्षेत्र: 26/304 दर 90,600/- प्रति चौ मी सदनिका क्र-सी-10/2:11, दुसरा मजला, नावघरकुल को-ऑप.ही.सोसा.लि, सेक्टर नं-48ए, नेरुळ नवी मुंबई, क्षेत्र-34.873 चौ.मीटर बिल्टअप ((SECTOR NUMBER : 48ए ;))
(5) क्षेत्रफळ	1) 34.87 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अनील शंकर घाडगे -- वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: सदनिका क्र-सी-10.2-11, दुसरा मजला, इमारतीचे नाव: नावघरकुल को-ऑप.ही.सोसा.लि, ब्लॉक नं: सेक्टर नं-48ए, नेरुळ नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AEDPG5726L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-धीरज जमीदार सिंह -- वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: सदनिका क्र-102, पहिला मजला, इमारतीचे नाव: हूपी होम्स को-ऑप.ही.सोसा.लि, ब्लॉक नं: सेक्टर नं-48, नेरुळ नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ASPPS8843Q
(9) दस्तऐवज करून दिल्याचा दिनांक	27/03/2018
(10) दस्त नोंदणी केल्याचा दिनांक	27/03/2018
(11) अनुक्रमांक, खंड व पृष्ठ	3567/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	275100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



सह दुय्यम निबंधक (वर्ग-२)

ठाणे क्र.११ नेरुळ.

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

AGREEMENT OF RE-SALE

(PART PAYMENT)

C-TYPE, BLDG NO: 10, ROOM NO: 2:11, NAVGHARKUL
C.H.S.LTD., SECTOR NO: 48A, NERUL, SEAWOODS, NAVI-
MUMBAI

BUILT UP AREA IN SQ. MTRS. : 34.873
BUILT UP AREA IN SQ FT. : 375.233
DECLARED RATE PER SQ. MTR. : RS.90,600/-
MARKET VALUE : RS.31,60,800/-
STAMP DUTY PAID : RS.2,75,100/-
REGISTRATION FEES : RS.30,000/-

=====

SALE PRICE : RS.45,85,000/-

=====

THIS AGREEMENT made and entered into at Nerul, Navi-Mumbai on this
27th day of MARCH, 2018, BETWEEN MR. ANIL SHANKAR GHADGE
(PAN NO: AEDPG5726L) adults aged 62, an Indian Inhabitants residing
at :C-10/2:11, NAVGHARKUL C.H.S.LTD.,SECTOR NO: 48A, NERUL,
SEAWOODS, NAVI MUMBAI: 400 706, hereinafter for brevity's sake called
and referred to as " THE APARTMENT OWNER / SELLER " (which expression
shall, unless it be repugnant to the context or meaning thereof be deemed to
mean and include heirs, executors, administrators, legal representatives and
assigns) of the **ONE PART.**



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MR. DHEERAJ JAMIDAR SINGH (PAN NO:ASPPS8843Q) an
aged 40, an Adult, Indian Inhabitant, residing at :FLAT NO: 102, NEW
HAPPY HOME CHS LTD., SECTOR NO 48, NERUL, SEAWOODS,
NAVI-MUMBAI: 400 706, hereinafter for brevity's sake called and referred
to as "THE PURCHASER" (which expression shall, unless it be repugnant to the
context or meaning thereof be deemed to mean and include heirs, executors,
administrators and permitted assigns) of the **OTHER PART.**

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Continued....2

[Handwritten initials]

WHEREAS:

By an Agreement Navi-Mumbai on 21st DECEMBER, 1999, made between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASTRA a company incorporated under the companies Act-1956, having its registered office at 2nd Floor, Nirmal, Nariman Point, Bombay : 400 021, (hereinafter called and referred to as " THE CIDCO ") of the ONE PART AND THE SELLER of the other part (hereinafter called and referred to as the " SAID AGREEMENT ") . the CIDCO agreed to sell and transfer and the SELLER agreed to Purchase and acquire Flat bearing No : TYPE -C BLDG NO :C-10, ROOM NO 2:11, SECOND FLOOR, SECTOR NO: 48A, NERUL, NAVI-MUMBAI -400 706, admeasuring 34.873 SQ.MTRS, of the layout of the land situated lying and being at village - NERUL, Tehsil & District : Thane of the township of Navi-Mumbai (hereinafter for brevity's sake referred to as " THE SAID PREMISES ") together with the permanent and absolute right of and occupation of the said Flat/Premises.

AND WHEREAS :

The SELLER has in terms of the said Agreement paid to the CIDCO the entire consideration of RS.3,56,472/- (RUPEES THREE LAKH FIFTY SIX THOUSAND FOUR HUNDRED SEVENTY TWO ONLY) mentioned in clause no 2 thereof.

AND WHEREAS :

The FLATS/SHOPS owners have formed the Co-Operative Housing Society Ltd. Duly registered under the Maharashtra Co-operative Housing Societies Act, 1960 under the Name NAVGHARKUL CO-OP HOUSING SOCIETY.LTD., bearing registration No : NBQM/CIDCO/ HSG (OH) /1067/JTR/2001-2002.



AND WHERE AS:

The Society have issued Share Certificate to the SELLER, VIDE ITS CERTIFICATE NO: 2004/59, Member Regn No:59, No Of Shares 05, vide Its Number from 291 to 295 both inclusive., on 1st JANUARY, 2004.

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Continued....3

AND WHEREAS :

The **SELLER** is in possession of the Flat No : **TYPE -C BLDG NO :C-10, ROOM NO 2:11, SECOND FLOOR, NAVGHARKUL C.H.S.LTD SECTOR NO: 48A, NERUL, SEAWOODS, NAVI-MUMBAI -400 706.**

AND WHEREAS :

The **SELLER** has agreed to sell and transfer and the **PURCHASER** has agreed to purchase and acquire all right, title and of the **SELLER** in the said Flat together with the permanent and absolute right of use and occupation of the said flat and also to pay deposit for formation of the Co-Operative Society which has been paid by the **SELLER**

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :

1. Subject to the prior permission being obtained in Writing by the **SELLER** from the **CIDCO**, the **SELLER** shall sell and transfer and the **PURCHASER** shall purchase and acquire the said Flat bearing No : **TYPE -C BLDG NO :C-10, ROOM NO 2:11, SECOND FLOOR, NAVGHARKUL C.H.S.LTD.,SECTOR NO: 48A, NERUL, SEAWOODS,NAVI-MUMBAI -400 706.** of the building, Knows as "**C**" **Type**, together with the permanent and absolute right of use and occupation of the said Flat together with the benefits in the price of **RS.45,85,000/- (RUPEES FORTY FIVE LAKH EIGHTY FIVE THOUSAND ONLY)** which will be paid in following manner.

- A) A sum of **Rs.10,50,000/- (RUPEES TEN LAKH FIFTY THOUSAND ONLY)** **VIDE CHEQUE NO:599429/599430 DATED 20/03/2018 STATE BANK OF INDIA, SEAWOODS BRANCH,** on or before execution this part payment agreement signed as token/advance of total sale price.

- B) Balance amount of **RS.35,35,000/- (RUPEES THIRTY FIVE LAKH THIRTY FIVE THOUSAND ONLY)** Shall be payable by the **PURCHASER** to the **SELLER** by arising Housing Loan from **ANY FINANCIAL INSTITUTE** on or before **45 working days.,** from the date of this Agreement Part payment Registration.,

Continued....4

[Handwritten Signature]

[Handwritten Signature]

11. That the **PURCHASER** doth hereby convents with the **SELLER** that he shall abide by rules and regulations and the bylaws of the said society on admission as a member thereof and that he agreed and undertakes to pay and discharge all calls, demands, contributions and dues which the said society may hereafter make in respect of the said premises.

12. The **SELLER** hereby further covenant with the **PURCHASER** that the **SELLER** shall from time to time and at all times whenever called upon by the **PURCHASER** or advocates or Attorneys do and execute or cause to be done and Executed all such acts deeds and things whatsoever for more perfectly securing the interest of the **PURCHASER** in the premises agreed to be hereby sold unto and to the use of the **PURCHASER** as shall or may be reasonably required but




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at the cost of the **PURCHASER**.
13. The said (CIDCO) Principal Agreement dated **21/12/1999.**, and all other relevant papers and receipt to payments made by the **SELLER** have been duly delivered by him to the **PURCHASER** on the execution of these presents.


14. Save and except as aforesaid, all the terms and conditions of the Principal agreement dated **21/12/1999.**, shall be binding on **PURCHASER** as if all the terms and conditions were bodily incorporated in this Agreement

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

SIGNED AND DELIVERED by the
Withinnamed " SELLER "
MR. ANIL SHANKAR GHADGE 
(PAN NO: AEDPG5726L)



In the presence of
1. श्री. विमलजी कासट


SIGNED AND DELIVERED by the
Withinnamed " PURCHASER "
MR. DHEERAJ JAMIDAR SINGH
(PAN NO: ASPPS8843Q)



In the presence of ...
1. श्री. विमलजी कासट

2. 



**CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LTD.**

Manager Town Service's Office
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai-400 614.

Date: 21/12/99

TAKING OVER POSSESSION BY THE ALLOTTEE

C Aptt. No. C10/2:11 Sector 48A at Vashi/CBD-Belapur/Panvel
Nerul/Kalambell/Airoli/Koper Khairane

of allotment : 7/8/99

of Hire/Outright Purchaser : Shri Anil S. Ghadge

of execution of Agreement : 21/12/99

Asst. Estate Officer
 [DRS-311] Navi Mumbai.

POSSESSION RECEIPT

I certify that I have taken over possession of the apartment No. C10/2:11
FC Sector 48A at Vashi/CBD-Belapur/Panvel/Nerul/
Airoli/Koper Khairane on the day of 21/12/99 after proper inspection of the fittings
 as provided therein.

On taking over possession I have verified the fittings, fixtures and amenities in the above apartment and they are according
 to the list and according to plans and specifications enclosed with the agreement I have inspected the apartment
 and myself accept the above said apartment and have no complaint of any nature whatsoever and I would not
 return the apartment from CIDCO later on.

Lock No. 6377 with duplicate key.

(Signature of allottee)

Name : Shri A. S. Ghadge

Appt. No. : NL/48A/C-10/2:11

- Maharashtra State Electricity Board
- Maharashtra Water Supply & Sewerage Board



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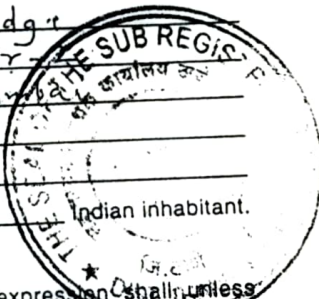
M...

AGREEMENT OF SALE

AGREEMENT made at CBD Navi Mumbai, this 21st
December One Thousand Nine Hundred

ne between CITY AND INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LIMITED, a company incorporated under the
Act, 1956 having its registered office at "Nirmal", 2nd floor, Nariman Point,
Bombay 400021. Hereinafter referred to as "The Corporation" (which expression shall,
repugnant to the context or meaning thereof include its successors and
assigns) One Part And Anil Shankar Ghadge

E-1-S-37, Sector
New Town Navi Mumbai
Indian inhabitant.



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AFTER REFERRED to as "The Purchaser" (which expression shall, unless
repugnant to the context or meaning thereof include his/her heirs, executors,
assigns and permitted assigns) of the other Part :

The Corporation is the New Town Development Authority declared for the area
designated as a site for the new town of New Bombay by the Government of
Maharashtra in exercise of its powers under sub section (1) and (3-A) of Section 113
of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of
1966) hereinafter referred to as "the MRTP Act".

[Signature]
Asst. Marketing Officer
C/RS-37 CIDCO LTD,
Navi Mumbai.

[Signature]

- 2 The State Government is pursuant to Section 173A of the URP Act, acquiring lands described therein and vesting such lands in the Corporation for Development and disposal.
- 3 The Corporation has constructed on one of such lands buildings of ground and 3 upper floors, such buildings, comprising of flats and being designated as C type building.
- 4 The Purchaser has before applying to the Corporation for purchase of flat in the said buildings made requisition for inspection from the Corporation and the Corporation has given inspection to the Purchaser of the original building plans and its specifications which the Purchaser both hereby confirm and which has been duly approved by the Corporation.
- 5 The Certificate of Title and Deeds as disclosed by the Corporation pertaining to the said land have been inspected by the Purchaser.
- 6 The Corporation has decided that the said flat should be sold on what is known as "Ownership Basis" with the condition that the allottees of the flats in the said buildings shall from themselves constitute into Co-operative Housing Societies, duly registered under the provisions of the Maharashtra Co-operative societies Act 1960 after payment by them in full to the Corporation of the sale price of the flats allotted to them and all other money payable by them under their respective Agreements for sale with the Corporation and that the Corporation would thereafter grant to such Co-operative Societies a Lease of land on which he said building is constructed together with the said land and more particularly described in the Schedule hereunder written for a period of sixty years on the nominal rent of Rs. One Hundred per year.
- 7 The Corporation has disclosed to the Purchaser the nature of fixtures, fittings and amenities provided for in the said building.
- 8 A draft of the Lease Deed annexed hereto, to be executed with the Co-operative housing Societies, on its formation by the allottees of the flats has been shown to the Purchaser for inspection and the Purchaser doth hereby confirm to have inspected and approved to their satisfaction.



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9 The Purchaser has agreed to purchase from the Corporation on what is known as "Ownership Basis" a flat No. NL/48A/C-10/2/11 at or for the total price of Rs. 3,56,472/- (Rupees Three lacs fifty six thousand four hundred seventy two only) upon the subject to the terms and conditions hereinafter contained and also upon subject to the terms and conditions of the Lease of the said land and building to be granted by the Corporation to the Co-operative Housing Society, as aforesaid.

Asst. M.A. Acting Officer
CIDCO LTD. (DHS)
New Mumbai

[Handwritten Signature]

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES hereto as follows :

1. The Purchaser has prior to the execution of this Agreement satisfied himself about the title of the Corporation to the said land and the Purchaser shall not be entitled further to investigate the title of the Corporation to the said land and no requisition or objection shall be made or raised by the Purchaser on any issue relating thereto and arising therefrom.

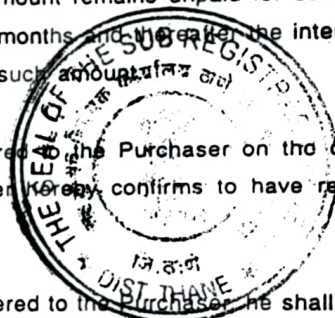
2. The Corporation agrees to sell and the Purchaser agrees to purchase flat bearing No. 11 on 2nd floor of building No. C-10 in the said building (hereinafter referred to as "the said flat") admeasuring 34.873 sq Mtrs. or thereabouts as per the Plan and specifications seen and approved by him, copy whereof is hereto annexed marked "Annexure A" at or for the price of Rs. 356472/- (Rupees Three lacs fifty six thousand hundred seventy two only) which shall be paid by the Purchaser before the execution of this Agreement which the Purchaser has paid, the receipt of whereof the Corporation doth hereby acknowledged.

3. Without prejudice to other rights of the Corporation under this Agreement and/or law, the time being in force Purchaser shall be liable to pay to the Corporation interest at the rate of 21% per annum on all amounts becoming due and payable by the Purchaser under this "Agreement if such amount remains unpaid for seven days or more after becoming due, upto period of 6 months and thereafter the interest will be payable at the rate or 25% per annum on such amount.

4. Possession of the said flat shall be delivered to the Purchaser on the date of the execution of this Agreement. The Purchaser hereby confirms to have received the possession of the said flat.

5. Upon possession of the said flat being delivered to the Purchaser he shall be entitled to the use and occupation of the said flat for the residence of himself and his family and he shall thereafter have no claim against the Corporation in respect of any item of work in the said flat or building which may be alleged not to have been carried out or completed.

6. The Corporation shall have the right until the execution of the Lease in favour of the said Co-operative Housing Society when formed to made additions or alterations to the said building (but not so as to adversely affect the said flat or its user). The terrace of the top floor of the building including the parapet walls, thereof shall, until the transfer of the property to the Co-operative housing society as aforesaid, always be the property of the Corporation, and this Agreement and all other Agreements for sale with the other Purchaser of flats in the said building shall be subject to the aforesaid



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Asstt. Marketing Officer
CIDCO LTD. (DRS)
New Mumbai

[Handwritten Signature]

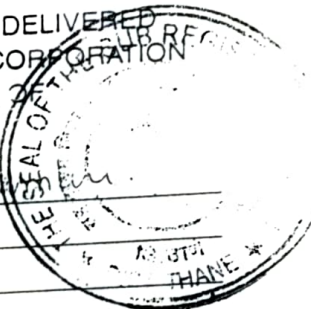
SCHEDULE

ALL THAT piece or parcel of land admeasuring _____ Sq. Mtrs. or thereabout being Plot No. _____ of the layout of land situated laying and being at village Newy Tehsil _____ District Thane in the registration Sub-Direct _____ and District Thane and bounded as follows that is to say :

- On or towards the North by
- On or towards the South by
- On or towards the East by
- On or towards the West by

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

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED CORPORATION
BY THE HAND OF _____



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Shri J. M. Chavan

(Designation)

Asstt. Marketing Officer
[DRS-37] GIDCO LTD.
Navi Mumbai.

IN THE PRESENCE OF
(1) Shri D.K. Tandel
(2) Shri R.R. Sawant
S. H. Mastud

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED

Shri Anil Shankar Ghadge

IN THE PRESENCE OF
(1) Shri D.K. Tandel
(2) Shri R.R. Sawant
S. H. Mastud

Anil Shankar Ghadge
Shri

नवघरकुल सहकारी गृहनिर्माण संस्था मर्यादित

NAVGHARKUL CO-OPERATIVE HOUSING SOCIETY LIMITED

(नोंदणी क्र. एच वी. ओ. एम. मिडको/एच. एस. जी. (ओ. एच.) / १०६७/जे. टी. आर. / सन २००१-२००२)

सेक्टर-४८ अ, इमारत क्र. सी-७ ते सी-१२, सीबुडस् / नेरुळ, नवी मुंबई-४०० ७०६.

To,
The Estate Officer,
CIDCO LTD,
Navi Mumbai.

Date: 23/03/2018

**Sub: Transfer of membership navgharkul Co-Op.
HSG SOC Ltd at Flat c/10 /11 Sector 48/A C/7 TO
C/12 Nerul NaviMumbai. 400706**

Dear Sir,

With reference to the above, we would like to inform you that we have proposed to transfer the following members of our society.

Mr ANIL SHANKAR GHADGE (Out going member)

This has been approved by the Managing Committee as per Resolution dated 22/03/2018 Resolved that the new Membership of the following person/s

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MR. DHEERAJ JAMIDAR SINGH

Has been accepted by the Managing Committee in place of the old members. Further to state that Society has no objection to transfer the above members name in your books or record.

Thanking You

Yours faithfully,
For NAVGHARKUL Co.Op.Hsg. Soc. Ltd,

For NavGharkul Co-op. Hsg. Sty. Ltd.,

  
Chairman Secretary Treasurer.





27/03/2018 9 04 23 AM

दस्त गोषवारा भाग-2

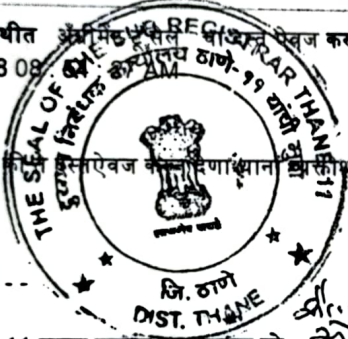
दस्ता नं. 34/34
दस्त क्रमांक 3567/2018

दस्त क्रमांक: दस्ता नं.11/3567/2018

दस्ताचा प्रकार -अॅरीमेट टू मेस

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	व्ययाचित्र	अंगठ्याचा ठसा
1	नाव:धीरज जमीदार सिंह - - पत्ता:प्लॉट नं. - , माळा नं. सदनिका क्र-102,पहिला मजला, इमारतीचे नाव: हूपी होम्स को- ऑप ही. सोमा लि, ब्लॉक नं: सेक्टर नं-48,नेरुळ नवी मुंबई, रोड नं: - , महाराष्ट्र, ठाणे. पिन नंबर:ASPPS8843Q	लिहून देणार वय :-40 स्वाक्षरी:- 		
2	नाव:अनील शंकर घाडगे - - पत्ता:प्लॉट नं. - , माळा नं: सदनिका क्र-सी-10,2-11,दुसरा मजला, इमारतीचे नाव: नावधरकुल को- ऑप ही. सोमा लि, ब्लॉक नं: सेक्टर नं-48ए,नेरुळ नवी मुंबई, रोड नं: - , महाराष्ट्र, ठाणे. पिन नंबर:AEDPG5726L	लिहून देणार वय :-62 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत अॅरीमेट टू मेस (अॅरीमेट टू मेस) वर दस्तऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:27 / 03 / 2018 08



ओळख:-

खालील डस्तमे असे निवेदीत करतात की दस्तऐवज करून देणाऱ्यांना अॅरीमेट टू मेस: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	व्ययाचित्र	अंगठ्याचा ठसा
1	नाव:दीपाली अनील घाडगे - - वय:55 पत्ता:सदनिका क्र-सी-10,2-11,दुसरा मजला,नावधरकुल को- ऑप ही. सोमा लि,सेक्टर नं-48ए,नेरुळ नवी मुंबई पिन कोड:400706	स्वाक्षरी 	
2	नाव:मूचित एम कुंभरकर - - वय:37 पत्ता:सेक्टर नं-50,नेरुळ नवी मुंबई पिन कोड:400706	स्वाक्षरी 	

शिक्का क्र.4 ची वेळ:27 / 03 / 2018 08 : 55 : 10 AM

शिक्का क्र.5 ची वेळ:27 / 03 / 2018 08 : 55 : 17 AM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक (वर्ग-२)
Joint Deputy Registrar Thane 11
ठाणे क्र.९९ नेरुळ.

EPayment Details.

प्रमाणित करण्यात येते की, सदर दस्तास
रक्षण पाने.....३५..... आहेत.
पुस्तक क्र.९ मधील
क्रमांक.....३५.६..... वर नोंदला.

सह दुय्यम निबंधक (वर्ग-२) ठाणे क्र.९९
दिनांक:२६ मार्च ३ सन २०१८

Sr. Epayment Number Defacement Number
1 MH012387169201718S 0006751383201718

3567 /2018

Know Your Rights as Registrants

DEED OF ASSIGNMENT

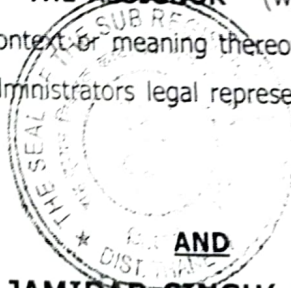
STAMP DUTY RS.2,75,100/- & REGISTRATION RS.30,000/- CHARGES HAS
ALREADY PAID VIDE RECEIPT NO :TNN11-3567-2018 DATED 27/03/2018

**C-TYPE, BLDG NO: 10, ROOM NO: 2:11, NAVGHARKUL
C.H.S.LTD., SECTOR NO: 48A, NERUL, SEAWOODS,NAVI-
MUMBAI**

BUILT UP AREA IN SQ. MTRS. : 34.873
BUILT UP AREA IN SQ FT. : 375.233
DECLARED RATE PER SQ. MTR. : RS.90,600/-
MARKET VALUE : RS.31,60,800/-
STAMP DUTY PAID : RS.2,75,100/-
REGISTRATION FEES : RS.30,000/-

=====
SALE PRICE : RS.45,85,000/-
=====

THIS AGREEMENT made and entered into at **Nerul, Navi-Mumbai** on this ^{18th} day of **APRIL, 2018**, BETWEEN **MR. ANIL SHANKAR GHADGE (PAN NO: AEDPG5726L)** adults aged **62**, an Indian Inhabitants residing at :**C-10/2:11, NAVGHARKUL C.H.S.LTD.,SECTOR NO: 48A, NERUL, SEAWOODS, NAVI MUMBAI: 400 706**, hereinafter for brevity's sake called and referred to as "**THE ASSIGNOR**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include heirs, executors, administrators legal representatives and assigns) of the **ONE PART.**



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AND

MR. DHEERAJ JAMIDAR SINGH(PAN NO:ASPPS8843Q) an aged **40**, an Adult, Indian Inhabitant, residing at :**FLAT NO: -102, NEW HAPPY HOME CHS LTD., SECTOR NO 48, NERUL, SEAWOODS, NAVI-MUMBAI: 400 706**, hereinafter for brevity's sake called and referred to as "**THE ASSIGNEE**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include heirs, executors, administrators and permitted assigns) of the **OTHER PART.**

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Continued....2

WHEREAS:

By an Agreement Navi-Mumbai on **21st DECEMBER, 1999**, made between **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASTRA** a company incorporated under the companies Act-1956, having its registered office at 2nd Floor, Nirmal, Nariman Point, Bombay : 400 021, (hereinafter called and referred to as "**THE CIDCO** ") of the **ONE PART AND THE SELLER** of the other part (hereinafter called and referred to as the "**SAID AGREEMENT** ") . the **CIDCO** agreed to sell and transfer and the **SELLER** agreed to Purchase and acquire Flat bearing No : **TYPE -C BLDG NO :C-10, ROOM NO 2:11, SECOND FLOOR, SECTOR NO: 48A, NERUL, NAVI-MUMBAI -400 706**, admeasuring **34.873 SQ.MTRS**, of the layout of the land situated lying and being at village - **NERUL, Tehsil & District : Thane** of the township of Navi-Mumbai (hereinafter for brevity's sake referred to as "**THE SAID PREMISES** ") together with the permanent and absolute right of and occupation of the said Flat/Premises.

AND WHEREAS :

The **SELLER** has in terms of the said Agreement paid to the **CIDCO** the entire consideration of **RS.3,56,472/- (RUPEES THREE LAKH FIFTY SIX THOUSAND FOUR HUNDRED SEVENTY TWO ONLY)** mentioned in clause no 2 thereof.

AND WHEREAS :

The **FLATS/SHOPS** owners have formed the Co-Operative Housing Society Ltd. Duly registered under the Maharashtra Co-operative Housing Societies Act, 1960 under the Name **NAVGHARKUL CO-OP HOUSING SOCIETY.LTD.**, bearing registration No : **NBOM/CIDCO/ HSG (OH) /1067/JTR/2001-2002.**

AND WHERE AS :

The Society have issued Share Certificate to the **SELLER**, **VIDE ITS CERTIFICATE NO: 2004/59, Member Regn No:59, No Of Shares 05, vide Its Number from 291 to 295 both inclusive., on 1st JANUARY, 2004.**

[Handwritten Signature]



[Handwritten Signature]

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2004	59
2004	59
2004	59

PROPERTY ANN...
Company
at 2nd Floor,
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AND WHEREAS :

The **SELLER** is in possession of the Flat No : **TYPE -C BLDG NO :C-10, ROOM NO 2:11, SECOND FLOOR, NAVGHARKUL C.H.S.LTD SECTOR NO: 48A, NERUL, SEAWOODS, NAVI-MUMBAI -400 706.**

AND WHEREAS :

The **SELLER** has agreed to sell and transfer and the **PURCHASER** has agreed to purchase and acquire all right, title and of the **SELLER** in the said Flat together with the permanent and absolute right of use and occupation of the said flat and also to pay deposit for formation of the Co-Operative Society which has been paid by the **SELLER**

AND WHEREAS

The **Assignor** has agreed to assign his right, interest, title and benefits under the said Agreement For Sale dated **27/03/2018** and to transfer and sell to the **Assignee** the said FLAT free from all encumbrances.

AND WHEREAS

The **Assignor** applied to the CIDCO and obtained requisite permission from the CIDCO on payment of transfer charges for transfer and sale of the said FLAT to the **Assignee** under the Letter No: **CICDO/AEO/NERUL/SANPADA/2018/801** Dated **13/04/2018** issued by the Asst. Estate Officer, CIDCO(NERUL).

[Handwritten Signature]

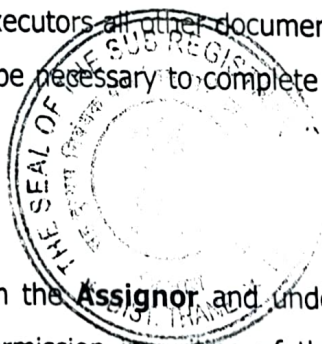
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NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Rs. **45,85,000/- (RUPEES FORTY FIVE LAKH EIGHTY FIVE THOUSAND ONLY)** has been paid by the **Assignee** to the **Assignor** as FULL AND FINAL PAYMENT, (the receipt whereof the **Assignor** doth hereby admit and acknowledge and forever discharges, acquit and release the **Assignee** of the same and every part thereof), the **Assignor** doth hereby assign and transfer all his right, interest, title and benefits arising out of the said **Agreement For Sale dated 27TH MARCH,2018**, mentioned hereinabove including the deposits standing to the credit of the **Assignor** with the said the CIDCO LTD., and the other being the party of the First Part referred to in the Agreement dated **27/03/2018**, TO HAVE AND TO HOLD the same into and the **Assignee** absolutely but subject to the condition on which the **Assignor** held the same under the Agreement dated **27/03/2018**, and **Assignee** both hereby agree to take the said FLAT subject to such condition contained therein AND the **Assignee** doth hereby agree to indemnify occasioned as a result of defect in title or want of title to the said Plot or for any reason the said FLAT is transferred to the name of the **Assignee** or the **Assignee** is not made a member of the registered Co-Operative Housing Society of the said building known as "**NAVGHARKUL CO-OP.HSG.SOCIETY. LTD.**," or refused membership of the said registered co-operative Housing Society or the **Assignee** is dispossessed of the said Plot by the said the CIDCO LTD., and others being the party of the First Part referred to in the said Agreement dated **27/03/2018**, as a result thereof AND the **Assignor** further agrees and covenants with the **Assignee** to execute all other documents and or deeds and to do all acts, things and deeds as may be necessary to complete and make perfect the title of the **Assignee** to the said FLAT.



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AND WHEREAS

The **Assignee** doth covenant with the **Assignor** and undertake that the **Assignee** shall not without the previous permission in writing of the CIDCO let, Sub-let, Sell, Transfer, assign or part with his interest or beneficiary of this assignment by way of sale, gift, lease, or in any other manner in favour of any person /persons or part with the possession of the said FLAT. **The said flat is free from encumbrances**

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Save and except as aforesaid, all the terms and conditions of the Principal agreement dated **21/12/1999.**, shall be binding on **PURCHASER** as if all the terms and conditions were bodily incorporated in this Agreement

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

**SIGNED AND DELIVERED by the
Withinnamed " ASSIGNOR "
MR. ANIL SHANKAR GHADGE
(PAN NO: AEDPG5726L)**



In the presence of

1.

2. *श्री. प्रकाश अहिर*

**SIGNED AND DELIVERED by the
Withinnamed " ASSIGNEE "
MR. DHEERAJ JAMIDAR SINGH
(PAN NO:ASPPS8843Q)**



In the presence of ...

1.

2. *श्री. प्रकाश अहिर*



र.न.न. ३३	
२०२०	२०२६
११	२०

Continued....6



शहर व औद्योगिक विकास महापंडळ (महाराष्ट्र) पर्यादित

(संस्थापित १९७३ च्या महाराष्ट्र शासनाच्या अधिनियम क्र. १११, १९७३)

मोटेजीकुल कार्यालय

निर्मित भुकरा मजला, मोरीमन वॉर्ड
मुंबई - ४०० ०२९
दूरध्वनी ०० ९९ २२ ६६५० ०९००
फॅक्स ०० ९९ २२ ३००३ ३५०९

पुण्या कार्यालय

महाराष्ट्र शासन, जी.के.पी. बिल्डिंग
महाराष्ट्र शासन, पुणे
दूरध्वनी ०२० २६१२ ६३२२ ६३२२
फॅक्स ०२० २६१२ ६३२२ ६३२२

CIDCO/ AEO(NERUL/SANPADA)/2018/ 7
संदर्भ क्र.

दिनांक 13/04/2018

To,
The Secretary
M/s. NAVGHARKUL CO-OP, HSG, SOC. LTD,
"C" TYPE, SECTOR-48A, NERUL,
NAVI MUMBAI - 400 706.



Sub : Transfer of Flat No. C-10/2:11, Sector-48A, Nerul,
Navi Mumbai.

Sr:
Please refer to your letter dated 23/03/2018.

Our Corporation I Pleased to permit your society to allow **MR. ANIL SHANKAR GHADGE** member of your society transfer to **MR. DHEERAJ JAMIDAR SINGH** his share and a rights to occupy the Flat No. C-10/2:11, Sector-48A, Nerul, Navi Mumbai subject to the provision contained in the bye-laws adopted by your Society.

Please furnish a copy of Deed of Assignment & resolution approving or disapproving the request of the member allow **MR. ANIL SHANKAR GHADGE** for our record within **03 Months** i.e. Date 12/07/2018 from the Date of receipt of this letter.

Thanking you,

Yours faithfully,

Gharg

ASSTT. ESTATE OFFICER
(NERUL/SANPADA)
Assistant Estate Officer
CIDCO Ltd., Navi Sanpada



ब.न.न. ११
२०२० २०१८
१५ २०

भ्रष्टाचारासंदर्धी कुटल्याही तक्रारीसाठी कृपया या सुकेतुस्थळाला भेट द्यावी.
cidco.maharashtra.gov.in / CIDCO VIGILANCE MODULE NEW / Userlogin.aspx



18/04/2018 11 15 13 AM

दस्त गोपवारा भाग-2

दस्त नं 11 20/20
दस्त क्रमांक 4740/2018

दस्त क्रमांक: दस्तन11/4740/2018

दस्ताचा प्रकार - अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव धीरज जमीदार मिह - पत्ता फ्लॉट नं. - , माळा नं. सदनिका क्र. - , दुसरा मजला, इमारतीचे नाव: हैपी होम्स को-ऑप ही. सोसा. लि, ब्लॉक नं. सेक्टर नं-48, नेरळ नवी मुंबई, रोड नं. - , महाराष्ट्र, ठाणे. पिन नंबर: ASPPS8843Q	निहून देणार वय: 40 स्वाक्षरी:		
2	नाव अनील शंकर घाडगे - पत्ता फ्लॉट नं. - , माळा नं: सदनिका क्र-मी-10,2-11, दुसरा मजला, इमारतीचे नाव: नावधरकुल को-ऑप ही. सोसा. लि, ब्लॉक नं: सेक्टर नं-48, नेरळ नवी मुंबई, रोड नं: - , महाराष्ट्र, ठाणे. पिन नंबर: AEDPG5726L	निहून देणार वय: -62 स्वाक्षरी:-		

वरील दस्तोबज करून देणार तथाकथित अभिहस्तांतरणपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिद्धा क्र.3 ची वेळ 18 / 04 / 2018 11:03:37 AM

ओळख -

खालील इमम असे निवेदीत करताना की, दस्तोबज करून देणारांनी व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव दीपाती अनील घाडगे - वय: 55 पत्ता: सदनिका क्र-मी-10,2-11, दुसरा मजला, नावधरकुल को-ऑप ही. सोसा. लि, सेक्टर नं-48, नेरळ नवी मुंबई पिन कोड: 400706	स्वाक्षरी		
2	नाव मृचिंत एम कुंभरकर - वय: 37 पत्ता: सेक्टर नं-50, नेरळ नवी मुंबई पिन कोड: 400706	स्वाक्षरी		

शिक्का क्र.4 ची वेळ: 18 / 04 / 2018 11 : 04 : 19 AM

शिद्धा क्र.5 ची वेळ: 18 / 04 / 2018 11 : 04 : 27 AM नोंदणी पुस्तक 1 मध्ये

प्रमाणित करण्यात येते की, सदर दस्तास एकूण पाने..... 20 आहेत.
पुस्तक क्र. 9 मधील क्रमांक..... 10..... वर नोंदला.

सह मुख्य निबंधक (पारितोषिके)
ठाणे क्र. 99 नेरळ.

सह मुख्य निबंधक (वर्ग-2) ठाणे क्र. 99
दिनांक: 9/11/2018

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

SHARE CERTIFICATE

NAV-GHARKUL CO-OP HOUSING SOC. LTD.

(Reg. No. N. B. O. M./ CIDCO/H.S.G.(O.H.)/ 1067/J.T.R./ YEAR 2001-2002)

C-7 To C-12, Sector 48/A

Cond. No. 17, Nerul, Navi Mumbai - 400 706.

Mem. Register No. :

Certificate No. :

This is to certify that SHRI. ANIL SHANKAR
GHADGE,

is/are the Registered Holder/s of C-10/2-11

full paid-up Shares Numbered 291

to 295

Rs. 50/- each in the above named

subject to the Bye-laws there of

Rs. : 250/-

Given under the ~~Common~~ Seal of the said
this 01st day of JAN., 2004.

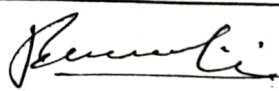




Hon. Secretary



Treasurer



Chairman

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

CIDCO Bhavan, Ground Floor, CBD-Belapur, Navi Mumbai - 400 614. Phone : 757 12 41 Fax : 757 10 66

REF. NO. CIDCO/Mkt. Accounts/DRS-87/APPI.NO. ND1480 RECEIPT NO. 26510 DATE 05/10/99

Received with thanks from ANIL SHANKAR GHADGE

an amount of Rupees (in words) TWO LACS ELEVEN THOUSAND SEVEN HUNDRED THIRTY ONLY

by DEMAND DRAFT towards payment of Tenement C-10// 2/11 (4783)

in Sector 48A Node NERUL Navi Mumbai, in full/part payment as indicated below.

1) Installment :

2) INSTALLMENT NO. : 2

Payment Received Vide

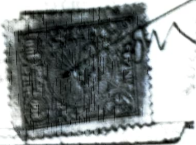
Sr.No.	Ch./D.D./P.O.No. *	Date	Name of Bank	Branch	Amount Rs.
1.	017687	05/10/99	CORPORATION	BANK	211730.00*
2.		/ /			0.00
3.		/ /			0.00
<i>Total</i>					211730.00

Rs. 211730.00

CUSTOMER COPY

For CIDCO LTD.

Subject to Realization



पुणे महानगरपालिका - पुणे महानगरपालिका

पुणे महानगरपालिका