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पावती

Original/Duplicate

Tuesday, September 05, 2023

नोंदणी क्र. :39म

2:01 PM

Regn..39M

पावती क्र.: 13553

दिनांक: 05/09/2023

गावाचे नाव: वाशी

दस्तऐवजाचा अनुक्रमांक: टनन6-12888-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: ज्योती कदम - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

Joint Sub Registrar Thane 6

सह दुय्यम निबंधक, ठाणे क्र. ६

बाजार मूल्य: रु.7444612/-

भोबदला रु.7900000/-

भरलेले मुद्रांक शुल्क : रु. 474000/-

1) देयकाचा प्रकार: DHC रकम: रु.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923054006486 दिनांक: 05/09/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007668978202324E दिनांक: 05/09/2023

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत दिला

सह दुय्यम निबंधक, ठाणे क्र. ६

मुळ दस्तऐवज परत मिळाला

पक्षकाराची सही



05/09/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 6


दस्त क्रमांक : 12888/2023

नोंदणी :

Regn:63m

गावाचे नाव : वाशी

(1) दिवाणाचा प्रकार	करारनामा
(2) मंजूरता	7900000
(3) वाजारभाव (भाडेपट्ट्याच्या बाबत किंवा पट्ट्याकार आकारणी देतो की पट्टेदार ने मसुदा करावे)	7444612
(4) भू-मापन, गोट्टिस्मा व धरवमाक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका न.ए-1, गळमजला ए टाईप, इंदु को. ऑप. हौ. सोमा. ली. प्लॉट न. 12 आणि 13, सेक्टर-14 वाशी नवी मुंबई, क्षेत्र-608.70 चा. फुट विल्ट अप ((Plot Number : 12 and 13 ; SECTOR NUMBER : 14 ;))
(5) क्षेत्रफळ	1) 608.70 चौ.फुट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करत घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अमोल बडगुजर - - वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, गेड नं: ए-१ ए विंग इंदु सोमायटी प्लॉट न.१२ आणि १३ सेक्टर १४ वाशी नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AFMPB2366M
(8) दस्तऐवज करत घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-ज्योती कदम - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: - ब्लॉक नं: -, गेड नं: जेएन२/२१/९ आशीर्वाद अपार्टमेंट सेक्टर ९ वाशी नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ANWPK3722G
(9) दस्तऐवज करत दिल्याचा दिनांक	05/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	05/09/2023
(11) अनुक्रमांक, खट व पृष्ठ	12888/2023
(12) वाजारभावाप्रमाणे मूद्राक शुल्क	474000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	


सह दुय्यम निबंधक वर्ग - २ ठाणे क - ६

मुल्याकनामाटी विचारान घेतलेला तपशील:-:

मूद्राक शुल्क आकारताना निवडलेला अनुच्छेद

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

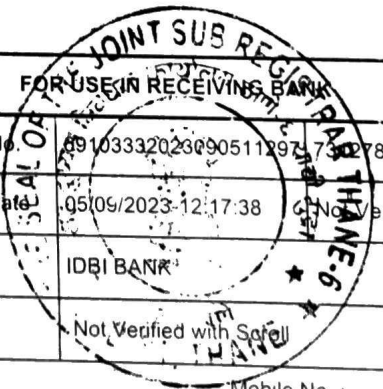
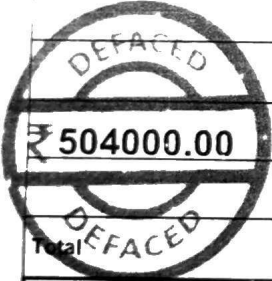


CHALLAN
MTR Form Number-6



GRN	MH007668978202324E	BARCODE		Date	05/09/2023-12 09 38	Form ID	25 2
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
				PAN No.(If Applicable)		ANWPK3722G	
Office Name		THANE NO 3 JOINT SUB REGISTRA		Full Name		JYOTI KADAM	
Location		THANE		Flat/Block No.		FLAT N A1 INDU CHS LTD PLCT NO 12	
Year		2023-2024 One Time		Premises/Building			
Account Head Details		Amount In Rs.		Road/Street		SECTOR 14 VASHI	
0030046401 Stamp Duty		474000.00		Area/Locality		NAVI MUMBAI THANE	
0030063301 Registration Fee		30000.00		Town/City/District			
				PIN		4 0 0 7 0 3	
				Remarks (If Any)			
				PAN2=AFMPB2366M-SecondPartyName=AMOL			
				BADGUJAR~CA=7900300~Marketval=7900000			
Total		5,04,000.00		Amount In Words		Five Lakh Four Thousand Rupees Only	



Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIIN		Ref. No.	
Cheque/DD No.				Bank Date		RBI Date	
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Safell	

Department ID: 7400040329
 NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 Mobile No. : 7400040329

2023
 28

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-336-12888	0003999018202324	05/09/2023-14:00:32	IGR118	30000.00
2	(IS)-336-12888	0003999018202324	05/09/2023-14:00:32	IGR118	474000.00



A G R E E M E N T

Flat No.A-1, Ground floor
INDU Co-operative Housing Society Limited
Plot No.12 & 13,
Sector-14, Vashi, Navi Mumbai
Tal. & Dist. Thane

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=====
AREA : 608.70 sq. ft. . builtup area
=====

SALE PRICE : Rs. 79,00,000/-
=====

STAMP DUTY : Rs. 474,000/-
=====

REGISTRATION FEE : Rs. 30,000/-
=====

THIS AGREEMENT IS MADE AND ENTERED INTO AT Navi Mumbai on this 5th Sept. 2023, BETWEEN MR. AMOL BADGUJAR, (having I.T.PAN no.AFMPB2366M), Adult, having address at Flat no.A-1, A Wing, Indu Co-operative Housing Society Ltd., Plot no.12 & 13, Sector-14, Vashi, Navi Mumbai, hereinafter called the **TRANSFEROR** (which term/ expression shall unless it is repugnant to the context or meaning thereof mean and include all her legal heirs, nominees, successors and permitted assigns) of the **FIRST PART** and

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MS. JYOTI KADAM, (having I.T. PAN No. ANWPK3722G),
adult, Indian Inhabitant, residing at JN 3/21/9
Ashirwad Apartment, Near Ambedkar Garden Sector-9,
Vashi Navi Mumbai, hereinafter called the **TRANSFEREE**
(which term/ expression shall unless it is repugnant
to the context or meaning thereof mean and include her
heirs, executors, administrators and assigns) of the
SECOND PART.

1) WHEREAS INDU Co-operative Housing Society Limited,
is a Society registered under the provisions of the
Maharashtra Co-operative Societies Act 1960 under
registration no. TNA/HSG/1575 of 1983 dated 22-08-1983
(hereinafter referred to as "THE SOCIETY").

2) AND WHEREAS LATE MR MADHUKAR KALOO BADGUJAR was the
original promoter member of the Society and by virtue
of his membership was the holder of the Share
Certificate bearing no.39(dated 26th March 1987),
consisting of 5 fully paid up shares of Rs.50/- each
bearing distinctive nos. from 191 to 195 (both
inclusive). The Society allotted a Flat bearing no.A-1
admeasuring 608.70sq. ft. built up area on the Ground
floor in the A Type building in the INDU Co-operative
Housing Society Limited on Plot nos.12 and 13, at
Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane, to
MR MADHUKAR KALOO BADGUJAR vide Letter of Allotment
dated 26th March 1987 for proper consideration, after
obtaining the Occupancy Certificate bearing ref.
no.BP/V/12&13/14/381 dated 20th January 1987 from the
CIDCO Ltd. and handed over the possession of the said
Flat to MR MADHUKAR KALOO BADGUJAR.

3) AND WHEREAS LATE MR MADHUKAR KALOO BADGUJAR expired
on 10th November 2003, at Vashi, Navi Mumbai leaving
behind me i.e. his son, MR AMOL MADHUKAR BADGUJAR as
his legal heir and successor.



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MS. JYOTI KADAM, (having I.T. PAN No. ANWPK3722G), adult, Indian Inhabitant, residing at JN 3/21/9 Ashirwad Apartment, Near Ambedkar Garden Sector-9, Vashi Navi Mumbai, hereinafter called the **TRANSFEEEE** (which term/ expression shall unless it is repugnant to the context or meaning thereof mean and include her heirs, executors, administrators and assigns) of the SECOND PART.

1) WHEREAS INDU Co-operative Housing Society Limited, is a Society registered under the provisions of the Maharashtra Co-operative Societies Act 1960 under registration no. TNA/HSG/1575 of 1983 dated 22-08-1983 (hereinafter referred to as "THE SOCIETY").

2) AND WHEREAS LATE MR MADHUKAR KALOO BADGUJAR was the original promoter member of the Society and by virtue of his membership was the holder of the Share Certificate bearing no.39(dated 26th March 1987), consisting of 5 fully paid up shares of Rs.50/- each bearing distinctive nos. from 191 to 195 (both inclusive). The Society allotted a Flat bearing no.A-1 admeasuring 608.70sq. ft. built up area on the Ground floor in the A Type building in the INDU Co-operative Housing Society Limited on Plot nos.12 and 13, at Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane, to MR MADHUKAR KALOO BADGUJAR vide Letter of Allotment dated 26th March 1987 for proper consideration, after obtaining the Occupancy Certificate bearing ref. no.BP/V/12&13/14/381 dated 20th January 1987 from the CIDCO Ltd. and handed over the possession of the said Flat to MR MADHUKAR KALOO BADGUJAR.

3) AND WHEREAS LATE MR MADHUKAR KALOO BADGUJAR expired on 10th November 2003, at Vashi, Navi Mumbai leaving behind me i.e. his son, MR AMOL MADHUKAR BADGUJAR as his legal heir and successor.

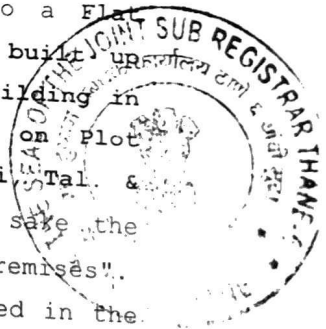


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4) THAT MR AMOL MADHUKAR PADGUJAR obtained the Possession Certificate from the Court of C.I.C. Thane, at Thane as per M.A.No.866/2022 Exh.No.22 on 4th February 2023 and accordingly CIDCO vide its letter ref No. CIDCO/ESTATE-1/2023/8000206840 dated 25th May 2023 transferred the said Flat bearing no.A-1 admeasuring 608.70sq. ft. built up area on the Ground floor in the A Type building in INDU Co-operative Housing Society Limited on Plot no.12 & 13 at Sector-14,Vashi, Navi Mumbai, Tal. & Dist. Thane, in the name of MR AMOL MADHUKAR BADGUJARMR AMOL MADHUKAR BADGUJAR (who is hereinafter referred to as the Transferor).

AND WHEREAS the Society endorsed the Share Certificate in the name of MR. AMOL BADGUJAR on _____.

5) WHEREAS the Transferor is a member of the INDU Co-operative Housing Society Limited, and holding Share Certificate no.39 comprising of 5 fully paid up shares of Rs.50/- each bearing distinctive nos. from 191 to 195 (both inclusive) and by virtue of her membership of the said Society, is seized and possessed of or otherwise well and sufficiently entitled to a Flat bearing no.A-1 admeasuring 608.70sq. ft. built up area on the Ground floor in the A Type building in INDU Co-operative Housing Society Limited on Plot no.12 & 13 at Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane. And hereinafter for brevity's sake the said flat shall be referred to as the "said premises". The said Plots are more particularly described in the Schedule I and II hereunder and the said premises is more particularly described in the Schedule III hereunder.



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6) AND WHEREAS the Transferor has agreed to sell and transfer "the Said Premises" and the said shares to the Transferee herein for a total consideration of Rs.79,00,000/- (RUPEES SEVENTY NINE LAKHS ONLY).

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8) The TRANSFEROR has and shall hold title free from all encumbrances of any nature whatsoever of the said premises and every part thereof and there are no outstanding estate or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise however outstanding against the TRANSFEROR and/or against the said premises or any part thereof.

i. The TRANSFEROR is not restricted either under the Income Tax Act, Gift Tax Act, Wealth Tax Act, or under any other statute from disposing off the said premises under this Agreement.

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

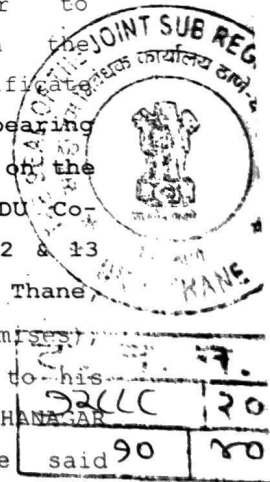
8) Relying upon the aforesaid representations and declarations made by the Transferor herein, the Transferee have requested the Transferor to assign/transfer all her share/interest in the capital/property of the Society i.e. Share Certificate no.39 (shares from 191 to 195) and the Flat bearing no.A-1 admeasuring 608.70sq. ft. built up area on the Ground floor in the A Type building in INDU Co-operative Housing Society Limited on Plot no.12 & 13 at Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane,

(hereinafter referred to as the said premises) together with all the deposits/credits lying to his credit with the Society/NMMC/CIDCO/MSFDCL/MAHANA GAS etc. (hereinafter referred to as the said deposits) to the Transferee for a consideration of **Rs.79,00,000/- (RUPEES SEVENTY NINE LAKHS ONLY).**

9) AND WHEREAS the Transferor herein has agreed to assign and transfer all his share/interest in the capital/property of the Society, together with the deposits lying to the credit of the Society, i.e. the

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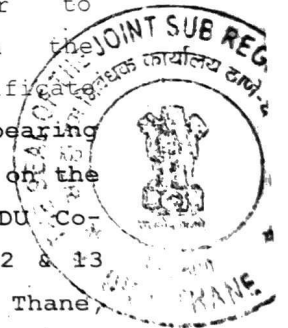
5. The TRANSFEROR has good and clear title free from encumbrances of any nature whatsoever of the said premises and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise however outstanding against the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

i. The TRANSFEROR is not restricted either under the Income Tax Act, Gift Tax Act, Wealth Tax Act, or under any other statute from disposing off the said premises under this Agreement.

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

8) Relying upon the aforesaid representations and declarations made by the Transferor herein, the Transferee have requested the Transferor to assign/transfer all her share/interest in the capital/property of the Society i.e. Share Certificate no.39 (shares from 191 to 195) and the Flat bearing no.A-1 admeasuring 608.70sq. ft. built up area on the Ground floor in the A Type building in INDU Co-operative Housing Society Limited on Plot no.12 & 13 at Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane,

(hereinafter referred to as the said premises) together with all the deposits/credits lying to his credit with the Society/NMMC/CIDCO/MSFDCL/MAHANAGAR GAS etc. (hereinafter referred to as the said deposits) to the Transferee for a consideration of **Rs.79,00,000/- (RUPEES SEVENTY NINE LAKHS ONLY)**.



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9) AND WHEREAS the Transferor herein has agreed to assign and transfer all his share/interest in the capital/property of the Society, together with the deposits lying to the credit of the Society, i.e. the

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said Shares, the said Premises and the said deposits, inclusive of all his right of ownership, share amounts, deposits, etc. paid by her to the Society, Municipality, Government etc. till the execution of this Agreement to the Transferee herein for a consideration of Rs.79,00,000/- (RUPEES SEVENTY NINE LAKHS ONLY) payable in a manner as hereinafter stated.

10) The Transferee shall pay to the Transferor a sum of Rs.10,00,000/- (RUPEES TEN LAKHS ONLY) as advance and part payment on or before the execution of this Agreement and the balance amount of Rs.69,00,000/- (RUPEES SIXTY NINE LAKHS ONLY) shall be paid on getting Loan within a period of forty five days from the date of registration of this Agreement, Subject to CIDCO NOC.

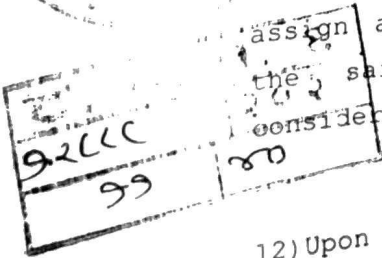
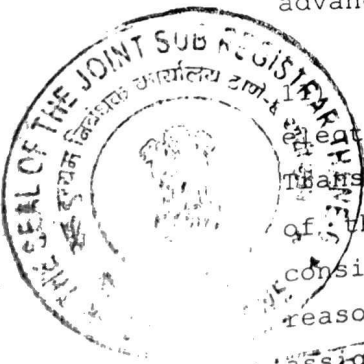
TIME IS THE ESSENCE OF CONTRACT.

And the Transferor admits of having received the said sum of Rs.10,00,000/- (RUPEES TEN LAKHS ONLY) as advance and part payment from the Transferee.

Further Maintenance charges, society charges, electricity charges etc. shall be paid by the Transferee from the date of receiving the possession of the said premises. It is agreed that the price consideration settled hereinabove is fair and of reasonable market value. The Transferor doth hereby assign and convey the said shares/said premises and the said deposits to the Transferee for the consideration as stated hereinabove.

12) Upon receipt of the full consideration as referred to hereinabove the TRANSFEROR:

I) Shall hand over to the Transferee the original Share Certificate No.39 comprising of 5 shares of Rs 50/- each bearing numbers from 191 to 195.



The Transferor shall operate with the Transferee for the said society to transfer all the deposits, if any, held with the said society in the name of the Transferor in favour of the Transferee in the records of the said society.



The Transferor has agreed to hand over the possession of the said premises to the Transferee on receiving the full and final payment.

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AND THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS.

The Transferor shall assign and transfer and the Transferee shall acquire the share interest of the Transferor in the capital property of the Society i.e. share Certificate no. 39 shares from 191 to 195 and the Flat no. A-1 admeasuring 608.70sq. ft. built up area on the Ground floor in the A Type building in INDU Co-operative Housing Society Limited on Plot no. 12 & 13, at Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane hereinafter referred to as the said premises for a consideration of Rs. 79,00,000/- (RUPEES SEVENTY NINE LAKHS ONLY), inclusive of all her rights of ownership, membership right, share amounts,

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deposits etc. payable/paid by her to the society, municipality, Govt. etc. till the date of full and final payment.

2. The Transferor shall put the Transferee in absolute and exclusive legal possession of "the Said Premises" after receiving full and final payment from the Transferee.

3. IN pursuance of the said Agreement as stated hereinabove, the Transferee has paid to the Transferor a sum of Rs.10,00,000/- (RUPEES TEN LAKHS ONLY) as advance and part payment on or before the execution of this Agreement and the balance of Rs.69,00,000/- (RUPEES SIXTY NINE LAKHS ONLY) shall be paid on getting Loan within a period of forty five days from the date of registration of this Agreement, Subject to CIDCO NOC.

TIME IS THE ESSENCE OF CONTRACT.

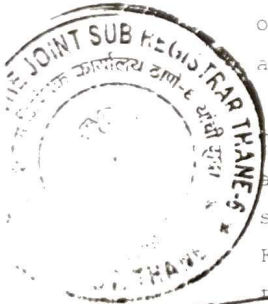
The Transferor hereby admits and acknowledges receipt of the sum of Rs.10,00,000/- (RUPEES TEN LAKHS ONLY) as advance and part payment as aforesaid.

The TRANSFEROR IS A NON RESIDENT INDIAN (NRI), and accordingly the TRANSFEREE shall pay the aforesaid sale price of Rs.79,00,000/- (RUPEES SIXTY EIGHT LAKHS FIFTY THOUSAND ONLY) to the TRANSFEROR after deducting the TDS of 22.60% or as may be applicable on the total sale price. The TRANSFEREE shall hand over the TDS certificate to the TRANSFEROR before the registration of the Deed of Assignment.

4. That after making the full and final payment and on receiving the possession of the said premises, the Transferee shall be entitled to apply to the Co-operative Society for the substitution/transfer to her name in the place of the Transferor and the Transferor shall co-operate with the Transferee to do all the needful in getting "the Said Premises" transferred in

[Signature]

[Signature]



20/11/20	20/11/20
20/11/20	20/11/20

16. Disputes or differences, if any, that may arise regarding any of the terms and conditions of this Agreement shall be referred to the Arbitration of an arbitrator mutually agreed to by the Parties, and all such arbitration shall be held at Navi Mumbai and shall be governed by the Provisions of the Arbitration Act for the time being in force in India and his/her/their Award shall be final and binding on the parties hereto.

SCHEDULE I
SCHEDULE OF LAND

PLOT NO.12

ALL That piece or parcel of land known as Plot No.12 admeasuring _____ sq. mtrs. in Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane within the registration District and Sub-District of Thane.

SCHEDULE II
SCHEDULE OF LAND

PLOT NO.13

ALL That piece or parcel of land known as Plot No.13 admeasuring 1075 sq. mtrs. in Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane within the registration District and Sub-District of Thane and bounded as follows :-

SCHEDULE II
SCHEDULE OF FLAT



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Flat no.A-1 admeasuring 608.70sq. ft. built up area on the Ground floor in the A Type building in INDU Co-operative Housing Society Limited on Plot no.12 & 13, at Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane.

Badger

Phadani

16. Disputes or differences, if any, that may arise regarding any of the terms and conditions of this Agreement shall be referred to the Arbitration of an arbitrator mutually agreed to by the Parties, and all such arbitration shall be held at Navi Mumbai and shall be governed by the Provisions of the Arbitration Act for the time being in force in India and his/her/their Award shall be final and binding on the parties hereto.

SCHEDULE I
SCHEDULE OF LAND

PLOT NO.12

ALL That piece or parcel of land known as Plot No.12 admeasuring _____ sq. mtrs. in Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane within the registration District and Sub-District of Thane.

SCHEDULE II
SCHEDULE OF LAND

PLOT NO.13

ALL That piece or parcel of land known as Plot No.13 admeasuring 1075 sq. mtrs. in Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane within the registration District and Sub-District of Thane and bounded as follows :-

SCHEDULE II
SCHEDULE OF FLAT

Flat no.A-1 admeasuring 608.70sq. ft. built up area on the Ground floor in the A Type building in INDU Co-operative Housing Society Limited on Plot no.12 & 13, at Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane.



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OF THE ... MINDS ... THE ... BEING ...
... of ... the ... and ...
... and ...

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED TRANSFEROR
MR. ATUL BADGUJAR
In the presence of



1. ATUL BADGUJAR MB-47

2. BALASWAMY PASALA Balaswamy

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED TRANSFEREE
MS. JYOTI KADAM
In the presence of



1. ATUL BADGUJAR MB-47

2. BALASWAMY PASALA Balaswamy



ट. न. न. ६	
१२८८	२०२०
१८	६०

R E C E I P T

RECEIVED the sum of Rs.10,00,000/- (RUPEES TEN LAKHS ONLY), from MS. JYOTI KADAM, being the advance and part payment of the total Sale price as hereinabove mentioned in respect of the Flat no.A-1 admeasuring 608.70sq. ft. built up area on the Ground floor in the A Type building in INDU Co-operative Housing Society Limited on Plot no.12 & 13 at Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane, to be paid under this Agreement.

MODE OF PAYMENT:

Rs.10,00,000/- by Cheque No.218692 dated 18th April 2022 drawn on ICICI Bank.

I SAY RECEIVED.



MR. ANOL BADGUJAR

Witness:

1. *M3-47*

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

REGD. OFFICE

"NIRMAI", 2nd Floor
Nanman Point
Mumbai - 400021
Phone 00-91-22-6650 0900
Fax 00-91-22-2202 2509

HEAD OFFICE

CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone 00-91-22-6791 81
Fax 00-91-22-6791 316

NOC for Transfer

Ref. No. CIDCO/ESTATE-1/2023/8000217282

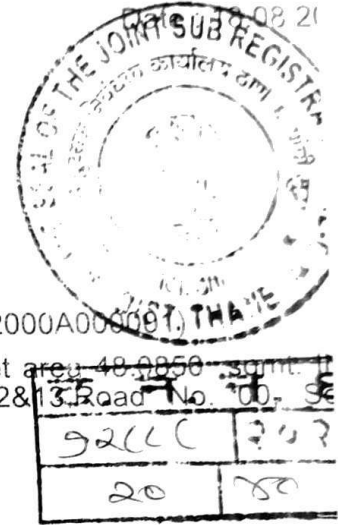
To

AMOL MADHUKAR BADGUJAR
PLOT NO - 12&13, SECTOR - 14, VASHI,
NAVI MUMBAI 400703

Subject : Your Request for Transfer of Soc. Builtup Premises

Reference : Application number 8000217282 (NMVS01400000012000A0000091)

In respect of property Flat No.A-1 Admeasuring carpet area 48.0850 sqmt. II
CO-OP. HOUSING SOCIETY LTD./A, Plot No. 12&13, Road No. 00, Se
14,Vashi, Navi Mumbai



Sir/Madam,

Since you have paid a sum of Rs.135,228.00 /- (including GST Rs.20,628.00 /-) being transfer charges our Corporation is pleased to permit you to transfer and assign the rights benefits you derive in respect of Flat No. A-1, INDU CO-OP. HOUSING SOCIETY LTD /A, No.12&13 ,Road No. 00 , Sector 14,Vashi from the Transferor 1) AMOL MADHUKAR BADGUJAR to the Transferee 1) JYOTI RAJARAM KADAM subject to the following terms conditions:-

- You shall execute the Deed of Assignment/Sale Deed and register the same with Sub-Registrar of Assurances on or before 16.11.2023.
- Certified true copy of the registered Deed of Assignment/Sale Deed shall be deposited with the Estate Officer of the Corporation within the period of seven days from the date of registration.
- You shall obtain any other permission, as may be required by any other statutory authorities.
- The Conveyance Deed / Deed of Assignment shall contain the following covenant -
The Transferee shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said premises save and except with the previous written permission of the Corporation. Which permission shall not be refused if the Transferee performs or is willing to perform the following conditions, that is to say -
 - The Transferee pays to the Corporation, the necessary Transfer Charges.
 - In the instrument by which the Transferee shall subsequently transfer the said premises, the Transferee binds the subsequent transferee not to sell, assign, mortgage, underlet to, or otherwise transfer wholly or partly the said premises save and except upon the observance and performance of the conditions herein written.
- The permission hereby granted shall lapse and shall be of no effect if the Conveyance Deed of Assignment in respect of the said property is not executed and lodged for registration with the Sub Registrar of Assurance on or before 16.11.2023 and true certified copy with registration No. and date is not deposited with the undersigned within 7 days thereafter.

इंदु को. ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड
INDU CO-OP. HOUSING SOCIETY LTD.

Regd. No.: TNA / HSG / 1575 of 1983 Dt 22/8/1983

Add.: Plot No.12 & 13, Sector No. 14, Vashi, Navi Mumbai - 400 703.

Ref. No. :- 2023/1

Date :- 21/06/2023

To,
The Asst. Estate Officer,
CIDCO Ltd,
CBD Belapur

NO DUES CUM NO OBJECTION

This is to certify that Mr. AMOL BADGUJAR holding Flat no.A-1 admeasuring 608.70sq. ft. built up area in this Society's building is the member of this Society.

The Owner has paid all the dues of the Society till date.

This Society has no objection, if the Flat no.A-1in the Society building is being sold to MS. JYOTI KADAM by Mr. AMOL BADGUJAR.



P. Kadam
Secretary

President



र. न. न. ६	
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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)

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

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

Letter of Heirship

Ref. No. CIDCO/ESTATE-1/2023/8000206840

Date : 25.05.2023

To,
AMOL MADHUKAR BADGUJAR
PLOT NO - 12&13, SECTOR - 14, VASHI.
NAVI MUMBAI 400703

Subject : Your Request for Transfer by Heirship/Nomination
Reference : Application number 8000206840

In respect of property Flat No.A-1, Building Name/No. INDU CO-OP. HOUSING SOCIETY LTD./A, Plot No. 12&13, Road No. , Sector 14, Vashi, Navi Mumbai

Sir/Madam,

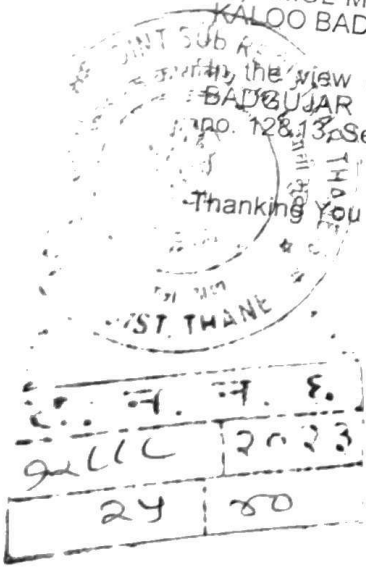
As per the records available in this office, 1) LATE. MADHUKAR KALOO BADGUJAR is owner of the Flat/Shop A-1, INDU CO-OP. HOUSING SOCIETY LTD./ A Plot no. 12&13, Road No. , Sector 14, Vashi, Navi Mumbai 1) LATE. MADHUKAR KALOO BADGUJAR , expired on 10/11/2003.

Subsequently, 1) AMOL MADHUKAR BADGUJAR has obtained heirship certificate order M.A.NO.866/2022 from the 2ND JT. CIVIL JUDGE, S.D. THANE on 04.02.2023 which recognize 1) AMOL MADHUKAR BADGUJAR as the legal heir of the deceased 1) LATE. MADHUKAR KALOO BADGUJAR .

Thanking You

Yours Sincerely,
ROHIT BHAGAWAN
SALGARKAR
Asst. Estate Officer/Estate Officer

Digitally signed by ROHIT
BHAGAWAN SALGARKAR
Date: 2023.05.25 17:29:38 +05'30'



नवी मुंबई महानगरपालिका
THE MUNICIPAL CORPORATION OF THE CITY OF NAVI MUMBAI
सार्वजनिक आरोग्य विभाग

(महाराष्ट्र जन्म-मृत्यु नोंदणी नियम २००० मधील नियमावली ८ पाहावी) नमुना क्रमांक - ६
(See Rule 5 of the Maharashtra Registration of Birth and Death Rules 2000) FORM NO. 6

मृत्यु नोंदणीचे प्रमाणपत्र No. - 3266

CERTIFICATE OF DEATH

१९६९ च्या जन्म-मृत्यु कायद्याच्या कलम १२/१७ च्या अन्वये

Issued under section 12/17 Registration of Birth and Death Act, 1969

जसा खालील प्रमाणे देण्यात येतो की, खाली नमूद केलेली माहिती नवी मुंबई महानगरपालिकेच्या वाशी विभागाच्या मृत्युच्या मुळ पुस्तकात घेतलेली आहे.

This is to certify that the following information has been taken from the original record of death which is in the Register for ----- of Municipal Corporation of Navi Mumbai.

नाम मधुकर क. लू बडगुजर

Name

लिंग - पुरुष

Sex

मृत्यु दिनांक - १०-११-२००३

Date of Death

मृत्युचे ठिकाण - इंदूर सो., ए-१ से. १४ वाशी

Place of Death

वडिलांचे /पतीचेनांव- क. लू गणपत बडगुजर

Name of Father/Husband

आईचे नांव- सीताबाई

Name of Mother

नोंदणी क्रमांक- १४५०

Registration No.

नोंदणीचा दिनांक - १०-११-२००३

Date of Registration

परिवाराचा / पतीचा/आईचा कायमचा वास्तव्याचा पूर्ण पत्ता - -

Permanent Address of Father/Husband/Mother

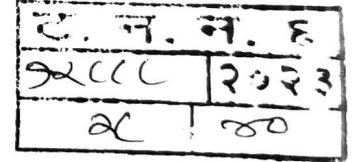
सूचना - मृत्यु संपेकी बाबतच्या दाखल्यात संबंधीत पुस्तकात नोंदवलेल्या मृत्युविषयक कारणांची माहिती नोंदवायची नाही उपकलम १७(१) ची तरतुद पाहावी.

Note : In case of Death, no disclosure shall be made of particulars regarding the cause of death as entered in the register. See proviso to sub section 17(1)

उपनिबंधक

विभाग अधिकारी कम उपनिबंधक
नवी मुंबई महानगरपालिका
जन्म-मृत्यु
नवी मुंबई महानगरपालिका

दिनांक- 2005-11-22



Ashtirwad Apartment
Vashi Navi Mumbai , hereinafter called the
(which term/ expression shall unless it is repugnant
to the context or meaning thereof mean and include her
heirs, executors, administrators and assigns) of the
SECOND PART.

1) WHEREAS INDU Co-operative Housing Society Limited,
is a Society registered under the provisions of the
Maharashtra Co-operative Societies Act 1960 under
registration no. TNA/HSG/1575 of 1983 dated 22-08-1983
(hereinafter referred to as "THE SOCIETY").

2) AND WHEREAS LATE MR MADHUKAR KALOO BADGUJAR was the
original promoter member of the Society and by virtue
of his membership was the holder of the Share
Certificate bearing no.39(dated 26th March 1987),
consisting of 5 fully paid up shares of Rs.50/- each
bearing distinctive nos. from 191 to 195 (both
inclusive). The Society allotted a Flat bearing no.A-1
admeasuring 608.70sq. ft. built up area on the Ground
floor in the A Type building in the INDU Co-operative
Housing Society Limited on Plot nos.12 and 13, at
Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane, to
MR MADHUKAR KALOO BADGUJAR vide Letter of Allotment
dated 26th March 1987 for proper consideration, after
obtaining the Occupancy Certificate bearing ref.
no.BP/V/12&13/14/381 dated 20th January 1987 from the
CIDCO Ltd. and handed over the possession of the said
Flat to MR MADHUKAR KALOO BADGUJAR.

3) AND WHEREAS LATE MR MADHUKAR KALOO BADGUJAR expired
on 10th November 2003, at Vashi, Navi Mumbai leaving
behind me i.e. his son, MR AMOL MADHUKAR BADGUJAR as
his legal heir and successor.



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Badgaj

Amol