

392/

पावती

Original/Duplicate

Tuesday, March 14, 2017

नोंदणी क्र.: 39म

6:25 PM

Regn.: 39M

पावती क्र.: 256 दिनांक: 14/03/2017

गावाचे नाव: Kcparakhairane

फाईलिंगचा अनुक्रमांक: THN8-255-2017

दस्तऐवजाचा प्रकार : Notice of Intimation of Mortgage by way of Deposit
of title Deed

सादर करणाऱ्याचे नाव: PANDURANG K SANAS

Document Handling

रु. 300.00

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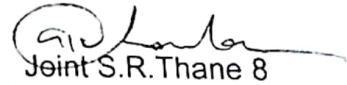
एकूण:

रु. 1300.00

सादरकर्ता ASPIRE HOME FINANCE CORPORATION LIMITED यांनी
यांचेकडून दि. 14/03/2017 रोजी घेतलेल्या रु.1638268/- कर्जासंबंधीची नोटीस ऑफ
इटिमेशन फायलिंग साठी मिळाली.

GRN is MH009307120201617R Defaced vide 0005097613201617

Dated.14/03/2017.


Joint S.R. Thane 8



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय : न.मु.म.पा. मुख्यालय, भूखंड क्र. १,
किल्ले गांवठाण जवळ, पामबीच जंक्शन, से - १५ए,
सी.बी.डी. बेलापूर, नवी मुंबई - ४०० ६१४.
दूरध्वनी : ०२२-२७५६ ७०७०/७१
फॅक्स : ०२२-२७५७७०७०

Office : N.M.M.C. Head Quarter, Plot No. 1,
Near Kille Gaonthan, Palmbeach Junction,
Sec-15A, C.B.D. Belapur, Navi Mumbai - 400 614.
Tel. : 022 - 2756 7070 /71
Fax. : 022 - 27577070

NMM.C:TPM:CC:५५९१:२०१५-२०१६

जा.क्र./नमुंमपा/नरावि/वां.प./प्र.क्र.ए -२०३२१E339२०१५
दिनांक :- १५/१२/२०१५.

प्रति,

श्री. पांडुरंग कृष्णा सणस

भूखंड क्र.एस.एस.- ३/४६४, सेक्टर -०६,

कोपरखैरणे, नवी मुंबई

नस्ती क्र. - नमुंमपा/वि.प्र.क्र. - ११८२/२०१५

प्रकरण क्र. ए -२०३२१

विषय :- भूखंड क्र.एस.एस.- ३/४६४, सेक्टर -०६, कोपरखैरणे नवी मुंबई या जागेत निवासी
वापरासाठीच्या पूनवांधणी / पूनर्विकासासाठी बांधकाम परवानगी देणेबाबत.

संदर्भ :- आपले वास्तुविशारद यांचा दि. ०७/०९/२०१५ व ०६/१०/२०१५ रोजीचा अर्ज.

महोदय,

भूखंड क्र.एस.एस.- ३/४६४, सेक्टर-०६, कोपरखैरणे, नवी मुंबई या जागेत निवासी वापरासाठीच्या पूनवांधणी / पूनर्विकासासाठी बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भाधिन पत्रान्वये प्राप्त झालेला आहे. संदर्भाधिन जागेत निवासी उपयोगासाठी खालील तपशिलानुसार, मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम ४५ (१) (३) मधील तरतुदीनुसार पूनवांधणी / पूनर्विकासासाठी बांधकाम परवानगी देणेत येत आहे.

अर्जदार :- श्री. पांडुरंग के. सणस, भूखंड क्र. एस.एस.- ३/४६४, सेक्टर -०६, कोपरखैरणे, नवी मुंबई.

१) भूखंडाचे एकूण क्षेत्रफळ	२८ चौ.मी.
२) एकूण बांधकाम क्षेत्र	२७.८८१ चौ.मी.
३) अतिरिक्त बांधकाम क्षेत्र	११.०४४ चौ.मी.
४) अनुज्ञेय चटई क्षेत्र निर्देशांक	१.००
५) वापर	निवासी

बांधकाम प्रारंभ प्रमाणपत्र सोबत जोडले आहे. त्यातील अटी / शर्ती तसेच खाली नमूद केलेल्या बाबींचे पालन करणे आवश्यक राहिल.

पाणी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.

सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करणेबाबत संबंधित विभागास कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.

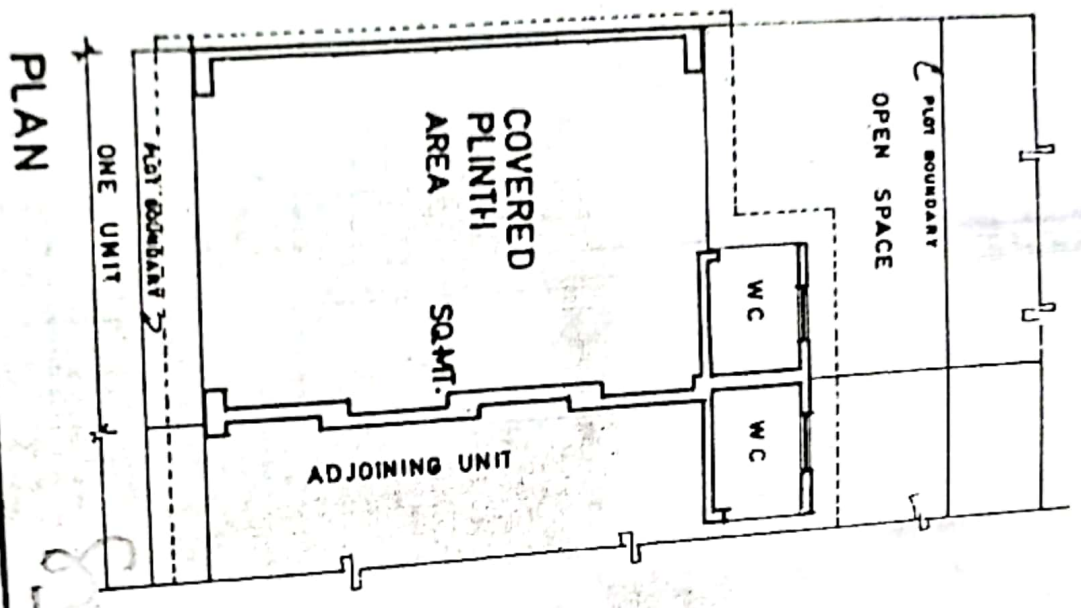
बांधकाम सुरु असताना जागेवरील रिकामे गाळे/सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक / भूखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भूखंड धारकाने कुंपण भित बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांस कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्यापेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.

CIDCO KOPARKHAIRANE HOUSING ESTATE
ANNEXTURE
A) TO THE AGREEMENT FOR SALE OF APARTMENT
B) TO THE DEED OF APARTMENT

461P

SS III TYPE APARTMENT,
IN SECTOR 6, AT KOPAR-
KHAIRANE, NEW BOMBAY.



TOTAL COVERED PLINTH AREA
18.893 SQ. MTS. PER UNIT

I, A.R. SHINKRE, Architect, do hereby certify that this is an accurate copy of plan of S-III type apartment as shown above and approved by local authority namely City & Industrial Development Corporation of Maharashtra Limited and whose jurisdiction the building is located and that the said plans fully and accurately depict the line diagram apartment numbers and dimensions of apartment as built.

I solemnly affirm that what is stated above is true to the best of my knowledge, information and belief.

Solemnly affirmed at CBD Belapur.

This 27th day of July, 1990.

(Handwritten signature)

(MR. A.R. SHINKRE)
 Architect
 CIDCO Ltd., CIDCO Bhavan
 CBD Belapur
 NEW BOMBAY

BEFORE ME

(Handwritten signature)

विद्युत

शहर व औद्योगिक विकास महामंडळ मर्यादित (महाराष्ट्र)

नोंदणीकृत कार्यालय :
निर्मल, दुसरा मजला,
नरिम्न पॉइंट, मुंबई ४०० ०२१,
दूरध्वनी : २०२२४८१.

वरिष्ठ प्रकल्प सामन्वय अधिकारी,
बि.यु.डी.पी.
बि.एम.टी.टी. इमारत.
दुसरा मजला, लुभे, नवी मुंबई-४०० ७०५.
दूरध्वनी : ६६४२२५.

तंदा क्र. : लिडको/बिडुडीपी/११/ ८९५ दिनांक : १५.७.९२

प्रति,

श्री. लोपरखेराणे वृद्धा मजला
मागास वृद्धा कंपनी
नवी मुंबई येथे सोयीसाठी
मोबा. नुमे. ९८००७०२

विषय: लोपरखेराणे, नवी मुंबई येथे सोयीसाठी भूखंड प्रकार -३, चे ४६५४/ ग्रेव्हल वॉ. १६३
वाटप करण्याबाबत.

तंदा : अध्यक्ष - किराणा बाजार व दुकाने मंडळ यांनी व्यवस्थापकिय संचालक
लिडको यांना वरिल विषया संदर्भात लिहिलेले पत्र क्र. जीआरवाय/प्रजआ/
५१८/९१, दिनांक २६/३/१९९१. अर्ज क्र. ६८८

महोदय,

आपण किराणा बाजार व दुकाने मंडळ या संस्थेचे एक कामगार सदस्य असल्याकारणाने तसेच आपल्या मंडळाचे नवी मुंबई येथे झालेले स्थलांतर लक्षात घेता लिडकोने आपणास रोखी खरेदी तत्वावर लोपरखेराणे, नवी मुंबई येथे सोयीसाठी भूखंड प्रकार -३, चे वाटप पुढील क्षती व अटीवर करण्याचे ठरविले आहे.

१) सोयीसाठी भूखंडाचे निश्चित ठिकाण लोपरखेराणे हे आहे. तिथे पिण्याच्या पाण्याची तसेच इनेजची व्यवस्था केलेली आहे. दिवा -बत्तीच्या सोयी प्रत्येक भूखंड खरेदीदाराने आपली आपण करावयाची आहे, त्यासाठी ताबा घेतल्यानंतर महाराष्ट्र राज्य विद्युत मंडळाशी संबंध साधणे आवश्यक आहे.

२) प्रत्येक भूखंडाचे रूग्ण क्षेत्र २८ चौ. मि. आहे आणि त्यापैकी बांधकाम केलेला भाग १८.८९ चौ. मी. आहे. भूखंडाचे स्वसम पुढील प्रमाणे असेल :-

इतर देय रकमा :-

लोणीतह भूखंडाचा ताबा घेण्यापूर्वी आणि करार करतेवेळी घरमालकांना खालील आकार महामंडळाकडे भरावे लागतील. :-

1) भाडेपट्ट्याचा करार (लीज अॅग्रीमेंट) व अंतीम करार (लीज डीड) ह्यामध्ये दर्शविलेल्या व्हिडिओ रकमा, ह्या व्यतिरिक्त खालील दाखविलेल्या इतर रकमा :-

इतर देय रकमा :-

	<u>रक्कम रमयांमध्ये</u>
1) शेजर मनी आणि असोशिएशनची प्रवेश फि.	१०१-००
2) डॉक्यूमेंटेशन चार्जेस.	१००-००
3) टिक्सेस्ट्री डिपॉझिट जे ३ महिन्यांच्या सेवा आकारा इतके असेल.	५४-००
४) ताबा घेण्याच्या महिन्याचा सेवा आकार.	१६-००
५) पाण्याच्या जोडणीसाठी लागणारी अनामत रक्कम.	५००-००

एकूण	७७३-००

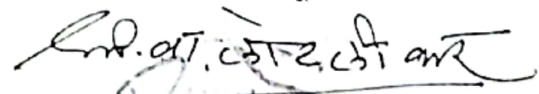
९) घराच्या बांधकामाची पूर्तता :-

भूखंडाचा ताबा मिळाल्यावर विहित नमुन्यातील अर्जासोबत जोडलेल्या नकाशाप्रमाणे आणि व्हिडिओच्या टाउन्स प्लॅनिंग अधिका-याची परवानगी लेखी स्वरूपात घेऊनच सहा महिन्यांच्या आत घराचे बांधकाम पूर्ण करावे लागेल.

10) भूखंडावरील घराचा वापर ठेवळ निवासासाठी करावयाचा आहे.

धन्यवाद,

आपला विश्वासू,



(एस. सी. लोटलीकर)

वरिष्ठ प्रकल्प समन्वय अधिकारी.

(धि. यु. डी. पी.)

CIDCO/EE(KK)1/TURBHE/

Date: 21.8.92

Sub: Handing over of Possession of Apartment

Type of Apartment : SS3
Apartment No. : 464
Sector No. : 6

KOPARKHATRANE

Ref. CIDCO/ BUDP/91/795 dttd 15.1.92

The Possession of the above mentioned apartment, complete in all respects, is hereby handed over to Shri/~~Smt.~~ Pandurang Krishna Sanas

with following remarks :

- 1) A. C. Sheets fixed without any breakages _____ Yes/~~No.~~
- 2) 25 mm dia. common G.I. pipe line without tap _____ yes/~~No.~~
- 3) W. C. pan fixed without any brakages _____ Yes/~~No.~~
- 4) Inspection chamber with R.C.C. cover fixed _____ Yes/~~No.~~
- 5) We undertake that we will take the water connection of 12 mm dia. inside the house.

Note : The above defects will be rectified on _____ at _____
If you do not report, CIDCO will not be held responsible for any further defects/damages.

Handed over by

13/8/92

~~For A.E./A.E.E.~~

~~For E.E.(KK)1~~

Shri/~~Smt.~~ Pandurang Krishna Sanas
Sagar Trading Co 135/136
APMC Mkt Turbhe

Taken over by

(Signature of Owner)

c.c. to : Marketing Officer/Estate Officer/Office Copy.

CIDCO

CITY 8 INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Mathadi Coerker

Asstt. Estate Officer's Office,
Community Centre Bldg. Sector-6,
Koper Khairans,
New Bombay-400 701.

Date : 26 MAY 1992

TAKING OVER POSSESSION BY THE ALLOTTEE

Type W/S Aptt. No. 464 Sector 6 at Koper Khairans/Airoli/Nerul

1. Date of allotment : 12.1.92

2. Name of Hire Outright Purchase : Shri Sanas Punderrang Krishna

3. Date of execution of Agreement : 26 MAY 1992

Executive Engineer (Koper Khairans)

Asstt. Estate Officer (BUDP)
Koper Khairans/Airoli/Nerul.

POSSESSION RECEIPT

I hereby Certify that I have taken over possession of the apartment No. 464
Type W/S Sector 6 at Koper Khairans/Airoli/Nerul on this
day of 26 MAY 1992 after proper inspection of the fittings and fixtures provided therein. The points
noted in a separate form provided for fittings and fixtures are required to be attended to by CIDCO
for which I am remaining present myself or through my representative in the apartment during office hours
from 9-30 a.m. to 5-30 p. m. I have no claim whatsoever in case of my failing to remain present during
the above period.

I am aware that the power supply is not made available as yet for which I am ready to wait till such time
electricity is made available by the MSEB.

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 satisfied myself. I accept the above said apartment and have no complaint of any
nature whatsoever and I would not claim another apartment from CIDCO later on.

Received Lock No. _____ with duplicate Key. 1913/21 2211-2192

(Signature of allottee)
Name : Shri Sanas P.K.
Aptt. No. : 6/SS/III/464

Copy to : i) : Maharashtra State Electricity Board
ii) : CIDCO W/S Units BMTB Bldg. Turbhe

AGREEMENT TO SELL

26 MAY 1992

This Agreement made at Koparkhairane, New Bombay this day of

One Thousand Nine Hundred Ninety TWO between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 'Nirmal Nariman Point, Bombay-400 021, hereinafter referred to as "the Corporation" (which expression shall, unless it be repugnant to the context or meaning thereof, include its successor or successors and assign or assigns) of the One Part AND

Shri Sanas Panduram Bhatia Indian Inhabitant residing at

A.P.M.C. Market hereinafter referred to as "the Licensee" (which expression shall, unless it be repugnant to the context or meaning thereof, include his/her/their, heirs, executors and administrators of the Other Part.

WHEREAS :-

1. 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-sections (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 MRTPA Act")

2. The State Government is, pursuant to section 113-A of MRTPA Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.

3. The Corporation has, with intension to promote the housing to the poor and particularly to provide houses to the poorer sections of the community, drawn up in collaboration with the International Bank of Reconstruction and Development known as the World Bank a scheme called "the Development of Sites and Services for Economically Weaker Sections and Low Income Groups at Koper Khairane in New Bombay" which scheme is contained with particularly in a booklet published by the Corporation and sold at a price.

4. The Corporation has, in pursuance to the said scheme, developed sites of land by providing basic services thereto as considered necessary.

5. The Licensee has having bought a copy of the said booklet and having so read and examined the terms and conditions of the said scheme, applied on (date) to the Corporation in the form prescribed in the said booklet for ~~SS Type-I / Type-II / Type-IIA / Type-III~~ site, as shown in the booklet.

6. The Corporation has, upon consideration of the Licensee's application agreed to erect or construct partially the house on such site and to permit him to complete the house at his/her cost and labour.

7. The Licensee has agreed to pay to the Corporation a sum of Rs 28,000/-

RS. TWENTY EIGHT THOUSAND ONLY, being the premium payable by him/her to the Corporation in consideration of such site of land together with the structure thereon promised to be leased to him/her

Sinas

28,000/-

8. The parties hereto are desirous of recording the terms and conditions of the Agreement so reached between them, which they do hereinafter.

THIS AGREEMENT WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1. The Corporation has erected or constructed a part of the house on a site or a piece of land described in the Schedule hereunder written containing by admeasurement 28.60 sq. mtrs. or thereabout and shall so erect construct such part of the said house in the manner and to the extent, more particularly delineated in the plan annexed hereto

2. The Corporation shall, upon such erection or construction of the part of the said house inform the Licensee accordingly by a notice, granting him/her a license and permission to enter upon the said site to complete the said house and the Licensee shall within seven days from the receipt of such notice commence the work of completing the said house.

3. The Licensee shall complete erection or construction of the said house in accordance with the provisions of the General Development Control Regulations for New Bombay for the time being in force and the architectural plan indicated in the said booklet with the prior approval of the Executive Engineer (Bldg. permission) and shall so complete the house within a period of 6(5x) months reckoned from the date of the receipt of the said notice by the Licensee from the Corporation.

4. The Licensee shall, upon such completion of the said house on the said site of land, apply to the Corporation for the Occupation Certificate, and shall, upon the grant on such certificate, occupy and use the said house for his/her/their personal residence of his/her/their family and for no other purpose.

5. The Licensee shall pay to the Corporation the premium of Rs. 28,000/-
(Rupees RS. TWENTY EIGHT THOUSAND ONLY,


only) in consideration of the lease of the said site together with the said house thereon (hereinafter called "the said site and house" for the sake of brevity) agreed to be granted to the Licensee.

6. The Licensee shall pay to the Corporation a sum of Rs. 28,000/-
(Rupees RS. TWENTY EIGHT THOUSAND ONLY,

only) towards premium in full, which the Licensee has paid the said sum of Rs. 28,000/- (Rupees RS. TWENTY EIGHT THOUSAND ONLY,

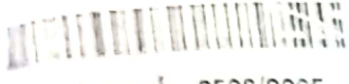
only) on or before the execution of this Agreement and the Corporation, hereby, admits and acknowledge receipt of the said amount.

7. Without prejudice to the other rights of the Corporation under this Agreement and/or in law, the Licensee shall be liable to pay to the Corporation interest at the rate of 18% per annum on any



IT, ESTABLISHMENT (MUDR)





दस्तावेज क्रमांक व वर्ष: 2508/2005

Wednesday, June 08, 2005

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दुय्यम निबंधक: गाणे 8

नोंदणी 63 ग

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सूची क्र. दोन INDEX NO. II

गावाचे नाव : कोपरखैरणे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अपार्टमेंट डीड व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 28,000.00
बा.भा. रु. 28,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: कोपरखैरणे सेक्टर. 6. सदनिका नं. एर एस. 3/ 464
- (3) क्षेत्रफळ (1) 18.893 स्के. मी
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) सिडको तर्फे मालमत्ता अधिकारी श्री. ए. व्ही. कदम ; घर/प्लॉट नं: ; गल्ली/रस्ता. ; ईमारतीचे नाव: ; ईमारत नं: ; पेट/वसाहत: ; शहर/गाव: ; तालुका: ; पिन: ; पिन नम्बर:
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) पाडुरंग कृष्णा सणस ; घर/प्लॉट नं: ; गल्ली/रस्ता: ; ईमारतीचे नाव: ; ईमारत नं: ; पेट/वसाहत: ; शहर/गाव: कोपरखैरणे सेक्टर. 6; तालुका: नवी मुजई ; पिन: ; पिन नम्बर: .
- (7) दिनांक करून दिल्याचा 08/06/2005
- (8) नोंदणीचा 08/06/2005
- (9) अनुक्रमांक, खंड व पृष्ठ 2508 /2005
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 0.00
- (11) बाजारभावाप्रमाणे नोंदणी रु. 280.00
- (12) शेर

THIS DEED OF APARTMENT made at Koparkhairane Navi Mumbai,
this 2nd day of June
Two thousand Five Between THE CITY AND

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA
LIMITED, a company incorporated under the Companies Act, 1956, having
its registered office at 'Nirmal', Nariman Point, Bombay 400 021, hereinafter
called "the Corporation" (which expression shall unless repugnant to the
context or meaning thereof be deemed to include its successors and
assigns) of the One Part and

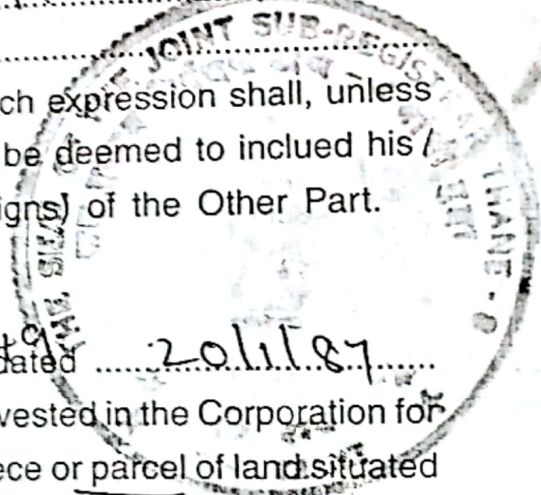
Sri Sanis Pandurang Krishna
Unit No. SIII/464 Sector 6
Koparkhairane Navi Mumbai

hereinafter called "the Apartment Owner" (which expression shall, unless
repugnant to the context or meaning thereof, be deemed to include his /
her heirs, executors, administrators and assigns) of the Other Part.

WHEREAS :

1. By his Order No Rev/OTCF/2649 dated 20/1/87
the Collector of Thane vested in the Corporation for
development and disposal inter alia, a piece or parcel of land situated
at Village Koparkhairane Tehsil Thane Dist Thane bearing
Gat or Survey No 291
admeasuring 3947.50 Square Metres or thereabouts being
Plot No 6 in Sector 6 and more
particularly described in the first schedule hereunder written
(hereinafter referred to as the said land.)

2. The Corporation obtained possession of the said land and
constructed thereon SIII type building no. SIII/464



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CIDCO LTD. C. B. D

पांडुरंग स्वप्न अग्रवाल

each of ground and upper floors such building being designated as "condominium G type building No. SSM/464 (hereinafter referred to as "the said Building") of which the Corporation is the owner.

3. By an Agreement for sale of Apartment dated the 26th day of May 1992 (hereinafter called "the said Agreement") made between the Corporation of the One Part and the Apartment Owner of the Other Part, the Corporation agreed to sell to the Apartment Owner Apartment No. SSM/464 on the Ground floor of the said building No. SSM/464 TOGETHER with certain percentage hereinafter specified of the undivided interest appurtenant to such apartment in and to the common areas and facilities of the said land and building at or for the Price of Rs. 28,000/- (Rupees Twenty eight thousand only) to be paid by the Apartment Owner to the Corporation by instalments at the times and in the manner therein provided. And in pursuance of the said Agreement for sale, the Apartment Owner paid on day of 20 Rs (Rupees being the Earnest Money.

4. The corporation Executed on the 26th day of March 1992 a Declaration (hereinafter referred to as "the said Declaration") under the Maharashtra Apartment Ownership Act, 1970 (hereinafter referred to as "the said Act") which Declaration together with its Annexure A (Plans), A1 (Form of Lease), B (Statement of proportionate shares) and C (Bye-laws) attached thereto, has been registered in the Office of the Sub-Registrar of Assurances At Thane on the 19th day of March 20 1992 under Serial No P. 1009 in the Register of Declarations and Deed of Apartments under the said Act, a true copy whereof has been filed with the Chief Commissioner Maharashtra Housing Board on the 19th day March 20 1992

5. The Corporation has by the aforesaid Declaration submitted to the provisions of the said Act (i) the said building with all improvements and (ii) the said land.

6. By an Indenture of Lease dated the 19th day of March 1992 made between the Corporation of the One Part and:
(1) Smt Patel K.A.
SSM/569 S-6 KK.

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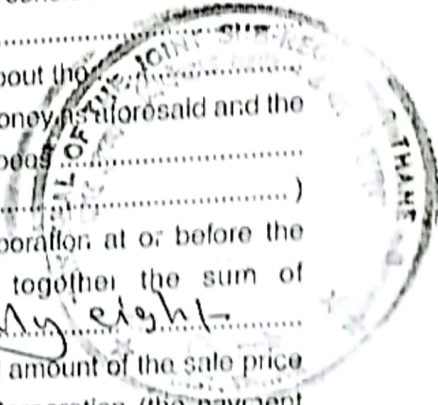
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and (2) CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, therein referred to as the said "Lessees" of the other Part, the Corporation demised to the said "Lessees" the said land as tenants in common in shares equal to their respective percentages of the undivided interest in the common areas and facilities as expressed in the aforesaid Declaration filed by the Corporation under the Said Act, and more particularly described in the schedule to the said Indenture of Lease for a term of 60 years on the terms and conditions therein mentioned.

7. The Apartment Owner has paid to the Corporation the entire amount viz. Rs 22,000/- (Rupees Twenty eight thousand) of the sale price at or before the execution of these presents and has now requested the Corporation to execute in his/her favour an Deed of apartment in respect of the said Apartment which the Corporation has agreed to do in the manner hereinafter appearing.

NOW THIS DEED WITNESSETH as follows

1. In pursuance of the said agreement and in consideration of the sum of Rs (Rupees) paid on or about the day of 20 as earnest money for aforesaid and the further sum of Rs (Rupees) paid by the Apartment Owner to the Corporation at or before the execution of these presents making together the sum of Rs 22,000/- (Rupees Twenty eight thousand) being the full amount of the sale price payable by the Apartment Owner to the Corporation (the payment and receipt whereof the Corporation doth hereby admit and acknowledge and of and from the same and every part thereof doth for ever acquit, release and discharge the Apartment Owner) the Corporation doth hereby grant, convey, assign and assure unto the Apartment Owner for commercial purpose Apartment No 521/464 on the Ground floor of the said building no 521/464 hereinafter referred to as "the said Family Unit", as the same is specified in the said Declaration and more particularly described in the Second Schedule hereunder written and delineated on the Plan (with Architects' Certificate) hereto annexed and marked Annexure "A" of the Ground floor of the said building and shown thereon surrounded by black coloured boundary line TOGETHER WITH 0.003 percent of undivided interest

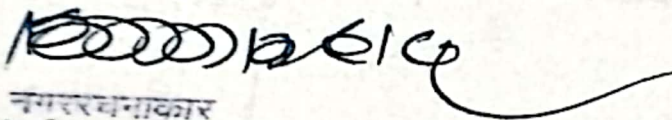


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पंजीरिंग करवा 20/12

नगरपालिकाचे विकास प्रारंभ प्रमाणपत्र क्रमांक
नवीर-20329 / 8339 दि. 25/12/2024
प्रतिष्ठान वरिष्ठ अधीन राहुन लाल रंगणे
दुसरा वेलबागुसर
बनवण्टी नकाशे / सुधारित नकाशे मंजूर


नगररचनाकार
नवी मुंबई महानगरपालिका
फ.ब.

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6. PROPOSED FLOOR AREA (1st FLR)	13.881
7. PROPOSED FLOOR AREA (RES.)	27.881