

Taluk ave
SMB 7
RAB

SRS PACe Belcatar - Rashmi (S) VIVEK KUMAR RASHMI KUMARI

17/10/23 5:30 PM
7021244172

Receipt (part)

75 22331

Wednesday, December 21, 2022

9:49 AM

पावती

Original/Duplicate

नोंदणी क्र 39M

Regn 39M

पावती क्र. 24760 दिनांक 21/12/2022

गावाचे नाव नेरुळ

दस्तावेजाचा अनुक्रमांक: टनन3-22331-2022

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: विवेक कुमार - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 540.00

पृष्ठांची संख्या: 27

एकूण:

₹. 30540.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
10:05 AM ह्या वेळेस मिळेल.

Jyoti
Joint Sub Registrar Thane 3

वाजार मुल्य: ₹. 4949830.4/-

मोवदना ₹. 6200000/-

भरलेले मुद्राक शुल्क: ₹. 372000/-

श्री. जी. पी. खोत
सह दुय्यम निबंधक वर्ग - २
ठाणे क. ३

1) देयकाचा प्रकार: DHC रकम: ₹. 540/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2112202200457 दिनांक: 21/12/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012408280202223R दिनांक: 21/12/2022

बँकेचे नाव व पत्ता: IDBI

Vivek



सूची क्र.2

दुसरा निबंधन सह दुनि ठाणे 3
दस्ता क्रमांक: 22331/2022
नोंदणी
Regn.63m

ना प्रकार गावाचे नाव : नेरुळ

ना प्रकार	गावाचे नाव : नेरुळ
करनामा	6200000
वाव(भाडेपट्टयाच्या वावतितपट्टयाकारां की पट्टेदार ने नमुद करावे)	4949830.4
पोट्टिम्मा व धरक्रमांक(अमल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: विभाग क्र-26/302...मदनिका क्र-48,3 ग मजला,विल्डींग नं-ए -3,केंद्रीया विहार को ऑप हौ सोमा लि,प्लॉट नं-2,सेक्टर नं-38,नेरुळ,नवी मुंबई,क्षेत्र-41.806 चौ मी विल्टअप((Plot Number : 2 ;)) 1) 41.806 चौ.मीटर
वा जुडी देण्यात असेल तेव्हा.	1): नाव:-मनीषा मिह - - वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, गेड नं: मदनिका क्र-ए-4/3/2 , अलकनंदा मि एच एम लि , सेक्टर नं-19ए, नेरुळ , पूर्व , नवी मुंबई, महागट्ट, ठाणे. पिन कोड:-400706 पॅन नं:- AZGPS1554G
करून देणा-या/लिहून ठेवणा-या किंवा दिवाणी न्यायालयाचा आदेश अमल्यास,प्रतिवादिचे नाव	1): नाव:-विवेक कुमार - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, गेड नं: मदनिका क्र-ए-3/48,केंद्रीया विहार,डी मार्ट जवळ सिव्डम,,नेरुळ,नवी मुंबई, महागट्ट, THANE. पिन कोड:-400706 पॅन नं:- AKHPP9617K 2): नाव:-रश्मी कुमारी - - वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, गेड नं: मदनिका क्र-ए-3/48,केंद्रीया विहार,डी मार्ट जवळ सिव्डम,,नेरुळ,नवी मुंबई, महागट्ट, ठाणे. पिन कोड:-400706 पॅन नं:- DPOPK1188B
न घेणा-या पक्षकाराचे व किंवा याचा हुकुमनामा किंवा आदेश दिचे नाव व पत्ता	21/12/2022
दिल्याचा दिनांक	21/12/2022
याचा दिनांक	22331/2022
व पृष्ठ	372000
ण मुद्रांक शुल्क	30000
ण नोंदणी शुल्क	

श्री. जी. पी. खोत
सह दुसरा निबंधन वर्ग - २
ठाणे क्र. ३

न घेतलेला तपशील:-

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

Valuation ID	20221221228	मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)				21 December 2022 09:37:52 AM टनन ३
मूल्यांकनाचे वर्ष	2022					
जिल्हा	ठाणे					
मूल्य विभाग	तालुका ठाणे					
उप मूल्य विभाग	26-302 - नरुळ नोड सेक्टर नंबर 38					
क्ष गाचे नाव	Navi Mumbai Municipal Corporation					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
खुली जमीन	118400	136200	178600	136200	चौ मीटर	
46800						
बांधीव क्षेत्राची माहिती	बाधकाम क्षेत्र (Built Up)-	बाधकामाचे वर्गीकरण-	उद्ववाहन सुविधा -	41 806 चौ मीटर	1-आर सी सी	आहे
		मिळकतीचा वापर-	मिळकतीचे वय -	मजला -	निवासी सदनिका	0 TO 2वर्षे
					1st To 4th Floor	
					मिळकतीचा प्रकार-	बांधीव
					बांधकामाचा दर-	Rs 26620/-
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt 02/01/2018						
मजला निहाय घट वाढ	= 100 / 100 Apply to Rate = Rs 118400/-					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)					
	= ((118400-46800) * (100 / 100)) + 46800)					
	= Rs 118400/-					
1) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 118400 * 41 806					
	= Rs 4949830 4/-					
Applicable Rules	3, 9, 18, 19					
एकत्रित अंतिम मूल्य	<p>मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहन तळाचे मूल्य</p> <p>= A + B + C + D + E + F + G + H + I + J</p> <p>= 4949830 4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>= Rs. 4949830 4/-</p> <p>= ₹ एकोणपन्नास लाख एकोणपन्नास हजार आठ शे तीस /-</p>					

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AGREEMENT FOR SALE

This AGREEMENT is made and entered into at Navi Mumbai on this 21st day of December, 2022.

BETWEEN

MS. MANISHA SINGH, an adult Indian inhabitant Age 51 Years, having Income Tax PAN No. **AZGPS1554G**, residing at A-4/3-2, Alaknanda Co-Op. Housing Society Ltd, Lane Next to Gurudwara, Sector 19A, Nerul East, Navi Mumbai- 400 706, hereinafter for brevity's sake called and referred to as "**THE VENDOR/ TRANSFEROR**" (which expression shall be Repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns of the **ONE PART**)

AND

MR. VIVEK KUMAR an adult Indian Inhabitant Age 45 Years, having Income Tax PAN No. **AKHPP9617K** & **MRS. RASHMI KUMARI** an adult Indian Inhabitant Age 43 Years, having Income Tax PAN No. **DPOPK1188B** both are residing at Present Address A -3/ 48, Kendriya Vihar, Near D-Mart, Seawoods, Nerul, Navi Mumbai-400706 & Permanent Address 58, Cantt Road, Puran Brafakhana, Udaiganj Lucknow G.P.O., Lucknow, Uttar Pradesh- 226001 hereinafter for brevity's sake called and referred to as the "**THE PURCHASERS/TRANSFEREES**" (Which expression shall unless it be repugnant to the context or meaning thereof, be deemed



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Manisha

Vivek Kumar

Rashmi

to mean and include their heirs, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS:

The Vendor/ Transferor, Ms. Manisha Singh is a Member of "Kendriya Vihar Co-Operative Housing Society Ltd", a Society Registered under the Maharashtra Co-Operative Societies Act, 1960 under its Registration No. NBOM/CIDCO/HSG(OH)602/JTR/YEAR 1997-98 dated 16/02/1998 having its Registered office at Plot No. 2, Sector 38, Nerul, Navi Mumbai, District Thane (**hereinafter referred to as 'The said Society'**) and she is holding Five Shares of Rs. 50/- each bearing distinctive Numbers from 0196 to 0200, vide Share Certificate No. 040, issued in her favour by the said Society.



And WHEREAS because of the Membership of the said Society through the Ownership of the aforesaid Share Certificate No. 040, the Vendor /Transferor, Ms. Manisha Singh is sufficiently entitled to a Residential Premises, being Flat No/ 48, on the Third Floor, admeasuring about 41.806 Sq. Mtrs Built-up area or thereabouts, in the Building No A3, of the Society (comprising of Ground plus Three upper Floors) known as "KENDRIYA VIHAR CO-OPERATIVE HOUSING SOCIETY LTD", situated on Plot No. 2, in Sector No. 38, at Nerul, Navi Mumbai, District Thane -Pin Code -400706.(hereinafter referred to as " the **said Flat/Premises**").

A Deed of Assignment dated 29/02/2008 made Between **MR. VISHWAMBAR RAJARAM ARADHYE**, therein referred to as Assignor of the One Part and **Ms. MANISHA SINGH & MRS PRADNYA P. AMBIKE**, therein referred to as the Assignees of the other Part and the same has been registered with the Jt. Sub. Registrar, Thane-3 vide Document Serial No. 01451 dated 29/02/2008 in respect of Flat No. 48, Building No. A-3, KENDRIYA VIHAR CO-OPERATIVE HOUSING SOCIETY LTD, Plot No. 2, in

Manisha

M

A Gift Deed dated 19/04/2017 made Between **MRS PRADNYA PRABHAKAR AMRIKE**, therein referred to as Donor of the One Part and **MS. MANISHA SINGH** therein referred to as the Donee of the other Part and the same has been registered with the Jt. Sub Registrar, Thane 8 vide Document Serial No. 5159 dated 19/04/2017, transferred her 50% share in the Flat No. 48, Building No. A-3, KENDRIYA VIHAR CO-OPERATIVE HOUSING SOCIETY LTD, Plot No. 2, in Sector No. 38, at Nerul, Navi Mumbai, District Thane - Pin Code 400706

Ms. Pradnya

AND WHEREAS,

The Vendors/Transferor, **MS. MANISHA SINGH** is now fully seized and **well possessed** to hold legally the said Flat No. 48, Building No. A-3, KENDRIYA VIHAR CO-OPERATIVE HOUSING SOCIETY LTD, Plot No. 2, in Sector No. 38, at Nerul, Navi Mumbai, District Thane - Pin Code -400706, holding **5 shares** of 50/- each bearing **Distinctive numbers** from **0196 to 0200** under the **Share Certificate No. 040** (hereinafter referred to as SAID SHARE CERTIFICATE)

Ms. Manisha

AND WHEREAS:

The Vendor/Transferor, **MS. MANISHA SINGH** has agreed to sell and assign all her rights, title and interests and shares bearing distinctive number. 0196 to 0200 (both are inclusive) of the said Flat No. 48, Building No. A-3, KENDRIYA VIHAR CO-OPERATIVE HOUSING SOCIETY LTD, Plot No. 2, Sector No. 38, Nerul, Navi Mumbai, District Thane - Pin Code -400706 to the Purchasers / Transferees for a Consideration of Rs. 62,00,000/- (Rupees Sixty Two Lakhs Only) and the Purchasers/ Transferees, **MR. VIVEK KUMAR & MRS. RASHMI KUMARI** have agreed to purchase the above Said



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Ms. Manisha

Manisha

Vivek Kumar
Rashmi Kumar

Flat No. 48 for a consideration of Rs. 62,00,000/- (Rupees Sixty Two Lakhs Only).

NOW THIS AGREEMENT WITNESSED AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1) **The Vendor/Transferor, MS. MANISHA SINGH** has agreed to sell, transfer and assign all the rights, title and interest with benefits, deposits, Shares etc. along with the open and common spaces in respect of the Flat No. 48, Building No. 3, KENDRIYA VIHAR CO-OPERATIVE HOUSING SOCIETY LTD, Plot No. 2, in Sector No. 38, Nerul, Navi Mumbai, District Thane -Pin Code - 400706 **admeasuring 41.806 Sq. Meter Built Up Area** & the area of common passages, and any other area used as amenities etc **in favor of the Purchasers/Transferees, MR. VIVEK KUMAR & MRS. RASHMI KUMARI** for consideration a sum of **Rs. 62,00,000/- (Rupees Sixty Two Lakhs Only).**

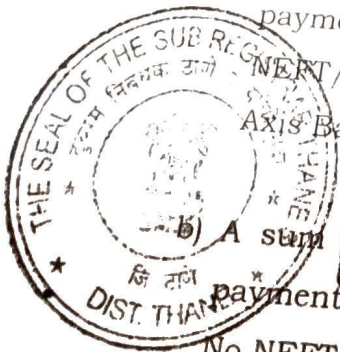
*Vivek
Rashmi*

2) The Vendor / Transferor confirm that She (Vendor/ Transferor) is the absolute owner of the said Flat Premises and no other person has any interest therein.

3) **The Purchasers/Transferees have agreed to following payment terms and made part payment to the Vendor / Transferor:-**

a) A sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) as part payment by NEFT bearing Reference No. NEFT/MB/AXMB222773373143 Dated 04/10/2022 through Axis Bank, Unnao Branch before execution of this presents.

b) A sum of Rs. 1,00,000/- (Rupees One Lakh Only) as part payment by NEFT bearing reference No. NEFT/MB/AXMB223367133123 dated 02/12/2022, Axis Bank, Unnao Branch before execution of this presents.



Manisha

Vivek

c) A sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) as part payment by NEFT bearing reference No. NEFT/MB/AXMB223387734100 dated 04/12/2022, Axis Bank, Unnao Branch before execution of this presents.

d) A sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) as part payment by IMPS bearing reference No.IMPSP2A/234821740155 dated 14/12/2022, Axis Bank, Seawood Branch before execution of this presents.

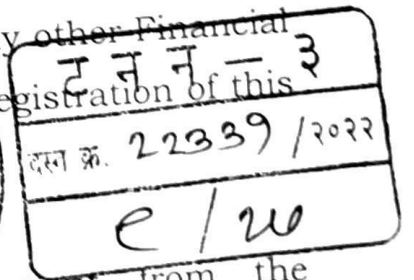
e) A sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) as part payment by NEFT bearing reference No. NEFT /MB /AXMB223534256858 dated 19/12/2022, Axis Bank, Unnao Branch before execution of this presents.

f) A sum of Rs. 1,00,000/- (Rupees One Lakh Only) as part payment by Cheque bearing No. 378969 dated 20/12/2022, Axis Bank, Nerul Branch before execution of this presents.

g) A sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) as part payment by IMPS bearing reference No. IMPS/P2A/235416230814 dated 20/12/2022, Axis Bank, Unnao Branch before execution of this presents.

h) The balance a sum of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) agreed to pay on raising loan from Banks or any other Financial Institutions within 60 days from the date of registration of this Agreement for Sale.

4) On receipt of full consideration payment from the Purchasers/Transferees, the Vendor/Transferor has agreed to hand over the vacant, peaceful, actual physical possession of the said Flat to the Purchasers/Transferees and shall sign the Share Transfer Forms and all other relevant forms, undertakings and transfer documents including , Mahanagar Gas, MSEB, Property Tax, CIDCO NOC etc.



Handwritten signature

execute perform or cause to be done and executed and performed at the costs of the Purchasers /Transferees all such furthers and other lawful reasonable acts deeds, things, assurances and writings whatsoever for further and more perfectly conveying and assuring the said Flat /Shares unto and to the use of the Purchasers /Transferees as shall or may be reasonably required.

- 15) This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made there under.

SCHEDULE OF THE PROPERTY

FLAT PREMISES No. 48, 3rd Floor, Admeasuring 41.806 Sq.

Meter Built Up Area in the Building No. 48, KENDRIYA VIHAR CO-
OPERATIVE HOUSING SOCIETY LTD, Plot No. 2, in Sector No. 38,

Thane, Navi Mumbai, District Thane -Pin Code -400706.



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In witness whereof the Parties hereto have hereunto set and subscribed their respective hands the day and the year first herein above written.

Pranisha

Vivek

Pranisha

SIGNED & DELIVERED by the

Within named the 'THE VENDOR/TRANSFEROR'

MS. MANISHA SINGH

Manisha

In the presence of:

1. **AWADNESH NARAYAN**

Awadh

2. *Ganesh Poojari*



SIGNED & DELIVERED by the

Within named the 'PURCHASERS/TRANSFEREES'

MR. VIVEK KUMAR

Vivek Kumar

MRS. RASHMI KUMARI

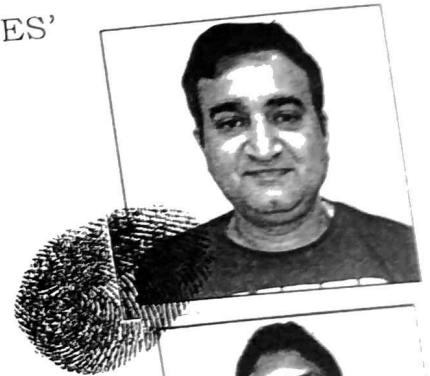
Rashmi

In the presence of:

1. **AWADHESH NARAYAN**

Awadh

2. *Ganesh Poojari*



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RECEIPT

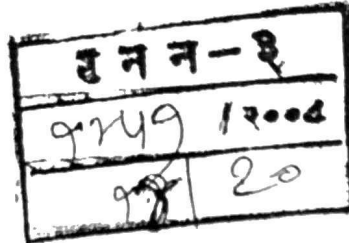
RECEIVED FROM the within named PURCHASERS/
 TRANSFEREES, **MR. VIVEK KUMAR & MRS. RASHMI KUMARI**
 the sum of **Rs. 12,00,000/-** (Rupees Twelve Lakhs only) being Part
 Payment towards Sale of **FLAT PREMISES No. 48**, 3rd Floor,
 Admeasuring **41.806 Sq. Meter Built Up Area** in the Building No. **A-3**,
 KENDRIYA VIHAR CO-OPERATIVE HOUSING SOCIETY LTD, Plot
 No. 2, in Sector No. 38, Nerul, Navi Mumbai, District Thane -Pin
 Code -400706 along with Shares pertaining to the Said Flat.

Sr. no	Date	NEFT/IMPS Number	Drawn on	Amount
1.	4/10/2022	NEFT/MB/AXM B222773373143	Axis Bank , Unnao Branch	2,00,000/-
2.	2/12/2022	NEFT/MB/AXM B223367133123	Axis Bank , Unnao Branch	1,00,000/-
3.	4/12/2022	NEFT/MB/AXM B223387734100	Axis Bank , Unnao Branch	2,00,000/-
4.	14/12/2022	IMPSP2A/23482 1740155	Axis Bank , Seawood Branch	2,00,000/-
5.	19/12/2022	NEFT /MB /AXMB2235342 56858	Axis Bank , Unnao Branch	2,00,000/-
6.	20/12/2022	378969	Axis Bank , Nerul Branch	1,00,000/-
7.	20/12/2022	IMPS/P2A/2354 16230814	Axis Bank , Unnao Branch	2,00,000/-
			Total Rs.	12,00,000/-

CENTRAL GOVERNMENT EMPLOYEES
WELFARE HOUSING ORGANISATION
(An Autonomous Body of Govt of India)

6th Floor, 'A' Wing,
Janpath Bhavan, Janpath,
New Delhi 110 001.
Ph: 3717249
3739722
3355408
Fax: 3717250

No. A-502/1/149



Oct 28 1996

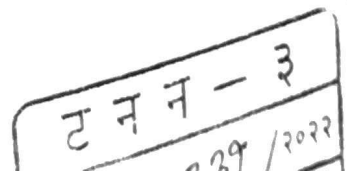
The Project Director,
Central Government Employees
Welfare Housing Organisation
Kandriya Vihar, Sector 38
Nerul, Navi Mumbai



Subj: Possession letter of SHRI VISHWAMBHAR RAJARAM ARADHYE
Registration No. NBA0125
SHRI VISHWAMBHAR RAJARAM ARADHYE has been allotted
No. 48 in Block No. 3 on Third Floor at Nerul and has
made full payment and handed over all the documents
required, at the Head Office. The allottee may please be
handedover his/her dwelling unit.

While handing over the dwelling unit, the handing/taking
over certificate, as enclosed, may be got signed from the
allottee, and, a copy forwarded to the Head Office.

The allottee has forwarded duly filled in application form
for becoming member of the 'Apartment Ownership
Association'. The same is forwarded herewith, in original.
A copy of the same has been retained at the Head Office.
The allottee has also paid 'Apartment Ownership Association'
charges, as per CGEWHO Rules.



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AZGPS1554G

नाम / Name
ANISHA SINGH

पिता का नाम / Father's Name
RABHAKAR SHANKAR AMBIKE

जन्म की तारीख / Date of Birth
03/11/1973

Anisha
Signature



आयकर विभाग
INCOME TAX DEPARTMENT
VIVEK KUMAR
SATYA NAKAIN KANNAUJIA

10/01/1977

Permanent Account Number
AKHPP9617K

Vivek Kumar
Signature

भारत सरकार
GOVT. OF INDIA



Vivek

आयकर विभाग
INCOME TAX DEPARTMENT
RASHMI KUMARI
GOPAL SINGH

10/07/1979

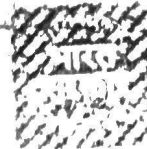
Permanent Account Number

DPOPK1188B

Rashmi
Signature



भारत सरकार
GOVT. OF INDIA



29072014

Rashmi



भारत सरकार
GOVERNMENT OF INDIA

अवधेश नारायण

Awadhesh Narayan

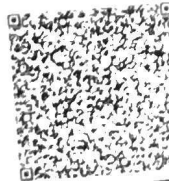
जन्म तारीख / DOB: 05/07/1969

पुरुष / MALE

Mobile No.: 9821694512

2961 2924 7366

VID : 9136 9243 8674 5607



Awadh

माझे आधार, माझी ओळख

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

LIC. NO. MH43 2010C0000013
Valid till 15-03-2023 (IT)

DOI 14-02-2002

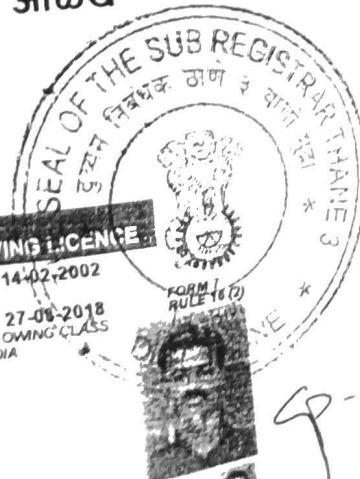
27-08-2018

AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA

COV DOI
LMV 01-01-2010
MCWG 14-02-2002



DOB 21-02-1968 BG



टन न - ३
सं क्र 22339 / 2022
23/20

9-17

SHARE CERTIFICATE

KENDRIYA VIHAR CO-OPERATIVE HOUSING SOCIETY LTD.

REGD. NO. NBOM/CIDCO/HSG. (CH)602 JTR/1997-98 DATED 16-2-98
(Regd. under the Maharashtra Co-operative Society Act 1960)

Plot No. 2, Sector 38, Nerul, Navi Mumbai-400 706.

Authorised Share Capital Rs. 96000 Divided into 1920 shares each of Rs. 50/- only



Member's Register No. MB/4/144

Sh. No. 040

This is to certify that Shri/Smt. VISHWAMBAR RAJARAM ARADHYE

Nerul, Navi Mumbai of is the Registered Holder of (5) shares From No. 0196 to 0200

of Rs. 50 (Rs. Fifty only each) in

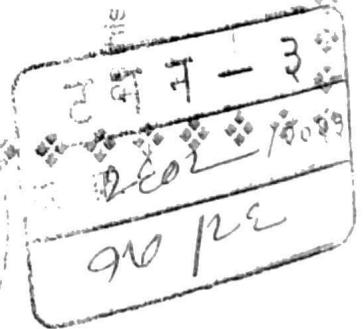
THE KENDRIYA VIHAR CO-OPERATIVE HOUSING SOCIETY LIMITED

Nerul, Navi Mumbai-400 706. Subject to the by laws of the said society and that upon each of such shares the sum

of Rs. 50 (Rs. Fifty only) is payable.

Given Under the common seal of the said society at Nerul, Navi Mumbai

This 14 day of November 1999



Handwritten signature