

Takeover  
[PNB]  
B&B

SBI RACPC Belapur. T. Ashali CSSU  
VIVEK KUMAR  
RASHMI KUMARI

17/10/23  
7021244172 5:30pm

Receipt (pavti)

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

दम्तगोबजाचा अनुक्रमांक: टनन3-22331-2022

दम्तगोबजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: विवेक कुमार --

नोंदणी फी

₹. 30000.00

दम्त हाताळणी फी

₹. 540.00

पृष्ठांची संख्या: 27

एकूण:

₹. 30540.00

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

*Joint Sub Registrar Thane 3*

वाजार मूल्य: ₹. 4949830.4 /-

मोबदला ₹. 6200000/-

भरलेले मुद्रांक 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

विक्रेते नाव व पत्ता:

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

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

विक्रेते नाव व पत्ता: IDBI

*Vivek Kumar*



सूची क्र.2

दुय्यम निबंधक : मह दु.नि. ठाणे 3

21/12/2022

दस्त क्रमांक : 22331/2022

नोंदणी :

Regn:63m

## गावाचे नाव : नेरुळ

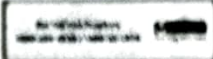
(1) विलेखाचा प्रकार	कगगनामा
(2) मोबदला	6200000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	4949830.4
(4) भू-मापन, प्लॉट हिस्सा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: विभाग क्र-26/302...सदनिका क्र-48,3 ग मजला, विल्डींग नं-ए-3, केंद्रीय विहार को ऑफ हौ मोमा लि, प्लॉट नं-2, सेक्टर नं-38, नेरुळ, नवी मुंबई, क्षेत्र-41.806 चौ मी विल्टअप ( ( Plot Number : 2 ; ) )
(5) क्षेत्रफळ	1) 41.806 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले नक्शा.	
(7) दस्तगवेज करून देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मनीषा मिह - - वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, गेड नं: सदनिका क्र-ए-4/3/2, अलकनंदा मि एच एम लि, सेक्टर नं-19ए, नेरुळ, पुर्व, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:- AZGPS1554G
(8) दस्तगवेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-विवेक कुमार - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, गेड नं: सदनिका क्र-ग-3/48, केंद्रीय विहार, डी मार्ट जवळ सिव्हरम, नेरुळ, नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:- AKHPP9617K 2): नाव:-रश्मी कुमारी - - वय -43, पत्ता -प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, गेड नं: सदनिका क्र-ग-3/48, केंद्रीय विहार, डी मार्ट जवळ सिव्हरम, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:- DPOPK1188B
(9) दस्तगवेज करून दिल्याचा दिनांक	21/12/2022
(10) दस्त नोंदणी केल्याचा दिनांक	21/12/2022
(11) अनुक्रमांक, खंड व पृष्ठ	22331/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	372000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

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

मुल्यांकनासाठी विचारगत घेतलेला तपशील :-

मुद्रांक शुल्क आकारवताना निवडलेला अनुच्छेद :-

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



**CHALLAN**

MTR Form Number - 6

<b>GRN NUMBER:</b>	MH012408280202223R	<b>BARCODE</b>	<b>Form ID:</b> IGRSR	<b>Date:</b> 19-12-2022 18:25:33
<b>Department:</b>	IGR	<b>Payee Details</b>		
<b>Receipt Type:</b>	RM	<b>Dept ID (If Any):</b>	IGR	
<b>Office Name:</b>	IGR115-THN3_THANE NO 3 JOINT SUB REGISTRAR	<b>PAN No(If Applicable):</b>	PAN-AZGPS1554G	
<b>Year</b>	<b>Period From:</b> 19/12/2022 <b>Period To:</b> 31/03/2099	<b>Full Name :</b>	MR VIVEK KUMAR	
<b>Object</b>	<b>Amount</b>	<b>Flat Block No :</b>	FLAT NO 48	
0030046401-75	372000	<b>Premises/Bldg :</b>	3RD FLOOR BLDG	
0030063301-70	30000	<b>Road/Street :</b>	NO 3 PLOT NO 2	
	0		KENDRIYA VIHAR	
	0	<b>Area/Locality :</b>	CHS SECTOR 38	
	0	<b>Town/City/District :</b>	NERUL	
	0		NAVI MUMBAI	
	0	<b>Remarks(If Any):</b>		
	0			
	0			
<b>Total Amount:</b>	402000			
<b>Payment Details</b>	IDBI Net Banking	<b>FOR USE IN RECEIVING BANK</b>		
<b>Payment ID :</b>	720502307			
<b>Cheque-DD Details</b>		<b>Bank CIN No:</b>	69103332022121951745	
<b>Cheque DD No :</b>		<b>Date :</b>	19-12-2022 18:25:33	
<b>Name of Bank :</b>	IDBI Bank	<b>Bank-Branch :</b>		
<b>Name of Branch :</b>	SEAWOOD BRANCH	<b>Scroll No :</b>		

## AGREEMENT FOR SALE

**This AGREEMENT is made and entered into at Navi Mumbai on this 21<sup>st</sup> 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



दस्तावेज क्र. 22339/2022
4/20

*Manisha*

*Vivek Kumar*

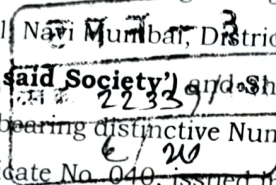
*Rashmi*



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. 3, KENDRIYA VIHAR CO-OPERATIVE HOUSING SOCIETY LTD, Plot No. 2, in

*Manisha*

*Manisha*  
*Rasth...*

Sector No. 38, at Nerul, Navi Mumbai, District Thane -Pin Code -400706.

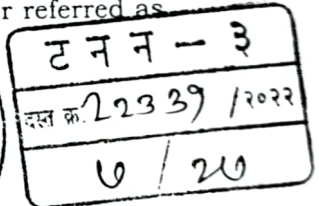
A Gift Deed dated 19/04/2017 made Between **MRS PRADNYA PRABHAKAR AMBIKE**, therein referred to as Donor of the One Part and **MS. MANISHA SINGH** therein referred to as the Donee of the other Part and the same has been registered with the Jt. Sub. Registrar, Thane-8 vide Document Serial No. 5159 dated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

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<sup>A</sup>. 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 as SAID SHARE CERTIFICATE)

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<sup>A</sup>. 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



*Manisha*

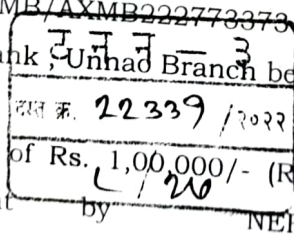
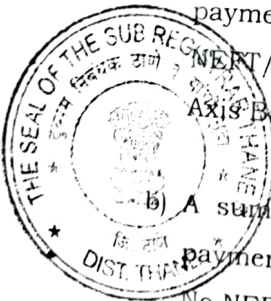
*Vivek Kumar  
Rashmi*

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).**
- 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  
Rashmi*

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, 3<sup>rd</sup> Floor, Admeasuring 41.806 Sq.**

**Meter Built Up Area** in the Building No. 3, KENDRIYA VIHAR CO- *Handwritten initials*

OPERATIVE HOUSING SOCIETY LTD, Plot No. 2, in Sector No. 38,

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



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सं. नं. 22339/2022
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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.**

*Handwritten signature: Anisha*

*Handwritten signature: Venu Venu*  
*Handwritten signature: Roshan*



SIGNED & DELIVERED by the

Within named the 'THE VENDOR/TRANSFEROR'

**MS. MANISHA SINGH**

*Manisha*

In the presence of:

1. AWADHESH NARAYAN

*Awadh*

2. *गणेश पं. ११*



SIGNED & DELIVERED by the

Within named the 'PURCHASERS/TRANSFEREES'

**MR. VIVEK KUMAR**

*Vivek*



**MRS. RASHMI KUMARI**

*Rashmi*

In the presence of:

1. AWADHESH NARAYAN

*Awadh*

2. *गणेश पं. ११*

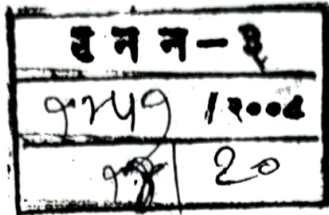


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दल क्र. १२३३१/२०२२
१३/२०

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  
Kendriya Vihar, Sector 38  
Nerul, Navi Mumbai



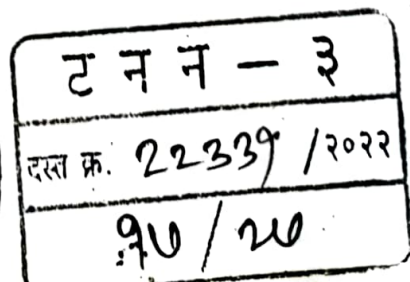
Sib: Possession letter of SHRI VISHWAMBHAR RAJARAM ARADHYE

Registration No. NBA0125

SHRI VISHWAMBHAR RAJARAM ARADHYE has been allotted a flat  
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  
handed over 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.



Please ensure that the following are handedover to the allottees:

- (a) Sketch of the exact dwelling unit showing dimensions.
- (b) Water supply layout plan of the dwelling unit.
- (c) Sewage layout plan of the dwelling unit.
- (d) Electrical layout plan of the dwelling unit.

त न न - ३
१२५१ / १००६
१५ / २०

One copy each of the above plans duly signed by you and the allottees should be forwarded to this office, alongwith handing/taking over certificate, for our records.

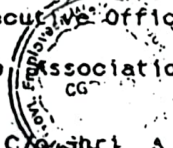
The allottee has authorised ----- to take over the above flat. For facilitating this, ----- has furnished the requisite 'Power of Attorney' copy of the same is enclosed. Accordingly, you are requested to hand over the above flat to ----- after getting proof of his/her identity.



Yours faithfully,

(N K Gadliwa)  
By Director (Admn)  
for Chief Executive Officer

1. Kendriya Vihar Apartment Ownership Association, Nerul.
2. Shri Vishwambar Rajaram Aradhye, C/O Shri A R Aradhye, NL-2/3/D-2, Sector-15, Nerul, Navi Mumbai, Dist-Thane, Pin:400706. (Allottee)



(Wherever applicable)

There is a shortfall of Rs.----- in the allottee's amount. The allottee is advised to effect this payment through a Draft drawn in favour of 'CEO, CGEWHO' payable at New Nerul to the Project Director at Nerul, before taking over possession of the flat.



त न न - ३
दस्ता क्र 22339 / २०२२
१५ / २०



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

टनन-३  
२२३७/१००८  
१३/१०

6th Floor, 'A' Wing,  
Janpath Bhavan, Janpath,  
New Delhi-110001  
Ph: 3717249, 3739722, 3355408  
Fax: 011-3717250

Registration No. NBA0126

Oct , 1996

HANDING/TAKING OVER CERTIFICATE

It is certified that SHRI VISHWAMBHAR RAJ...  
registered with CGEWHO has been allotted Plot no. ...  
Block 3 on Third floor under Nerul Housing  
Scheme.



The demised premises have been handed over to the  
beneficiary.

Handed over by

Handed over by

*Handwritten signature*  
17/11/96

Secretary on  
behalf of

*Handwritten signature: R. C. MALHOTRA*

Project Director  
Nerul

(R. C. MALHOTRA)  
LT. COL. (RETD).  
PROJECT DIRECTOR.

Inventory of items handed/taken over.



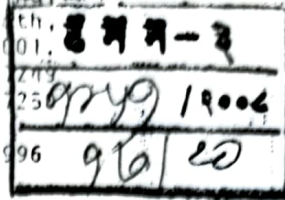
टनन-३  
दस्ता क्र. २२३३७/२०२२  
१२/२०



CENTRAL GOVERNMENT EMPLOYEES  
WELFARE HOUSING ORGANISATION

6th Floor, 'A' Wing,  
Janpath Bhavan, Janpath,  
New Delhi 110 001.

Ph: 371 2449  
371 25



No.A-502/1/149

October 1, 1996

TO WHOM IT MAY CONCERN

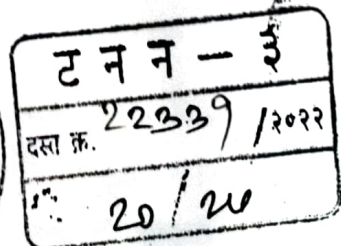
In terms of OM No. I/17015/1/91/H.III dated 4th September, 1991 issued by Ministry of Urban Development regarding Grant of House Building Advance to Central Government Employees for acquiring houses/flats under the self-financing Scheme of Central Govt. Employees Welfare Housing Organisation, it is hereby certified:

- (a) that the CGEWHO has the marketable title and in physical possession of 6.25 acres land in Sector 38, Nerul, Navi Mumbai without encumbrance, allotted to it by City Industrial Development Corporation of Maharashtra Limited.
- (b) that SHRI VISHWAMBHAR RAJARAM ARADHYE has been allotted a type 'A' dwelling unit under CGEWHO housing Scheme at Nerul, Navi Mumbai Registration No. N9A0149. A sum of Rs. 2,48,900/- has been received as payment of instalments.
- (c) that the dwelling unit so allotted shall be handed over on its completion to the allottee after receiving all the payments due, and fulfilling other terms and conditions under CGEWHO Rules.
- (d) The Government servant, if he/she desires, may create second mortgage of the same to HOUSING DEVELOPMENT FINANCE CORPORATION, as required by its rules and regulations.
- (e) There is no share certificate and/or agreement between CGEWHO and the beneficiary.



(N.K. Wadhwa)

Dy. Director (Admn.)  
for Chief Executive Officer





महानगरपालिका  
नावी मुंबई नगरपालिका  
प्लॉट नं. २, सेक्टर ३८, नरुल, नावी मुंबई - ४०० ६१४  
दफ्तार नं. १२३, १२४, १२५, १२६, १२७, १२८, १२९, १३०, १३१, १३२, १३३, १३४, १३५, १३६, १३७, १३८, १३९, १४०, १४१, १४२, १४३, १४४, १४५, १४६, १४७, १४८, १४९, १५०, १५१, १५२, १५३, १५४, १५५, १५६, १५७, १५८, १५९, १६०, १६१, १६२, १६३, १६४, १६५, १६६, १६७, १६८, १६९, १७०, १७१, १७२, १७३, १७४, १७५, १७६, १७७, १७८, १७९, १८०, १८१, १८२, १८३, १८४, १८५, १८६, १८७, १८८, १८९, १९०, १९१, १९२, १९३, १९४, १९५, १९६, १९७, १९८, १९९, २००, २०१, २०२, २०३, २०४, २०५, २०६, २०७, २०८, २०९, २१०, २११, २१२, २१३, २१४, २१५, २१६, २१७, २१८, २१९, २२०, २२१, २२२, २२३, २२४, २२५, २२६, २२७, २२८, २२९, २३०, २३१, २३२, २३३, २३४, २३५, २३६, २३७, २३८, २३९, २४०, २४१, २४२, २४३, २४४, २४५, २४६, २४७, २४८, २४९, २५०, २५१, २५२, २५३, २५४, २५५, २५६, २५७, २५८, २५९, २६०, २६१, २६२, २६३, २६४, २६५, २६६, २६७, २६८, २६९, २७०, २७१, २७२, २७३, २७४, २७५, २७६, २७७, २७८, २७९, २८०, २८१, २८२, २८३, २८४, २८५, २८६, २८७, २८८, २८९, २९०, २९१, २९२, २९३, २९४, २९५, २९६, २९७, २९८, २९९, ३००, ३०१, ३०२, ३०३, ३०४, ३०५, ३०६, ३०७, ३०८, ३०९, ३१०, ३११, ३१२, ३१३, ३१४, ३१५, ३१६, ३१७, ३१८, ३१९, ३२०, ३२१, ३२२, ३२३, ३२४, ३२५, ३२६, ३२७, ३२८, ३२९, ३३०, ३३१, ३३२, ३३३, ३३४, ३३५, ३३६, ३३७, ३३८, ३३९, ३४०, ३४१, ३४२, ३४३, ३४४, ३४५, ३४६, ३४७, ३४८, ३४९, ३५०, ३५१, ३५२, ३५३, ३५४, ३५५, ३५६, ३५७, ३५८, ३५९, ३६०, ३६१, ३६२, ३६३, ३६४, ३६५, ३६६, ३६७, ३६८, ३६९, ३७०, ३७१, ३७२, ३७३, ३७४, ३७५, ३७६, ३७७, ३७८, ३७९, ३८०, ३८१, ३८२, ३८३, ३८४, ३८५, ३८६, ३८७, ३८८, ३८९, ३९०, ३९१, ३९२, ३९३, ३९४, ३९५, ३९६, ३९७, ३९८, ३९९, ४००, ४०१, ४०२, ४०३, ४०४, ४०५, ४०६, ४०७, ४०८, ४०९, ४१०, ४११, ४१२, ४१३, ४१४, ४१५, ४१६, ४१७, ४१८, ४१९, ४२०, ४२१, ४२२, ४२३, ४२४, ४२५, ४२६, ४२७, ४२८, ४२९, ४३०, ४३१, ४३२, ४३३, ४३४, ४३५, ४३६, ४३७, ४३८, ४३९, ४४०, ४४१, ४४२, ४४३, ४४४, ४४५, ४४६, ४४७, ४४८, ४४९, ४५०, ४५१, ४५२, ४५३, ४५४, ४५५, ४५६, ४५७, ४५८, ४५९, ४६०, ४६१, ४६२, ४६३, ४६४, ४६५, ४६६, ४६७, ४६८, ४६९, ४७०, ४७१, ४७२, ४७३, ४७४, ४७५, ४७६, ४७७, ४७८, ४७९, ४८०, ४८१, ४८२, ४८३, ४८४, ४८५, ४८६, ४८७, ४८८, ४८९, ४९०, ४९१, ४९२, ४९३, ४९४, ४९५, ४९६, ४९७, ४९८, ४९९, ५००, ५०१, ५०२, ५०३, ५०४, ५०५, ५०६, ५०७, ५०८, ५०९, ५१०, ५११, ५१२, ५१३, ५१४, ५१५, ५१६, ५१७, ५१८, ५१९, ५२०, ५२१, ५२२, ५२३, ५२४, ५२५, ५२६, ५२७, ५२८, ५२९, ५३०, ५३१, ५३२, ५३३, ५३४, ५३५, ५३६, ५३७, ५३८, ५३९, ५४०, ५४१, ५४२, ५४३, ५४४, ५४५, ५४६, ५४७, ५४८, ५४९, ५५०, ५५१, ५५२, ५५३, ५५४, ५५५, ५५६, ५५७, ५५८, ५५९, ५६०, ५६१, ५६२, ५६३, ५६४, ५६५, ५६६, ५६७, ५६८, ५६९, ५७०, ५७१, ५७२, ५७३, ५७४, ५७५, ५७६, ५७७, ५७८, ५७९, ५८०, ५८१, ५८२, ५८३, ५८४, ५८५, ५८६, ५८७, ५८८, ५८९, ५९०, ५९१, ५९२, ५९३, ५९४, ५९५, ५९६, ५९७, ५९८, ५९९, ६००, ६०१, ६०२, ६०३, ६०४, ६०५, ६०६, ६०७, ६०८, ६०९, ६१०, ६११, ६१२, ६१३, ६१४, ६१५, ६१६, ६१७, ६१८, ६१९, ६२०, ६२१, ६२२, ६२३, ६२४, ६२५, ६२६, ६२७, ६२८, ६२९, ६३०, ६३१, ६३२, ६३३, ६३४, ६३५, ६३६, ६३७, ६३८, ६३९, ६४०, ६४१, ६४२, ६४३, ६४४, ६४५, ६४६, ६४७, ६४८, ६४९, ६५०, ६५१, ६५२, ६५३, ६५४, ६५५, ६५६, ६५७, ६५८, ६५९, ६६०, ६६१, ६६२, ६६३, ६६४, ६६५, ६६६, ६६७, ६६८, ६६९, ६७०, ६७१, ६७२, ६७३, ६७४, ६७५, ६७६, ६७७, ६७८, ६७९, ६८०, ६८१, ६८२, ६८३, ६८४, ६८५, ६८६, ६८७, ६८८, ६८९, ६९०, ६९१, ६९२, ६९३, ६९४, ६९५, ६९६, ६९७, ६९८, ६९९, ७००, ७०१, ७०२, ७०३, ७०४, ७०५, ७०६, ७०७, ७०८, ७०९, ७१०, ७११, ७१२, ७१३, ७१४, ७१५, ७१६, ७१७, ७१८, ७१९, ७२०, ७२१, ७२२, ७२३, ७२४, ७२५, ७२६, ७२७, ७२८, ७२९, ७३०, ७३१, ७३२, ७३३, ७३४, ७३५, ७३६, ७३७, ७३८, ७३९, ७४०, ७४१, ७४२, ७४३, ७४४, ७४५, ७४६, ७४७, ७४८, ७४९, ७५०, ७५१, ७५२, ७५३, ७५४, ७५५, ७५६, ७५७, ७५८, ७५९, ७६०, ७६१, ७६२, ७६३, ७६४, ७६५, ७६६, ७६७, ७६८, ७६९, ७७०, ७७१, ७७२, ७७३, ७७४, ७७५, ७७६, ७७७, ७७८, ७७९, ७८०, ७८१, ७८२, ७८३, ७८४, ७८५, ७८६, ७८७, ७८८, ७८९, ७९०, ७९१, ७९२, ७९३, ७९४, ७९५, ७९६, ७९७, ७९८, ७९९, ८००, ८०१, ८०२, ८०३, ८०४, ८०५, ८०६, ८०७, ८०८, ८०९, ८१०, ८११, ८१२, ८१३, ८१४, ८१५, ८१६, ८१७, ८१८, ८१९, ८२०, ८२१, ८२२, ८२३, ८२४, ८२५, ८२६, ८२७, ८२८, ८२९, ८३०, ८३१, ८३२, ८३३, ८३४, ८३५, ८३६, ८३७, ८३८, ८३९, ८४०, ८४१, ८४२, ८४३, ८४४, ८४५, ८४६, ८४७, ८४८, ८४९, ८५०, ८५१, ८५२, ८५३, ८५४, ८५५, ८५६, ८५७, ८५८, ८५९, ८६०, ८६१, ८६२, ८६३, ८६४, ८६५, ८६६, ८६७, ८६८, ८६९, ८७०, ८७१, ८७२, ८७३, ८७४, ८७५, ८७६, ८७७, ८७८, ८७९, ८८०, ८८१, ८८२, ८८३, ८८४, ८८५, ८८६, ८८७, ८८८, ८८९, ८९०, ८९१, ८९२, ८९३, ८९४, ८९५, ८९६, ८९७, ८९८, ८९९, ९००, ९०१, ९०२, ९०३, ९०४, ९०५, ९०६, ९०७, ९०८, ९०९, ९१०, ९११, ९१२, ९१३, ९१४, ९१५, ९१६, ९१७, ९१८, ९१९, ९२०, ९२१, ९२२, ९२३, ९२४, ९२५, ९२६, ९२७, ९२८, ९२९, ९३०, ९३१, ९३२, ९३३, ९३४, ९३५, ९३६, ९३७, ९३८, ९३९, ९४०, ९४१, ९४२, ९४३, ९४४, ९४५, ९४६, ९४७, ९४८, ९४९, ९५०, ९५१, ९५२, ९५३, ९५४, ९५५, ९५६, ९५७, ९५८, ९५९, ९६०, ९६१, ९६२, ९६३, ९६४, ९६५, ९६६, ९६७, ९६८, ९६९, ९७०, ९७१, ९७२, ९७३, ९७४, ९७५, ९७६, ९७७, ९७८, ९७९, ९८०, ९८१, ९८२, ९८३, ९८४, ९८५, ९८६, ९८७, ९८८, ९८९, ९९०, ९९१, ९९२, ९९३, ९९४, ९९५, ९९६, ९९७, ९९८, ९९९, १०००

Municipal Corporation  
1ST FLOOR, RELAXOR BLDG. C.P.O.  
NAVI MUMBAI - 400 614  
TEL. NO. : 257 17 33, 257 17 28  
257 25 91  
FAX : 257 37 85

टनन - ६  
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२०१७

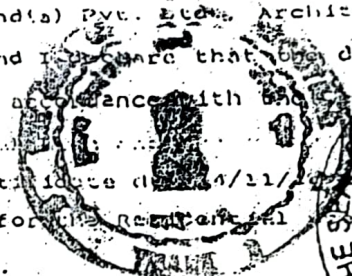
NO.: NMHC/TPO/OC/

Date : 20/9/1996

११५७  
१३/२०

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential building (BUA 24997.45 SQ.M.) completed by the owner M/s. Central Government Employees Welfare Housing Organisation on Plot No. 2, Sector 38, Nerul, Navi Mumbai completed on 30/06/1996 under the supervision of M/s. Consulting Engineering Services (India) Pvt. Ltd. Architect has been inspected on 4/9/1996 and I declare that the development has been carried out in accordance with the provisions of the Development Control Regulations, Navi Mumbai. In the Commencement Certificate dated 4/11/1996 the development is fit for residential use and all the conditions specified therein have been carried out.



TOWN PLANNING COMMISSION  
B. H. H. E. C.



१२/१९

टनन  
२२  
२९





**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

(CIN - U99999 MH 1978 SOC - 014574)

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Mumbai - 400 021  
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: 00-91-22-2202 2509

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PHONE: 00-91-22-6771 8100  
FAX : 00-91-22-6791 8166

CFC-22127

Date :

9/11/2017

No.

No. CIDCO/M (TS-II)/AEO(IV)/2017/ 755

To,

Secretary / Chairman,  
M/s. KENDRIYA VIHAR CHS LTD.  
Plot No. 02, Sector-38,  
Nerul, Navi Mumbai.

Sub: Permission to transfer share of 01(One) member way of Gift Deed in respect  
Of Flat No-A-3/48, Plot No.02, Sector- 38, Nerul, Navi Mumbai.

Ref: Your CFC application No. 22127 dated 23/10/2017.

Sr,

As you have paid Rs. 5,000/- (+IGST @ 18% = 900/-) = 5900/- towards the administrative charges to our Corporation and submitted copy of the Gift Deed dated 19/04/2017 registered Under Sr. No. TNN-8-5159-2017 date 19/04/2017 with the Sub registrar, Thane-08 with the copy of your Society resolution regarding transfer of the said flat. We have taken note of change of share as under, subject to the conditions incorporated in the Agreement to Lease and provisions of New Bombay Disposal of Lands Regulation 1975 and with amendment, 2008.

Name of Donor	Name of Donee	Flat No.
MRS.PRADNYA PRABHAKAR AMBIKE	MS.MANISHA SINGH	A-3/48

Subsequent to this, if any disputes arise among the family member / outsiders with respect to this property, the transferee will be exclusively held responsible for the consequences, if any. The others terms and conditions of the indenture of Lease dt. 8/03/1993 between Society and our Corporation remain unchanged.

Thanking you,

Yours faithfully,

Asst. Estate Officer(IV)  
Asst. Estate Officer  
CIDCO Ltd., CIDCO Bhawan,  
Navi Mumbai - 400 614

**KENDRIYA VIHAR CHS. LTD.**  
**RECEIVED**  
 INWARD No. 580  
 DATE 12/11/17 TIME 10:30 AM  
 SIGN. [Signature]

In case of any corruption related complaints, please visit :  
cidco.maharashtra.gov.in / CIDCO VIGILANCE MODULE NEW / User Login



अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	दयाचित्र	अंगठ्याचा टप्पा
1	नाव: मनीषा मिह - पत्ता: फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. - मदनिका क्र-ग-4/3/2, अन्वजनडा मि गज गज मि, मेक्टर नं-19ग, नेरळ, पूर्व, नवी मुंबई, महाराष्ट्र, ठाणे. पिन नंबर: AZGPS1554G	विहून घेणार वय -51 स्वाक्षरी - <i>Manish</i>		
2	नाव: विवेक कुमार - पत्ता: फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. - मदनिका क्र-ग 3/48, केंद्रीय विहार ई। भाई जवळ निवृद्धम, नेरळ, नवी मुंबई, महाराष्ट्र, THANE. पिन नंबर: AKHPP9617K	विहून घेणार वय -45 स्वाक्षरी - <i>Vivek</i>		
3	नाव: रश्मी कुमारी - पत्ता: फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. - मदनिका क्र-ग 3/48, केंद्रीय विहार ई। भाई जवळ निवृद्धम, नेरळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन नंबर: DPOPK1188B	विहून घेणार वय -43 स्वाक्षरी - <i>Rashmi</i>		

वरील दस्तगवेज करून देणार नथाकथीत करणांनामा चा दस्त गवेज करून दिल्याचे कबुल करतात.  
 शिक्का क्र.3 ची वेळ: 21 / 12 / 2022 09 : 46 : 43 AM

ओळख:-  
 खालील इमम असे निवेदीत करतात की ते दस्तगवेज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	दयाचित्र	अंगठ्याचा टप्पा
1	नाव:- गणेश पुजारी वय: 52 पत्ता.सं. 5 गेगेनी नवी मुंबई पिन कोड: 400708	<i>गणेश</i> 	
2	नाव:- अरधंध नागयण वय: 51 पत्ता.सं. 50 नेरळ नवी मुंबई पिन कोड: 400706	<i>Arundhan</i> स्वाक्षरी 	

शिक्का क्र.4 ची वेळ: 21 / 12 / 2022 09 : 47 : 25 AM

*Manish*  
 श्री जी पी खोत  
 Joint Sub Registrar Thane 3  
**सह दायम निर्बंधक वर्ग - २**  
 Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MR VIVEK KUMAR	eSBTR/Simple Receipt	69103332022121951745	MH012408280202223R	372000.00	SD	0006184230202223	21/12/2022
2		DHC		2112202200457	540	RF	2112202200457D	21/12/2022
3	MR VIVEK KUMAR	eSBTR/Simple Receipt		MH012408280202223R	30000	RF	0006184230202223	21/12/2022

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



Know Your Rights as Registrants

22331 /2022

1. Verify Scanned Document for correctness through thumbprint (4 pages on a side) printout after scanning.  
 2. Get print immediately after registration.  
 For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)



सूची क्र.2

10/02/2023

अध्यय निबंधक : सह दु.नि. ठाणे 3

दस्तावेज क्रमांक : 2602/2023

नोंदणी

Page:63m

मावाचे नाव : नेरुळ

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	6200000
(3) बाजारभावा(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4949830.4
(4) धू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :; इतर माहिती: विभाग क्रं-26/302...सदनिका क्रं-48,3 म मजला,बिल्डींग नं-ए -3,केंद्रीय विहार को ऑप ही सोमा नि,प्लॉट नं-2,सेक्टर नं-38,नेरुळ,नवी मुंबई,क्षेत्र-41.806 चौ मी बिल्टअप..दस्त क्रमांक ट न न 3 22331/2022 दिनांक 21/12/2022 ( Plot Number : 2 ; ) )
(5) क्षेत्रफळ	1) 41.806 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मनीषा सिंह -- वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्रं-ए-4/3/2 , अलकनंदा सि एच एस लि , सेक्टर नं-19ए, नेरुळ , पुर्व, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AZGPS1554G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विवेक कुमार -- वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्रं-ए 3/48,केंद्रीय विहार,डी मार्ट जवळ सिवूडस,,नेरुळ,नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AKHPP9617K 2): नाव:-रश्मी कुमारी -- वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्रं-ए 3/48,केंद्रीय विहार,डी मार्ट जवळ सिवूडस,,नेरुळ,नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-DPOPK1188B
(9) दस्तऐवज करून दिल्याचा दिनांक	10/02/2023
(10) दस्त नोंदणी केल्याचा दिनांक	10/02/2023
(11) अनुक्रमांक,खंड व पृष्ठ	2602/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाने तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



म. प्र. उ. नं. २६०२/२०२३  
मुद्रांक निबंधक कार्यालय  
ठाणे

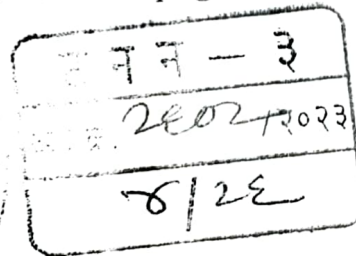
**DEED OF ASSIGNMENT / CONVEYANCE DEED**

**This DEED OF ASSIGNMENT is made and entered into at Navi Mumbai on this 10th day of February, 2023.**

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 ASSIGNOR/TRANSFEROR**" (which expression shall unless it be Repugnant to

*Manisha*

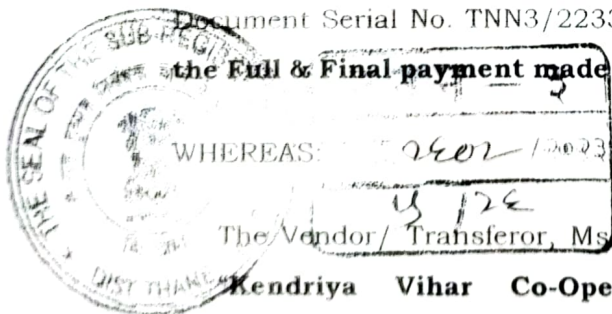


*Manisha*  
*Roshan*

shall be deemed to mean and include her (and assigns) of the **ONE PART**

**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 Bafakhana, Udaiganj Lucknow G.P.O., Lucknow, Uttar Pradesh-226001 hereinafter for brevity's sake called and referred to as the "**THE ASSIGNEES/TRANSFEREES**" (Which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators and assigns) of the **OTHER PART**.

This Document is pertaining to the earlier document, Agreement for sale Dated. 21/12/2022 made between the above mentioned Parties in respect of 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, admeasuring 41.806 Sq. Meter Built Up Area, registered on 21/12/2022 at the Jt. Sub. Registrar, Thane-3 vide Document Serial No. TNN3/22331/2022. Now this is to confirm the Full & Final payment made by the Assignees to the Assignor



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

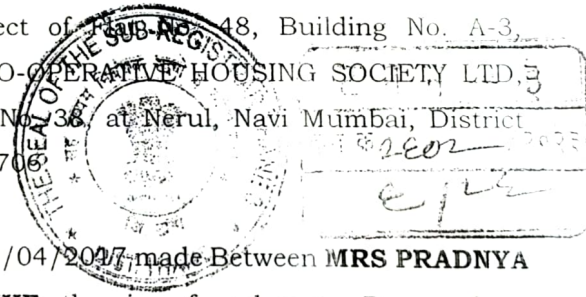
*Manisha*

*Manisha*  
*Rashmi*

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. A-3, 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. 33, 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 Sector No. 33, at Nerul, Navi Mumbai, District Thane -Pin Code -400706**



A Gift Deed dated 19/04/2017 made Between **MRS PRADNYA PRABHAKAR AMBIKE**, 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-

*Manisha*

*Manisha  
Pradnya*



OPERATIVE HOUSING SOCIETY LTD, Plot No. 2, in Sector No. 38, at Nerul, Navi Mumbai, District Thane - Pin Code -400706.

AND WHEREAS,

The Assignor /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 as SAID SHARE CERTIFICATE)

AND WHEREAS:

The Assignor/Transferor, **MS. MANISHA SINGH** and Assignees/Transferees, **MR. VIVEK KUMAR & MRS. RASHMI KUMARI** have entered into **Agreement for Sale** Dated 21/12/2022 in respect of 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, admeasuring 41.806 Sq. Meter Built Up Area** and paid full stamp duty and the same has been registered on **21/12/2022** at the Jt. Sub. Registrar, **Thane-3** vide Document Serial No. **TNN3-22331-2022**.

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

The Assignor /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. A-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



*Manisha*

*Vivek Kumar*  
*Rashmi Kumar*

taxes and other liabilities whatsoever in respect of the said Flat upto the concerned Authorities till date. In the event of any amount due not being legally recoverable from the Assignees/ Transferees in future, the Assignor/Transferor shall reimburse or pay the same to the Assignees/ Transferees.

9) The Assignor/Transferor covenant with both the Assignees/ Transferees that the Assignees shall henceforth quietly and peacefully hold, possess and occupy and enjoy the said Flat premises forever without any hindrance, denial, demand, interruption, eviction, claim or demand by the Assignor / Transferor or any other person or persons lawfully or equitably claiming through under or in trust for the Assignor/Transferor.

10) The Assignor/Transferor shall at all times thereafter at the request and cost of both the Assignees/ Transferees execute any document or documents as the Assignees/ Transferees may require for perfectly assuring unto and to the Assignees/ Transferees all the rights, title, Shares and interest into upon the said Flat.

11) The both Assignees/ Transferees shall become the Members of the Society and shall abide by the Rules, Regulations and Bye-Laws of the said Society on admission as a Members thereof and shall pay all contributions and dues in respect of the said Flat.

### SCHEDULE OF THE PROPERTY

**FLAT PREMISES No. 48, 3<sup>rd</sup> Floor, admeasuring 41.806 Sq. Meter**

**Built Up Area** in the Building No. A-3, **KENDRIYA VIHAR CO-**

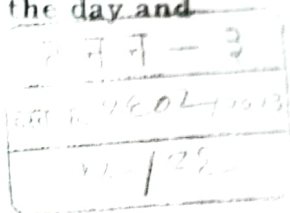
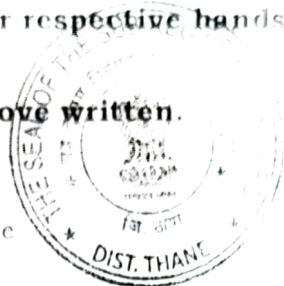
*Manisha*

*Rashmi*

OPERATIVE HOUSING SOCIETY LTD, Plot No. 10, Sector No. 38,

Nerul, Navi Mumbai, District Thane, Pin Code: 401 006.

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



SIGNED & DELIVERED by the

Within named the 'ASSIGNOR/TRANSFEROR'

**MS. MANISHA SINGH**

*Manisha*



In the presence of:

1. Ganesh Pijay G-11
2. *[Signature]*

SIGNED & DELIVERED by the

Within named the 'ASSIGNEES/TRANSFEREES'

**MR. VIVEK KUMAR**

*Vivek*



**MRS. RASHMI KUMARI**

*Rashmi*



In the presence of:

1. Ganesh Pijay G-11
2. *[Signature]*

SHARE CERTIFICATE

KENDRIYA VIHAR CO-OPERATIVE HOUSING SOCIETY LTD.



REGD. NO. NBOM/CIDCO/HSG. (OH)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 Registration No. NBA 126

Sr. 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 has been paid.

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

This 14<sup>th</sup> day of November 1999

*[Signature]*  
Chairman

*[Signature]*  
Joint Secretary

*[Signature]*  
Joint Secretary

