



3/02/2015

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 9

दस्त क्रमांक : 862/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) ऐरोली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1800000 /
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	950000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन :, इतर माहिती: अपार्टमेंट नं-SS-I/P-225, सेक्टर-4 ऐरोली नवी मुंबई((SECTOR NUMBER : 4 ;))
(5) क्षेत्रफळ	1) 14.39 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:-सत्यभामा आर विश्वकर्मा वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: सेक्टर-4 ऐरोली नवी मुंबई, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:- AIMPV7969B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-चंद्रभुषण शिवमोहन मिश्रा वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: सेक्टर-5 ऐरोली नवी मुंबई, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:- AREPM7168E 2): नाव:-कुसुम चंद्रभुषण मिश्रा वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: सेक्टर-5 ऐरोली नवी मुंबई, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:- BSAPM0935K
(9) दस्तऐवज करून दिल्याचा दिनांक	03/02/2015
(10) दस्त नोंदणी केल्याचा दिनांक	03/02/2015
(11) अनुक्रमांक, खंड व पृष्ठ	862/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	108000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	18000
(14) शेरा	

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बैंक व कोषागार पावती

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: PNB/THANE (W) (1144)

Pmt Txn id : 030215M312904

Pmt DtTime : 03-02-2015@12:49:18

ChallanIdNo: 03006172015020250286

District : 1201/THANE

14025693102544

Stationery No: 14025693102544

Print DtTime: 03-02-2015@15:20:58

GRAS GRN : MH005555217201415S

Office Name : IGR121/THANE NO 9 JOINT

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps SoS

StDuty Amt : R 1,08,000/- (Rs One, Zero Eight, Zero Zero Zero only)

RgnFee Schm:

RgnFee Amt :

Article : E25/Agreement to sale/Transfer/Assignment

Prop Mvblty: Immovable

Consideration: R 18,00,000/

Prop Descr : APT NO SS-I, P-225, SECTOR-4, AIROLINAVIMUMBAI, Maharashtra

ट न न - ९

दस्त क्र. १६२ /२०१५

१/२२

Duty Payer: (PAN-AREPM7168E) CHANDRABHUSHAN SHIVMOHAN MISHRA

Other Party: (PAN-AIMPV7969B) SATYABHAMA R VISHWAKARMA

SANDIP SARKAR

Bank official1 Name & Signature

Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

सत्यभामा विश्वकर्मा

[Signature]

कुसुम मिश्रा





e-Stamp [Simple Receipt] Offline Payment Receipt

Branch Name	: THANE (W) (1144)	GRAS GRN	: MH005555313201415R
Challan Number	: MBST02021550294	Bank Txn ID	: 030215M313618
PaymentDate	: 03/02/2015 12:49:56 PM	Office Name	: IGR121-THANE NO 9 JOINT SUB REGISTRAR
District	: 1201-THANE		
Registration Fees Amount			: 0030063301-70
Total Amount	: 18000.00		: 18000.00

Duty Payer Name	: CHANDRABHUSHAN SHIVMOHAN MISHRA	Duty Payer ID	: PAN-AREPM7168E
Duty Payer Mob No	: +91-9820862956		
Article Code	: B25-Agreement to sale/Transfer/Assignment		
Movability	: Immovable	Consideration Amount	: 1800000.00
Prop Descr	: APT NO SS-I, P-225, SECTOR-4 , AIROLI, NAVI , MUMBAI, Maharashtra 400708		
Property Area	: 14.39 Sq.Meter		
Other Party Name	: SATYABHAMA R. VISHWAKARMA	Other Party ID	: PAN-AIMPV7969B

Print Reciept

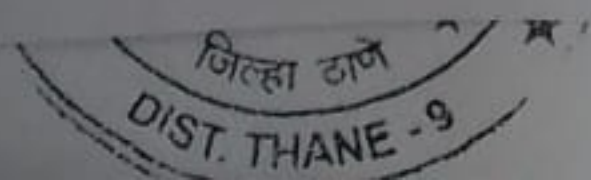
सत्य भामा विश्वकर्मा

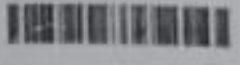


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कुसुम मिश्रा

तज्ज - ९
दस्ता क्र. ८६२ / २०१५
3/22





Tuesday, February 03, 2015
5:25 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 904 दिनांक: 03/02/2015

गावाचे नाव: ऐरोली

दस्तऐवजाचा अनुक्रमांक: टनन9-862-2015

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: चंद्रभुषण शिवमोहन मिश्रा

नोंदणी फी रु. 18000.00

दस्त हाताळणी फी रु. 440.00

पृष्ठांची संख्या: 22

एकूण: रु. 18440.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 5:34 PM ह्या वेळेस मिळाले

Sub Registrar Thane 9

सह दुय्यम निबंधक वर्ग २ ठाणे क्र ९

मोबदला: रु. 1800000/-

बाजार मूल्य: रु. 950000 /-

भरलेले मुद्रांक शुल्क :

रु. 108000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 18000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005555313201415R दिनांक: 03/02/2015

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु 440/-

मुळ दस्त व स्कॅन्ड प्रिंट मिळाली

सही-

1) MR.CHANDRABHUSHAN SHIVMOHAN MISHRA, age 48 years, PAN No.AREPM7168E, & 2) MRS.KUSUM CHANDRABHUSHAN MISHRA, age 45 years, PAN No.BSAPM0935K, Indian Inhabitant, both residing at AL-6, Building No.13, Room No.10, Vanrai Apartments, Sector-5, Airoli, Navi Mumbai - 400708, hereinafter for brevity's sake called and referred to as 'PURCHASERS' (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and permitted assigns) of the OTHER PART.

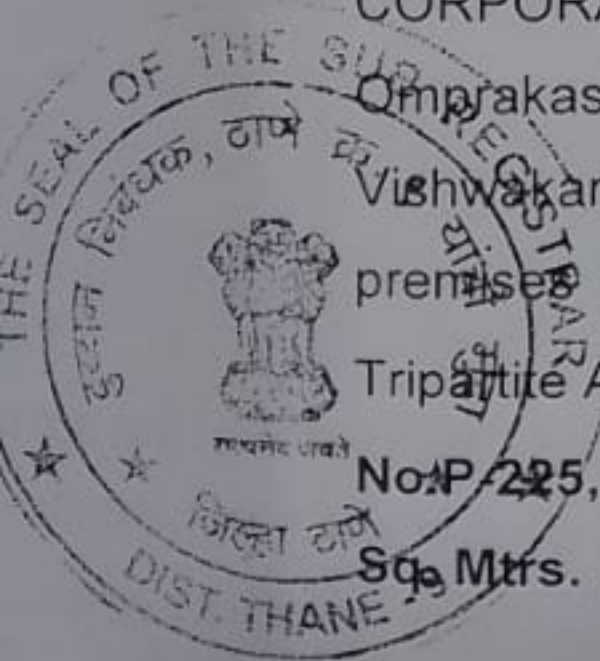
WHEREAS :

By a Agreement to Hire Purchase dated : 3rd July, 1987, made and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARAHSTRA LTD., and one Mr. Omprakash B. Sharma, the said Corporation allotted and handed over to Mr. Omprakash B. Sharma, the physical possession of the following Apartment bearing No. Type : **SS-I, Tenement No.P-225, Sector-4, Airoli, Navi Mumbai, Admeasuring about 14.39 Sq. Mtrs.**, (hereinafter referred to as 'THE SAID PREMISES').

ट न न - १
दस्त क्र. १६२ १०११
७/२२

AND WHEREAS :

By a Tripartite Agreement dated : 30th November, 2012, made and entered into between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARAHSTRA LTD., of the one part and Mr. Omprakash B. Sharma of the second part and Smt.Satyabhama R. Vishwakarma of the third part, the said Corporation transferred the said premises to Smt.Satyabhama R. Vishwakarma through CIDCO's Tripartite Agreement, the Apartment bearing No. **Type : SS-I, Tenement No.P-225, Sector-4, Airoli, Navi Mumbai, Admeasuring about 14.39 Sq. Mtrs.**



सात्यभामा विश्वकर्मा

कुसुम मिश्रा

AGREEMENT FOR SALE

टनन - ९
दस्तावेज क्र. ६६२ / २०१५
५/२२

THIS AGREEMENT FOR SALE is made and entered into at Navi Mumbai on this 3rd day of ~~January~~ ^{FEB}, 2015, BETWEEN SMT.SATYABHAMA R. VISHWAKARMA, aged 40 years, PAN No.AIMPV7969B, Indian Inhabitant, residing at Apartment Type : SS-I, Room No.P-225, Sector-4, Airoli, Navi Mumbai - 400708, hereinafter for brevity's sake called and referred to as 'VENDOR' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns), of the ONE PART

AND

सत्यभाषा विश्वकर्मा

[Signature]



कुसुम मिश्रा

.....2

टनन-९
दस्त क्र ४९०/२०१२
पाने ६/३३

THIS DEED OF APARTMENT made at Airoli ~~G. B. D., Belapur, Navi Mumbai,~~
 this 30th day of NOV 2012 Two Thousand Twelve
 between THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
 OF MAHARASHTRA LIMITED, a company incorporated under the
 Companies Act, 1956, having its registered office at 2nd floor, "Nirmal",
 Nariman Point, Mumbai - 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 Shri/Smt. Satyabhama R. Vishwakarma
SS-I/P-225 sector-4,
Airoli, Navi Mumbai.

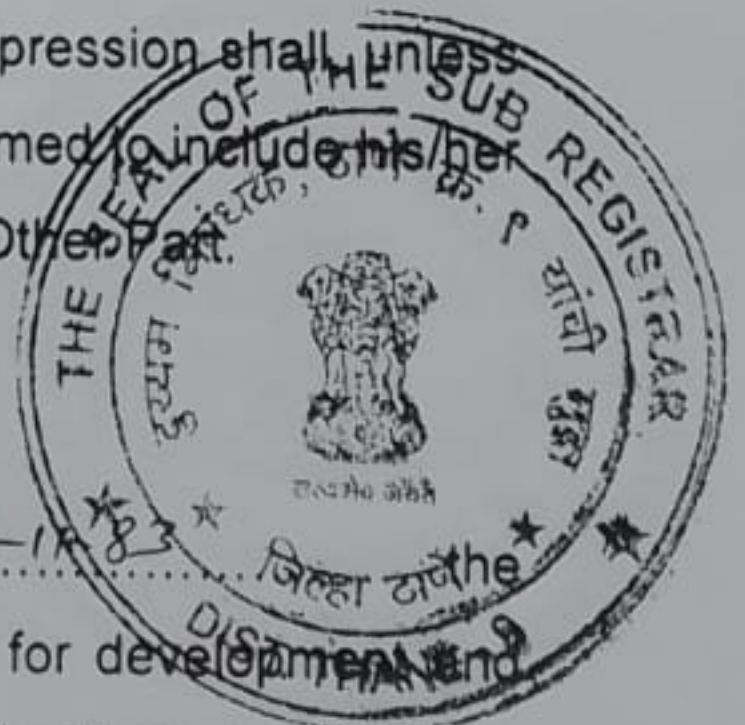
of
 hereinafter called "The Apartment Owner" (which expression shall unless
 repugnant to the context or meaning thereof, be deemed to include his/her
 heirs, executors, administrators and assigns) of the Other Part.

WHEREAS:

1. By his Order No. Rev/Desk-1/E/1607 dated 9-11-83 जिल्हा ठाणे
 Collector of THANE vested in the Corporation for development and
 disposal inter alia, a piece or parcel of land situated at Village
Chincholi Tahsil - THANE, Dist.- THANE bearing Gat or Survey
 No. 45/3 pt. admeasuring 7813.0
 Square Meters or thereabouts being Plot No. 8 in Sector- 4
 at Airoli and more particularly described in the first
 schedule hereunder written (hereinafter referred to as the said land.)

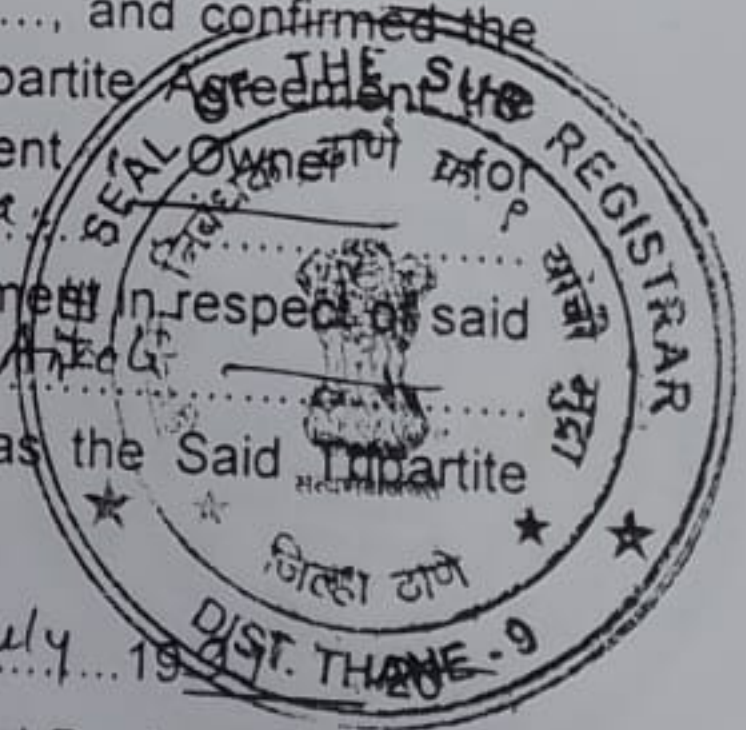
Mendave
 ESTATE OFFICER
 CIDCO LTD.
 Navi Mumbai.

सत्यभामा विश्वकर्मा



2. The Corporation obtained possession of the said land and constructed thereon SS type building No. P-13 to P-243 each of ground and SS upper floors such building being designated as "Condominium SS type building No. 13 to 243" (hereinafter referred to as "The Said Building") of which the Corporation is the owner.
3. By an Agreement to ^{H.P} Sale made on 3rd day of July 1987 (hereinafter referred to as the "Said Agreement") between the Corporation of One Part and Shri/Smt. Omprakash B. Sharma of the Other Part the Corporation has agreed to sell to Shri/Smt. Omprakash B. Sharma an Apartment No. SS-I/P-225 on the 9th floor of the building in Sector-4, Node - Airoli, 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 and at or for the price of Rs. 5597/- (Rupees five thousand five hundred and seven only) to be paid by Shri/Smt. Omprakash B. Sharma to the Corporation by installment at the times and in the manner therein provided. And in pursuance of the said Agreement to Sale the Apartment Owner paid on 30th day of March 1984 Rs. 200/- (Rupees Two hundred only) only) being the earnest money.
- By an Tripartite Agreement made at Airoli on 30th Nov 2012 between the Corporation of One Part, Shri. Omprakash B. Sharma of the Second Part and the Apartment Owner of the Third Part, Shri/Smt. Satyabhama R. Vishwakarma relinquished and released all his rights, interest, title, claims or demand whatsoever in the Said Agreement in respect of said Apartment No. P-225, Sector-4, Node - Airoli, and confirmed the same upon the Apartment Owner. By this Tripartite Agreement the Corporation substituted the Apartment Owner Shri/Smt. Satyabhama R. Vishwakarma and further agreed to execute the Deed of Apartment in respect of said Apartment No. P-225, Sector-4, Node - Airoli with the Apartment Owner (hereinafter called as the Said Tripartite Agreement).
4. The corporation Executed on the 28th day of July 1987 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)

दस्तावेज क्र.	733
दिनांक	28/07/2012
पाने	733



Mandave
ESTATE OFFICER
CIDCO LTD.
Navi Mumbai.

सत्यभामा विश्वाकर्मा

मूल्यांकन पत्रक बां

Monday, December 3, 2012
3:49:31PM

2012

ठाणे

153-गावाचे नाव : एैरोली (नवी मुंबई महानगरपालिका)

1/26-एैरोली नोड सेक्टर नंबर 4एच

Navi Mumbai/Thane

इतर -

मूल्य दर तक्त्यानुसार जमिनीचा दर

	निवासी सदन	कार्य	दुकान	औद्योग
मीटर दर	45000.00	56500.00	67500.00	56500.00

मिळकतीचे क्षेत्र	14.39	वांधकामाचे व	1-आर सी सी
मिळकतीचा वा	निवासी सदनिका	उद्वाहन सुव	-
मिळकतीचा प्र	वांधीव	वांधकामाचा	
मिळकतीचे वय	21 to 30 वर्षे	दर मजला	Ground Floor/Stilt Floor

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार) * मजला निहाय घट/वाढ

= (45000.00 * 70 / 100) * (100.00 / 100)

= 31500.00

मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र

= 31500.00 * 14.39

= 453285.00

ट न न - ९
दस्त क्र ४९८० / २०१२
पाने १ / ३३

= अंतिम मूल्य दर + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या

= A + B + C + D + E + F + G + H

= 453,285.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00

= 453,285.00 /-





नवी मुंबई
महानगरपालिका

पहिला माळा, बेलापुर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.

दूरध्वनी क्र : ७५७ १७ ३३, ७५७ १७ २८
७५७ २५ ९९
७५७ ३७ ८५

फॅक्स :

Navi Mumbai
Municipal Corporation

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.
NAVI MUMBAI - 400 614.

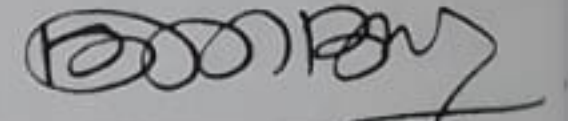
TEL. No. : 757 17 33, 757 17 28
757 25 91

FAX : 757 37 85

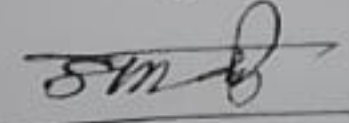
जा.क्र./नमुंमपा/नरवि/१९८०
दि.१३ /०६/२०००.

" भोगवटा प्रमाणपत्र "

सोयीसह सेवा योजना अंतर्गत नवी मुंबईतील ऐरोली नोडमधील युनिट नं. एस.एस. १/पी-२२५, सेक्टर-४, ऐरोली मधील आपण केलेले एकूण बांधकाम दि. २९/०५/२००० रोजी तपासले, सदरहू युनिट मधील बांधकाम हे विभागाच्या साठी राज्य शासनाने मंजूर केलेल्या " विशेष विकास विषयक नियमानुसार " असल्याने हा निवासी/वसाहतीचा दाखला तब्बजल्याचे एकूण बांधकामाचे क्षेत्रफळ १४.३९ चौ.मी. करिता या पत्रान्वये देण्यात येत आहे.



नगर रचनाकार
नवी मुंबई महानगरपालिका



and C (Bye-laws) attached thereto, has been registered in the Office of the Sub-Registrar of Assurances At- Thane on the 2nd day of Aug 1991/20, under Serial No. P- 6523 in the Register of Declarations and Deed of Apartments under the said Act, a true copy whereof has been filed with the CE MHADA on the 5th day of Aug 1991 20

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 28th day of Feb 1992 made between the Corporation of the One Part and -

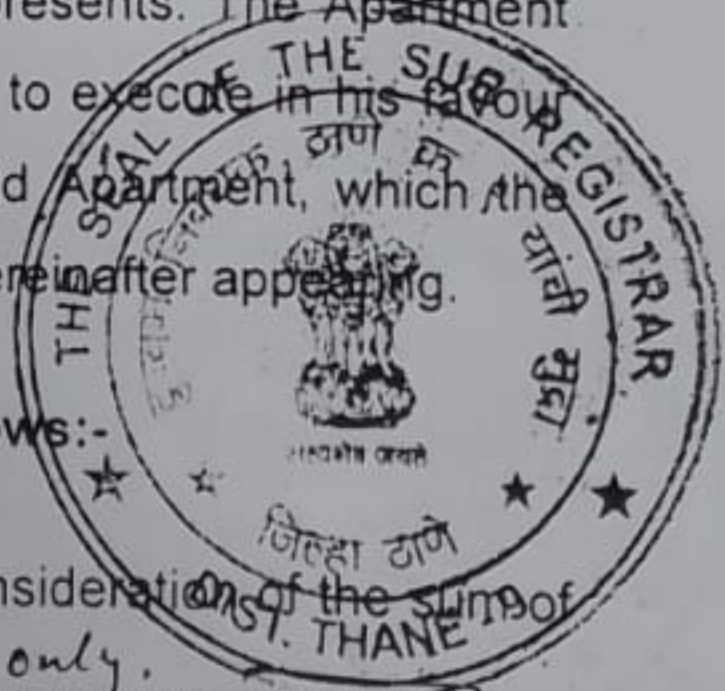
(1) Shri/Smt. Patikond N.B.
SS-3/P-29 and

(2) CITY AND INDUSTRIAL DEVELOPEMNT 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 मैमन - ९ Corporation under the Said Act, and more particularly described in the दस्त क्र ४२० / २०९२ schedule to the said Indenture of Lease for a term of 60 years on the पाने ९० / ३३ Terms and Conditions therein mentioned.

7. Shri. Omprakash B. Sharma. has paid to the Corporation the entire amount viz. Rs. 5597/- (Rupees Five thousand five hundred only) as the sale price at or before the execution of the presents. The Apartment Owner has now requested to the Corporation to execute in his favour and 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. 200/- (Rupees Two hundred only) only) paid on or about the 30th day of Month 1984 as earnest money as aforesaid and the



Mendave
ESTATE OFFICER
CICCO LTD.
Navi Mumbai.

सत्यमेव जयते

2. HUDCO Loan instalment for the month of occupation	:	Rs. 53.50
3. Documentation fee.	:	Rs. 101.00
4. Service charges for the month of occupation	:	Rs. 100.00
5. Water deposit	:	Rs. 9.00
6. Security deposit for 3 months service charges	:	Rs. 150.00
	:	Rs. 27.00
Total	:	Rs- 601.00

Payment as indicated at A & B above are required to be made by separate demand drafts drawn on CIDCO Ltd. in our office at CBD-Belapur from 10.00 am to 1.00 pm and 2.00 pm to 2.30 pm on or before _____.

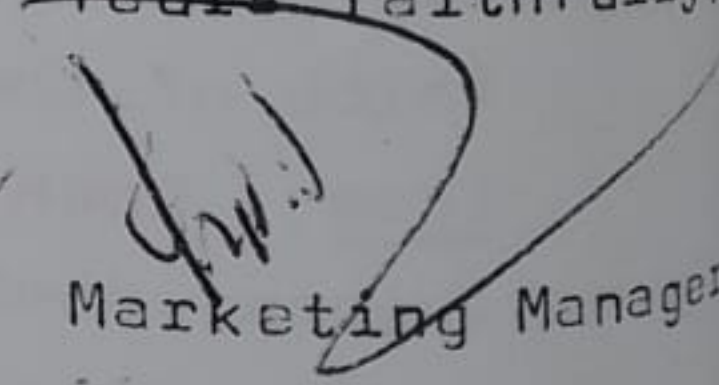
The sites and services units are ready for possession. Possession will be given after receiving the payment as indicated under para 2A & B above and on execution of agreement to sell.

You will have to pay such monthly service charges as indicated at Col.5 under Misc. deposits in para 2 above as also monthly instalment of HUDCO loan from the month of occupation.

You will have to take electric connection in the tenement allotted to you from the MSEB and to pay the energy charges to them as per their bills.

Thanking you,

Yours faithfully,


Marketing Manager

c.c. to EO/CUC for information and necessary action please.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

CIDCO Bhavan,
Gr. floor, CBD,
New Bombay-400 614

Dt. 3/1/88

No. CIDCO:MM:SS-1/Airoli/1210

Ompakash B. Sharmas
of Sharmas & Borois
Timber Mang Turbhe
Store Thana Bel. Rd.
Turbhe.

Sub : Allotment SS-1 type tenement at Airoli on Hire Purchase Term.

Sir/Madam,

In consideration of your application, we are pleased to allot you the below noted SS-1 type unit on Hire Purchase Term.

Type SS-1 Sector 4 Row No. 9 Unit No. 225

Other details are as follows :

1. Plot area	: 21.00 m ²
2. Built-up area	: 14.39 m ²
3. Price of the tenement	: Rs. 5597/-
4. Loan admissible	: Rs. 2783/-
5. Construction loan admissible	: Rs. 2000/-
6. Buyers' contribution	: Rs. 814/-
7. Period of repayment	: 20 years
8. Amount of monthly instalment	: Rs. 53.50

2(A) You are required to make the payment as detailed below -

Price of the tenement	: Rs. 5597/-
Less : Loan admissible	: Rs. 4783/-
Buyers' contribution already paid	: Rs. 814/-
Less : Already paid	: Rs. <u>814</u>
	<hr/>
	Rs. <u> </u>

Balance payment

(B) Misc. Deposits

1. Security deposit for 3 monthly equated instalments of Hire Purchase (No interest is payable on this deposit) : Rs. 160.50

P.T.O.