

ई गृहनिर्माण व क्षेत्रविकास मंडळ  
(माडाचा घटक)



RAJ HOUSING AND  
DEVELOPMENT BOARD  
(MHADA UNIT)



जा.क. उ. मु. (पण.) मु. म. / सेक्टर-२०१७ / संकेत क्र. २४९ / संदर्भ-१५१/कार्य-१४४-६४९५ / ४४९० / २०२०  
दिनांक: २९ / १२ / २०२०

ताबापत्र तथा ताबा पावती

(Possession Letter Cum Possession Receipt)

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळाच्या योजना क्र. २४९, Charkop Kandivali(W), Sector-८ येथील इमारत क्रमांक गाळा क्र. Plot No. ३०१९१०४ चा ताबा श्री. श्रीमती कु. MS Minakshi Vitthal Shetty & Mr. Shailendra Prabhakar Ajila यांनी घेण्यास परवानगी देण्यात येत आहे.

सदरहू गाळ्यामध्ये आपल्या व्यतिरिक्त अन्य व्यक्ती राहत असल्याचे आढळल्यास अथवा सदर मंडळामुळे गृहनिर्माण व क्षेत्रविकास मंडळाच्या परवानगी शिवाय हस्तांतरित किंवा विक्री केल्याचे आढळल्यास गाळ्याचे कड्यात येईल, तसेच गाळ्यात राहणाऱ्या अनधिकृत व्यक्तीला निष्कासित करण्यात येवून गाळ्याचा ताबा घेण्यात येईल.

विज वितरण कंपनीने मूळ गाळा वितरण पत्र, गाळ्याची ताबा पावती व वीज देयक यांची तपासणी करून, वितरित करण्यात येईल. गाळ्याचे विज देयक लाभार्थ्याच्या नावे करण्यास या कार्यालयाची (महाडाची) हरकत नाही.

सदर सर्वनिष्ठ अर्जदाराने Central Bank of India या बँकेकडे तारण ठेवून कर्ज घेतले आहे.



उपमुख्य अधिकारी / पणन,  
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई



अर्जदाराचे/लाभधारकाची सही

१) .....  
२) .....

अंगठा



अर्जदाराच्या पतीची/पत्नीची सही

१) .....  
२) .....

अंगठा

सर्दानिका धारकाचा आधार कार्ड क्र.  
७४६७ ०३३९ ९८२८

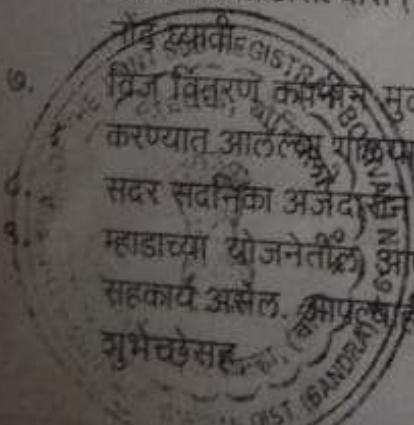
प्रत मिळकत व्यवस्थापक (बोरीवली विभाग), मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ,  
गाळ्याचा ताबा दि. / २०२० पासून देण्यात आला आहे. त्याप्रमाणे पुढील कार्यवाही आपल्या कार्यक्षेत्रातील राहिल.  
प्रत कार्यकारी अभियंता (बोरीवली विभाग), मुंबई मंडळ यांना योग्य त्या पुढील कार्यवाहीसाठी,  
आपल्या विभागातील उप अभियंत्याने गाळ्याचा ताबा देताना लाभधारकाची स्वाक्षरी घ्यावी व ती या पत्रावर केलेल्या स्वाक्षरीशी जुळत  
असल्याची खात्री करून घेवून गाळ्याचा ताबा द्यावा. योजनेतील गाळ्याच्या ताब्याची नोंद नोंदवहीत बनवून ताबा दिव्याची रसीद पावती  
उपमुख्य अधिकारी (पणन) / मुंबई मंडळ या विभागाकडे सात दिवसांच्या आत पाठवावी.  
विज वितरण कंपनी.  
निवड नसली.

बोरल-९/		
१०२४२	१३	२७

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051.  
Phone : 66405000 / 26592877 / 26592882  
Fax No : 022-26592058  
Website : www.mhada.maharashtra.gov.in

गृहनि  
द्राचा घ  
MHADB  
ADDA

१. १. म्हाडा कायदातील तरतुदी व त्यानुसार मिळकत व्यवस्थापनाच्या संबंधी असलेल्या नियम व विनियम (विनियम सुधारणेसह) पालन करणे बंधनकारक आहे. महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील तरतुदी आपणांस इमारतीच्या सदनिकाधारकांच्या गृहनिर्माण सहकारी संस्थेचे सदस्य होणे बंधनकारक आहे. सदनिकाधारकांनी या पत्राच्या दिनांकापासून १० दिवसांच्या आत गृहनिर्माण सहकारी संस्था स्थापन करणे आवश्यक आहे.
१. २. आपणांस गाळ्याचा ताबा देण्यात आल्यानंतर दरमहा सेवाशुल्क रुपये ४,८५६/- Assistant Account Officer /MHADB, मुंबई मंडळ, पहिला मजला, गृहनिर्माण भवन, वांद्रे (पूर्व), मुंबई : ४०० ०५१ यांचेकडे (बोरीवली विभाग) /मुंबई मंडळ यांचेकडे गाळ्याचा ताबा घेण्यापूर्वी १२ महिन्यांचे रुपये ५८,२७२/- सेवाशुल्काचा प्रत्यक्ष वनवून, मिळकत (बोरीवली विभाग) /मुंबई मंडळ यांचेकडे गाळ्याचा ताबा घेण्यापूर्वी करावा लागेल.
१. ३. सदनिकेचा ताबा घेतल्यानंतर ताबापत्र तथा ताबा पावती दिनांक टाकून व स्वाक्षरी करून सदनिकेचा ताबा म्हाडाच्या (मंडळाच्या) अधिका-याकडे सुपूर्द करावी.
१. ४. सदर सदनिकेमध्ये आपल्या कुटुंबियांव्यतिरिक्त (सदनिकेचे वाटप एखाद्या संस्थेला झाले असल्यास संस्थेच्या व्यक्ती शिवाय) अन्य व्यक्तींना सदनिकेमध्ये वास्तव्य करता येणार नाही. तसे आढळल्यास किंवा आपण विक्री तथा हस्तांतरण केले असल्याचे आढळल्यास सदनिकेचे आपणांस केलेले वितरण रद्द केले जाईल.
१. ५. सदर सदनिकेची किंमत अदा करण्यासाठी आपण जर कर्ज घेतले असेल तर सदनिकेचे वितरण सदनिकेच्या संस्थेकडे/बँकेकडे सुपूर्द करणे आवश्यक आहे. कारण सदनिकेची किंमत (कर्जान्वये) म्हाडा/मुंबई बँकेकडून/वित्तीय संस्थेकडून स्विकारली आहे. सदर वितरणपत्र वित्तीय संस्था/बँकेला सुपूर्द केल्याची प्रत उपमुख्य अधिकारी(पणन)/मुं.मं.यांचेकडे सादर केल्यानंतरच सदनिकेचा प्रत्यक्ष ताबा आपणांस देण्यात येईल.
१. ६. सदनिकेचा ताबा घेण्यापूर्वी आपणांस शासनाच्या संबंधित खात्याच्या नियमानुसार व प्रचलित द्याने विलंब (Stamp duty) उप निबंधक (Stamps) वा तत्सम स्टॅम्प प्राधिकरणाकडे भरावयाचे आहे. स्टॅम्प ड्युटी म्हाडा/मुंबई मंडळ न केल्यास व त्यासाठी विलंब झाल्यास आकारण्यात येणारा विलंब शुल्क/दंड आपणांस भरावा लागेल. म्हाडा/मुंबई मंडळ जबाबदार राहाणार नाही, याची आपण नोंद घ्यावी.
६. सदर सदनिकेचा ताबा आपल्या विनंतीस अनुसरून आपल्या जबाबदारीवर देण्यात येत आहे. तसेच सदनिकेचे कामे प्रलंबित असल्यास (रंगरंगोटी व इतर काही छोटी कामे) सदनिकेचा ताबा घेतल्यानंतर करून देण्यात येईल.
७. विज वितरण करणाऱ्या मूळ गाळा वितरण पत्र, गाळ्याची ताबा पावती व वीज देयक यांची तपासणी करून घ्यावी. करण्यात आलेल्या याकडे विज देयक लाभार्थ्यांच्या नावे करण्यास या कार्यालयाची (म्हाडाची) हरकत नसेल.
८. सदर सदनिका अजदा करून Central Bank of India या बँकेकडे तारण ठेवून कर्ज घेतले आहे.
९. म्हाडाच्या योजनेतील आपणांस मिळालेल्या सदनिकेबद्दल आपले पुनः अभिनंदन. आपणांस म्हाडा/मुंबई सहकार्य असले. आपल्या ही सहकार्याची अपेक्षा.



सदनिका धारकाचा आधार कार्ड क्र.  
७४६७ ०३३९ ९८२८

आपला विश्वासू.

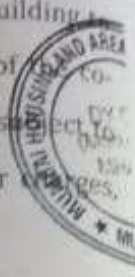
*Pranav Singh*

(भगवान सावंत)

उपमुख्य अधिकारी / पणन.

वरत-१/  
१०२५४ १२ २७  
माहितीसाठी व यापुढील कार्यवाहीसाठी  
कार्यालय अधिकारी

over of the possession of the first tenement to an allottee of each building to maintain the premises and services irrespective of the formation of a co-operative society. The service charges to be communicated will be subject to change in the event of changes in the tariffs electricity rates, water charges, Property tax etc.



21. The allottee of the Building will have to form a co-operative society / association within 3 months from the date of handing over the possession of the first tenement in building. The Ownership of the building will be transferred to such a co-operative society / association. The Maharashtra Housing and Area Development Authority will lease the land of the premises to such co-operative society / association. The lease agreement shall be for a period of 30 years extended upto 90 years and the terms and conditions of the lease will be fixed by the Chief Officer, Mumbai Housing and Area Development Board. The lease rent for the first 30 years of the lease period shall be communicated separately and will be payable by the co-operative society / association to the Authority. The lease rent is subject to revision by the authority on the expiry of every 30 years.

22. The co-operative society / association shall be responsible for the maintenance of the entire premises leased to them including the units / tenements, passages, apartment land etc.

The allottee / tenant agree that he / she shall not sublet or not rent out the said premises without prior permission of Board, the allottee / tenant shall apply for the permission before the rent out the premises and also agrees that the Tenement shall not sale within the five (05) years, failing which the allottee / tenant is liable for legal action as per Act and Government Resolution.



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The allotment / tenant shall be subject to the provisions of the Maharashtra Housing and Area Development Act, 1976 and the rules, regulations and bye-laws there under for the time being in force.

25. It is hereby clarified that the said tenements no. 104 is having 664.75 Square feet i.e. 61.78 sq. mtrs. Carpet area.

26. All the costs including the stamp duty and registration charges of this Deed of sale shall be borne by the allottee / tenant.

27. The allottee / tenant shall abide by all the above conditions and any change in or addition to them of which due notice is given to him / her.

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14. The allottee / tenant shall use and occupy the said premises for the purpose of residence only by himself and by the bonafide members of his family. As and whenever required by the Board, the allottee / tenant shall furnish full information about the relationship, age and monthly income and any other information in respect of all the persons residing with him in the said premises.

15. The allottee / tenant agrees that no person duly occupying the said premises shall have any claim against the Authority for any injury or loss that may be caused by fire, accident, theft or from any other causes whatsoever.

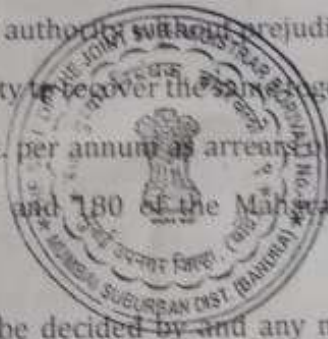
16. The allottee / tenant shall not use the said premises for any illegal or immoral purpose, and shall not use it in such a manner as to cause any inconvenience, nuisance or annoyance to the adjoining allottee / tenant or neighbours. The decision of the Board as to whether or not any act of the allottee / tenant causes such inconvenience, nuisance or annoyance shall be final and binding on him.

17. If the allottee / tenant commits a breach of any of the provisions herein contained, the allottee / tenant agrees that he shall for such period during which such breach is continued as may be decided by Board, liable to pay economic rent in respect of the said premises.

18. The allottee / tenant agrees that if he fails to pay the service charges or any other dues of the Authority on the due date, the authority, without prejudice to any other remedy available to it, shall be at liberty to recover the same together with interest thereon at the rate of 11 per cent. per annum as arrears of land revenue under the provisions of sections 67 and 180 of the Maharashtra Housing & Area Development Act, 1976)

19. Any matter to be decided by the Board may be decided by and any notice, permission or consent to be given by the Board may be given by the Chief Officer of the Board for the time being or any other officer duly authorized by the Board; and any communication signed by the said Chief Officer or other officer duly authorized and addressed to the allottee / tenant and sent by registered post or left at the said premises or tendered personally or affixed to any conspicuous part of the said premises shall be considered to be sufficient service.

20. The service charges shall be paid by the allottee every month to Mumbai Board till the conveyance of the premises to the co-operative society is completed. The Board shall cease to maintain the premises and service from the date of handing



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[Signature]  
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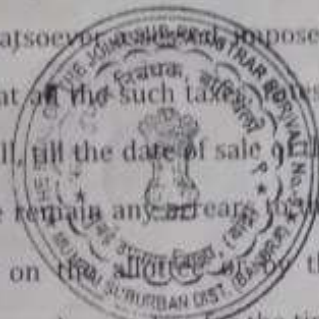
*Discreetly*  
*[Signature]*



The Authority hereby covenants with the allottee that the said tenements hereby sold are free from all encumbrances whatsoever except as stated herein and the Mumbai Housing and Area Development Board / MHADA is entitled to sale and allottee the same to the allottee in the manner aforesaid.

3. The Authority hereby agrees to do and execute and cause to be done and executed all such further and other acts, deeds, things, conveyance and assurance for better and more perfectly conveying and transferring the said tenements and every part thereof into the allottee as may be reasonably required by the allottee.
4. The allottee hereby agree that the said tenements are allotted to the allottee for using the tenements for the residence and not for any other purpose whatsoever.
5. The allottee hereby expressly agree that the land underneath and appurtenant to the building in which allottees tenements is located are and continues to be the property of the authority and the allottee has no right, title or interest in the said land the rights reserved under a separate lease in respect of such land will be executed between the Authority and the Co. Op. Housing Society formed by the allottees.

6. The allottee shall bear, pay and discharge all existing and future rates, taxes, assessments, duties impositions and outgoings whatsoever imposed and charged upon the said tenement provided that all the such taxes, assessments, duties, impositions and outgoing shall, till the date of sale of the said tenement, be borne by the Authority, if there remain any arrears in this effect and any claims made in respect thereof on the Government local Authority or any other authority under any law for the time being in force in the State of Maharashtra, the allottee shall be entitled to call upon the Authority, to pay all such arrears, and the Authority agrees that it shall pay the same after due verification.



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7. The parties hereby agree that the Mumbai Housing and Area Development Board / MHADA has with effect from the physical possession of the said tenement ceased to be responsible and shall not hereafter be responsible for the maintenance or repairs of the tenements after formation of Co.Op. Housing Society the Society shall be responsible for maintenance of any common installations or service towards water supply, Sewerage Services, Security

*[Handwritten signatures and initials]*



CHALLAN  
MTR Form Number-6



GRN MH008659573202021E BARCODE [Barcode] Date 19/12/2020-17:06:07 Form ID 252

Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
Office Name BF.7 _JT SUB REGISTRAR BORIVALI 7		PAN No. (If Applicable)	AXYPS2211E
Location MUMBAI		Full Name	MINAKSHI VITTHAL SHETTY
Year 2020-2021 One-Time		Flat/Block No.	FLAT NO 104 1ST FLOOR PLOT NO 3 D WING
		Premises/Building	SCHEME 349

Account Head Details	Amount in Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	146020.00	CHARKOP KANDIVALI WEST	MUMBAI		4 0 0 0 6 7
0030063301 Registration Fee	30000.00				

Remarks (If Any)  
PANZ-AAA/M0344H-SecondPartyName=MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY MHADA-CA+7301000



Amount In One Lakh Seven Thousand Twenty Rupees Only  
Words

Total 1,76,020.00  
Payment Details CENTRAL BANK OF INDIA

Cheque/DD Details		Bank CIN	Ref. No.	02810672020011920245
Cheque/DD No.		Bank Date	RBI Date	19/12/2020-17:06:07
Name of Bank		Bank Branch		
Name of Branch		Scroll No.	Date	2. 21/12/2020



Department ID  
NOTE: This challan is valid only if it is registered in Sub Registrar office on the date of issue. नोटीसी नोंदवली कचकरावना वेव्हासाठी लागू आहे. नोंदणी नोंदवली कचकरावना वेव्हासाठी लागू आहे.  
Digitally signed by [Signature] Date: 2020.12.26 16:53:30 IST  
Reason: Secure Document Location: India

Mobile No. 9766484568  
Not valid for unregistered document.  
2020 2 20

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-517-10264	0004166935202021	26/12/2020-14:29:21	IGR558	30000.00

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )  
 Valuation ID: 202012265241  
 26 December 2020, 02:11:23 PM

साल: 2020  
 विभाग: मुंबई (उत्तर)  
 मूल्य विभाग: 80-बांधीव ( बांधीव )  
 नए मूल्य विभाग: 80/357मुंबई - बांधीव शहरी क्षेत्र विकास.  
 सर्वे क्रमांक / न. नु. क्रमांक: डोर #

वर्गीकृत मूल्य का सार्वजनिक मूल्यांकन नं.	मूल्य अंश	विकासी मूल्य	बांधीव	मुद्रा	औद्योगिक	संबंधित मूल्य
58450	134680	151500	174000	134680		शहर क्षेत्र

बांधीव क्षेत्र की पहिचान  
 संरचनात्मक स्तर (Built Up)- 74.14 बीघर क्षेत्र  
 बांधीव स्तर- 1-आर सी सी  
 स्तर संख्या- 3  
 विकास क्षेत्र- बांधीव  
 विकास क्षेत्र- 1st floor To 4th floor

Sale Type - First Sale  
 Sale/Resale of built up Property constructed after circular dt.02/01/2018

समान विकास दर/वर्ग = 100% apply to rate= Rs.134680/-

समान-सामान्य विकास क्षेत्र की सी. सी. क्षेत्र मूल्य = (((वर्गीकृत मूल्य - मूल्य अंश) \* सम-सामान्य दर) + मूल्य अंश)  
 = (( (134680-58450) \* (100 / 100) ) + 58450 )  
 = Rs.134680/-

A) मूल्य विकास क्षेत्र मूल्य = वर्गीकृत मूल्य दर \* विकास क्षेत्र क्षेत्र  
 = 134680 \* 74.14  
 = Rs.9985175.2/-

एककित्त अंश मूल्य = मूल्य विकास क्षेत्र मूल्य + सार्वजनिक मूल्य + सार्वजनिक क्षेत्र मूल्य + सार्वजनिक क्षेत्र मूल्य + सार्वजनिक क्षेत्र मूल्य + सार्वजनिक क्षेत्र मूल्य + सार्वजनिक क्षेत्र मूल्य + सार्वजनिक क्षेत्र मूल्य + सार्वजनिक क्षेत्र मूल्य + सार्वजनिक क्षेत्र मूल्य  
 = A + B + C + D + E + F + G + H + I  
 = 9985175.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 = Rs.9985175.2/-

Home Print





26/12/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 9

दस्त क्रमांक : 10264/2020

नाटणी :

Regn 63m

भाषाचे नाव : चारकोम

(1) निवेद्याचा प्रकार	सेल हीड
(2) मोकडला	7301000
(3) बाजारभावात (भाडेपट्ट्याच्या बाबत पट्ट्याकार आकारणी देतो की पट्ट्याकार ते नमूद करावे)	7301000
(4) भू-मालक, पोटहिस्सा व घरकमाक (असल्यास)	1) पालिकेचे नाव-मुंबई मनपा इतर वर्णन सदनिका नं. 3/डी/1/104, गाळा नं. 1 ला मजला इमारतीचे नाव न्याया प्लॉट नं 3, प्रोजेक्ट 349, सेक्टर नं 8, ब्लॉक नं. काटिवली पश्चिम मुंबई 400067, रोड चारकोम ( C.T.S. Number : 3/A/1 ; Plot Number : - ; )
(5) क्षेत्रपत्र	1) 74.14 चौ मीटर
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/विहल ठरणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव-महाराष्ट्र हाउसिंग अँड एरिया डेव्हलपमेंट बोर्ड ये अँफीसर ऑफ ट ऑथॉरिटी भगवान मारुती सावंत चाना महाराष्ट्र नोंदणी अधिनियम 1962 च्या कलम 22 (1) (5) अंतर्गत कबुली जबाबदाारी उपस्थित राहण्यास सूट वय:-50; पत्ता:-, गृह निर्माण भवन, बांद्रा पूर्व मुंबई, कला नगर, बी.एन. भवन, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड-400051 पॅन नं:-
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव-मीनाबाी विहल शेट्टी वय:-38, पत्ता:-ए 203, 2, लेक ब्लुम, एल अँड टी नं. 6 समोर, अंधेरी पूर्व, साकी विहार रोड, पवई, सकिनाका, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400072 पॅन नं:-AXYPS2211E 2) नाव-शीलेद्र प्रभाकर अजिला वय:-46; पत्ता:-ए 203, 2, लेक ब्लुम, एल अँड टी नं. 6 समोर, अंधेरी पूर्व, साकी विहार रोड, पवई, सकिनाका, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400072 पॅन नं:-ADWPA7748L
(9) दस्तऐवज करून दिल्याचा दिनांक	26/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	26/12/2020
(11) अनुक्रमांक, खंड व पृष्ठ	10264/2020
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	146020
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्याकनासाठी विचारात घेतलेला तपशील :-

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



सुसभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

सुसभ मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे. या व्यवहाराचे विरोधात ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे. आरक्षक दस्तऐवज प्रकल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

Details of necessary to update relevant records of Property/ Property tax after registration of document. Application have been forwarded by Email ( dated 26/12/2020 ) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.



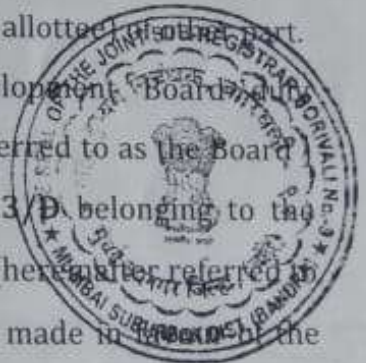




## DEED OF SALE

THIS DEED OF SALE made at Mumbai this 26<sup>th</sup> day of Dec between the Mumbai Housing and Area Development Board, a Statutory Board constituted under the Maharashtra Housing and Area Development Act 1976. (Mah. XXVIII), (here in after referred to as the said Act) having its office at Griha Nirman Bhavan, Kala Nagar, Bandra (East), Mumbai - 400051, (here in after referred to as 'The Authority' which expression shall unless the context requires otherwise include its successors and assigns) of the one part AND **MS Minakshi Vitthal Shetty & Mr. Shailendra Prabhakar Ajila** (hereinafter called tenant / allottee) of the other part.

WHEREAS the Mumbai Housing and area development Board established under section 18 of the said Act (hereinafter referred to as the Board) has allotment tenement no. **104** in building no. **Plot no. 3/D** belonging to the authority and situated at **Charkop Kandivali(W), Sector-8** (hereinafter referred to as the said premises) in pursuance of the allotment order made in **Board Order No. 2020** the allottee / tenant **MS Minakshi Vitthal Shetty & Mr. Shailendra Prabhakar Ajila** hereinafter referred to as "the Allottee".



AND WHEREAS, the Mumbai Housing and Area Development Board / MHADA has built the residential buildings bearing C.T.S.No. 3/A/1 consisting of 12 tenements under Scheme code **349, Charkop Kandivali(W), Sector-8**, (hereinafter referred to as 'the said buildings') and more particularly described in Schedule I (Allotment letter + Possession letter) here to for housing persons belonging to the **HIG** Income Group as provided in that Scheme for residential use.

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*[Signature]*

*[Signature]*

*[Signature]*

AND WHEREAS, the Mumbai Housing and Area Development Board / MHADA has at the request of the allottee / allottee decided vide its letter no. D (Marketing) 4409 dated 21/12/2020 (Allotment letter) to convey the tenements for residential use by way of sale subject to terms and conditions & covenants in after contained.

AND WHEREAS the allottee has agreed to take the said tenements by way of sale for the purpose of residential, (hereinafter referred to as 'the said purpose') on payment of an amount of Rs. 73,01,000/- (Seventy Three Lakh One Thousand Rupees) as sale price on the terms and conditions and covenants hereinafter appearing and contained;

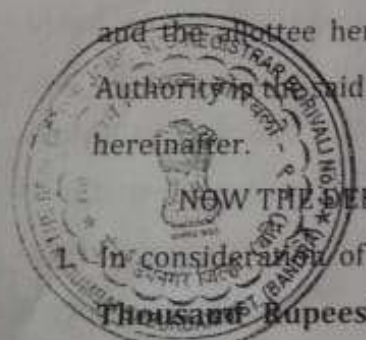
AND WHEREAS, the said Tenements are intended to be sold to the allottee at the price of Rs. 73,01,000/- (Seventy Three Lakh One Thousand Rupees) has been received by the Mumbai Housing and Area Development Board / MHADA in full from time to time from the allottee (the receipt of which the Authority doth hereby admit and acknowledge).

AND WHEREAS, it is expedient to convey the right, title and interest of the Authority in the said tenements to the allottee and the Authority hereby agree to sale and the allottee hereby agree to accept such the right, title and interest of the Authority in the said tenements on terms, conditions and covenants as are contained hereinafter.

NOW THE DEED OF SALE WITNESSETH AS FOLLOWS:

1. In consideration of the payment of Rs. 73,01,000/- (Seventy Three Lakh One Thousand Rupees) paid by the allottee to the Mumbai Housing and Area Development Board / MHADA on or before the execution of the presents receipt of which sum of Rs. 73,01,000/- (Seventy Three Lakh One Thousand Rupees) the Authority doth hereby admit and acknowledge) being the full consideration amount payable to the Mumbai Housing and Area Development Board / MHADA the allottee as the absolute owner hereby conveys grants and assures into the allottee by way of sale, the property consisting of in accordance with the specifications tenements no. Plot no.3/D/1/104 and more particularly described in the schedule hereto and all the estate, rights, titles, interest use inheritance, property, possession, benefit, claim and demand of the Authority into out of and upon the same as against any other person whatsoever TO HAVE AND TO HOLD the said Tenements for residential use however to the terms, conditions, and covenants hereinafter appearing.

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Services, other common facilities or amenities whatever pertaining to the building

8. It is hereby agreed and declared that all moneys, sum dues and other amounts payable under these presents shall be deemed to be arrears of rent payable in respect of the said tenements and shall be recoverable from the allottee in the same manner as arrears of the land revenue as provided in Section 67 and Section 180 of the said Act, as amended from time to time provided always that this clause shall not affect other rights, power and remedies of the Authority in this behalf.
9. It is hereby further agreed and declared that the allottee shall not by virtue of this sale deed acquired any right of light or air which would prejudice the free use and enjoyment of any adjoining tenement of the Authority for constructing buildings or for any other purposes whatsoever and that any enjoyment of light or air by the allottee or its successors in title from or over the adjoining land of the Authority shall be deemed to be had with the consent of the Authority.
10. The allottee / tenant agrees that he shall not, during the currency of the tenancy, make any additions or alterations to the said premises i.e. tenement without the previous written permission of the Board. The Board shall have the full right to call upon the allottee / tenant at his expense to remove any such alteration or addition and to restore the said premises to the same condition in which they were, at the date of the allotment.



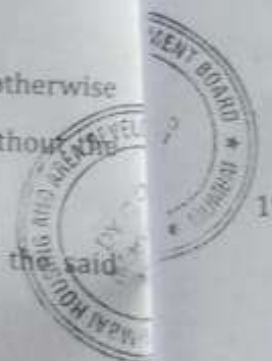
The allottee / tenant agrees that he shall not assign, underlet or otherwise transfer the possession of the said premises or any part thereof without the previous written permission of the Board.

11. The allottee / tenant agrees that he shall not keep or store upon the said premises any articles of a combustible or dangerous nature.

12. The allottee / tenant agrees that he shall allow the Board or its officers and or servants or any other person duly authorized by the Board to enter upon and inspect the said premises, and also to carry out such additional and alteration of work or works on the said premises as may be necessary in the interest of the premises or in the general interest of any of the allottee/ tenants of colony or in the interest of the general management, if the Board or its officers servants or agents or the persons so authorized consider it necessary to do so.

बल १/१  
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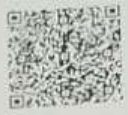
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14. The allottee / tenant shall not... residence... whenever... inform... informa...
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CHALLAN  
MTR Form Number-6



GRN MH010765129202324E	BARCODE	Date 08/11/2023-11:46:32	Form ID 25.2
Department Inspector General Of Registration	Payer Details		
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)	PAN No.(If Applicable) AAFPP8259H	
Office Name THN3_THANE NO 3 JOINT SUB REGISTRA	Full Name	MR. SANTOSH MARUTI PANSARE	
Location THANE	Flat/Block No.	Row House bearing No. B-6 (45/6), ARUNODAYA	
Year 2023-2024 One Time	Premises/Building	CHS. Ltd.,	

Account Head Details	Amount In Rs.	Remarks (If Any)	
0030046401 Stamp Duty	1590000.00	Road/Street	Plot no. 44 and 45, Sector -6, Vashi, Navi Mumbai
0030063301 Registration Fee	30000.00	Area/Locality	Tal and Dist - Thane
		Town/City/District	
		PIN	4 0 0 7 0 3
		Remarks (If Any)	
		PAN2=AAYPN2778E-SecondPartyName=MRS. ANANDAVALLIAMMA	
		alias OMANA NAIR-	
Total	16,20,000.00	Amount In Words	Sixteen Lakh Twenty Thousand Rupees Only



Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK	
Cheque-DD Details	Bank CIN	Ref. No.	02300042023110887034 006139421
Cheque/DD No.	Bank Date	RBI Date	08/11/2023-11:49:41 Not Verified with RBI
Name of Bank	Bank-Branch	BANK OF MAHARASHTRA	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	

Department ID : Mobile No. : 9892585852  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चालन केवल दृश्य निबंधक कार्यालय नोंदणी करावयाच्या दस्तासठी लागू आहे. नोंदणी न करावयाच्या दस्तासठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-75-21819	0005653795202324	09/11/2023-08:43:03	IGR115	30000.00

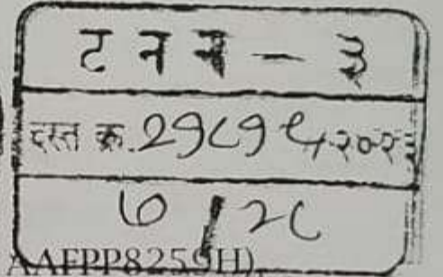


टनन - ३  
 टनन क्र. 2994/2023  
 3/24

Print Date 09-11-2023 08:48:10

AGREEMENT FOR SALE / TRANSFER OF FLAT & SHARES BY AN EXISTING MEMBER TO NEW INCOMING MEMBER OF A REGISTERED CO.OP. HOUSING SOCIETY

THIS AGREEMENT TO SELL (hereinafter referred to as the "Agreement") is made and entered into at Vashi, Navi Mumbai, on this 9<sup>th</sup> day of November, 2023 BETWEEN MRS. ANANDAVALLIAMMA alias OMANA NAIR (PAN No. AAYPN2778E), (Aadhaar No. 3459 3424 2333), Residing at: Row House No.45/6, (Formerly known as Row House No.86), Arunodaya CHS Ltd., Plot No.44-45, Sector- 6, Vashi, Navi Mumbai, Tal. & Dist. Thane, hereinafter referred to as **THE SELLER** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) of the **ONE PART**;



1) MR. SANTOSH MARUTI PANSARE (PAN No. AAFPP8255H), [Aadhaar No. 5641 3168 5565], 2) MRS. SANGITA SANTOSH PANSARE (PAN No. AAFPP8258G), [Aadhaar No. 903600944209] & 3) MR. RAJENDRA MARUTI PANSARE (PAN No. AAFPP8261P), [Aadhaar No. 9390 1256 3811], Indian Inhabitants, residing at 45/5, RCF Row House, Sector - 6, Vashi, Navi Mumbai - 400 703, Tal & Dist - Thane, hereinafter jointly referred to as **THE 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 assigns) of the **OTHER PART**:

(The Seller and the Purchaser shall hereinafter jointly be referred to as the "Parties" and individually as the "Party"),

1. WHEREAS, the SELLER is the sole owner, well, entirely entitled to and possessed of Row House bearing No. B-6 (45/6), admeasuring 103.775 Sq. Mtrs. Built up area Ground plus one upper floor of the ARUNODAYA Co-operative Housing Society Limited, situated on Plot no. 44 & 45, Sector-6, Vashi, Navi

*[Handwritten signature]*

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*[Handwritten signature: Pansare]*

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

No. BP(N)/44-45/Sec-6/200

HEAD OFFICE  
MUMBAI  
REGIONAL OFFICE  
BELAPUR  
DISTRICT OFFICE  
MUMBAI

27 MAR 1985

PART  
// OCCUPANCY CERTIFICATE //

I hereby certify that the development of Residential Row houses (Ground floor only) on plot Nos. 44/1to4, 44/6, 44/8, 45/1, 45/3 and 45/6 & 7, Sector-6 in New Bombay completed under the supervision of M/s. Studiarch, has been inspected on 15th March, 1985 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 19.4.1982, and that the development is fit for the use for which it has been carried out.

G. D. Karandikar  
(G.D. KARANDIKAR)  
ADDL. TOWN PLANNING OFFICER (N)

Date : 26th March, 1985.

Place : CBD (Belapur)



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दस्त 2969C/2023
20/20

Scanned with CamScanner



## सूची क्र.2

दुष्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 21819/2023

नोंदणी:

Regn:63m

09/11/2023

## गावाचे नाव : वाशी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	26500000
(3) वाजारभाव (भाडेपट्ट्याच्या वावनिवपट्ट्याकार आकारणी देतो की पट्टेदार ने नमूद करावे)	14091966
(4) भू-मापन, पोटहिसमा व घर क्रमांक (अमल्याम)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन: इतर माहिती: रो हाऊस नं. बी - 6(45/6), कळमजला + पहिला मजला, अरुणोदय को-ऑप. होमिंग सोसायटी लि., प्लॉट नं. 44 आणि 45, सेक्टर - 6, वाशी, नवी मुंबई, ता. जि. ठाणे, क्षेत्रफळ 103.775 चौ. मी. विल्ड - अप एरिया, (( SECTOR NUMBER : 6 ; ))
(5) क्षेत्रफळ	1) 103.775 चौ. मीटर
(6) आकारणी किंवा जूडी देण्यात असेल तेव्हा.	
(7) इमारतगंज करून देणाऱ्या/विहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-- श्रीमती. आनंदावली अम्मा उर्फ ओमाला नायर वय:-76; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रो हाऊस नं. 45/6 (पूर्वीचे रो हाऊस नं. 86), अरुणोदय मीण्णाम लि., प्लॉट नं. 44-45, सेक्टर - 6, वाशी, नवी मुंबई, ता. जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAYPN2778E
(8) इमारतगंज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-- श्री. संतोष मारुती पानसरे वय:-52; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. 45/5, आरसीएफ रो हाऊस, सेक्टर - 6, वाशी, नवी मुंबई, ता. जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAFPP8259H 2): नाव:-- सौ मंगीता संतोष पानसरे वय:-51; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. 45/5, आरसीएफ रो हाऊस, सेक्टर - 6, वाशी, नवी मुंबई, ता. जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAFPP8258G 3): नाव:-- श्री. राजेंद्र मारुती पानसरे वय:-55; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. 45/5, आरसीएफ रो हाऊस, सेक्टर - 6, वाशी, नवी मुंबई, ता. जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAFPP8261P
(9) इमारतगंज करून दिल्याचा दिनांक	09/11/2023
(10) दस्त नोंदणी केल्याचा दिनांक	09/11/2023
(11) अनुक्रमांक, खंड व पुस्त	21819/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	1590000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

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

मुल्यावनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनास निवडलेला अनुच्छेद:-

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

