

AND

MISS. SAMPADA KISHOR JADHAV, age 32 years, Pan No. ARIPJ4350R, Aadhar Card No. 496161033597, an adult, Indian Inhabitant, presently residing at, 27/290, Daruwala Building, Ganpatrao Kadam Marg, Peninsula Corporate Park, Lower Parel West, Mumbai - 400013, hereinafter called "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs executors, administrators and assigns) of the OTHER PART:

1. WHEREAS :- The City and Industrial Development Corporation of Maharashtra Ltd. a company incorporated under the Companies Act, 1956 and having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai-400021. (hereinafter referred to as 'THE CORPORATION') as New Town Planning Authority declare and appointed by the State Government exercise of its power under section 113(3) A of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as 'the MRTP Act' for the New Towns of New Bombay.

2. Pursuant to Section 113 A of the MRTP Act, the State Government has been acquiring the lands and vesting in the Corporation the said lands for development and disposal.

3. AND WHEREAS : by an Agreement dated 23th day of October 1993, (hereinafter called 'the said Agreement' made between the Corporation of the one part and the **MR. SHASHIKANT BHAICHAND SHAH** of the Other Part, the Corporation agreed to sell to the Flat Owner, in respect of Flat No. C-44/S-15, on the Third Floor of the said Building No. C-44, M. G. Complex, Sector-14, Vashi, Navi Mumbai-400703, admeasuring area 48.88 sq. mtrs. Built up area, together with certain percentage hereinafter to such Flat in and to the common areas and facilities of the said land and the building at or for the price of Rs.2,62,840/- paid by the Flat Owner to the Corporation in the manner as provided in the said Agreement.

C. N. Kothari

Agadhar

Date: 06/08/93

Ref. No. CIDCO/M(MKT)/APT/HP/C /430/1488

To,
SHRI SHAH SHASHIKANT BHAICHAND,
H/S. CHANDRAKANT & CO.
196/98, SAMUEL STREET,
BHAGWAN BHAVAN,
BOMBAY - 400 009.

UNDER CERTIFICATE OF POSTING

Sir/Madam,

Sub: Allotment of "C" type tenement in Sector-14 at Vashi,
New Bombay on Hire Purchase Term.

In continuation of our earlier communication, this is to inform you that
as a result of the lots, below noted tenement has been allotted to you
on Hire purchase term.

TYPE	BUILDING NO.	WING	FLOOR	TENAMENT NO.	BUILT-UP AREA
C	44	S		15	48.88 sq.m

Other details are as follows :

(A) PRICE DETAILS.

(1) Price of tenement.	Rs. 2,70,033.00
(2) HUDCO Loan admissible.	Rs. 1,12,500.00
(3) Buyer's Contribution.	Rs. 1,57,533.00
(4) Period of repayment of HUDCO Loan.	90 Months.
(5) Amount of Equated Monthly Installment.	Rs. 2,197.00
(6) Amount already received.	Rs. 111000.00
(7) Balance amount payable (3 - 6).	Rs. 46533.00

Balance amount payable on or before **28 SEP 1993** 1993.

(B) MISC. DEPOSITS.

(1) Share Money.	:Rs. 260.00	(3)a) Deposit for service charges equal to three months service charges	:Rs. 91.65
(2)a) Security deposit equal to three monthly equated installments of Hire purc. (no interest is payable on this deposit)	:Rs. 6,591.00	b) Service charges for the month of occupation	:Rs. 30.51
b) HUDCO Equated Monthly Installment for the month of occupation	:Rs. 2,197.00	(4) (As determined by the MSEB) service Line charges	:Rs. 9,542.00
c) Amount of Pre-E.M.I. before possession.	:Rs. 2,153.00	(5) Documentation charges	:Rs. 200.00
		Total (B)	21,065.20

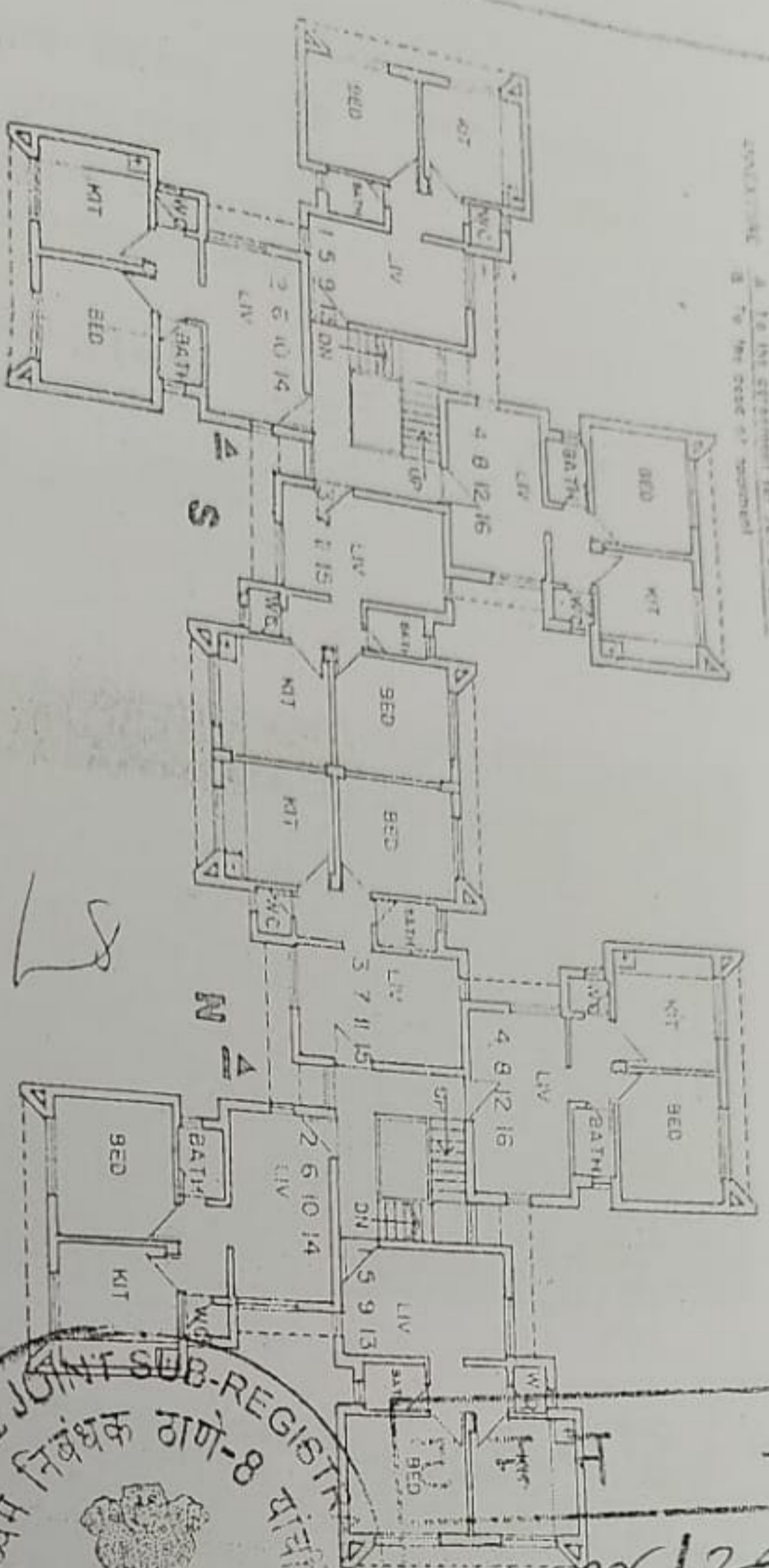
Yours faithfully

Manager (No. Rating)

NOTE : OTHER TERMS AND CONDITIONS ARE ENCLOSED IN ANNEXURE-1

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**CIDCO VASHI HOUSING ESTATE,
NEW BOMBAY.**



**TYP. FLOOR PLAN FOR
BLDG. NOS. C2, C38, C39
C40, C43, C44, C45.**



2-
M. G. / M. B. R.
2022

**CITY & A.P. HOUSING IN SECTOR 14,
VASHI, NEW BOMBAY.**

I, A.K. SOMANI, the undersigned, being a duly qualified and licensed Architect, on accurate copy of the original floor plan and specifications of the Building as shown above and approved by the local authorities, namely City & Industrial Development Corporation of Maharashtra limited within whose jurisdiction the said Building is located and that the said plan and specifications are in accordance with the bye-laws and regulations of the Corporation of Mumbai, do hereby certify that the same are correct and true and that the same have been approved by me as built.

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

Solemnly affirmed at CIDCO Bldg. No. 2, Vashi, New Bombay, this 10th day of July, 1973.

A. K. Somani
Architect,
CIDCO LTD., CIDCO Bldg. No. 2,
Vashi, New Bombay.

BEFORE ME,
[Signature]

AREA STATEMENT

ACCOMMODATION	CARPET AREA FOR AP'TNO	CARPET AREA FOR AP'TNO	BUILT UP AREA
LIVING	1280 SQ W	1326 SQ W	
BED	1062 "	1018 "	
KITCHEN	929 "	847 "	
BATH		508 "	
W.C.		114 "	
LIBRY	290 "	290 "	
TOTAL	3923 SQ W	3923 SQ W	4888 SQ W PARTS

B. shah

Committee Member

C. M. Kothari

M. P. ...

INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LTD.

Manager Town Servicer's o.
City & Industrial Developme.
Corporation of Maharashtra Ltd.
CIDCO Bhavan, CBD-Belapur,
New Bombay-400614.

Date

28 OCT 1993

TAKING OVER POSSESSION BY THE ALLOTTEE

Type _____ Aptt. No. 44/5/15 Sector 14 at Vashi/CBD-Belapur/Panvel
Nerul/Kalamboli/Airoli/Kopar-Khairane

Date of allotment _____

Name of Hire/Outright Purchaser: Mr. Shri. Subhashram B. Chavhan

Date of execution of Agreement: 28 OCT 1993

Civil Maistry

Asst. Estate Officer

POSSESSION RECEIPT

hereby certify that I have taken over possession of the apartment No. 44/5/15

Type _____ Sector 14 at Vashi / CBD-Belapur-Panvel
Nerul / Kalamboli / Airoli / Kopar-Khairane on the day of 28 OCT 1993 after proper inspection of
the fittings and fixtures provided therein

Before taking over possession, I have verified the fittings, fixtures and amenities in the above apartment and they are according to the items listed and according to plans and specifications enclosed with the agreement. I have inspected the apartment and satisfied myself. I accept the above said apartment and have no complaint of any nature whatsoever and I would not claim another apartment from CIDCO later on

Received Lock No. _____ with duplicate key.

B. Shah
x P.M. (Signature of Allottee)

Name Shri. Subhashram B. Chavhan

Appt. No. C-44/5/15/10, Sec

ii) Maharashtra State Electricity Board
Maharashtra Water Supply & Sewerage Board

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

दस्त क्रमांक : 26334/2023

नोंदणी :

Regn:63m

29/11/2023

गावाचे नाव : वाशी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	11000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6432608
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका नं.सी-44/एस-15, तिसरा मजला, बिल्डिंग नं.सी-44, अमर ज्योती को-ऑप.हौसिंग सोसायटी लिमिटेड, एम.जि. कॉम्प्लेक्स सेक्टर 14, वाशी नवी मुंबई ता.जि. ठाणे. क्षेत्र-48.88 चौ.मी बिल्टअप एरिया, 31 मार्च 2021 चे शासन आदेशानुसार या दस्त ऐवजात "महिला" खरेदीदारास मुद्रांक शुल्काचे सवलत देण्यात आलेले आहे. ((SECTOR NUMBER : 14 ;))
(5) क्षेत्रफळ	1) 48.88 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:-चंद्रिका नवनीतलाल कोठारी - - वय:-78; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट क्रमांक सी-44/एस-15, अमर ज्योती सीएचएस., एम.जि. कॉम्प्लेक्स, सेक्टर-14, वाशी, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-BBUPK6712P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-संपदा किशोर जाधव - - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 27/290, दारूवाला बिल्डिंग, गणपतराव कदम मार्ग, पेनिन्सुला कॉर्पोरेट पार्क, लोअर परेल पश्चिम, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400013 पॅन नं:-ARIPJ4350R
(9) दस्तऐवज करून दिल्याचा दिनांक	29/11/2023
(10) दस्त नोंदणी केल्याचा दिनांक	29/11/2023
(11) अनुक्रमांक, खंड व पृष्ठ	26334/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	550000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह दुय्यम निबंधक वर्ग-२
ठाणे.क्र-८

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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



Amar Poti Co-operative Housing Society Ltd.

(Registered under the Maharashtra Co-operative Societies Act, 1960.)
 (Registration No. TNA (TNA)/HSG.TC/7263/94-95/11-95)

Serial No. 090

Authorized Share Capital Rs. 48000/- Divided into 960 Shares each of Rs. 50/- only. Member's Registration No. 090



This is to Certify that Shri Shrikant Braichand of C-44/S-1 the Registered Member of Five shares No. From 446 To 450 of Rs. 250 Rupees has been paid fifty of.

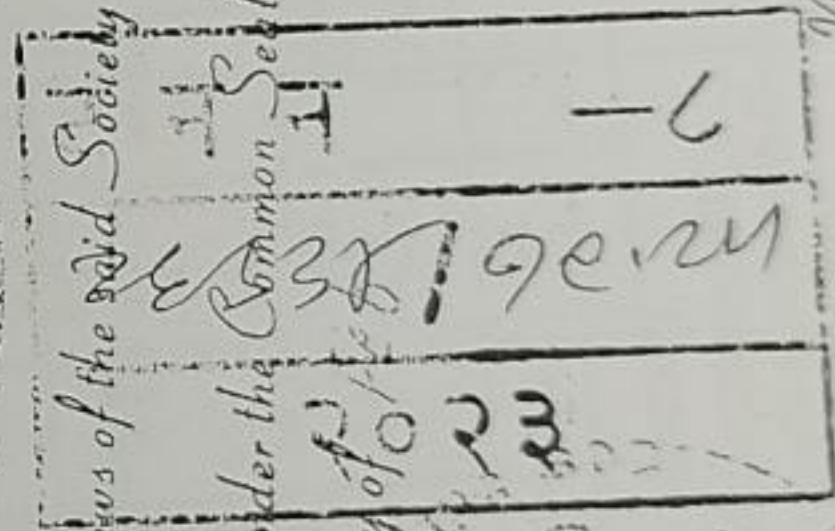
in Amar Poti Co-operative Housing Society Ltd.

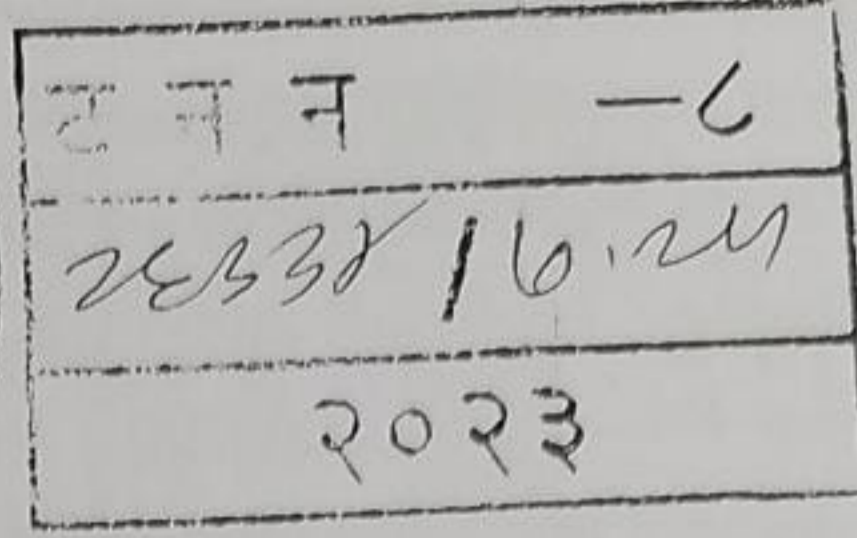
subject to the Bye-laws of the said Society and that each of such Shares the sum of Rupees fifty has been paid.

GIVEN under the Common Seal of the Said Society at Sector 14, Vashi, New Bombay 400 705

This 15th day of 10/1948

Chairman [Signature]
 Hon. Secretary [Signature]
 Member of the Committee [Signature]





AGREEMENT TO RE-SALE

THIS AGREEMENT TO RE-SALE is made and entered into at Vashi, Navi Mumbai, on 29th this day of November, 2023,

BETWEEN

SMT. CHANDRIKA NAVNITLAL KOTHARI, age 78 years, PAN NO. **BBUPK6712P**, Aadhar Card No. **272328829321**, an adult, Indian Inhabitant, residing at, Flat No. C-44/S-15, Amar Jyoti CHS., M. G. Complex, Sector-14, Vashi, Navi Mumbai-400703, hereinafter called "THE OWNER/SELLER" (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators, attorney and assigns) of the ONE PART

C. M. Kothari

Agathar