

LOS No 16968497

1497

For Proposals upto ₹ 50 Lacs Please Tick

Scan Done

Saving A/C No.: _____ Branch FILE No.: _____
 Tie up no. (if applicable, file)
 C/F NO.: 90319028540 PAL Take Over/NEW/Resale/Top up UAP
 LOS Reference No.: 46826479 CO. APPL
 Applicant Name: RUSHAB ANIL KADAM
 Co-Applicant Name: ANUYA ANIL KADAM - APPL
 1st c/f → 90319027885 2nd C/f → 90319028540
 Mobile: 8779586220

Contract (Resi.): 90376 Max 15 years
 Loan Amount: 25 Lakh Tenure: 240 Month
 Interest Rate: 9% EMI: 31-15/09/19
 Loan Type: LAP SBI LIFE: No.
 Hsg. Loan: _____ Maxgain _____
 Realty: _____ Home Top up _____

Property Location: Seawoods
 Propeny Cost: 50 LAKH
 Name of Developer / Vendor: _____

RBO - ZONE - Branch: NRI SEAWOODS (Code No) 16215
 Contact Person: AAYUSH MISHRA Mobile No. 9820990160
 Name of RACPC Co-ordinator along with Mob No: _____

SEARCH - 1	DATE	RESIDENCE VERIFICATION	DATE
	<u>21/08/19</u>	<u>max</u>	<u>max</u>
SEARCH - 2			<u>20-8-19</u>
VALUATION - 1			
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob No.: _____
 LOS ID: _____
 A/C: 587278392
 C/F: 90319028540



NAME Anuya Anil Kadam
Rushabh Anil Kadam
 CERSAI NO: 400033817104

HL TO BE PARKED AT NRI SEAWOODS

ASSET ID: 200033761052
Seawood

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : **Mr. Rushabh Anil Kadam**

Residential Flat No. NL/48/D-13/3:13, 3rd Floor, Type - D/13, Sector - 48, Village - Nerul,
Navi Mumbai, Taluka & District - Thane, PIN Code - 400706,
State - Maharashtra, Country - India

Latitude Longitude : 19°00'43.1"N 73°00'55.6"E

Valuation Done for:

**State Bank of India
RBO Sanpada Branch**

Regional Business Office (II), E/202, 2nd Floor, Sanpada Rly. Station Complex,
Navi Mumbai - 400705, State - Maharashtra, Country - India.

Digitally Created

Vastukala Consultants (I) Pvt. Ltd.

Mumbai · Delhi NCR · Aurangabad · Nanded

Vastu/Mumbai/08/2019/015282/30744

10/04-81-NIA

Date: 10.08.2019

VALUATION OPINION REPORT

Property bearing Residential Flat No. NL/48/D-13/3:13, 3rd Floor, Type - D/13, Sector - 48, Nerul, Navi Mumbai, Taluka & District - Thane, PIN Code - 400706, State - Maharashtra, India belongs to **Mr. Rushabh Anil Kadam.**

Boundaries of the property :

North	Type - D/12 & Road
South	New Omkar CHSL
East	Road & DAV Nerul Play Ground
West	Society Parking & Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Housing Loan purpose at **₹ 56,87,000.00 (Rupees Fifty Six Lakh Eighty Seven Thousand Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified
For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou, email=sharadevastukala.org, c=IN
Date: 2019.08.10 17:54:26 +05:30



C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

Encl.: Valuation report



<p>Mumbai 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA</p>	<p>Delhi NCR L-306, Sispal Vihar, AWHO Society, Sohna Road, Sector - 49, Gurgaon, Haryana - 122018, INDIA</p>	<p>Nanded 28, S.G.G.S. - Stadium Complex, Gokul Nagar, Nanded - 431 602, (M.S.), INDIA Tel. : +91 2462 244288</p>	<p>Aurangabad Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA Tel. : +91 240 2485151 Mobile : +91 9167204062 +91 9860863601</p>
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Valuation Report of Immovable Property

Owner Details		Mr. Rushabh Anil Kadam	
Name of the owner(s).			
Address		Residential Flat No. NL/48/D-13/3:13, 3rd Floor, Type - D/13, Sector - 48, Village - Nerul, Navi Mumbai, Taluka & District - Thane, PIN Code - 400706, State - Maharashtra, Country - India	
Nearest Landmark / Google Map Independent access to the property		Landmark: Near DAV Public School Latitude Longitude: 19°00'43.1"N 73°00'55.6"E	
Document Details		Name of Approving Authority	
Layout Plan	N.A.	-	Approval No. -
Building Plan	No	Details not provided	Approval No. Details not provided
Construction Permission	No	Details not provided	Approval No. Details not provided
Legal Documents	Yes	1. Copy of Gift Deed (10 pages from document) dated 06.05.2019 2. Copy of Possession Letter Cum Possession Receipt dated 24.12.1998 issued by CIDCO.	
4 Physical Details			
Adjoining Properties	East	West	North South
As on site	Road & DAV Nerul Play Ground	Society Parking & Road	Type - D/12 & Road New Omkar CHSL
As per document	Details not provided	Details not provided	Details not provided Details not provided
Matching of Boundaries	Plot Demarcated	Yes	Approved land use Residential purpose Property Type Residential
No. of rooms	Living	1	Bed Room 1 Kitchen 1 Dining
	Toilet		Bath room 1 WC 1 Small Room 0
Car Parking			
Total no. of Floors	Ground + 3 upper floors.	Floor on which the property is located	3 rd Floor
		Approx. Age of the property	21 year(s)
		Residual age of the property	39 years Subject to proper, preventive periodic maintenance & structural repairs.
		Type of structure	R.C.C. Foundation
5 Occupancy Details - Tenant(s) Occupied			
Tenant Name(s)	Mr. Sidharth Mayekar		



Nature of Tenure	Yes	No. of years of Occupancy	N.A.	Relationship of tenant with owner	N.A.
Present Income from the property	₹ 10,000.00 Present Income from the property per month				
Stage of Construction	Completed				
Stage of construction	N.A.				
Violations if any observed	Nature and extent of violations				
Violations if any observed			Approved Building plans were not provided and not verified.		

Area Details of the Property

Carpet Area in Sq. Ft.	Carpet Area in Sq.Ft. = 348.00 (Area as per actual site measurement)	Plinth area / Built up area in Sq. Ft. (Area as per Gift Deed)	431.00	Saleable Area in Sq. Ft.	517.00
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Remarks:

Valuation

i. Mention the value as per Government Approved Rates also

Guideline rate obtained from the Stamp Duty Ready Reckoner	₹ 94,600.00 per Sq. M. i.e. ₹ 8,789.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner after depreciation	₹ 87,496.00 per Sq. M. i.e. ₹ 8,129.00 per Sq. Ft.

ii. In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.

Indicator

Property : Residential Apartment for Sale in Prasad CHSL, Sector-48, Seawoods, Navi Mumbai
 Source : <https://www.99acres.com>
 Saleable Area : 550.00Sq. Ft.
 Expected Price : 63,00,000.00
 Expected Rate/Sq. Ft : 11,454.00 per Sq. Ft

Considering the above indicator of sale, current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 11,000.00 rate per Sq. Ft. (Inclusive of site and general development, compound walls, MS gates, drainage systems, water tanks and other infrastructure facilities and amenities).

Summary of Valuation

i. Guideline Value			
	Area in Sq. Ft.	Rate in ₹	Value in ₹
Built up area	431.00	8,129.00	3,515,599.00
ii. Fair Market Value of the Property			



Area	517.00 Sq. Ft.
Market rate	₹ 11,000.00
Rise Rate per Sq. Ft.	₹ 0.00
Rate per Sq. Ft.	₹ 0.00
Rate per Sq. Ft.	₹ 11,000.00
Value of the property	₹ 56,87,000.00
Realizable Value of the Property	₹ 51,18,300.00
Distress / Force Sale Value	₹ 45,49,600.00
Insurable Value of the Assets	₹ 9,48,200.00

I Agree That The Valuation Is As Per Prevailing Market Rate

P.O. RACPC Belapur

Assumptions /Remarks

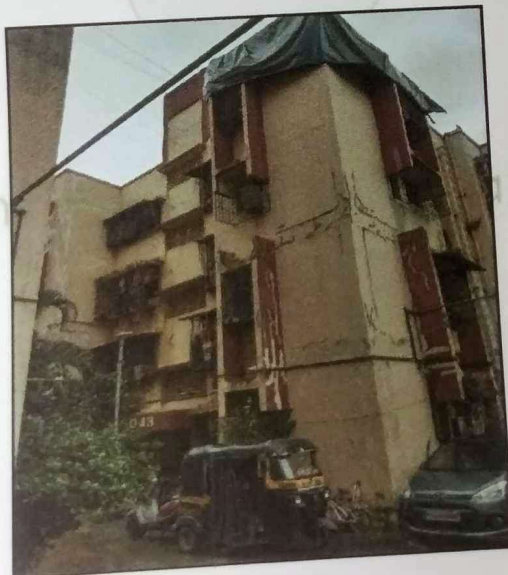
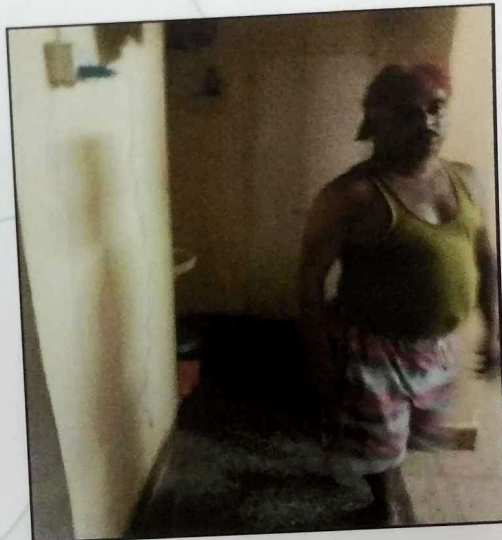
i. Qualification in TIR / Mitigation Suggested, if any	TIR not provided
ii. Property is SARFAESI compliant	Yes
iii. Whether property belongs to social infrastructure like hospital, school, old age home etc.	No
iv. Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged	Information not available
v. Details of last two transaction in the locality / area to be provided, if available	Details Attached
vi. Any other aspect which has relevance on the value or marketability of the property	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.

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Declaration

- i. The property was inspected by me / my authorised representative personally on 09.08.2019
- ii. The undersigned does not have any direct / indirect interest in the above property.
- iii. The information furnished here in is true and correct to the best of our knowledge.
- iv. I have submitted Valuation report directly to the Bank.

Actual Site Photographs



DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. If the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

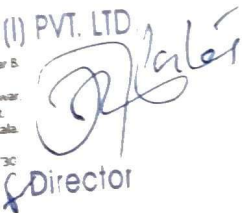
VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method adopted for valuation, we are of the opinion that, the property premises can be assessed and valued for Banking Purpose as on day for **₹ 56,87,000.00 (Rupees Fifty Six Lakh Eighty Seven Thousand Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt.
Ltd., ou=email=sharad@vastukala.
org, c=IN
Date: 2019.08.10 17:55:04 +05'30



C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193



For Vastukala

394 9692

पावती

Original/Duplicate

Wednesday, July 24, 2019

नोंदणी क्र.: 39म

1:59 PM

Regn.: 39M

पावती क्र.: 10720 दिनांक: 24/07/2019

गावाचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: टनन11-9692-2019

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: शांताबाई भिकाजी कदम

नोंदणी फी

रु. 4400.00

दस्त हाताळणी फी

रु. 340.00

पृष्ठांची संख्या: 17

एकूण:

रु. 4740.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
2:19 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 11

बाजार मुल्य: रु.436856 /-

मोबदला रु.436856/-

भरलेले मुद्रांक शुल्क : रु. 26300/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.4400/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004301979201920P दिनांक: 24/07/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 340/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees



24/07/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 11


दस्त क्रमांक : 9692/2019

नोंदणी :

Regn:63m

गावाचे नाव : नेरुळ

(1)बिलेखाचा प्रकार	करारनामा
(2)मोबदला	436856
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	436856
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: एन एल /48/डी -13/ 3:13,तिसरा मजला,साई धाम को . ऑप . हौसिंग सोसायटी लिमिटेड,भूखंड क्रमांक -17,सेक्टर - 48,नेरुळ,ता .जि . ठाणे,नवी मुंबई(40 स्केअर मीटर बिल्ट अप एरिया)((Plot Number : 17 ; SECTOR NUMBER : 48 ;))
(5) क्षेत्रफळ	1) 40 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:-सिडको इंडस्ट्रियल डेव्हलपमेंट कॉर्पोरेशन ऑफ महाराष्ट्र लिमिटेड तर्फे डी . बी . कोरडे -- वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: नेरुळ ,सिडको ऑफिस ,सेक्टर 3, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AACCC3303K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शांताबाई भिकाजी कदम वय:-66; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बिलिंग ,एन - 7/3, ब्लॉक नं: -, रोड नं: पी . आय . लोखंडे मार्ग ,चेंबूर बी एम . सी . वसाहत ,आंबेडकर नगर, महाराष्ट्र, मुंबई. पिन कोड:-400089 पॅन नं:-BBAPK7121G 2): नाव:-ऋषभ अनिल कदम वय:-24; पत्ता:-प्लॉट नं: भूखंड क्रमांक - बी - 71, माळा नं: -, इमारतीचे नाव: टकेट गंगा को . ऑप . हौसिंग सोसायटी लिमिटेड , ब्लॉक नं: सदनिका क्रमांक - बी 701 , रोड नं: सेक्टर - 23, सीवूड्स नेरुळ ,नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-CYPPK7281N
(9) दस्तऐवज करून दिल्याचा दिनांक	24/07/2019
(10)दस्त नोंदणी केल्याचा दिनांक	24/07/2019
(11)अनुक्रमांक,खंड व पृष्ठ	9692/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	26300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	4400
(14)शेरा	


सह दुय्यम निबंधक (वर्ग-२)
ठाणे क्र.११ नेरुळ

मुल्यांकनासाठी विचारान घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाची तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

within the limits of any Municipal Corporation or any Cantonment area






CHALLAN
MTR Form Number-6



GRN	MH00430197920192017	BARCODE		Date	22/07/2019-17 19 24	Form ID	25 1
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)					
Office Name	THN5_THANE NO 5 JOINT SUB REGISTRAR	PAN No.(If Applicable)	BBAPK7121G				
Location	THANE	Full Name	SHANTABAI BHIKAJI KADAM AND RUSHABH ANIL KADAM				
Year	2019-2020 One Time	Flat/Block No.	NL/48/D-13/3:13, THIRD FLOOR, SAIDHAM CHS LTD				
Account Head Details		Amount In Rs.	Premises/Building				

0030046401	Stamp Duty	26300.00	Road/Street	SEC 48, NERUL (W), NAVI MUMBAI-400706					
0030063301	Registration Fee	4400.00	Area/Locality	NAVI MUMBAI					
			Town/City/District						
			PIN	4	0	0	7	0	6

Remarks (If Any)															
PAN: CC-303K~SecondPartyName=CIDCO LTD~															
															
<table border="1" style="float: right;"> <tr> <td colspan="2">ट.न.न. ११</td> </tr> <tr> <td>२६३०२</td> <td>२०१९</td> </tr> <tr> <td>९</td> <td>९०</td> </tr> </table>										ट.न.न. ११		२६३०२	२०१९	९	९०
ट.न.न. ११															
२६३०२	२०१९														
९	९०														
Total Amount In Words: Three Thousand Seven Hundred Rupees Only															

Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref No	1000302019072202010	6992284578209		
Cheque/DD No				Bank Date	RBI Date	22/07/2019-17-21 15	Not Verified with RBI		
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No , Date		Not Verified with Scroll			

Department ID
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9004841476
सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी व करावयाच्या दस्तासाठी सदर चलन लागू नाही.


REVALIDATION AGREEMENT

THIS AGREEMENT made at Nerul, Navi Mumbai this 24th Day of July, 2019 **BETWEEN CITY INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at "Nirmal", 2nd Floor, Nariman Point (Bombay) Mumbai - 400 021, hereinafter referred as: **THE CORPORATION**' (which expression shall, unless it be repugnant to context or meaning thereof include its successors and assigns) of the **OTHER PART**.



ट.न.न. ११	
२६०२	२०१९
४	१२

SMT. SHANTABAI B. KADAM AND MR. RUSHABH ANIL KADAM, both Adult/s, Indian, Inhabitant/s, residing at P.I. Lokande Marg, Chembur, B. M. C. Vasahat, Ambedkar Nagar Building, N-7/3, Tilak Nagar S. O. Mumbai-400089 and Flat No-B-701, Taket Ganga CHS, Plot No-B-71, Sector-23, Seawood, Nerul, Navi Mumbai-400706 hereinafter jointly or collectively referred to as **"THE PURCHASER/S"** (which unless it be repugnant to the context or meaning thereof include their heirs, executors, administrator and permitted assigns) of the **OTHER PART**.

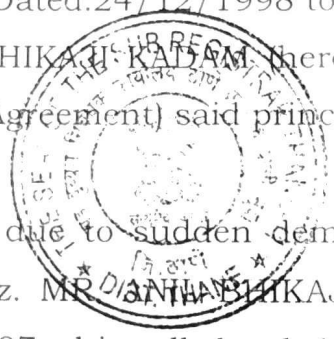

24/07/2019
Assistant Estate Officer
CIDCO Ltd. Sanpada





under the
as "the
Nirmal,
said
m

AND WHEREAS the CIDCO LTD have allotted by Allotment Letter under Ref No CIDCO / MM II / DRS 87 Dated 22/06/1998 a flat under bearing No NI 48 D 13/3 13, Third floor, measuring about 40.00 Sq Mtrs. Built up area or thereabout situated at Sector 48, Village Nerul, Tehsil-Thane, District-Thane, Navi Mumbai 400706 (hereinafter referred to as "the Apartment/Flat") to SMT. SHANTABAI B. KADAM AND MR. ANIL BHIKAJI KADAM and accordingly executed Agreement of Sale Dated:24th December, 1998 and the said corporation handed over the Possession of Apartment/Flat Dated:24/12/1998 to the Doner and her son MR. ANIL BHIKAJI KADAM (hereinafter referred to as the Principal Agreement) said principal Agreement)



28	2019
2019	2019
20	20

AND WHEREAS due to sudden demise of one of the original owner viz. MR. ANIL BHIKAJI KADAM died on 29th August, 2007, his all legal heirs have applied application to the Court of Civil Judge (JD), Vashi under Civil M.A. No-737/2018 for grant of heirship certificate and accordingly the said Hon'ble court issued the heirship certificate in favour of his Son MR. RUSHABH ANIL KADAM Dated:28/06/2019 and recognized as his legal heir in respect of the 50% shares, rights and interest of the said flat.

AND WHEREAS accordingly the said Corporation has also transferred his 50% shares, rights and interest in respect of the said Flat in the name of MR. ANIL BHIKAJI KADAM vide their letter bearing Ref. CIDCO/Estarect/2019/8000033295/808 Dated: 23/07/2019.

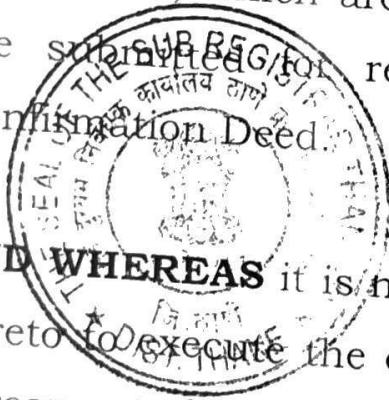
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AND WHEREAS It was obligatory on the part of the Purchasers to pay the stamp duty on the principal Agreement and present the same before the Sub-Registrar within the period stipulated in Indian Registration Act 1908.

AND WHEREAS the Purchaser/s was paid the stamp duty on the principal Agreement and but he failed to present the same before the Sub-Registrar for registration within time limit.

AND WHEREAS the Registrar of Assurances and Collector of Stamps Pune, Maharashtra State vide its Circular letter bearing Ref. No. क.प.क. ६१७/२०११/३००८,

dated: 22/12/2011 stopped the registration of documents, which are barred by limitations and which are ~~sub-reg/for~~ registration on the basis of the Confirmation Deed.



ट.न.न. ११	
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AND WHEREAS it is now necessary for both the parties hereto to execute the documents for revalidation of the Agreement for the limited purpose of enabling the Purchasers to pay the Stamp Duty thereon and further to register the same with the Sub-Registrar of Assurances. The Sale Price paid to CIDCO is **Rs.4,36,856/- (Rupees Four Lakhs Thirty Six Thousand Eight Hundred Fifty Six Only).**

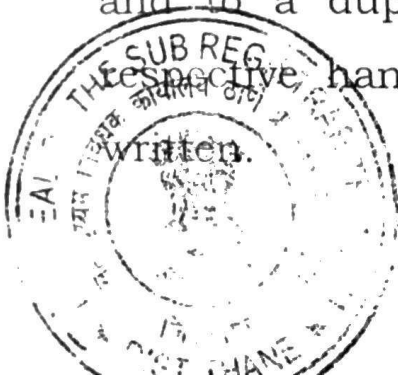
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THIS AGREEMENT IS THEREFORE WITHINESSETH
AND IT IS MUTUALLY AGREED BY & BETWEEN THE
PARTIES AS FOLLOWS:

- 1) Without prejudice to the terms and conditions stipulated therein, the Agreement of Sale Dated:24th December, 1998, for NL/48/D-13/3:13, Third floor, admeasuring about 40.00 Sq. Mtrs. Built-up area or thereabout situated at Sector-48, Village-Nerul, Tehsil-Thane, District-Thane, Navi Mumbai 400706 is hereby revalidated for the limited purpose of enabling the Purchaser/s to pay the Stamp Duty thereon and thereafter submit the same to the Sub-Registrar for registration.
- 2) This Agreement is now executed and submitted for registration only for the limited purpose of fulfilling Purchaser/s obligation of paying Stamp Duty and registration of the Agreement.

IN WITNESS WHEREOF the parties hereto have hereto and to a duplicate hereof set and subscribed their respective hands the day and year firs herein above written.

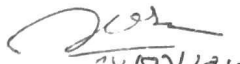


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Kedam P01

THE WITHINNAMED CORPORATION
BY THE HAND OF

Shri. D. B. Konde


24/10/2017
Assistant Estate Officer
CIDCO Ltd., Nerul Sanpada

IN THE PRESENCE OF.....

1. Mr. S.R. Dabholkar *SR Dabholkar*
2. Mr. M.R. Shelokar *MR.*

SIGNED, SEALED AND DELIVERED BY
THE WITHINNAMED **PURCHASER**

SMT. SHANTABAI B. KADAM



MR. RUSHABH ANIL KADAM *Rushabh*

IN THE PRESENCE OF.....

1. Mr. S.R. Dabholkar *SR Dabholkar*
2. Mr. M.R. Shelokar *MR.*



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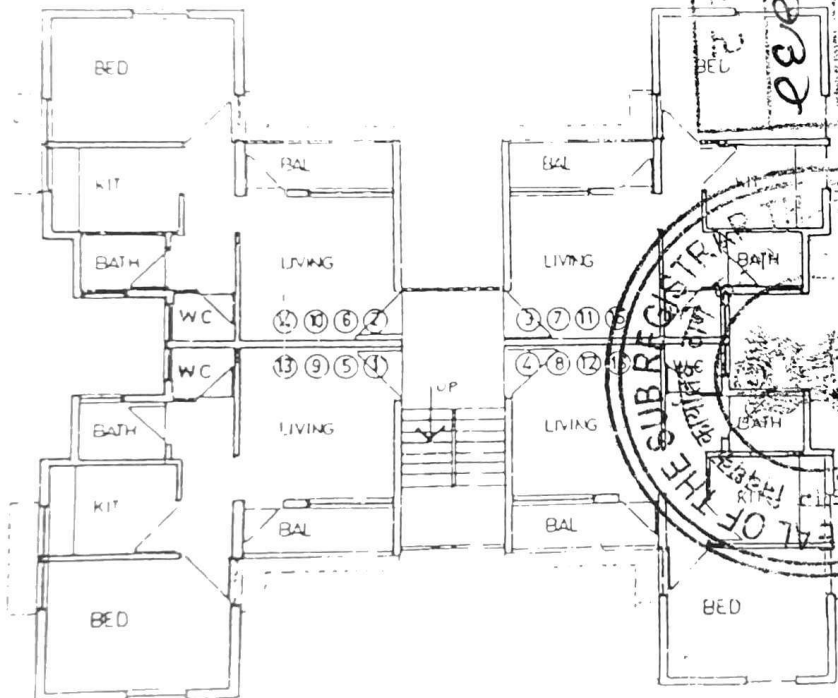
CIDCO NERUL HOUSING ESTATE
NAVI MUMBAI

ANNEXTURE A-TO THE AGREEMENT FOR SALE OF APARTMENT.
B-TO THE DEED FOR APARTMENT.

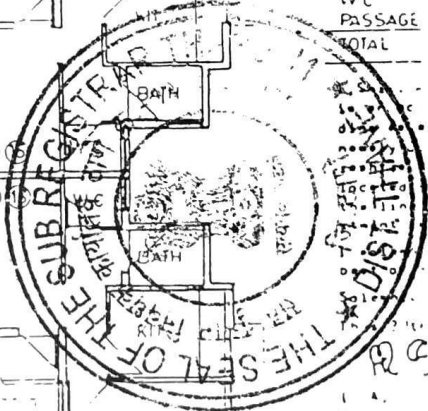
CIDCO MASS HOUSING SCHEME
DRS II SECTOR 46, 48 AND 48A
AT NERUL NAVI MUMBAI

AREA STATEMENT

ACCOMMODATION	CARPET AREA (SQ. MTS)	FLOOR AREA (SQ. MTS)
LIVING	9.71	
BAL	2.64	
BED ROOM	8.71	
KITCHEN	4.51	
BATH	1.85	
W.C.	1.11	
PASSAGE	3.09	
TOTAL	31.57	40.00 SQ. MTS



Typical Floor Plan (G+3)
(TYPE - D)



2	2099	96
4	2098	96

[Signature]
24/10/2019
Assistant Estate Officer
CIDCO Ltd., Nerul Sanpada

[Signature]

Handwritten note at top right corner.

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CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Manager Town
CIDCO Bhavan,
Navi Mumbai 400
Date 24/12/98

TAKING OVER POSSESSION BY THE ALLOTTEE

Type D-13 Aptt No 3813 Sector 118 at Vashi/CBD-Belapur/Panvel
Nerul/Kalamboli/Airoli/Koper Khairane

1. Date of allotment 22/6/98

2. Name of Hire/Outright Purchaser Shantabai B. Kadam & Anil B. Kadam

3. Date of execution of Agreement 24/12/98

Civil Maistry Asst. Estate Officer (DRS-87) CIDCO LTD. Asst. Estate Officer

POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. NL/48/D-13/3:13
Type D-13 Sector 118 at Vashi/CBD-Belapur/Panvel
Nerul/Kalamboli/Airoli/Koper Khairane on the day of December 1998 after proper inspection of the fittings
and Fixtures provided therein.

4033	2099
99	90

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 611038 with duplicate key

(Signature of allottee)
S. B. Kadam & A. B. Kadam

NL/48/D-13/3:13

- Copy to:
- i) Maharashtra State Electricity Board
 - ii) Maharashtra Water Supply & Sewerage Board



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE

"NIRMAL", 2nd Floor
Nariman Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
Fax : 00-91-22-2202 2509

HEAD OFFICE

CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100
Fax : 00-91-22-6791 8166

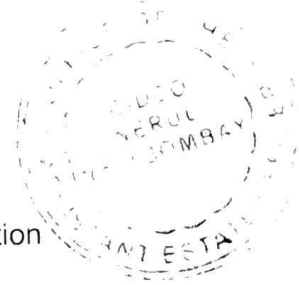
Letter of Heirship

Ref. No. CIDCO/ESTATE-1/2019/8000033295 / 808

Date : 23.07.2019

To,

MR. RUSHABH ANIL KADAM
D-13/3:13, SAI DHAM CHS LTD., SECTOR-48, NERUL
NAVI MUMBAI 400706



Subject : Your Request for Transfer by Heirship/Nomination

Reference : Application number 8000033295

In respect of property Flat No.D-13/3:13, Building Name/No. SAI-DHAM CHS LTD/0D13, Plot No. 17 , Sector 48,Nerul, Navi Mumbai

Sir/Madam,

As per the records available in this office, 1) MR. ANIL B. KADAM is owner of the Flat/Shop D-13/3:13, SAI-DHAM CHS LTD/ 0D13 Plot no. 17 , Sector 48, Nerul, Navi Mumbai , 1) MR. ANIL B. KADAM , expired on 28/06/2019.

Subsequently, 1) MR. RUSHABH ANIL KADAM has obtained heirship certificate order M.A. NO. 737/2018, DT.25.06.19 from the CIVIL JUDGE (J.D.) VASHI AT BELAPUR on which recognize 1) MR. RUSHABH ANIL KADAM as the legal heir of the deceased 1) MR. ANIL B. KADAM .

In the view of the above, our corporation has noted the name of 1) MR. RUSHABH ANIL KADAM as the legal heir of the deceased 1) MR. ANIL B. KADAM in the record of the corporation.



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Yours Sincerely,

23(6)/2019
Asst. Estate Officer/Estate Officer

(Nerul/Sa. Dada)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

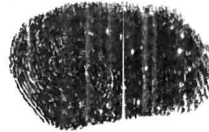
SHANTABAI B KADAM
GOPAL LAXMAN HADKAR

02/02/1953

Permanent Account Number

BBAPK7121G

Signature



भारत सरकार
GOVERNMENT OF INDIA

मा. शान्ताबाई विमला बी कदम
Shantabai B Kadam

जन्म वर्ष / Year of Birth: 1953
स्त्री / Female

8220 1844 9323



आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RUSHABH ANIL KADAM

ANIL BHIKAJI KADAM

03/08/1995

Permanent Account Number

CYPPK7281N

Signature



19062014



भारत सरकार
GOVERNMENT OF INDIA

ऋषभ अनिल कदम
Rushabh Anil Kadam

जन्म तारीख / DOB: 03/08/1995

पुरुष / MALE

7718 8286 6385

माझे आधार, माझी ओळख

Kadamb AA



भारत सरकार
GOVERNMENT OF INDIA



फारहान हुसैन
Farhan Hussain

वडील महबूब हुसैन
Father: Mahbub Hussain

जन्म वर्ष / Year of Birth: 1984

पुरुष / Male



9424 71229

आधार - सामान्य माणसाचा अधिकार



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Farhan

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[Signature]

AGREEMENT OF SALE

THIS AGREEMENT made at C.B.D. New Bombay, this 24th day of December One Thousand Nine Hundred Ninety Eight between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at "Nirmal", 2nd floor, Nariman Point, Bombay - 400 021. Hereinafter referred to as "The Corporation" (which expression shall, unless it be repugnant to the context or meaning there of include its successors and assigns) of the One Part AND

smt. Shantabai Bhitaji Kadam & Anil B. Kadam.
B-713, Municipal Labour
Municipal Labour Camp.
Chembur, Nivabai - 89.
Indian inhabitant.

HEREINAFTER REFERRED to as "The Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof include his/her heirs, executors, administrators and permitted assigns) of the other part:

WHEREAS

1. The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of New Bombay by the Government of Maharashtra in exercise of its powers under sub section (1) and (3-A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) hereinafter referred to as "the MRTP Act".

[Signature]
Asstt. Marketing Officer
(DRS-87) CIDCO LTD.

[Signature]
Right hand Representative
smt Shantabai Kadam [Signature]

the MRTD Act, is acquiring
Corporation for Developer

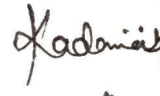

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NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

1. The Purchaser has prior to the execution of this Agreement satisfied himself about the title of the Corporation to the said land and the Purchaser shall not be entitled further to investigate the title of the Corporation to the said land and no requisition or objection shall be made or raised by the Purchaser on any issue relating thereto and arising therefrom.
2. The Corporation agrees to sell and the Purchaser agrees to purchase flat bearing No. 13 on 3rd floor of building No. D-13 in the said building (hereinafter referred to as "the said flat") admeasuring 40.00 sq. mtrs. or thereabouts as per the Plan and specifications seen and approved by him, copy whereof is hereto annexed marked "Annexure A" at or for the price of Rs. 4,36,856/- (Rupees four lacs thirty six thousand Eight hundred & fifty six only) which shall be paid by the Purchaser before the execution of this Agreement, which the Purchaser has paid, the receipt of whereof the Corporation doth hereby acknowledged.
3. Without prejudice to other rights of the Corporation under this Agreement and/or law, the time being in force Purchaser shall be liable to pay to the Corporation interest at the rate of 21% per annum on all amounts becoming due and payable by the Purchaser under this Agreement if such amount remains unpaid for seven days or more after becoming due, upto period of 6 months and thereafter the interest will be payable at the rate of 25% per annum on such amount.
4. Possession of the said flat shall be delivered to the Purchaser on the date of the execution of this Agreement. The Purchaser hereby confirms to have received the possession of the said flat.
5. Upon possession of the said flat being delivered to the Purchaser, he shall be entitled to the use and occupation of the said flat for the residence of himself and his family and he shall thereafter have no claim against the Corporation in respect of any item of work in the said flat or building which may be alleged not to have been carried out or completed.
6. The Corporation shall have the right until the execution of the Lease in favour of the said Co-operative Housing Society when formed to made additions or alterations to the said building (but not so as to adversely affect the said flat or its user). The terrace of the top floor of the building including the parapet walls, thereof shall, until the transfer of the property to the Co-operative housing Society as aforesaid, always be the property of the Corporation, and this Agreement and all other Agreements for sale with the other Purchaser of flats in the said building shall be subject to the aforesaid rights of the Corporation which shall be entitled to use the terrace including the parapet walls for any purpose and the Hire Purchase shall not be entitled to raise any objection on the ground of inconvenience, nuisance or any other ground whatsoever.


Asstt. Marketing Officer

SCHEDULE

ALL THAT piece or parcel of land admeasuring 2196.175 Sq. Mtrs or thereabout being Plot No. 17 /of the layout of land situated laying and being at village Neruf Tehsil Thane District Thane in the registration Sub-Direct Thane and District Thane and bounded as follows that is to say :

- On or towards the North by 11.0 M, wide Rd.
- On or towards the South by 15.0 M, wide Rd.
- On or towards the East by —
- On or towards the West by 11.0 M, wide Rd

IN WITNESS WHEREOF THE parties hereto have hereunto and to a duplicate hereof set and subscribed their respective hands the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED CORPORATION
BY THE HAND OF

Shri J. M. Gamell

Jamm
Asstt. Marketing Officer
(DRS-87) CIDCO LTD.

(Designation)

IN THE PRESENCE OF

- (1) Shri D. K. Pandal *D.K.P.*
- (2) Shri N. S. Patil *N.S.P.*

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED

Shri Shaytabai B. Kadam & Anil B Kadam

Right hand thumb impression of Mrs Shaytabai Kadam.

IN THE PRESENCE OF

- (1) Shri D. K. Pandal *D.K.P.*
- (2) Shri N. S. Patil *N.S.P.*

Kadamis



Can Fin Homes Ltd

Sponsor: CANARA BANK

HOME LOANS & DEPOSITS

Translating Dreams into Reality

Regd. Office : No. 29/1, Sir M. N. Krishna Rao Road, Basavanagudi, Bangalore - 560 004.

Branch :

CAN FIN HOMES LIMITED

SS 4/210 & 212, First Floor

"Giriraj" Opp. Meghdoot Theatre

Sector-2, Vashi, Navi Mumbai - 400 708

Branch: CFH/VASHI/INTL/ACT-2

in favour of
(excluding
payment
the offer
considered
) at the

es
ot

CFHL\VASHI\LOAN\471\09-10

DATE : 28.07.2009

TO WHOMSOEVER IT MAY CONCERN

Sub: Housing Loan Closure Certificate
Ref: Loan No. 471 OF SHANTA BAI

With reference to the above, we wish to inform you that the above mentioned Housing Loan Account is closed in full as on 15.07.2009 and confirm having no outstanding in the said Housing Loan account with us.

In view of the above the security created by the above referred borrowers by mortgage of his/her/their property at FLAT NO.13, BLDG NO.13, TYPE D, SAIDHAM CHS, CIDCO COLONY SECTOR 48, NERUL (W) NAVI MUMBAI in favour of CAN FIN HOMES LTD to secure the said loan has been released and Can Fin Homes Ltd has no claim, right, title or interest in respect of the said property any more whatsoever.

THE ORIGINAL DOCUMENTS ARE GIVEN HEREBELOW:-

1. ORIGINAL ALLOTMENT LETTER
2. NOC FROM CIDCO
3. MARGIN MONEY RECEIPTS
4. AGREEMENT FOR SALE

For Can Fin Homes Ltd

V. Srinivas



AUTHORISED SIGNATORY RECEIVED ALL ORIGINAL DOCUMENTS



CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Manager Town Service's Office
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai-400 614.

Date: 24/12/98

TAKING OVER POSSESSION BY THE ALLOTTEE

Type D-13 Apt. No. 3:13 Sector 48 at Vashi/CBD-Belapur/Panvel
Nerul/Kalamboli/Airoli/Koper Khairane

1. Date of allotment : 22/6/98
2. Name of Hire/Outright Purchaser : Shantabai B. Kadam & Anil B. Kadam.
3. Date of execution of Agreement : 24/12/98

[Signature]
Asstt. Marketing Officer
(DRS-87) CIDCO LTD.

Asst. Estate Officer

Civil Maistry

POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. NL/48/D-13/3:13
Type D-13 Sector 48 at Vashi/CBD-Belapur/Panvel/Nerul/
Kalamboli/Airoli/Koper Khairane on the day of December '98 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. 611038 with duplicate key.

[Signature]
* Right hand
Thumb impression
Smt. Shantabai Kadam

[Signature]
Right hand Thumb impression
Smt. Shantabai Kadam.

(Signature of allottee)

Name : S.B. Kadam & A.B. Kadam

Apt. No. : NL/48/D-13/3:13

- Copy to :
- Maharashtra State Electricity Board
 - Maharashtra Water Supply & Sewerage Board

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

DRS-Section, Raigad Bhavan, 3rd Floor, CBD - Belapur, Navi Mumbai 400 614

117MM/DRS-87

Date : 22/06/98

SHANTABAI BHIKAJI KADAM & Shri Anil Bhalaji Kadam.
B-7/3, MUNICIPAL LABOUR
MUNICIPAL LABOUR CAMP,
CHEMBUR
MUMBAI 400 089

Heamee
14/8/98
Asstt Marketing Officer
(DRS-87) CIDCO LTD.

Sub : Allotment of tenement under ~~DRS-87 Scheme~~ Priority III, on "First-come-First served basis"

Ref : ~~Your DRS-87~~ Application No. ND438

Sir/Madam,

With reference to your application No. ~~1997/3620~~ 1998/3620 dated 22/06/98 for booking of tenement on "First come First served" basis, our Corporation is pleased to allot to you the below mentioned tenement as per your choice under the terms and conditions mentioned herein and in the Annexure overleaf.

A) DETAILS OF TENEMENT ALLOTTED TO YOU :

(a) Location : NERUL	(b) Sector No : 48	(c) Bldg. Type : D-13
(d) Building No. : ****	(e) Wing / Floor : / 3	(f) Tenement No. : 13

B) AREA OF THE TENEMENT ALLOTTED TO YOU :

	AREA M2	AMOUNT (in Rs)
(i) Tenement Area :	40.000	
(ii) Addl. Area-1 :	0.000	
(iii) Addl. Area-2 :	0.000	
		4,36,856

C) TOTAL COST OF TENEMENT :

D) AMOUNT ALREADY PAID :

(i) **** (ii) **** (iii) 15% of the cost of tenement paid at the time of booking. :	66,174
Sub-Total (D)	66,174

E) Balance Amount Payable to wards the sale price (C - D) :

3,70,682

F) MISCELLANEOUS CHARGES :

a) MSEB Connection charges -	7,800
b) Share Money -	260
c) Documentation charges -	300
d) Water connection charges including three phase power supply to common water pump -	950
Sub-Total (F)	9,310

NOTE : The amount of miscellaneous charges (i.e. F) should be paid by separate Demand Draft/Pay order alongwith the third installment.

G) PAYMENT SCHEDULE :

<u>Installment No.</u>	<u>Amount</u>	<u>Due date</u>
1st	1,29,739	22/07/98
2nd	1,29,739	21/08/98
3rd	1,11,204	21/09/98

Yours faith
B. R. G
(B. R. G
Marketing Ma

336 5843

पावती

Original/Duplicate

Monday, May 06, 2019

नोंदणी क्र. :39म

5:07 PM

Regn.:39M

दिनांक: 06/05/2019

Accordingly this Heirship Certificate is issued to the above named applicant for below mentioned property.

SCHEDULE OF THE PROPERTY

50% Shares, rights and interest of Flat /Apartment No.NL/48/D-13/3:13, Village-Nerul, Tehsil-Thane, District-Thane, Navi Mumbai-400706.

VALUE OF PROPERTY

The total value of above-mentioned property is Rs.4,36,856/- (Rs. Four Lacs Thirty Six Thousand Eight Hundred Fifty Six Only) and 50% value of Rs. 2,18,428/- (Rs. Two Lacs Eighteen Thousand Four Hundred Twenty Eight Only).

This is therefore to certify that the above named applicant namely **MR. RUSHABH ANIL KADAM** to be recognized as legal heir of the said deceased **SHRI ANIL B. KADAM**.

Ventia
Assistant Superintendent
Civil Court, Vashi

Civil Judge, J.D,
Vashi, Navi Mumbai.

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201903065470				01 May 2019 04:13:24
मुल्यांकनाचे वर्ष	2019				
जिल्हा	ठाणे				
मुल्य विभाग	तालुका : ठाणे गावाचे नाव : नेरळ (नवी मुंबई महानगरपालिका)				
उप मुल्य विभाग	26 /306 - नेरळ रोड संक्टर नंबर 48				
क्षेत्राचे नाव	Navi Mumbai Municipal Corporation				प्लॉट नंबर / न. पू. क्रमांक
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	वैयक्तिक क्षेत्र
43500	94600	109200	134300	109200	1 मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	20चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सो	मिळकतीचे वय -	21 to 30वर्षे	मूल्यदर/बांधकामाचा दर-	Rs. - 600/-
उद्भावहन सुविधा -	नाही	मजला -	Third		
Sale Type - First Sale					
Sale Resaie of built up Property constructed after circular dt:02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर					
$= (\text{वार्षिक मूल्यदर} * \text{घसा-यानुसार टक्केवारी}) * \text{मजला निहाय घट/वाढ}$ $= (94600 * (70 / 100)) * 90 / 100$ $= \text{Rs.} 59598/-$					
A) मुख्य मिळकतीचे मूल्य					
= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 59598 * 20					
= Rs.1191960/-					
एकत्रित अंतिम मूल्य					
$= \text{मुख्य मिळकतीचे मूल्य} + \text{तळपराचे मूल्य} + \text{मेकॅनिकल मजला क्षेत्र मूल्य} + \text{सगतच्या गल्लीचे मूल्य} + \text{वरील गल्लीचे मूल्य} + \text{बंदित बाळ तळाचे मूल्य} + \text{शुल्का कमितीवरील मजला दरदर} + \text{इमारती भोंवतीच्या खुल्या जागेचे मूल्य} + \text{बंदित बाल्कनी}$ $= A + B + C + D + E + F + G + H + I$ $= 1191960 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0$ $= \text{Rs.} 1191960/-$					

Home Print

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GIFT DEED

(for the transfer of 50 % share/s, right/s,
Interest/s in Immoveable Property)

This Gift Deed is made and entered in to at Navi Mumbai on
this 6th day of May, 2019.

BETWEEN

SMT. SHANTABAI BHIKAJI KADAM (PAN:BBAPK7121G)
an adult, Indian inhabitant, presently residing at **P.L.
Lokande Marg, Chembur, B.M.C. Vasahat Ambedkar
Nagar Building N7/3, Tilak Nagar, S. O. Mumbai,
Maharashtra** hereinafter referred to as **"the Donor"** [which
expression shall unless and otherwise repugnant to the
context or meaning thereof shall mean and include her heirs,
executors, administrators and assigns] **of the One Part**

AND

MR. RUSHABH ANIL KADAM (PAN:CYPPK7281N) an
adult, Indian inhabitant, presently residing at **Flat No-B-
701, Takt Ganga CHS LTD, Plot No-B71, Sector-23,
Seawood, Nerul, Navi Mumbai-400706** hereinafter
referred to as **"the Donee"** [which expression shall unless
and otherwise repugnant to the context or meaning thereof
shall mean and include his heirs, executors, administrators
and assigns] **of the other Part.**

**WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LTD.** is a Government
Company incorporated under the Companies Act, 1956
(hereinafter referred to as **"the said Corporation"**) having its
registered office at Nirmal, 2nd floor, Nariman Point Mumbai-
400021. The said Corporation has been declared as a New
Town Development Authority, under the provisions of sub.
Sec (3-A) of Section 113 of the Maharashtra Regional and
Town Planning Act, 1966 (Maharashtra Act No- XXXVII of
1966) (hereinafter referred to as **"the Said MRTP Act"**) for
the New Town of Navi Mumbai by the Government of
Maharashtra in the exercise of its powers for the area
designated as site for a New Town under sub-section (1) of
section 113 of the said MRTP Act.

AND WHEREAS the State Government has acquired land
within the delineated area of Navi Mumbai, and vested the
same in the said Corporation by an order duly made in that
behalf, as per the provisions of section 113 of the said MRTP
Act.

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impression.

AND WHEREAS by virtue of being the development authority, the said Corporation has been empowered under section 118 of the said MRTP Act, to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said MRTP Act.

AND WHEREAS the CIDCO LTD., have allotted by Allotment Letter under Ref. No-CIDCO / MM-II / DRS-87, Dated:22/06/1998 a flat under bearing No-NL/48/D-13/3:13, Third floor, admeasuring about 40.00 Sq. Mtrs. Built-up area or thereabout situated at Sector-48, Village-Nerul, Tehsil-Thane, District-Thane, Navi Mumbai 400706 to the Donor together with her son MR. ANIL BHIKAJI KADAM and accordingly executed Agreement of Sale Dated:24th December, 1998 and the said corporation handed over the Possession of Apartment/Flat Dated:24/12/1998 to the Doner and her son MR. ANIL BHIKAJI KADAM.

AND WHEREAS the said Donor is entitled to use and occupy the said 50 % undivided share/s, right/s, title, interest in NL/48/D-13/3:13, Third floor, admeasuring about 40.00 Sq. Mtrs. Built-up area or thereabout situated at Sector-48 Village-Nerul, Tehsil-Thane, District-Thane, Navi Mumbai 400706 (hereinafter referred to as 'the Said Flat or the said Premises'). The said Flat is more particularly described in the second schedule hereunder written.

AND WHEREAS the present Donor namely: SMT. SHANTABAI BHIKAJI KADAM is Grandmother of the Donee and the Donee namely: MR. RUSHABH ANIL KADAM is Grand Son of SMT. SHANTABAI BHIKAJI KADAM by relation.

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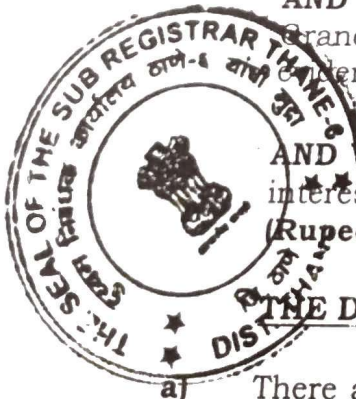
AND WHEREAS the Donor out of natural love and affection is desirous of making a gift of his 50 % undivided share/s, right/s, title, interest, claim/s and demand in the said Flat to her Grand son.

AND WHEREAS The Donee is related to the Donor as her Grand Son. The Donee has agreed to accept the gift as is evidenced by his executing these presents.

AND WHEREAS the market value of the share/s, rights and interest of the said Flat estimated to be **Rs.23,84,000/- (Rupees Twenty Three Lacs Eighty Four Thousand only).**

THE DONOR HEREBY DECLARES THAT:-

a) There are no suits, litigations, civil or criminal or any other proceedings, pending as against the Donor personally affecting the said Flat.



(1) That the Donor, without any monetary consideration and in consideration of natural love and affection which the Donor bears to the Donee, doth hereby grant and transfer the said Flat by way of gift to the Donee namely: **MR. RUSHABH ANIL KADAM**

(2) The Donor of her own free will and accord and while in a sound state of body and mind, hereby grants and conveys to the Donee, the 50 % undivided share/s, right/s, title, interest, claim and demand in the said Flat or thereabouts, together with share/s and all the right/s, easements and appurtenances whatever to the said Flat belonging or in any way appertaining, and the share/s, interest in all the estate, right/s, title, interest, claim and demand of the Donor in, to and upon the said Flat to hold to the Donee **MR. RUSHABH ANIL KADAM**. The interest in the Flat hereby conveyed forever and as and when for the owner and holder of absolute and indefeasible estate, and also for the purpose of exercising all such sundry right/s of ownership as the Donor would be entitled to in respect of their 50 % undivided share/s, interest in the said Flat and the Donor hereby covenants with the Donee **MR. RUSHABH ANIL KADAM** that notwithstanding anything done by the Donor or knowingly suffered, the Donor has full power to convey and grant her 50 % undivided share/s, interest in the said Flat hereby conveyed and that it shall be lawful for the said Donee, at all times and from time to time, hereinafter to quietly enter into and upon and to hold and enjoy the 50 % undivided share/s, interest in the said Flat as full and absolute owner and to receive rents and profits thereof without any interruption or disturbance by the Donor or any person claiming through her.

(3) The Donee accepts the said transfer of the undivided share/s, interest in or upon the said Flat and have received the possession of said **50% undivided share/s, rights, interest in NL/48/D-13/3:13, Third floor, Sector-48, Village-Nerul, Tehsil-Thane, District-Thane, Navi Mumbai 400706**

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(4) The Donor also hereby undertakes and indemnifies the Donee for any liabilities that may arise out of the aforesaid transfer of the 50 % undivided share/s, right/s interest in the said Flat in favour of the Donee in respect of any rates, duties and taxes.



(5) As per the said Corporation requirement the Donee shall abide by the following covenants :

The Donee shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said flat save and except with the previous written permission of the Corporation, which permission shall not be refused if the Donee performs or is willing to perform following conditions, that is to say:

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(ii) In the instrument by which the Donor shall transfer the said Flat, the Donor bind the Donee not to sell, assign, mortgage, underlet to otherwise transfer wholly or partly the said Flat save and except upon the advance and performance of the conditions herein

(iii) A true certified copy of the instrument of transfer executed between the Donor and the Donee is deposited with the Assistant Estate Officer of the Corporation within seven days from the date of its execution.

Explanation (i):The additional price* means the price determined by the Corporation in the months of January and July each year in respect of a class of apartments with reference to the Carpet area and permitted users and displayed in the office of the Corporation.

Explanation (ii): Nothing contained herein shall apply to mortgage of the said premises or any part thereof, to the Central Govt., State Govt., Nationalized Bank, the Life Insurance Corporation, Housing Development Finance Corporation Ltd. or an Employer of the purchaser or any other financial Institutions as may be approved by the Board of the Corporation from time to time for the purpose of securing a loan borrowed from any of the forgoing institutions.

SCHEDULE OF FLAT

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(50% undivided share/s, rights, interest)

NL/48/D-13/3:13, Third floor, admeasuring about 40.00 Sq. Mtrs. Built-up area or thereabout situated at Sector 48, Nerul, Tehsil-Thane, District-Thane, Navi Mumbai 400706



Kadhi RA

IN WITNESS WHEREOF the parties have put their respective hands on the day and year first hereinabove written

SIGNED AND DELIVERED BY THE

Within named "the Donor"

SMT. SHANTABAI BHIKAJI KADAM

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In the presence of:

1. ANJYA KADAM *Kadam*

2. Rajashri Khadge *Rajashri*

SIGNED AND DELIVERED BY THE

Within named "the Donee"

MR. RUSHABH ANIL KADAM *Kadam*

In the presence of:

1. ANJYA KADAM. *Kadam*

2. Rajashri Khadge *Rajashri*

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CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Manager Town Service's Office
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai-400 614.

Date: 24/12/98

TAKING OVER POSSESSION BY THE ALLOTTEE

Type D-13 Aptt. No. 3:13 Sector 48 at Vashi/CBD-Belapur/Panvel
Nerul/Kalamboli/Airoli/Koper Khairane

1. Date of allotment : 22/6/98
2. Name of Hire/Outright Purchaser : Shantabai B. Kadam & Anil B. Kadam.
3. Date of execution of Agreement : 24/12/98

Civil Maistry

Asstt. Marketing Officer
(DRS-87) CIDCO LTD.

Asst. Estate Officer

POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. ML/48/D-13/3:13
 Type D-13 Sector 48 at Vashi/CBD-Belapur/Panvel
Kalamboli/Airoli/Koper Khairane on the day of December '98 after proper inspection of the fittings
 and Fixtures provided therein.

Vashi/CBD-Belapur/Panvel	
4003	2098
99	92

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. 611038 with duplicate key.

Right hand thumb impression Smt. Shantabai Kadam

Right hand thumb impression of Smt. Shantabai Kadam

(Signature of allottee)

S.B. Kadam & A.B. Kadam

- Copy to : i) Maharashtra State Electricity Board
ii) Maharashtra Water Supply & Sewerage Board



THE "SAI-DHAM" CO-OPERATIVE HOUSING SOCIETY LTD.

D - 9 to D - 16, Cond. No. 17, Sector - 48, Nerul, Navi Mumbai - 400 706.

Registration No. NBOM / CIDCO / HSG(OH) / 900 / JTR / 2000-2001 DATED : 24-4-2000

Serial No.095

Member's Registration No.

Share Certificate

AUTHORISED SHARE CAPITAL RS. 50,000

DIVIDED INTO 1000 SHARES OF RS. 50 EACH

This is to certify that MR. SURESH K. SHARMA
of 7/15/3/17 is the Registered Holder of Five Shares of Rupees
fifty each Numbered from 0477 to _____ inclusive in
Sai-Dham Co-Operative Housing Society Limited
Nerul Navi Mumbai - 400 706. Subject to the Byelaws of the said Society and
that upon each of such shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at Navi Mumbai, this
11th day of MARCH 2001

Member of Committee



Hon. Secretary



Chairman



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE
"NIRMAL", 2nd Floor
Nanman Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
Fax : 00-91-22-2202 2509

HEAD OFFICE
CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100
Fax : 00-91-22-6791 8166

Payment Letter

Ref. No. CIDCO/ESTATE-1/NR//2019/8000034578

Date : 30.07.2019

To,
MRS. SHANTABAI BHIKAJI KADAM (Customer No: 30034238)
D-13/3:13, SAI-DHAM CHS LTD., NERUL
NAVI MUMBAI 400706
(GSTN No: Unregistered Dealer(URD))
(PAN No: NA)

Subject : Transfer by Gift Deed

Reference : Application number 8000034578

In respect of property Flat No.D-13/3:13, Building Name/No. SAI-DHAM CHS LTD/OD13,
Plot No.17, Road No. 00, Sector 48, Nerul, Navi Mumbai

Sir/Madam,

With reference to your Application for **Transfer by Gift Deed** cited above, you are requested to make payment for following. ONLY online payments shall be accepted by the Corporation. Kindly visit <https://cidco.maharashtra.gov.in/es> and select office as **Nerul**.

No	Description	Amount	CGST	SGST	Total	Document No.
1	Admn. Charges - Gift Deed (SAC Code:998594)	5,000.00	450.00	450.00	5,900.00	90019835
Grand Total					5,900.00	

Total amount in words : Rupees **FIVE THOUSAND NINE HUNDRED** and **ZERO** Paise only.

Kindly note that your application will be processed only after receiving the above payment/s.

Thanking You

Yours Faithfully,


20/07/2019
Asst. Estate Officer/Estate Officer

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE
"NIRMAL", 2nd Floor
Nariman Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
Fax : 00-91-22-2202 2509

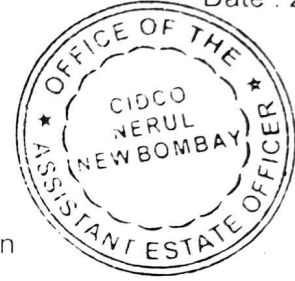
HEAD OFFICE
CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791
8100
Fax : 00-91-22-6791 8166

Letter of Heirship

Ref. No. CIDCO/ESTATE-1/2019/8000033295 / 808

Date : 23.07.2019

To,
MR. RUSHABH ANIL KADAM
D-13/3:13, SAI DHAM CHS LTD., SECTOR-48, NERUL
NAVI MUMBAI 400706



Subject : Your Request for Transfer by Heirship/Nomination
Reference : Application number 8000033295

In respect of property Flat No.D-13/3:13, Building Name/No. SAI-DHAM CHS LTD/0D13, Plot No. 17 , Sector 48,Nerul, Navi Mumbai

Sir/Madam,

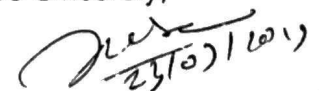
As per the records available in this office, 1) MR. ANIL B. KADAM is owner of the Flat/Shop D-13/3:13, SAI-DHAM CHS LTD/ 0D13 Plot no. 17 , Sector 48, Nerul, Navi Mumbai , 1) MR. ANIL B. KADAM , expired on 29.08.2007.

Subsequently, 1) MRS. SHANTABAI BHIKAJI KADAM , 2) MR. RUSHABH ANIL KADAM has obtained heirship certificate order M.A. NO. 737/2018, DT.25.06.19 from the CIVIL JUDGE (J.D.) YASHI AT BELAPUR on which recognize 1) MRS. SHANTABAI BHIKAJI KADAM , 2) MR. RUSHABH ANIL KADAM as the legal heir of the deceased 1) MR. ANIL B. KADAM .

In the view of the above, our corporation has noted the name of 1) MRS. SHANTABAI BHIKAJI KADAM , 2) MR. RUSHABH ANIL KADAM in respect of Flat/Shop no. D-13/3:13, SAI-DHAM CHS LTD/ 0D13, Plot no. 17, Sector 48, Nerul, Navi Mumbai in the record of the corporation.

Thanking You

Yours Sincerely,


Asst. Estate Officer/Estate Officer
(Nerul/Sanpada) CIDCO LTD.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE

"NIRMAL", 2nd Floor
Nariman Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
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HEAD OFFICE

CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100
Fax : 00-91-22-6791 8166

Payment Letter

Ref. No. CIDCO/ESTATE-1/NR//2019/8000034578

Date : 30.07.2019

To,

MRS. SHANTABAI BHIKAJI KADAM (Customer No: 30034238)
D-13/3:13, SAI-DHAM CHS LTD., NERUL
NAVI MUMBAI 400706
(GSTN No: Unregistered Dealer(URD))
(PAN No: NA)

Subject : Transfer by Gift Deed

Reference: Application number 8000034578

In respect of property Flat No.D-13/3:13, Building Name/No. SAI-DHAM CHS LTD/0D13,
Plot No.17, Road No. 00, Sector 48, Nerul, Navi Mumbai

Sir/Madam,

With reference to your Application for **Transfer by Gift Deed** cited above, you are requested to make payment for following. ONLY online payments shall be accepted by the Corporation. Kindly visit <https://cidco.maharashtra.gov.in/es> and select office as **Nerul**.

No	Description	Amount	CGST	SGST	Total	Document No.
1	Admn. Charges - Gift Deed (SAC Code:998594)	5,000.00	450.00	450.00	5,900.00	90019835
Grand Total					5,900.00	

Total amount in words . Rupees **FIVE THOUSAND NINE HUNDRED** and **ZERO** Paise only.

Kindly note that your application will be processed only after receiving the above payment/s.

Thanking You

Yours Faithfully,

Asst. Estate Officer/Estate Officer

Disclaimer: " CIDCO Ltd will not be responsible for denial of GST input Tax Credit (ITC) to service recipient, in case, GST number is not mentioned or wrongly mentioned by service recipient."

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE
"NIRMAL", 2nd Floor
Nariman Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
Fax : 00-91-22-2202 2509

HEAD OFFICE
CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100
Fax : 00-91-22-6791 8166

Final Order for Transfer

Ref. No. CIDCO/ESTATE-1/2019/8000034578 / 953



Date: 07.08.2019

To,
MRS. SHANTABAI BHIKAJI KADAM
D-13/3:13, SAI-DHAM CHS LTD., NERUL
NAVI MUMBAI 400706

Subject : Your Request for Transfer by Gift Deed
Reference : Application number 8000034578 (NMNR048000000170D13030013)
In respect of property Flat No.D-13/3:13, SAI-DHAM CHS LTD/0D13, Plot No. 17,
Sector 48, Nerul, Navi Mumbai

Sir/Madam,

Transfer of Lease by way of Gift Deed has been executed by the Original Licensee/ Doner (1)
MRS. SHANTABAI BHIKAJI KADAM (0.0000 %) in favour of the New Licensee/ Donee (1)
MR. RUSHABH ANIL KADAM (100.0000 %), thereby transferring the lease hold rights in
respect of Flat No D-13/3:13, SAI-DHAM CHS LTD/0D13, Plot No.17 Sector 48, Nerul, Navi
Mumbai. The Gift Deed has been registered on 06.05.2019.

The Corporation has taken note of the transfer of lease hold rights to the New Licensee/ Donee
(1) MR. RUSHABH ANIL KADAM (100.0000 %) by way of Gift Deed.

Kindly note that the terms and conditions of the Agreement to Sell/ Deed of Apartment dated
06.05.2019, shall remain unchanged and shall be binding on the new Licensee / Donee.

Thanking You

Yours Sincerely,


07/08/2019
Asst. Estate Officer/Estate Officer
Asstt. Estate Officer
(Nerul/Sanpada) CIDCO LTD.



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
आरोग्य विभाग
HEALTH DEPARTMENT
बृहन्मुंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER MUMBAI



मृत्यु प्रमाणपत्र
DEATH CERTIFICATE

(जन्म व मृत्यु नोंदणी अधिनियम, १९६९ मधील कलम १२/१७ आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी नियम, २०००चे नियम ८/१३ अन्वये देण्यात आले आहे.)

(Issued under section 12/17 of the Registration of Births & Deaths Act, 1969 and Rule 8/13 of the Maharashtra Registration of Births and Deaths Rules, 2000.)

प्रमाणित करण्यात येत आहे की, खालील माहिती मृत्युच्या मूळ अभिलेखाच्या नोंदवहीतून घेण्यात आली आहे, जी की बृहन्मुंबई महानगरपालिका, तालुका Ward FN, जिल्हा मुंबई, महाराष्ट्र राज्याच्या नोंदवहीत उल्लेख आहे

This is to certify that the following information has been taken from the original record of death which is the register for Municipal Corporation of Greater Mumbai of Ward FN of District Mumbai of Maharashtra State.

मृताचे पूर्ण नाव /
Full Name of Deceased : MR. ANIL B. KADAM

लिंग/
Sex : Male

मृत्यु दिनांक/
Date of Death : 29.08.2007

मृत्युचे ठिकाण/
Place of Death : MUMBAI

आईचे पूर्ण नाव/
Name of Mother : MRS. .

वडिलांचे/पतीचे पूर्ण नाव/
Name of Father/ Husband : MR. BHIKAJI

मयत व्यक्तीचा मृत्यूसमयीचा पत्ता/
Address of deceased at the time of death:
D / 13/ 13, SECTOR 48,
NERUL,
NAVI MUMBAI,
NAVI MUMBAI, 400000,
Maharashtra, India.

मयत व्यक्तीचा कायमचा पत्ता/
Permanant Address of deceased :
D / 13/ 13, SECTOR 48, NERUL,
NAVI MUMBAI,
NAVI MUMBAI, 400000,
Maharashtra, India.

नोंदणी क्रमांक/
Registration No. : 741042994

नोंदणी दिनांक/
Date of Registration : 06.09.2007

शेरा/
Remarks (if any) :
प्रमाणपत्र दिल्याचा दिनांक/
Date of Issue : 13.09.2007

निर्गमित करणा-या प्राधिका-याची सही/
Signature of the Issuing Authority :
प्राधिका-याचा पत्ता/
Address of the issuing authority :
Ward FN, Mumbai.

शिक्का/ Seal