

21521

PLATSHORREINVEIÐINGARFRAMHAFNINGAR

NOTE: *Arval*

SE. VOP. 5 3,16,300/-

MARKET VALUE - 3,50,00

ACTUAL VALUE - 33-05

A. E. V. 38.05

BUILT UP AREA - 47.50/-

STAMP DUTY - 47.50/-

47.50
<u>21653</u>
12916

<u>100</u>
3476

21521

नवी मुंबई महानगरपालिका

करनिर्धारण व कर संकलन खाते

टी.ए.टी.क्र. 392
२००५-२००६

दिनांक :- ५/१२/२००५

विभाग क्र. - जी. ऐरोली.

प्रति,

श्री/श्रीमती
ब्रजकुमार.एस.शेटी व सरस्वती.द्वार.शेटी
ए.एड-५/२/३ ब्लॉक-५
एरोली - नवी मुंबई

विषय :- मिळकतीचे हस्तांतर व नावातील बदलाबाबत.

आपली दि. २५/११/२००५ ची नोटीस व त्यासोबत हजर केलेले पुरावे विचारात घेऊन खालील प्रमाणे आपल्या नावाची नोंद नवी मुंबई महानगरपालिकेच्या दफ्तरी धोर्यांत आली आहे.

(लेखा क्रमांक :- जी- ०२-३४११)

सदनिका क्र. AL-5/2/3 गांव
नोंद एरोली सेक्टर ०५ प्लॉट क्र. -

पुर्वीच्या मालमत्ता धारकाचे नाव: श्री/श्रीमती ए.ए.पंडव पी
या द्वारे असे प्रमाणित करण्यांत येते की, वरील मालमत्ता नवी मुंबई महानगरपालिकेच्या दफतरात खालील प्रमाणे नवीन मालमत्ता धारक :-

श्री/श्रीमती
ब्रजकुमार.एस.शेटी व सरस्वती द्वार.शेटी
ए.एड-५/२/३ ब्लॉक-५
एरोली - नवी मुंबई

ह्याचे नावे हस्तांतरित करण्यांत आली आहे.



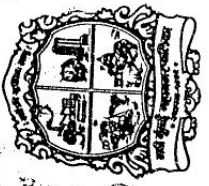
विकास अधिकारी,
जी विभाग, ऐरोली.
नवी मुंबई महानगरपालिका.

प्रत :- मा. उप कर निर्धारक व संकलक यांस माहिती व पुढील कार्यवाहीस्तव सविनय सादर.

५/१२/०५

लेखनिक

जी. विभाग ऐरोली, अर्जवाराची सडी व नांव
नवी मुंबई महानगर पतलिका



नवी मुंबई महानगरपालिका

मालमत्ता हस्तांतरणाचा नमुना १

18506

ज्या व्यक्तीच्या मालकी हक्काचे हस्तांतरण करावयाचे आहे त्या व्यक्तीने आणि ज्या व्यक्तीकडे हस्तांतरण करण्यात येणार आहे त्या व्यक्तीने हस्तांतरण लेख करून अथवा नोंदणी करून केले असेल त्यावेळी मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ मधील प्रकरण आठ मधील नियम १(२) अन्वये द्यावयाच्या हस्तांतरणाची नोटीस. (हस्तांतरण केल्यानंतर तीन महिन्यांच्या आत देणे)

प्रति,

उपकरनिर्धारक व संकलक

नवी मुंबई महानगरपालिका यांस,

महाशय, श्री राजकुमार ए.ए. कोर्डी आणि. सौ. स्मरस्वती आर. कोर्डी.

मी श्री.

राहणार. अ. को. ५/२/३
सेक्टर २. ५. रोड

खालील वर्णनाच्या मालमत्तेच्या हस्तांतरणांची नोटीस देत आहे.

१) हस्तांतरित करण्याच्या मालमत्तेचे वर्णन

अ) मालमत्तेचा प्रकार व मोजमाप

ब) गावाचे नांव

क) मालमत्तेचा क्रमांक

ड) चतुःसिमा

१) पूर्वेस

२) पश्चिमेस

३) उत्तरेस

४) दक्षिणेस

२) मालमत्ता विकणारांच किंवा ती हस्तांतरित

करण देणाऱ्याचे नांव

१) मालमत्ता खरेदी करणाऱ्याचे किंवा ती ज्याच्या

नावे हस्तांतरित करावयाची आहे त्याचे नांव

२) हस्तांतरणाचा लेख करून दिल्याची तारीख

३) खरेदीखत करून त्याची दुय्यम निबंधक यांच्याकडे

नोंदणी केली असल्यास खरेदी खताची रकम

व खरेदीखत नोंदण्याची तारीख

४) हस्तांतरणाची नोटीस दिल्याची तारीख

: जिवासी धर ५१.०० चौरस फिट
: रोडोली - दिवाजार
: अ. को. ५. २/०३. सेक्टर २. ५. रोड

→ दिव्यवार्ता स्थान

: अ. को. १०-५-५. सि. क्रमांक

: अ. को. ५. २/४. जिवासी धर

: अ. को. ५. २/०१. —

श्री. स. दिवा सि. पी.

: श्री. राजकुमार ए.ए. कोर्डी.

: सौ. स्मरस्वती आर. कोर्डी.

: २३/६/११

३, ५०, ०००/-

१४/६/१९९९

: २३/६/११

व : रोडोली, दिवाजार

Y Bshetty

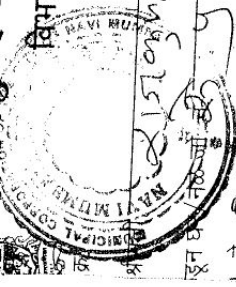
रीख : लेखनिक

Bhute

श्री. विभाज. ऐरोली, अर्जुनराची सही व नांव

नवी मुंबई महानगर पालिका

विभाग कार्यालय देवोही



दिनांक १९/११/२०१८
क्र. १२०५/२०१८
६५३००२
बिल नं. ५

१ ते ०६ सालाकरिता पुढे नमुद केलेल्या रकमा करादाखल मिळाल्या ल्याबद्दल सन

कराचे नाव	मागील बाकी रुपये	चालु रुपये	एकूण रुपये	शेरा
मालमत्ता कर				
दुकाने परवाने शुल्क	३६६			
जन्म मृत्यू दाखला शुल्क				
पाणी पट्टी				
नळ जोडणी शुल्क				
मालमत्ता हस्तांतरण शुल्क				
ना हरकत दाखल शुल्क				
फेरीथाला परवाने शुल्क				
नळ कनेक्शन अनामत				
फॉर्म फी				
इतर				
अनामत रकम				
एकूण				

रुपये पाच लाख
T क्र.: दिनांक: १९/११/२०१८
वसुल करणाऱ्याची सही

धनादेश/धनाकर्ष वटण्यासापेक्ष आदान स्विकारले आहे.

विभाग कार्यालय

जी.ए.सी.

ता. १२/०५

श्रीमती वा. जगुमाकर एस. शो. र्थी व्हडलवाडी कार्यालय

रून घर/नळ जोडणीचा बिल नं. त्याबद्दल सन २०१३ सालाकरिता पुढे नमुद केलेल्या रकमा करादाखल मिळाल्या

कराचे नाव	मागील बाकी रुपये	चाव रुपये	एकूण रुपये	शेरा
मालमत्ता कर				
दुकाने परवाने शुल्क				
जन्म मृत्यू दाखला शुल्क				
पाणी पट्टी				
नळ जोडणी शुल्क				
मालमत्ता हस्तांतरण शुल्क				
ना हरकत दाखल शुल्क				
फेरीवाला परवाने शुल्क				
नळ कनेक्शन अनामत				
फॉर्म फी				
इतर				
अनामत रकम				
एकूण			१२५	

जरी रुपये ११२२ पासा १२ गज

दिनांक: १२/०५/१३

वसुल करणाऱ्याची सही

सु. धनादेश / धनाकर्ष वटण्यासापेक्ष आदान स्विकारले आहे.

CONVEYANCE DEED

(Under the Provisions of Maharashtra Apartment
Ownership Act 1970)

APARTMENT NO.: **AL-5/2/3, Sector-5, Airoli,**

Node : **AIROLI, Navi Mumbai-400 708, Dist-Thane**

Year of Construction: **1989**

Declared Rate per Sq.Ft. : **Rs. 935/=**

Depreciation : **5%**

Rate after Depreciation : Per Sq.Ft. **888.25**

BUILT-UP AREA : **356 Sq.Ft. (33.05 Mtr.sq.)**

Market Value for Registration: **Rs. 3,16,300/-**

Proof Attached : **CIDCO document**

Stamp duty (paper) attached : **Rs. 4,250/-**

SALE PRICE : **RS. 3,50,000/-**

x
x
R.S. Mehta
P. S. Mehta
C.A. to Sothies C.P.

पावती क्र.

6

नोंदणी ३९ म.
Regn. 39 m.

1000RS.

दस्तावेजाचा/जमीचा अनुक्रमांक ४६८३

दिनांक २४/६/२०२० सन १९

दस्तावेजाचा प्रकार- ४२-०१०१/६ ३५००००/-

सादर करणाऱ्याचे नाव-

खालीरामाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोलिओ)

पुढांफाची नक्कल फी

टपालखर्च

नकला किंवा शापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

अर्माणित नकला (कलम ५७) (फोलिओ)

इतर फी (मागील पानावरील) बाब क्र.

" " " "

" " " "

" " " "

" " " "

एकूण

₹.	₹.
3200	3200
930	2
	8
	95
	5
	3620

दस्तावेज

नक्कल

रोजी तयार होईल व त्रिवर्णीकृत डाकने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

दुय्यम निबंधक ठाणे नं. ३

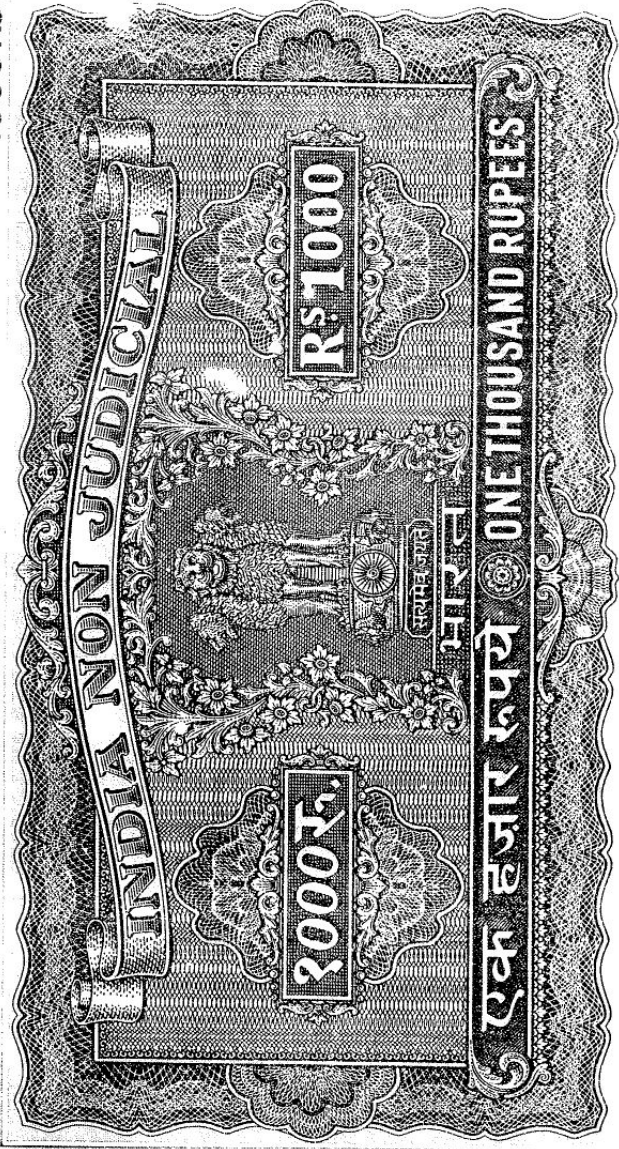
नाव नोंदणीकृत डाकने पाठवावा.

हवाली करावा.

सादरकर्ता



1000RS.



विक्रिये विक्रय : बी-५४, से-४
 ऐरोली, नवी मुंबई

अनुमानित 1837 किगम र. 1000
 ना. Mr. Rajkumar S. Sakhety
 हस्ता. Mrs. Saraswati R. Sakhety

77 JUN 1999

राजीव
 (ई के. जाधव)

४६०१९-२५
 १९९९

DEED OF APARTMENT CUM CONVEYANCE DEED

THIS DEED OF APARTMENT made at Airoli,
 Navi Mumbai, this 14th day of JUNE, One Thousand
 Nine Hundred and Ninety Nine B E T W E E N

Shri. SATHEES CHANDRAN P.

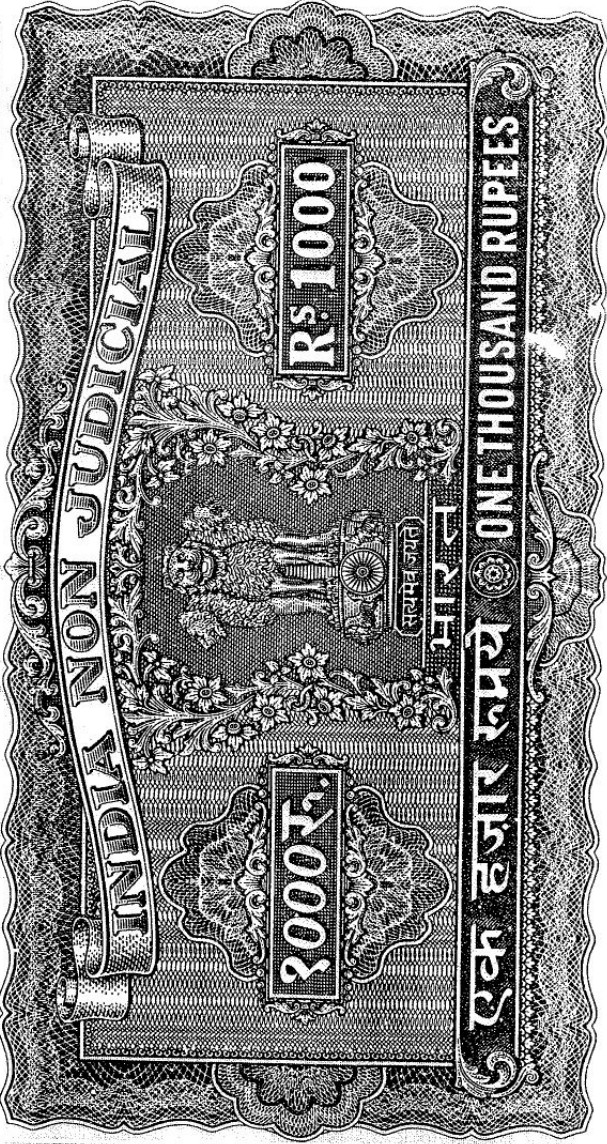
an adult, Indian inhabitant, residing at

C/o. AL-5/2/3, Sector-5, Airoli, Navi Mumbai-400 708

hereinafter for brevity's sake called and referred
 to as "the VENDOR" (which expression shall unless
 repugnant to the context or meaning thereof be deemed
 to include his/her heirs, executors, administrators
 and assigns) of the ONE PART A N D

x
 x
 R. Sakhety
 C.O. do. Sathes C.O.

1000Rs.



विशेष विचार : पी-५४. से-४
 एरोली नं. १४६

क्रमांक 1838 फि. १७ व. १०००/
 ना. मी. R. S. Shetty.
 हस्ता. मी. S. R. Shetty

14 JUN 1999
 एरोली
 (६६. वा. १४६७)

14 JUN 1999
 एरोली
 (६६. वा. १४६७)

-2-

Shri. RAJKUMAR S. SHETTY & Smt. SARASWATI R. SHETTY
 Shri.

an adult, Indian inhabitant, at present residing at
 AL-5/2/3, Sector-5, Airoli, Navi Mumbai-400 708
 hereinafter for brevity's sake is called and
 referred to as "the VENDEE" (which expression shall,
 unless repugnant to the context or meaning thereof,
 be deemed to include his heirs, executors,
 administrators and assigns) of the OTHER PART.

x
 R. Shetty
 C.A. de Sothas P.F.

1000Rs.



विक्रीचे ठिकाण : पी-५४, से-४

पैसोकी मशीन नं. १०००

मालक : १८३९ मशीन नं. १०००

मालक : Mr. R. S. Shetty

मालक : Mrs. S. R. Shetty

७७ JUN 1999

मालक : (४ के. मालक)

७७ JUN - 3
 ६६७१८-२५
 ९९९९

-3-

WHEREAS

(1) By his Order Nos. Rev/Desk-I/T-1/LBP/

WS/891 dated: 7.6.1983

The Collector of Thane vested in the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. a Company incorporated under the Companies Act, 1956 (I of 1956) and having its registered Office at 'Nirmal', 2nd Floor, Nariman Point, Mumbai-400021, hereinafter called "the Corporation",

x
 R. S. Shetty
 Cred. to. Soddhal C.P.

1000RS.



दिनांक : १४-६-१९९९
 स्थान : ...

1840 रु. 1000/-
 Mr. R. S. Shetty,
 Mrs. S. R. Shetty.

14 JUN 1999

स्थान :
 (ई. के. जाधव)

3
 88018-24
 9000

-4-

for development and disposal, inter alia, a piece of parcel of land situated at Village: Dive, Tehsil: Thane, District: Thane, bearing Survey No. 274pt., 275pt., 272pt., 270pt., 271pt.

Admeasuring 3219.20 Square Metres or thereabout being Plot No. 8, in Sector -5, at Airoli, and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said Land")

x
 x
 Ashutosh
 Credit to Services C/P

100Rs.



मि. शिवाजी : पी-4. ये-4

पैरोली

1841 15 100

Mr. R. S. Shetty.

Mrs. S. R. Shetty.

13 JUN 1999

सारीप

(Signature)

संमि. नि. 3

(ई. के. जाधव)

संमि. नि. 3
 8E014-24
 गे.स.

-5-

(2) The Corporation obtained possession of the said land and constructed thereon AL-5 type buildings No. AL5/ 1 to 6 each of ground plus 3 floors such building being designated as Condominium AL-5 type building (hereinafter referred to as "the said Building") of which the Corporation is the Owner.

(3) By an Agreement for Sale of Apartment dated: 26-1-1989, (hereinafter called "the said Agreement") made Between the Corporation of the One

(Signature)
 R. S. Shetty
 C. of de. Surttees C. of

100RS.



विक्रय विवरण : पी-५४. से-४
पुरोक्ष :

1841-7. 100/-
Mr. R. S. Shetty.
Mrs. S. R. Shetty.

9 4 JUN 1999

सारीस
रुमिन
(ई. के. जाधव)

३
०६०३/६-४
१०००

-6-

Part and the Vendor of the OTHER PART, the Corporation agreed to sell to the Vendor Apartment No. ALS/2/3 on ground floor of the Building No. ALS/2 TOGETHER WITH certain percentage hereinafter specified of the undivided interest appurtenant to such apartment in and to the common areas and facilities of the said land and building at or for the price of Rs. 66,000/= (Rupees sixty six thousand only)

to be paid by the apartment owner to the Corporation by installment at the time and in the manner therein

X
R. Shetty
P. A. to Shetty & Co.



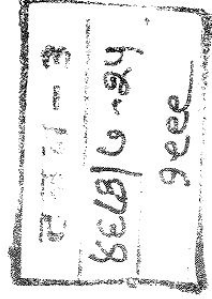
भारतीय रिजर्व बैंक : सी-५४, से-४

मुद्रांक

क्रमांक: 1843 i. saf
श्री: Mr. R. S. Shetty
श्री: Mrs. S. R. Shetty

14 JUN 1999

सारीख



-7-

provided. And in pursuance of the said Agreement for Sale the Vendor paid to the Corporation the entire amount of Rs. 66,000/= (Rupees Sixty six thousand only) being the entire sale price.

(4) The Corporation executed on the dt. 14/2/89, a Declaration (hereinafter referred to as "the said Declaration"), under the Maharashtra Apartment Ownership Act, 1970 (hereinafter referred to as "the said Act") which Declaration together with its Annexure 'A' (Plans), A-1 (Form of Lease),

'B' (Statement of Proportionate Shares) and

x
R. Shetty
x
C. A. K. Sarkis C.P.

3
8E69/6-24
9000

'C' (Bye-laws attached thereto, has been registered in the office of the Sub Registrar of Assurances at Thane, on the 21/2/1989 under Serial Number P 883 in the register of Declaration and Deed of Apartments under the said Act, a true copy whereof has been filed with the CE MHADA, on the 24 day of Feb. 1989,

(5) The Corporation has by the aforesaid Declaration submitted to the provisions of the said Act (i) the said building with all improvements and (ii) the said Land.

(6) By an Indenture of Lease dated: 27-2-1989, and made Between the Corporation of the One Part and Smt. Swar P. R. the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., therein referred to as "THE LESSEES" of the other Part, the Corporation demised to the said Lessees the said land as tenants in common in shares equal to their respective percentage of the undivided interest in the common areas and facilities as expressed in the aforesaid Declaration filed by the Corporation under the said

x
x
R. D. K. S. P.
C. A. to Smt. Swar P. R.

6869/90-24
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said Apartment for the said sale price of Rs. 3,50,000/= (Rupees **Three lakhs and fifty thousand only**) and the Vendor has agreed to do so.

(10) The Vendor has given to the VENDEE inspection of the Deed of Apartment and other relevant documents recited herein before and the VENDEE admits of having inspected the same.

(11) The VENDEE has paid to the Vendor the entire amount viz. Rs. **3,50,000/=**

(Rupees **Three lakhs and fifty thousand only**) of the sale price at or before the execution of these presents.

(12) The Vendor has delivered to the VENDEE vacant, peaceful and physical possession of the said apartment and the VENDEE admits of having received the same.

(13) The Corporation has granted to the Vendor requisite permission to sell to the VENDEE the said Apartment under its letter No. **CIDCO/EMS/AEO/AL/1176**

dated : 10th June, 1999,

(14) The VENDEE has now requested to the Vendor to sell the VENDEE the said Apartment and execute in

x

R. Shetty

VENDEE

C. A. No. Smt. Smt. C.P.

his/her favour a Deed of Apartment or Deed of Conveyance in respect of the said Apartment which the Vendor has agreed to do in the manner herein after appearing.

NOW THIS DEED WITNESSETH AS FOLLOWS :-

(1) In pursuance of the said Agreements and in consideration of the sum of Rs. 3,50,000/= (RUPEES **THREE LAKHS FIFTY THOUSAND ONLY**) paid by the VENDEE to the Vendor at or before the execution of these presents being the full amount of the sale price payable by the VENDEE to the Vendor (the payment and receipts whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof doth forever acquit, release and discharge the VENDEE, the Vendor DOTH HEREBY grant, convey, assign and assure unto the VENDEE for residential purposes Apartment No. **AL5/2/3,**

Sector-5, Airoli, Navi Mumbai - 400 708, hereinafter referred to as "THE SAID FAMILY UNIT", as the same is specified in the said Declaration and more particularly described in the Second Schedule

hereunder written and delineated on the plan (with Architect's Certificate) thereto annexed and marked

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C. A. K. Sathya C.F.

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annexure 'A' of the Plan, TO HOLD the said Premises hereby granted, conveyed, assigned and assured unto the Vendee as heritable and transferable immovable property within the meaning of any law for the time-being in force, subject to the provisions of the Maharashtra Apartment Ownership Act, 1970, the said Declaration and Annexure 'C' attached thereto being the Bye-Laws of the Condominium and all rules, regulations and agreements lawfully made and/or entered into pursuant to the provisions of the aforesaid Act, Declaration and Bye-Laws AND ALSO subject to the terms and conditions and Bye-Laws AND the LESSEE's covenant contained in the said Lease of the said land and the Vendor doth hereby for himself, his heirs, executors, administrators and assigns, that not withstanding anything by him, the Vendor, done, omitted or knowingly suffered himself, good right, full power and absolute authority to grant, convey, assign and assure all the said Premises herein before expressed to be hereby granted, conveyed, assigned and assured unto and to the use of the Vendee, his heirs, executors, administrators and assigns, subject as aforesaid AND



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THAT it shall be lawful for the Vendee all times hereinafter peaceable and quietly to enter into and

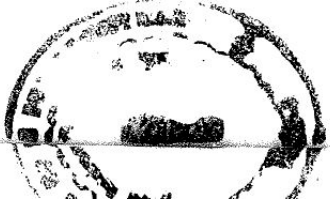
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upon whole possess and enjoy the said premises and received the rents and profits, thereof and every part thereof, subject as aforesaid without any interruption or disturbances by the Vendee or his executors, administrators and assigns or any person claiming under in trust for the Vendor AND THAT freed and cleared and freely and clearly and absolutely released and forever discharged or otherwise by the Vendor or his heirs, executors, administrators and assigns well and sufficiently saved, defended and kept harmless and indemnified of, from and against all estates, titles, charges, encumbrances, claims and demands created, occasioned or made by him. the Vendor or any person or persons lawfully or quietly claiming by, from, through, under or in trust for him AND THAT the Vendor and every person or body having or claiming any estate, right or interest in or to the said Premises or any part thereof under or in trust for him, the Vendor will at all times hereafter at the cost of the Vendor or any other person requiring the same, execute and do, or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and

things, conveyances and assurances in the law whatsoever for the better and further granting,

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conveying, assigning and assuring the said Premises and every part thereof unto and to the use of the Vendee in a manner and subject to as aforesaid, as shall or may be reasonably required by the Vendee, his heirs, executors, administrators and assigns or his Counsel in Law.

2. The Vendee doth hereby covenant with and undertakes to with the Vendor, that he the Vendee, shall observe and perform the terms and conditions and covenants contained in the herein before recited Indenture of Lease in so far as the same related to the said premises and shall also observe and comply with the Bye-Laws (Annexure 'C') to the aforesaid Declaration and shall indemnify and keep indemnified the Vendor against non-observance or non-performance thereof by him/her.

3. The Vendee covenants and undertakes to with the Vendor that he shall not sell, assign, mortgage, under let or otherwise transfer wholly or partly the said premises, save and except with the previous written permission of the Corporation, which

permission shall not be refused if the Vendee performs or is willing to perform the following

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C. A. H. SOALEY C.P.



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conditions,

THAT IS TO SAY :-

(a) The Apartment Owner pays to the Corporation the additional price in consideration of such permission.

(ii) In the Instrument by which the Vendee shall transfer the said Premises, the Vendor binds the transferee not to sell, assign, mortgage, under let or otherwise transfer wholly or partly the said Premises save and except upon the observance and performance of the conditions herein written.

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

EXPLANATION :-

(i) "The Additional Price" means the price calculated at such rate or rates as may be determined by the Corporation in the month of

JANUARY and JULY each year in respect of the

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apartments with reference to heir location, plinth areas 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 Government, State Government, a Nationalized Bank, the Life Insurance Corporation of India and Maharashtra State Financial Corporation, the Housing Development Finance Corporation Limited or an Employer of the Vendee or any other financial institution as may be approved by the Board of Directors of the Corporation from time to time for the purpose of securing a loan borrowed for buying the said Premises.

THE FIRST SCHEDULE ABOVE REFERRED TO :-

All that piece of land containing by admeasurement 3219.20 Square Metres or thereabout being Plot No. 8 in Sector: 5 of the layout of lands bearing Get No. 274 pt. situated and lying at Village: Dive, Tehsil-Thane, District-Thane, in the Registration Sub.District-Thane, District-Thane, and bounded as follows:

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That is to say :-

- On the North by : 7.5 mtrs. wide road
- On the East by : open space
- On the South by : open space
- On the West by : 10. mtrs. wide road

THE SECOND SCHEDULE ABOVE REFERRED TO :-

Apartment No. AL-5/2/3, Sector-5, Airoli, Navi Mumbai, Admeasuring about 33.05 Square metres on the ground floor, of Building No. AL-5/2 on Plot No. 8 in Sector -5 at Airoli, Navi Mumbai, of Serial No. 274 pt. and other lands (more particularly described in the First Schedule hereinabove written) and which the said apartment is bounded as follows.

That is to say :

- On the North by : AL5/2/2
- On the East by : Open space
- On the South by : Bldg.No.3 (common wall)
- On the West by : AL5/2/4

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Rishabh
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IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written.

SIGNED AND DELIVERED by the within named "VENDOR"

MR. SATHEES CHANDRAN P. x *R. Shetty*
in the presence of ... x *R. Shetty*
1) *[Signature]* C. of. de Sathees Corp.

2)



SIGNED AND DELIVERED by the within named "VENDEE"

MR. RAJKUMAR S. SHETTY & x *R. Shetty*
MRS. SARASWATI R. SHETTY x *[Signature]*
in the presence of ...

1) *[Signature]*

2)

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R E C E I P T

RECEIVED of and from the within named VENDEE(s)
 Mr. Rajkumar S. Shetty & Mrs. Saraswati R. Shetty,
 the sum of Rs. 3,50,000/=

(RUPEES THREE LAKHS AND FIFTY THOUSAND ONLY)

being the full consideration within mentioned to be
 paid by him/her to me in respect of the Apartment
 No. AL-5/2/3, 'SUYOG' Apartments, Sector-5,
 AIROLI, Navi Mumbai-400 708, District-Thane.



I SAY RECEIVED
 Rs. 3,50,000/=

* R. Shetty
 ? P. Shetty
 VENDOR
 C. A. to Sathies C.P.
 (Mr. Sathies Chandran P.)

WITNESSES:

- 1)
- 2)

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दुय्यम निर्माण संशोधन सं. ३

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यांचे कुळमुखत्यां म्हणून
सी. राजकुमार पुम. बोदी
सबाब. रंधा. बोदी
रा. सेक्टर ५ पुरोवा

सी. आर. बो. बोदी
रा. पुरोवा
जसे निवेदन करील कारण या, हे
सर्वत्र करून देण्यात येऊन शिष्टाचार
संपन्न अकारिता: शोधन संशोधन सं. ३
बोडिंग पदविवाह.

पि. देणार
सी. राजकुमार पुम. बोदी
सबाब. रंधा. बोदी
सीमती- अरस्वती आर. बोदी
सबाब. रंधा. बोदी
रा. सेक्टर ५ पुरोवा

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Suyog Apartment Owners' Association

AL 5 Type, Bldg. No. 1 to 6, Condominium No. 8

(REGD. NO 883 / 89 THANE DT. 21-2-89)

Office : AL 5 / 1 / D , Sector - 5, Airoli, Navi Mumbai - 400 708.

No. _____

Date : 8-6-99

NO OBJECTION CERTIFICATE

This is to certify that MR. Sathees Chm. dex P. the apartment owner of A/5/2/S, Suyog Apt, Sector-5, Airoli, Navi Mumbai-400708 is the member of the association.

This is to say that he has paid all the dues of the association towards the said apartment. He has not to pay other charges to the association till today.

He informed to the association that he is settling and has to transfer the said apartment to MR. Rajkumar S. Shetty and Mrs. Smt. Ansu-ati R. Shetty.

This certificate is issued to him for the purpose of settling and transferring the said apartment as per his request letter on 7-6-99.

This certificate is issued on Tuesday the 8th June nineteen hundred ninety nine.

Behadik
(A.S. Mahadik)
Secretary

A.V. Kondatkar
(G.V. Kondatkar)

President



CY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.,

Estate Officer's Office,
CIDCO Bhavan, 1st floor,
CBD-Belapur,
New Bombay-400 614.

Date : 26-6-89

TAKING OVER POSSESSION BY THE ALLOTTEE

DKS Aptt. No. 2/3 Sector 5 at Vashi/CBD-Balapur/Panvel/
Nagul/Kalamboli/Airoli.

of allotment : 27-6-88

of Hire/Outright Purchase : Shri. Sathya C.P.

of execution of Agreement : 26-6-89

Engineer (Civil) : [Signature]
Asstt. Estate Officer
Vashi/Airoli/Belapur/Panvel/
Nagul/Kalamboli

POSSESSION RECEIPT

2/3

I certify that I have taken over possession of the apartment No. 2/3 at Vashi/CBD-Belapur-Panvel/
Airoli/Airoli on this day of 26-6-89 Sector 5 after proper inspection of the fittings and
provided therein. The points noted in a separate form provided for fittings and fixtures are required to be
provided by CIDCO for which I am remaining present myself or through my representative in the apartment
office hours from 9-30 a. m. to 5-30 p. m. I have no claim whatsoever in case of my failing to remain present
the above period.

where that the power supply is not made available as yet for which I am ready to wait till such time electricity
is available by the MSEB.
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
ever and I would not claim another apartment from CIDCO later on.

and Lock No. _____ with duplicate key.

Name : Shri. Sathya C.P. (Signature of allottee)
Aptt. No. : 5/A5/2/3, D/W

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

TY ... DEVELOPMENT ... LIMITED

... Officer,
... 5,
... Airoli.

F: NO. .../1176

Date: 10/06/99

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to, ...
10-5/2/3, Sector-5,
Airoli, Navi Mumbai.

Sub : Sale of Apartment No. 10-5/2/3
Sector- 5 at Airoli, Navi Mumbai.

P/Headin,

Please refer to your letter dated 09/06/99

The Corporation is pleased to permit you to sell the aforesaid apartment to Shri./Smt. Rajkumar S. Shetty and Mrs. Sarojkali R. Shetty subject to the following terms and condition.

i) The transfer shall be effected after obtaining permission of the competent authority under Urban Land (Ceiling and Regulation) Act, 1976, by a regular conveyance according to law at the cost of the parties.

ii) The conveyance shall be registered with the sub-registrar of Assurances on or before 09/09/99.

iii) The conveyance shall contain the following content. The purchaser shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said premises save and except with the previous written permission of the Corporation. Which permission shall not be refused if the purchase performs or is willing to perform the following conditions that is to say:-

(a) The Apartment Owner pays to the Corporation the additional price is consideration of such permission.

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- (b) In the instrument by which an amount of money is advanced to register the said premises, the purchaser binds himself not to sell, assign, mortgage, encumber or otherwise dispose of the premises wholly or partly to the said premises save in receipt upon the observance and performance of the conditions herein written.
- (c) A true certified copy of the instrument of transfer executed between the purchaser and the transferor is deposited with the Estate Officer of the Corporation within seven days from the date of its execution.

Explanation(I) : 'The Additional Price' means the price calculated at such rate or rates as may be determined by the Corporation in the months of January and July each year in respect of apartments with reference to their Location, Plinth areas and permitted users and displayed in the office of the Corporation.

Explanation(II) : Notwithstanding anything contained herein shall apply to mortgage of the said premises or any part thereof, to the Central Government, A State Government, A Nationalise Bank, L.I.C., The HDFC Limited, or an employer of the Purchaser or any other financial Institute as may approved by the Board of Director of the Corporation from time to time for the purpose of securing a loan borrowed for buying the said premises.

- (d) You shall obtain any other permission, as any be required by any other statute or law being in force.
- (e) You shall furnish certified copy of the said conveyance within seven days from the date of registration.

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The permission hereby granted shall be in full force and effect if the Deed of Apartment is duly registered in the name of the conveyance of the apartment is duly executed and lodged for registration with the Registrar of Assurances and lodged for and Subrah a Certified copy with its registration Nos and date is deposited with the Corporation in the Estate Section within seven days from the time of such registration for effecting consequential changes in our record.

We will appreciate if you kindly note that the share money and entrance fee and the deposits paid by you and Service Connection charges if any paid to the MSEB which are attached to the apartment stand transferred with the apartment consequent of the above sale and no claim for refund of these amounts will be entertained.

Thanking you,

Yours faithfully,
S. Srinivas
Asstt. Estate Officer (A/roll)

C. to :
1. Rajkumar S. Shetty and
1. Saravali R. Shetty.
A/C-5/2/3, Section-5
Atrubi, Near Mumbai.