

75/4406

पावती

Original/Duplicate

Friday, March 11, 2022

नोंदणी क्र. 39म

12:59 PM

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पावती क्र. 4406 दिनांक: 11/03/2022

गावाचे नाव: घणसोली

दस्तऐवजाचा अनुक्रमांक: टनन3-4406-2022

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

मादन करणाऱ्याचे नाव: जयंती प्रशांत पुजारी - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

एकूण:

रु. 620.00

आपणाम मूळ दस्त ,थ्रॉवनेल प्रिंट,मूची-२ अंदाजे
12:59 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

वाजार मूल्य: रु.3476725.5 /-

मोवदला रु.4700000/-

भरलेले मुद्रांक शुल्क : रु. 100/-

सह दुय्यम निबंधक वर्ग - २
वर्ग क्र. ३

1) देयकाचा प्रकार: DHC रकम: रु.520/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1103202204385 दिनांक: 11/03/2022

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014444089202122E दिनांक: 11/03/2022

वैकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

(Handwritten Signature)

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दम्न क्रमांक : 4406/2022

नोंदणी :

Regn.63m

गावाचे नाव : घणसोली

(1) किल्लाचे नाव	अभिट्टस्तांतरणपत्र
(2) मोवदती	4700000
(3) वातावरण (अवायुमल्लाचा) विद्यमानपणे (वा. प्रकल्पाची वेगो वेग पट्टेद्वारे तमड कर)	3476725.5
(4) सु-मापण (प्लॉटिंग) व परकमाक (अ. ठाणे)	1) पालिकेचे नाव:तवी मुंबई मनपा इतर वर्णन : , इतर माहिती: मदनिका न.की/202.2 या मजला मिद्रिविनायक को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड,प्लॉट नं.13ए,सेक्टर -6,वणगोली तवी मुंबई,ठाणे,क्षेत्र-409 चौ.फुट विल्टअप एग्निया.,टनन 3-दम्न न-3493-2022,दिनांक-28/02/2022,मू.शु.2,82,000 /- ,व नों.की.30,000/- अन्वये फी वगुल ((Plot Number 13/A :))
(5) अरफ	1) 409 चौ.फुट
(6) आवागण नावा वही देण्यात असले वेळा.	
(7) दम्नोवळ (दम्न वेणा-वा/निवून ठेवणा-या पक्षकारांचे व वा किना दिवाणी न्यायालयाचा नमुन्यामा नों.वा अदेश असाख्यास,प्रतिवादिचे नों.व पत्ता	1): नाव:-मिथिलेश एम गुमा -- बय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, खर्चाक नं. मदनिका नं.४, गायत्री अपार्टमेंट, सेक्टर नं.१४, कोपरखैरणे तवी मुंबई, महाराष्ट्र, ठाणे., रोड नं.- महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AKBPG5919M
(8) दम्नोवळ (दम्न वेणा-या पक्षकारांचे व किना दिवाणी न्यायालयाचा दृष्टमनामा किवा अदेश असले),प्रतिवादिचे नाव व पत्ता	1): नाव:-जयंती प्रशांत पुजारी -- बय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, खर्चाक नं. विल्डिंग नं.सी-०९/१-८,सुयोग्य सीएनएम लिमिटेड., सेक्टर २४, जूईनगर मानपाडा तवी मुंबई,ठाणे., रोड नं.-, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:-AYRPP1252E 2): नाव:-प्रशांत कोरगापा पुजारी -- बय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, खर्चाक नं. विल्डिंग नं.सी-०९/१-८,सुयोग्य सीएनएम लिमिटेड., सेक्टर २४, जूईनगर मानपाडा तवी मुंबई,ठाणे., रोड नं.-, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AYSPP2705K
(9) दम्नोवळ (दम्न दिवाणाचा दिनांक	11/03/2022
(10) दम्न नों. वा किनाचा दिनांक	11/03/2022
(11) अन्वये व नों. व पत्र	4406/2022
(12) वातावरण (अवायुमल्लाचा) मंडाक शुल्क	100
(13) वातावरण (अवायुमल्लाचा) नोंदणी शुल्क	100
(14) अरफ	

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. ३

म. गावाच्या अविनागत धक्केवेळा तपशील:- मूल्यांकनाची आवश्यकता नाही कारण दम्नप्रकारानुसार आवश्यक नाही कारणाना तपशील दम्नप्रकारानुसार आवश्यक नाही

मंडाक शुल्क (अवायुमल्लाचा) निवडवेळा अन्वयेद्वारे If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.



3/11/22, 12:48 PM

Index-II

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	JAYANTHI P POOJARI	eChallan	69103332022031114340	MH014444089202122E	100.00	SD	0006992445202122	11/03/2022
2	JAYANTHI P POOJARI	eChallan		MH014444089202122E	100	RF	0006992445202122	11/03/2022
3		DHC		1103202204385	520	RF	1103202204385D	11/03/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

CHALLAN
MTR Form Number-6



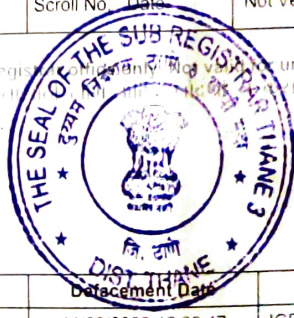
MRN MH: 1444089202122E	BARCODE	Date 11/03/2022-11:58:10	Form ID 251
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Department Inspector General Of Registration	Payer Details		
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)		
	PAN No.(If Applicable)		
Office Name THNS THANE NO 8 JOINT SUB REGISTRA	Full Name	JAYANTHI P POOJARI	
Location THANE	Flat/Block No.	FLAT NO.B/202. 2ND FLOOR, SIDDHIVINAYAK	
Year 2021-2022 One Time	Premises/Building	CHS LTD..	

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
00046401 Stamp Duty	100.00	PLOT NO.13/A, SECTOR-6, GHANSOLI			
00063301 Registration Fee	100.00	NAVI MUMBAI			
		Town/City/District			
		PIN 4 0 0 7 0 1			
Remarks (If Any)					
SecondPartyName=MITHILESH M GUPTA-					
		Amount In	Two Hundred Rupees Only		
		Words	200.00		
Total	200.00				

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref No.	69103332022031114340	2734353122	
	Bank Date	RBI Date	11/03/2022-11:58:57	Not Verified with RBI	
	Bank-Branch	IDBI BANK			
	Scroll No. Date	Not Verified with Scroll			

Department of Registration
This document to be registered in Sub Registrar Office, Thane. If not registered document, it will be treated as unregistered document.
Mobile No. : 9324972188



ट न न - ३
दस क्र. ४४०६ / २०२२
१ / २६

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S) 4406	0006992445202122	11/03/2022-12:39:47	IGR115	100.00

GRN : MH014444089202122E Amount : 200.00

Bank : IDBI BANK

Date : 11/03/2022-11:58:10

2	(iS)-75-4406	0006992445202122	11/03/2022-12:39:47	IGR115	100.00
Total Defacement Amount					200.00

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1103202204385

Date 11/03/2022

Received from _____, Mobile number 0000000000, an amount of Rs.520/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Thane 3 of the District Thane.

Payment Details

Bank Name SBIN

Date 11/03/2022

Bank CIN 10004152022031104164

REF No. 207011682930

This is computer generated receipt, hence no signature is required.



ट न न - ३
दस्त क्र. ४४०६/३०.
२/२६



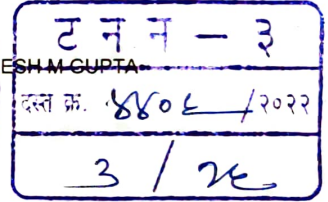
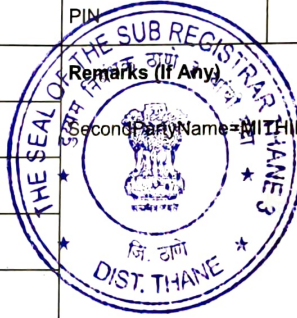
CHALLAN
MTR Form Number-6



GRN	MH014444089202122E	BARCODE		Date	11/03/2022-11:58:10	Form ID	25.1
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	THN8_THANE NO 8 JOINT SUB REGISTRA	PAN No.(If Applicable)					
Location	THANE	Full Name	JAYANTHI P POOJARI				
Year	2021-2022 One Time	Flat/Block No.	FLAT NO.B/202, 2ND FLOOR, SIDDHIVINAYAK				
		Premises/Building	CHS LTD.,				

Account Head Details	Amount In Rs.	Road/Street	PLOT NO.13/A, SECTOR-6, GHANSOLI					
0030046401 Stamp Duty	100.00	Area/Locality	NAVI MUMBAI					
0030063301 Registration Fee	100.00	Town/City/District						
		PIN	4	0	0	7	0	1
		Remarks (If Any)						
		Second Party Name =	MITHILESH M GUPTA					
		Amount In	Two Hundred Rupees Only					
Total	200.00	Words						



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	6910333202203114340	2734353122		
Cheque/DD No.		Bank Date	RBI Date	11/03/2022-11:58:57	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
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. : 9324972188
अदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

SALE DEED

(Full and Final Payment)

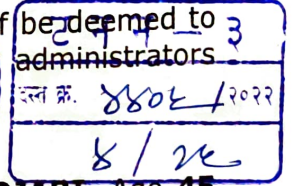
MARKET VALUE : Rs. 34,76,725.5/-
AGREEMENT VALUE : Rs. 47,00,000/-
STAMP DUTY : Rs. 2,82,000/-
REGISTRATION FEE : Rs. 30,000/-

STAMP DUTY & REGISTRATION FEE PAID VIDE **AGREEMENT FOR SALE OF RESIDENTIAL FLAT DATED 28/02/2022, REGISTERED UNDER SR. NO. TNN-3-3493-2022.**

This **SALE DEED** made and executed at **Navi Mumbai, Dist. Thane** on this **11th** day of the Month of **March** in the Christian Year - **2022.**

BETWEEN

MR. MITHILESH M. GUPTA, Age **43** years, (**PAN No. AKBPG5919M**), Indian inhabitant, Residing At:- Flat No. 4, Gayatri Apartments, Sector No. 14, Kopar-Khairne, Navi Mumbai - 400709; hereinafter called and referred to as "**THE SELLER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her/his heirs, executors, administrators and assigns) of the **FIRST PART**



AND
1) MRS. JAYANTHI PRASHANT POOJARI, Age **45** years, (**PAN No. AYRPP1252E**) & **2) MR. PRASHANT KORAGAPPA POOJARI**, Age **49** years, (**PAN No. AYSP2705K**), Indian inhabitant, Both Residing At:- Building No. C-06/1-8, Suyog C.H.S. Ltd., Sector No. 24, Juinagar, Sanpada, Navi Mumbai, Dist. Thane - 400705; hereinafter called and referred to as "**THE PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/hers heirs, executors, administrators and assigns) of the **SECOND PART.**

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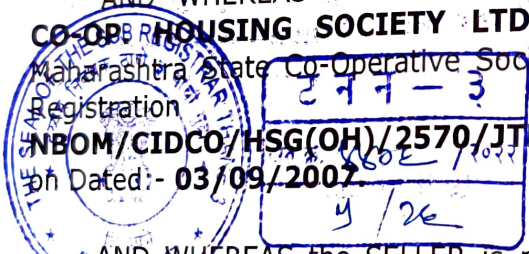
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PRASHANT

WHEREAS :-

The Seller had purchased **Flat No. B/202** on **Second Floor**, Admeasuring about **409 Sq.ft. Built-up Area**, in the Building known as "**SIDDHIVINAYAK CO-OP. HOUSING SOCIETY LTD.**", constructed on **Plot No. 13/A** in **Sector No. 6**, being situate and lying at Village **GHANSOLI, Navi Mumbai, Tal. & Dist. Thane**, within the limits of CIDCO Ltd. and/or Navi Mumbai Municipal Corporation, by Registered Document (Agreement For Sale) No. TNN-3-05604-2009 on dated:- 16/10/2009 & Registered Document (Sale Deed) No. TNN-3-06341-2009 on dated:- 18/11/2009 at Thane Sub-Registrar Office, Thane, containing situated in the above said Building in the Jurisdiction of Registration Sub-District of Thane, District Thane from **1) MR. M.K. PADMANABHAN PILLAI & 2) MRS. LATHIKA THAZHATHU V.G.M. PILLAI**, Both R/o. Flat No. B/202 2nd Floor, Siddhivinayak C.H.S. Ltd., Plot No. 13/A, Sector No. 6, Ghansoli, Navi Mumbai.

AND WHEREAS **1) MR. M.K. PADMANABHAN PILLAI & 2) MRS. LATHIKA THAZHATHU V.G.M. PILLAI** had purchased the said Flat from **M/s. C.K. BUILDERS & DEVELOPERS** vide Registered Document (Agreement for Sale) No. TNN-8-07777-2003 on dated:- 06/11/2003.

AND WHEREAS the said Society "**SIDDHIVINAYAK CO-OP. HOUSING SOCIETY LTD.**" is registered under Maharashtra State Co-operative Societies Act, 1960 vide its Registration No. **NBOM/CIDCO/HSG(OH)/2570/JTR/Year- 2007-2008** on Dated:- **03/09/2007**.



AND WHEREAS the SELLER is not in need of the said Flat and he decided to sell and dispose it off.

AND WHEREAS the Purchaser/s is/are being interested in purchasing the said Flat, they approached the SELLER and a talk regarding sale and purchase of the Flat took place between the parties.

AND WHEREAS on discussion, the SELLER agreed to sell and the Purchaser/s agreed to purchase the said Flat for a total consideration of **Rs. 47,00,000/- (Rupees FORTY SEVEN LAKH Only)**.

AND WHEREAS **PART PAYMENT AGREEMENT FOR SALE** was registered between the SELLER and Purchaser/s

[Handwritten signatures]

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dated:-**28/02/2022** by Registered Document No. **TNN-3-3493-2022** Registered before the Sub-Registrar Office, Thane and Stamp Duty of **Rs. 2,82,000/-** and Registration Fee of **Rs.30,000/-** was paid. So, the said **SALE DEED** (Full and Final Payment Agreement) is typed with **Rs.100/-** Online Challan.

AND WHEREAS other terms and conditions are mutually settled and agreed between the parties are as appearing herein below :-

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS :-

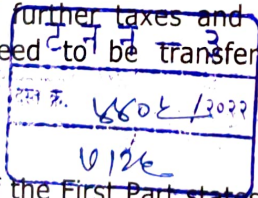
1. The SELLER hereby agree to sell and the Purchaser/s hereby agrees to purchase said **Flat No. B/202 on Second Floor, Admeasuring about 409 Sq.ft. Built-up Area,** in the Building known as "**SIDDHIVINAYAK CO-OP. HOUSING SOCIETY LTD.**", constructed on **Plot No. 13/A in Sector No. 6,** being situate and lying at Village **GHANSOLI, Navi Mumbai, Tal. & Dist. Thane,** within the limits of CIDCO Ltd. and/or Navi Mumbai Municipal Corporation and more particularly described in the First Schedule written hereunder.
2. The area of the Flat hereby agreed to be sold is Admeasuring about **409 Sq.ft. Built-up Area,** and it is shown by red boundary line on the plan attached herewith.
3. The consideration transfer for the said flat is settled and agreed between the parties is **Rs. 47,00,000/- (Rupees FORTY SEVEN LAKH Only)** is paid as under being the full and final consideration.

Cheque No.	Date	Bank Name	Amount
240298	25/02/2022	Bharat Bank	Rs. 4,50,000/-
240299	27/02/2022	Bharat Bank	Rs. 2,50,000/-
009287	04/03/2022	IDBI Bank	Rs. 40,00,000/-
TOTAL =			Rs.47,00,000/-
(Rupees FORTY SEVEN LAKH Only)			

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[Handwritten Signature]
PRASHANT

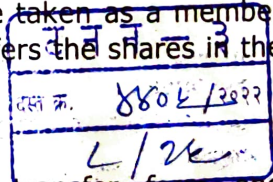
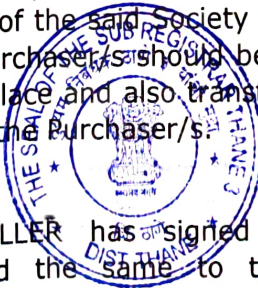
4. The SELLER and the Purchaser/s declare that the amount of consideration stated above is adequate and reasonable and according to the present market rate and none of the parties has any grievances about the same.
5. The Seller /s shall put the Purchaser/s in possession of the said Flat at the time of execution of this Sale Deed. The SELLER hereby declares that till today I had not sold, mortgaged, gifted or otherwise parted, with possession of the said Flat, nor had been entered into any such Agreement. The SELLER hereby agrees to cooperate for transferring the above said property in the name of Purchaser/s in the office of CIDCO Ltd. and/or Navi Mumbai Municipal Corporation, M.S.E.D.C.L. and other concerned Department.
6. The "**SIDDHIVINAYAK CO-OP. HOUSING SOCIETY LTD.**" has given its consent to the SELLER to transfer their rights in the name of Purchaser/s.
7. It is agreed by the both parties that they will complete this Agreement's conditions and it is bounded on the Purchaser/s this is an essence of the contract.
8. The SELLER hereby declares that all taxes and dues of whatsoever nature in respect of the said Flat hereby agreed to be transferred shall be paid by them alone up to the date of possession. If any such arrears are found, the same shall be cleared by the SELLER alone at once. The Purchaser/s shall be responsible for payment of further taxes and dues in respect of Flat hereby agreed to be transferred from the date of possession.
9. The Party of the First Part states that he has cleared all the charge or encumbrance against the said Flat hereby agreed to be sold. The Flat is agreed to be transferred free from encumbrances.



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PRASHANT

10. The SELLER hereby declares that the Flat hereby agreed to be sold and transferred is not requisitioned nor they have received any such notice.
11. The SELLER declares that he has got full right and authority to deal with the Flat hereby agreed to be sold. If any objection is raised by anybody regarding this transaction, the SELLER alone at their cost shall remove the same.
12. The SELLER also declared that he has not dealt with the said Flat in any manner nor they are precluded in any manner from entering into this transaction.
13. It is understood by and between the parties that the Purchaser/s shall not be entitled to get a conveyance of Flat in their name. The conveyance of the entire property shall be executed in favour of the Society and which may be formed of the various Flat Purchaser/s in the building.
14. The SELLER herein has produced the following documents before the Purchaser/s :
 - a) The SELLER has submitted his application to the said Society to the effect that his name as a member of the said Society be deleted and name of the Purchaser/s should be taken as a member in their place and also transfers the shares in the name of the Purchaser/s.
 - b) That SELLER has signed transfer form and submitted the same to the said society for transferring the above said Flat in the name of Purchaser/s.
15. The SELLER hereby undertakes to make out a clear and marketable title to the property agreed to be sold.



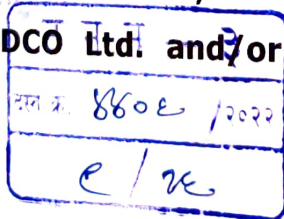
[Handwritten signature]

[Handwritten signature]
PRASHANT

16. The Purchaser/s hereby undertakes to become a member of such society and undertakes to sign all papers necessary for that purpose.
17. The expenses for conveying the said Flat such as Stamp Duty and Registration fees shall be borne and paid by the Purchaser/s alone.
18. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963, and Rule 1964 or any other provisions of law applicable hereto.
19. All the terms and conditions of the Builder's Agreement will be applicable to this agreement.
20. Navi Mumbai Municipal Corporation has issued **Occupancy Certificate** of the said Building under Ref. No. **CIDCO/BP/ATPO/565** on dated: - **08/04/2005**.

THE FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF FLAT)

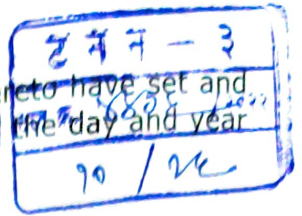
All that piece and parcel of Flat No. B/202 on Second Floor, Admeasuring about 409 Sq.ft. Built-up Area, in the Building known as "SIDDHIVINAYAK CO-OP. HOUSING SOCIETY LTD.", constructed on Plot No. 13/A in Sector No. 6, being situate and lying at Village GHANOLI, Navi Mumbai, Tal. & Dist. Thane, within the limits of CIDCO Ltd. and/or Navi Mumbai Municipal Corporation.



[Handwritten signature]

[Handwritten signature]
PRASHANT

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day and year first herein above written



SIGNED AND DELIVERED by the
Within named "SELLER"
MR. MITHILESH M. GUPTA

Mithilesh M. Gupta



SIGNED AND DELIVERED BY
Within named "PURCHASER/S"

Jayanthi Poojari

1) MRS. JAYANTHI PRASHANT POOJARI



PRASHANT

2) MR. PRASHANT KORAGAPPA POOJARI



In the presence of....

1. Byas mani. Shukle *Ami Shukle*
2. M.v. Kalum *f. Mch*

RECEIPT

Received an Amount of sum of **Rs. 47,00,000/-**
(Rupees **FORTY SEVEN LAKH Only**) paid by **Cheque** as
described in the above **SALE DEED**, being a Full and Final
Payment against the sale of **Flat No. B/202** on **Second**
Floor, Admeasuring about **409 Sq.ft. Built-up Area**, in the
Building known as "**SIDDHIVINAYAK CO-OP. HOUSING**
SOCIETY LTD.", constructed on **Plot No. 13/A** in **Sector**
No. 6, being situate and lying at Village **GHANSOLI**, **Navi**
Mumbai, Tal. & Dist. Thane, within the limits of **CIDCO Ltd.**
and/or **Navi Mumbai Municipal Corporation**, in the Jurisdiction
of **Registration Sub-District of Thane, District Thane**.

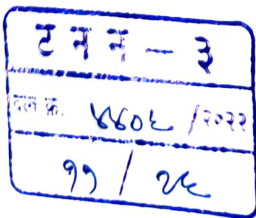
I SAY RECEIVED

Rs. 47,00,000/-



MR. MITHILESH M. GUPTA

(SELLER)



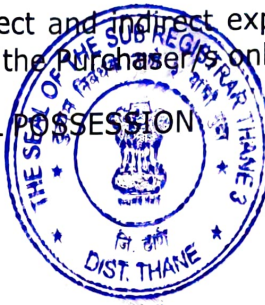
POSSESSION LETTER

I the undersigned- **MR. MITHILESH M. GUPTA**, is the legal and lawful owner of **Flat No. B/202 on Second Floor**, Admeasuring about **409 Sq.ft. Built-up Area**, in the Building known as "**SIDDHIVINAYAK CO-OP. HOUSING SOCIETY LTD.**", constructed on **Plot No. 13/A in Sector No. 6**, being situate and lying at Village **GHANSOLI, Navi Mumbai, Tal. & Dist. Thane**, within the limits of CIDCO Ltd. and/or Navi Mumbai Municipal Corporation have sold and transferred the said Flat to the Purchaser/s i.e. **1) MRS. JAYANTHI PRASHANT POOJARI & 2) MR. PRASHANT KORAGAPPA POOJARI**, and hereby handing over the physical vacant, peaceful possession of the above said Flat on them.

The area of the said as mentioned in initial agreement has been ensured and accepted by the Purchaser/s. All the relevant Original Documents and the Keys of the said Flat have been received by the Purchaser/s from Seller.

Here onwards all direct and indirect expenses regarding the said Flat to be paid by the Purchaser/s only.

HANDING OVER PEACEFUL POSSESSION



211-3
SIGNATURE/S
8802/2022
22/26

MR. MITHILESH M. GUPTA

Mithilesh M. Gupta

TAKING OVER PEACEFUL POSSESSION

1) MRS. JAYANTHI PRASHANT POOJARI

Jayanthi Prashant Poojari

2) MR. PRASHANT KORAGAPPA POOJARI

Prashant Koragappa Poojari

गावाचे नाव : घणसोली

करारनामा

4700000

3476725.5

1) पाविकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: मदतिका न. 3/202.2 ग मजला मिटिडियनायन को-ऑपरेटिव्ह हीमिंग सोसायटी लिमिटेड, प्लॉट न. 13 ग, सेक्टर - 6, घणसोली नवी मुंबई, ठाणे, क्षेत्र-409 को फ्लॉट विल्युअप प्लॅन (Plot Number : 13 ग; SECTOR NUMBER : 6)

1) 409 चौ. फूट

1): नाव:-मिथिलेश एम गुमा -- वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. मधील प्लॉट नं. 4, गायत्री अपार्टमेंट, सेक्टर नं. 4, कोणखैरणे नवी मुंबई, रोड नं. -, मटाराष्ट्र, ठाणे. पिन कोड:-400709 प्लॉट नं:-AKBPG5919M

1): नाव:-जयती प्रशांत पुत्रागी -- वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. विन्डिंग न. सी-06/1-2, सुयोग्य मीणबाग मिमिटेड., सेक्टर : 4, जुईनगर मानपाडा नवी मुंबई, ठाणे, रोड नं. -, मटाराष्ट्र, THANE. पिन कोड:-400705 प्लॉट नं:-AYRPP1252E

2): नाव:-प्रशांत कोणखैरणे पुत्रागी -- वय:-48; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. विन्डिंग न. सी-06/1-2, सुयोग्य मीणबाग मिमिटेड., सेक्टर : 4, जुईनगर मानपाडा नवी मुंबई, ठाणे, रोड नं. -, मटाराष्ट्र, THANE. पिन कोड:-400705 प्लॉट नं:-AYSPP2705K

28/02/2022

28/02/2022

3493/2022

282000

30000

सह दुय्यम निबंधक वर्ग - ३
जणे क्र. ३

(i) within the limits of any Municipal Corporation or any Corporation established to it



ट न न - ३
४४०६/२०२२
१३/२६

सूची क्र. दोन INDEX NO. II

गावाचे नाव : घनसोली

वॉल्यूम 53

Page 63 m 6

1) विलेखाचा प्रकार, भोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) करारनामा
मोबदला रु. 2,100,000.00
बा.भा. रु. 951,000.00

0-19

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका नंबर बी /202, दुसरा मजला सिध्दीविनायक को ऑप ही सो सा लि भुयंड नंबर 13 ए से 6 घनसोली नवी मुंबई

(3) क्षेत्रफळ (1) 409 चौ फुट बिल्ट अप

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)

(5) दस्तावेज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) - - एम जे. मंगलम गिरी, घर/फ्लॅट नं: सिध्दीविनायक सी एच एस भुयंड नंबर 13 ए से 6 घनसोली नवी मुंबई, इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: BBKPP5980M.

(6) दस्तावेज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वार्दीचे नाव व संपूर्ण पत्ता (2) - - ज्योतीका टी.बी.जी.एम. पिल्लई, घर/फ्लॅट नं: सदर; गल्ली/रस्ता: -; इमारतीचे नाव: -; पेट/वसाहत: सदर; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: BBJPP6579R.

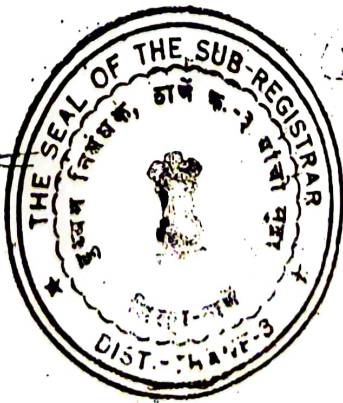
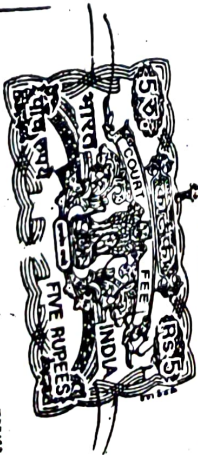
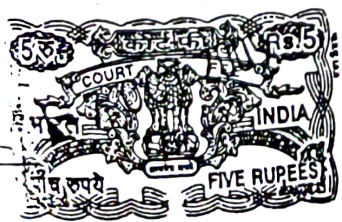
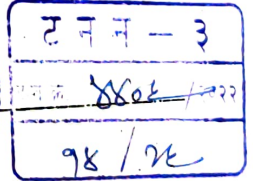
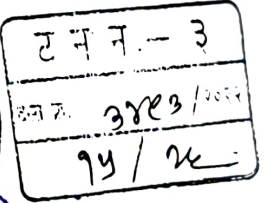
(7) दिनांक करून दिल्याचा 16/10/2009
(8) नोंदणीचा 16/10/2009
(9) अनुक्रमांक, खंड व पृष्ठ 5604 /2009

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 87600.00

(11) बाजारभावाप्रमाणे नोंदणी रु 21000.00

(12) शोरा

सह दुयम निबंधक को. ठाणे क्र.



SIDDHIVINAYAK CO. OP. HSG. SOC. LTD.

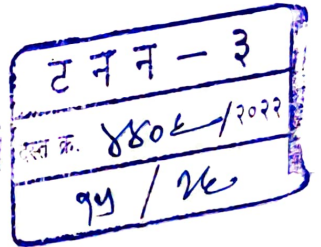
Reg. No. NBOM/CIDCO/HSG(OH)/2570/JTR/2007/2008 Dated 03/09/2007

Plot No. 13A, Sector-6, Ghansoli, Navi Mumbai - 400 701.

28-02-2022

To Whomsoever it may Concern

This is to certify that Mr. Mithilesh M. Gupta residing at B-202 Siddhivinayak Co. Op Hsg. Soc. Ltd. Plot 13 A, Sector-6 Ghansoli, have paid maintenance dues to the Society till 28-02-2022



For SIDDHIVINAYAK CHS. LTD.

Prady Chairman
Prady Secretary
Treasurer

mb, 916724975

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 43 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXV(1)) of 1966 to M/s. P.K. Builders & Developers.

Plot No. 19-A Road No. — Sector 66 Node Chandoli of Navi Mumbai. As per the approved plans and subject to the following conditions for development work of the proposed Residential Building (C-1) (1st)

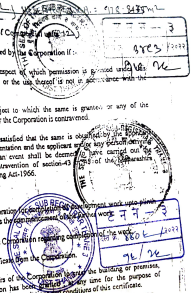
Area 270.54 Sq. M. No. of Residential Units 30 No. of Cottages —

- 1. This Certificate is liable to be revoked by the Corporation if:
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or is not carried out in accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
 - (c) The Managing Director is satisfied that the same is obstructed or is being carried out through fraud or misrepresentation and the applicant or his agent or any other person is liable under this, in which an event shall be deemed to have occurred on the date of development work in contravention of section 43 of the Maharashtra Regional and Town Planning Act 1966.

- 1. The applicant shall:
 - 2(a) Give a notice to the Corporation of the commencement of the work at the level, within 7 days before the commencement of the work.
 - 2(b) Give written notice to the Corporation of the commencement of the work.
 - 2(c) Obtain Occupancy Certificate from the Corporation.
 - 2(d) Permit authorized officers of the Corporation to enter the site for the purpose of ascertaining the compliance of the conditions of this certificate.
- 3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except the provision for the purpose of floor area ratio) as prescribed in the National Building Code or and / or COCCA, BUREAU OF STANDARDS AND STANDARDS.

The Certificate shall remain valid for period of 1 year from the date of its issue, except for the extension of the same shall be done in accordance with the provisions of Section 43 of the Maharashtra Regional and Town Planning Act 1966 and as per regulation no. 16(2) of the CIDCO - 1973.

T. Ch. L. Pratik



5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and /or every person deriving title through or under him.

6. A certified copy of the approved plan shall be exhibited on site.

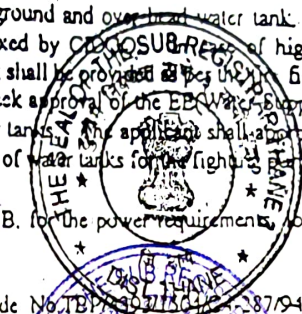
7. The amount of Rs. 16,500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.

8. *Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. Sub-Regulation of high rise buildings under ground and over head water tank shall be provided as per the fighting requirements of CIDCO. The applicant shall seek approval of the E.E. Water Supply of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose.

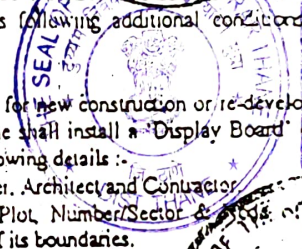
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

10. As per Govt. of Maharashtra memorandum vide No. JBY/330/214/10-287/94-LD dated 19th July, 1994 for all buildings following additional conditions shall apply:

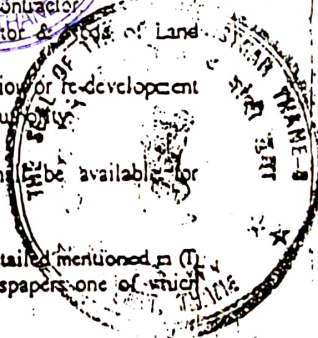
- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a "Display Board" on the conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Area of Land under reference alongwith description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential Flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.



Handwritten stamp: फॉर्म - 3
क्र. 3823 / 2022
92/24



Handwritten stamp: फॉर्म - 3
8802 / 2022
90/24



EXECUTIVE ENGINEER (B.L.D.G. PERMISSION)
ADDL. TOWN PLANNING OFFICER

C.C. TO: ARCHITECT
Dimensions: Newly.

C.C. TO: Separately to:

M(T/S)
CCUC
EE(KHR/PLN/CLM/IRON)
EE(V/S)

T.G. LATHIKA

66000/22

राष्ट्रीय औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

पत्रिका

मुख्य कार्यालय :

दुसरा मजला, नरीमन पॉईंट,

मुंबई ४०० ०२९.

दूरध्वनी (स्वगत कक्ष) ००-९१-२२-५६५० ०९००

००-९१-२२-५६५० ०९२८

००-९१-२२-२२०२ २५०९ / ५६५० ०९३३

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६१४.

दूरध्वनी : ००-२१-२२-५५९९ ८१००

फॅक्स : ००-२१-२२-५५९९ ८१६६

CIDCO/BP/ATPO/ 565-

टनन - ३

दिनांक : १-५-२००५

To,

१२०४/२००९

M/s C.K. Builders & Developers
304, Big Splash, Sector-17, Vashi
NAVI MUMBAI

१४/२२

Sub:-Occupancy Certificate for Residential Building on
Plot No.13A, Sector -06 at Ghansoli, Navi Mumbai

Ref:-1) Your architect's letter dated 14/02/2003 & 08/04/2005.

2) Architect-completion-certificate dtd. 28/01/2005

3) Structural stability certificate dtd. 23/07/2005

4) Drainage completion certificate dtd. 30/11/2004

5) Site clearance certificate dtd. 18/01/2005

टनन - ३

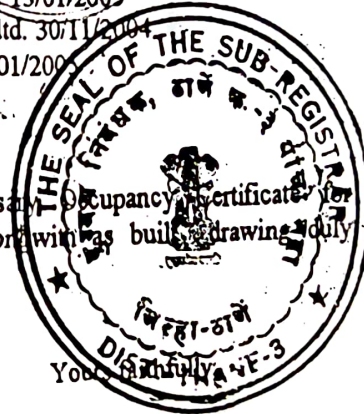
संक्र. क्र. ३२६३ /२०२२

१९/२६

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot along with as built drawing duly approved.

Thanking you,



Your faithfully

(N.S. Swami) 8/24/05

ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta

Issued to Flat
NO - B - wing - 202

Chandani

3/9/04



टनन - ३

संक्र. क्र. ४६०६ /२०२२

१८/२६

र व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

सिडको

कृत कार्यालय :

दुसरा मजला, नरीमन पॉइंट,
400 029.

:(स्वागत कक्ष) 00-९९-२२-५६५० ०९००

00-९९-२२-५६५० ०९२८

: 00-९९-२२-२२०२ २५०९ / ५६५० ०९३३

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., वेंलापूर,
नवी मुंबई - ४०० ६९४.

दूरध्वनी : 00-९९-२२-५५९९ ८९००

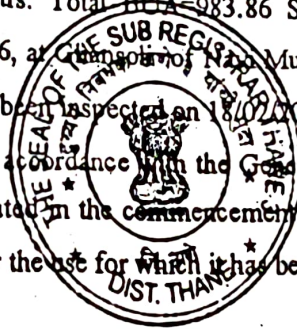
फक्स : 00-९९-२२-५५९९ ८९६६

REF NO: CIDCO/ BP/ATPO/ 585

OCCUPANCY CERTIFICATE

दनांक	१५-०६-२०२२
ट न न - ३	
५६०४/२००९	
१५/२२	

I hereby certify that the development of Residential Building [Res. BUA= 885.310 Sq.mtrs. Comm.BUA=98.550 Sq.mtrs. Total BUA=983.86 Sq.mtrs. (No. of Units R-30, C-12)] on Plot No.13A, Sector -06, at Changanvi, Navi Mumbai completed under the supervision of M/s. Dimensions has been inspected on 18/02/2022 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the commencement certificate dated 09/06/2003 and that the development is fit for the use for which it has been carried out.



ट न न - ३	
३४९३	१/२०२२
१०/२२	

(N.S. Swami) १०४१९

ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta



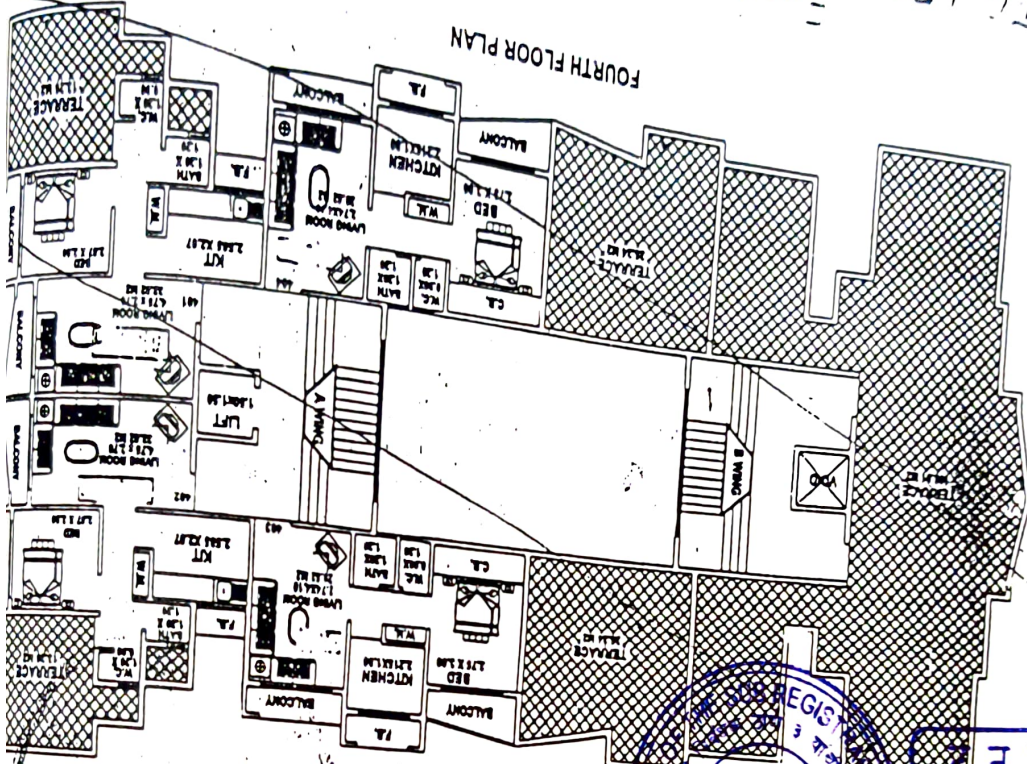
ट न न - ३	
४४०६	१/२०२२
१६/२२	



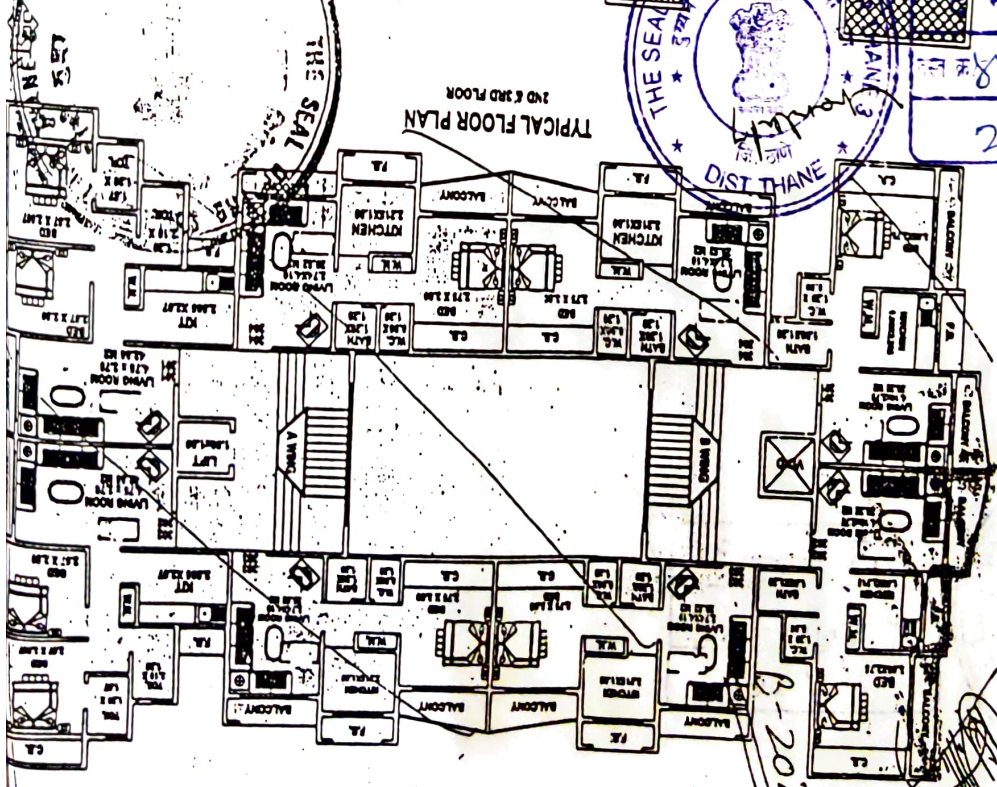
ट न न - ३
 दल क्र. १४८३ / २०२२
 २१ / २६

T.C. LATHIKAR
 Each flat is well thought & carefully designed for spacious style and well-ventilated comfort with plenty of natural light and optimal space utilization.

FOURTH FLOOR PLAN



TYPICAL FLOOR PLAN 2ND & 3RD FLOOR



ट न न - ३
 दल क्र. १४८३ / २०२२
 २० / २६

१-२०२




ठ न न - ३
क्र. ४६०६ / २०२२
२९ / २६

भारत सरकार
GOVT. OF INDIA

THILAK GUPTA
KEDARNATH GUPTA

AKBPG5919M



आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AYRPP1252E

नाम / Name
JAYANTHI PRASHANT POOJARI

पिता का नाम / Father's Name
VITTHAL KUDUPA POOJARI

जन्म की तारीख / Date of Birth
04/04/1977



भारत सरकार
Government of India

23011 नारायण पुजारी
Prashant Koragappa Poojari

जन्म वर्ष / Year of Birth 1973

पुरुष / Male

3217 4764 5613






भारत सरकार
GOVERNMENT OF INDIA

इंदी प्रशांत पुजारी
Jayanthi Prashant Poojari

जन्म वर्ष / Year of Birth 1977

मै / Female

2173-7281-2176

आधार - सामान्य माणसाचा अधिकार

Prashant



2173-7281-2176

ट न न - ३

सामान्य माणसाचा अधिकार

जन्म क्र. ४४०६ / २०२२

n/v

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AYSP2705K

नाम / Name
PRASHANT KORAGAPPA POOJARI

पिता का नाम / Father's Name
KORAGAPPA KUTUBA POOJARI

जन्म की तारीख / Date of Birth
04/04/1977



भारत सरकार
GOVERNMENT OF INDIA

शुक्ला शुकुला
Shukla Shukla

जन्म वर्ष / Year of Birth
1977

पुरुष / Male


4032-4239

ट न न - ३

सामान्य माणसाचा अधिकार

जन्म क्र. ३४०३ / २०२२

n/v



आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

मिथिलेश मदनलाल गुप्ता
Mithiles Madanlal Gupta

जन्म तारीख / DOB 10/09/1979

पुरुष / Male

7312 8225 1176

आधार - सामान्य माणसाचा अधिकार





मनिकंठा वेंकटराव कालुवा
Manikanta Venkatrao Kaluwa

जन्म तारीख / DOB 07/01/1987

पुरुष / Male

4490 7217 9826

मेरा आधार, मेरी पहचान



P. M. K.



टनन - ३
दस्तावेज क्र. ४४०६/२०२२
२३/२५

दस्तावेज क्र. ४४०६/२०२२
दिनांक २३/०५/२०२२
1) Fee Adjustment : F

दि. २३/०५/२०२२
नं. क्र. ४४०६/२०२२
पेजी १२/१७ म.न. वा. इ.

Kayantli
दस्तावेज क्र. ४४०६/२०२२

Joint Registrar

मद्रास प्रांत अधिनियम
मद्रास प्रांत अधिनियम II
Companies Act
1949.

थिक्का नं. १११/०
थिक्का नं. १११/०

दस्त गोषवारा भाग-1

दस्तन 3 18-26
दस्त क्रमांक: 4406/2022

दिनांक 11/03/2022 12:48 म.नं.

दस्त क्रमांक 4406/2022

रु. 34,76,726/-

रु. 100/-

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

मात्रदला: रु. 47,00,000/-

दिनांक 11/03/2022
दिनांक 11/03/2022
दिनांक 11/03/2022

पावती: 4903 पावती दिनांक: 11/03/2022
मादरकरणागचे नाव: जयंती प्रशांत पुजारी - -

नोंदणी फी रु. 100.00
दस्त हाताळणी फी रु. 520.00
पृष्ठांची संख्या: 26

एकूण: 620.00

Kayanti

दस्त हाताळणीची मंत्री

[Signature] Joint Sub Registrar Thane 3

[Signature] Joint Sub Registrar Thane 3

दस्तावेजाबाबतची सूचना

मदरास 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949

दिनांक 11/03/2022 12:37:13 PM ची वेळ: (सादरीकरण)

दिनांक 11/03/2022 12:39:45 PM ची वेळ: (फी)



11/03/2022 12:48:37 PM

दम्न गोपवाग भाग-2

दम्न3

my-26

दम्न क्रमांक.4406/2022

दम्न क्रमांक 3/4406/2022
दस्तावेजा प्रकार अभिदस्तांतरणपत्र

क्र.सं.	प्राकाराचे नाव व पत्ता	प्राकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	श्री.मिथिलेश पम रूमा -- ना.पत्रांक नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं.: मदनिका ... कार्यालयीन अपार्टमेंट, सेक्टर नं. ४, कोपरखैरणे नवी मुंबई, ... नोड नं. - , मन्नागाट्ट, ठाणे. नं.सं. AKBPG5919M	लिहून घेणार वय :-43 स्वाक्षरी:- <i>[Signature]</i>		
2	श्री.सोनी प्रभात पुजारी -- ना.पत्रांक नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं.: विल्डिग ... न्युयॉय मीगाचॅम्स लिमिटेड., सेक्टर नं. ४, जुईनगर ... नोड नं. - , मन्नागाट्ट, THANE. नं.सं. AYRPP1252E	लिहून घेणार वय :-45 स्वाक्षरी:- <i>[Signature]</i>		
3	श्री.प्राशन कोन्नापा पुजारी -- ना.पत्रांक नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं.: विल्डिग ... न्युयॉय मीगाचॅम्स लिमिटेड., सेक्टर नं. ४, जुईनगर ... नोड नं. - , मन्नागाट्ट, ठाणे. नं.सं. AYSPP2705K	लिहून घेणार वय :-49 स्वाक्षरी:- <i>[Signature]</i>		

PRASHANT

दस्तावेजाचे दस्ताने करून देणार न्यायक्षीत अभिदस्तांतरणपत्र चा दम्न एवज करून दिल्याचे कबूल करतात.
11/03/2022 12:41:57 PM

क्र.सं.	प्राकाराचे नाव व पत्ता	प्राकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	ना.पत्रांक नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं.: नोड नं. - , मन्नागाट्ट, ठाणे. नं.सं. 400701	स्वाक्षरी <i>[Signature]</i>		
2	ना.पत्रांक नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं.: नोड नं. - , मन्नागाट्ट, ठाणे. नं.सं. 400709	स्वाक्षरी <i>[Signature]</i>		

11/03/2022 12:42:47 PM

11/03/2022 12:42:53 PM

Sub Registrar Thane 3



Summary-2

3/11/22 12:48 PM

Payment Details.				Amount	Used At	Deface Number	Deface Date
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence			
1	JAYANTHI P POOJARI	eChallan	69103332022031114340	MH014444089202122E	100.00	SD	0006992445202122 03/2022
2	JAYANTHI P POOJARI	eChallan		MH014444089202122E	100	RF	0006992445202122 03/2022
3		DHC		1103202204385	520	RF	1103202204385D 03/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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ट न न - ३
दस्त क्र. ४४०६/२०२२
२६ / २६

प्रमाणित करण्यात येते की सदर दस्तास
एकूण पाने आहेत.

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)

पुस्तक क्र. १

क्रमांक ४४०६ वर नोंदला

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)

दिनांक ११ माहे ३ सन २०२२

