

INCOME TAX PAN SERVICES UNIT  
ON YANESHWAR N CHIKANE  
NARAYAN BHAI RAU CHIKANE

11/06/1976

Permanent Account Number

AILPC8130C

Signature

In case this card is lost / found, kindly inform to  
Income Tax PAN Services Unit, UT  
Plot No. 3, Sector 11, CBD Belapur  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचना  
आयकर पैन सेवा यूनिट, यूटी आइटीपी  
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर  
नवी मुंबई-400 614



ट न न - ६
दस्ता क्रमांक 9984/2099
24/2

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

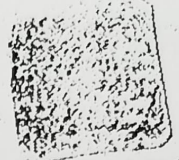
RATNA SHANKAR NAIK  
NARAYAN GURUVA NAIK

07/04/1967

Permanent Account Number

AEGPN2405L

*Ratna*  
Signature



ट न न - ६
दस्त क्रमांक ११४४२०११
२११६



## घोषणा पत्र

खरेदीखताचे / साठेकराराचे / विकसन कराराचे व मुखत्यारचे प्रतिज्ञापत्र / लिह्व आणि लायसन्स / डीड ऑफ अपार्टमेंट / हक्कसोड पत्र / इच्छापत्र / दान पत्र / त्रिपक्षिय करारनामा / पार्ट पेमेंट (करारनामा)

मी लिहून देणार श्री. रत्ना शंकर नाईक, वय वर्षे, धंदा .....

....., वय वर्षे, धंदा .....

पत्ता श्री गणेश हाउसिंग सोसायटी, रूम कं.५, गावदेवी रोड, भांडुप, मुंबई-४०० ०७८.

मी लिहून घेणार श्री. ज्ञानेश्वर नारायण चिकणे, वय वर्षे, धंदा .....

....., वय वर्षे, धंदा .....

पत्ता हाउस कं.२२३९/३५, अर्जुनवाडी, सर्किस् सेंटर जवळ, घनसोळी, नवी मुंबई-४०० ७०९.

सत्यप्रतिज्ञेवर कथन करतो की, मौजे. भूखंड कं.३०७ व ३०८, सारसोळे (जी.ई.एस), दुकान

कं.८, क्षेत्र ३१५ चौ. फुट. व दस्तातील सर्व मजकूर व सोबत जोडलेले सर्व कागदपत्रे ही खरी

व बरोबर असून ती खोटी निघाल्यास अथवा भविष्यात कोणताही वाद निर्माण झाल्यास सदर

जगेचे/फ्लॉट/शॉप चे केलेल्या खरेदीखताचे / साठेकराराचे / विकसन कराराचे व मुखत्यारचे

प्रतिज्ञापत्र / लिह्व आणि लायसन्स / डीड ऑफ अपार्टमेंट / हक्कसोड पत्र / इच्छापत्र /

दानपत्र / त्रिपक्षिय करारनामा / पार्ट पेमेंट (करारनामा) आम्ही भा. द. वी. संहिता १८६०

च्या तरतुदीनुसार केलेल्या गुन्ह्यास पात्र राहू सदर गुन्हा फौजदारी स्वरूपाचा आहे याची

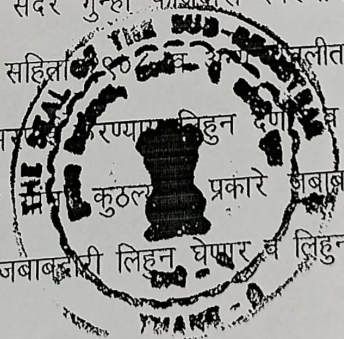
आम्हांस जाणीव आहे. तसेच दिवाणी प्रक्रिया संहिता १९०८ च्या अन्वये प्रकृत कायद्यातील

तरतुदीनुसार शासनाच्या होणा-या नुकसानाची भरपाई धरण्यात लिहून देणार व लिहून घेणार

व्यक्तीशः जबाबदार राहतील नोंदणी अधिकारी किंवा कुठलाही प्रकारे जबाबदार धरण्यात

येणार नाही किंवा कुठलाही गुन्हा घडल्यास सर्व जबाबदारी लिहून घेणार व लिहून देणार यांची

राहिल.



सदर सत्यप्रतिज्ञापत्र आज दिनांक ३/३/२०११ रोजी लिहून दिला असे.

ट न न - ६  
दस्त क्रमांक ११०२/२०११  
२०१२६

Ratna  
लिहून देणार सही / अंगठा  
३/३/२०११ ०१/२/२०११  
लिहून घेणार सही / अंगठा

DEVELOPERS

HARI OM CONSTRUCTION

227, RAJHA CHISHANI, SHIVAJI ROAD, NAVI MUMBAI - 400 705

PROPOSED BUILDING ON PLOT NO. 307 & 308, G. E. S. SARSOLE, NAVI MUMBAI

SCALE: 1:100  
DATE: 10/11/2005  
DRAWN BY: H. O. S.

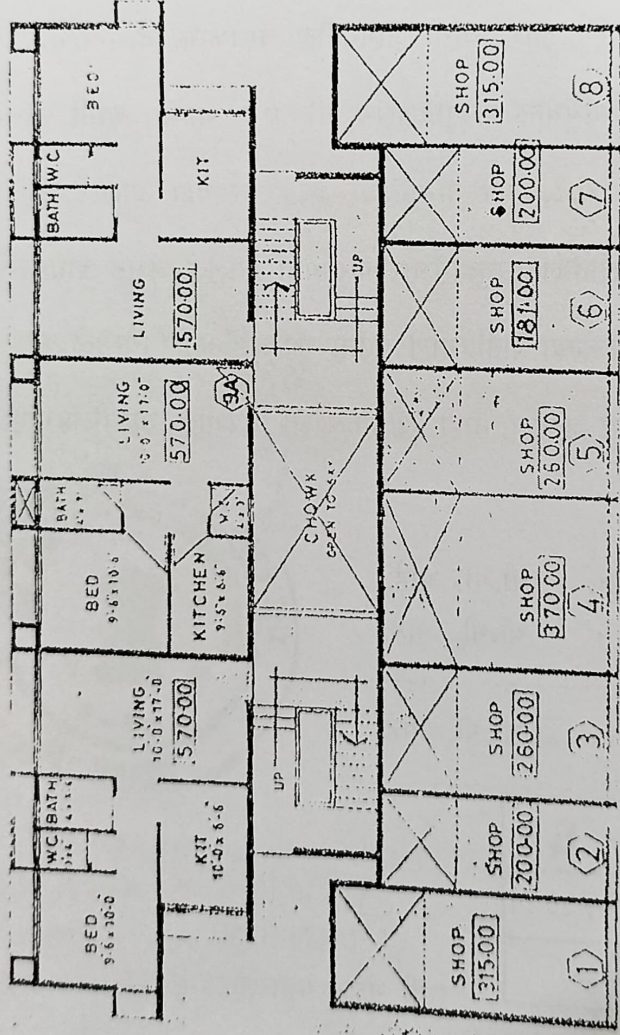
600 m. WIDE ROAD

PLOT NO 312

PLOT NO 307

PLOT NO 308

PLOT NO 310



GROUND FLOOR PLAN



टयन - ६	
दस्ता क्रमांक १११	४२०११
७८२६	

दस्ता क्रमांक १०३	२००६
३६११	

नवी मुंबई  
महानगरपालिका

Navi Mumbai  
Municipal Corporation

पहिला माला, बेलापुर भवन, सो.वो.डी.  
नवी मुंबई - ४०० ६१४  
दूरध्वनी क्र : ७५७ १० ३३, ७५७ १७ २४  
७५७ २५ ११  
फॅक्स : ७५७ ३७ ६५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.  
NAVI MUMBAI - 400 614  
TEL No. : 757 17 33, 757 17 28  
757 25 91  
FAX : 757 37 85

जा.क्र./नमुंमपा/नरवि/घो.प्र./१९८६  
दिनांक :- १४/०५/१९९९

## भोगवटा प्रमाणपत्र

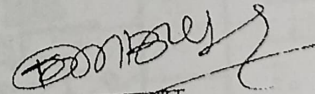
नवी मुंबई येथील भूखंड क्र.-३०७,३०८, गा.वि.पो.-सारसोळे, नेहळ, नवी मुंबई, या

जागेचे मालक श्री. जगन्नाथ के. पाटील आणि इतर, यांनी जागेवरील बांधकाम दि.-०५/०३/९९ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधीत वास्तुविशारद सी. एम. सामंत, यांनी सादर केलेला आहे. सदर जागेची पाहणी दि.१०/०३/९९ रोजी वास्तुविशारदसह करण्यात आलेली आहे. जागेवरील बांधकाम विकास नियंत्रण नियमावलीतील तरतुदीनुसार करण्यात आलेले असून बांधकाम प्रारंभ प्रमाणपत्र दि.०४/०९/९७ मध्ये नमूद केलेल्या शर्तीप्रमाणे पूर्तता केलेली आहे. त्यामुळे सदर जागेत रहिवास आणि वाणिज्य वापर करण्यास हरकत नाही. क्षेत्रफळही जापशील खालीलप्रमाणे आहे.

रहिवासाखालील बांधकाम क्षेत्र :- ७२७.२७ चौ.मी. आहे.  
व्यापाराखालील बांधकाम क्षेत्र :- ११६.६५ चौ.मी. आहे.

एकूण :- ८४३.९२ चौ.मी. आहे.

ट न न - ६
दस्त क्रमांक ११४२०९९
१८१२६

  
नगररचनाकार  
नवी मुंबई महानगरपालिका

५१०३  
५५१९८



नवी मुंबई  
महानगरपालिका

Navi Mumbai  
Municipal Corporation

पहिला गाळा, बेलापुर भवन, गो.बी.डी.  
नवी मुंबई - ४०० ६१४  
दूरध्वनी क्र. : ७५७ १७ ३३, ७५७ १७ २८  
७५७ २५ ११  
फॅक्स : ७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D  
NAVI MUMBAI 400 614  
TEL. No. : 757 17 33, 757 17 28  
757 25 91  
FAX : 757 37 85

जा.क्र./नमुंमपा/नरवि/भो.प्र./ ७६६६  
दिनांक - ३०/०९/९९.

प्रति,

श्री. जगन्नाथ के. पाटील आणि इतर,  
भूखंड क्र.-३०७,३०८, गा.वि.यो.-सारसोळे, नेरुळ,  
नवी मुंबई.

नस्ती क्र.-नमुंमपा/वि.प्र.क्र.-८५/९७

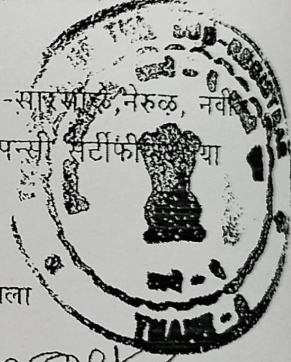
विषय- भूखंड क्र.-३०७,३०८, गा.वि.यो.-सारसोळे, नेरुळ, नवी मुंबई. येथे  
भोगवटा प्रमाणपत्र मिळणेबाबत.

संदर्भ- आपले वास्तुविशारद यांचा दि.-३०/०३/९९. रोजीचा अर्ज.

महोदय,

उपरोक्त संदर्भाधीन विषयाबाबत भूखंड क्र.-३०७,३०८, गा.वि.यो.-सारसोळे, नेरुळ, नवी  
मुंबई येथे रहिवास आणि वाणिज्य वापरासाठी भोगवटा प्रमाणपत्र (ऑक्युपन्सी सर्टिफिकेट) या  
पत्रासोबत जोडले आहे.

आपला



नगररचनाकार

नवी मुंबई महानगरपालिका

प्रत माहितीसाठी:-

- १) सी.एम. सागंत, वास्तुविशारद  
४०८, पुनीत चेंबर्स, सेक्टर-१८, मॅफको, वाशी, नवी मुंबई.
- २) उप-आयुक्त-उपकर, नमुंमपा, तुर्भे.
- ३) उपकर निर्धारक व मंडळीयक, नमुंमपा, तुर्भे.
- ४) विभाग अधिकारी, नमुंमपा, नेरुळ.



ट न न - ६
दस्ता क्रमांक १७४२/२०११
१७/११

१७/११
दस्ता क्रमांक १७४२
१७/११

RECEIPT

I, Smt. RATNA SHANKAR NAIK, acknowledge the receipt of Rs.8,40,000/- (RUPEES EIGHT LAKHS FORTY THOUSAND ONLY) from Mr. DNYANESHWAR NARAYAN CHIKANE being the Full and Final payment in respect of the Shop No.8 on the Ground floor of the building in "GODAWARI" Co-Op. Housing Society Ltd., standing on Plot Nos.307 & 308 in Sarsole (G.E.S), Navi Mumbai, Tal. & Dist. Thane, to be paid under this Agreement.

MODE OF PAYMENT :

- 1) Rs.4,40,000/- by Cheque No.738306 dated 24/2/2011 drawn on Corporation Bank, Turbhe-Vashi Branch.
- 2) Rs.2,00,000/- by Cheque No.738304 dated 25/3/2011 drawn on Corporation Bank, Turbhe-Vashi Branch.
- 3) Rs.2,00,000/- by Cheque No.738305 dated 25/3/2011 drawn on Corporation Bank, Turbhe-Vashi Branch.

I SAY RECEIVED

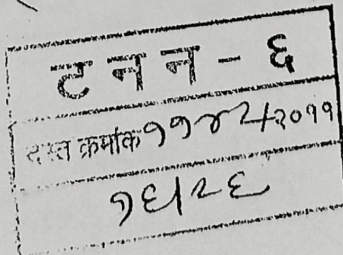
*Ratna*

(Smt. RATNA SHANKAR NAIK)

Witnesses:

*Shankar. A. Naik* *Shikar*

*S. A Chikane*



amount is recovered from the Transferee, the Transferor do hereby agrees to indemnify and keep the Transferee indemnified there from.

11. It is agreed by and between the parties hereto that all the amounts, dues, taxes and outgoings up to possession shall be borne and paid by the Transferor and all the amount, dues, taxes and outgoings from possession shall be borne and paid by the Transferee.
12. The Transferor declares that she has handed over all the original documents relating to the said premises in token of her having transferred and assigned all her rights, title, interest and benefits in respect of "the Said Premises". Similarly, the Transferor has also handed over all the other receipts and the above referred share certificate to the Transferee. The Transferor states that save and except the aforesaid papers, she does not possess any other documents of title in respect of "the Said Premises" nor has she deposited or pledged the same with anyone and as such she undertakes to indemnify and keep indemnified the Transferee.

### SCHEDULE OF LAND

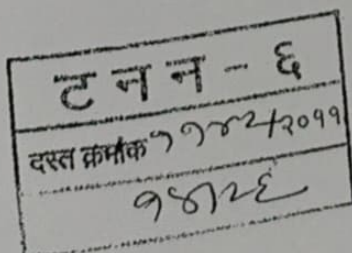
All that piece of land known as Plot Nos.307 and 308 containing by admeasurements 250.52 and 349.52 Sq. Mtrs. in Sarsole (G.E.S), Nerul, Navi Mumbai, Tal. & Dist. Thane, under 12.5% Scheme, respectively and bounded as follows:

THAT IS TO SAY :	<u>Plot No.307</u>	<u>Plot No.308</u>
ON THE NORTH BY :	Plot No.308	6 Mtrs. wide Road
ON THE SOUTH BY :	6 Mtrs. wide Road	Plot No.307
ON THE EAST BY :	Plot No.328	Plot Nos.335 & 327
ON THE WEST BY :	6 Mtrs. wide Road	6 Mtrs. Wide road



Raaha

जोगदा लालजी पिलानी





6. The Transferee here onward shall be entitled to have a hold on the occupation and use of the "the Said Premises" as the same is fit for occupation and the Transferee can hold the same for unto and to the use and benefit of himself, his heirs, executors, successors for ever without any claim, charge, interest, demand or lien of the Transferor or any person on her behalf or who may claim through her in trust for her subject only to, on the part of the Transferee, to pay the taxes, assessments, charges, duties or calls made by the said society, Municipal authority, Government or any local authority or corporation or co-op. Society in respect of "the said Premises".

7. That the Transferor hereby states and declares that excepting this agreement she has not dealt with her rights in respect of the said premises in any manner whatsoever.

8. That the Transferee hereby covenant with the Transferor that he shall abide by all the rules and regulations and bye-laws of the said society and shall pay and discharge all calls and demands that the Municipal Corporation, the Co-Op. Society and Government etc. may make hereafter in respect of "the said Premises".

9. That the Transferor doth hereby return and handover to the Transferee all documents referred to hereinabove and undertakes that from time to time and at all times hereafter and at the cost of the Transferee, her heirs, executors, administrators and counsels in law, shall do whatever is reasonably required to be done or execute and procure all documents and such further assurances in law to better and very perfectly transfer her rights, title, interest and benefits in the said "Premises" and every part thereof unto and to the Transferee use as aforesaid.

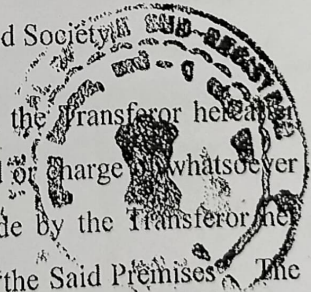
सं. नं. - ६
दस्तावेज क्रमांक १११२३०११
१३१२६

10. That the Transferor hereby declares that she has paid all taxes and outgoings up to possession in respect of "the Said Premises" and that if any amount is due from her to the Society, the Corporation or Government and/or to any other person, persons or authorities relating to "the said Premises", the same shall be paid by the Transferor and if any

Ratna

११  
११/११/२०११

2. The Transferor herein shall put the Transferee in absolute and exclusive possession of "the said premises" after receiving full and final payment from the Transferee.
3. In pursuance of the said Agreement as stated hereinabove, the Transferee has paid to the Transferor the sum of **Rs.8,40,000/- (RUPEES EIGHT LAKHS FORTY THOUSAND ONLY)** before the execution of this Agreement as Full and Final payment. The Transferor hereby admits and acknowledges receipt of the payment of **Rs.8,40,000/- (RUPEES EIGHT LAKHS FORTY THOUSAND ONLY)** aforesaid and of and from the same and every part thereof doth for event acquit, release and discharge the Transferees
4. That the Transferee shall be entitled to apply to the "**GODAWARI**" Co-Op. Hsg. Soc. Ltd., for the substitution/transfer to his name in the place of the Transferor and in fact the Transferor shall arrange and do all the needful in getting "the Said Premises" transferred in the name of the Transferee in all the relevant records/documents of the above referred society and also get the name of the Transferee endorsed on all the records, documents of the said society and also do all the needful for getting the ownership rights, title, interest and benefits etc. of "the Said Premises" duly transferred to the Transferee. It is agreed that what is intended to be transferred by the Transferor is her rights, which she has got incidental to the said shares issued by the said Society.
5. Upon completion of the sale envisaged herein the Transferor hereafter shall have no right, title, interest, claim demand or charge of whatsoever nature on the payments and contributions made by the Transferor her predecessor-in-title to the said society and on "the Said Premises". The Transferor shall do all the needful in all respects to secure the title of the said premises to the Transferee and shall always keep the Transferee indemnified from all liabilities and/or claim on the said premises. The Transferor shall also get the said Share Certificate endorsed in the name of the Transferee by the Office bearers of the said Society.



श्री ६  
क्रमांक ११०२४०११

गुप्ते

Rathw

श्री ६ ०१/११/१०१ ११/११/०१

- III) Shall surrender her occupancy rights in respect of the said Shop bearing No.8 in favour of the Transferee.
- IV) Shall cause the said society to allow the Transferee to occupy the said Shop in place instead of the Transferor.
- V) Shall tender her resignation as member of the said society.
- VI) Shall cause the said society to enroll the Transferee as member of the said society in place and stead of the Transferor.
- VII) Shall cause the said society to transfer all the deposits, if any, lying with the said society in the name of the Transferor in favour of the Transferee in the records of the said society.

The Transferor has agreed to handover possession to the Transferee on receiving the **full and final payment**. Besides the aforesaid terms and conditions, certain other terms and conditions are also arrived at, agreed upon and understood by and between the parties hereto which both of them intend to reduce into writing **AND THEREFORE THIS DEED OF TRANSFER WITNESSETH AS FOLLOWS :**

1. That the Transferor herein do hereby assign and transfer all her right, title, interest and benefit whatsoever she has in the said premises viz: Shop bearing No.8, admeasuring **315 Sq. ft. Built up area**, on the **Ground floor** of the building in "**GODAWARI**" Co-Operative Housing Society Ltd.," standing on Plot Nos.307 & 308 in Sarsole (G.E.S), Navi Mumbai, Tal. & Dist. Thane, inclusive of all her rights of ownership, membership right, share amounts, deposits etc. payable paid by her to the society, municipality, Govt. etc. till the execution of this date to the Transferee. The assignment of the said rights is incidental to the transfer of the relevant shares which the Transferor is holding in respect thereof and a such the ownership rights of the said Premises" and the rights accrued to the Transferor is incidental to the above referred shares which she is holding in the society.

RAENA

श्रीमती राणा  
११/१२/०७  
११/१२/०७

has all the right, title and interest to enter into this Agreement with the Transferee on the various terms and conditions as stated herein.

Relying upon the aforesaid representations and declaration made by the Transferor herein, the Transferee has agreed to purchase "the said Premises" at or for the lumpsum price consideration of Rs.8,40,000/- (RUPEES EIGHT LAKHS FORTY THOUSAND ONLY) (inclusive of share certificate Electricity deposits etc.)

AND WHEREAS the Transferor herein has agreed to sell and transfer all her rights, title, interests and benefits inclusive of all her right of ownership, Administration charges, membership right, share amounts, deposits, etc. paid by her to the Society, Municipality, Government etc. till the execution of this deed in the "said Premises", to the Transferee herein who agree to purchase the "said premises" on making the payment of Rs.8,40,000/- (RUPEES EIGHT LAKHS FORTY THOUSAND ONLY) to the Transferor. Further Maintenance charges, society charges, electricity charges etc. shall be paid by the Transferee herein. It is agreed that the price consideration settled hereinabove is fair and of reasonable market value. The Transferor do hereby sell and convey "the said premises" at the lumpsum price consideration of Rs.8,40,000/- (RUPEES EIGHT LAKHS FORTY THOUSAND ONLY). The Transferee has agreed to pay to the Transferor the said sum of Rs.8,40,000/- (RUPEES EIGHT LAKHS FORTY THOUSAND ONLY) as Full and Final payment.

Upon receipt of the full consideration as referred to hereinabove the

TRANSFEROR:

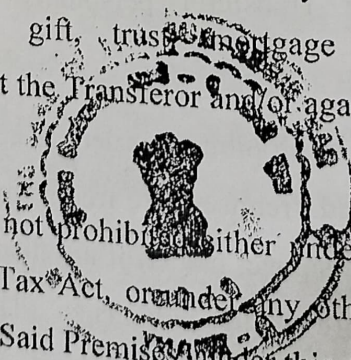
- I) Shall handover to the Transferee the original Share certificate.
- II) Shall handover to the Transferee the transfer forms duly signed by her, i.e. the Transferor, as regards the transfer of the said 5 shares of Rs.50/- each and all other necessary papers, letters and documents required for effectively transferring the said 5 shares by the Transferor to the Transferee.

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- d. The Transferor has paid all the necessary charges of all nature whatsoever in respect of "the said Premises" and the Transferor has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever for "the Said Premises".
- e. The Transferor in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment or in any other manner whatsoever and has not created any ownership, tenancy, leave and license or any other rights of the like nature in "the Said Premises" and has not dealt with or disposed off "the Said Premises" or any part thereof in any manner whatsoever.
- f. Neither the Transferor nor any of her predecessor-in-title has had received any notice either from the CIDCO and/or from any other statutory body or authorities regarding the acquisition and/or requisition of "the Said Premises".
- g. The Transferor is in exclusive use, occupation and possession of the said premises and every part thereof and except the Transferor no other person or persons are in use, occupation and enjoyment of "the said Premises" or any part thereof.
- h. The Transferor has good and clear title free from encumbrances of any nature whatsoever of "the said Premises" and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise outstanding against the Transferor and/or against the said premises or any part thereof.
- i. The Transferor is not prohibited either under the Income Tax Act, Gift Tax Act, Wealth Tax Act, or under any other statute from transferring or disposing off "the Said Premises" under this Agreement.
- j. The Transferor has not done any act, deed, matter or thing whereby she is prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the Transferee and the Transferor



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consideration vide Agreement for Sale dated 18<sup>th</sup> October, 2006 registered with Sub-Registrar of Thane-3 (Vashi) on 18/10/2006 under Sr. No.05103.

AND WHEREAS the Transferor along with other Purchasers of the Flats/Shops have formed a Co-Operative Housing Society namely **GODAWARI Co-Operative Housing Society Ltd**, a society duly registered under the Maharashtra Co-Op. Societies Act 1960 bearing its registration No.**NBOM/CIDCO/HSG(TC)/3552/JTR/2010-2011**.

WHEREAS the Transferor is seized and possessed of or otherwise well and sufficiently entitled to a **Shop bearing No.8**, admeasuring about 315 Sq. ft. Built up area, on the **Ground** floor of the building in "**GODAWARI**" Co-Op. Hsg. Soc. Ltd., standing on Plot Nos.307 & 308 in Sarsole (G.E.S), Navi Mumbai, Tal. & Dist. Thane, and hereinafter for brevity's sake the said Shop shall be referred to as the "said premises". AND WHEREAS the Transferor has agreed to sell and transfer "the Said Premises" to the Transferee herein and the Transferee has agreed to purchase "the said premises" at or for the lump sum price of **Rs.8,40,000/- (RUPEES EIGHT LAKHS FORTY THOUSAND ONLY)** and the Transferee has agreed to purchase the same for the said price relying upon the following representations made by the Transferor i.e.

- There are no suits, litigation's, civil or criminal or any other Proceedings pending as against the Transferor personally affecting "the Said Premises".
- There are no attachments or prohibitory orders as against or affecting the said premises and "the Said Premises" are free from all encumbrances or charges and/or are not the subject matter of any lispendens or easements or attachments either before or after judgments. The Transferor has not received any notice either from the Government, Semi-Government or Municipal Corporation regarding any of the proceedings in respect of "the Said Premises".
- "The Said Premises" are free from all mortgages, charges, encumbrances etc. of any nature whatsoever.

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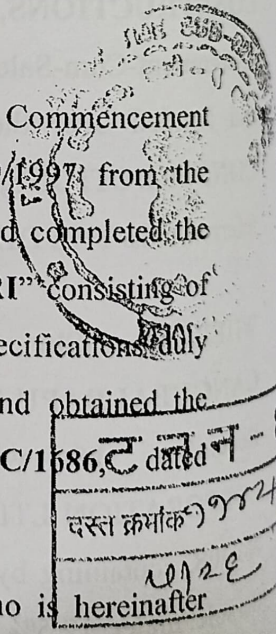
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WHEREAS 1)Shri. JAGANNATH KRISHNA PATIL and 2)Smt. GANGUBAI BAPU PATIL paid the said premium in full to the Corporation and the Corporation granted permission or licence to the Lessee to enter upon the said land for the purpose of erecting residential buildings.

WHEREAS the Lessees 1)Shri. JAGANNATH KRISHNA PATIL and 2)Smt. GANGUBAI BAPU PATIL assigned their development rights in respect of the said Plot No.308 in Village Sarsole, Navi Mumbai, Dist. Thane, to M/s HARI-OM CONSTRUCTIONS, BUILDERS & DEVELOPERS vide Agreement of Assignment-Cum-Sale dated 27<sup>th</sup> December, 1996 for proper consideration and handed over the possession of the said plot to M/s HARI-OM CONSTRUCTIONS, BUILDERS & DEVELOPERS (who is hereinafter referred to as THE DEVELOPERS).

AND WHEREAS M/s. HARI-OM CONSTRUCTIONS, BUILDERS & DEVELOPERS have amalgamated both the Plots i.e. Plot Nos.307 and 308 at village Sarsole, Navi Mumbai, and are lawful owner of the said Plots bearing Nos.307 and 308, the said Plots (more particularly described in SCHEDULE-I written hereunder).

AND WHEREAS THE DEVELOPER obtained the Commencement Certificate bearing No.NMMC/TPO/BP/2093, dated 4/09/1997 from the Navi Mumbai Municipal Corporation and commenced and completed the construction of the building thereon namely "GODAWARI" consisting of Ground Plus Four upper floors as per the Plans and Specifications duly approved by the Town Planning Authority of CIDCO and obtained the Occupancy Certificate bearing No.N.M.M.C/TPO/OC/1686, dated 14/05/1999 from the Navi Mumbai Municipal Corporation.



AND WHEREAS Smt. RATNA SHANKAR NAIK (who is hereinafter called the Transferor) had purchased the Shop No.8 admeasuring about 315 Sq. Ft. built up area on the Ground floor of the building "GODAWARI" standing on Plot Nos.307 & 308 situated at Sarsole (G.E.S), Navi Mumbai, Tal. & Dist. Thane, from the Developers M/s. HARI-OM CONSTRUCTIONS, BUILDERS & DEVELOPERS for proper

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WHEREAS Smt. GOPIBAI VITTAL VAITI entered into an Agreement to Lease dated 16<sup>th</sup> December, 1996 with CITY AND INDUSTRIAL DEVELOPMENT CORPORATION (hereafter referred to as CIDCO) and CIDCO leased a Plot of land bearing Plot No.307 in village Sarsole (G.E.S.), under Gaothan Expansion Scheme, Navi Mumbai, Tal. and Dist. Thane, admeasuring about 250 Sq. Mtrs. for proper premium Rs.17,537/- (RUPEES SEVENTEEN THOUSAND FIVE HUNDRED AND THIRTY SEVEN ONLY).

WHEREAS Smt. GOPIBAI VITTAL VAITI paid the said premium in full to the Corporation and the Corporation granted permission or licence to the Lessee to enter upon the said land for the purpose of erecting residential building.

WHEREAS the Lessee Smt. GOPIBAI VITTAL VAITI assigned her development rights in respect of the said Plot No.307 in Village Sarsole, Navi Mumbai, Tal. & Dist. Thane, to M/s. HARI-OM CONSTRUCTIONS, BUILDERS & DEVELOPERS vide Agreement of Assignment-Cum-Sale dated 27<sup>th</sup> December, 1996 for proper consideration and handed over the possession of the said plot to M/s HARI-OM CONSTRUCTIONS, BUILDERS & DEVELOPERS (who is hereinafter referred to as THE DEVELOPERS).

WHEREAS 1)Shri. JAGANNATH KRISHNA PATIL and 2)Smt. GANGUBAI BAPU PATIL entered into an Agreement to Lease dated 24<sup>th</sup> December, 1996 with CITY AND INDUSTRIAL DEVELOPMENT CORPORATION LTD., who leased a piece or parcel of land bearing Plot No.308, containing by admeasurement 349.52 sq. Mtrs. or thereabouts at Sarsole under 12.5% Scheme, Navi Mumbai, Tal. & Dist. Thane, for a premium of Rs.24,467/- (RUPEES TWENTY FOUR THOUSAND FOUR HUNDRED AND SIXTY SEVEN ONLY)

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## AGREEMENT

THIS AGREEMENT IS MADE AND ENTERED INTO AT Nerul, Navi Mumbai, on this २०<sup>th</sup> Day of March, 2011 BETWEEN Smt. RATNA SHANKAR NAIK, Adult, Indian Inhabitant, residing at Shree Ganesh Housing Society, Room No.5, Gaondevi Road, Bhandup (W), Mumbai-400 078, hereinafter called the TRANSFEROR (which term/expression shall unless it is repugnant to the context or meaning thereof mean and include all her legal heirs, nominees, successors and permitted assigns) of the FIRST PART and Mr. DNYANESHWAR NARAYAN CHIKANE, Adult, Indian Inhabitant, residing at House No.2239/35, Arjunwadi, Near Services Center, Ghansoli, Navi Mumbai-400 701, hereinafter called the TRANSFEREE (which term/expression shall unless it is repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the SECOND PART.

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# INDIA NON JUDICIAL Government of Maharashtra

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Stock Holding Corporation of India Ltd.	
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Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

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 : 01-Mar-2011 02:01 PM  
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 : SUBIN-MHMHSHCIL010218347808886J  
 : DNYANESHWAR N CHIKANE  
 : Article 25(b)to(d) Conveyance  
 : SHOP NO.8,GROUND FLR,GODAVARI CHS LTD,PLOT NO.307  
 : AND 308, SARSOLE(GES),NAVI MUMBAI,TAL.,DIST-THANE  
 : 8,40,000  
 (Eight Lakh Forty Thousand only)  
 : RATNA S NAIK  
 : DNYANESHWAR N CHIKANE  
 : DNYANESHWAR N CHIKANE  
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 (Forty Two Thousand One Hundred And Fifty only)



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2011

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# DNYESHWAR CHIKANE

157-गावाचे नाव : नेरूळ (नवी गंबई महानगरपालिका)

26 / 288-नेरूळ नोड अतर्गत सारसोळे गा.वि. यो. शिरवणे गा.वि. यो. करावे गा.वि. यो. दासावे गा.वि. यो. या चार गा.

Navi Mumbai/Thane

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## OMLS

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## W/o TURBHE

बांधीव

11 to 20 वर्षे

घसा-यानुसार  
मिळकतीचा प्रति चौ.  
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+ खुल्या जमिनीवरील वाहन तळाचे मुल्य + बदिस्त वाहन  
तळाचे मुल्य + लगतच्या गच्चीचे मुल्य + वरील गच्चीचे  
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Advocate

