

Receipt (pavti)

394/90

पावती

Original/Duplicate

Wednesday, January 03, 2024

नोंदणी क्र. 39म

2 41 PM

Regn.:39M

पावती क्र.: 96 दिनांक: 03/01/2024

गावाचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: टनन11-90-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: कमलेश उत्तम वाळुंज - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 440.00

पृष्ठांची संख्या: 22

एकूण:

रु. 30440.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
3:01 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane १1
साह इत्यन निबंधक दफा - २
ता. ०३.०१.२४

बाजार मूल्य: रु.3107254 /-

मोबदला रु.4550000/-

भरलेले मुद्रांक शुल्क : रु. 273000/-

1) देयकाचा प्रकार: DHC रकम: रु.440/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124038510192 दिनांक: 03/01/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013386007202324R दिनांक: 03/01/2024

बँकेचे नाव व पत्ता: IDBI

Kamlesh
पक्षकारीची राही
मुळ दस्त परत मिळाला

सूची क्र.2

दुय्यम निबंधक वर्ग दुनि ठाणे 11

इमन क्रमांक 90/2024

मोदली

Regn 63m

गावाचे नाव : नेरुळ

करारनामा	करारनामा
4550000	4550000
3107254	3107254
1) पालिकेचे नाव नवी मुंबई मनपा इतर वर्णन : इतर माहिती: अपार्टमेंट नं. सी-1, तळ मजला, बिल्डिंग नं. ई-1/17, अरुणोदय अपार्टमेंट ओनर्स असोसिएशन, सेक्टर-10, नेरुळ नवी मुंबई क्षेत्र- 21.79 चौ.मी वाधीव((SECTOR NUMBER : 10 :))	
1) 21.79 चौ.मीटर	
1) नाव:-विशाल चंद्रकांत दळवी -- वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मदनिका क्र. ई-1/17/सी-1, अरुणोदय अपार्टमेंट ओनर्स असोसिएशन, सेक्टर-10, नेरुळ नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AKFPD0190D	
2): नाव:-राधा विशाल दळवी -- वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मदनिका क्र. ई-1/17/सी-1, अरुणोदय अपार्टमेंट ओनर्स असोसिएशन, सेक्टर-10, नेरुळ नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-BEOPD9960H	
1): नाव:-कमलेश उत्तम वाळुंज -- वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अपार्टमेंट नं. ई-1/16/ए-1, अरुणोदय अपार्टमेंट ओनर्स असोसिएशन, सेक्टर-10, नेरुळ नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ABBPW4597Q	
2): नाव:-शुभागी कमलेश वाळुंज -- वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अपार्टमेंट नं. ई-1/16/ए-1, अरुणोदय अपार्टमेंट ओनर्स असोसिएशन, सेक्टर-10, नेरुळ नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:-ATIPD3875B	
03/01/2024	03/01/2024
03/01/2024	03/01/2024
90/2024	90/2024
273000	273000
30000	30000



सह दुय्यम निबंधक वर्ग-11
ठाणे क्र.99

विचारान घेतलेला तपशील :-

घेतलेला तपशील अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सूची क्र.2

दुय्यम निबंधक मंडळ ठाणे 11

दस्तावेज क्रमांक 90/2024

नोदणी

Regn 63m

गावाचे नाव : नेरुळ

क्रमांक	विवरण	प्लॉट नं.
1	पानिकेचे नाव नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: अपार्टमेंट नं. मी-1,तळ मजला,बिल्डिंग न. ई-1/17,अरुणोदय अपार्टमेंट ओनर्स अससोसिएशन,सेक्टर-10,नेरुळ नवी मुंबई क्षेत्र- 21.79 चौ.मी बाधीव((SECTOR NUMBER : 10 :))	3107254
2	1) 21.79 चौ.मीटर	
3	1) नाव:-विशाल चंद्रकांत दळवी -- वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मदनिका क्र. ई-1/17/मी-1, अरुणोदय अपार्टमेंट ओनर्स अससोसिएशन, सेक्टर-10, नेरुळ नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AKFPD0190D	
4	2) नाव:-राधा विशाल दळवी -- वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मदनिका क्र. ई-1/17/मी-1, अरुणोदय अपार्टमेंट ओनर्स अससोसिएशन, सेक्टर-10, नेरुळ नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-BEOPD9960H	
5	1) नाव:-कमलेश उत्तम वाळुंज -- वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अपार्टमेंट नं. ई-1/16/ए-1, अरुणोदय अपार्टमेंट ओनर्स अससोसिएशन, सेक्टर-10, नेरुळ नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ABBPW4597Q	
6	2) नाव:-शुभांगी कमलेश वाळुंज -- वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अपार्टमेंट नं. ई-1/16/ए-1, अरुणोदय अपार्टमेंट ओनर्स अससोसिएशन, सेक्टर-10, नेरुळ नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:-ATIPD3875B	
7	03/01/2024	
8	03/01/2024	
9	90/2024	
10	273000	
11	30000	
12		



सह दुय्यम निबंधक वर्ग-२
ठाणे क्र.९९

दस्तावेजनामारी विभागाने घेतलेला तपशील:-

दस्तावेज शुल्क आकारनास नोंदलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

202401034332		मूल्यांकन पत्रक (बाहरी क्षेत्र - बांधीव)			03 January 2024 02:20:09 PM	
मूल्यांकन वर्ष	2023					
मूल्य विभाग	ठाणे					
उप मूल्य विभाग	तालुका ठाणे					
क्षेत्राचे नांव	26 291- नेरुळ नोड सेक्टर नंबर 10					
Navi Mumbai Municipal Corporation		सर्व्हे नंबर न न भू क्रमांक				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनावे एकक वी मीटर	
54300	142600	152800	175300	152800		
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र (Built Up)	21 79 चौ मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार.	बांधीव	
बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वय.	0 TO 2वर्षे	बांधकामाचा दर.	Rs 26620/-	
उद्भवहन सुविधा.	आहे	मजला	Stilt floor Or Ground floor			
Sale Type - First Sale Sale Resale of built up Property constructed after circular dt 02/01/2018						
मजला निलाय घट वाढ = 100 / 100 Apply to Rate = Rs 142600/-						
घसा.यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = ((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((142600-54300) * (100 / 100)) + 54300) = Rs 142600/-						
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 142600 * 21 79 = Rs 3107254/-						
Applicable Rules = 3, 9, 18, 19						
एकत्रित अंतिम मूल्य = मूळ मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य (खुली बात्कनी) + वरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + स्वयंपूर्ति वाहन तळ = A + B + C + D + E + F + G + H + I + J = 3107254 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 3107254/- = ₹ एकतीस लाख सात हजार दोन शो चोपन्न /-						

Home

Print

सह दुय्यम निबंधक वर्ग-२
कल्ले क्र. ११



APT. NO. C-1, ADMEASURING AREA OF ABOUT 21.79
SQ. MTRS. ON THE GROUND FLOOR OF BLDG. NO.
E-1/17, IN THE ASSOCIATION NAMED "ARUNODAYA
APARTMENT OWNERS' ASSOCIATION", LOCATED
IN SECTOR - 10, AT NERUL, NAVI MUMBAI - 400 706,
TAL. & DIST. THANE.

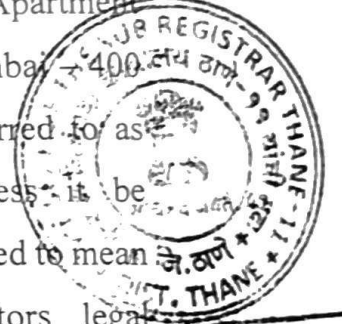
Stamp Duty & Regn. Ch. Paid : Rs. 3,03,000/-
Sale Consideration : Rs. 45,50,000/-

AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Navi
Mumbai, on this 03rd day of January, 2024.

BETWEEN

(1) MR. VISHAL CHANDRAKANT DALVI (PAN :
AKFPD0190D) & (2) MRS. RADHA VISHAL DALVI
(PAN : BEOPD9960D) both adults, Indian Inhabitants, having
their address at Apt. No. E-1/17/C-1, Arunodaya Apartment
Owners' Association, Sector - 10, Nerul, Navi Mumbai - 400 706,
hereinafter for brevity's sake 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 their heirs, executors, administrators legal
representatives and assigns) of the 'ONE PART'



AND

(1) MR. KAMLESH UTTAM WALUNJ (PAN :
ABBPW4597Q) & (2) MRS. SHUBHANGI KAMLESH
WALUNJ (PAN : ATIPD3875B), both adults, Indian
Inhabitant, having their address at Apt. No. E-1/16/A-1,
Arunodaya Apartment Owners' Association, Sector - 10, Nerul,
Navi Mumbai - 400 706,, hereinafter for brevity's sake called
referred to as 'THE PURCHASER' (which expression shall
unless it be repugnant to the context or meaning thereof be
deemed to mean and include their heirs, executors,
administrators and assigns) of the "OTHER PART".

[Handwritten signature]

Kamlesh Walunj

WHEREAS

1. The City and Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act 1956, (hereinafter referred to as 'The Corporation') having its registered office at 'The Nirmal, 2nd floor, Nariman Point, Mumbai-400 021.

2. The Corporation has been declared as a New Town Development Authority, under the provisions of Sub-Section (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act. No. XXXVIII of 1966) hereinafter referred to as 'the said ACT') for the New Town of New Bombay by Government of Maharashtra in the exercise of its powers of the area designated at as site for New Town under Sub-Section (I) of Section 113 of the said Act.

3. The State Government has acquired lands within the delineated area of New Bombay and vested the same in the Corporation by an order duly made in that behalf as per the provisions of Section 113 of the said Act.

4. By an Agreement For Hire-Purchase/Sale on dt. 26.06.1987 the said Corporation has been allotted a residential premises being **Apartment No. C-1, admeasuring built up area of about 21.79 Sq. mtrs. on the Ground Floor of Bldg. No. E-1/17, located in Sector - 10, Nerul, Navi Mumbai - 400 706, Tal. & Dist. Thane**, (hereinafter referred to as THE SAID PREMISES/APARTMENT) to one **MR. RAVINDRA GOPAL SHELAR**, hereinafter referred to as THE ORIGINAL APARTMEN OWNER) of the Other Part, the Corporation agreed to sell, the said premises, together with certain percentage hereinafter specified of the undivided appurtenant to such apartment in and the common areas and facilities of the said land and building.



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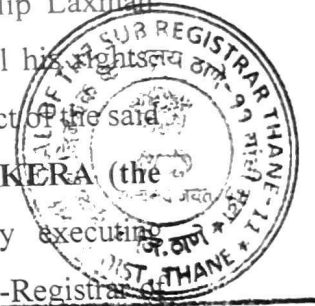
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S.K. Waduj

5. The said Original Apartment Owner later on, being an owner of the said premises, thereafter requested Corporation to execute a Deed of Apartment with the said Corporation, which was duly got registered with the Sub Registrar of Assurances, Thane on dt. 20.01.1996, vide Document No. 342/1996

6. In the mean years, the said Original Apartment Owner i.e. Mr. Ravindra G. Shelar, had sold & transferred all his rights, titles, interests, claims, shares and benefits in respect of the said premises to **MR. DILIP LAXMAN CHALKE (the Second Owner)**, for a proper consideration by executing Conveyance, which was duly registered with Sub-Registrar of Assurances, vide Document No. 2444/1996.

7. The said Second Owner i.e. Mr. Dilip Laxman Chalke, had also, later on, sold & transferred all his rights, titles, interests, claims, shares and benefits in respect of the said premises to **MRS. VIMALA SHEKHAR KARKERA (the Third Owner)**, for a proper consideration by executing Conveyance, which was duly registered with Sub-Registrar of Assurances, Thane, vide Document No. 4954/2011 on dt. 24.10.2011.



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8. Thereafter, the said Third Owner i.e. Mrs. Vimala Shekhar Karkera, had also, sold & transferred all his rights, titles, interests, claims, shares and benefits in respect of the said premises to **MR. TANAJI GANPAT PAWAR, (the Fourth Owner)**, for a proper consideration by executing Conveyance, which was duly registered with Sub-Registrar of Assurances, Thane, vide Document No. 3841/2012 on dt. 06.09.2012.

9. The said Fourth Owner i.e. Mr. Tanaji G. Pawar, had also, later on, sold & transferred all his rights, titles, interests, claims, shares and benefits in respect of the said

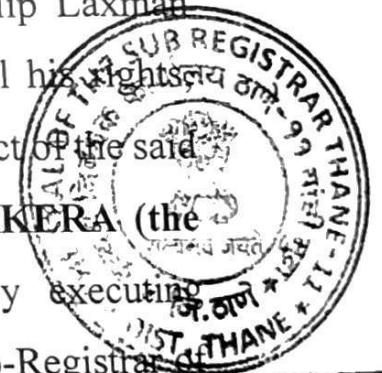
Rodha

Kamlesh S.K. Walunj 4.

5. The said Original Apartment Owner later on, being an owner of the said premises, thereafter requested Corporation to execute a Deed of Apartment with the said Corporation, which was duly got registered with the Sub Registrar of Assurances, Thane on dt. 20.01.996, vide Document No. 342/1996.

6. In the mean years, the said Original Apartment Owner i.e. Mr. Ravindra G. Shelar, had sold & transferred all his rights, titles, interests, claims, shares and benefits in respect of the said premises to **MR. DILIP LAXMAN CHALKE (the Second Owner)**, for a proper consideration by executing Conveyance, which was duly registered with Sub-Registrar of Assurances, vide Document No. 2444/1996.

7. The said Second Owner i.e. Mr. Dilip Laxman Chalke, had also, later on, sold & transferred all his rights, titles, interests, claims, shares and benefits in respect of the said premises to **MRS. VIMALA SHEKHAR KARKERA (the Third Owner)**, for a proper consideration by executing Conveyance, which was duly registered with Sub-Registrar of Assurances, Thane, vide Document No. 4954/2011 on dt. 24.10.2011.



4954/2011	24.10.2011
20	2028
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8. Thereafter, the said Third Owner i.e. Mrs. Vimala Shekhar Karkera, had also, sold & transferred all his rights, titles, interests, claims, shares and benefits in respect of the said premises to **MR. TANAJI GANPAT PAWAR, (the Fourth Owner)**, for a proper consideration by executing Conveyance, which was duly registered with Sub-Registrar of Assurances, Thane, vide Document No. 3841/2012 on dt. 06.09.2012.

9. The said Fourth Owner i.e. Mr. Tanaji G. Pawar, had also, later on, sold & transferred all his rights, titles, interests, claims, shares and benefits in respect of the said

Kamlesh Walunj

... to the said Transferor by (1) MR. APHAT
CHANDRANANT DAIY & (2) MR. RAHMA APHAT
DAIY for a proper consideration by a scrutiny Conveyance
which was duly registered with Sub Registrar of Assam
District vide Document No. TNN11 8699 2020 on dt
20/10/2020. On the basis of which, the said Corporation, had
also noted the name of the said Transferor, as the Joint
Owners of the said Premises vide their Letter Ref No
CHN/CE/STATE/1/2020/50000/045 dt 27/10/2020

AND WHEREAS

The Transferor now, are, fully seized and possessed of or
otherwise well and sufficiently entitled to the said
Apartment Premises to deal with or dispose off the same

AND WHEREAS

The transferees being in need of a Apartment/Premises
approached the Transferor with a request to sell/transfer all
rights, interest etc on proper consideration.

AND WHEREAS

After discussion between the parties, the Transferor agreed to
sell transfer all his possessor right, title interest in and upon the
said Apartment Premises for a total consideration of Rs.

45,50,000 - (Rupees Forty Five Lakhs Fifty Thousand
only).

**NOW IT IS HEREBY AGREED BY AND BETWEEN THE
PARTIES HERETO AS FOLLOWS**

The Transferor has agreed to sell, transfer and assign all
rights, title and interest in an upon the following being
Apartment No. C-1, admeasuring built up area of about
21.79 Sq. mtrs. on the Ground Floor of Bldg. No. E-1/17, in
an association named ARUNODYA APARTMENT

Wd:
Rachar

Kamlesh
S.K. Wadhuj

1) A sum of Rs 40,00,000/- (Rupees Forty Lakh only) towards the purchase of the property at the address mentioned above.

2) A sum of Rs 2,00,000/- (Rupees Two Lakh only) towards the purchase of the property at the address mentioned above.

3) Balance amount of Rs 43,00,000/- (Rupees Forty Three Lakh Fifty Thousand only) towards the purchase of the property at the address mentioned above.

TIME IS AN ESSENCE OF THE CONTRACT

4) The amount of Rs 40,00,000/- (Rupees Forty Lakh only) towards the purchase of the property at the address mentioned above, shall be paid by the Borrower to the Lender in the form of a Demand Draft of Rs 40,00,000/- (Rupees Forty Lakh only) payable to the order of the Lender.

5) The amount of Rs 2,00,000/- (Rupees Two Lakh only) towards the purchase of the property at the address mentioned above, shall be paid by the Borrower to the Lender in the form of a Demand Draft of Rs 2,00,000/- (Rupees Two Lakh only) payable to the order of the Lender.

6) The amount of Rs 43,00,000/- (Rupees Forty Three Lakh Fifty Thousand only) towards the purchase of the property at the address mentioned above, shall be paid by the Borrower to the Lender in the form of a Demand Draft of Rs 43,00,000/- (Rupees Forty Three Lakh Fifty Thousand only) payable to the order of the Lender.



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2020
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7) The amount of Rs 40,00,000/- (Rupees Forty Lakh only) towards the purchase of the property at the address mentioned above, shall be paid by the Borrower to the Lender in the form of a Demand Draft of Rs 40,00,000/- (Rupees Forty Lakh only) payable to the order of the Lender.

Signature

OWNERS' ASSOCIATION, located in Sector - 10, Nerul, Navi Mumbai - 400 706, Tal. & Dist. Thane, for a total consideration of Rs. 45,50,000/- (Rupees Forty Five Lakhs Fifty Thousand Only), which shall be paid by the said Transferee to the said Transferor, in the following manner :-

- a) A sum of Rs. 2,00,000/- (Rupees Two Lakhs only), has been paid vide Cheque, (as detailed below), being part amount of sell price, on or before execution of these presents.
- b) Balance amount of Sell price i.e. a sum of Rs. 43,50,000/- (Rupees Forty Three Lakhs Fifty Thousand only), shall be paid by way of raising housing loan from any financial institution, within 45 days from this day of registration of these presents, at the sole cost & responsibility of the Transferee.

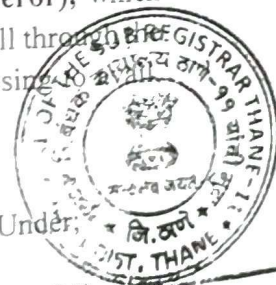
TIME IS AN ESSENCE OF THE CONTRACT.

Note : It is confirmed by the Transferee and admitted by the Transferor that, the said Premises is already mortgaged with **BAJAJ HOME FINANCE LTD.**, from where the said Seller has already availed housing loan by creating mortgage over the said premises, (existing outstanding to this account is Rs. 29,50,000/- approx. – as informed by the Transferor), which the said Transferee/s, have admitted to repay in full through the amount/s, of housing loan, which they are proposing upon registration of these presents.

2) That The Transferor assures the Transferee as Under:

i) The transferor has paid and cleared the following outstanding dues till the date of execution of these presents.

- a) Service Charges and water charges.
- b) Association Maintenance Charges Bill
- c) Electricity Bill/Telephone Bill.
- d) Proper Tax & Water Bill to NMMC.
- e) EMIs to Bajaj Home Finance Ltd.



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Kamlesh

X. Walunj

OWNERS' ASSOCIATION, located in Sector - 10, Nerul, Navi Mumbai - 400 706, Tal. & Dist. Thane, for a total consideration of Rs. 45,50,000/- (**Rupees Forty Five Lakhs Fifty Thousand Only**), which shall be paid by the said Transferee to the said Transferor, in the following manner :-

a) A sum of **Rs. 2,00,000/- (Rupees Two Lakhs only)**, has been paid vide Cheque, (as detailed below), being part amount of sell price, on or before execution of these presents.

b) Balance amount of Sell price i.e. a sum of **Rs. 43,50,000/- (Rupees Forty Three Lakhs Fifty Thousand only)**, shall be paid by way of raising housing loan from any financial institution, within 45 days from this day of registration of these presents, at the sole cost & responsibility of the Transferee.

TIME IS AN ESSENCE OF THE CONTRACT.

Note : It is confirmed by the Transferee and admitted by the Transferor that, the said Premises is already mortgaged with **BAJAJ HOME FINANCE LTD.**, from where the said Seller has already availed housing loan by creating mortgage over the said premises, (existing outstanding to this account is **Rs. 29,50,000/- approx. - as informed by the Transferor**), which the said Transferee/s, have admitted to repay in full through the amount/s, of housing loan, which they are proposing to avail upon registration of these presents.

2) That The Transferor assures the Transferee as Under;

i) The transferor has paid and cleared the following outstanding dues till the date of execution of these presents

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permitting sale the said Apartment Premises of the Transferor to the Transferee.

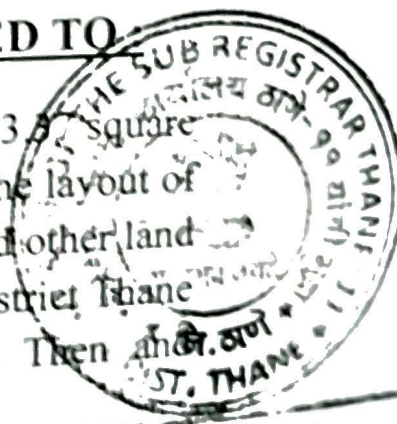
13) The Transferor do hereby covenant with the Transferee that he shall execute all documents as and when generally required by the Transferee for perfectly securing and assuring upto and to the Transferee all rights, interest in and upon the said Apartment Premises.

14) The Transferor do hereby further covenants that he has not entered agreement with any person/s or agreed to enter into any agreement or created any lien charges over the said Apartment Premises which is free from all encumbrances and has the clear and marketable title.

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece of land containing by admeasurement 4113.57 square meters or thereabout being plot No. 23 in Sector 10 of the layout of land bearing Survey No. 3-1,2,3pt,4-13,15,18pt,20pt and other land situate lying and being at village Nerul Tehsil Thane District Thane in the registration sub -District Thane and District Thane and bounded as follows that say :-

On the North by : Cond. No. 24
On the East by : 10 Mtrs. wide Road
On the South by : Open space
On the West by : 20 Mtrs. wide Road



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Kamlesh

S. Walunj

Ali

SCHEDULE OF THE SAID PREMISES

Apartment No. C-1, admeasuring built up area of about 21.79 Sq. mtrs. on the Ground Floor of Bldg. No. E-1/17, in the association named ARUNODAYA APARTMENT OWNER'S ASSOCIATION., located in Sector - 10, situated in Nerul (W), Navi Mumbai - 400 706, Tal. & Dist. Thane, and other land situate lying and being at village Nerul Tehsil Thane District Thane in the registration sub -District Thane and District Then and bounded as follows that say :-

On the North by	:	Apt. No. C-2
On the East by	:	Apt. No. B-2
On the South by	:	Open space
On the West by	:	Apt. No. C-4

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

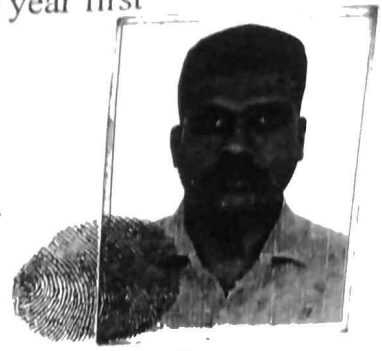
SIGNED AND DELIVERED by the
Withinnamed 'THE TRANSFEROR'

- (1) MR. VISHAL CHANDRAKANT DALVI
- (2) MRS. RADHA VISHAL DALVI

in the presence of

- 1. Pravin Popat Thosar
- 2. Bilatar

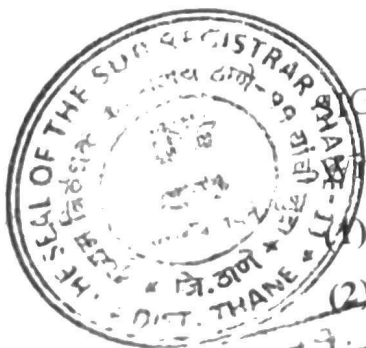
Ali



Radha



Thosar



SIGNED AND DELIVERED by the
Withinnamed 'THE TRANSFEREE'

- (1) MR. KAMLESH UTTAM WALUNJ
- (2) MRS. SHUBHANGI KAMLESH WALUNJ

in the presence of

- 1. Pravin Popat Thosar
- 2. Bilatar

Kamlesh



Thosar

2	11	Pravin Popat Thosar
2	11	Bilatar

K. Walunj



RECEIPT

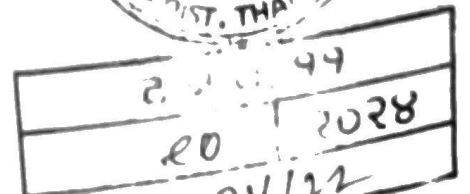
RECEIVED OF AND FROM the within named (1) MR. KAMLESH UTTAM WALUNJ & (2) MRS. SHUBHANGI KAMLESH WALUNJ a sum Rs. 2,00,000/- (Rupees Two Lakhs only) Paid by way of cheque/s, as mentioned below, being part amount of sale price, as agreed to under these presents, in respect of the said Apartment No. C-1, admeasuring built up area of about 21.79 Sq. mtrs. on the Ground Floor of Bldg. No. E-1/17, in the association named ARUNODAYA APARTMENT OWNER'S ASSOCIATION., located in Sector - 10, situated in Nerul (W), Navi Mumbai - 400 706, Tal. & Dist. Thane.

PAYMENT DETAILS

- | | | | |
|----|-----|----------|---|
| a) | Rs. | 1/- | Paid through UPI, vide transaction ID 366343370320 ON DT. 24.10.2023. |
| b) | Rs. | 50,000/- | Paid through UPI, vide transaction ID 329755182628 ON DT. 24.10.2023. |
| c) | Rs. | 25,000/- | Paid through UPI, vide transaction ID 329885412062 ON DT. 25.10.2023. |
| d) | Rs. | 25,000/- | Paid through UPI, vide transaction ID 329828529158 ON DT. 25.10.2023. |
| e) | Rs. | 50,000/- | Paid through UPI, vide transaction ID 331795896103 ON DT. 13.11.2023. |
| f) | Rs. | 49,999/- | Paid through UPI, vide transaction ID 331795972636 ON DT. 13.11.2023. |

Rs. 2,00,000/-

WE SAY RECEIVED
Rs. 2,00,000/-



सूची क्र.2

दुय्यम निबंधक : मह दु नि. ठाणे 11

दस्त क्रमांक : 8699/2020

नोंदणी :

Regn 63m

गावाचे नाव : नेरुळ

(1) निवेद्याचा प्रकार अभिहस्तांतरणपत्र

(2) मोबदला 4000000

(3) बाजारभाव (भाडेपट्ट्याच्या बद्दल पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 2588652

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (बसल्यास) 1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: अपार्टमेंट नं. ई-1/17/सी-1, सेक्टर 10 नेरुळ नवी मुंबई क्षेत्र 21.79 चौ.मी बांधीव दस्त क्र. टनन 11-7783/2020 अन्वये नो. फी व भु. शु. वसूल ((SECTOR NUMBER : 10 ;))

(5) क्षेत्रफळ 1) 21.79 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. 1): नाव:-तानाजी गणपत पवार -- वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: अपार्टमेंट नं. ई-1/17/सी-1, सेक्टर 10 नेरुळ नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:-AAAPP4474F

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता 1): नाव:-विशाल चंद्रकांत दळवी -- वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं. 57/डी-16 ब्रम्हगीरी सी एच एस लीमीटेड प्लॉट नं 2 फ़िल्म सिटी रोड गोरेगाव ईस्ट मुंबई 65, महाराष्ट्र, MUMBAI. पिन कोड:-400065 पॅन नं:-AKFPD0190D

2): नाव:-राधा विशाल दळवी -- वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं. 57/डी-16 ब्रम्हगीरी सी एच एस लीमीटेड प्लॉट नं 2 फ़िल्म सिटी रोड गोरेगाव ईस्ट मुंबई 65, महाराष्ट्र, MUMBAI. पिन कोड:-400065 पॅन नं:-BEOPD9960H

(9) दस्तऐवज करून दिल्याचा दिनांक 20/10/2020

(10) दस्त नोंदणी केल्याचा दिनांक 20/10/2020

(11) अनुक्रमांक, खंड व पृष्ठ 8699/2020

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 100

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 100

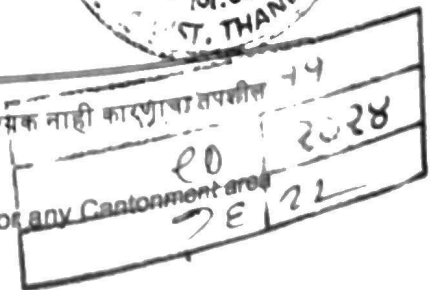
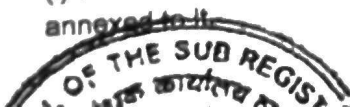
(14) शेरत

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील 14 2028

(I) within the limits of any Municipal Corporation or any Cantonment area annexed to it



CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.,

Marketing Officer's office
City & Industrial Development Corporation of Maharashtra Ltd.
CIDCO Bhavan, CBD-Belapur,
New Bombay-400 614.

Date: 26.6.87

TAKING OVER POSSESSION BY THE ALLOTTEE

MIS-T Apt. No. 17/C-1 Sector 10 at Vashi/CBD-Belapur/Panvel Nerul/Kalamboli/Airoli.

Date of allotment: 8.6.87
Name of Hire/Occupant Purchaser: Sh. Shelar
Date of execution of Agreement: 26.6.87

Asst. Marketing Officer 26.6.87

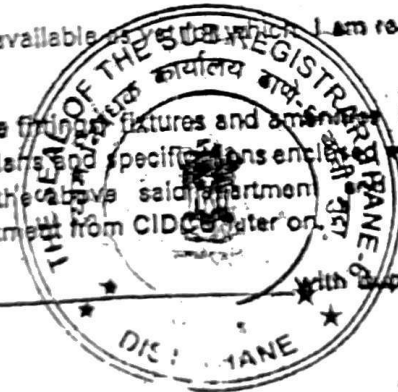
POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. 17/C-1 Sector 10 at Vashi/CBD-Belapur / Panvel / Kalamboli/Airoli on the day of 26.6.87 after proper inspection of the fittings and fixtures provided therein.

The points noted in a separate form provided for fittings and fixtures are required to be paid to CIDCO for which I am remaining present myself or through my representative in the apartment for a period from 9-30 a.m. to 5-30 p.m. I have no claim whatsoever in case of my failing to remain present in the above period.

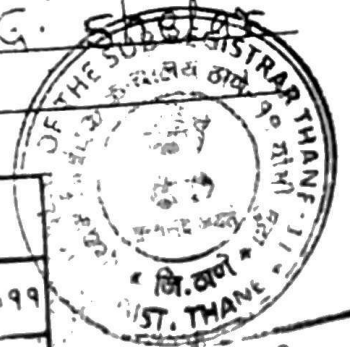
Where the power supply is not made available as per the agreement, I am ready to wait till such time electricity is available by the MSEB.

On taking over possession, I have verified the fittings and fixtures and amenities in the above apartment and they are in accordance with the plans and specifications enclosed with the agreement. I have inspected the apartment and satisfied myself. I accept the above said apartment from CIDCO and have no complaint of any nature.



Signature of allottee

Name: R. G. Shelar
Apt. No. _____



Maharashtra State Electricity Board
Maharashtra Water Supply & Sewerage Board

ट न न - ६
दस्त क्रमांक २५४/२०९९
२०/२२

ट.न.न. ९९

२० २०२४
९० २२



CONSTRUCTION DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
 (CIN: U99999MH1970SOC014574)

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HEAD OFFICE
 CIDCO Bhavan
 CBD Belapur
 Navi Mumbai - 400614
 Phone: 00-91-22-6791
 Fax: 00-91-22-67918

Ref: NOC/NOE STATE-1/2020/8000070745

Date: 27.10

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 Chairman
 BELNODAYA APARTMENT OWNERS ASSOCIATION
 BELNODAYA SECTOR-10, NERUL,
 NAVI MUMBAI 400708

Final Order for Transfer

S.1 Grant of permission to transfer of member(s) from above society, Flat No.E-1/17 BELNODAYA APARTMENT OWNERS ASSOCIATION/E-1/17 Constructed on Plot No. 10, Node Nerul, Navi Mumbai

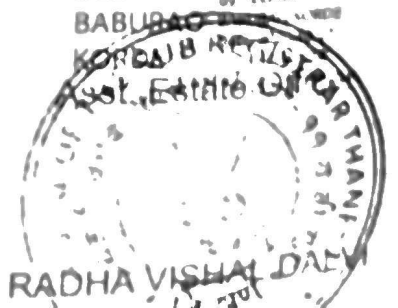
Ref: NOC number 8000070745 dated 29.09.2020.
 Copy of Deed of Assignment dated Registered under Sr. No.TNN11-8699-202 29.09.2020 with Sub-Registrar & Assurance THANE-11.

Sir/Madam,
 You are requested to refer your application for transfer of share of members from afore society. We are pleased to inform you that, the Corporation has accepted your transfer applications and permit you to transfer the share in the name of following incoming member(s):

Name of the Outgoing Member	Name of the Incoming Member	Flat No.	Carpet Area Sq.mt.
MR. TANAJI GANPAT PANNER	1) MR. VISHAL CHANDRAKANT DALVI , 2) MRS. RADHA VISHAL DALVI	E-1/17/C-1	16.9570

Thank You

Yours Sincerely,
 DEEPAK Digitally signed by DEEPAK
 BABURAO Digitally signed by BABURAO



CC to:

1) MR. VISHAL CHANDRAKANT DALVI , 2) MRS. RADHA VISHAL DALVI