

SHARE CERTIFICATE
HOUSEFIN GO-OP. HOUSING SOCIETY LTD.

Regd. No. T.N.A. / (T.N.A.) / HSG / (T.C.) / 5630 / 92-93

Plot No. 23, Sector-11, Kopar Khairane, New Bombay.

Member Register No. 96

Shares No. 5

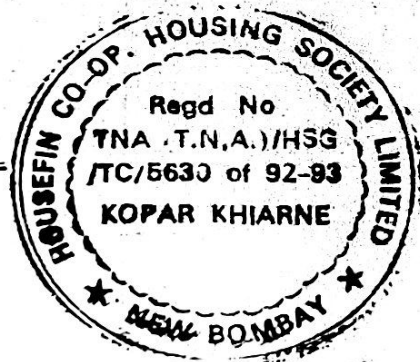
Certificate No. 096

Authorised Share Capital Rs. 20,00,000/-
divided into 40,000 Shares of Rs. 50/- each

This is to certify that Smt. / Shri PRADNYA P. SURVE.

is/are the Registered Holder of FIVE Shares of
Rupees Fifty each numbered from 476 to 480
inclusive, in The Housefin Co-op. Housing Society Ltd. subject to the
Bye-laws of the Society and that upon each Share the sum of Rupees **FIFTY**
has been paid.

Rs. 250/=



Given under the Common Seal of the
said Society at New Bombay

this 16th day of JUNE 1994

[Signature]
Member of Managing
Committee

[Signature]
Secretary

[Signature]
Chairman

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

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

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

Final Order for Transfer

Ref. No. CIDCO/ESTATE-1/2019/8000030720 | 7853

Date : 24.07.2019

To,
MANISHA SURESH PIMPALKHARE
FLAT NO.23, MAYUR-2, HOUSEFIN CHS, SEC-11, PLOT NO.23
KOPARKHAIRANE, NAVI MUMBAI 400709

Subject : Your Request for Transfer by Gift Deed
Reference : Application number 8000030720 (NMKK01100000023MYR2050023)
In respect of property Flat No.MAYUR-2-23, HOUSEFIN CHS LTD/MAYUR 2, Plot
No. 23, Sector 11, Kopar khairane, Navi Mumbai

Sir/Madam,

Transfer of Lease by way of Gift Deed has been executed by the Original Licensee/ Doner 1)
MANISHA SURESH PIMPALKHARE (100.0000 %) in favour of the New Licensee/ Donee 1)
SARAH RAYMOND GADKAR (100.0000 %), thereby transferring the lease hold rights in
respect of Flat No MAYUR-2-23, HOUSEFIN CHS LTD/MAYUR 2, Plot No.23 Sector 11, Kopar
khairane, Navi Mumbai. The Gift Deed has been registered on .

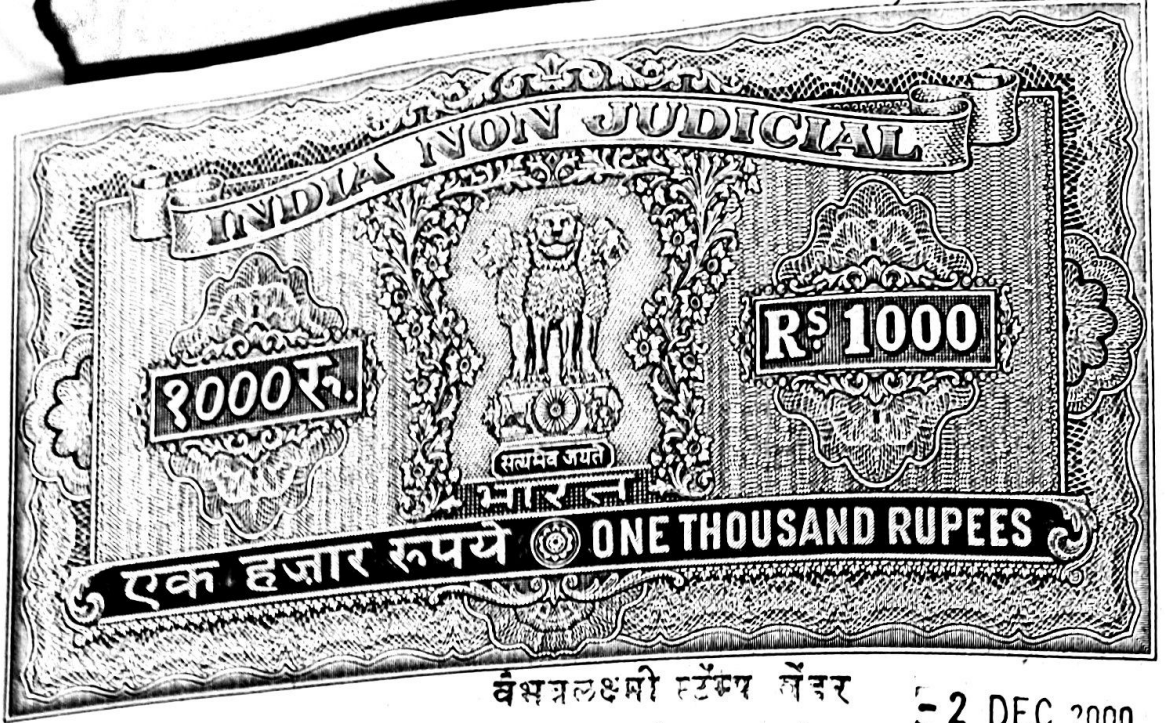
The Corporation has taken note of the transfer of lease hold rights to the New Licensee/ Donee
1) **SARAH RAYMOND GADKAR (100.0000 %)** by way of Gift Deed.

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

Thanking You

Yours Sincerely,
HEMANT
HARISHCHANDR
A KOLI
Asst. Estate Officer/Estate Officer

Digitally signed by HEMANT
HARISHCHANDRA KOLI
Date: 2019.07.26 15:58:15
+05'30'



वैभव लक्ष्मी स्टॅम्प वेंडर

2 DEC 2000

दि. २६/०२, सेक्टर २, वसुंधरा
 भद्रकान्ता रोड, १५०७८, किर्लोस्कर १०००/-

श्री. Manisha Suresh Pimpalkhane, वसुंधरा
 दिवाण फोन नं. २५५१६

V. S. Saraf
 सौ. वैभव लक्ष्मी स्टॅम्प वेंडर
 (मुद्रांक विक्रेता)

AGREEMENT FOR SALE

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BETWEEN

MRS. PRADNYA P. SURVE.

P.P. Saraf

AND

1) MRS. MANISHA SURESH PIMPALKHARE.

2) MR. SURESH KASHINATH PIMPALKHARE.

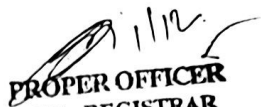
Mrs. M.S. Pimpalkhane.
 S.K. Pimpalkhane

P.P. Saraf

OFFICE OF THE SUB-REGISTRAR
VASHI, DIST:- THANE
MAHCRA/02/YEAR - 2000

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SUB - REGISTRAR
THANE-III (VASHI)

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at NAVI
MUMBAI, on this ^{2nd} day of DECEMBER, 2000 BETWEEN MRS.
PRADNYA-P. SURVE, Adult, Indian Inhabitant, resident at Flat No.23,
DECLARATION
Mayur-2, Kalash-Udyan, Housefin Co-op. Hsg. Soc. Ltd., Sector-11,
Plot No.23, Koparkhairne, Navi Mumbai hereinafter called the
TRANSFEROR/SELLER (which term expression shall unless it is
repugnant to the context or meaning thereof shall mean and
include all his legal heirs, nominees, successor and permitted
assigns) of the ONE PART AND MRS. MANISHA SURESH PIMPALKHARE
P.A.N. No. AAFFP-9887-K.

Mrs. M.S. Pimpalkhane
S.K. Pimpalkhane

Mrs. M. S. Pimpalkhane
S.K. Pimpalkhane

P.P. Senne

20/10
& MR. SURESH KASHINATH PIMPALKHARE, Adult, Indian Inhabitant,
P.A.N. No. AABPP-1070-G
residing at 167/F, Poonawadi, Dr. Ambedkar Road, Dadar T.T.,

Mumbai-400 014, hereinafter called the TRANSFEREES/PURCHASERS
(which term and expression shall unless it is repugnant to the
context or meaning thereof shall mean and include their heirs,
executors, administrators and assigns) of the OTHER PART.

WHEREAS : THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LTD., (hereinafter referred to as "CIDCO") AND
HOUSEFIN CO-OPERATIVE HOUSING SOCIETY LTD., a society having
registration No. TNA(TNA)/HSG/(TC)/5630/92-93 and registered under
the provisions of the Maharashtra Co-operative Societies Act having
its registered office at Plot No.23, Sector-11, Koperkhairane, Navi
Mumbai (hereinafter referred to as "THE SOCIETY") have entered into
an Agreement to Lease dated 26.02.1993 for lease of land bearing
Plot No.23, in Sector-11, admeasuring 16498.538 sq. mtr. Area for a
period of 60 years from the date of the building or buildings thereon
for residential and Commercial use (hereinafter called the said Plot)
and on the terms and conditions therein contained.

WHEREAS The Society Vide Agreement dated 26.03.1993 has
appointed M/s. KALSHA BUILDERS PVT. LTD., THE BUILDERS to develop
the Plot and construct building thereon with authority and power to
sell flats and shops to prospective PURCHASERS who will be enrolled
as members of the society.

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Mrs. M. S. Pimpalkhane.
S. K. Pimpalkhane

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WHEREAS THE BUILDERS have completed the construction on the said plot in accordance with the plans approved/sanction by the CIDCO and obtained occupancy certificate from CIDCO/N.M.M.C.

WHEREAS the society has allotted Flat No.23, admeasuring about 543 Sq. Ft. Carpet Area 770 Sq. Ft. Super Builtup Area, on the Fifth floor, in Mayur-2, building of the Society to MRS. PRADNYA P. SURVE vide allotment letter dated 08.01.1993.

AND WHEREAS MRS. PRADNYA P. SURVE, the TRANSFEROR/SELLER is seized and possessed of or otherwise well and sufficiently entitled to a Flat No.23, on Fifth floor, Mayur-2, of HOUSEFIN CO-OPERATIVE HOUSING SOCIETY LTD., Plot No.23, Sector-11, Koperkhairane, Navi Mumbai, (hereinafter for brevity's sake the said Flat shall be referred to as the "Said Premises"). AND MRS. PRADNYA P. SURVE is the member of HOUSEFIN Co-op. Hsg. Soc. Ltd. & she is holding 5 Shares of Rs.50/- each numbered from 476 to 480 under Share Certificate No.096.

AND WHEREAS the TRANSFEROR/SELLER has agreed to sell and transfer the said premises to the TRANSFEREES/PURCHASERS herein and the TRANSFEREES/PURCHASERS have agreed to Purchase the said premises at or for the lumpsum price of Rs.6,50,000/- (RUPEES SIX LAKHS FIFTY THOUSAND ONLY) to be paid as follows :-

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Mrs. M. S. Pimpalkar.
S. K. Pimpalkar

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a) Rs.4,00,000/- Transferee has paid to the transferor on or before execution of this Agreement towards the Part Payment cum earnest money in respect of the said Flat.

b) Balance of Rs. 2,50,000/- will be paid immediately as and when the party of the First furnished the requisite papers as NO OBJECTION CERTIFICATE & MORTGAGE LETTER from Society or before handing over the physical possession of the said Flat.

And the TRANSFEREES/PURCHASERS have agreed to Purchase the same for the said price relying upon the following representations made by the TRANSFEROR /SELLER i.e. to say :-

- i) There are no suits, litigations, civil or criminal or any other proceedings pending as against the TRANSFEROR/SELLER personally affecting the said premises.
- ii) The TRANSFEROR/SELLER has paid all the necessary charges of any nature whatsoever in respect of the said premises and the TRANSFEROR/SELLER have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.
- iii) The TRANSFEROR/SELLER is in exclusive use, occupation and possession of the said premises and every part thereof and except the TRANSFEROR/SELLER no other person or persons are in use, occupation and enjoyment of the premises or any part thereof.
- iv) The TRANSFEROR/SELLER has good and clear title free from encumbrances of any nature whatsoever of the said premises.
- v) The TRANSFEROR/SELLER is not restricted either in the Income Tax

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Mrs. M. S. Pimpalkar.
S. K. Pimpalkar

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Act, Gift Tax Act, Wealth Tax Act, or under any other statute from disposing off the said premises or any other statute from disposing stated in this Agreement.

Relying upon the aforesaid representations and declarations made by the TRANSFEROR/SELLER herein, the TRANSFEREES/PURCHASERS have agreed to purchase the said premises at or for the lumpsum price consideration of Rs.6,50,000/- (RUPEES SIX LAKHS FIFTY THOUSAND ONLY) to be paid as aforesaid.

AND WHEREAS the TRANSFEROR/SELLER has agreed to transfer all her right, title, interest and benefit of the said premises to the TRANSFEREES/PURCHASERS & TRANSFEREES/PURCHASERS herein doth hereby agree to purchase the said premises on making the payment of Rs.6,50,000/- (RUPEES SIX LAKHS FIFTY THOUSAND ONLY) to the TRANSFEROR/SELLER inclusive of all her right of ownership, administration charges, membership right, share amounts etc. payable by the holder of the said premises to the Society, Municipally, Government etc. till the execution of this Agreement. Further Maintenance charges, society charges, electricity charges etc. shall be paid by the TRANSFEREES/PURCHASERS herein. It is agreed that the price consideration settled hereinabove is fair and reasonable market value. The transferor doth hereby sells and conveys the said premises at the lumpsum price consideration of

Mrs. M. S. Pappanna.
S. K. Pinnakanna

A.P. Sankar

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Rs. 6,50,000/- (RUPEES SIX LAKHS FIFTY THOUSAND ONLY) to be paid.

as follows :-

a) Rs. 4,00,000/- Transferee has paid to the transferor on or before execution of this Agreement towards the Part Payment cum earnest money in respect of the said Flat.

b) Balance of Rs. 2,50,000/- will be paid immediately as and when the party of the First furnished the requisite papers as NO OBJECTION CERTIFICATE & MORTGAGE LETTER from Society or before handing over the physical possession of the said Flat.

On receiving the aforesaid full & final consideration the TRANSFEROR/SELLER has agreed to handover the possession to the TRANSFEREES/PURCHASERS. Besides the aforesaid terms and conditions certain other terms and conditions are also arrived at agreed and understood by and between the parties hereto which both of them intend to reduce into writing.

AND THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. That the TRANSFEROR/SELLER assign and transfer all her right, title, interest and benefit whatsoever she has in the said premises viz : Flat No.23, on Fifth floor, admeasuring about 543 Sq. Ft. Carpet Area 770 Sq. Ft. Super Builtup Area, Mayur-2, of HOUSEFIN CO-OP HOUSING SOCIETY LTD., Sector-11, Koperkhairane, Navi Mumbai. The assignment of the said rights are incidental to the transfer of the

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Mrs. M. S. Purohit
S. K. Prabhakar

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shares which the TRANSFEROR/SELLER is holding in respect thereof and as such the ownership rights, of the said premises and the rights accrued to the TRANSFEROR/SELLER is incidental to the above referred shares which he is holding from the Society.

2. The TRANSFEROR/SELLER shall put the TRANSFEREES/PURCHASERS in absolute and exclusive possession of the said premises on receiving the full and final consideration.

3. In pursuance of the said Agreement as stated hereinabove, the TRANSFEREES shall pay to the Transferor the Full and Final payment of Rs.6,50,000/- (RUPEES SIX LAKHS FIFTY THOUSAND ONLY) paid as aforesaid.

TRANSFEROR doth hereby admits and acknowledges of and from TRANSFEREES the same and every part thereof and doth forever acquits, releases and discharges the TRANSFEREES and the Transferor doth hereby agree to assign, transfer and assure all her rights, title, interest and benefit in the Said Premises, contributions and other status enjoyed by her in respect of the Said Premises & rights under the shares which she is holding of the Said Society.

4. That the TRANSFEROR/SELLER hereonward shall has no right, title, interest, claim demand or charge of whatsoever nature on the payments and contributions made by the TRANSFEROR/SELLER to

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Mrs. M.S. Pappan
S.K. Primbhakar

her predecessor-in-title and to the said society and on the said premises. The TRANSFEROR/SELLER shall do all the needful in all respect to secure the title of the said premises to the TRANSFEREES /PURCHASERS indemnified from all liabilities and/or claim of the said premises. The TRANSFEROR/SELLER shall also get the said Share Certificate No.096 endorsed in the name of the TRANSFEREES /PURCHASERS from the office bearers of the said Society.

5. That the TRANSFEREES/PURCHASERS hereby covenant with the TRANSFEROR/SELLER that they shall abide by all the rules and regulations and bye-laws of the Said Society.

6. That the TRANSFEROR/SELLER hereby declares that she has paid all taxes, society charges, M.S.E.B. bills and outgoings upto date in respect of the said premises and that if any amount is due from them to Society, the Corporation or Government and/or to any other person, persons authorities relating to the Said Premises the same shall be paid by the TRANSFEROR/SELLER and if any such amount is recovered from the TRANSFEREES/PURCHASERS the TRANSFEROR/SELLER doth hereby agrees to indemnify and keep the TRANSFEREES/PURCHASERS indemnified therefrom.

7. It is agreed by and between the parties hereto that after handing over the possession all the taxes and outgoings shall be

Mrs - M. S. Pappanayak

S. K. Pimpalkar

P. P. Sankar

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borne and paid by the TRANSFEREES/PURCHASERS and any amount due in respect of the taxes and outgoings up to the period of the same shall be paid by the TRANSFEROR/SELLER.

8. The TRANSFEROR/SELLER declares that she will hand over all the original documents of the said premises in token of having transferred and assigned all her rights, title, interest and benefits in respect of the said premises. Similarly, the TRANSFEROR/SELLER will also hand over all the other receipts the TRANSFEREES/PURCHASERS and the above referred share certificate. The TRANSFEROR/SELLER states that save and except the aforesaid papers, she does not possess any other documents of title in respect of the said premises nor she has deposited or pledged the same with anyone and as such she undertakes to indemnify and keep indemnified the TRANSFEREES/PURCHASERS.

9. BOTH the parties agree to sign and submit the requisite returns to be submitted to the Income Tax Department. The Seller further agree to obtain Income Tax clearance Certificate under section 230 (A) of Income Tax Act in the prescribed form, as and when necessary.

Mrs. M. S. Pappanar.
S. K. Pappanar

10. THIS AGREEMENT shall be subject to the provisions contained in the Maharashtra Ownership flats (regulation of the promotion of construction sale management and transfer) Act 1963 and the Maharashtra Ownership flats (regulation of the promotion of construction sale management and transfer) Rules 1939 or any amendment for the time being in force.

SCHEDULE OF THE FLAT

Flat No.23, on Fifth floor, admeasuring about 543 Sq. Ft. Carpet Area 770Sq. Ft. Super Builtup Area in Mayur-2 of HOUSEFIN CO-OPERATIVE HOUSING SOCIETY LTD., Plot No.23, Sector-11, Koperkhairane, Navi Mumbai, Dist. Thane.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written :

SIGNED, SEALED AND DELIVERED)

by the withinnamed TRANSFEROR/SELLER) P.P. Surve

MRS. PRADNYA P. SURVE)

in the presence of *[Signature]*)
Bipin R. BAREN

SIGNED, SEALED AND DELIVERED)

by the withinnamed TRANSFEREES/PURCHASERS)

MRS. MANISHA SURESH PIMPALKHARE) Mrs. M.S. Pimpalkhare.

MR. SURESH KASHINATH PIMPALKHARE) *[Signature]*

in the presence of)

[Signature] (S.M. Poojari)

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RECEIPT

RECEIVED a sum of Rs.4,00,000/- (RUPEES FOUR LAKHS ONLY) from MRS. MANISHA SURESH PIMPALKHARE & MR. SURESH KASHINATH PIMPALKHARE, being the part and advance payment hereinabove mentioned in respect of the Flat No.23, Mayur-2 of HOUSEFIN CO-OPERATIVE HOUSING SOCIETY LTD., Plot No.23, Sector-11, Koperkhairane, Navi Mumbai, to be paid under this Agreement.

Mode of payment :

- a) Rs. 45,000/- by Cheque No.196713 dated 23.11.2000 drawn on THE MAHARASHTRA STATE CO-OP. BANK LTD. PAREL BRANCH.
b) Rs. 2,00,000/- by Cheque No.471630 dated 23.11.2000 drawn on STATE BANK OF INDIA, CHEMBUR BRANCH.
c) Rs. 1,55,000/- by Cheque No.732230 dated 23.11.2000 drawn on BANK OF MAHARASHTRA, DADAR BRANCH.

I SAY RECEIVED

P.P. Surve

MRS. PRADNYA P. SURVE

(SELLER)

WITNESS: *P.P. Surve*

P.P. Surve

KALASH UDYAN



HOUSEFIN CO-OP HOUSING SOCIETY LTD.
PLOT NO. 23, SECTOR-11, KOPARKHAIKANE, NAVI MUMBAI - 709.
REGD. NO. : TNA (TNA) HSG / TC / 5630 / 92-93
PHONE - 754 2737

Date: -30th November 2000

TO WHOMSOEVER IT MAY CONCERN

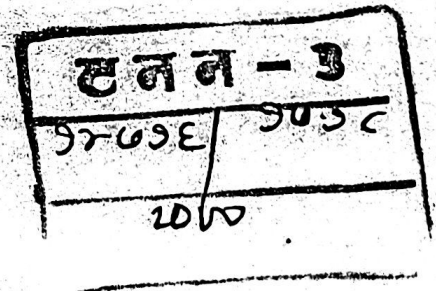
This is to certify that Smt. PRADNYA SURVE is a member of our society and FLAT NO. 23 in Building No. MAYUR--2 has been allotted to him. The carpet area of flat is **543** Sq. Feet.

The society has no objection for him to sell the said Flat to Smt. MANISHA SURESH PIMPALKHARE & Shri SURESH KASHINATH

PIMPALKHARE subject to their compliance of the requirement of the bylaws of Society and resolutions passed by Society and after full & final payment of all dues demanded by society.

FOR HOUSEFIN CO-OP. HOUSING SOCIETY LTD.

K.V. KANTEKAR
SECRETARY



अनुक्रम नंबर १४७१६
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 चे ८ तारखेस ३ वर
 चे दरम्यान ठाणे - ३ चे
 दुय्यम निबंधक यांचे कचेरीत
 आणुन दिला.
 Mrs. M.S. Papatkar.

दुय्यम निबंधक ठाणे क्र.३

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 फोटो फी () रु. १०० =
 यादी फी रु. २ =
 टपाल फी रु. ३ =
 एकूण रु. ९५ =

दुय्यम निबंधक, ठाणे क्र. ३

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० श्रीम. प्रजा पी. सुव. सजाळ
 घुलोणी. रा. कोपरखैरणे

२ श्रीम. मजिषा सुरेश पिंपळकर
 ३ श्री. सुरेश कामेश्याय पिंपळकर
 दोघ सजाळ गोळरी
 रा. दादर. टी. टी. मुंबई
 दस्तऐवज करून देणार

तथाकथीत करारनामा
 दस्तऐवज करून दिल्याचे
 कबुल करतात.

श्री. रमेश गंगारणे
 गोळरी. वाशी
 असे निवेदन करित आहेत की ते
 दस्तऐवज करून देणा-या उपर निर्दिष्ट
 इसमास व्यक्तीशः ओळखतात व
 त्याची ओळख पटवितात

(Signature)

दिनांक: ४/१२/२०००.

० P.P. Senke

२ Mrs. M.S. Papatkar.

३ S.K. Pimpalkar

दुय्यम निबंधक, ठाणे क्र.३

दुय्यम क्रमांक ९
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दुय्यम निबंधक
 ठाणे ४ जाने १२ सन २०००



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

(सीआयएन - यु ११११११ एमएच ११७० एमजीसी - ०१४५७४)

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी. वेलापूर,
नवी मुंबई ४०० ६१४.

दूरध्वनी : ००-९१-२२-६७९९ ८१००

फॅक्स : ००-९१-२२-६७९९ ८१६६

23.09.2016.

दिनांक :

नोटिफिकेशन कार्यालय

प्लॉट नं. २३, सेक्टर - ११, कोपर खैराने पोर्टे,

मुंबई - ४०० ७०९

दूरध्वनी : ०० ९१ २२ ६६५० ०९००

फॅक्स : ०० ९१ २२ २२०२ २५०९

Estate CFC Application No.12399.

No CIDCO/M(TS-II)/AFO(II)/2016/3058

सदस्य क.

To

Secretary / Chairman,

M/s. Housefin CHS Ltd.

Plot No.23, Sector - 11,

Kopar Khairane,

Navi Mumbai- 400 709.

Sub-Transfer of Share/interests in the property being Flat No.23/Mayur-2,
Plot No.23,Sector-11,Kopar Khairane,Navi Mumbai by Virtue of Nomination.

Ref:- Application dated 07.08.2016,lodged in CFC Cell bearing No.12399.


Sir/Madam

The Share/interests in the capital property of above referred flat was held by Late Shri.Suresh Kashinath Pimpalkhare & Mrs.Manisha Suresh Pimpalkhare jointly. During the life time of Shri.Suresh Kashinath Pimpalkhare, he nominated his daughter Mrs.Sarah Raymond Gadkar being nominee to inherit the above property after his death. Now, it has been reported that Shri.Suresh Kashinath Pimpalkhare has expired on 12.01.2013 and by virtue of the said nomination, Mrs.Sarah Raymond Gadkar through the society approached this Corporation to notify her name being successive heir of said deceased as society did their records.

Consequent upon submission of Nomination form, Society NOC,Resolution and payment of Adm.Charges of Rs.5,000/-, we have notified the name of Mrs.Sarah Raymond Gadkar, being successive heir of Late Shri.Suresh Kashinath Pimpalkhare in our records. Henceforth, Smt.Manisha Suresh Pimpalkhare alongwith her daughter Mrs.Sarah Raymond Gadkar are become members of the society against flat no.23/Mayur-2. This may be noted that, for the purpose of disposal of the property, the said nominee whose name are taken on record of the Corporation, shall be required to be called upon to produce Heirship Certificate from the competent Court. Subsequent to this transfer, if any disputes arise among the family member/outside in respect of this transfer and Occupancy rights of the flat, the transferee will be exclusively held responsible for the consequences if any.

Thanking you,

Yours faithfully,


Asstt. Estate Officer (II)
Asst. Estate Officer (II)
CIDCO Ltd., CIDCO Bhawan,
Navi Mumbai - 400 614.

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

(सीआयएन - यु ९९९९९ एमएच १९७० एमजीसी - ०१४५७४)

नोंदणीकृत कार्यालय :
'निर्मल' दुसरा मजला, नरीमन पॉईंट,
मुंबई - ४०० ०२९.
दूरध्वनी : ००-९१-२२-६६५० ०९००
फॅक्स : ००-९१-२२-२२०२ २५०९

मुख्य कार्यालय :
'सिडको' भवन, सी.बी.डी. बेलापूर,
नवी मुंबई ४०० ६१४.
दूरध्वनी : ००-९१-२२-६७९९ ८१००
फॅक्स : ००-९१-२२-६७९९ ८१६६

CFC Application No. - 12399

दिनांक : 23/09/2016

संदर्भ क्र. No. CIDCO/M (TS-I)/AEO (II)/2016/3059

To,
Secretary / Chairman,
M/s HOUSEFIN CHS Ltd.
Plot No. 23, Sector-11,
Koparkhairane, Navi Mumbai

FINAL ORDER

Sub: Post facto permission to transfer of share of 01(One) member
From above Society, Flat No. 23/Mayur-02, constructed on
Plot No. 23, Sector - 11, Koparkhairne, Navi Mumbai.


Ref: 1) Your society letter dt. 07/08/2016.
2) True copy of Agreement for Sale with full & final Consideration,
dt. 02/12/2000, Registered under Sr. No. TNN3-14716-2000,
dt. 04/12/2000, with Sub Registrar & Assurance Thane-3.

You are requested to refer your application for transfer of share of member from aforesaid Society. We are pleased to inform you that, Corporation has accepted your transfer applications and permits your 01 (One) member to transfer his share. The details of the member are given below:

Outgoing member	Incoming Member	Flat No.	Area (in M2)
MR. PRADNYA P. SURVE	MRS. MANISHA SURESH PIMPALKHARE & MR. SURESH KASHINATH PIMPALKHARE	23/Mayur-02	50.46

The others terms and conditions of the Agreement to Lease/Lease Deed dt. 26/02/1993, between Society & our Corporation remain unchanged.

Yours faithfully


Asstt. Estate Officer (II)
Asstt. Estate Officer (II)
CIDCO Ltd., CIDCO Bhawan,
Navi Mumbai - 400 614.

भ्रष्टाचारासंबंधी कुठल्याही तक्रारीसाठी कृपया या संकेतस्थळाला भेट द्यावी.
cidco.maharashtra.gov.in / CIDCO VIGILANCE MODULE NEW / Userlogin.aspx

336/7890
Friday, July 14, 2017
6:45 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 8674 दिनांक: 14/07/2017

गावाचे नाव: कोपरखैरणे
दस्तऐवजाचा अनुक्रमांक: टनन6-7890-2017
दस्तऐवजाचा प्रकार: 65-चुक दुरुस्ती पत्र
सादर करणाऱ्याचे नाव: सारा रेमंड गडकर

नोंदणी फी रु. 200.00
दस्त हाताळणी फी रु. 1120.00
पृष्ठांची संख्या: 56

एकूण: रु. 1320.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:58 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 6

सह दुय्यम निबंधक ठाणे-६
(सर्ग -२)

बाजार मुल्य: रु. 1/-
मोबदला रु. 1/-
भरलेले मुद्रांक शुल्क: रु. 10700/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 200/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003515484201718R दिनांक: 14/07/2017
बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 1120/-
नोंदणी फी माफी असल्यास तपशिल :-

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

मुळ दस्तऐवज परत दिला

लिपीक
सह दुय्यम निबंधक, ठाणे क्र. ६
मुळ दस्तऐवज परत मिळाला
S. Gadhkar
पदाधारी आहे

नावाचे नाव : 1) कोपरखैरणे

(1) विलेखाचा प्रकार	65-चुक दुरुस्ती पत्र	
(2) मोबदला	1	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतिलेख/भाडेपट्ट्याकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1	
(4) भू-मापन, पोटहिस्सा व घरकमांक (असल्यास)		1) पातळेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: ... वक्षिणपत्र दस्त क्र टनन-8-11816-2016 दिनांक- 29/09/2016 ची चुकदुरुस्ती दरतात नमुद केल्याप्रमाणे 462 चौ.फुट कार्पेट एवजी 543 चौ.फुट कार्पेट म्हणजेच 770 चौ.फुट सुपर बि.अप असे वाचण्यात व समजण्यात यावे ही चुक दुरुस्ती करण्यात आली. ((Plot Number : 23 ; SECTOR NUMBER : 11 ;))
(5) क्षेत्रफळ		1) 770 चौ.फुट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.		1): नाव:-मनिषा सुरेश पिंपळखैरे वय:-71; पत्ता:-प्लॉट नं: सदनिका नंबर-23, माळा नं: पाचवा मजला,, इमारतीचे नाव: मयुर-2, हाऊसफीन को.अ.ओ.ही.सोसायटी ली., ब्लॉक नं: सेक्टर-11, रोड नं: कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AAFPP9887K
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.		1): नाव:-सारा रेमंड गडकर वय:-47; पत्ता:-प्लॉट नं: सदनिका नंबर-23, माळा नं: पाचवा मजला,, इमारतीचे नाव: मयुर-2, हाऊसफीन को.अ.ओ.ही.सोसायटी ली., ब्लॉक नं: सेक्टर-11, रोड नं: कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-ABIPG3091J
(9) दस्तऐवज करून दिल्याचा दिनांक	14/07/2017	
(10) दस्त नोंदणी केल्याचा दिनांक	14/07/2017	
(11) अनुक्रमांक, खंड व पृष्ठ	7890/2017	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	10700	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	200	
(14) क्षेत्र		

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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

Data of Bank Receipt for
Bank - IDBI BANK

Bank/Branch: 129639346
 Pmt Txn Id: 14/07/2017 15:14:48
 Pmt DTime: 69103332017071450738
 ChallandNo: 1201 / THANE
 District: 0030046401-75/ Stamp Duty(Bank Portal)
 StDuty Schm: Rs 10,200.00/- (Rs Ten Thousand Two Hundred Rupees Only)
 StDuty Amt: 0030063301-70 / Registration Fee
 RgnFee Schm: Rs 200.00/- (Rs Two Hundred Rupees Only)
 RgnFee Amt:

Simple Receipt
 Print DTime: MH003515484201718R
 GRAS GRN: IGR120 / THN8_THANE NO 8 JOINT SUB REGISTRA
 Office Name:

B25 Only for verification-not to be printed and used

Consideration : 1.00/-
 FLAT NO 23 5TH FLOOR MAYUR IIIHOUSEFIN CHS LTD PLOT NO 23 , SECTOR 11 KOPARKHAIRANENAVI MUMBA

Article: Immovable
 Prop Mvblty: FLAT NO 23 5TH FLOOR MAYUR IIIHOUSEFIN CHS LTD PLOT NO 23 , SECTOR 11 KOPARKHAIRANENAVI MUMBA
 Prop Descr: Maharashtra
 400709
 Duty Payer: PAN-ABIPG3091J SARAH RAYMOND GADKAR
 Other Party: PAN-AAFPP9887K MANISHA SURESH PIMPALKHAIRE

Bank Scroll No
 Bank Scroll Date
 Rbl Credit Date
 Mobile Number: 919324972188



Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-336-7890	0001940035201718	14/07/2017-18:41:43	IGR118	200.00
2	(IS)-336-7890	0001940035201718	14/07/2017-18:41:43	IGR118	10200.00
Total Defacement Amount					10,400.00

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 ७२०० २०१९
 ७ ५६

Mrs. M.S. Pimpalkhaire.



S.R. Gadkar

CHALLAN
MTR Form Number - 6

Form ID :
Date: 14-07-2017

GRN NUMBER: MH00351548420171SR

BARCODE

Department: IGR
Receipt Type: RE
Office Name: IGR 120-THANE THANE NO 8 JOINT SUB REGISTRAR
Location:
Year: Period: From: 14/07/2017 To: 31/03/2099

Payee Details
Dept. ID (If Any)
PAN No. (If Applicable): PAN-ABIPG3091J
Full Name: SARAH RAYMOND GADKAR
Flat/Block No: FLAT NO 23 5TH
Premises/ Bldg: FLOOR MAYUR II
Road/Street, Area: HOUSEFIN CHS LTD
/Locality: PLOT NO 23
Town/ City: SECTOR 11
District: KOPARKHAIRANE
MAHARASHTRA
PIN: 4 0 0 7 0 9

Object	Amount in Rs.
0030046401-75	10200.00
0030063301-70	200.00
	0.00
	0.00
	0.00
	0.00
	0.00
	0.00
	0.00
Total	10400.00

Remarks (If Any):

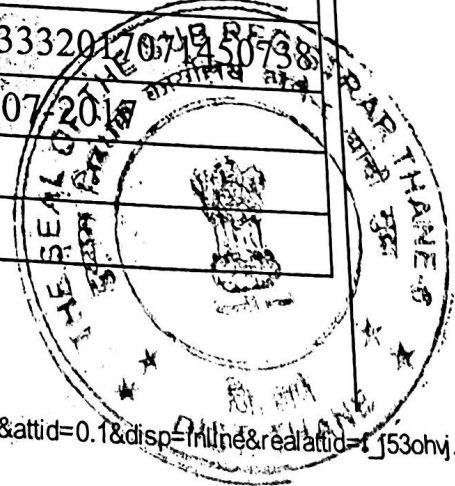
₹. 10,400.00
14/07/2017
3/3/17

Amount in words: Rupees Ten Thousand Four Hundred Only

FOR USE IN RECEIVING BANK

Bank CIN No: 69103332017071450738
Date: 14-07-2017
Bank-Branch:
Scroll No.:

Payment Details: IDBI Net Banking
Payment ID: 129639346
Cheque- DD Details:
Cheque- DD No.:
Name of Bank: IDBI BANK
Name of Branch:



Mrs. M.S. Papatkar

S.R. Gadkar

भारतीय नर-न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIAN NON JUDICIAL

महाराष्ट्र MAHARASHTRA

© 2016 ©

13 JUL 2017

AB 298456



जिल्हा कोषागार कार्यालय,
ठाणे
03 JUL 2017
मंडळ प्रमुख लिपीक / लिपीक

DEED OF RECTIFICATION

3-4-2017



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७१००	२०१७
५	५६

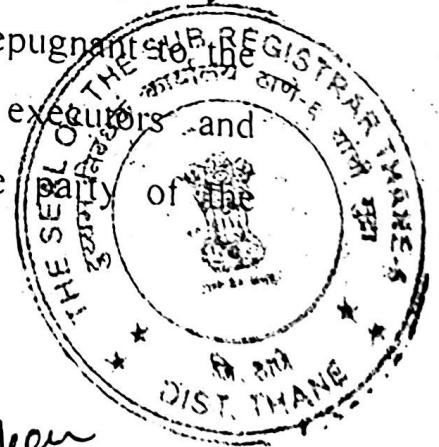
Mr. M.S. Pipattanaraj

S.R. Gadhkar

DEED OF RECTIFICATION

2. 7. 17. E	
1000	2019
12	12

THIS DEED is made and entered into at Navi Mumbai, on this 14th day of July 2017. BETWEEN SMT.MANISHA SURESH PIMPALKHARE, age-71 years, an adult, Indian Inhabitant, address at Flat no.23, Fifth floor, Mayur-2 of Housefin Chs. Ltd., plot no.23, Sector-11, Koperkhairne, Navi Mumbai-400709, hereinafter for brevity's sake called the 'DONOR' (which expression shall unless repugnant to the context or meaning thereof shall include his heirs, executors and administrators, Legal representatives and assigns) of the party of the **FIRST PART AND** **MRS. SARAH RAYMOND GADKAR**, age-47 years, an adult, Indian Inhabitant residing at Flat no.23, Fifth floor, Mayur-2 of Housefin Chs. Ltd., plot no.23, Sector-11, Koperkhairne, Navi Mumbai-400709, hereinafter for brevity's sake called the 'DONEE' (which expression shall unless repugnant to the context or meaning thereof shall include her heirs, executors and administrators, Legal representatives and assigns) of the **SECOND PART.**



Mrs. M. S. Pimpalkhare

S. R. Gadkar

WHEREAS - The DONOR is lawful owner and fully seized and possessed or otherwise well and sufficiently entitled to sell, deal with or dispose of a Flat no.23, 5th floor, admeasuring area about 543.00 sq.ft. carpet i.e. 770 sq.ft. super built up, in the building known as MAYUR-2 of HOUSEFIN CHS. LTD., situated at plot no.23, sector-11, Koperkhairne, Navi Mumbai, Dist. Thane, more particularly described in the Schedule of Property written herein under (hereinafter referred to as "the said Flat")

AND WHEREAS - An Gift Deed, dated-29/6/2016, made and entered into by and between the DONOR SMT. MANISHA SURESH PIMPALKHARE, (herein therein referred to as "the DONOR") of the One Part and the DONEE MRS.SARAH RAYMOND GADKAR, (herein therein "the DONEE") of the other Part/Second Part, which was duly registered with sub-Registrar of Assurances, Thane-8, vide Document no.TNN8-11816-2016, dated-29/9/2016, (hereinafter referred to as "the said Gift Deed") in respect of the said Flat and requisite stamp duty and charges have been paid for the said Gift Deed. And the Copy of the said Gift Deed is annexed hereto.

AND WHEREAS:- In the said Gift Deed, dated 29/6/2016 (i.e. registration date 29/9/2016), in the registration pages i.e. Index-II and in the whole deed the area of the flat is wrongly mentioned as 462 sq.ft. Carpet, instead of 543.00 sq.ft. carpet i.e. 770 sq.ft. super built up.

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८	५६

Mrs. M.S. Pimpalkhare.

Sr. Gadkar.



AND WHEREAS: - The both Parties have found necessary to rectify and modify the said Gift Deed, dated 29/6/2016 (29/9/2016), and have by mutual consent rectified and modified the same and have carried out incidental and consequential changes therein the said Rectification Deed, and have revised the same as hereinafter specified.

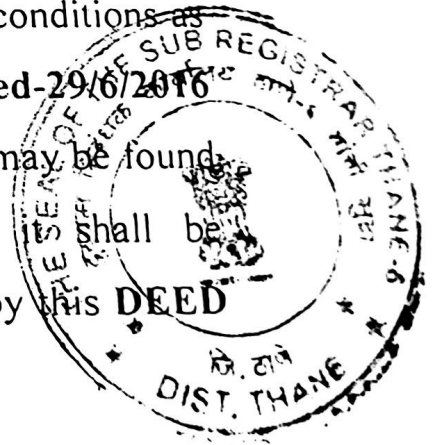
AND THEREFORE THIS DEED OF RECTIFICATION WITNESSET AS FOLLOWS:-

THE Parties do hereby declare that due to mistake and inadvertence, in the registration pages i.e. Index-II and in the whole deed the area of the flat is wrongly mentioned as 462 sq.ft. Carpet, instead of 543.00 sq.ft. carpet i.e. 770 sq.ft. super built up.

1. The said Gift Deed, dated-29/6/2016 (29/9/2016), shall be deemed to have been rectified and modified as aforesaid with retrospective effect as from the date of the said Gift Deed.

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७२०	२०१७
९५८	

2. There is no changes in Gift Deed, dated-29/6/2016 (29/9/2016), and the existing the paras and clauses of the said Gift Deed, shall have full force and effect, bind and regulate the parties and shall be subject to the same terms, covenants, stipulations, provisions, declarations and conditions as are expressed and contained in the said Gift Deed, dated-29/6/2016 (29/9/2016), except the registration pages and wherever it may be found in the said Gift Deed, dated-29/6/2016 (29/9/2016), it shall be necessarily rectified and modified or affected accordingly by this DEED OF RECTIFICATION.



Mrs. M.S. Pimpallane.

S.P. Gadke.

1

THE SCHEDULE OF THE PROPERTY REMAIN SAME WHICH
REFERRED TO

Flat no.23, 5th floor, admeasuring area about 543.00 sq.ft. carpet i.e. 770 sq.ft. super built up, in the building known as MAYUR-2 of HOUSFIN CHS. LTD., situated at plot no.23, sector-11, Koperkhairne, Navi Mumbai., Dist. Thane. (more particularly described as in the First Schedule hereinabove written).

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

SIGNED AND DELIVERED BY THE
Within named "THE DONOR"
SMT.MANISHA SURESH PIMPALKHARE

In presence of

1. Raymond Samuel Gadkar *R Gadkar*

Mrs. M.S. Pimpalkhane



2. Adv. S. L. Pals *SL*

SIGNED AND DELIVERED BY THE
Within named "THE DONEE"

MRS. SARAH RAYMOND GADKAR

In the presence of

1. Raymond Samuel Gadkar *R Gadkar*

S.R. Gadkar



2. Adv. S. L. Pals *SL*

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1020	20919
99	42



392/11816
Thursday, September 29, 2016
7 50 PM

पावती

Original/Duplicate
नोंदणी कं. 39म
Regn. 39M

पावती कं. 12744 दिनांक. 29/09/2016

गावाचे नाव कोपरखैरणे
दस्तऐवजाचा अनुक्रमांक टनन8-11816-2016
दस्तऐवजाचा प्रकार बळीसपत्र
मादर करणाऱ्याचे नाव सारा रेमंड गडकर


नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 37

₹ 30000 00
₹ 740 00

एकूण:

₹. 30740.00

आपणास मूळ दस्त घंबनेल पिट, सूची-२ अंदाजे
६:०९ PM ह्या वेळेस मिळेल.


Joint Sub Registrar, Thane 8

सद दुय्यम निबंधक ठाणे क्र-८

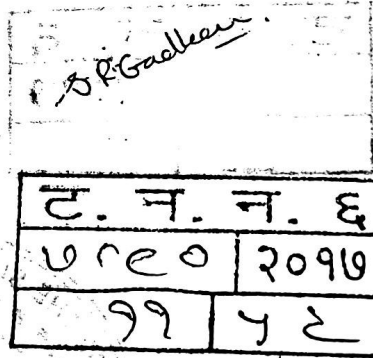
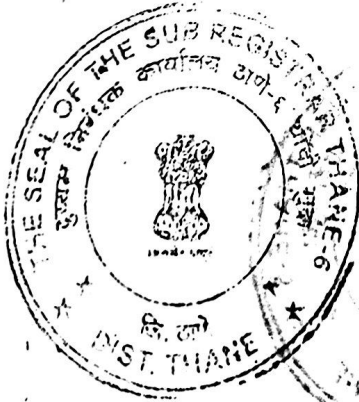
बाजार मूल्य: ₹.1790000/-
मोबदला ₹.0/-
भरलेले मुद्रांक शुल्क : ₹. 33700/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: ₹.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006143992201516R दिनांक: 31/12/2015
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 740/-

नोंदणी फी माफी असल्यास तपशिल :-

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





29/09/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8
दस्त क्रमांक : 11816/2016
नोंदणी :
Regn.03m

गावाचे नाव : 1) कोपरखैरणे

(1) विप्रेषणाचा प्रकार बक्षीसपत्र
(2) मोबदला 0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)

1) पालिकेचे नाव: नवी मुंबई मनपा इतर बर्णन : इतर माहिती: विभाग क्र 3/80... सदनिका क्रमांक 23, पाखचा मजला, मयुर-2, हाऊसफीत को. ओ. ही. सोसायटी लिमिटेड, मुळद क्रमांक 23, सेक्टर 11, कोपरखैरणे, नवी मुंबई-400709.... क्षेत्रफळ: 462 चौ फुट फारपेट पैकी 50% हिस्सा ((Plot Number : 23 ; SECTOR NUMBER : 11 ;))

(5) क्षेत्रफळ

1) 462 चौ.फूट

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-मनिषा सुरेश पिंपळखेरे वय:-70; पत्ता:-प्लॉट नं: सदनिका नंबर-23, , माळा नं: 5 वा मजला,, इमारतीचे नाव: मयुर-2, हाऊसफीत ही.सोसायटी ली.,, ब्लॉक नं: सेक्टर-11, , रोड नं: कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AAFPP9887K

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-सारा रेमंड गडकर वय:-46; पत्ता:-प्लॉट नं: सदनिका नंबर-23, , माळा नं: 5 वा मजला,, इमारतीचे नाव: मयुर-2, हाऊसफीत ही.सोसायटी ली.,, ब्लॉक नं: सेक्टर-11, , रोड नं: कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-ABIPG3091J

(9) दस्तऐवज करून दिल्याचा दिनांक 29/06/2016

(10) दस्त नोंदणी केल्याचा दिनांक 29/09/2016

(11) अनुक्रमांक, खंड व पृष्ठ 11816/2016

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 33700

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

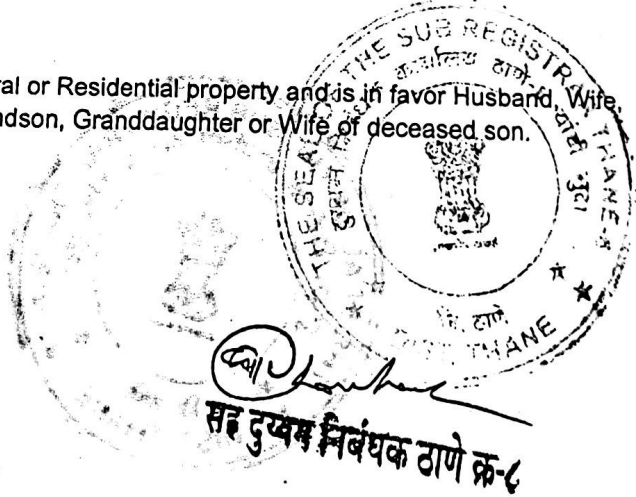
(14) श्रेरा

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मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.



6754516022

Hot Payment Successful. Your Payment Confirmation Number is 79473190

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH006143992201516R	Form ID :	Date: 31-12-2015
Department	IGR	Barcode	
Receipt Type	RM	Payee Details	
Office Name	IGR121-THANE NO 9 JOINT SUB REGISTRAR	Dept. ID (If Any)	
Location		PAN No. (If Applicable)	DLN-0000000000000000
Year	Period: From : 31/12/2015 To : 31/03/2099	Full Name	SARAH RAYMOND GADKAR
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	FLAT NO 23 FIFTH FLOOR MAYUR II
0030046401-75	33700.00	Road/Street, Area /Locality	HOUSEFIN. CHS LTD PLOT NO 23
0030063301-70	30000.00	Town/ City/ District	SECTOR 11 KOPARKHAIRANE NAVI MUMBAI Maharashtra
	0.00	PIN	4 0 0 7 0 9
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	63700.00	Amount in words	Rupees Sixty Three Thousand Seven Hundred Only
Payment Details:IDBI NetBanking		FOR USE IN RECEIVING BANK	
Payment ID : 79473190		Bank CIN No : 69103332015123153294	
Cheque- DD Details:		Date	31-12-2015
Cheque- DD No.		Bank-Branch	367 Airoli
Name of Bank	IDBI BANK	Scroll No.	
Name of Branch			

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RAYMOND
FLOOR

Mrs. M. S. Papatkumar



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GIFT DEED

THIS DEED OF GIFT is made at Navi Mumbai this 29 day of June- 2016 BETWEEN SMT. MANISHA SURESH PIMPALKHARE, age- 70years, [PAN NO. AAFPP9887K] Indian Inhabitant residing at Flat No. 23, Fifth Floor, Mayur-2, of Housefin Chs. Ltd., Plot No. 23, Sector- 11; Koperkhairne, Navi Mumbai-400709, hereinafter referred to as "THE DONOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors of the One Part.

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Ms. M.S. Pimpalkhane .

S.F. Gadher



AND

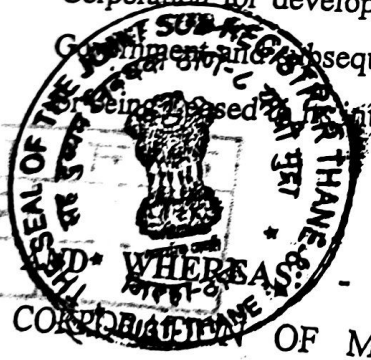
MRS. SARAH RAYMOND GADKAR, aged-46 years, [PAN NO. ABITG3001J] Indian Inhabitant residing at Flat No. 23, Fifth Floor, Mayur-2, of Housefin Chs. Ltd., Plot No. 23, Sector- 11, Koperkhairne, Navi Mumbai-400700 hereinafter referred to as "THE DONEE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, assigns and legal representatives of the Second Part.

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WHEREAS: - The City & Industrial Development Corporation of Maharashtra Ltd a Government Company within the meaning of the Companies Act, 1956 (hereinafter referred to as the "CORPORATION") having its office at Nirmal 3rd Floor, Nariman Point Mumbai- 21 is a New Town Development Authority Under the provision of Sub-Section (3-A) of the Section 113 of Maharashtra Regulation & Town Planning Act, 1966 (Maharashtra Act. No. XXXVIII of 1966) hereinafter referred to as the said Act.

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AND WHEREAS: - The State Government in pursuant to Section 113 (i) of the said Act, acquired the land described therein and vesting such land in the said Corporation for development and of such piece of land so acquired by the State Government and subsequently vested by the State Government in the Corporation for being used for the intended Leases.



WHEREAS: - THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. (hereinafter referred to as

Mrs. M.S. Gadkar



S.R. Gadkar

"CIDCO") AND HOUSEFIN CO-OPERATIVE HOUSING SOCIETY LTD., a Society having registration No TNA (TNA) /HSG/ (TC) / 5630/92-93 Dated 18/02/1993. and registered under the provisions of the Maharashtra Co-operative Societies Act having its registered office at Plot No.23, Sector-11, Koperkhairane, Navi Mumbai (hereinafter referred to as " The Society") have entered in to an Agreement to Lease dated 26/02/1993 for Lease of Land bearing Plot No. 23, in Sector-11, admeasuring 16498.538 sq.mtr. Area. Buildings thereon for residential and commercial use (hereinafter called the said Plot)

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AND WHEREAS:- The Society vide Agreement dated 26/03/1993 has appointed M/s. KALSHA BUILDERS PVT. LTD., THE BUILDERS to develop the plot and construct building thereon with authority and power to sell flats and shops to prospective PURCHASERS who will be enrolled as members of the society.

AND WHEREAS: - THE BUILDERS have completed the construction on the said plot which is more recite herein above as per the plans and specifications passed by NMMC constructing a building consist of ground plus 5th upper Floors and The NMMC has also granted commencement certificate no. dated

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AND WHEREAS: - The Builder constructed the Residential & Commercial building on the said Plot of land in accordance with the plan of CIDCO/ NMMC and obtain Occupancy Certificate no. NMMC/D-2/TPO/OC/1082, dated 01/12/1995.

AND WHEREAS: - THE SOCIETY has allotted Flat No. 23, admeasuring about 462 Sq. Ft. Carpet Area , On the Fifth Floor, Mayur-2, building of the Society to Mrs. PRADNYA P. SURVE vide Allotment letter dated 08/01/1993.

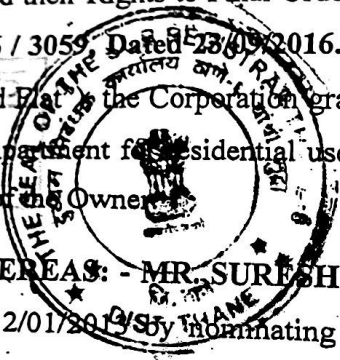
Mrs. Mrs. Pradnyan.



AND WHEREAS:- MRS. PRADNYA P. SURVE , the Transferor/ Seller is seized and possessed of or otherwise well and sufficiently entitled to a Flat No. 23, Fifth Floor, admeasuring about 462 Sq. Ft. Carpet Area, Mayur-2, of Housefin Chs. Ltd., Plot No. 23, Sector- 11, Koperkhairne, Navi Mumbai (hereinafter for brevity's sake the said Flat shall be referred to as the "Said Premises").

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AND WHEREAS:- The Seller/Assignor i.e. MRS. PRADNYA P. SURVE, sold the said Flat No. 23, Fifth Floor, admeasuring about 462 Sq. Ft. Carpet Area, Building Known as Mayur-2, of Housefin Chs. Ltd., Plot No. 23, Sector- 11, Koperkhairne, Navi Mumbai., by an Agreement for Sale with full & final Consideration dated 02/12/2000 to MRS. MANISHA SURESH PIMPALKHARE & MR. SURESH KASHINATH PIMPALKHARE, vide registration no. TNN-3-14716-2000, dated-04/12/2000, The CIDCO LTD, Confirmed their Rights to Final Order Vide its Ref No. CIDCO/M (TS-I) /AEO (II) /2016 / 3059 Dated 23/09/2016. (hereinafter referred as "the THE OWNER of the said Flat" the Corporation granted, conveyed, assigned and assured herein the said Apartment for residential use and corrected its records and transferred to the name of the Owner.



AND WHEREAS:- MR. SURESH KASHINATH PIMPALKHARE was died on dated 12/01/2019 by nominating his Daughter MRS. SARAH RAYMOND GADKAR as legal heir for his share of 50 % in and upon the said Flat No. 23, Fifth Floor, admeasuring about 462 Sq. Ft. Carpet Area, Building Known as Mayur-2, of Housefin Chs. Ltd., Plot No. 23, Sector- 11, Koperkhairne, Navi Mumbai, and were as CIDCO has confirmed the said Rights of (50 %) in the MRS. SARAH RAYAMOND GADKAR AND (50 %) share in the

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Mrs. M.s. Pimpalkhare.

Sr. Gadkar



name of SMT. MANISHA SURESH PIMPALKHARE Vide CIDCO NOC Ref No. CIDCO/M (TS-1) /AEO (II) /2016 / 3058, Dated 23/09/2016.

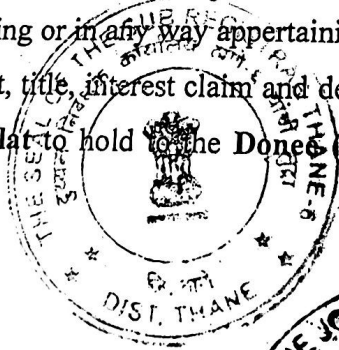
AND WHEREAS: - The DONOR & DONEE is the member of M/S. HOUSEFIN Co-Op. Hsg. Society Ltd, Plot No. 23, Sector-11, Koperkhairne, Navi Mumbai (hereinafter for brevity's sake referred to as "THE SAID SOCEITY"). and is entitled to hold 5 Share of Rs.50/- each bearing distinctive numbers from 476 to 480 under Share Certificate No.096, members Regn. No. - issued by the Society.

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NOW THIS DEED WITNESSETH FOLLOWS:-

1. Donor is Mother of Donee. The relation between both of them is Mother - Daughter. In consideration of natural love and affection of the Donor for the Donee namely SMT. MANISH SURESH PIMPALKHARE the Donor namely MRS. SARAH RAYMOND GADKAR Donee namely out of her own free will and accord and while in a sound state of body and mind; hereby grants and conveys to the Donee the undivided shares of rights, title, interest, claim and demand of the said Flat No. 23, Fifth Floor, admeasuring about 462 Sq. Ft. Carpet Area, Building Known as Mayur-2, of Housefin Chs. Ltd., Plot No. 23, Sector- 11, Koperkhairne, Navi Mumbai., together with undivided share in all the right Easements and appurtenances whatever to the said Flat belonging or in any way appertaining and undivided interest in all the estate, right, title, interest claim and demand of the Donor in to and upon the said Flat to hold to the Donee (only 50% shares) MRS.

Mrs. M.S. Pimpalkhare.

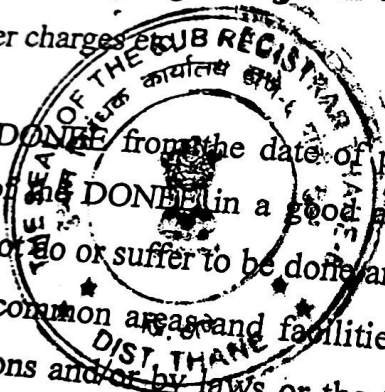


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SARAH RAYMOND GADKAR, the undivided shares of interest in the Flat hereby conveyed forever and as and when for the owner and holder of absolute and indefeasible estate, and also for the purpose of exercising all such sundry rights of ownership as the Donor would be entitled to but for the execution of these presents in respect of the undivided shares of interest with the Donee (50% shares) MRS. SARAH RAYMOND GADKAR that notwithstanding anything done by the Donor or knowingly suffered, the Donor has full power to convey and grant the undivided interest of the said Flat hereby conveyed and that it shall be lawful for the Donee (50% shares) MRS. SARAH RAYMOND

एन व्ही गडकार
9929E/L-34
2299E
The DONEE

upon taking over the vacant, peaceful and physical possession of the said Flat from the DONOR shall be liable to bear and pay all outgoing charges in a way of maintenance, taxes, electricity, other charges



3. The DONEE from the date of possession maintain the said Flat at the cost of the DONEE in a good and tenantable repair and condition and shall not do or suffer to be done anything in or to the said building or Flat or the common areas and facilities which may be against the rules and regulations and/or by laws or the CIDCO/NMMC or the said Society in or to the said premises or to the building or any part thereof.

ए. व्ही. गडकार
वरेड
2299E

Mr. M.S. Pipalkar

S.R. Gadkar



4. The DONEE is aware that all persons who have purchased Flat in the society shall automatically become members of the said HOUSEFIN CO-OP. HSG. SOCIETY LTD constituted in pursuance of the Maharashtra flat Owner's Association Act, and shall there by act according to the byelaws of the said Society.

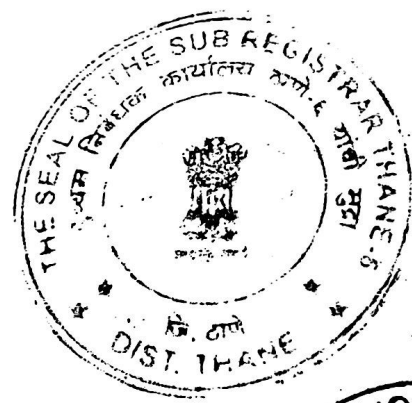
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SCHEDULE OF THE FLAT

Flat No. 23, Fifth Floor, admeasuring about 462 Sq. Ft. Carpet Area, Building Known as Mayur-2, of Housefin Chs. Ltd., Plot No. 23, Sector- 11, Koperkhairne, Navi Mumbai- 400709

Mrs. M.S. Puppalkar

S.R. Gadhkar



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IN WITNESS WHEREAS the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written

SIGNED AND DELIVERED

By the within named DONOR

1) SMT. MANISHA SURESH PIMPALKHARE

Mrs. M. S. Pimpalkhare

In the presence of

1. MR. RAYMOND SAMUEL GADKAR *R. Gadkar*



Adv. S. L. Patil *ok*
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0929E/90-36
209E
SIGNED AND DELIVERED

By the within named DONEE

1) MRS. SARAH RAYAMOND GADKAR

S. R. Gadkar

In the presence of

1. MR. RAYMOND SAMUEL GADKAR *R. Gadkar*



2. Adv. S. L. Patil *ok*

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0700 2090
287E



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

(सीआयएन - यु ११११११ एमएच ११७० एसजीसी - ०१४५७४)

नोदणीकृत कार्यालय
निर्मित दुसरा मजला, नवीमन पोईट,
मुंबई - ४०० ०२९
दुसऱ्यानी ०० १९ २२ ६६५० ०९००
प्लॉट ०० १९ २२ २२०२ २५०९

मुख्या कार्यालय :
'सिडको' भवन, सी.डी.डी. बेलापुर,
नवी मुंबई ४०० ६९४
दुसऱ्यानी ०० १९ २२ ६७२९ ८९००
प्लॉट ०० १९ २२ ६७२९ ८९६६

Estate CFC Application No.12399

23.09.2016.

No. CIDCO/M(TS-1)/AEO(II)/2016/ 3058

सदस्य कः

To
Secretary / Chairman,
M/s.Housefin CHS Ltd.
Plot No.23, Sector - 11,
Kopar Khairane,
Navi Mumbai- 400 709.

दिनांक :

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Sub-Transfer of Share/interests in the property being Flat No.23/Mayur-2,
Plot No.23,Sector-11,Kopar Khairane,Navi Mumbai by Virtue of Nomination.
Ref:- Application dated 07.08.2016,lodged in CFC Cell bearing No.12399.

Sir/Madam,

The Share/interests in the capital property of above referred flat was held by Late Shri.Suresh Kashinath Pimpalkhare & Mrs.Manisha Suresh Pimpalkhare jointly. During the life time of Shri.Suresh Kashinath Pimpalkhare, he nominated his daughter Mrs.Sarah Raymond Gadkar being nominee to inherit the above property after his death. Now, it has been reported that Shri.Suresh Kashinath Pimpalkhare has expired on 12.01.2013 and by virtue of the said nomination, Mrs.Sarah Raymond Gadkar, through the society approached this Corporation to notify her name being successive heir of said deceased as society did their records.

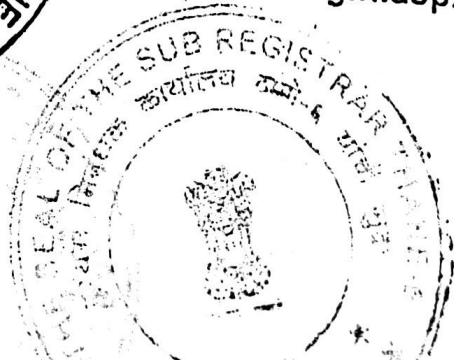
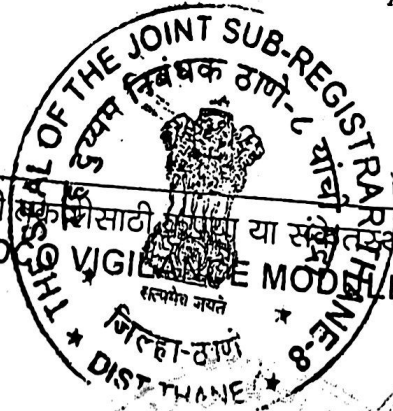
Consequent upon submission of Nomination form, Society NOC,Resolution and payment of Adm.Charges of Rs.5,000/-, we have notified the name of Mrs.Sarah Raymond Gadkar, being successive heir of Late Shri.Suresh Kashinath Pimpalkhare in our records. Henceforth, Smt.Manisha Suresh Pimpalkhare alongwith her daughter Mrs.Sarah Raymond Gadkar are become members of the society against flat no.23/Mayur-2. This may be noted that, for the purpose of disposal of the property, the said nominee whose name are taken on record of the Corporation, shall be required to be called upon to produce Heirship Certificate from the competent Court. Subsequent to this transfer, if any disputes arise among the family member/outsideers in respect of this transfer and Occupancy rights of the flat, the transferee will be exclusively held responsible for the consequences if any.

Thanking you,

Yours faithfully,

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Asstt. Estate Officer (II)



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

(सीआयएचए - यु ११११११ एमएस १९७० एमजीसी - ०१४५७४)

सोसायटीकृत कार्यालय
निर्देशक, दुसरा मजग्या, नवीसय वीही
एअर - ४०० ०१४
दुरधनी - ००-१९-२२-६७९९ ८९००
फॅक्स - ००-१९-२२-६७९९ ८९६६

मुख्य कार्यालय :
'सिडको' भवन, सी डी डी, वेतापुर,
नवी मुंबई ४०० ६९४
दुरधनी - ००-१९-२२-६७९९ ८९००
फॅक्स - ००-१९-२२-६७९९ ८९६६

CFC Application No. - 12399

दिनांक : 23/09/2016

संख्या क्र.
No. CIDCO/M (TS-1)/AEO (III)/2016/3039
To,
Secretary / Chairman,
M/s HOUSEFIN CHS Ltd.
Plot No. 23, Sector-11,
Koparkhairane, Navi Mumbai

FINAL ORDER

Sub: Post facto permission to transfer of share of 01(One) member
From above Society, Flat No. 23/Mayur-02, constructed on
Plot No. 23, Sector - 11, Koparkhairane, Navi Mumbai.

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२०१६

- Ref: 1) Your society letter dt. 07/08/2016.
2) True copy of Agreement for Sale with full & final Consideration,
dt. 02/12/2000, Registered under Sr. No. TNN3-14716-2000,
dt. 04/12/2000, with Sub Registrar & Assurance Thane-3.

You are requested to refer your application for transfer of share of member from
aforesaid Society. We are pleased to inform you that, Corporation has accepted your
transfer applications and permits your 01 (One) member to transfer his share. The details of
the member are given below:

Outgoing member	Incoming Member	Flat No.
MR. PRADNYA P. SURVE	MRS. MANISHA SURESH PIMPALKHARE & MR. SURESH KASHINATH PIMPALKHARE	23/Mayur-02

The others terms and conditions of the Agreement to Lease/Lease Deed
dt. 26/02/1993, between Society & our Corporation remain unchanged.

Yours faithfully

[Signature]
Asstt. Estate Officer (II)



संघासंबंधी कुठल्याही तक्रारीसाठी कृपया या संकेतस्थळाला भेट द्यावी.
cidco.maharashtra.gov.in / CIDCO VIGILANCE MODULE NEW / Userlogin.aspx



ट. न. न. ६
७८० २०१७
२६५६

CIDCO

City & Industrial Development Corporation of Maharashtra Ltd.

EMS/B No: 505614

Branch: 2mg

Date: 22/9/16

Received with thanks from Shri/Smt Housefin om klg

an amount of Rs 62600/- (Rupees sathy thure)

Amount via bank only

by Cash Cheque D.D. No. 822288-6/8116-55600-

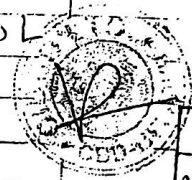
Kotak/INB 449541 20/9/16 50000

drawn on Bank in respect of A/P/R H/Plot No

Sec 11 Plot No. 23 Location KL9

Tenements Code No. 23 1 towards as mentioned below

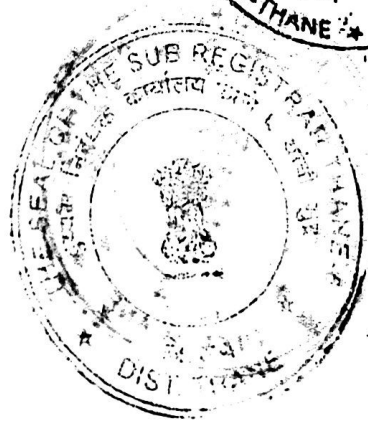
Sl. No.	Description	Amount ₹	Up to period ended Month
1	Monthly Equ. Install. HUDCO - BUDD HUDCO (including D.P.C.)		ट न न - 1
2	Monthly Service Charges Res. Plot (including D.P.C.)		9999/93-36
3	Lease Rent		2096
4	Termination Charges		
5	Transfer Charges	<u>53600/-</u>	
6	Add. Lease Premium Plot - GES		
7	Water Resource Development Charges		
8	Documentation Charges/Adm. Charges	<u>5000/-</u>	
9	Others - Maveja		
10			
TOTAL		63600/-	



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<u>9999</u>	<u>2096</u>
<u>20</u>	<u>48</u>

Stamp for verification of Cheque

For CIDCO LTD





KALASH UDYAN

KALASH UDYAN HOUSEFIN CO-OP HOUSING SOCIETY LTD.

Regd. No. : TNA (TNA) HSG / TC / 5630 / 92-93
Plot No. 23, Sector-11, Koparkhairane, Navi Mumbai - 400 709. Phone No.: (022) 27542737

Email: kalashudyant2737@gmail.com

Date : 29/9/2016

Ref. No.: Housefin/104/2016-17

ट. न. न. - ६
७७८९६/१५-३७
२०१६

TO WHOMSOEVER IT MAY CONCERN

This is to certify that MRS.MANEESHA SURESH PIMPALKHARE, is holding Flat No-23, 5th Floor, Mayur-2, in our society known as HOUSEFIN CHS LTD, at plot no.23, Sector-11, Koparkhairane, Navi Mumbai - 400709.

She has paid all dues of the society upto date.

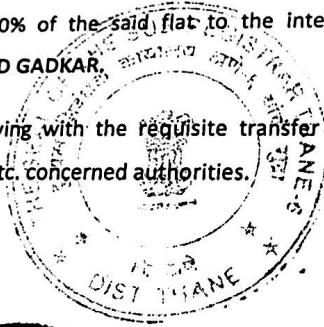
We have NO OBJECTION if the said, MRS. MANEESHA SURESH PIMPALKHARE, gifts/sell/transfer her share 50% of the said flat to the intending transferee/incoming member MRS.SARAH RAYMOND GADKAR.

This letter is issued for complying with the requisite transfer formalities with the Sub-Registrar/NMMC/MSEB/CIDCO etc. concerned authorities.

Yours faithfully

For HOUSEFIN CHS LTD


MANSOOR ALI SHAIKH
(Chairman)



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२८ ५६





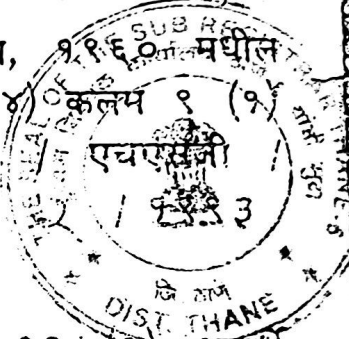
सत्यमेव जयते
महाराष्ट्र शासन

टन न - ६
११८१६१७-३०
२०१६
ट. न. न.
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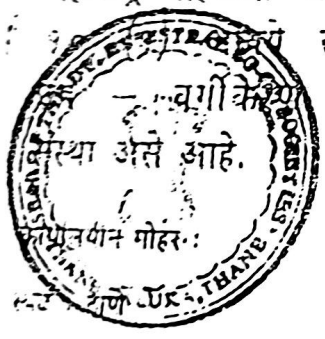
नोंदणीचे प्रमाणपत्र

क्रमांक ३०१६१७-३० (एच.एस.जी. / टी.सी.) / १५६३० / १२-१३

या प्रमाणपत्राद्वारे प्रमाणीत करण्यात येत आहे की,
 को-ऑपरेटिव्ह टॅक्स्टायल रोसायजी लि.
 को-ऑपरेटिव्ह टॅक्स्टायल रोसायजी लि.
 ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील
 (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१)
 अन्वये नोंदणी क्रमांक टीएनए / (टीएनए)
 (टीसी) / १५६३० / १२-१३ / दिनांक ३८ / १२ / १९९३
 चे नोंदण्यात आलेली आहे.



उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये
 महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक
 १२ (१) अन्वये संस्थेचे वर्गीकरण गृह निर्माण असून
 वर्गीकरण भाडे करू सह भागीदार असणे आवश्यक आहे.



दिनांक: १२/१२/१९९३

सहकारी संस्था, दाली हा. का.

SHARE CERTIFICATE
HOUSEFIN CO-OP. HOUSING SOCIETY LTD.

Regd. No. T.N.A. / (T.N.A.) / HSG / (T.C.) / 5630 / 92-93
 Plot No. 23, Sector-11, Kopar Khairane, New Bombay.

Member Register No. 96

Certificate No. 096

Shares No. 5

Authorised Share Capital Rs. 20,00,000/-
 divided into 40,000 Shares of Rs. 50/- each

टनन - 1
 5999EAE-36
 3096

This is to certify that Smt. / Shri PRADNYA P. SURVE

is/are the Registered Holder of FIVE Shares of
 Rupees Fifty each numbered from 476 to 480
 inclusive, in The Housefin Co-op. Housing Society Ltd. subject to the
 Bye-laws of the Society and that upon each Share the sum of Rupees **FIFTY**
 has been paid.

Rs. 250/-



Given under the Common Seal of the
 said Society at New Bombay 2090

6090
 3392

this 16th day of JUNE 1994

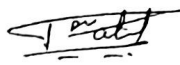
Ganesh
 Member of Managing
 Committee

[Signature]
 Secretary


[Signature]
 Chairman



MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr. No. of Transfer	Date of General Body Meeting / Managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered	Sr. No. in the Share Register at which the Name of the Transferee is recorded
1	15TH APRIL 2001 HOUSEFIN Co-op. Hsg. Soc. Ltd. Hon. Chairman	Smt. Manzshu S. P. Manikumar Smt. Suman S. K. Bhatkarmar HOUSEFIN Co-op. Hsg. Soc. Ltd. Hon. Secretary Hon. Secretary	96	558  Committee Member
2	<div data-bbox="259 472 511 630" style="border: 1px solid black; padding: 5px;"> <p>ट न न - 6 20929E RO - 36 2099E Chairman</p> </div>	Hon. Secretary		Committee Member
3	Hon. Chairman	Hon. Secretary		Committee Member
4	Hon. Chairman	Hon. Secretary		Committee Member



RECEIVED
ITEM Original Share Certificate
DATE 28/4/2001 SIGN. 
28/4/2001

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69E0 2090
35 5E





नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

प्राधान्य कार्यालय: नवी मुंबई, महानगरपालिका, (म.म.न.)
नवी मुंबई-४०००७४
दूरध्वनी: २२२२२२२२
फॅक्स: २२२२२२२२

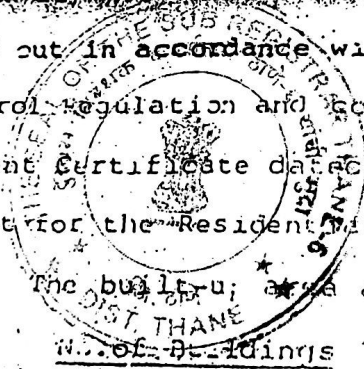
1st Floor, Sector 11, Navi Mumbai, C. I. D.
NAVIMUMBAI-400074
TELEPHONE: 22222222
FAX: 22222222
No. NMC/B-2/TPO/OC/3002/

Date : 1 दिनांक २०१५ - ६
२७८९६/२९-३०
२०१६

OCCUPANCY CERTIFICATE

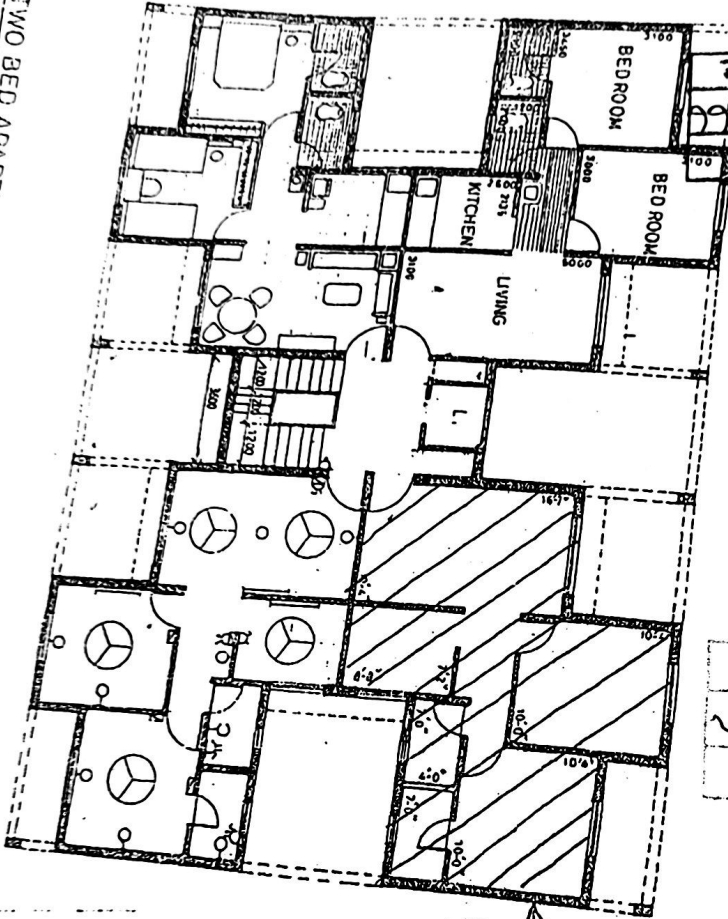
I hereby certify that the development of Residential Buildings (BUA 16207.374 SQ.M.) completed by the Owner The Secretary, House Fin Co-Op Housing Society, at Plot No. Sector-11, Koparkhairne, Navi Mumbai completed on 27/6/95 under the supervision of M/s SHAPTYA Architects & Planner (P) Ltd., 1048 Big Plaza, Sector-13, Vashi, Navi Mumbai has been inspected on 27/6/95 and I declare that the development has been carried out in accordance with the General Development Control Regulation and Conditions stipulated in the Commencement Certificate dated 23/3/93 and that the development is fit for the Residential use for which it has been carried out. The built-up area as follows:

Type of Building	No. of Buildings	BUA
A		8919.06 Sq.m.
B		2439.36 Sq.m.
C		4848.34 Sq.m.



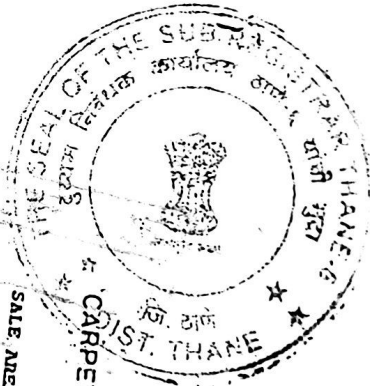
Town Planning Officer

TWO BED APARTMENT
 TYPICAL FLOOR PLAN SCALE: 1/25



हवन - 1
 9929ER3-36
 2096

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 4720 2096
 34 58



SALE AREA = 770 SQ. FT.
 CARPET AREA = 50.44 M²
 543.00 SQ. FT.

1.



दिनांक 2 DEC 2000

15078 1000/-
Mrs. Manisha Suresh Pimpalkhane, vashi
दिनांक

V.S.
सौ. ध. २०१६
ट. न. न. - ६
9969ER4-36
2096

AGREEMENT FOR SALE

BETWEEN

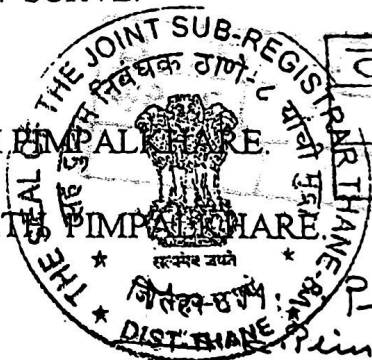
MRS. PRADNA P. SURVE.

PP Surve

AND

- 1) MRS. MANISHA SURESH PIMPALKHANE.
- 2) MR. SURESH KASHINATH PIMPALKHANE.

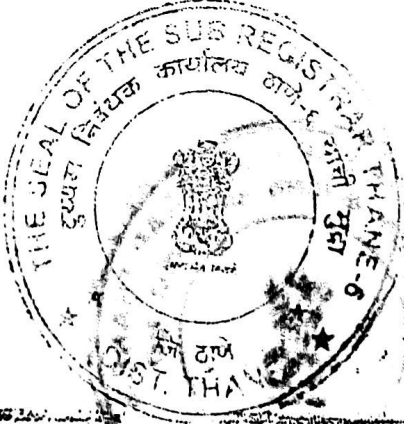
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9969E 9-9C
2000



ट. न. न. ६
6960 2090
3e y e

Pimpalkhane.
Pimpalkhane

P.P. Surve



OFFICE OF THE SUB-REGISTRAR
VASHI, DIST - THANE
MAH/CRA/02/YEAR - 2000

1268
120451 DEC 01 2000
R-0017750 PB 0102
INDIA STAMP DUTY MAHARASHTRA

Seventeen thousand Seven hundred and thirty one
Prityomy

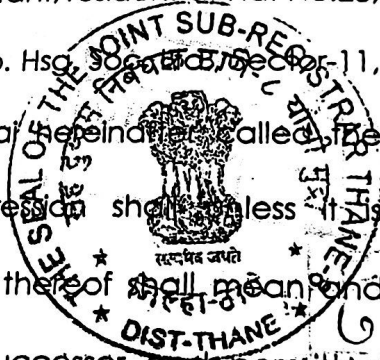
PROPER OFFICER
SUB-REGISTRAR
THANE-III (VASHI)

ट न न - ६
११८९६/२९-३७
२०१६

ख न न - ३
११८९६/२९
२०१६

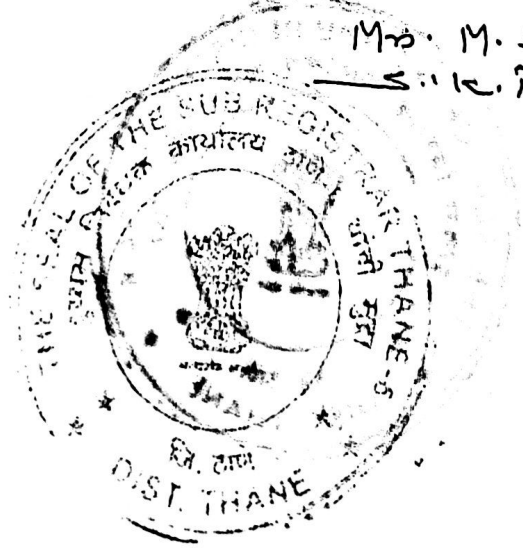
AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at NAVI
MUMBAI, on this ²³ day of DECEMBER, 2000 BETWEEN MRS.
PRADNYA P. SURVE, Adult, Indian Inhabitant, resident at Flat No.23,
Mayur-2, Kalash Udayan, Housefin Co-op. Hsg. Society, Sector-11,
Plot No.23, Koparkhaima, Navi Mumbai hereinafter called the
TRANSFEROR/SELLER (which term expression shall mean and
repugnant to the context or meaning thereof shall mean and
include all his legal heirs, nominees, successor and permitted
assigns) of the ONE PART AND MRS. MANISHA SURESH PIMPALKHARE
P.A.N. No → AAFFP-9887-K.



Mrs. M. S. Pimpalkhane.
S. K. Pimpalkhane

११ ११ २०१६
२३ १२



Mrs. M. S. Pimpalkhane.
S. K. Pimpalkhane

P.P. Surve

१७७३६ १५३०
१०/१०

10. THIS AGREEMENT shall be subject to the provisions contained in the Maharashtra Ownership flats (regulation of the promotion of construction sale management and transfer) Act 1963 and the Maharashtra Ownership flats (regulation of the promotion of construction sale management and transfer) Rules 1939 or any amendment for the time being in force.

ट न न - ६
११८१६ १३१-३७
२०१६

SCHEDULE OF THE FLAT

Flat No.23, on Fifth floor, admeasuring about 543 Sq. Ft. Carpet Area 770Sq. Ft. Super Builtup Area In Mayur-2 of HOUSEFIN CO-OPERATIVE HOUSING SOCIETY LTD., Plot No.23, Sector-11, Koperkhairane, Navi Mumbai, Dist. Thane.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written :

ट. न. न. ६
११८१६ २०१७
१५ १६

SIGNED, SEALED AND DELIVERED

by the withinnamed TRANSFEROR/SELLER

MRS. PRADNYA P. SURVE

in the presence of

[Signature]
Bipin R. Paran



SIGNED, SEALED AND DELIVERED

by the withinnamed TRANSFEREES/PURCHASERS)

MRS. MANISHA SURESH PIMPALKHARE

Mr. M. S. Pimpalkhare.

MR. SURESH KASHINATH PIMPALKHARE

S. K. Pimpalkhare

in the presence of

[Signature] (S. M. Poojan)



अनुक्रम नंबर 9809E
 सन 2000 चे दिनेष्वर
 चे 5 तारखेस 3 वर
 चे दरम्यानठाणे - 3 चे
 दुय्यम निबंधक यांचे कचेरीत
 आणून दिला.

Mrs. M.S. Pimpalkar.

दुय्यम निबंधक, ठाणे क्र. 3

फी घेतली
 नोंदणी फी रु. 2020 =
 फोटो फी () रु. 900 =
 यादी फी रु. 3 =
 टपाल फी रु. 95 =
 एकूण रु. 6050 =

दुय्यम निबंधक, ठाणे क्र. 3

टन न - 1
 9909E / 133-30
 2096

9909E 9090
 2000 0120

देणार
 श्रीम. प्रसाद पी. सुख सलाम
 ह्यसिणी. या. कोपरखैरण

घेणार

श्रीम. मजिबा सुरेश पिंपळकरे
 श्री सुरेश कारोमाय पिंपळकरे
 दोघ सलाम. गोळरी
 या. दादर. टी. टी. मुंबई
 दस्तऐवज करून देणार

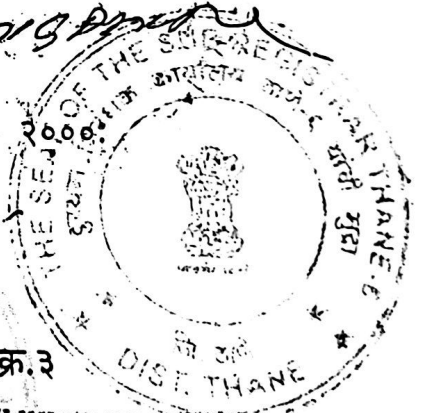
असे निवेदन करित आहिले. थाने
 दस्तऐवज करून देणा-या उपर निर्दिष्ट
 इसमास व्यक्तीशः ओळखतात व
 त्याची ओळख पटवितात.



तथाकथीत प्रसिद्धाभा
 दस्तऐवज करून दिल्याचे
 कबुल करतात.

Handwritten signature: *Harshad...*

दिनांक: 5/92/1



दुय्यम निबंधक, ठाणे क्र. 3

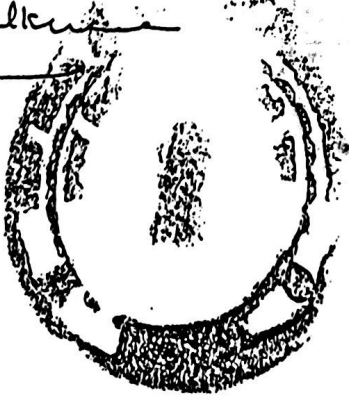
दुय्यम निबंधक 9

9809E

दस्तावेज नोंदला

दुय्यम निबंधक

8 जाने 92 सन 2000



1 P.P. Stone

2 Mrs. M.S. Pimpalkar.

3 S.K. Pimpalkar

आयकर विभाग
 INCOME TAX DEPARTMENT
 MANEESHA SURESH PIMPALKHARE
 VASUDEO BALWANT GOGATE
 09/04/1946
 Permanent Account Number
 AAFFP9887K
 M.H.M.S. Pimpalkhane
 Signature

भारत सरकार
 GOVT. OF INDIA



Mr. M.S. Pimpalkhane


ट न न - ६
११८१६/३५-३७
२०१६

आयकर विभाग
 INCOME TAX DEPARTMENT
 SARAH RAYMOND GADKAR
 SURESH KASHINATH PIMPALKHARE
 01/01/1970
 Permanent Account Number
 ABIRG3091J
 S.P. Gadkar
 Signature

भारत सरकार
 GOVT. OF INDIA



S.P. Gadkar

आयकर विभाग
 INCOME TAX DEPARTMENT
 RAYMOND SAMUEL GADKAR
 SAMUEL RAHAMIM GADKAR
 15/12/1968
 Permanent Account Number
 AADPG4005G

 Signature

भारत सरकार
 GOVT. OF INDIA



Gadkar

ट. न. न. ६
७१६७ २०१७
४६५६



Name: PATIL SHASHIKANT LAXMAN
 Residence: PANVEL, Dist. RAIGAD
 Roll No: MAH/4773/2012
 Inwarded On: 07-09-2012
 Date Of Birth: 10-08-1981
 37335 80000030967

THE SUB-REGISTRAR, THANE-6
 जिल्हा-ठाणे-६
 ADVOCATE
 Bar Council of
 Maharashtra & Guj
 HIGH COURT, BOMBAY


THE SEAL OF THE JOINT SUB-REGISTRAR, THANE-8
 जिल्हा-ठाणे
 DIST. THANE-8
 CHAIRMAN


392/11816
गुरुवार, 29 सप्टेंबर 2016 7:50 म.नं.

दस्त गोश्वारा भाग-1

टनन8 29/26
दस्त क्रमांक: 11816/2016

दस्त क्रमांक: टनन8 /11816/2016
बाजार मूल्य: रु. 17,90,000/- मोबदला: रु. 00/-
भरलेले मुद्रांक शुल्क: रु. 33,700/-
नोंदणी फी माफी असल्यास तपशिल :-

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

दु. नि. सह. दु. नि. टनन8 यांचे कार्यालयात
अ. क्र. 11816 वर दि 29-09-2016
तेजी 7.48 म.नं. बा. हजर केला.

पावती: 12744 पावती दिनांक: 29/09/2016
सादरकरणाऱ्याचे नाव: सारा देमंड गज्जर

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 740.00
पृष्ठांची संख्या: 37	

एकूण: 30740.00

S. P. Gallekar
दस्त हजर करणाऱ्याची मही.

G. D. Lankar
Joint Sub Registrar, Thane 8

G. D. Lankar
Joint Sub Registrar, Thane 8

~~सह दुय्यम निबंधक ठाणे क्र-६~~

~~सह दुय्यम निबंधक ठाणे क्र-६~~

दस्ताचा प्रकार: बळीसपत्र

मुद्रांक शुल्क: जर निवासी आणि कृषी मालमत्ता ही पती, पत्नी, मुलगा, मुलगी, नातू, नात, मरण पावलेल्या मुलाची पत्नी यांना बळीस दिलेली असेल तर.

शिक्का क्र. 1 29 / 09 / 2016 07 : 48 : 46 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 29 / 09 / 2016 07 : 49 : 36 PM ची वेळ: (फी)

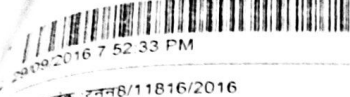
ट. न. न. ६
५९७ २०९७
५९ ५६

दस्ताऐवजासोबत जोडलेली कागदपत्रे,
कुलमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट
आढळून आल्यास त्याची संपुर्ण जबाबदारी
दस्त निष्पादकांची राहिल.



दस्तावेज गोपवारा भाग-2

दस्तावेज क्रमांक: 11816/2016
दस्तावेज क्रमांक: 360/36

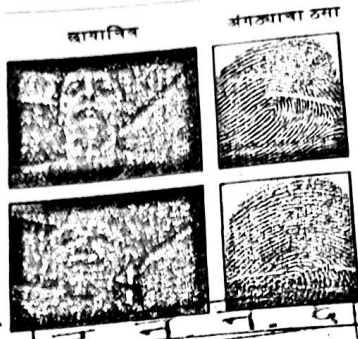


दस्तावेज क्रमांक: दस्तावेज/11816/2016
दस्तावेजाचा प्रकार: बंधीसंपन्न

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार

1 नाव: सारा रेमंड गडकर विहान देणार
पत्ता: प्लॉट नं: सदनिका नंबर- 23, भाळा नं: 5 वा बय: -46
मजला, इमारतीचे नाव: मयूर-2, हाऊसफोन रवाळरी:-
ही सोसायटी सी... ब्लॉक नं: सेक्टर-11, रोड नं: कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे
पिन नंबर: ABIPG3091J

2 नाव: मनिषा सुरेश पिंपळखेरे विहान देणार
पत्ता: प्लॉट नं: सदनिका नंबर- 23, भाळा नं: 5 वा बय: -70
मजला, इमारतीचे नाव: मयूर-2, हाऊसफोन रवाळरी:-
ही सोसायटी सी... ब्लॉक नं: सेक्टर-11, रोड नं: कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे
पिन नंबर: AAFPP9887K



B.P. Gadkar

Mrs. M.S. Pimpalkar

दस्तावेज करून देणार तबाकीत बंधीसंपन्न चा दस्तावेज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 29/09/2016 07:50:44 PM

दस्तावेज क्र. 360/36
20919
य 2 य 8

बोळवणे - खालील इनाम अने निवेदीत करतात की ते दस्तावेज करून देणा-यांना व्यक्तीशः बोळवतात, व त्यांची बोळवण पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: रेमंड - गडकर
बय: 40
पत्ता: सेक्टर-11, कोपरखैरणे, नवी मुंबई
पिन कोड: 400709

2 नाव: एस. एल. पाटील
बय: 35
पत्ता: सेक्टर-8ए, ऐरोली, नवी मुंबई.
पिन कोड: 400708



शिक्का क्र.4 ची वेळ: 29/09/2016 07:54:19 PM ठाणे

शिक्का क्र.5 ची वेळ: 29/09/2016 07:51:31 PM नोदणी पुस्तका मध्ये

प्रमाणित करण्यात येते की,
मुळ दस्तास एकूण 360 पाने आहेत
पुस्तक क्र. 99598
क्रमांकावर नोंदला
सह दुय्यम निबंधक ठाणे क्र. 1
मारीख 29/09/2016 सन 2016

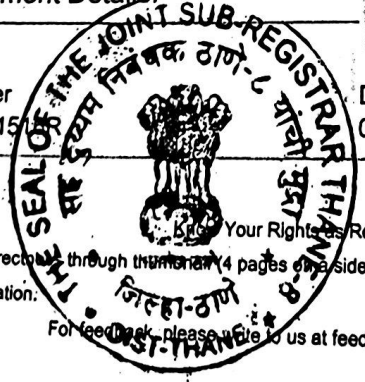
Joint Sub Registrar, Thane 8

सह दुय्यम निबंधक ठाणे क्र. 1

EPayment Details

sr. Epayment Number Defacement Number

1 MH0061439922015 0002700403201617



11816 /2016

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D. Council of Maheshwari & Co.
 HIGH COURT, BOMBAY

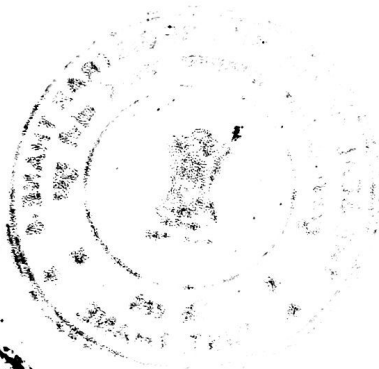


Name : PATE SHASHIKANT LAXMAN
 Residence : PANVEL, Dist. RAIGAD
 Roll No : MAI-4773/2012
 Enrolled On : 07-09-2012
 Date Of Birth : 10-06-1981
 137335 B000003097

M.G. Mohale
 CHAIRMAN

[Handwritten signature]

2. 4
 670
 53 5E



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 MANEESHA SURESH PIMPALKHARE
 VASUDEO BALWANT GOGATE
 09/04/1946
 Permanent Account Number
 AAFPP9887K
 Mrs. M.S. Pimpalkhare
 Signature

Mrs. M.S. Pimpalkhare

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 SARAH RAYMOND GADKAR
 SURESH KASHINATH PIMPALKHARE
 01/01/1970
 Permanent Account Number
 ABIPG3091J
 S.R. Gadkar
 Signature

S.R. Gadkar



ट. न. न. ६
७१२० २०१७
यु० यु०

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 RAYMOND SAMUEL GADKAR
 SAMUEL RAHAMIM GADKAR
 15/12/1968
 Permanent Account Number
 AADPG4005G
 R. Gadkar
 Signature

R. Gadkar

Summary I (GoshwaraBhag-1)

836 7890

गुणवत्ता, 14 जुलै 2017 6:45 म.न.

दस्त गोशवारा भाग-1

दस्तन6

44132

दस्त क्रमांक: 7890/2017

दस्त क्रमांक: दस्तन6 /7890/2017

बाज्या मूल्य: रु. 01/-

घोबदना: रु. 01/-

भरलेले मुद्रांक शुल्क: रु. 10,700/-

नोंदणी फी माफी अन्वयेत तपशिल :-

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

दु. नि. मह. दु. नि. दस्तन6 यांचे कार्यालयगत

अ. क्र. 7890 वर दि. 14-07-2017

पोळी 6.37 म.न. वा. हजर केला.

पावती:8674

पावती दिनांक: 14/07/2017

सादरकरणाराचे नाव: सारा रेमंड गडकर

नोंदणी फी

रु. 200.00

दस्त हाताळणी फी

रु. 1120.00

पृष्ठांची संख्या: 56

एकुण: 1320.00

दस्त हजर करणाऱ्याची सही:

सहायक उप-रेजिस्ट्रार ठाणे-6
(वर्ग - 2)

मह. जिल्हा उप-रेजिस्ट्रार ठाणे-6
(वर्ग - 2)

दस्ताचा प्रकार: 65-चुक दुरुस्ती पत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिष्टा क्र. 1 14 / 07 / 2017 06 : 37 : 44 PM ची वेळ: (सादरीकरण)

शिष्टा क्र. 2 14 / 07 / 2017 06 : 38 : 27 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा 1906 नियम 1969 अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तांची सत्यता, वैधता, कायदेशीर बाबीसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर दस्तांमधील दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / पत्रे यांचे उल्लंघन होत नाही.

S.R. Gadkar
लिहून घेणार सही

Mrs. M.S. Rupalkumar
लिहून देणार सही



14/07/2017 6:47:57 PM

दस्त क्रमांक : डनन6/7890/2017
दस्ताचा प्रकार :-65-चुक दुरुस्ती पत्र

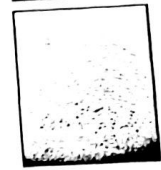
अनु क्र. पक्षकाराचे नाव व पत्ता
1 नाब:मारा रेमंड गडकर
पत्ता:प्लॉट नं: सदनिका नंबर-23, माळा नं: पाचवा मजला,,
इमारतीचे नाव: मयूर-2, हाऊसफीन को.अ.जी.ही.सोसायटी ली...
ल्लॉक नं: सेक्टर-11, रोड नं: कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे.
पिन नंबर:ABIPG3091J

पक्षकाराचा प्रकार
निहून देणार
वय :-47
स्वाक्षरी:-
S. P. Gadkar



2 नाब:मनिषा सुरेश पिंपळखैरे
पत्ता:प्लॉट नं: सदनिका नंबर-23, माळा नं: पाचवा मजला,,
इमारतीचे नाव: मयूर-2, हाऊसफीन को.अ.जी.ही.सोसायटी ली...
ल्लॉक नं: सेक्टर-11, रोड नं: कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे.
पिन नंबर:AAFPP9887K

निहून देणार
वय :-71
स्वाक्षरी:-
Ms. M. S. Pimpalkare



वरील दस्तऐवज करून देणार तथाकथीत 65-चुक दुरुस्ती पत्र चा दस्त ऐवज करून दिल्याचे कयुन करतात.
शिक्का क्र.3 ची वेळ: 14 / 07 / 2017 06 : 39 : 42 PM

ओळख:-
जानीन इमम अने निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता
1 नाब:एन. एन. पाटील
वय:36
पत्ता:सेक्टर-8ए, ऐरोनी नवी मुंबई
पिन कोड:400708

Al
स्वाक्षरी



2 नाब:रेमंड - गडकर
वय:48
पत्ता:सेक्टर-11, कोपरखैरणे नवी मुंबई
पिन कोड:400709

P. Gadkar
स्वाक्षरी



शिक्का क्र.4 ची वेळ: 14 / 07 / 2017 06 : 40 : 23 PM

शिक्का क्र.5 ची वेळ: 14 / 07 / 2017 06 : 40 : 44 PM नोंदणी पुस्तक 1 मध्ये

महाराष्ट्र राज्य नोंदणी विभाग
पिन: 400001
(वर्ग २)

प्रमाणित करण्यास येते की सदर दस्तास *ये*
पाने आहेत.

सह दुध्यम निबंधक, ठाणे-६ (वर्ग-२)

पुस्तक क्र. *1000*
क्रमांक *1000* कर नोंदला

सह दुध्यम निबंधक, ठाणे-६ (वर्ग-२)
दिनांक *14* माहे *7* सन *2017*



sr. Epayment Number
1 MH003515484201718R

Defacement Number
0001940035201718

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