

FRANKING DEPOSIT SLIP

<p>Received with this Receipt Towards Payment of Stamp Duty Rs. <u>106600/-</u></p> <p>DD / Cheque No. _____</p> <p>Drawn on Bank _____</p>	<p>Customer Copy</p> <p>Date: 21-3-07</p> <p>Pay to: ICICI Bank Ltd. A/C Stamp Duty</p> <p>Stamping Value: Rs. <u>106600/-</u></p> <p>Service Charges: Rs. <u>100/-</u></p> <p>Total: Rs. <u>106610/-</u></p> <p>Name of Stamp duty paying party: <u>MR. VARGHESE MATHHEED</u> <u>Kalyan (W) Thane</u></p>	<p>Dropout No. _____</p> <p>Tran ID: _____</p> <p>Stamping Station: _____</p> <p>Officer: _____</p> <p style="text-align: right;">(For Stamp Duty only)</p>
---	--	---

AGREEMENT FOR SALE

This Agreement for Sale made and executed at Panvel on the 17th day of the month of March in the Christian Year Two Thousand Eight

BETWEEN



2300	2000
2	1900

generates

Sunil K...

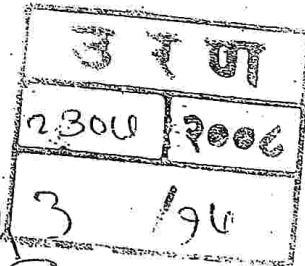
-2/-
 The Seal of the Sub-Registrar, Uran
 21/03/2007
 2300 2000
 2 1900

MR. GEORGE VARGHESE, Age 53 Years, Occupation Service, Residing at Erna Court, Second Floor, Upper Darby, Pennsylvania, USA - 19082, hereinafter called and referred to as "THE VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the FIRST PART.

AND

MR. VARGHESE MATHEW, Age 55 Years, Occupation Service, Indian Inhabitant, residing at 701, A-1, Gagangiri Enclave, Opp. Kalyan Hospital, Near K.D.M.C. "B" Ward Office, Kalyan (W), hereinafter called and referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the SECOND PART.

WHEREAS the Vendor had purchased Duplex Flat No. A/603, Sixth & Seventh floor, having 817 Sq. Ft. Carpet i.e. 75.92 Sq. Mtrs. in the building known as National Complex Co-op. Hsg. Society Ltd., constructed on the said Plot No B-11, B-12, Sector 6, New Panvel (E), Tal. Panvel, Dist. Raigad, within the limits of CIDCO Ltd., by Registered Document No. 2158 dated 30/07/1999 registered before the Sub-Registrar Office, Panvel, from M/s. SUNNY HOUSING (INDIA) PVT. LTD., a Private Limited Company by and through Mr. M. C. Sunny, having his Office at 107, Chadda Crescent, sector - 17, Vashi, Navi Mumbai - 400 705 hereinafter called as a Builder.




hazemathew

George Varghese

दस्त क्र. [३२५-२३०७-२००८] चा गाणवारा
बाजार मुल्य : २०६६५०० मोबदला १७५००० भरलेले मुद्रांक शुल्क : १०६६००

पावती क्र.: २४५७ दिनांक: १७/०३/२००८
पावतीचे वर्णन
नांव: वर्गीस मॅथ्यू - -

दस्त हजर केल्याचा दिनांक : १७/०३/२००८ ०१:०७ PM
निष्पादनाचा दिनांक : १७/०३/२००८
दस्त हजर करणा-याची सही : 

२०७० : नोंदणी फी
३४० : नक्कल (अ. ११(१)), पृष्ठांकनाची नक्कल
(अ. ११(२)),
रुजवात (अ. १२) व छायाचित्रण (अ. १३) ->
एकत्रित फी

दस्ताचा प्रकार : २५) करारनामा
शेक्का क्र. १ ची वेळ : (सादरीकरण) १७/०३/२००८ ०१:०७ PM
शेक्का क्र. २ ची वेळ : (फी) १७/०३/२००८ ०१:११ PM
शेक्का क्र. ३ ची वेळ : (कबुली) १७/०३/२००८ ०१:१३ PM
शेक्का क्र. ४ ची वेळ : (ओळख) १७/०३/२००८ ०१:१३ PM

२१०४०: एकूण

दस्त नोंद केल्याचा दिनांक : १७/०३/२००८ ०१:१३ PM

दु. निबंधकाची सही, सह दु. नि. पनवेल २

ओळख :
मालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
त्यांची ओळख पटवितात.

१) द्वारकानाथ मते - - , घर/फ्लॅट नं: कसळखंड ता पनवेल

ली/रस्ता: -

मरतीचे नाव: -

मस्त नं: -

वसाहत: -

र/गाव:-

मुका: -

ः -

समिर केळकर - - , घर/फ्लॅट नं: से ६, न पनवेल

ली/रस्ता: -

मरतीचे नाव: -

मस्त नं: -

वसाहत: -

र/गाव:-

मुका: -


ः -

ः -



नेबंधकाची सही
दु. नि. पनवेल २



प्रमाणित करणारे जे ए. वा ए. वा
रुजवात

दुय्यम निबंधक,
उरण.



नंबराचे बुलाचे २३०७ नंबरा
नोंदला.



Receipt (pavti)

528/9873

Monday, July 17, 2023

7:08 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 10596

दिनांक: 17/07/2023

गावाचे नाव: पनवेल

दस्तऐवजाचा अनुक्रमांक: पवल4-9873-2023

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

मादर करणाऱ्याचे नाव: वर्गीस मॅथ्यु s/o. जीवर्गीस मथाई ऑलिकल PAN : AASPV2623A --

नोंदणी फी

रु. 100.00

दस्ता ह्याताळणी फी

रु. 1120.00

पृष्ठांची संख्या: 56

एकूण:

रु. 1220.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

7:26 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 4

वाजार मुल्य: रु. 2066500/-

मोबदला रु. 1750000/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह दुय्यम निबंधक वर्ग २
पनवेल क्र. ४

1) देयकाचा प्रकार: DHC रक्कम: रु. 1120/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1707202309937 दिनांक: 17/07/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005293813202324E दिनांक: 17/07/2023.

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

मूळ दस्तऐवज परत मिळाले

सह दुय्यम निबंधक पनवेल

लिपीक

सह दुय्यम निबंधक पनवेल



18/07/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 9873/2023

नोंदणी :

Regn:63m

गावाचे नाव : पनवेल

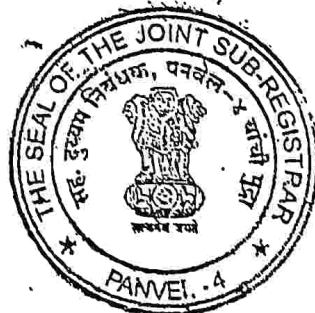
(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) नोंदणी क्रमांक	1750000
(3) बाजारभावा(भाडेपट्ट्याच्या बाबतितपट्ट्याकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2066500
(4) हू-मापन,पोटहिस्सा व क्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : इतर माहिती: पॅट्टाऊस नं.ए-603,सहावा व सातवा मजला, ए-बिंग, इमारत/प्रोजेक्ट/ विल्डींगचे नाव : "नॅशनल कॉम्प्लेक्स", सोसायटीचे नाव : "नॅशनल कॉम्प्लेक्स को.ऑप.ही.सो लि., प्लॉट नं.बी-11 आणि प्लॉट नं.बी-12, सेक्टर नं.6, नविन पनवेल(पूर्व), नवी मुंबई,ता.पनवेल,जि.रायगड. सध्याचे क्षेत्रफळ : 817 चौ.फूट. कारपेट म्हणजेच 75.92 चौ.मी.कारपेट(अनफर्निशड स्ट्रक्चर सरफेस)आणि सुपर फ्लोर् एरिया सहित म्हणजेच पॅसेज, स्टेअरकेस, वॉल,लिफ्ट,रेसोराउंड स्पेस,स्टिस्टसए कॉमन एरिया अधिक प्रोपोर्शनेट शेअर इत्यादी आणि ओपन कार्पेजल टेरेसचा क्षेत्र : 1170.00 चौ.फूट अथवा निवासी मिळकतीचे पनवेल येथील सब-रजिस्ट्रार, साहेब पनवेल-2 (उरण) चांचे कार्यालयात दि.17/03/2008 रोजी नोंदणी घ्यावेला करारनामा दस्त क्र.उरण-02307-2008 अत्ये अक्षरमक मु.शु. व तो.फी. वसूल केली असे. ((Plot Number : बी-11 आणि बी-12 ; SECTOR NUMBER : 6 ;))
(5) क्षेत्रफळ	1) 75.92 चौ.मीटर
(6) जाकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा वादेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जॉर्ज बर्गिस ड/०. फीबर्गिस मगार्डे ऑलिकल -- वय:-68; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. सध्याचा पत्ता:- इरता-कोटे, सेक्टर फ्लोर, अप्पर डबी, पेन्सिल्वेनिया, मुएसए - 19082 भारतातील पत्ता - ओलीकल, मोन्टीपल्ली, कोटयअ, केरला, केरला, कोट्टायम. पिन कोड:-686636 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा वादेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-फॉर्ज बर्गिस ड/०. फीबर्गिस मगार्डे ऑलिकल PAN : AASPV2623A -- वय:-71; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रा . 701, गगनगिरी इन्क्लेव, बर्वे रोड, वॉटर प्युरिफिकेशन प्लॅन्ट जवळ, गोदरेज हिल, कल्याण (पश्चिम), ठाणे ., महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AASPV2623A
(9) दस्तऐवज करून दिल्याचा दिनांक	17/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	17/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	9873/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही. कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(II) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (I), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



दस्तासोबतची सूची क्रमांक II

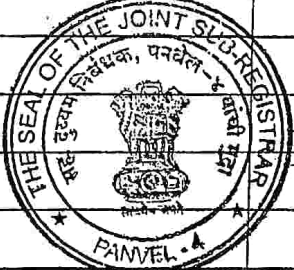
सह दुय्यम निबंधक वर्ग २,
पनवेल-४



CHALLAN
MTR Form Number-6



GRN	MH005293813202324E	BARCODE	[Barcode]				Date	17/07/2023-13:14:42	Form ID	25.1
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	PNL4_PANVEL NO 4 SUB REGISTRAR			PAN No.(If Applicable)	AASPV2623A					
Location	RAIGAD			Full Name	VARGHESE MATHEW son of GEEVARGHESE MATHAI OLICKAL					
Year	2023-2024 One Time			Flat/Block No.	PENTHOUSE No.A-603, 05th and 07th FLOOR, A					
Account Head Details		Amount In Rs.		Premises/Building	WING, NATIONAL COMPLEX					
030046401	Stamp Duty	500.00		Road/Street	CHSL, PLOT No.B-11 and B-112, SECTOR No.6, NEW PANVEL (East), NAVI MUMBAI,					
030063301	Registration Fee	100.00		Area/Locality	TAL. PANVEL, DIST. RAIGAD					
<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>पवल - ४</p> <p>२०२३</p> <p>१ / ५६</p> </div>				Town/City/District						
				PIN	4 1 0 2 0 6					
				Remarks (If Any)	SecondPartyName=GEORGE VARGHESE son of GEEVARGHESE MATHAI OLICKAL~					
Total	600.00		Amount In Words	Six Hundred Rupees Only						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332023071714050	2818639052			
Cheque/DD No.				Bank Date	RBI Date	17/07/2023-13:15:30	Not Verified with RBI			
Name of Bank				Bank-Branch		IDBI BANK				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				



Department ID : Mobile No. : 9000000000

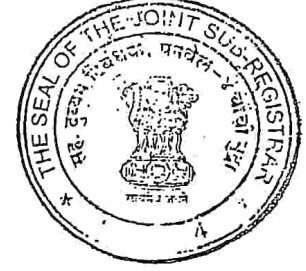
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

George Varghese

Varghese Mathew

पत्र - ४	
२०२३	२०२३
५ / ५६	



DEED OF CONVEYANCE / DEED OF ASSIGNMENT
cum CONFIRMATION DEED

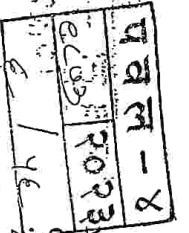
THIS DEED OF CONVEYANCE / DEED OF ASSIGNMENT *cum* CONFIRMATION DEED is made and executed at New Panvel as on this 17th day of JULY, 2023 in furtherance to registered AGREEMENT FOR SALE, dated.17/03/2008 duly registered at the office of Sub - Registrar of Assurance at Uran (Panvel-2) vide Document Sr.No.उरण-02307-2008, dated.17/03/2008;

(In respect of all that piece and parcel of Residential Penthouse bearing No.A-603, admeasuring approx Carpet area of 817.00 Sq.Ft. equivalent to 75.92 Sq.Mtrs. (unfurnished structure surface) and Super Covered area i.e.; the carpet area plus proportionate share in the common areas such as Passages, Staircases, Walls, Lifts. Recessed spaces, stilts etc. and the chargeable area of the loft / open terrace, if applicable, works out to 1170.00 Sq.Ft., on the 06th and 07th Floor of "A-Wing", in the building/complex/project known as "NATIONAL COMPLEX" and after formation of co-operative housing society it have been named as "NATIONAL COMPLEX CO-OPERATIVE HOUSING SOCIETY LTD.", lying, being and constructed on the piece and parcels of landed property bearing Plot No.B-11 and B-12, situated at Sector No.6 of Village / Node / Site : New Panvel (East), Navi Mumbai, Tal. Panvel, Dist. Raigad and Registration Dist. Raigad, Sub-Registration: Panvel, Tal. Panvel, Dist. Raigad and within the limits of CIDCO Ltd. / Corporation / Panvel Mahanagarpalika and Registration District : Raigad and Sub-Registration : Panvel, Tal. Panvel, Dist. Raigad and more particularly described in the FIRST and SECOND SCHEDULE written hereunder);

[Signature]

[Signature]

BETWEEN



MR. GEORGE VARGHESE s/o. GEEVARGHESE MATTHAI
OLICKAL (having UID : 7949 0775 3380 and USA Passport No. A010061920), Aged about 68 Years, Occupation - Retired, a NRI, and having Indian Address at Olickal Mounpally, Kottayam, Mounpally, Kerala, 686636 and USA address at Erna Court, Second Floor, Upper Darby, Pennsylvania, USA, 19082; hereinafter called and referred as "THE ASSIGNOR" (which expression shall unless it be repugnant to the context, meaning thereof be deemed to mean and include his/her/their heirs successors and assigns) OF THE FIRST PART;

AND

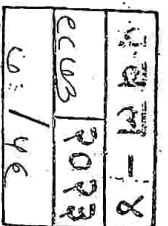
MR. VARGHESE MATTHEW s/o. GEEVARGHESE MATTHAI
OLICKAL (having PAN : AASPV2623A / UID : 7223 0834 6793), Aged about 71 Years, Occupation - Retired, an Indian Inhabitant and having address at 701, A Gagangri Enclave, Barave Road, Near Water Purification Plant, Godrej Hill, Kalyan (West), Thane - 421301 (Maharashtra); hereinafter called & referred to as "THE ASSIGNEE" (which expression shall, unless repugnant to the context, mean and deemed to include his/ her/ their respective heirs, executors, administrators and there assigns) OF THE OTHER PART;

WHEREAS the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. is a Government Company within the meaning of the Companies Act, 1956 (1 of 1956) having its registered office at Nirmal, 2nd floor, Nariman Point, Mumbai 400021 (hereinafter referred to as "THE CORPORATION") The Corporation has been declared as a New Town Development Authority under the Provisions of Sub Sec (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXV of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai declared by the government of Maharashtra in exercise of its power for the area designated as Site for New Town under Sub-Section (1) of Section 113 of the said Act;

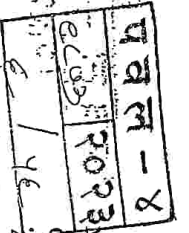
AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under the said Act to dispose off any land acquired on it or vested into it in accordance with the proposal approved by the State Government under the Act;

AND WHEREAS by Letter of Allotment bearing No. CIDCO / BUDP/SR.P.CO/691, dated 11/08/1995 and Letter of Allotment bearing No. CIDCO/BUDP/SR.P.CO/ 692 dated 11/08/1995 issued by the City and Industrial Development Corporation of Maharashtra Ltd. (hereinafter called and referred to as "the said Corporation") to M/S. Sunny Housing (India) Pvt. Ltd. (hereinafter referred to as "the BUILDER"), the said Corporation allotted to the said Builder, two plots of land bearing Plot No.B-11 & B-12, containing by measurement 1876.59 Sq.Mtrs. and 1831.79 Sq.Mtrs. respectively, situated at Sector No.06 of Village / Node / Site : New Panvel (East), Navi Mumbai, Tal. Panvel, Dist. Raigad. The said Corporation then amalgamated the said Plots i.e. Plot No.B-11 and Plot No.B-12 together which or thereabout and more particularly described in the FIRST SCHEDULE hereunder written (hereinafter referred to as "the said Plot/s") vide its/their Letter No.CIDCO/ BUDP/SR.P./CO/243, dated 26/02/96 and granted consent to the Builder for the Lease of the amalgamated Plot No.B-11 & Plot No.B-12, admeasuring 3708.30 Sq.Mtrs. on the terms and conditions including the conditions of lease of the said Plot/s as set out therein;

AND WHEREAS by the said Corporation has leased to the said Builder all that piece and parcels of the landed properties bearing Plot No.B-11 & B-12, containing by measurement 1876.59 Sq.Mtrs. and 1831.79 Sq.Mtrs. respectively, situated at Sector No.06 of Village / Node / Site : New Panvel (East), Navi Mumbai, Tal. Panvel, Dist. Raigad and more particularly described in the FIRST SCHEDULE hereunder written (hereinafter referred to as "the said Plot/s") surrounded by the boundary lines and containing by measurement 1876.59 Sq.Mtrs. and 1831.79 Sq.Mtrs. respectively, for the Builder to Occupy the said Plot/s and on the terms and conditions more particularly mentioned in the Agreement to Lease, dated 04/03/1996 entered into by and between the said Corporation on the One Part and Builder on the Other Part, giving physical possession of the said Plot/s;



BETWEEN



MR. GEORGE VARGHESE s/o. GEEVARGHESE MATTHAI
OLICKAL (having UID : 7949 0775 3380 and USA Passport No. A010061920), Aged about 68 Years, Occupation - Retired, a NRI, and having Indian Address at Olickal Mounpally, Kottayam, Mounpally, Kerala, 686636 and USA address at Erna Court, Second Floor, Upper Darby, Pennsylvania, USA, 19082; hereinafter called and referred as "THE ASSIGNOR" (which expression shall unless it be repugnant to the context, meaning thereof be deemed to mean and include his/her/their heirs successors and assigns) OF THE FIRST PART;

AND

MR. VARGHESE MATTHEW s/o. GEEVARGHESE MATTHAI
OLICKAL (having PAN : AASPV2623A / UID : 7223 0834 6793), Aged about 71 Years, Occupation - Retired, an Indian Inhabitant and having address at 701, A Gagangri Enclave, Barave Road, Near Water Purification Plant, Godrej Hill, Kalyan (West), Thane - 421301 (Maharashtra); hereinafter called & referred to as "THE ASSIGNEE" (which expression shall, unless repugnant to the context, mean and deemed to include his/ her/ their respective heirs, executors, administrators and there assigns) OF THE OTHER PART;

WHEREAS the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. is a Government Company within the meaning of the Companies Act, 1956 (1 of 1956) having its registered office at Nirmal, 2nd floor, Nariman Point, Mumbai 400021 (hereinafter referred to as "THE CORPORATION") The Corporation has been declared as a New Town Development Authority under the Provisions of Sub Sec (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXV of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai declared by the government of Maharashtra in exercise of its power for the area designated as Site for New Town under Sub-Section (1) of Section 113 of the said Act;

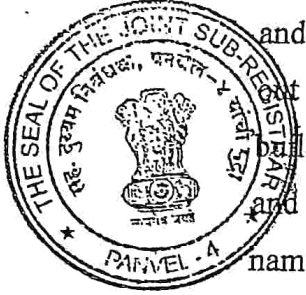
AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under the said Act to dispose off any land acquired on it or vested into it in accordance with the proposal approved by the State Government under the Act;

AND WHEREAS by Letter of Allotment bearing No. CIDCO / BUDP/SR.P.CO/691, dated 11/08/1995 and Letter of Allotment bearing No. CIDCO/BUDP/SR.P.CO/ 692 dated 11/08/1995 issued by the City and Industrial Development Corporation of Maharashtra Ltd. (hereinafter called and referred to as "the said Corporation") to M/S. Sunny Housing (India) Pvt. Ltd. (hereinafter referred to as "the BUILDER"), the said Corporation allotted to the said Builder, two plots of land bearing Plot No.B-11 & B-12, containing by measurement 1876.59 Sq.Mtrs. and 1831.79 Sq.Mtrs. respectively, situated at Sector No.06 of Village / Node / Site : New Panvel (East), Navi Mumbai, Tal. Panvel, Dist. Raigad. The said Corporation then amalgamated the said Plots i.e. Plot No.B-11 and Plot No.B-12 together which or thereabout and more particularly described in the FIRST SCHEDULE hereunder written (hereinafter referred to as "the said Plot/s") vide its/their Letter No.CIDCO/ BUDP/SR.P./CO/243, dated 26/02/96 and granted consent to the Builder for the Lease of the amalgamated Plot No.B-11 & Plot No.B-12, admeasuring 3708.30 Sq.Mtrs. on the terms and conditions including the conditions of lease of the said Plot/s as set out therein;

AND WHEREAS by the said Corporation has leased to the said Builder all that piece and parcels of the landed properties bearing Plot No.B-11 & B-12, containing by measurement 1876.59 Sq.Mtrs. and 1831.79 Sq.Mtrs. respectively, situated at Sector No.06 of Village / Node / Site : New Panvel (East), Navi Mumbai, Tal. Panvel, Dist. Raigad and more particularly described in the FIRST SCHEDULE hereunder written (hereinafter referred to as "the said Plot/s") surrounded by the boundary lines and containing by measurement 1876.59 Sq.Mtrs. and 1831.79 Sq.Mtrs. respectively, for the Builder to Occupy the said Plot/s and on the terms and conditions more particularly mentioned in the Agreement to Lease, dated 04/03/1996 entered into by and between the said Corporation on the One Part and Builder on the Other Part, giving physical possession of the said Plot/s;

SECOND SCHEDULE
OF THE ABOVE REFERRED SAID PREMISES

प व ल - ४	
२०३	२०२३
२०/४६	



All that piece and parcel of Residential Penthouse bearing No.A-603, admeasuring approx Carpet area of 817.00 Sq.Ft. equivalent to 8.92 Sq.Mtrs. (unfurnished structure surface) and Super Covered area i.e.; the carpet area plus proportionate share in the common areas such as Passages, Staircases, Walls, Lifts. Recessed spaces, stilts etc. and the chargeable area of the loft / open terrace, if applicable, works amounting to 1170.00 Sq.Ft., on the 06th and 07th Floor of "A-Wing", in the building / complex / project known as "NATIONAL COMPLEX" and after formation of co-operative housing society it have been named as "NATIONAL COMPLEX CO-OPERATIVE HOUSING SOCIETY LTD.", lying, being and constructed on the piece and parcels of landed property bearing Plot No.B-11 and B-12, situated at Sector No.6 of Village / Node / Site : New Panvel (East), Navi Mumbai, Tal. Panvel, Dist. Raigad and Registration Dist. Raigad, Sub-Registration: Panvel, Tal. Panvel, Dist. Raigad and within the limits of CIDCO Ltd. / Corporation / Panvel Mahanagarpalika and Registration District : Raigad and Sub-Registration : Panvel, Tal. Panvel, Dist. Raigad.

The said Building is of G + 7 Upper Floors with Lift Facility

The said Corporation / CIDCO LTD. has issued Occupancy Certificate in respect of the said Building as on 30/03/1999 having Ref. No. CIDCO/EE(BP)/ATPO/765.

Annexure - A

प व ल - ४
 २००३ / २०२३
 २९ / ५६

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) for the Special Building (India) Part 1st.

Plot No./PLOT NO:- B11/B12 Road NO:- --- Sector No:- 06 Sub-plot No:- --- at New parwal New Bombay.

For the approved plans and subject to the following conditions the development work of the proposed: Commercial Commercial = 1.8



The certificate is liable to be revoked by the Corporation if the development work in respect of which permission is granted under this certificate is not carried out or the work is not in accordance with the sanctioned plan.

Any of the conditions subject to which the same is granted or for any of the restrictions imposed by the Corporation is contravened.

The Managing Director, is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and or any person deriving title through or under the same, in such and event shall be deemed to have contravened the Maharashtra Regional and Town Planning Act, 1966.

THE APPLICANT SHALL:-

1. Give a notice to the corporation completion upto the plinth level and 7 days before the commencement of the further work.

2. Give written notice to the corporation regarding completion of work.

२२ ००२
 २९ / ५६

3. Obtain an occupancy certificate from the Corporation. The permit authorised officers of the Corporation for the building or permits for which the permission is granted at any time for the purpose of enforcing the building control Regulations and conditions of the structural design, building materials, fire electrical installation, etc. shall be in accordance with the provisions except for provision in respect of floor area as prescribed in the National Building code of India as prescribed in the National Building code of India at the time to time by the Indian Standard Institution.

4. The certificate shall remain valid for period of 1 year from the date of its issue.

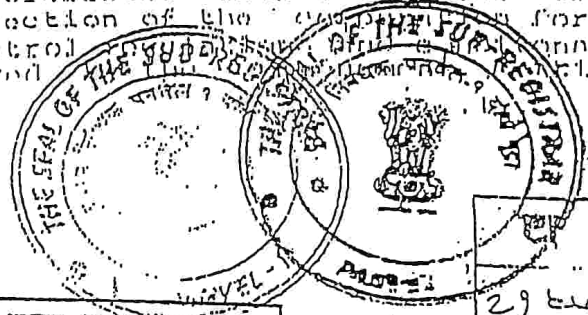


5. The conditions of this certificate shall be binding not only on the applicant but also its successors and every person deriving title through or under them.

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

7. The plot boundaries shall be physically demarcated immediately after intimation be given to this section before completion of plinth work.

8. The amount of Rs. 16,600/- deposited with --- as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the building control conditions attached to the permission covered.



प व ल
 ५२०५ / २०२०
 २३ / ३३

प व ल
 २९५० / २००६
 २९ / ३७

सिडको

इरव औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

कृत कार्यालय :

1, दुसरा मजल, नरिमन पॉइंट,
४००.०२१.

1: २०२-२४८१ / २०२ २४२० / २०२ २५७९

: ००-९१-२२-२०२ २५०९

मुख्य कार्यालय :

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

दुरध्वनी: ७५७ १२४१ (९ लाईन्स)

फक्स : ००-९१-२२-७५७ १०६६

क्र:

CIDCO/EE(BP)/ATPO/ २८८

दिनांक: ३१-३-९९

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential-Cum-Commercial building (Residential BUA=4171.384 sq.mtrs. & Commercial BUA=1390.94 sq.mtrs.) on plot No B11 & B12 Sector No.6. at New Panvel, of Navi Mumbai completed under the supervision of M/S.SABU FRANCIS & ASSOCIATES has been inspected on 22/03/99 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the commencement certificate dated 26/03/96 and that the development is fit for the use for which it has been carried out.

(S.V.JOSE)

EXECUTIVE ENGINEER(BL-G PERMISSION)
ADDL. TOWN PLANNING OFFICER



3 1 UT	
2300	2000
२२/१५	



17/07/2023 7:17:43 PM

दस्ता क्रमांक : पत्र4/9873/2023

दस्ताचा प्रकार :- अभिहस्तांतरणपत्र

दस्त गोपवारा भाग-2

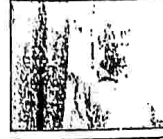
पत्र4 ५६५६
दस्ता क्रमांक: 9873/2023

अनु क्र. पक्षकाराचे नाव व पत्ता
1 नाव: जॉर्ज वर्गिस s/o. जीवर्गिस मथाई ऑलिकल - -
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं:
सध्याचा पत्ता - इरना कोर्ट, सेकंड फ्लोर, अप्पर डब्ल्यू, पेन्सिल्वेनिया,
यूपएस - 19082 भारततील पत्ता - ऑलीकल, मोनीपल्ली, कोटयम,
केरला, कोट्टायम.
पॅन नंबर:

पक्षकाराचा प्रकार
लिहून देणार
वय :- 68
स्वाक्षरी:-

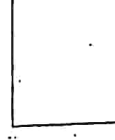
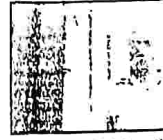
छायाचित्र

ठसा प्रमाणीत



2 नाव: वर्गिस मॅथ्यू s/o. जीवर्गिस मथाई ऑलिकल PAN :
AASPV2623A - -
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं:
रा. 701, गगनगिरी इन्कलेव, बवे रोड, वॉटर प्युरिफिकेशन प्लॉट
जवळ, गोदरेज हिल, कल्याण (पश्चिम), ठाणे, महाराष्ट्र, ठाणे.
पॅन नंबर: AASPV2623A

लिहून घेणार
वय :- 71
स्वाक्षरी:-



वरील दस्तऐवज करून देणार तथाकथित अभिहस्तांतरणपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 17 / 07 / 2023 07 : 11 : 00 PM

ओळख:-

खालील इस्म असे निवेदित करतात की ते दस्तऐवज करून देणा-याना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवित्तात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: जॉन मॅथ्यू - -
वय: 36
पत्ता: रा. कल्याण पश्चिम, ठाणे
पिन कोड: 421301

स्वाक्षरी

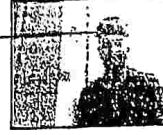
छायाचित्र

ठसा प्रमाणीत



2 नाव: रमेश अनिल नाटेकर - -
वय: 28
पत्ता: रा सुकपूर, शिलोत्तर रायचूर, ता पनवेल, जि रायगड
पिन कोड: 410206

स्वाक्षरी



शिक्का क्र.4 ची वेळ: 17 / 07 / 2023 07 : 11 : 51 PM

Joint Sub Registrar Panvel 4

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VARGHESE MATHEW son of GEEVARGHESE MATHAI OLICKAL	eChallan	69103332023071714050	MH005293813202324E	500.00	SD	0002744437202324	17/07/2023
2		DHC		1707202309937	1120	RF	1707202309937D	17/07/2023
3	VARGHESE MATHEW son of GEEVARGHESE MATHAI OLICKAL	eChallan		MH005293813202324E	100	RF	0002744437202324	17/07/2023

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

9873 / 2023

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isartan@gmail.com

पुस्तक क्र 9

दस्त क्र e603 वर नोंदला.

सह दुय्यम निबंधक/वर्ग २, पनवेल क्र.४
दि. १० माहे ०८ सन २०२३

प्रमाणित करणेत येते की, या
दस्तामध्ये ५६ पृष्ठे आहेत.

सह दुय्यम निबंधक वर्ग २,
पनवेल-४

