

SBR RACPC Belapur-Prinjankadaiya 12/3/24
(Rescue) Prinjankadaiya 9619547240 2:00pm
(2 feepot) L.1.31 Charles - 9820661063

Receipt (pavli)

394/4298

Tuesday, March 12, 2024

8:56 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 4527 दिनांक: 12/03/2024

गावाचे नाव: नेरळ

दस्तावेजाचा अनुक्रमांक: टनन11-4298-2024

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: -- चार्लेस इंबाम

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

एकूण:

रु. 30680.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
9:16 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 11
सह दुय्यम दिनांक वर्ग-२
ठाणे क्र. ११

बाजार मूल्य: रु. 11190253.1/-

मोबदला: रु. 17500000/-

भरलेले मुद्रांक शुल्क: रु. 1050000/-

1) देयकाचा प्रकार: DHC रकम: रु. 680/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0324116210922 दिनांक: 12/03/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH017026505202324E दिनांक: 12/03/2024

बँकेचे नाव व पत्ता:

पक्षकारीची सही
मुळ दस्त परत मिळाला

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 11

दस्ता क्रमांक : 4298/2024

नोंदणी :

Regn:63m

12/03/2024

L. 1. 31

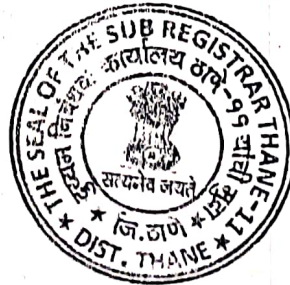
गावाचे नाव : नेरुळ

(1) विलेखाचा प्रकार	करारनामा
(2) भोवदला	17500000
(3) बाजारभाव (भाडेपट्ट्याच्या वाचतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	11190253.1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई गनपा इतर वर्णन : इतर माहिती: सदनिका क्रमांक 604, सहावा मजला, संस्कृती, माता वैष्णो कॉ. ऑप. हौसिंग सोसायटी लिमिटेड, भूखंड क्रमांक 12 व 21, सेक्टर-42, नेरुळ, नवी मुंबई 400706, क्षेत्रफळ 77.33 चौ. मीटर (832 चौ. फूट) कारपेट एरिया सोबत कार पार्किंग नं. 604 ((Plot Number : 12 and 21 ;))
(5) क्षेत्रफळ	1) 77.33 चौ.मीटर.
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-- अपाला सिंह वय:-70; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सदनिका क्रमांक 604, सहावा मजला, संस्कृती, माता वैष्णो कॉ. ऑप. हौसिंग सोसायटी लिमिटेड, भूखंड क्रमांक 12 व 21, सेक्टर-42, नेरुळ, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ABBPS2315Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-- चार्लेस इबाम वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वी-502, श्री अंबिका अपार्टमेंट सीएचएस ली., प्लॉट नं. 10, सेक्टर 42ए, नेरुळ, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AAJPI6881J
(9) दस्तऐवज करून दिल्याचा दिनांक	12/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	12/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	4298/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1050000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शंरा	

सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. ११

मुल्यावनामासाठी विचारान घेतलेला नपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





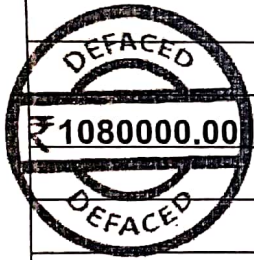
CHALLAN
MTR Form Number-6



GRN	MH017026505202324E	BARCODE		Date	11/03/2024-10:52:37	Form ID	25.2
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Department Inspector General Of Registration		Payer Details					
Stamp Duty		TAX ID / TAN (If Any)					
Type of Payment Registration Fee		PAN No.(If Applicable)		AAJPI6881J			
Office Name THN11_THANE NO 11 JOINT SUB REGISTR		Full Name		CHARLES INBAM			
Location THANE		Flat/Block No.		FLAT NO.604, SANSKRUTI, MATA VAISHNO			
Year 2023-2024 One Time		Premises/Building		CHSL			

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030046401 Stamp Duty	1050000.00	PLOT NO.12 AND 21, SECTOR 42, SEAWOODS, NERUL				
0030063301 Registration Fee	30000.00	NAVI MUMBAI				
		4 0 0 7 0 6				
		PAN2=ABBPS2315Q~SecondPartyName=APALA SINGH-CA=17500000				
		Amount In	Ten Lakh Eighty Thousand Rupees Only			
		Words				
Total	10,80,000.00					

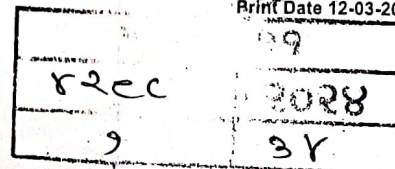
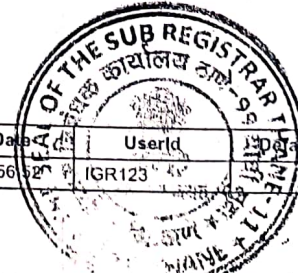


Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	00040572024031137416	IK0CRCYJA3		
Cheque/DD No.		Bank Date	RBI Date	11/03/2024-10:24:53	Not Verified with RBI		
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9820661063
सदर चालन कवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-394-4298	0009026964202324	12/03/2024-08:56:52	IGR123	30000.00



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	20240312103	12 March 2024,08:54:38 AM				
मूल्यांकनाचे वर्ष	2023					
जिल्हा	ठाणे					
मूल्य विभाग	तालुका : ठाणे					
उप मूल्य विभाग	26/315- नेरुळ नोड सेक्टर नंबर 42					
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
46000	110900	126500	138600	126500	चौ. मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	92.78चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-	
उद्ववाहन सुविधा -	आहे	मजला -	5th to 10th Floor			
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ		= 105 / 100 Apply to Rate= Rs.116445/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((116445-46000) * (100 / 100)) + 46000) = Rs.116445/-				
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 116445 * 92.78 = Rs.10803767.1/-				
E) बंदिस्त वाहन तळाचे क्षेत्र		13.94चौ. मीटर				
बंदिस्त वाहन तळाचे मूल्य		= 13.94 * (110900 * 25/100) = Rs.386486/-				
Applicable Rules		= 3, 9, 18, 19 ,15				
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 10803767.1 + 0 + 0 + 0 + 386486 + 0 + 0 + 0 + 0 + 0 =Rs.11190253/- = ₹ एक करोड अकरा लाख नव्वद हजार दोन शे त्रेपत्र /-				

Home Print



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सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. ११

AGREEMENT FOR SALE
**(For transfer of share/s in Capital Property of the
 Society and rights, interest & ownership in immovable
 property)**

THIS Agreement is made and entered into at Nerul, Navi
 Mumbai, on this **12th** day of **MARCH, 2024**

BETWEEN

SMT. APALA SINGH (PAN NO: ABBPS2315Q) Alias Smt.
 Apala M. Singh an adult, having address at Flat No.604 on the
 6th Floor in the building named "Sanskriti" the society known
 as Mata Vaishno Co-operative Housing Society Ltd., situated
 on Plot No.12 & 21, Sector 42, Nerul, Navi Mumbai 400706
 hereinafter referred to as "**the Transferor**" [which expression
 shall unless and otherwise repugnant to the context or
 meaning thereof shall mean & include her heirs, executors,
 administrators and assigns] **of the One Part.**

AND

MR. CHARLES INBAM (PAN: AAJPI6881J), an adult, Indian
 Inhabitant, having address at Flat No.B-502, Shree Ambica
 Apartment CHS Ltd., Plot No.10, Sector 42A, Nerul, Navi
 Mumbai 400706 hereinafter referred to as "**the Transferee**"
 [which expression shall unless and otherwise repugnant to
 the context or meaning thereof shall mean & include his heirs,
 executors, administrators and assigns] **of the Second Part.**

**WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT
 CORPORATION OF MAHARASHTRA LTD. (CIDCO)** is a
 Government Company incorporated under the Companies
 Act, 1956 (hereinafter referred to as "**the said Corporation**")
 having its registered office at Nirmal, 2nd floor, Nariman Point,
 Mumbai-400021 having been declared as a New Town
 Development Authority, under the provisions of Sub. Section
 A) of Section 113 of the Maharashtra Regional and Town
 Planning Act, 1966 (Maharashtra Act No-XXXVII of 1966)
 (hereinafter referred to as "**the said MRTP Act**") for the
 Town of Navi Mumbai by the Government of Maharashtra
 the exercise of its powers for the area designated as site for a
 New Town under sub-section (1) of section 113 of the said
 MRTP Act.

AND WHEREAS the State Government has acquired land
 within the delineated area of Navi Mumbai and vested the
 same in the said Corporation by an order duly made in that
 behalf as per the provisions of Section 113(1) of the said MRTP
 Act;

Apala Singh

Charles Inbam



822C	2024
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AND WHEREAS Mata Vaishno Co-Operative Housing Society Limited., a society registered under the provisions of Maharashtra Co-operative Societies Act, 1960, having its registration no. NBOM/CIDCO/ HSG (OH) / 502 / JTR / 96-97 dated-11/03/1997 applied to the said Corporation to allot them a Plot of land on lease for the purpose of constructing Flats/Units for its members.

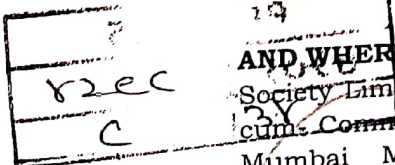
AND WHEREAS by an Agreement to Lease dated-19/05/1998 made between the said Corporation of the One Part and Mata Vaishno Co-Operative Housing Society Limited (therein referred to as "**the said Lessee**") of the other part, the said Corporation has leased a Plot No.21, admeasuring about 2167.23 Sq. Mtrs. Situated at Sector-42, Nerul, Navi Mumbai-400706 Tal. & Dist. Thane (hereinafter referred to as "**the said First Plot**") for a period of 60 years computed from the date of Agreement and has handed over the physical possession of the said Plot on the Society.

AND WHEREAS Audumber Co-Operative Housing Society Limited., a society registered under the provisions of Maharashtra Co-operative Societies Act, 1960, having its registration no. NBOM/CIDCO/ HSG (OH)/655/JTR/1998-99, applied to the said Corporation to allot them a Plot of land on lease for the purpose of constructing Flats/Units for its members.

AND WHEREAS by an Agreement to Lease dated-15/12/1999 made between the said Corporation of the One Part and Audumber Co-Operative Housing Society Limited (therein referred to as "**the said Lessee**") of the other part, the said Corporation has leased a Plot No.12, admeasuring about 2017.41 Sq. Mtrs. Situated at Sector-42, Nerul, Navi Mumbai-400706 Tal. & Dist. Thane (hereinafter referred to as "**the said Second Plot**") for a period of 60 years computed from the date of Agreement and has handed over the physical possession of the said Plot on the Society.

AND WHEREAS the said Societies paid the premium in full to the said Corporation and the said Corporation has granted permission for license to the said Society to enter upon the said land for the purpose of erecting buildings.

AND WHEREAS the said Mata Vaishno Co-Operative Housing Society Limited have obtained the Development Permission- cum- Commencement Certificate of Plot No.21 from the Navi Mumbai Municipal Corporation by its Letter dated 04/09/1998 and have commenced the construction of building on the said Plot No. 21.



Apale Si-71

Handwritten signature

Sector 42, Nerul, Navi Mumbai alongwith enclosed society Members List therein and the said Lease Deed is registered at the Office of Sub-Registrar of Assurances Thane 11 under Document Sr. No.TNN11-01403-2007 dated 28/02/2007

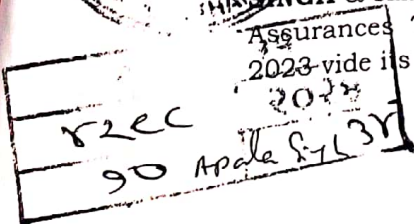
AND WHEREAS subsequently the said Society has issued five shares of Rs.50/- each bearing distinctive numbers from 236 to 240 covered under **Share Certificate No-048** in respect of **Flat No.604 on the 6th Floor, in the building named "Sanskriti"** in favour of **SMT. APALA SINGH**.

AND WHEREAS by **Gift Deed** dated 08/04/2010 the **SMT. APALA SINGH** gifted the said **Flat No.604 on the 6th Floor**, admeasuring about 77.33 Sq. Mtrs (832 Sq. Ft) Carpet Area, in the building named "Sanskriti" & the society known as Mata Vaishno Co-operative Housing Society Ltd., along with Car Parking No.604 admeasuring 140 Sq. Ft., situated on Plot No.12 & 21, Sector 42, Nerul, Navi Mumbai 400706 hereinafter for brevity's sake referred to as "the said Premises or said Flat" to her **Daughter namely: SMT. DIVYA BANSAL** & same was registered at the office of Sub-Registrar of Assurances Thane-6 under document Sr. No-TNN6-01569-2010 vide its Receipt No-1598 on 08/04/2010.

AND WHEREAS accordingly SMT. DIVYA BANSAL obtained Transfer Order from the said Corporation (CIDCO) vide Letter bearing Ref. No. CIDCO/EMS/EO(I)/2010/1439 dated 19.04.2010.

AND WHEREAS the said Mata Vaishno Co-operative Housing Society Limited has transferred five shares of Rs.50/- each bearing distinctive numbers from 236 to 240 covered under **Share Certificate No-048** in favour of **SMT. DIVYA BANSAL**

AND WHEREAS by **Gift Deed** dated 04/07/2023 the **SMT. DIVYA BANSAL** gifted the said **Flat No.604 on the 6th Floor**, admeasuring about 77.33 Sq. Mtrs (832 Sq. Ft) Carpet Area, in the building named "**Sanskriti**" & the society known as Mata Vaishno Co-operative Housing Society Ltd., along with Car Parking No.604 admeasuring 140 Sq. Ft., situated on Plot No.12 & 21, Sector 42, Nerul, Navi Mumbai 400706 hereinafter for brevity's sake referred to as "the said Premises or said Flat" to her **Mother namely: SMT. APALA SINGH** & same was registered at the office of Sub-Registrar of Assurances Thane-6 under document Sr. No-TNN6-9667-2023 vide its Receipt No-10178 on 04/07/2023.



Chatterjee

AND WHEREAS accordingly **SMT. APALA SINGH** has submitted copy of registered Gift Deed dated 04/07/2023 and obtained **FINAL ORDER FOR TRANSFER** from the said Corporation (CIDCO) vide Letter bearing Ref. No. CIDCO / ESTATE-1 / 2024 / 8000240292 dated 06.02.2024.

AND WHEREAS the said Mata Vaishno Co-operative Housing Society Limited has transferred five shares of Rs.50/- each bearing distinctive numbers from **236** to **240** covered under **Share Certificate No-048** in favour of **SMT. APALA SINGH**

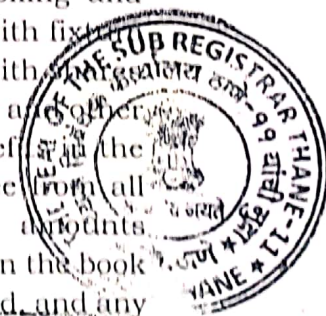
AND WHEREAS in view of the above, the present Transferor is a bona fide member of the said Society and are holding Five Shares of Rs.50/- each bearing distinctive numbers from 236 to 240 under Share Certificate No-048.

AND WHEREAS because of the membership of the said society, the Transferor is well & sufficiently entitled to a residential premises being **Flat No.604 on the 6th Floor**, admeasuring about 77.33 Sq. Mtrs (832 Sq. Ft) Carpet Area, in the building named "**Sanskriti**" & the society known as Mata Vaishno Co-operative Housing Society Ltd., along with Car Parking No.604 admeasuring 140 Sq. Ft., situated on Plot No.12 & 21, Sector 42, Nerul, Navi Mumbai 400706, hereinafter for brevity's sake referred to as "**the said Premises or said Flat**".

AND WHEREAS the said flat is in possession of the Transferor, subject to the bye-laws, rules and regulations of the said Society.

AND WHEREAS the Transferor is desirous of selling and transferring the said flat on "as is where is" basis with fixtures and fittings together with car parking space along with shares of the said society TOGETHER WITH the occupancy and other rights, title and interest and incidental rights, benefits in the said Flat in the said society to the Transferee free from all encumbrances and liabilities along with the amounts standing to the credit of the Transferor on this day in the book of the said society towards the deposits, sinking fund, and any other amounts which the Transferor is legitimately entitled to in her capacity as the member of the said Society.

AND WHEREAS the Transferee has agreed to purchase and acquire the said Flat on "as is where is" basis with fixture and fittings along with occupancy, shares and other rights, title, interest and incidental rights and benefits in the said flat in the said Society free from all encumbrances and liabilities in the said Society on the terms and conditions agreed by and between the parties hereto.

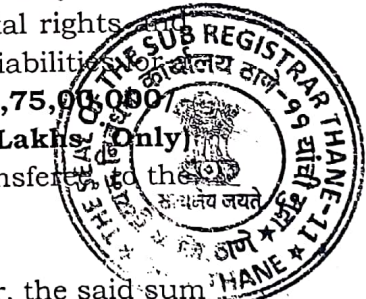


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38	

- h. The Transferor is not prohibited either under the Income Tax Act, Gift Tax Act, Wealth Tax Act, or under any other statute from transferring and disposing off the said Premises under this Agreement for Sale.
- i. The Transferor has not done any act, deed, matter or thing whereby she is prevented from entering into this Agreement to Sale on the various terms and conditions as stated herein in favour of the Transferee and the Transferor has all the rights, title and interest to enter into this agreement with the Transferee on the various terms and conditions as stated herein.

NOW THIS AGREEMENT WITNESSETH & IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-

1. The Transferor has agreed to the Transferee for transferring the said **Flat No.604 on the 6th Floor**, in the name of the Transferee, subject to conditions stated herein
2. The Transferor agrees to convey and transfer and the Transferee agrees to purchase/acquire the occupancy and other right, title and interest of the said **Flat No.604 on the 6th Floor**, in the said Society as also the car parking space and other incidental rights benefits free from all encumbrances and liabilities total consideration or Sale price of **Rs.1,75,00,000/- (Rupees One Crore Seventy Five Lakhs Only) inclusive of 1% TDS**, payable by the Transferor to the Transferee.
3. The Transferee shall pay to the Transferor, the said sum of **Rs.1,75,00,000/- (Rupees One Crore Seventy Five Lakhs Only) inclusive of 1% TDS**, in the manner and at the time hereinafter stated:



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[i] The Transferee have paid to the Transferor, the sum of **Rs.44,25,000/- (Rupees Forty Four Lakhs Twenty Five Thousand Only)** being the **part payment**, out of total consideration / sale price of the aforesaid premises on the execution of these present agreement [the receipt and payment whereof the Transferor do hereby admits and acknowledges]

Apala Singh

Handwritten signature/initials.

5. The Transferor shall hand over vacant and peaceful possession of the said premises to the Transferee simultaneous on receipt of the balance total consideration of Rs.1,29,00,000/- (Rupees One Crore Twenty Nine Lakhs Only) as stated hereinabove. Thus, the Transferor hereby agree, that on receipt of the total consideration or sale price from the Transferee of Rs.1,75,00,000/- (Rupees One Crore Seventy Five Lakhs Only) in the manner stated above, the Transferor shall hand over the possession of the said Premises viz. Flat No.604 on the 6th Floor in the said Society to the Transferee and will execute & register the Deed of Assignment/ Sale Deed with the Transferee.
6. Simultaneously on the receipt of the balance total consideration Rs.1,29,00,000/- (Rupees One Crore Twenty Nine Lakhs Only) from the Transferee referred to hereinabove, the Transferor:-

[a]. Shall handover to the Transferee the transfer forms duly signed by the Transferor, as regards the transfer of the said Premises.

[b]. shall surrender her occupancy rights in respect of the said Premises bearing **Flat No.604 on the 6th Floor along with car parking**, in favour of the Transferee.

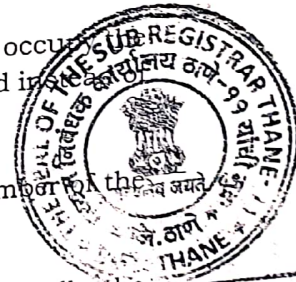
[c]. shall apply to the said society to allow, to occupy said Premises by the Transferee, in place and in stead of the Transferor.

[d]. shall tender her resignation, as the member of the said Society.

[e]. shall apply to the said Society to enroll, the Transferee as member of the said society, in place and instead of the Transferor.

[f] Shall execute & register Sale Deed/Deed of Assignment

7. It has been agreed by and between the parties hereto that, the Transferor shall bear and pay all dues, taxes duties payable (if any) to any agency or state govt. and pay all the outgoings to the said society in respect of said Premises for and up to 20th April 2024 and the Transferee shall bear and pay all such outgoings to the said society after 20th April 2024.



१२८८	१९
२९	२०२४
	३४

Page 2/7

FIRST SCHEDULE
(SCHEDULE OF THE FIRST PLOT)

ALL THAT PIECE OR PARCEL OF LAND known as Plot No.21, admeasuring about 2167.23 Sq. Mtrs. or thereabouts at Sector-42, Nerul, Navi Mumbai-400706, Taluka and District Thane, Registration District Thane and Registration Sub-District Thane

(SCHEDULE OF THE SECOND PLOT)

ALL THAT PIECE OR PARCEL OF LAND known as Plot No.12, admeasuring about 2017.41 Sq. Mtrs. or thereabouts at Sector-42, Nerul, Navi Mumbai-400706, Taluka and District Thane, Registration District Thane and Registration Sub-District Thane

AFTER AMALGAMATION

ALL THAT PIECE OR PARCEL OF LAND known as Plot No.12 & 21 at Sector-42, Nerul, Navi Mumbai-400706, containing 4184.64 Sq. Mtrs or thereabouts situated at Taluka and District Thane, Registration District Thane and Registration Sub-District Thane and bounded as follows that is to say:

ON OR TOWARDS THE NORTH BY	11 Mtrs. Wide Rd
ON OR TOWARDS THE SOUTH BY	11 Mtrs. Wide Rd
ON OR TOWARDS THE EAST BY	Plot No-13 & 20
ON OR TOWARDS THE WEST BY	11 Mtrs. Wide Rd

SECOND SCHEDULE
(SCHEDULE OF FLAT & SHARES)

FLAT NO.604 ON THE 6TH FLOOR, ADMEASURING ABOUT 77.33 SQ. MTRS (832 Sq. Ft) CARPET AREA, IN THE BUILDING NAMED "SANSKRUTI" & THE SOCIETY KNOWN AS MATA VAISHNO CO-OPERATIVE HOUSING SOCIETY LTD., ALONG WITH CAR PARKING NO.604 ADMEASURING 140 SQ. FT., SITUATED ON PLOT NO.12 & 21, SECTOR 42, NERUL, NAVI MUMBAI 400706. THE BUILDING CONSTRUCTED IN THE YEAR-2002 (O.C.) IS OF RCC CONSTRUCTION CONSISTING OF GROUND + SEVEN UPPER FLOORS WITH LIFT.

AND
FIVE SHARES OF RS.50/- EACH BEARING DISTINCTIVE NUMBERS FROM 236 TO 240 UNDER SHARE CERTIFICATE NO-048 ISSUED BY MATA VAISHNO CO-OPERATIVE HOUSING SOCIETY LTD.



rec
sc
37

Apala S. 74

Chaitan. I.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE : HEAD OFFICE :
 "NIRMAL", 2nd Floor, Nairman Point, CIDCO Bhavan, CBD-Belapur,
 Mumbai - 400 021. Navimumbai - 400 614.
 PHONE : (Reception) 00-91-22-6650 0900 PHONE : 00-91-22-6791 8100
 00-91-22-6650 0928 FAX : 00-91-22-6791 8166
 00-91-22-202 2509 / 6650 0933

Date : 19-04-2010

Ref. No. CIDCO/EMS/EO(I)/2010/1429

To, The Secretary,
 M/s. Mata Vaishno CHS Ltd.
 Plot No.12/21, Sector-42,
 Nerul, Navi Mumbai.

Sub: Your request to transfer share by the way of Gift Deed in respect of Flat No.604 of Sanskruti Building, Plot No.12/21, Sector-42 Nerul.
 Ref: Your letter dated 13-04-2010.

Sir,
 As you have paid Rs.5,000/- towards the administrative charges to our Corporation and submitted copy of the Deed of Gift made on 08-04-2010, and registered Under Sr. No.TNN-6-01569/2010 dated 08-04-2010 with the Sub Registrar, Thane-6, with the copy of your Society Resolution regarding transfer of the said flat, we have taken note of change of share as under, subject to the conditions incorporated in the Agreement to Lease and provisions of New Bombay Disposal of Lands Regulation 1975.

Name of Outgoing members	Name of Incoming Member	Flat No.	Carpet Area (in Sq.mtr)
Smt. Apala M. Singh.	Smt. Divya Bansal.	604 of Sanskruti Building	77.33 Mts.

Subsequent to this, if any disputes arises between the family member / outsiders in respect to this property, the transferee will be exclusively held responsible for the consequences, if any. The others terms and conditions of the agreement of lease dated 19-05-1998 between Society and our Corporation remain unchanged.

Thanking you,
 Yours faithfully,



Copy to : 1) E.E. MSEB, Nerul Div.
 2) T.P.O., NIMMC 3) AAO(EMS-4) Office file.



2.4.7.8
 2010



नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पदिका घाळा, बेलापुर भवन, 'सी.ओ.सी.'
नवी मुंबई - ४०० ६१४
दुरध्वनी क्र. ७५७ १७ ३३, ७५७ १७ ३८
७५७ ४० २२
७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.O.,
NAVI MUMBAI - 400 614
TEL. No.: 757 17 33, 757 17 28
757 40 22
FAX : 757 37 85

जा. क्र. नमुप/मंनर/नरवि/७२३/२००२
दि. ३/८/२००२

भोगवटा प्रमाणपत्र

नवी मुंबई येथील भुखंड क्र. ०१ व १२, सेक्टर - ४२ नेरुळ, नवी मुंबई, या जागेचे मालक सचिव, माता वैष्णव व औदुंबर सहकारी गृहनिर्माण संस्था मर्यादित, यांनी जागेवरील बांधकाम दि. २५/०२/२००२ रोजी पूर्ण केले आहे. त्याबाबतचा दाखला संबधित वास्तुविशारद धुमाळ अॅन्ड असो. यांनी सादर केलेला आहे. सदर जागेची पाहणी दि. २२/०७/२००२ रोजी वास्तुविशारदसह करण्यात आलेली आहे. बांधकाम विकास नियंत्रण नियमावलीतील तरतुदीनुसार करण्यात आलेले असून बांधकाम प्रमाणपत्र (भू. क्र. २२/२२/२००२) दि. ०४/०९/९८ व भुखंड क्र. १२ दि. १०/०२/२००० मध्ये नमूद केलेल्या शर्ती प्रमाणे पूर्तता केलेली आहे. त्यामुळे सदर जागेत रहिवास वापर करण्यास हाकत नाही. क्षेत्रफळाचा तपशील खालील प्रमाणे आहे.

रहिवासाखालील एकत्रीत बांधकाम क्षेत्र :-
बंदिस्त वाल्कनी खालील बांधकाम क्षेत्र :-

४२८३.८४२५ चौ.मी.
७३२.८५ चौ.मी.

एकूण बांधकाम क्षेत्र :-

४९१५.६२२५ चौ.मी.



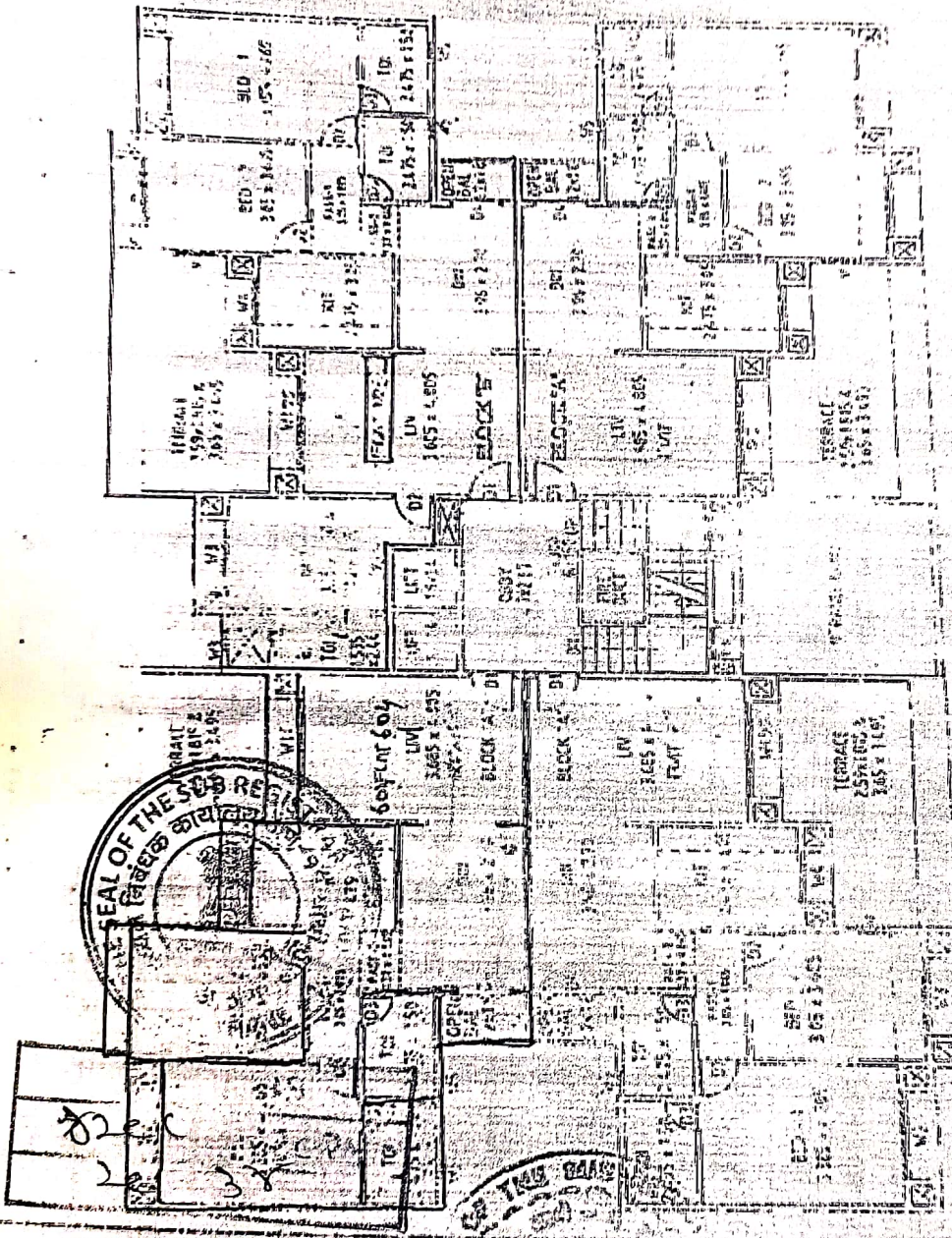
ट. न. न. ६
१५ १७

सहाय्यक संचालक नगर रचना
नवी मुंबई महानगरपालिका

ट. न. न.
दस्ता क्रमांकी ५
२३

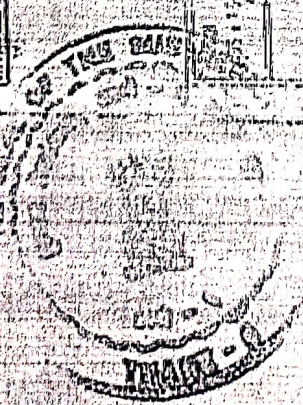
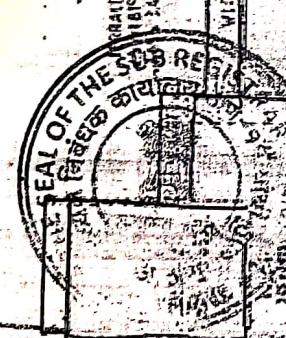
ट. न. न. ६
२६६० ३०२३
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MADE TO ORDER
 BY ARCHITECT
 BEST QUALITY

6th FLOOR PLAN



Handwritten signature

Arda Singh

9NEE/10085
 78127

नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

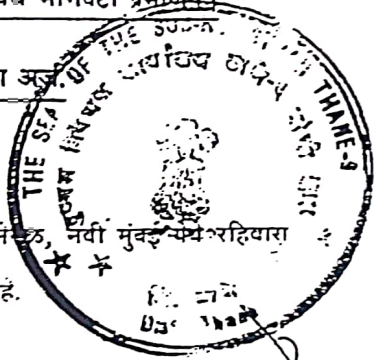
पहिला प्रकाश, बेलपुर भवन, सी बी डी.
नवी मुंबई ४०० ६१४
दूरध्वनी क्र : ७५७ १७ ३३, ७५७ १७ २८
७५७ ४० २२
फॅक्स : ७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. 757 17 33, 757 17 28
757 40 22
FAX : 757 37 85

जा.क्र.नं./मु.क्र.नं./न.वि./मो.क्र./ ३६५
दिनांक :- ३/८/२००२.

गणेश वेंकटर व जांदुंबर सहकारी गृहनिर्माण संस्था मर्यादित
गुळंड क्र.-२१ व १२, सेक्टर-४२, नेरळ,

नस्ती क्र.-नमुंमपा/वि.प्र.क्र.-७४०/१८ व १२६३/१९
विषय:- गुळंड क्र.-२१ व १२, सेक्टर-४२, नेरळ, नवी मुंबई येथे भोगवटा प्रमाणपत्र
मिळवणेबाबत.
संदर्भ:- आपलं वास्तुविशारद यांचा दि.०५-०७-२००२ रोजीचा अर्ज



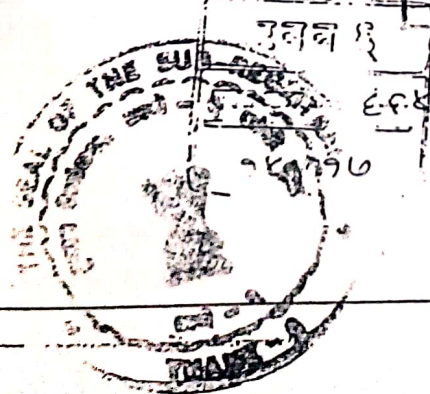
उपरोक्त संदर्भाविषय विषयाबाबत गुळंड क्र.२१ व १२, सेक्टर-४२, नेरळ, नवी मुंबई येथे राहियारा
प्रमाणपत्र प्रमाणपत्र (आंकव्ययन्नां सटीफिकेट) या पत्रासांचत जांडले आहे.

आपला
[Signature]

राडा. संचालक नगरप्रमुखा
नवी मुंबई महानगरपालिका

ट न न - ६
दस्त क्र. १५६९-२०१०
२२/२७ -

- वास्तुविशारद:-
प्रमाणपत्र अर्ज असो., वास्तुविशारद
महाराज, भवानी, गुळंड क्र.४, सेक्टर-१६, नवीन पनवेल.
आयुड-उपयुक्त, नमुंमपा, तुर्गे.
उपयुक्त निर्धारक व संकलक, नमुंमपा, तुर्गे.
विभागा अधिकारी नमुंमपा, नेरळ.



Share Certificate No. 048

Mata Vaishno Co-Op Housing Society Ltd.

Regd. No. NBOM/ CIDCO/HSG/(OH) /2150 / JTR - 2005-06
Add.: Plot No. 12 & 21, Sector-42, Nerul (W), Navi Mumbai - 400 706.
(Registered under the Maharashtra Co-Operative Societies Act - 1960)

Share Certificate

Authorised Share Capital Rs. 2,00,000 Divided into 4000 Shares each of Rs. 50/- only

This is to Certify that ~~Shri/Smt/M/s.~~ *Apala M. Singh*

(First Member) & Shri/Smt/M/s. (Joint Member)

of Flat No. *604* SHRUSTI / SANSKRUTI is the Registered Holder of *5*

fully paid up Share of Rs. *50* each Numbered from *236* to *240* both
inclusive, in The Mata Vaishno Co-Operative Housing Society Ltd. Nerul, subject to the
Bye-Laws of the said Society.

Given under the Common Seal of the said Society at Nerul this *23rd* day of *Feb.*, *2008*



For Mata Vaishno Co-Op Housing Society Ltd.

[Signature]
M.C. Member

[Signature]
Hon. Secretary

[Signature]
Chairman



उप नं - ६
दस्ता क्रमांक ५६९३०१०
७४१२७

**NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE**

NO: NMMC/TPO/BP/ *ey*

DATE: 6/9/2000

Permission is hereby granted under Section 45 (i) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949 to Audumber Co. Op. Hsg. Society Ltd., Plot No.-12, Sector-42, Nerul, Navi Mumbai. The following conditions for the development work of the proposed Building.

Total Built-Up-Area=2016.954 Sq. M. F.S.I.=1.00

- 1) The Certificate is liable to be revoked by the Corporation if:
 - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and /or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.
- 2) THE APPLICANT SHALL:
 - a) Give a notice to the Corporation on completion upto plinth level and 7 days before the commencement of the further work.
 - b) Give written notice to the Municipal Corporation regarding completion of work.
 - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building Control Regulations and conditions of this Certificate.
The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.
- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M.R.T.P Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.

LOFT AREA CALCULATION

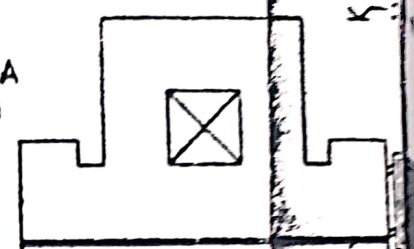
FLOOR	DIM.	C.A. (sq.mts.)	PERMISSIBLE LOFT AREA =(1/3)x C.A.	LOFT AREA PROVIDED (sq.mts.)
KIT.	2.44x3.015	7.3566	2.4522	1.8090
BED-1	3.35x2.965	9.9327	3.3109	2.0770
BED-2	3.05x3.450	11.1325	3.7108	1.8300

TOTAL STAIR & LIFT AREA STATEMENT

FLOOR	AREA (sq.mts.)	FLOORS (nos.)	TOTAL AREA (sq.mts.)
STILT FLOOR	27.664	1	27.664
1st. FLOOR	27.664	1	27.664
2nd. TO 7th. FL	27.664	6	165.984
TOTAL STAIR =			221.312 sq.mts.

TOTAL BALCONY AREA STATEMENT

FLOOR	AREA (sq.mts.)	FLOORS (nos.)	TOTAL AREA (sq.mts.)
OPEN BALCONY			
1st. FLOOR	9.00	1	9.00
2nd. TO 7th. FL	9.00	6	54.00
Total Open Bal. =			63.00 sq.mts.
ENCLOSED BALCONY			
1st. FLOOR	41.415	1	41.415
2nd. TO 7th. FL	41.415	6	248.490
Total Encl. Bal. =			289.905 sq.mts.
TOTAL BALCONY = 63.00 + 289.905 =			352.905 sq.mts



W/MAN CABIN ELE

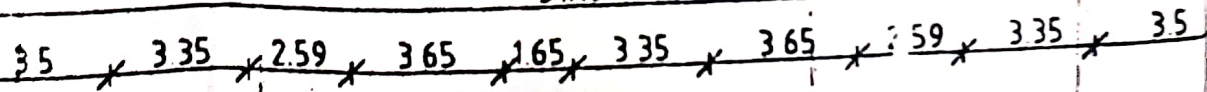
* HT OF BOUNDRY
JUNCTION OF ROADS FOR A DISTANCE
& 10.5m.s. AS SHOWN IN SECTION

ENTRANCE GATE & BOUNDARY

OPENING	SIZE	REMARKS
DOORS		
D1	1.00 x 2.10	FLUSH DOOR WITH
D2	0.90 x 2.10	FLUSH DOOR WITH
D3	0.75 x 2.10	FLUSH DOOR WITH
D4	1.20 x 2.10	DOUBLE SHUTTER
D5	2.45 x 2.10	DOUBLE SHUTTER
WINDOWS		
w1	2.45 x 1.20	ALUMINIUM SECTION
w2	2.15 x 1.20	ALUMINIUM SECTION
w3	1.85 x 1.20	ALUMINIUM SECTION
w4	1.24 x 1.20	ALUMINIUM SECTION
w5	0.60 x 0.60	ALUMINIUM SECTION
w6	0.90 x 1.20	ALUMINIUM SECTION
w7	0.90 x 0.60	ALUMINIUM SECTION

DOOR / WINDOW

31.18 mts.



BAL (e)
3.50 x 1.415

BAL (e)
3.50 x 1.415

ENTRANCE PORCH

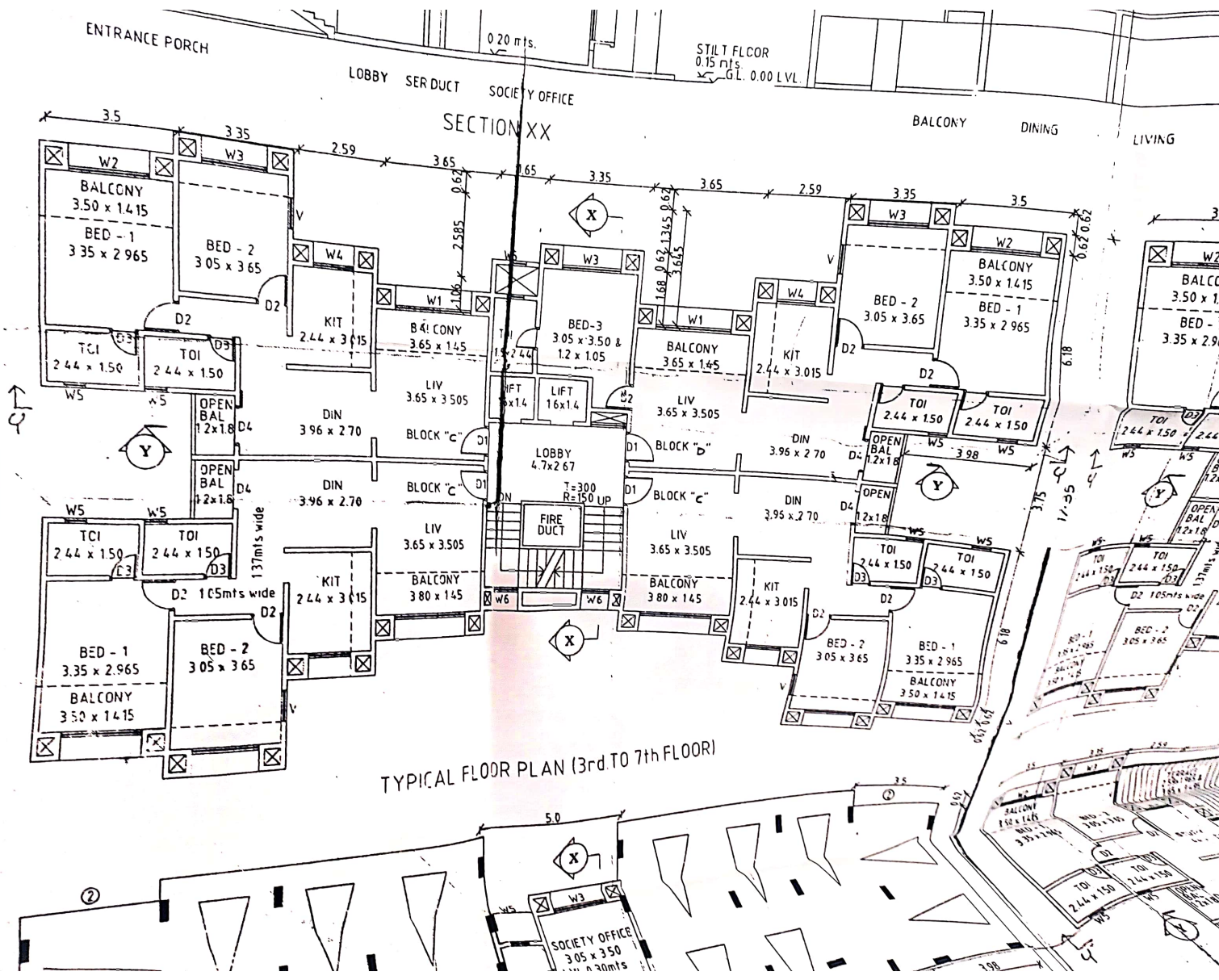
0.20 mts.

STILT FLOR
0.15 mts
GL. 0.00 LVL.

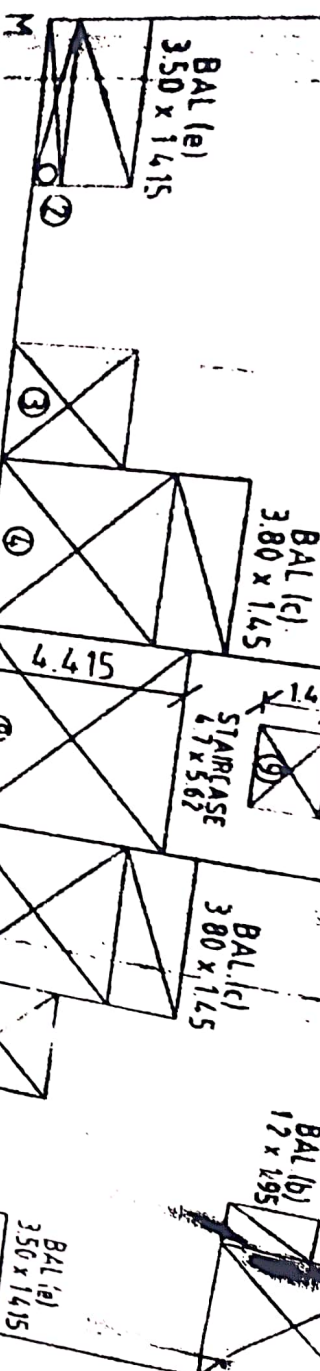
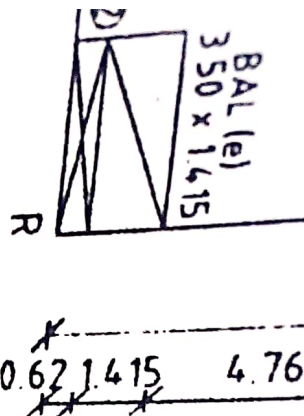
LOBBY SER DUCT SOCIETY OFFICE

SECTION XX

BALCONY DINING LIVING



TYPICAL FLOOR PLAN (3rd TO 7th FLOOR)



TYPICAL FLOOR PLAN - 2ND TO 7TH FLOOR

1) TOTAL AREA JKLM = 31.18 x 17.35 = 540.973 sq.mts..... (I)

II) DEDUCTIONS : = 540.973 sq.mts..... (I)

- 1) 3.98 x 3.75 x 2 Nos. = 29.8500
- 2) 3.50 x 0.62 x 4 Nos. = 8.6800
- 3) 2.59 x 2.585 x 4 Nos. = 26.7806
- 4) 3.65 x 3.645 x 4 Nos. = 53.2170
- 5) 1.65 x 3.025 = 4.9912
- 6) 3.35 x 1.965 = 6.5827
- 7) 1.35 x 0.35 = 0.4725
- 8) 4.70 x 4.415 = 20.7505
- 9) 1.90 x 1.40 = 2.6600

TOTAL DEDUCTION = 153.9845 sq.mts..... (III)

III) BALCONY :

- a) 1.20 x 1.80 x 2 Nos. = 4.3200 (Open)
- b) 1.20 x 1.95 x 2 Nos. = 4.6800 (Open)

Total Open Balcony = 9.0000

- c) 3.80 x 1.45 x 2 Nos. = 11.0200 (Encl.)
- d) 3.65 x 1.45 x 2 Nos. = 10.5850 (Encl.)
- e) 3.50 x 1.45 x 4 Nos. = 19.8100 (Encl.)

Total Encl. Balcony = 41.4150

TOTAL BALCONY = 9.0 + 41.4150 = 50.415 sq.mts..... (III)

IV) STAIRCASE & LIFT :
 Staircase = 4.70 x 5.62 = 26.4140
 Lift = 3.35 x 1.55 = 5.1925
 Total = 31.6065

Deduction in Staircase
 1.90 x 1.40 = 2.6600
 1.90 x 0.27 = 0.5130
 1.35 x 0.57 = 0.7695
 Total = 3.9425

Net Stair & Lift = 31.6065 - 3.9425 = 27.6640 sq.mts..... (IV)

V) AREA WITH STAIRCASE :

- = (I) - (III) - (III)
- = 540.9730 - 153.9845 - 50.4150 = 336.5735 sq.mts..... (V)

VII) PERMISSIBLE BALCONY

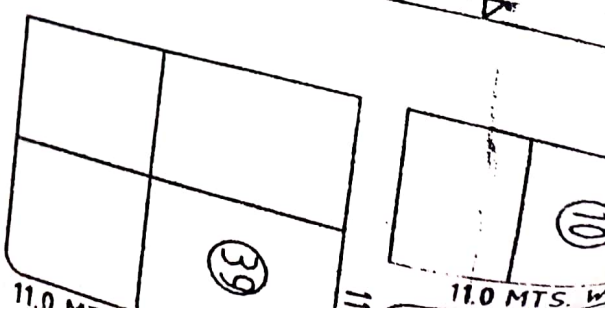
- = 15% x (V)
- = 15% x 336.5735 = 50.486 sq.mts..... (VII)

Balcony Provided = 50.415 sq.mts.
 Excess Balcony = Nil

VIII) NET B.U.A :

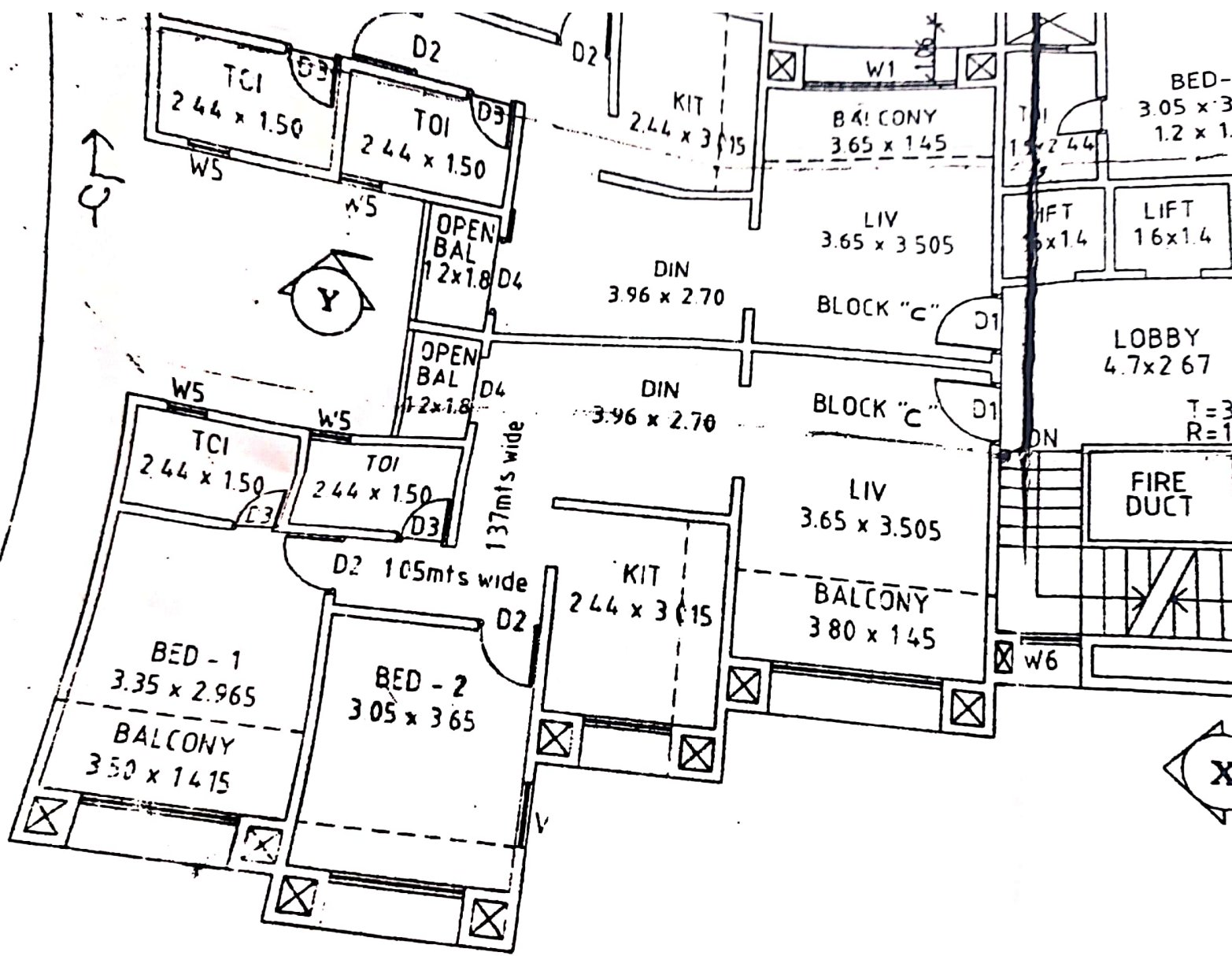
- = (V) - (VII)
- = 336.5735 - 27.6640 = 308.9095 sq.mts..... (VIII)

LOCATION PLAN



TOTAL N.B.U.A. FLOOR N.B.U.A. F (sq.mts.)

STILT FL. 4.5210	1st FL 308.9095
2nd TO 7th FL	308.9095
TOT	308.9095



TYPICAL FLOOR PLAN

