

336/5082

पावती

Original/Duplicate

Thursday, March 28, 2024

नोंरणी क्र.: 39M

6:23 PM

Regn.: 39M

पावती क्र.: 5356 दिनांक: 28/03/2024

साक्षीचे नाव: वाळी

दस्तऐवजाचा अनुक्रमांक: टन8-5082-2024

दस्तऐवजाचा प्रकार: करारनामा

साक्षर करणान्याचे नाव: राहुन रमेश पोटे - -

नोंदणी फी ₹. 30000.00

दस्त हाताळणी फी ₹. 1000.00

पुडांनी संख्या: 50

एकूण: ₹. 31000.00

Joint Sub-Registrar Thane 6  
सह दुय्यम निबंधक वग - २

बाजार मूल्य: ₹. 8351700/-

मोबदला ₹. 19000000/-

भरलेले मुद्रांक मूल्य: ₹. 1140000/-

ठाणे क्र - ६

1) देयकाचा प्रकार: DHC रकम: ₹. 1000/-

डीडी/घनावेशाचे अर्डीर क्रमांक: 0324269020652 दिनांक: 28/03/2024

बँकिचे नाव व पत्ता:


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

डीडी/घनावेशाचे अर्डीर क्रमांक: MH018332691202324E दिनांक: 28/03/2024

बँकिचे नाव व पत्ता:

**मुळ दस्तऐवज परत दिला**

सह दुय्यम निबंधक, ठाणे क्र. ६  
मुळ दस्तऐवज परत मिळाला

  
पक्षकाराची सठी



28/03/2024

सूची क्र.2

दुयम निबंधक : सह ड.नि.उमरे 6

दस्ता क्रमांक : 5082/2024

नोंदणी :

Regn 63m

भाषाचे नाव : मराठी

(1) विवेकाचा प्रकार	करारनामा
(2) नोंदवना	19000000
(3) बाजारबाबत/बाहेरपट्ट्याच्या बाबत/विपरतकार अकारणी देतो की परतकार वे मसुदा करावे	8361700
(4) भू-मापन, नोंदविष्ठा व करकमांक (अकरव्यास)	1) पारिवेचे नाव: नवी मुंबई नगपा दार बर्षन ; इतर माहिती: अपार्टमेंट / रो हाऊस नं. आर एच- 2/सी-10, सी-रो, आर एच - 2, ठळनवला + पहिला मजला, अपार्टमेंट ब्लॉक असोसिएशन, विन्डिंग नं. आर एच- 2/सी-10, सेक्टर 8, बाधी, नवी मुंबई, ठाणुका अणि विन्हा अणे - 400703, क्षेत्रपळ 61.50 चौ. मीटर विन्डजण ( SECTOR NUMBER : 6 ; )
(5) क्षेत्रपळ	1) 61.50 चौ.मीटर
(6) अकारणी किंवा सुद्धी देण्यात आला वेळ	
(7) दस्तावेज करण देवा-वा/विष्ठा देववा-वा पत्रकाराचे नाव किंवा विधापी न्यायानयाचा हुतुननामा किंवा अवेस अकरव्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- कविता अविनेव करकशीट -- वया:- 45; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: अपार्टमेंट / रो हाऊस नं. आर एच- 2/ सी-10, सी- रो, आर एच - 2, ठळनवला + पहिला मजला, अपार्टमेंट ब्लॉक असोसिएशन, सेक्टर 8, बाधी, नवी मुंबई - 400703, ठाणुका अणि विन्हा अणे - 400703, ब्लॉक नं. - , रोड नं. - , नारायण, THANE. पिन कोड:- 400703 पॅन नं:- CZYFK7689R
(8) अकरव्यास करण देवा-वा पत्रकाराचे व किंवा विधापी न्यायानयाचा हुतुननामा किंवा अवेस अकरव्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- राहुल रमेश पेटे -- वया:- 28; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: सी-51, चंद्रलाल अपार्टमेंट, गोल्डफील्ड कॉम्प्लेक्स, सावन बांद्रा लिंक रोड, बाळा किल्ला थारवी, मुंबई , ब्लॉक नं. - , रोड नं. - , नारायण, MUMBAI. पिन कोड:- 400017 पॅन नं:- BZAPP6030M 2): नाव:- रोहन रमेश पेटे -- वया:- 30; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: सी-51, चंद्रलाल अपार्टमेंट, गोल्डफील्ड कॉम्प्लेक्स, सावन बांद्रा लिंक रोड, बाळा किल्ला थारवी, मुंबई , ब्लॉक नं. - , रोड नं. - , नारायण, MUMBAI. पिन कोड:- 400017 पॅन नं:- BZAPP6029A
(9) दस्तावेज करण किंवाचा दिनांक	28/03/2024
(10) दस्ता नोंदणी केलाचा दिनांक	28/03/2024
(11) अकरव्यास, खंड व पत्र	5082/2024
(12) बाजारबाबत/बाहेरपट्ट्याचे मुद्रांक शुल्क	1140000
(13) बाजारबाबत/बाहेरपट्ट्याचे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक उमरे - 2  
 ६ - १ - ठाणुका अणि विन्हा अणे



मुद्रांकनासाठी विचारत घेतलेला तपशील:-  
 मुद्रांक शुल्क आकारलाना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	2024032811672	28 March 2024, 05:45:03 PM			
					टनल6
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूळ विभाग	ता.मु.का. ठाणे				
उप मूळ विभाग	5/44-बांधी नोड सेक्टर क्रं. 6				
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation	सर्व्हे नंबर न. ५०, क्रमांक :			
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	मिमासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोक्यापनाचे एकक चौ. मीटर
53400	135800	151900	169800	151900	
<b>बांधीव क्षेत्राची माहिती</b>					
सोपसामा क्षेत्र (Built Up)-	61.5 चौ. मीटर	मिळकतीचा वापर-	रो. इतरता	मिळकतीचा प्रकार-	बांधीव
सोपसामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वर्ष-	0/10/20१६	सोपसामाचा दर-	Rs.26620/-
उद्भवण सुविधा -	अहो	मजला -			
Sale Type - Fast Sale					
Sale Result of built up Property constructed after circular 0.0201.2018					
धसा.नुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ( ( (135800-53400) * (100 / 100) ) + 53400 )					
= Rs.135800/-					
A) मुळा मिळकतीचे मूल्य = दरील प्रमाणे मूल्य दर + मिळकतीचे क्षेत्र					
= 135800 * 61.5					
= Rs.8351700/-					
Applicable Rules = 3					
<b>एकत्रित अंतिम मूल्य</b>					
- मुळा मिळकतीचे मूल्य - लक्षधर्मे मूल्य - गॅलरी/अन मजला क्षेत्र मूल्य - लगतच्या मजलीचे मूल्य (शुटी जमिनी) - इतर मजलीचे मूल्य - वरील वजन तयारे मूल्य - खुला निर्मितीत वजन तयारे मूल्य - दुकानाची भौतिकीय खुला जमीने मूल्य - इतर मजलीचे मूल्य - स्वयंपूर्ण वगैरे					
- A + B + C + D + E + F + G + H + I + J					
= 8351700 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
= Rs.8351700/-					
= २ ज्यारेशी लाख एकावज्र हजार सात शी :-					



५०६२	२०२४
१	५०



**CHALLAN**  
MTR Form Number-6



GRN	MH018332691202324E	BARCODE	[Barcode]		Date	28/03/2024-15:56:07	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	THN11_THANE NO 11 JOINT SUB REGISTR			PAN No.(If Applicable)	BZAPP6030M			
Location	THANE			Full Name	MR. RAHUL RAMESH POTE AND MR. ROHAN RAMESH POTE			
Year	2023-2024 One Time			Flat/Block No.	Apartment/Row House No. RH-IIC-10, in C-Row,			
Account Head Details		Amount In Rs.	Premises/Building	RH-2, Ground 1st Floor,				
0030048401	Stamp Duty	1140000.00	Road/Street	Building No. RH-IIC-10, Apartment Owners Association, Sector-6, Vashi, Navi				
0030063301	Registration Fee	30000.00	Area/Locality	Mumbai-110700, NAVI MUMBAI				
			Town/City/District					
			PIN	4 0 0 7 0 5				
			Remarks (If Any)	PAN2=CZYPK7589R-SecondPartyName=MRS. KAVITA SACHINDEV KATAKDHOND-CA=18000000				
			Amount In	Eleven Lakh Seventy Thousand Rupees Only				
Total			11,70,000.00	Words				
Payment Details			UNION BANK OF INDIA					
Cheque/DD Details			FOR USE IN RECEIVING BANK					
Cheque/DD No.		Bank CIN	Ref. No.	0290179207402259528	623565277			
Name of Bank		Bank Date	RBI Date	28/03/2024	Not Verified with			
Name of Branch		Bank-Branch	UNION BANK OF INDIA					
		Scroll No. . Date	Not Verified with Scroll					

**DEFACED**  
₹ 1170000.00  
**DEFACED**

**JOINT SUB REGISTRAR THANE**  
[Stamp]

Department ID : [Blank]  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
याच अर्जावर कोटेशन क्रमांक निदेशक कार्यालयात सोपविले जाणारे असतील असेल अशा प्रकारे याच अर्जावर कोटेशन क्रमांक सोपविले जाणारे असतील असेल.

Mobile No : 8097802398  
[Handwritten Stamp: 30/03/2024, 2, 40]

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-336-5082	0009518757202324	28/03/2024-18:22:06	IGR118	30000.00
2	(IS)-336-5082	0009518757202324	28/03/2024-18:22:06	IGR118	1140000.00
Total Defacement Amount					11,70,000.00



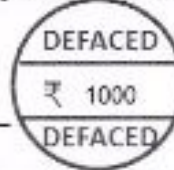
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0324286020852

Receipt Date 28/03/2024

Received from 1) MR. RAHUL RAMESH POTE AND 2) MR. ROHAN RAMESH POTE , Mobile number 8097802396, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 5082 dated 28/03/2024 at the Sub Registrar office Joint S.R.Thane of the District Thane.



**Payment Details**

Bank Name UBIN

Payment Date 28/03/2024

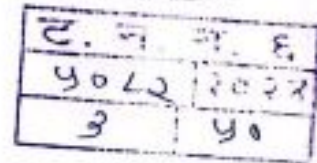
Bank CIN 10004152024032819358

REF No. 614934531

Deface No 0324286020852D

Deface Date 28/03/2024

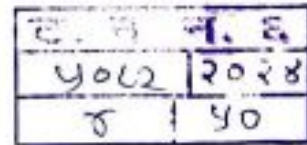
This is computer generated receipt, hence no signature is required.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0324286020852	Date 28/03/2024
Received from 1) MR. RAHUL RAMESH POTE AND 2) MR. ROHAN RAMESH POTE , Mobile number 8097802398, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Thane 11 of the District Thane.	
Payment Details	
Bank Name USIN	Date 28/03/2024
Bank CIN 10004152024032810958	REF No. 614934531
This is computer generated receipt, hence no signature is required.	

*R. S. Kondekar*

*Pote*





CHALLAN  
MTR Form Number-6



GRN	MH018332691202324E	BARCODE			Date	28/03/2024-15:55:07	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				THN11_THANE NO 11 JOINT SUB REGISTR				
Location				THANE				
Year				2023-2024 One Time				
Account Head Details		Amount in Rs.		Premises/Building				
0030046401 Stamp Duty		114000.00		Road/Street				
0030050301 Registration Fee		30000.00		Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)				
				PAN2=CZYPK7589R--SecondPartyName=MRS. KAVITA SACHINDEV				
				KATAKDHOND-CA=19000000				
				Amount in Words				
Total				11,70,000.00				
Payment Details				UNION BANK OF INDIA				
Cheque/DD Details				FOR USE IN RECEIVING				
Cheque/DD No.		Bank CIN		Ref. No.		02901792024000261		
Name of Bank		Bank Date		RBI Date		28/03/2024-15:55:07		
Name of Branch		Bank Branch		Scroll No. , Date		Not Verified with Scroll		



Department ID : Mobile No. : 9007302398  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 नॉट वॉलड फॉर डॉक्युमेंट टो बी रजिस्टर्ड इन सब रजिस्ट्रार ऑफिस मॉली. नॉट वॉलड फॉर अनरजिस्टर्ड डॉक्युमेंट.

*A. S. Katakdhond*

2. 7. 7. 5  
 4022 2028  
 4 1 40

## AGREEMENT FOR SALE

**THIS AGREEMENT FOR SALE** is made and entered into at Vashi, Navi Mumbai on the **28<sup>th</sup> of March 2024**.

### BETWEEN

**MRS. KAVITA SACHINDEV KATAKDHOND** aged 45 years, (PAN NO. CZYPK7589R & Aadhaar No. 9828 2355 9685) an adult, Indian Inhabitant, Residing at Apartment/Row House No. RH-II/C-10, C-Row, RH-2, Ground + 1<sup>st</sup> Floor, C-ROW, RH2, Apartment Owners Association, Sector-6, Vashi, Navi Mumbai-400703., Tal. Dist. Thane (Hereinafter referred to as the 'SELLER / TRANSFEROR' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators, and assigns) **of the One Part.**

### AND

**1) MR. RAHUL RAMESH POTE** aged 28 years, (PAN No. BZAPP6030M & Aadhaar No. Card No. 9900 6570 9053), & **2) MR. ROHAN RAMESH POTE** aged 30 years, (PAN No. BZAPP6029A & Aadhaar No. Card No. 6017 0795 5024) an adult Indian Inhabitant, Residing at **Chandulal Apartment, Goldfield Complex, Sion Bandra Link Road, Kala Killa Dharavi, Mumbai 400017.** (Hereinafter referred to as the **PURCHASERS / TRANSFEREES** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) **of the Other Part / Second Part.**



28.3.2024	
2024	2028
E	Y0

*K. S. Katakdhond*

*Pote*



## DESCRIPTION OF PROPERTY

Apartment/Row House No. RH-II/C-10, in C-Row, RH-2, Ground + 1<sup>st</sup> Floor, admeasuring about 61.50 Sq. Mtrs. built-up area, Building No. RH-II/C-10, Apartment Owners Association, Sector-6, Vashi, Navi Mumbai-400703., Tal. Dist. Thane.

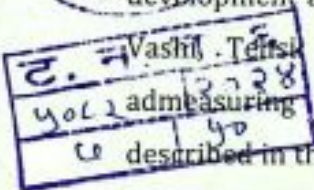
### WHEREAS:

A. WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the Companies Act, 1956 and having its registered office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai- 400021 (hereinafter referred to as "THE CORPORATION / CIDCO LTD.") is a Town Development Authority declared and appointed by the State Government of Maharashtra in the exercise of its powers under Section 113(3A) of the Maharashtra Regional and Town Planning Act, 1966 for the Town of Navi Mumbai.

B. WHEREAS the State Government in pursuance of Section 113 (A) of the said Act, acquires lands described therein and vesting such lands in the Corporation for development and disposal.

C. AND WHEREAS By their order No. RB/WS/IV/651/72, dated 15.04.1972, the collector of Thane vested in corporation for development and disposal inter alia, a piece of land situated at village Vashi, Tal. Thane & Dist. Thane, bearing Gat or survey No. 17 pt, admeasuring 1356.64 Sq. Mtrs. in Sector 6 and more particularly described in the first schedule hereunder written ( hereinafter referred to as the said land).

D. AND WHEREAS the Corporation obtained possession of the land and constructed thereon RH-II/C Type Building No. RH-II/C-10, each of



*K. S. Kerkar* -2

*P. S.*

G + 1<sup>st</sup> upper floors such building being designed as 'CONDOMINIUM' RH-II/B type building No. RH-II/B-3 (hereinafter referred to as "the SAID BUILDING").

E. AND WHEREAS by an Agreement of Hire Purchase dated 20.06.1977 (hereinafter called the said Agreement) made between the Corporation of the One Part and **MR. JAGJIT SINGH GARCHA**, therein referred to as the Other Part, the corporation agreed to sell to APARTMENT/ROW HOUSE OWNER Apartment/Row House No. **RH- II/ C-10, on the Ground + 1<sup>st</sup> Floor, of the said building no. RH-II/C-10,** TOGETHER with certain percentage hereinafter specified of the undivided interest appurtenant to such Apartment/Row House in and to the common areas and facilities of the said land and building and for the price of Rs.40,300/- (Rupees Forty Thousand Three Hundred Only) to be paid by the Apartment/Row House Owner to the Corporation by installments at the times and in the manner therein provided in the said agreement. And in pursuance of the said Agreement for Sale the Apartment/Row House Owner paid on 06/08/1975, Rs.8060/- being the Earnest Money.



C. S. No.	402	2028
Year	1975	80

F. AND WHEREAS The Corporation executed on the dated. 20<sup>th</sup> September 1977, a Declaration (hereinafter referred to us the "The said Declaration), under the Maharashtra Apartment/Row House Ownership Act 1970, (hereinafter referred to us the "The Said Act") which declaration together with its Annexure A (plans), A1, (Form of Lease) B (Statement of Proportionate Shares) and C (Bye- laws) Attached thereto has been registered in the Office of the Sub Registrar of Assurances at Thane on the dated. 6<sup>th</sup> October 1977 under Serial No. P -239 in the Register of Declarations and Deed of Apartment/Row

*R. S. Karkhanavala*

*Patel*

Houses under the said Act., and a true copy whereof has been filed with the Housing Commissioner, Bombay. On the dated 26<sup>th</sup> October 1977.

G. AND WHEREAS The Corporation has by the aforesaid declaration submitted to the provisions of the said act (i) the said building with all improvements and (ii) the said Land.

H. AND WHEREAS By an Indenture of Lease made dated 17/11/1977 made between the Corporation on the One Part AND **MR. ASIT KUMAR CHOUDHURIE** and (2) **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**, therein referred to the said 'lessees' of the other part the corporation demised to the said lessees the said lands as tenants in common in shares equal to their respective percentage of the undivided interest in the common areas and facilities as expressed in the aforesaid declaration filed by the corporation under the said Act and more particulars described in the schedule of the said indenture of lease a of 60 years on the terms and conditions therein mentioned.



Rs. 40,300/-
of the sale price.
40300

AND WHEREAS **MR. JAGJIT SINGH GARCHA** has paid the entire amount of Rs. 40,300/- (Rupees Forty Thousand Three Hundred Only)

J. AND WHEREAS By a Deed of Apartment dated 28/12/1984 made between the said corporation and **MR. JAGJIT SINGH GARCHA**, the ORIGINAL ALLOTTEE/ APARTMENT OWNER, and registered the same with the Sub-Registrar of Assurances, Thane, under Registration No. 97/85, dated 16/02/1985, the Corporation thereby granted, conveyed, assigned and assured unto the **MR. JAGJIT SINGH GARCHA**, the ORIGINAL ALLOTTEE/ APARTMENT OWNER for residential purposes the said Apartment/Row House No. RH-II/C-10, in C-Row, RH-2,

*G. S. Katakallo u*

*[Signature]*

**Ground + 1<sup>st</sup> Floor, admeasuring about 61.50 Sq. Mtrs. built-up area, Building No. RH-II/C-10, Apartment Owners Association, Sector-6, Vashi, Navi Mumbai-400703., Tal. Dist. Thane.**

K. AND WHEREAS By an Agreement for Sale dated **15.09.1995** made between **MR. JAGJIT SINGH GARCHA** (the ORIGINAL ALLOTTEE/ APARTMENT/ROW HOUSE OWNER) of the One Part, AND **(1) MRS. SADHANA MUNDRA AND (2) MR. GHANSHYAM DAS MUNDRA** of the Other Part, however the DEED OF CONFIRMATION Dated **26.03.1998**, registered the same with the Sub-Registrar of Assurances, **Thane-03**, under Registration No. **TNN3-1795-1998**, Dated **16.04.1998**, the said **MR. JAGJIT SINGH GARCHA** (the ORIGINAL ALLOTTEE/ APARTMENT/ROW HOUSE OWNER) thereby granted, conveyed, assigned, and assured unto **(1) MRS. SADHANA MUNDRA, AND (2) MR. GHANSHYAM DAS MUNDRA**, for residential purposes ~~the said~~ **Apartment/Row House No. RH-II/C-10, in C-Row, RH-2, Ground + 1<sup>st</sup> Floor, admeasuring about 61.50 Sq. Mtrs. built-up area, Building No. RH-II/C-10, Apartment Owners Association, Sector-6, Vashi, Navi Mumbai-400703., Tal. Dist. Thane.** The CIDCO Ltd. has transferred the said Apartment/Row House in the name of **(1) MRS. SADHANA MUNDRA, AND (2) MR. GHANSHYAM DAS MUNDRA** in CIDCO records.



3022	2028
70	50

L. AND WHEREAS By a Sale Deed dated **29.03.2006** made between **MRS. SADHANA MUNDRA AND (2) MR. GHANSHYAM DAS MUNDRA** of the One Part AND **MRS. FARZANA MUSSA MULLA** of the Other Part and the said agreement registered the same with the Sub-Registrar of Assurances, **Thane-03**, under Registration No. **TNN3-4579-2006**, Dated **21.06.2006**, the said **(1) MRS. SADHANA MUNDRA, AND (2) MR. GHANSHYAM DAS MUNDRA** thereby granted,

*K. S. Kulkarni*

-5-

*Pat*

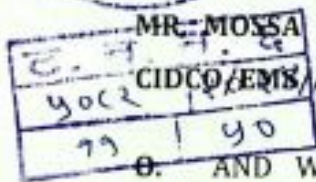
conveyed, assigned, and assured unto **MRS. FARZANA MUSSA MULLA**, for residential purposes the said **Apartment/Row House No. RH-II/C-10**, in **C-Row, RH-2, Ground + 1<sup>st</sup> Floor**, admeasuring about **61.50 Sq. Mtrs. built-up area**, **Building No. RH-II/C-10**, **Apartment Owners Association, Sector-6, Vashi, Navi Mumbai-400703., Tal. Dist. Thane**. The **CIDCO Ltd** has transferred the said **Apartment/Row House** in the name of **MRS. FARZANA MUSSA MULLA**, in **CIDCO records**.

**M. AND WHEREAS MRS. FARZANA MUSSA MULLA** died on **17.03.2014**, her legal heirs i.e. **(1) MISS. ALMAS MOOSA MULLA, (2) MR. IMTIYAZ MOOSA MULLA (3) MR. MOSSA MOHAMMED MULLA**.

**N. AND WHEREAS** as per said **Apartment/Row House** is transferred in the names **(1) MISS. ALMAS MOOSA MULLA, (2) MR. IMTIYAZ MOOSA MULLA (3) MR. MOSSA MOHAMMED MULLA**, on the basis of the **Heirship certificate** issued by the **Honorable 2<sup>nd</sup> Jt. Civil Judge, S.D.**

**Thane, dated 05.12.2014**, the **CIDCO LTD** has transferred the said **Apartment/Row House No. RH-II/C-10**, in **C-Row, RH-2, Ground + 1<sup>st</sup> Floor** admeasuring about **61.50 Sq. Mtrs. built-up area**, **Building No. RH-II/C-10**, **Apartment Owners Association, Sector-6, Vashi, Navi Mumbai-400703., Tal. Dist. Thane**. In the names of **(1) MISS. ALMAS MOOSA MULLA, (2) MR. IMTIYAZ MOOSA MULLA (3) MR. MOSSA MOHAMMED MULLA** vide their letter under **Ref. No. CIDCO/EMS/AEO/(V)/2016/1403** dated. **19.07.2016**.

**O. AND WHEREAS** By **Agreement for sale** dated **25.07.2016**, between **(1) MISS. ALMAS MOOSA MULLA, (2) MR. IMTIYAZ MOOSA MULLA (3) MR. MOSSA MOHAMMED MULLA** of the **One Part** AND **(1) MR. CHANDRASHEKHAR VIRUPAKSHAPPA ANGADI, AND (2) MRS. ANKITA R.** of the **Other Part** and registered the same with the Sub-

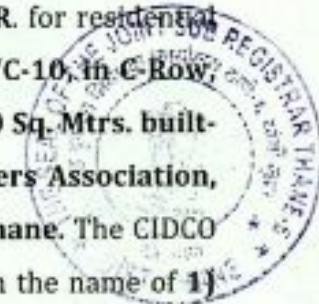


*R.S. Katarak*

*Pats*

Registrar of Assurances, Thane-8, under Registration No. TNN8-8913-2016, Dated 26.07.2016.

P. AND WHEREAS By a sale Deed dated 25.08.2016 made between (1) MISS. ALMAS MOOSA MULLA, (2) MR. IMTIYAZ MOOSA MULLA (3) MR. MOSSA MOHAMMED MULLA of the One Part AND 1) MR. CHANDRASHEKHAR VIRUPAKSHAPPA ANGADI, AND (2) MRS. ANKITA R. of the Other Part and the said agreement registered the same with the Sub-Registrar of Assurances, Thane-8, under Registration No. TNN8-10319-2016, Dated 25.08.2016, the said (1) MISS. ALMAS MOOSA MULLA, (2) MR. IMTIYAZ MOOSA MULLA (3) MR. MOSSA MOHAMMED MULLA thereby granted, conveyed, assigned, and assured unto 1) MR. CHANDRASHEKHAR VIRUPAKSHAPPA ANGADI, AND (2) MRS. ANKITA R. for residential purposes the said Apartment/Row House No. RH-II/C-10, in C-Row, RH-2, Ground + 1<sup>st</sup> Floor, admeasuring about 61.50 Sq. Mtrs. built-up area, Building No. RH-II/C-10, Apartment Owners Association, Sector-6, Vashi, Navi Mumbai-400703., Tal. Dist. Thane. The CIDCO Ltd has transferred the said Apartment/Row House in the name of 1) MR. CHANDRASHEKHAR VIRUPAKSHAPPA ANGADI, AND (2) MRS. ANKITA R. in CIDCO records.



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92	90

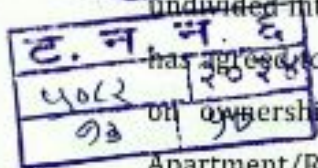
Q. AND WHEREAS By Agreement for sale dated 27.12.2019 between 1) MR. CHANDRASHEKHAR VIRUPAKSHAPPA ANGADI, AND (2) MRS. ANKITA R. of the One Part AND MRS. KAVITA SACHINDEV KATAKDHOND of the Other Part and registered the same with the Sub-Registrar of Assurances, Thane-8, under Registration No. TNN8-18481-2019, Dated 27.12.2019.

*K. S. Katakdhond*

-7-

*AK*  
*AK*

R. AND WHEREAS By a sale Deed dated 04.03.2020 made between  
**1) MR. CHANDRASHEKHAR VIRUPAKSHAPPA ANGADI, AND (2) MRS. ANKITA R.** of the One Part AND **MRS. KAVITA SACHINDEV KATAKDHOND** of the Other Part and the said agreement registered the same with the Sub-Registrar of Assurances, Thane-8, under Registration No. TNN8-3853-2020, Dated 04.03.2020, the said **1) MR. CHANDRASHEKHAR VIRUPAKSHAPPA ANGADI, AND (2) MRS. ANKITA R.** thereby granted, conveyed, assigned, and assured unto **MRS. KAVITA SACHINDEV KATAKDHOND** for residential purposes the said Apartment/Row House No. RH-II/C-10, in C-Row, RH-2, Ground + 1<sup>st</sup> Floor, admeasuring about 61.50 Sq. Mtrs. built-up area, Building No. RH-II/C-10, Apartment Owners Association, Sector-6, Vashi, Navi Mumbai-400703., Tal. Dist. Thane. The CIDCO Ltd has transferred the said Apartment/Row House in the name of **MRS. KAVITA SACHINDEV KATAKDHOND** in CIDCO records.



AND WHEREAS in the manner hereinabove recited the **TRANSFEROR/SELLER MRS. KAVITA SACHINDEV KATAKDHOND** is the absolute owner of the said Apartment/Row House and is in lawful exclusive and uninterrupted use, occupation, and possession of the said Apartment/Row House., together with a certain share in common undivided interest appurtenant to the said Apartment/Row House and has agreed to sell the said Apartment/Row House to the **PURCHASERS** on ownership basis under the provisions of the MAHARASHTRA Apartment/Row House Ownership Act 1970 (hereinafter called 'THE SAID ACT') as hereinafter mentioned and upon the **PURCHASERS** paying in full all the dues payable to **SELLER** under these presents and complying with all the terms and conditions thereof.

*G.S. Karkade/Lon*

*Bob*  
*AKK*

T. AND WHEREAS TRANSFEROR has at the request of the TRANSFEREES agreed to sell, assign, transfer and the TRANSFEREES have agreed to purchase, and acquire from the TRANSFEROR all the right title and interest of the TRANSFEROR in **Apartment/Row House No. RH-II/C-10, In C-Row, RH-2, Ground + 1<sup>st</sup> Floor, admeasuring about 61.50 Sq. Mtrs. built-up area, Building No. RH-II/C-10, Apartment Owners Association, Sector-6, Vashi, Navi Mumbai-400703., Tal. Dist. Thane.** For the consideration of **Rs.1,90,00,000/- (Rupees One Crore Ninety Lakhs Only)**. on the terms, conditions, covenants, and/or stipulations more particularly hereinafter appearing;

U. AND WHEREAS the TRANSFEREES/PURCHASERS, will deduct TDS under Section 194(I)A of the Income Tax Act, @ 1% on the total sale consideration of the immovable property on or before the execution & registration of Deed of assignment & making final payment and acknowledge the same to the TRANSFEROR as proof of deducted TDS deposited to the Income Tax Department. The TDS deducted by the TRANSFEREES/PURCHASERS shall be treated as a part of the agreed sale consideration.



27	8
2022	2028
98	50

V. AND WHEREAS The TRANSFEROR is desirous of transferring all rights, title and interest and incidental rights, benefits in the said Apartment/Row House Owners Association to the TRANSFEREES free from all encumbrance and liabilities on the basis of AS IS WHERE IS along with the amounts standing to the credit of the TRANSFEROR on as on date of the Apartment/Row House Owners Association towards the deposits, stock, bonds, sinking fund, dividends and any other amounts to which the TRANSFEROR are legitimately entitled to in their capacity as the members of the said Apartment/Row House Owners Association.

*R. S. Kerkar*  
-9-

*[Signature]*



W. AND WHEREAS the parties hereto are desirous of recording the terms and conditions of the sale of the said premises by the TRANSFEROR to the TRANSFEREES in the manner hereinafter appearing.

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

1. The TRANSFEROR shall sell and the TRANSFEREES shall purchase and acquire from the TRANSFEROR with all that the right, title, interest, and benefit, together with a certain share in common undivided interest appurtenant to the said Apartment/Row House of the TRANSFEROR thereto and therein including the right of the TRANSFEROR to be allotted and to remain in possession and occupation of **Apartment/Row House No. RH-II/C-10, in C-Row, RH-2, Ground + 1<sup>st</sup> Floor, admeasuring about 61.50 Sq. Mtrs. built-up area, Building No. RH-II/C-10, Apartment Owners Association, Sector-6, Vashi, Navi Mumbai-400703, Tal. Dist. Thane.** subject to the consent of the Apartment/Row House Owners Association and the City and Industrial Development Corporation (hereinafter referred to as "**the Corporation**") as herein contemplated and the TRANSFEROR making out a marketable title as hereafter provided for the consideration of **Rs.1,90,00,000/- (Rupees One Crore Ninety Lakhs Only)**., payable as follows that is to say:



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५०८२  
१५ | ५०

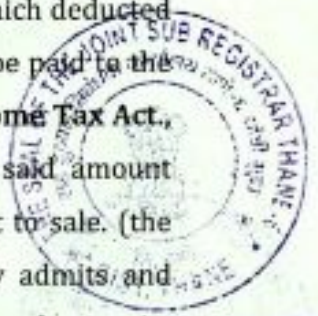
(a) **Rs.38,10,000/- (Rupees Thirty-Eight Lakhs Ten Thousand Only)**, being paid towards the earnest or Part money towards the said transaction (the payment and receipt whereof the TRANSFEROR hereby admits and acknowledges and of and from the same and every part thereof hereby acquits releases and discharges the TRANSFEREES forever); the details of payment as follows:

*K. S. Kethar Kelond* -10-

*[Signature]*

- i. **Rs.1,00,000/- (Rupees One Lakh Only).**, paid by way of Ch. No. 000005, drawn on HDFC Bank, Sion East, Mumbai Branch, dated 11.03.2024.
- ii. **Rs.4,00,000/- (Rupees Four Lakhs Only).**, paid by way of Ch. No. 000006, drawn on HDFC Bank, Sion East, Mumbai Branch, dated 18.03.2024.
- iii. **Rs.33,10,000/- (Rupees Thirty Lakhs Ten Thousand Only).**, paid by way of Ch. No. 000009, drawn on HDFC Bank, Sion East, Mumbai Branch, dated 28.03.2024.

(b) **Rs.1,90,000/-(Rupees One Lakh Ninety Thousand Only), as 1% TDS on consideration** of Apartment / Row House which deducted by TRANSFEREES on account of TRANSFEROR and shall be paid to the govt. **under section 194(I)A in the provision of the Income Tax Act.** after the execution of the said agreement deposit the said amount before 7<sup>th</sup> day of next month from the date of agreement to sale. (the payment and receipt whereof the TRANSFEROR hereby admits and acknowledges and from the same and every part thereof hereby acquits releases and discharges the TRANSFEREES forever);



20	28
9E	50

(c) **Rs.1,50,00,000/- (Rupees One Crore Fifty Lakhs Only).** shall be paid by RTGS / DD / NEFT / Cheque after obtaining a housing loan from any bank, or any financial institution or their personal arrangement, within **60(Sixty-) days** from the registration of the Agreement for sale. Time is the essence of the said agreement.

2. The sale shall be completed within 60 days from the date of registration of the Agreement for Sale with the Sub-Registrar of Assurances. On or before the registration of the Agreement for Sale or

*Dr. S. Katarikar* -11-

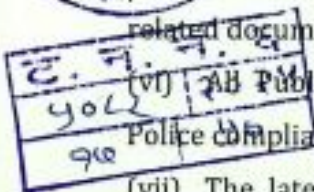
*[Signature]*

such other date as may be mutually agreed by the parties the TRANSFEROR shall:-

- A. Make out a marketable title to the said Apartment/Row House free from all encumbrances and reasonable doubts;
- B. Obtain the consent/NOC of the Apartment/Row House Owners Association and the Corporation for transfer of the said Apartment/Row House in favor of the TRANSFEREES ;
- C. Obtain or cause to obtain such other documents as is required by the TRANSFEREES to make out a marketable title of the TRANSFEROR in respect of the said Apartment/Row House.

3. On completion of the sale, the TRANSFEROR shall hand over to the TRANSFEREES:-

- (i) Original no objection certificate issued by the Apartment/Row House Owners Association;
- (ii) Original no objection certificate issued by the Corporation.
- (iii) The Conveyance, Transfers and other documents duly executed to the TRANSFEREES title to the said Apartment/Row House;
- (iv) Vacant and peaceful possession of the said Apartment/Row House;
- (v) Original title documents in respect of the said Apartment/Row House including the Deed of Apartment/Row House if any and other related documents issued and executed by the Corporation.
- (vi) All Public Notices, No Claim Certificates, acknowledgement of Police complaint in case of any Misplaced Documents.
- (vii) The latest paid-up Apartment/Row House Owners Association maintenance charges receipt, electricity bill, water, property tax, and other bills.



*R. S. Katakolaw*

*[Signature]*

4. The TRANSFEROR covenants with the TRANSFEREES and declares as follows:-

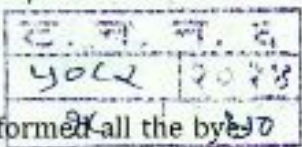
(a) that she is the owner of the said Apartment/Row House and the same is the sole and absolute property and no other person or persons has/ have any right, title, interest, property, claim or demand of any nature whatsoever into or upon or in the same either by way of sale, mortgage, charge, lien, gift, trust, inheritance, lease, easement or otherwise howsoever;

(b) that the said Apartment/Row House is free from all encumbrances of whatsoever nature and are not the subject matter of any litigation nor is the same attached either before judgment or in the execution of any decree nor is any **Lis Pendens** registered in respect thereof;

(c) that the TRANSFEROR membership in the Apartment/Row House Owners Association is subsisting and the same has not been determined or terminated and the TRANSFEROR have duly paid to the Apartment/Row House Owners Association up-to-date contribution charges and outgoings payable by the TRANSFEROR in respect of the said Apartment/Row House and shall continue to bear and pay all such outgoings and otherwise discharge all liabilities in respect of the said Apartment/Row House until the said Apartment/Row House is transferred to the TRANSFEREES;

(d) the TRANSFEROR have duly observed and performed all the byelaws, rules, and regulations of the Apartment/Row House Owners Association;

(e) that the said Apartment/Row House is in exclusive use, enjoyment, occupation and possession of the TRANSFEROR and the



*R. P. Katakole* -13-

*Patil*

TRANSFEROR has not created any third-party rights or entered into any agreement for sale, transfer, lease, mortgage or create any third party right or interest therein;

(f) that the TRANSFEROR have good right, full power, and absolute authority to sell the said Apartment/Row House and there is no impediment, restraint or injunction against the TRANSFEROR from being able to do so;

(g) there is no circumstance, fact, act or any impediment prejudicially affecting the full right and absolute authority of the TRANSFEROR to sell, transfer and assign the said Apartment/Row House to the TRANSFEREES and the vacant possession of the said Apartment/Row House to the TRANSFEREES ;

(h) the TRANSFEROR shall not from the date hereof until the completion of the sale as contemplated herein enter into any agreement or dealing touching or concerning the said Apartment/Row House or any part thereof whereby the right, title, interest or claim of the TRANSFEROR in respect of the said Apartment/Row House or any part thereof to transfer the said Apartment/Row House to the TRANSFEREES shall be prejudicially affected;



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The TRANSFEROR shall, until the completion of the sale as envisaged herein keep the said Apartment/Row House in good and tenable condition.

(i) The TRANSFEROR shall keep the TRANSFEREES fully indemnified from and against any claim under or in respect of any mortgage or charge or encumbrances created by the TRANSFEROR and all costs,

*R.S. Karjarkatol*

*Pat*

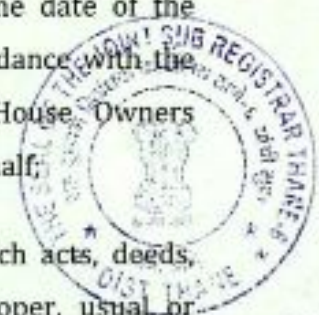
charges and expenses which the TRANSFEREES may suffer incur or be put on the behalf.

5. The TRANSFEREES covenants with the TRANFEROR and declares as follows:-

(a) That the TRANSFEREES shall abide by and observe and perform all the rules, regulations and bye-laws from time to time and at all times of the Apartment/Row House Owners Association;

(b) be liable to bear and pay his/their proportionate shares of outgoings, taxes, water charges, electricity charges, maintenance charges, property and other taxes chargeable from the date of the possession of the said Apartment/Row House in accordance with the bills that may be raised by the Apartment/Row House Owners Association or the concerned local authorities in that behalf;

6. The parties hereto shall sign and execute all such acts, deeds, matters and things as are or may be necessary, proper, usual or expedient for the purpose of fully and effectually transferring the said Apartment/Row House in favour of the TRANSFEREES.



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7. The stamp duty, registration charges incidental to the Conveyance and other documents to be executed pursuant hereto, to transfer the said Apartment/Row House in favour of the TRANSFEREES shall be borne and paid by the TRANSFEREES alone. The transfer charges payable to the Apartment/Row House Owners Association shall be borne by the **Transferor & TRANSFEREES Equally**, as agreed mutually, and charges towards the CIDCO Transfer for membership shall be borne by the TRANSFEREES alone.

*R. S. Karkhanavala*

*Patil*

8. The TRANSFEROR hereby agrees to sign all necessary papers, documents, deeds and swear affidavits and declarations as and when necessary, before the concerned Sub-registrar office and CIDCO office; for effective transfer of the said Apartment/Row House in favour of the TRANSFEREES.

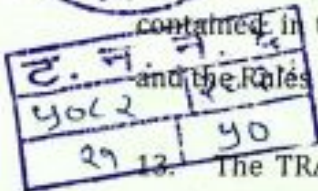
9. That, if the deal fails for any reason of the SELLERS, the SELLERS would refund/compensate all monies paid/incurred by the PURCHASERS incl. but not limited to the part payment, taxes, duties, any share of charges, advocate fees etc., CIDCO fees, Stamp duty registration fees within 7 days of such event occurring.

10. The TRANSFEROR shall be arrange/ furnish / execute necessary documents in favour of TRANSFEREES for obtaining loan from any financial institution.

11. The TRANSFEROR ON RECEIVING FULL AND FINAL CONSIDERATION shall hand over the Physical and vacant possession of the said Apartment/Row House to the TRANSFEREES.

12. This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats /Apartment Act. 1963 and the Rules named thereunder.

13. The TRANSFERORS covenant with the PURCHASERS that, after receiving the full and final consideration amount from the PURCHASERS then, they shall sign the Electricity transfer form, Property Tax, Mahanagar Gas, possession letter, and all other transfer documents of the said Apartment / Row House.



*A. S. Kerkar*

*Pst*

*Pst*

14. The said Apartment/Row House is situated in Navi Mumbai. This Agreement for Sale is executed in Navi Mumbai and all payments are to be made in Navi Mumbai. In the event of any dispute or difference between the parties, the Courts in Navi Mumbai or Thane as the case may be alone will have jurisdiction to entertain and try the same.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

ALL THAT piece or parcel of land containing by admeasurement 1356.64 sq. mtrs. or thereabout in Sector 6, Vashi, Navi Mumbai of the layout of land bearing Gat No. 17pt and other lands situated, lying and being at village - Vashi, Navi Mumbai, Tal & Dist. Thane and bounded as follows:

- Towards the North By : Road
- Towards the South By : RH-II/C-8
- Towards the East By : Road
- Towards the West By : Open Space

**THE SCHEDULE ABOVE REFERRED TO**

Apartment/Row House No. RH-II/C-10, in C-Row, RH-2, **Ground + 1<sup>st</sup> Floor, admeasuring about 61.50 Sq. Mtrs. built up area.** **Building No. RH-II/C-10, Apartment Owners Association, Sector-6, Vashi, Navi Mumbai-400703., Tal. Dist. Thane.** And other lands (more particularly described in the First Schedule hereinabove written) and which the said Apartment/Row House is bounded as follows that is to say:

- Towards the North By : RH-II/C-9 Sector 6, Vashi
- Towards the East By : RH-II/C-23 Sector 6, Vashi
- Towards the South By : RH-II/C-11, Sector 6, Vashi
- Towards the West By : Open Space

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२२ १५०

*R. S. Karakalaw*

*AKS*



IN WITNESS WHEREOF the parties hereto have executed these presents the day and year first hereinabove written.

SIGNED AND DELIVERED by the )


Within named the 'TRANSFEROR/SELELR'


MRS. KAVITA SACHINDEV KATAKDHOND

PAN NO. CZYPK7589R &

Aadhaar No. 9828 2355 9685

In the presence of ...


1) MR. KIRAN LOCADE : 

2) MR. RAMESH POTE : 



SIGNED AND DELIVERED by the )


Within named 'TRANSFEREES /PURCHASERS')

1) MR. RAHUL RAMESH POTE : 

PAN No. BZAPP6030M &

Aadhaar No. Card No. 9900 6570 9053


&

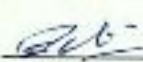
2) MR. ROHAN RAMESH POTE : 

PAN No. BZAPP6029A &

Aadhaar No. Card No. 6017 0795 5024

In the presence of ...

1) MR. KIRAN LOCADE : 

2) MR. RAMESH POTE : 



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५०८२ २०२५  
२३ ५०

## RECEIPT

RECEIVED of and from the within named TRANSFEREES a sum of Rs.38,10,000/- (Rupees Thirty-Eight Lakhs Ten Thousand Only), as follows:

- i. **Rs.1,00,000/- (Rupees One Lakh Only)**., paid by way of Ch. No. 000005, drawn on HDFC Bank, Sion East, Mumbai Branch, dated 11.03.2024.
- ii. **Rs.4,00,000/- (Rupees Four Lakhs Only)**., paid by way of Ch. No. 000006, drawn on HDFC Bank, Sion East, Mumbai Branch, dated 18.03.2024.
- iii. **Rs.33,10,000/- (Rupees Thirty Lakhs Ten Thousand Only)**., paid by way of Ch. No. 000009, drawn on HDFC Bank, Sion East, Mumbai Branch, dated 28.03.2024.

Being the earnest or part amount of and from the within named PARTY OF THE SECOND PART for sale of all our rights, title and interest in the SAID Apartment/Row House No. RH-II/C-10, in C-Row, RH-2, Ground + 1<sup>st</sup> Floor, admeasuring about 61.50 Sq. Mtrs. built-up area, Building No. RH-II/C-10, Apartment Owners Association, Sector-6, Vashi, Navi Mumbai-400703., Tal. Dist. Thane.



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I SAY RECEIVED

Rs.38,10,000/-  
(Rupees Thirty Eight Lakhs Ten Thousand Only)

MRS. KAVITA SACHINDEV KATAKDHOND :  *K. S. Katakdhond*  
(SELLER/TRANSFEROR)

IN THE PRESENCE OF:

1. MR. Kiran Logate : *Kiran Logate*

2. MR. Ramesh Pote : *Ramesh Pote*



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**  
(CIN - U96999 MH 1970 SGC - 014574)

**REGD. OFFICE**  
"NIRMAL", 2nd Floor  
Nariman 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 8155

Ref. No. CIDCO/ESTATE-1/2019/8000050574

Date : 18.03.2020

To,  
The Secretary/Chairman  
C-ROW RH-2 APARTMENT OWNERS ASSOCIATION  
PLOT NO.11, SECTOR 6  
VASHI, NAVI MUMBAI 400703

**Final Order for Transfer**

Sub. Grant of permission to transfer of member(s) from above society, Flat No. RH-2 C/10 RH-2 C TYPE OWNER'S ASSOCIATION RH-2 C TYPE Constructed on Plot No.11, Sector No.6, Node Vashi, Navi Mumbai

- Ref. (1) NOC number 8000050574 dated 04.02.2020.  
(2) Copy of Deed of Assignment dated 04.03.2020 Registered under Sr. No. TNN8-3653-2020 on 04.03.2020 with Sub-Registrar & Assurance TNN8.

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

Sr. No.	Name of the Outgoing Member	Name of the Incoming Member	Flat No.
1	1) CHANDRASHIEKHAR V. ANGADI . 2) Mrs. Ankita Chandrashekhar Angadi	1) Mrs Kavita Sachindev Katakhond	RH 2 C/10



Thank You

Yours Sincerely,

PRATAP S NALAVADE  
Asst. Estate Officer

C. N. F. 8	
402	2028
29	30

- CC to:
- 1) Mrs. Kavita Sachindev Katakhond
  - 1) CHANDRASHIEKHAR V. ANGADI . 2) Mrs. Ankita Chandrashekhar Angadi
  - MSEDCL
  - AAO(EMS)

Request No: 8000050574

Page No. 1 of 1

In case of any Corruption (Section 13(2)(b)), please visit [www.cic.maharashtra.gov.in](http://www.cic.maharashtra.gov.in). Click on "Grievance Link"



7929553  
Wednesday, March 04, 2020  
8:29 PM

राजपती

Original/Duplicate  
राजपती क्र. : 334  
Regn : 394

राजपती क्र. : 4117    दिनांक : 04/03/2020

राजपती नाम: राजपती  
राजपतीकरण संख्या: 2020-3853-2020  
राजपतीकरण प्रकार: अभिलेखीकरण

राजपती की	₹. 100.00
राजपतीकरण की	₹. 740.00
राजपती	₹. 20.00
राजपती संख्या: 37	
<b>कुल</b>	<b>₹. 860.00</b>

राजपतीकरण शुल्क देना, यद्यपि विद्यमान है  
8:48 PM को देना शुरू किया

  
Sub Registrar, Thane 8  
सह दुय्यम निबंधक ठाणे क्र-८

राजपती शुल्क: ₹. 8508700/-  
राजपती क्र. 12010003/-  
राजपती शुल्क: ₹. 100/-

- 1) राजपतीकरण शुल्क: By Cash ₹. 100/-
- 2) राजपतीकरण शुल्क: By Cash ₹. 740/-
- राजपती की राजपतीकरण शुल्क -
- 1) Fee Adjustment : Fee Adjustment (yashwan training) code added for keeping track of adjusted fees



*Handwritten signature*

रा. नं. ४  
५०८२, २०२४  
२०१ ५०



27/12/2019

सूची क्र.2

दुय्यम निबंधक : वरु सु.नि. डा.ब. 8

कार्य क्रमांक : 18481/2019

सोपंकी :

Regn (3)m

मागपी नाव : काशी

(1) फिलोसाफा इमारत	कपटकावा
(2) मोकला	12000500
(3) बाजारबाजार/बाजेंपट्टकावा नामनि: पट्टाकार, काकाणी वेडो को फाटिका; वे नमुद करावे)	5506700
(4) मू-नाम, पीटहिमा व कज्जनाक (कज्जनाक)	1) बाकिवेले नाव:जमी मुंबई कनरा इतर कर्ण : इतर माहिती: विभाग क्र.5/144 अर्थातित- अरएच-24/1-10, काज्जनाक + वडिला मजवा, पी-टी, अरएच-2, अर्थातित खेत अर्थातितक, वेक्टर-8, बाकी, जमी मुंबई: 400703.81.50 पी. सी. किल्ला एरिफ. ( ( Plot Number : : SECTOR NUMBER : 6 : ) )
(5) वेक्टर	1) 81.50 पी. मीटर
(6) काकाणी विभा मुडी वेक्टर अवेन वेक्टर	
(7) बाजेंपट्टा कनरा वेडा-बाकिहून वेक्टर-ना पडकाटावे नाव किंवा विभापी न्यायालयवाच कुमुनवाच विभा अवेन अज्जनाक, अर्थातितवे नाव व पटा.	1): नाव: बाजेंपट्टा वीकज्जनाक अवेनी -- वेक्टर-56; पटा-वेक्टर नं. : इतरातीवे नाव: अज्जनाक अर्थातित, अवेन नं: वेक्टर-34, बाकी पट्टाकार, डावे. विन नंबर-400703 पी नं.-AARPA9145P 2): नाव: अर्थातित अर. (एरिफे नाव) अर्थातित अवेनी (नामनि) अवेन-30; पटा-वेक्टर नं: मुड-1/34, कज्जना नं. : इतरातीवे नाव: अज्जनाक अर्थातित, अवेन नं: वेक्टर- 34, बाकी, मधी मुंबई, वेक्टर नं. : पट्टाकार, THANE. विन नंबर-400703 पी नं: SOYPA5818K
(8) बाजेंपट्टा कनरा वेडा-ना पडकाटावे व विभा विभापी न्यायालयवाच कुमुनवाच विभा अवेन अज्जनाक, अर्थातितवे नाव व पटा	1): नाव: अर्थातित अवेनी अवेनी अवेनी -- वेक्टर-40; पटा-वेक्टर नं: अर्थातित अवेनी नं: 3, नाव नं. : इतरातीवे नाव: : अवेन वेक्टर-7, बाकी, मधी मुंबई, वेक्टर नं: पट्टाकार, THANE. विन नंबर-400703 पी नं:-CZYPK7588R
(9) बाजेंपट्टा कनरा वेक्टरा विभा	27/12/2019
(10) बाजेंपट्टा वेक्टरा वेक्टरा विभा	27/12/2019
(11) अज्जनाक, वेक्टर व पटा	18481/2019
(12) बाजारबाजारबाजेंपट्टा मुंबई मुळ	720000
(13) बाजारबाजारबाजेंपट्टा वेक्टरा मुळ	30000
(14) वेक्टर	



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मुंबईकाकाणी विभा वेक्टर वेक्टरा  
काकाणी:

मुंबई मुळ अज्जनाक अवेनी अवेनी अवेनी ( ) within the limits of any Municipal Corporation or any Cantonment area  
अवेनी -- : annexed to it.



*(Handwritten signature)*  
 वरु दुय्यम निबंधक ठाणे क्र. 8

79218481  
Friday, December 27, 2019  
8:45 PM

पावती

Original/Duplicate  
सीसी नं.: 398  
Regn.: 36M

पावती नं.: 19698 दिनांक: 27/12/2019

दादाजी नाम: बाली  
दस्तावेजनामा नमुन्यांक: 18481-2019  
दस्तावेजनामा प्रकार: कन्यादाना  
सावर कायद्यान्वये नाम: कविता कविशेखर बटवर्धी

गोदनी फी	₹. 30000.00
दस्तावेजावली फी	₹. 640.00
दुजारी शुल्क: 32	
<b>एकूण:</b>	<b>₹. 30640.00</b>

सावरनाम पत्र सावर, संवेदन वि. दु.सी-२ अंतर्गत  
१:०३ PM ह्या वेळेस मिळेल.

*[Signature]*  
GISTAR, Thane B

सावर मूल्य: ₹. 8506700/-  
गोदनामा ₹. 12000000/-  
मरलेले दुजारी शुल्क: ₹. 720000/-

सह दुय्यम निबंधक दाणे क्र-८

- 1) दस्तावेजा प्रकार: eBBTR/SimpleReceipt (छात्र: ₹. 30000/-  
सीसी/दस्तावेजावली अर्बिंक क्रमांक: MH0059715472019208 दिनांक: 27/12/2019  
बँकेचे नाव व प्रकार: Punjab National Bank
- 2) दस्तावेजा प्रकार: By Cash (छात्र: ₹. 640/-)

*[Signature]*  
J. S. Kataria



दि. २७.१२.१९	२०२४
२०	१०





- 1) एनएचएस एक्टिंग (Negotiable Instrument Act) 1881 धारा 130 के तहत बैंक के द्वारा प्रेषित किया गया है।
- 2) एन.डी. बैंक ऑफ इंडिया द्वारा बैंक के द्वारा जारी किया गया है।

Pay Rs. 29,510.00

Pay Now Energy Bill Paid Online on 21-MAR-24

Payment Discount: Rs. 101.00, if bill is paid on or before 30-MAR-24

MTN Order No. 194/2404 का अंतिमपत्र विद्युत बिल का अंतिम दिनांक 30-MAR-24 तक प्रेषित करने की दर जारी है। अंततः अंतिम दिनांक 30-MAR-24 तक प्रेषित करने के लिए कृपया ध्यान दें।

LT Line Category	दिवस	0-100	101-200	201-300	301-3833	>3833
0.115	दिवस	0.44	0.54	1.55	15.57	15.57
	ER-MS (R)	0.25	0.45	0.62	0.65	0.65

बिल नंबर 18-MAR-24 परी तिथि का दिनांक 30-JAN-24

Payment History:

Receipt Date	Paid Amount
31-Mar-2023	33,000.00
25-Mar-2023	24,100.00
23-Mar-2023	32,000.00
23-Aug-2023	28,000.00
01-Aug-2023	21,500.00
18-Mar-2023	28,443.00

• दि. 18.03.2024 तक प्रेषित करने की सीमा 2024 तक अंतिमपत्र दिनांक 30-MAR-24 तक प्रेषित करने के लिए कृपया ध्यान दें।

सदर बिल देयक है। बिल प्राप्त करने के बाद (घर, दुकान, दुकान) हमारे द्वारा ई-बिल अंतिमपत्र प्रेषित करने / अंतिमपत्र प्राप्त करने के लिए यह जानकारी प्राप्त करने के लिए बिल प्राप्त करने के लिए कृपया ध्यान दें।

म. सी. विभाग, अंतिमपत्र अंतिमपत्र दिनांक 30-MAR-24 तक प्रेषित करने के लिए कृपया ध्यान दें।

बिल नंबर 18-MAR-24 का अंतिमपत्र दिनांक 30-MAR-24 तक प्रेषित करने के लिए कृपया ध्यान दें।

1) नोटिफिकेशन दिनांक 30-MAR-24 तक प्रेषित करने के लिए कृपया ध्यान दें।

2) नोटिफिकेशन दिनांक 30-MAR-24 तक प्रेषित करने के लिए कृपया ध्यान दें।

3) अंतिमपत्र दिनांक 30-MAR-24 तक प्रेषित करने के लिए कृपया ध्यान दें।

अंतिमपत्र दिनांक 30-MAR-24 तक प्रेषित करने के लिए कृपया ध्यान दें।

अंतिमपत्र दिनांक 30-MAR-24 तक प्रेषित करने के लिए कृपया ध्यान दें।

बिल नंबर 18-MAR-24 का अंतिमपत्र दिनांक 30-MAR-24 तक प्रेषित करने के लिए कृपया ध्यान दें।

For Billing Consultant contact: 3042, VEDHUT, SECTOR-17, WASHI Phase-2, PUNE-411007

\* For queries related to your online payment transactions, please contact [helpdesk\\_pg@mahadiscom.in](mailto:helpdesk_pg@mahadiscom.in)

© 2024, Maharashtra State Electricity Distribution Company Limited.



REGISTRATION NO. 27  
 5022 2028  
 99 90



Index-2 (सूची - 2)



25/08/2018

सूची नं.2

दुयम निबंधक - महं दु.नि. दाले 8  
 दल नं. 10319/2018  
 पाली -  
 Page 83m

सालचे नार : 1) काडी

(1) निवेशका प्रकार	अपिदुस्तर प्रकार
(2) मीटर नं.	4332000
(3) बाजार/भांड/भांडेपट्टा/भांडा बांधिलक्यात/कार/काराची वेळी की परिवार के नमुन करणे	4297000
(4) मू.मान, वी.दक्षिणा व पट्टा/भांड (कालावधी)	1) पाकिनेले नार, वही मुंबई मरणा इतर नवि : 282 काडिनी, विभाग 8-5/144, अर.एच- 2/सी-10, वेक्टर-8, काडी, वही मुंबई-400703 लागूचा अवि विस्तार आहे, क्षेत्रफल 61.50 चौ. मी. विस्तार अर. वर नं 3-8913-2018 वि 25/07/2018 अन्वये मु.मु.नं 280000 व वही वही नं 30000 नमुन; ( Plot Number : : SECTOR NUMBER : 8 : )
(5) क्षेत्रफल	1) 61.50 चौ मीटर
(6) आकाराची किंवा मुंबई वेक्टरात असेल किंवा	
(7) पसरलेल्या नार/वेळा-भा.विस्तार किंवा/भा.पसरलेले नार किंवा विस्तारी न्यायालयाचा हुकुमनामा किंवा अदालत न्यायालय, प्रविष्टाविलेले नार व पत्रा	1) : नार-मु. आरपाळ मुला मुला - वर-28; पत्रा-नारि नं. - नार नं. - इतरातील नार- अर. वर नं.10, वेक्टर-8, काडी वही मुंबई, नार नं. - पत्र नं. - नमुन नं. - इतरातील नार- कोड-400703 पत्र नं.-CD2PM3018K 2) : नार-जी. मुला इतिहास मुला - वर-25; पत्रा-नारि वर. अर. वर नं.10, वेक्टर-8, काडी वही मुंबई, नार नं. - पत्र नं. - कोड-400703 पत्र नं.-CD3PM5390H 3) : नार-जी. मुला इतिहास मुला - वर-48; पत्रा-नारि अर. वर नं.10, वेक्टर-8, काडी वही मुंबई, नार नं. - पत्र नं. - 400703 पत्र नं.-4HSPK0937C
(8) पसरलेल्या नार/वेळा-भा.पसरलेले व किंवा विस्तारी न्यायालयाचा हुकुमनामा किंवा अदालत न्यायालय, प्रविष्टाविलेले नार व पत्रा	1) : नार-जी. अदालत विरुद्ध न्यायालयाची - वर-32; पत्रा-नारि नं. - नार नं. - इतरातील नार; 25/1/34, इतरातील अदालत, वेक्टर-3, काडी वही मुंबई, नार नं. - पत्र नं. - नं. - नमुन नं. - इतरातील नार- कोड-400703 पत्र नं.-AAAR09145P 2) : नार-जी. अदालत अर. - वर-27; पत्रा-नारि नं. - नार नं. - इतरातील नार- 1/34, इतरातील अदालत, वेक्टर-34 काडी वही मुंबई, नार नं. - पत्र नं. - नार नं.-400703 पत्र नं.-BOYPA8218K
(9) पसरलेल्या नार/वेळा-भा.पसरलेले किंवा	25/08/2018
(10) दल नं. किंवा काडी किंवा	25/08/2018
(11) नमुन नं. व वही	10319/2018
(12) बाजार/भांड/भांडेपट्टा/भांडा बांधिलक्यात/कार/काराची वेळी की	100
(13) बाजार/भांड/भांडेपट्टा/भांडा बांधिलक्यात/कार/काराची वेळी की	100
(14) वेक्टर	



ट. नं. नं. 8  
 30/08/2018  
 33 | 30

मुंबई नगरपालिका क्षेत्रात/बाहेर  
 नमुन नं. :  
 मुंबई नगरपालिका क्षेत्रात/बाहेर  
 नमुन नं. :  
 within the limits of any Municipal Corporation or any Cantonment area



महं दुयम निबंधक दाले 8

392/10319

पावली

Original/Duplicate

Thursday, August 25, 2016  
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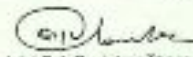
नोंदणी क्र. : 392  
Regn : 392

नोंदणी क्र. : 11152 दिनांक : 25/08/2016

नोंदणी नाव : राजी  
नोंदणीकर्त्याचा पत्तुक्रमांक : 10319-2216  
नोंदणीकर्त्याचा प्रकार : सविद्युत्संश्लेषण  
कार्य करणाऱ्याचे नाव, पत्ता, बसोबास विवरण असादी :-

नोंदणी फी	₹. 100.00
कार्य करणाऱ्याची फी	₹. 560.00
नोंदणी शुल्क : 28	
<b>एकूण</b>	<b>₹ 660.00</b>

नोंदणीचा मुद्रा भरवणे : बसोबास विवरण, मुंबई - २ अन्वये  
7:48 PM शा. वेबसाईट वरून

  
Joint Sub Registrar, Thane 8  
सह उपमुख्य निदेशक शा.पे. क्र. ८

नोंदणी शुल्क : ₹. 4257000/-  
नोंदणी क्र. 4332000/-  
नोंदणी शुल्क : ₹. 100/-

- 1) नोंदणी शुल्क : By Cash रकम : ₹. 100/-
- 2) नोंदणी शुल्क : By Cash रकम : ₹. 560/-

नोंदणी फी नावी असावया लागेल :-  
1) Fee Adjusted : Old Doc.No8919-2016 Amt. 30000



*Chandrashekhar*

दि. क्र. : ३९२	२०२५
३४	५०



<p>302/8913 Tuesday July 26, 2016 8:30 PM</p>	<p>पावती</p>	<p>Original/Duplicate नोंदणी क्र. :39म Regn.:39M</p>
<p>पावती क्र. 9661 दाखले नाव : दाजी दस्तावेजाचा अनुक्रमांक: टनन8-8913-2016 दस्तावेजाचा प्रकार : कसपत्तामा सादर करणाऱ्याचे नाव : श्री. चंद्रशेखर विक्रमराया संगमाडी - नोंदणी फी 'दस्त' दाखलकी फी पुढाणी संख्या 36 एकूण:</p>		<p>दिनांक: 26/07/2016  ₹. 30000.00 ₹. 720.00  ₹. 30720.00</p>
<p>आपलास पुढे दस्त, बँकेतल पिट, मुंबी-२ बंधाने 8:36 PM ह्या वेळीस निकेत.</p>		<p> Joint Sub Registrar, Thane, S-</p>
<p>बाजार शुल्क : ₹ 4297000/- सौलजना ₹.4332000/- परतले मुद्रांक शुल्क : ₹. 280000/-  1) दस्तावेजा प्रकार: eChalan रजम: ₹.30000/- श्री.श्री/धनशेखर शीर्षर क्रमांक: MH002932820201617M दिनांक: 25/07/2016 दस्तावेजाचे नाव व रजा: 2) दस्तावेजा प्रकार: By Cash रजम: ₹ 720/-</p>		<p>सह दुसऱ्या नियंत्रक तपासक-८</p>



ड. न. न. ६  
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३६ ५०







To,  
 1. Miss Almas Moosa Mulla,  
 Age 26 years, Occupation- Service,  
 2. Mr. Imtiyaz Moosa Mulla,  
 Age 23 years, Occupation-Student,  
 Both R/at Apartment No. RH-11/C-10,  
 Sector No.6, Vashi, Navi Mumbai,  
 Tal. Dist. Thane

... Applicants

V/s

Shri. Mossa Mohammed Mulla,  
 Age 52 years, Occ: Business,  
 R/at Apartment No. RH-11/C-10,  
 Sector No.6, Vashi, Navi Mumbai,  
 Tal. Dist. Thane.

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...Opponent.

**HEIRSHIP CERTIFICATE**

WHEREAS, Late Smt. Farzana Mussa Mulla died on application was made by the above named applicants to the Court Judge, S.D. Thane to be formally recognized applicants as heirs of the deceased Late Smt. Farzana Mussa Mulla.

AND WHEREAS usual proclamation having been issued, no sufficient objection was offered to the right of the said applicants and the said applicants there upon gave proof to the satisfaction of the Court of their right to be recognized as heirs of the said deceased Late Smt. Farzana Mussa Mulla.

**SCHEDULE OF PROPERTY**

- 1] Apartment No. RH-11/C-10, Ground First Floor, Sector No.6, Vashi, Navi Mumbai, Tal. Dist. Thane. Measuring 61.50 sq. mtrs. built up area, valued at Rs.19,00,000/- and
- 2] undivided 50% share in the Apartment No. 9/1:4, First Floor, Plot No. 9 to 18 Gat No. 83pt and 17 pt, Sector No. 7, Vashi, Navi Mumbai, Tal.



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and District Thane, ad-measuring 29.40 sq. mtrs. built up area, for total sale price of Rs.38,00,000/-

This is to certify that the above named applicants namely Miss Almas Moosa Mulla, Mr. Imtiyaz Moosa Mulla and opponent Shri. Moosa Mohammed Mulla are recognized as heirs of deceased Late Smt. Farzana Mussa Mulla in respect of the above property. Hence certificate is issued.

Given under my hand and seal of the Court on this 15.11.2014 Day of Nov. 2014.

verified  
[Signature]  
11-2-14

[Signature]  
(H. A. Ali)  
2nd Jt. Civil Judge, S.D., Thane.

**NOTE**

The persons, to whom this certificate is granted, or their representative are required within six months from the date of this certificate or within such further time as the court may from time to time appoint, to exhibit in court a full and true inventory of all the property and credits in their possession under this certificate also within one year from the date or within such further time as the court may from time to time appoint, to render to the court a true account of the said property and credits showing the assets which have come to their hands and the manner in which the same have been applied or disposed off.

[Signature]  
(H. A. Ali)  
2nd Jt. Civil Judge, S.D., Thane.



ड. न. न. ६  
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ट न न - ८  
८९३/२०.२६  
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THIS DEED OF APARTMENT made at <sup>90. Behar</sup> New Bombay, this 28<sup>th</sup> day of December, One thousand nine hundred and eighty four. Between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at "Nirmal", Nariman Point, Bombay 400 021, hereinafter called "the Corporation" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors and assigns) of the One Part, and Shri Garcho Jagjit Singh of RH-II C-10 sector 6 Vashi hereinafter called "the Apartment Owner", (which expression shall, unless repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators and assigns) of the Other Part,

WHEREAS :

- (1) By his Order No. RB (L&I) IV/651/72 dated the 15th April 1972 the Collector of Thane, vested in the Corporation for development and disposal, inter alia, a piece or parcel of land situated at Village Vashi Tehsil Thane Dist. Thane bearing Gat No. 172/8 measuring 1959-06 Square Metres or thereabouts being Plot No. C-19 in Sector 6 Vashi and more particularly described in the First Schedule hereunder written (hereinafter referred to as the said land).
- (2) The Corporation obtained possession of the said land and constructed thereon RH II / C-10 type building No. RH II / C-10 each on one upper floor such building being designated as "Condominium RH II / C-10" building No. RH II / C-10 (hereinafter referred to as "the said Building") of which the Corporation is the owner.

ISSUED  
USE - 11



C. N. T. S.	
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(71)

of Hire-purchase

(3) By an Agreement ~~for Sale of Apartment~~ dated the day of June 1977 (hereinafter called "the said Agreement") made between the Corporation of the one part and the Apartment Owner of the other part, the Corporation agreed to sell to the Apartment Owner Apartment No. RH-11C-10 Sector 6 Voh on the ground 1st floor of the said building No. TOGETHER with certain percentage hereinafter specified of the undivided interest appurtenant to such apartment in add to the common areas and facilities of the said land and building at or for the price of Rs. 40,300/- (Rupees forty thousand three hundred only) to be paid by the Apartment Owner to the Corporation by instalments at the times and in the manner therein provided. And in pursuance of the said Agreement the Apartment Owner paid on 6th day of August 1975 Rs. 8060/- (Rupees eight thousand six hundred only) being the Earnest Money.



(4) The Corporation executed on the 20th SEPT 1977.

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Declaration (hereinafter referred to as "the said Declaration", under the Maharashtra Apartment Ownership Act, 1970 (hereinafter referred to as "the said Act") which Declaration together with its Annexure A (Plans), A1 (Form of Lease) B (Statement of proportionate shares) and C (Bye-laws) attached thereto, has been registered in the Office of the Sub-Registrar of Assurances at Thane on the 6th day of October 1977 under Serial No. D-239 in the Register of Declarations and Deed of Apartments under the said Act, a true copy whereof has been filed with the Housing Commissioner, Bombay, on the 26th day of October 1977.

72

(5) The Corporation has by the aforesaid Declaration submitted to the provisions of the said Act (i) the said building with all improvements and (ii) the said land.

74

(6) By an Indenture of Lease dated the 17<sup>th</sup> day of Nov 1987 and made between the Corporation of the One Part and -

(1) Shri Nit Kumar Choudhrie

and (2) CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, therein referred to as "the Lessee" of the other Part, the Corporation demised to the said lessee the said land as tenements in common in shares equal to their respective percentages of the undivided interest in the common areas and facilities as expressed in the aforesaid Declaration filed by the Corporation under the said Act, and more particularly described in the Schedule to the said Indenture of Lease for a term of 99 years on the terms and conditions therein mentioned.

(7) The Apartment Owner has paid to the Corporation the entire amount viz. Rs. 40300/- (Rupees forty thousand three hundred) of the sale price at or before the execution of these presents and has now requested the Corporation to execute in his favour a Deed of Apartment in respect of the said Apartment which the Corporation has agreed to do in the manner hereinafter appearing.

NOW THIS DEED WITNESSETH as follows -

1. In pursuance of the said agreements and in consideration of the sum of Rs. 80601/- (Rupees eight thousand sixty 1985) paid on or about the 6<sup>th</sup> day of August as earnest money as aforesaid and the further sum of Rs 32,240.00 (Rupees Thirty two thousand and the further sum of Rs. hundred forty only) paid by the Apartment

Owner to the Corporation at or before the execution of these presents making together the sum of Rs. 40300/- (Rupees forty thousand three hundred) being the full amount of the sale price payable by the Apartment Owner to the Corporation (the payment and receipt whereof the Corporation doth hereby admit and acknowledge and of and from the same and every part thereof doth forever acquit, release and discharge the Apartment Owner) the Corporation doth hereby grant, convey, assign and secure unto the Apartment Owner for residential purpose Apartment No. R.H. 10-10 sect 6 vadh Ground + B-11-

floor of the said building No. R.H. 10-10 hereinafter referred to as "the said Family Unit", as the same is specified in the said Declaration and more particularly described in the Second Schedule hereunder written and delineated on the Plan (with Architects' Certificate) hereto annexed and marked Annexure "A" of the Ground's floor of the said building, and shown thereon surrounded by black coloured boundary line TOGETHER WITH 1/2 part out of undivided interest appertaining to the said Family Unit in and to the common areas and facilities of the said land and building

ISSUED ONLY USE UNDER



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Second Schedule  
Area: "A"

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED.

Taking over possession by the allottee.

New House type II Sector VI No. C-10

- i) Date of allotment :- 13-11-75
- ii) Name of Hire Purchaser / Purchaser :- Shri. J. S. Gancho
- iii) Date of execution of Agreement :- 2-3-78

In the allottee has made all the payments and has executed necessary agreement, possession of the Plot No. C-10 may be given to allottee.

Estate Manager

Date: 2-3-78

2408/10-22

Possession Receipt

I Shri./Smt. J. S. Gancho  
 Have this 2nd April 1978  
 received possession of Plot No. C-10  
 after checking the assestments, plans, drawings provided there in with  
 reference to the plans and specifications thereof.



J. Gancho  
Signature of Allottee

Date :- April 3<sup>rd</sup>, 1978  
 Place :- Ward New Borsay  
 Counter Signed by AEM :- [Signature]  
 Possession given on April 3<sup>rd</sup>, 1978



प. न. न. न.	
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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED.

Ref. No. EWS/

Estate Manager's Office,  
Vashi, New Bombay 400 703.

23-3-78

To,

Shri J. S. Gaudkar  
Scientific Officer  
CWS, B.A.R.C. Trombay Bombay-45

Dear Sir,

The possession of the Row House No. II/C-10 in Sector 6 has been handed over to you on the 24-3-78. As per the agreement executed by you with the Corporation, you are required to pay regularly each month, the Hire-Purchase Instalment, Service Charges and Maintenance charges from the month of occupation (the service charges and maintenance charges for the month of occupation were collected before handing over possession). The Hire-Purchase Instalment will however start from the month of June 1977 or the month of actual possession whichever is later. Your monthly payments, at the present rates, are shown below:



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- Hire-Purchase instalments
- Service charges at a rate of Rs. 7.50 per sq ft per year for the built up area on-plot area whichever is higher.
- M. & R. charges at 2 1/2% of the cost of the house per year.

- Rs. 2116 from April 1978
- Rs. 38 from April 78
- Rs. 54 from May 78

(The M. & R. charges are payable to the Corporation unit such time the Association of apartment owners is formed, and it takes over maintenance of common facilities in its condominium.)

These payments are required to be paid every month before the 7th of the month. In case the payments are delayed, interest at 12% will be payable to the Corporation.

This is to request you to make necessary payments from the month of occupation and give no cause to the Corporation to find other measures for recovery on account of non-payment.

Thanking you,

Yours faithfully,

(E.S. Chandorkar.)  
Estate Manager.

By MUMBAI SUPER JEWELLERS LIMITED

Estate Manager's Office,  
Vashi, New Bombay. Date:-

Ref. No. EMS/Allotment/SH/7357

8-2-28

EMS/7784  
24/2/28

Under certificate of purchase

To,  
Shri/Spt. Jagjit Singh Garcha,  
Scientific officer  
Central Work Shop,  
B. A. R. C., Trombay,  
Bombay.

Sub: Allotment of Row House  
Cancellation/forfeiture of EMD

Sir/Madam,

You were allotted Row House No. W/4-C-10 under our allotment letter No. MS/24/8425 dt. 11-11-27 on hire purchase/outright purchase basis. According to the terms and conditions of the allotment order and the row house scheme, you were required to pay instalments towards the cost of the house on the dates specified in the allotment order. Since you committed default in payment of the instalments which had fallen due, letters were issued to you in February 76 and August, 76 for paying the overdue instalments with interest, immediately. However, you have not paid the following instalments so far which clearly indicates that you are not interested to continue in the scheme.

Instalment No.	Amount	Due date
2nd inst	Rs. 2166	30-11-26
misc. deposit	1671	Before handing over possession

In the circumstances, the allotment of the row house made in your favour is revoked in accordance with the terms and conditions of the allotment order and the row house scheme, at your risks and consequences and the Corporation is now at liberty to dispose of the row house as per the rules. As the consequence of the revocation of the allotment, an amount of Rs. 4030 out of the EMD stands forfeited.

Please arrange to send your original receipts of payment and enclosed advance receipt duly signed on 20 ps. revenue stamp as early as possible to enable us to refund to you the balance of the EMD and instalments paid by you.

Kindly acknowledge the receipt.

- Plus amount equal to interest  
@ 12% on outstanding inst

Yours faithfully,

sdi 8-2-28  
( K.S.Chandorkar )  
Estate Manager

c.c. to 1) Acctt (EM) for information & taking notes of cancellation  
2) M.M. for information

True copy

ds Estate Manager.



ड. न. न. ६  
2028  
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भारत सरकार  
Government of India

राहुल रमेश पोंटे  
Rahul Ramesh Pote  
जन्म तारीख / DOB : 03/09/1995  
पुरुष / Male

9900 6570 9053

आधार - सामान्य माणसाचा अधिकार

*[Handwritten Signature]*

आयकर विभाग  
INCOME TAX DEPARTMENT  
RAHUL RAMESH POTE

भारत सरकार  
GOVT. OF INDIA

RAMESH PANDURANG POTE

03/09/1995  
Permanent Account Number  
BZAPP6030M

Signature

*[Handwritten Signature]*

भारत सरकार  
GOVERNMENT OF INDIA

रोहन रमेश पोंटे  
Rohan Ramesh Pote  
जन्म वर्ष / Year of Birth : 1993  
पुरुष / Male

6017 0795 5024

*[Handwritten Signature]*

आयकर विभाग  
INCOME TAX DEPARTMENT  
ROHAN R POTE

भारत सरकार  
GOVT. OF INDIA

RAMESH PANDURANG POTE

01/10/1993  
Permanent Account Number  
BZAPP6029A

Signature

*[Handwritten Signature]*

आयकर विभाग  
INCOME TAX DEPARTMENT  
KAVITA SACHINDEV KATAKDHOND

भारत सरकार  
GOVT. OF INDIA

BRAHMAN GOVINDA SHINDE

29/12/1979  
Permanent Account Number  
KAYR7589R

9828 2355 9685



*[Handwritten Signature]* K.S. Katakdhond  
 नं. ६  
 २०२४  
 ४० ५०  
*[Handwritten Signature]* K.S. Katakdhond

भारत सरकार  
Government of India

रमेश पंडुरंग पोंटे  
Ramesh Pandurang Pote  
जन्म तारीख/DOB: 23/08/1993  
पुरुष/MALE

3276 8757 7695

*[Handwritten Signature]*

भारत सरकार  
Government of India

किरण बाजुरा लाडे  
KIRAN RAJURAO LAGADE  
जन्म तारीख/DOB: 23/07/1984  
पुरुष/MALE

XXXX XXXX 2693  
VD : 9183 2145 7129 3115

*[Handwritten Signature]*



28/03/2024 6 25:59 PM

इस वीएचआर भाग-2

एकल 8 8090  
एन क्रमांक 5082/2024

एन क्रमांक : एन6/5082/2024  
कार्यालय : कार्यालय

अनु क्र.	पत्रकारांचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	एना प्रमाणित
1	<p>नाव: रुविता मचिरेकर कटकरकोट - -            पत्ता: प्लॉट नं. -, बाळा नं. -, इमारतीचे नाव: अर्पाटमेंट / रो हाऊस            नं., अर एच-8/सी-10, सी- रो, अर एच - 2, लखनवला + पहिला            मजला, अर्पाटमेंट अवेन्यु अमोविलिअन, सेक्टर 6, बाधी, मुंबई            400703, तासुका शांति विन्हा टाणे - 400703, लॉक नं. -, रोड            नं. -, महागाठ, THANE.            पिन नंबर: C2YPK7588R</p>	<p>विद्युत देणार            वय :-45            स्वाक्षरी:-  <i>S.S. Katarikar</i></p>		
2	<p>नाव: राहुल रमेश पोटे - -            पत्ता: प्लॉट नं. -, बाळा नं. -, इमारतीचे नाव: बी-51, चंद्रलाल            अर्पाटमेंट, गोल्डफील्ड कॉम्प्लेक्स, सायन बांडा लिफ रोड, बाळा            किल्ला धारणी, मुंबई, लॉक नं. -, रोड नं. -, महागाठ, MUMBAI.            पिन नंबर: BZAPP8000M</p>	<p>विद्युत देणार            वय :-28            स्वाक्षरी:-  <i>Pote</i></p>		
3	<p>नाव: राहुल रमेश पोटे - -            पत्ता: प्लॉट नं. -, बाळा नं. -, इमारतीचे नाव: बी-51, चंद्रलाल            अर्पाटमेंट, गोल्डफील्ड कॉम्प्लेक्स, सायन बांडा लिफ रोड, बाळा            किल्ला धारणी, मुंबई, लॉक नं. -, रोड नं. -, महागाठ, MUMBAI.            पिन नंबर: BZAPP80029A</p>	<p>विद्युत देणार            वय :-30            स्वाक्षरी:-  <i>Pote</i></p>		

वरील इलेक्ट्रिक कलम देणार तपासणीत कार्यालय या एन एवज करून दिव्याचे कडून कराता.  
विक्रम क्र.3 ची वेळ: 28 / 03 / 2024 06 : 24 : 40 PM

टीपण:-  
बाबील एवज अर्पे निघेरीत कराता की ते इलेक्ट्रिक कलम देणा-नामां लॉकीत: अवेजतात, व लॉकी अवेजत पढवितान

अनु क्र.	पत्रकारांचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	एना प्रमाणित
1	<p>नाव: रमेश राहुल पोटे            वय: 30            पत्ता: बी-51, चंद्रलाल अर्पाटमेंट, गोल्डफील्ड कॉम्प्लेक्स, सायन बांडा लिफ रोड, बाळा            किल्ला धारणी, मुंबई            पिन नंबर: BZAPP800077</p>	<p>स्वाक्षरी</p>		
2	<p>नाव: रमेश राहुल पोटे            वय: 30            पत्ता: बी-51, चंद्रलाल अर्पाटमेंट, गोल्डफील्ड कॉम्प्लेक्स, सायन बांडा लिफ रोड, बाळा            किल्ला धारणी, मुंबई            पिन नंबर: BZAPP800005</p>	<p>स्वाक्षरी</p>		

विक्रम क्र.4 ची वेळ: 28 / 03 / 2024 06 : 25 : 44 PM

*अर्पाटमेंट*  
अर्पाटमेंट विभाग - 2  
टाणे क्र - 6

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MR. RAHUL RAMESH POTE AND MR. ROHAN RAMESH POTE	eChallan	02901792024032819526	MH018332691202324E	1140000.00	SD	0009618757202324	28/03/2024
2		DHC		0324286020652	1000	RF	0324286020652D	28/03/2024
3	MR. RAHUL RAMESH POTE AND MR. ROHAN RAMESH POTE	eChallan		MH018332691202324E	30000	RF	0009618757202324	28/03/2024

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

5062 /2024

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प्रमाणित करण्यात येते की सदर दस्तावेज एकूण ५० पाने आहेत.  
 सह दुय्यम नियमक वर्ग-२ टाणे छ - ६  
 पुस्तक क्र. १  
 क्रमांक ५०८२ वर नोंदला  
 सह दुय्यम नियमक वर्ग-२ टाणे छ - ६  
 दिनांक २ त्माहे ३ रान २०२४

द. न. न. क्र.	
५०८२	२०२४
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