

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(GIN - U99999 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 8166

Final Order for Transfer

Ref. No. CIDCO/ESTATE-1/2018/8000000684 | 1643

Date : 18.06.2018

To,
SMT. KAUSALYA BABAN GADE
LIG/11/12, SECTOR-02, NERUL
NAVI MUMBAI 400706



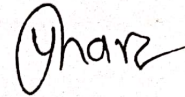
Subject : Your Request for Transfer of CIDCO Builtup Premises
Reference : Application number 8000000684
In respect of property Flat No.12, SAVINAY APARTMENT/NB11, Plot No. 5, Sector
2, Nerul, Navi Mumbai

Sir/Madam,

Transfer of lease by way of Assignment has been executed by SMT. KAUSALYA BABAN GADE, original licensee in favor of MR. SHRIKANT SUBHASH SAID, new licensee transferring lease hold rights in respect of Flat No. 12, SAVINAY APARTMENT/NB11, Plot No. 5, sector 2, Nerul, Navi Mumbai. The Deed of Assignment/Sale Deed has been registered on 21.07.2018 with registration number TNN11-8074-2018. We have taken a note as to transfer of lease hold rights to MR. SHRIKANT SUBHASH SAID.

Thanking You

Yours Sincerely,



Asst. Estate Officer/Estate Officer
Asstt. Estate Officer
(Nerul/Sanpada) CIDCO LTD.

394/8074

पावती

Original/Duplicate

Saturday, July 21, 2018

नोंदणी क्र. :39M

1:21 PM

Regn.:39M

पावती क्र.: 9434 दिनांक: 21/07/2018

गावाचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: टनन11-8074-2018

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: श्रीकांत सुभाष सैद - -

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 360.00

पृष्ठांची संख्या: 18

एकूण: रु. 460.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:22 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 11

प सह दुय्यम निबंधक ठाणे क्र - ११

बाजार मुल्य: रु.1567000 /-

मोबदला रु.1600000/-

भरलेले मुद्रांक शुल्क : रु. 100/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.100/-

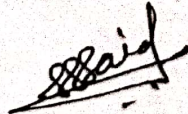
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004201578201819R दिनांक: 21/07/2018

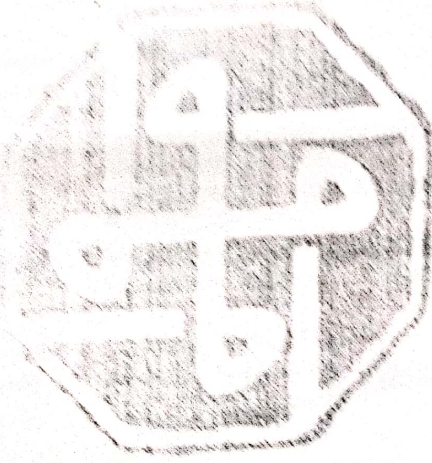
बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: रु 360/-

नोंदणी फी माफी असल्यास तपशिल :-

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





21/07/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 1

दस्त क्रमांक : 8074/2018

नोंदणी :

Regn:63m

याबाबे नाव : नेरुळ

| (1) विविधा प्रकार | अभिहस्तांतरणपत्र |
|--|---|
| (2) मीटरदरम | 1600000 |
| (3) बाजारभावाभाडेपरतदाच्या बाबतिसहाकार आकारणी देतो की परतदार ते मसुद करावे) | 1567000 |
| (4) हु-मसुद,पोटहिस्ता व धरक्रमांक (असल्यास) | 1) पासिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: (विभाग क्र. 26/278,दर- 93500/-)अपार्टमेंट नं.-12,बिल्डिंग नं.- एल आय जी/11,सविनय अपार्टमेंट ओनर्स असोसिएशन,सेक्टर-2,नेरुळ,नवी मुंबई, क्षेत्र - 27.927 चौ. मी. बांधीव. टनन 11 दस्त क्र 5986/2018 अन्वये मुद्रांक शुल्क व नोंदणी फि वसुल((SECTOR NUMBER : 2 ;)) |
| (5) क्षेत्ररुळ | 1) 27.927 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून घेणा-यासिंहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्तित्वात,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-कौसल्या बबन माडे -- वय:-64; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: अपार्टमेंट नं.-12, बिल्डिंग नं.- एल आय जी/11, सविनय अपार्टमेंट ओनर्स असोसिएशन, सेक्टर- 2, नेरुळ, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-400706 फॅन नं.: AHRPG7431M |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्तित्वात,प्रतिवादिचे नाव व पत्ता | 1): नाव:-श्रीकांत सुभाष सैद -- वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: अपार्टमेंट नं.- एल आय जी/36/11, सेक्टर-10, नेरुळ, नवी मुंबई., ब्लॉक नं. -, रोड नं. -: महाराष्ट्र, ठाणे. पिन कोड:-400706 फॅन नं.-CFYPS2855G |


Index-2(सूची - २)

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| (9) दस्तावेज करून दिल्याचा दिनांक | 21/07/2018 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 21/07/2018 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 8074/2018 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 100 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 100 |
| (14)शेरा | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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


पुसह दुय्यम निबंधक (वर्ग-२)
ठाणे क्र.११ नेरुळ.



Data of Bank Receipt for GRN MH004201578201819R

Bank - IDBI BANK

Bank/Branch : 175287203 **Simple Receipt**
 Pmt Txn Id : 21/07/2018 12:43:27 **Print DtTime** :
 Pmt DtTime : 69103332018072150490 **GRAS GRN** : MH004201578201819R
 ChallanIdNo : 1201 / THANE **GRN Date** : 21/07/2018 12:43:27
 District : IGR123 / THN11_THANE NO 11 JOINT SUB REGISTR
 Office Name :

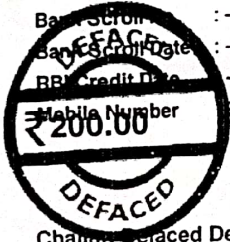
StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 100.00/- (Rs One Hundred Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 100.00/- (Rs One Hundred Rupees Only)

Only for verification not to be printed and used

Article : B25 **Consideration** : 16,00,000.00/-
 Prop Mvblty : Immovable
 Prop Descr : FLAT NO 12LIG 11 SAVINAYAPARTMENT OWENRSASSOCIATION , SECTOR 2 NERULNAVIMUMBATHANE
 : Maharashtra
 : 400706
 Duty Payer : PAN-CFYPS2855G SHRIKANT SUBHASH SAID
 Other Party : UID-000000000000 KAUSALYA BABAN GADE

Bank/Screen : --
 Bank/Credit Date : --
 RBI Credit Date : --
 Mobile Number : 9191



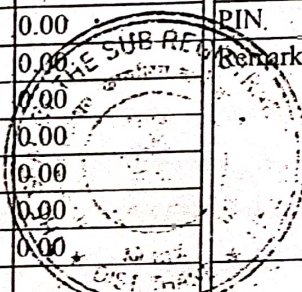
Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | UserId | Defacement Amount |
|--------------------------------|---------------|------------------|---------------------|--------|-------------------|
| 1 | (iS)-394-8074 | 0002195379201819 | 21/07/2018-13:14:14 | IGR123 | 100.00 |
| 2 | (iS)-394-8074 | 0002195379201819 | 21/07/2018-13:14:14 | IGR123 | 100.00 |
| Total Defacement Amount | | | | | 200.00 |



CHALLAN

MTR Form Number - 6

| | | | | | | | | | | |
|----------------------------------|--|---|-------------------------|------------------|-----------|--|----------|------|---|----|
| GRN NUMBER | MH004201578201819R | BARCODE | Form ID | Date: 21-07-2018 | | | | | | |
| Department | IGR | | Payee Details | | | | | | | |
| Receipt Type | RE | | Dept. ID (If Any) | | | | | | | |
| Office Name | IGR123-THN11, THANE NO 11, JOINT SUB REGISTR | Location | PAN No. (If Applicable) | PAN-CFYPS2855G | | | | | | |
| Year | Period: From: 21/07/2018 To: 31/03/2099 | | Full Name | | | | | | | |
| Object | Amount in Rs. | Flat/Block No. Premises/ Bldg | | | | | | | | |
| | | Road/Street, Area /Locality | | | | | | | | |
| 0030046401-75 | 100.00 | FLAT NO 12 LIG 11 SAVINAY | | | | | | | | |
| 0030063301-70 | 100.00 | APARTMENT OWENRS ASSOCIATION | | | | | | | | |
| | 0.00 | Town/ City | | | | | | | | |
| | 0.00 | District | | | | | | | | |
| | 0.00 | PIN | | | | | | | | |
| | 0.00 | Remarks (If Any): | | | | | | | | |
| | 0.00 |  <table border="1" data-bbox="845 1075 1149 1232"> <tr> <td>ड.न.न. ३३</td> <td></td> </tr> <tr> <td>००००००००</td> <td>२०१६</td> </tr> <tr> <td>९</td> <td>९८</td> </tr> </table> | | | ड.न.न. ३३ | | ०००००००० | २०१६ | ९ | ९८ |
| ड.न.न. ३३ | | | | | | | | | | |
| ०००००००० | २०१६ | | | | | | | | | |
| ९ | ९८ | | | | | | | | | |
| | 0.00 | | | | | | | | | |
| | 0.00 | | | | | | | | | |
| | 0.00 | | | | | | | | | |
| | 0.00 | | | | | | | | | |
| | 0.00 | | | | | | | | | |
| Total | 200.00 | Amount in words | Rupees Two Hundred Only | | | | | | | |
| Payment Details: IDBI NetBanking | | FOR USE IN RECEIVING BANK | | | | | | | | |
| Payment ID : 175287203 | | Bank CIN No : 69103332018072150490 | | | | | | | | |
| Cheque- DD Details: | | Date | | | | | | | | |
| Cheque- DD No. | | 21-07-2018 | | | | | | | | |
| Name of Bank | | Bank-Branch | | | | | | | | |
| IDBI BANK | | | | | | | | | | |
| Name of Branch | | Scroll No. | | | | | | | | |

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STAMP DUTY A SUM OF RS. 56,000/- REGN.CH. A SUM OF RS. 16,000/- HAS BEEN PAID ON AGREEMENT FOR SALE, EXECUTED ON DT. 22.05.2018, WHICH HAS BEEN DULY REGISTERED WITH SUB-REGISTRAR OF ASSURANCES, THANE-11, VIDE DOCUMENT NO. TNN11-5986-2018.

DEED OF APARTMENT/CONVEYANCE DEED

THIS DEED OF APARTMENT is made and entered into at Nerul, Navi Mumbai, on this 21st day of July, 2018, between SMT. KAUSALYA BABAN GADE, an adult, Indian Inhabitant, residing at Apt. No. LIG/11/12, Savinay Apartment Owners' Association, Sector-2, Nerul (W), Navi Mumbai, hereinafter for brevity's sake called and referred to as 'THE VENDOR/SELLER' (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators legal representatives and assigns) of the "ONE PART" A N D MR. SHRIKANT SUBHASH SAID an adult, Indian Inhabitant, residing at Apt. No. LIG/36/11, Sector - 10, Nerul, Navi Mumbai, hereinafter referred to as THE SAID VENDEE/PURCHASER', which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the "OTHER PART"

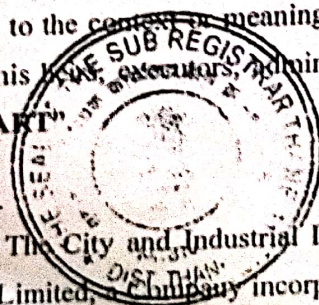
WHEREAS:

1. The City and Industrial Development Corporation of Maharashtra Limited, incorporated under the Companies Act, 1958 and having its registered office at 'Nirmal' 2nd Floor Nariman Point, Bombay 400 021 (hereinafter referred to as 'THE CORPORATION') as New Town Planning Authority declared and appointed by the State Government in exercise of its power under section 113 (3)A of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as 'the MRTIP Act') for the New Towns of New Bombay.

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| २ | ९८ |

: 2 :

2. Pursuant to Section 113A of the MRTP Act, the State Government has been acquiring the lands and vesting in the Corporation the sales lands for development and disposal.

3. By order No. KI/II/LBP/ DT. 20.07.1987
REV/DITI/BPC/CRWS/1959,dt. 27.01.1984,
REV/DITI/BPL/RWS/1659 dt. 27.01.1984,
REV/DESKII/LBP/V/WS/977 dt. 17.06.1984,
II/LBP/V/WS/2544 dt. 27.01.1984, REV/DEST
27.01.1984, RB/WS/IV/1509/72 DT. 24.10.1972, and others and the Collector of Thane vested in the Corporation for development and disposal inter-a-alia, a piece or parcel of land situated as Village-Sarsole. Tehsil - Thane, bearing Survey No. 4-1,2,3,4,5,6,7,8,9,10,11,12,25,1,2,3,4,16,1-pt,27pt,112pt259 admeasuring 7119.50 Sq. Mtrs., or thereabout being Plot No. - 5, in Sector - 2, and more particularly described in the Ground Schedule hereunder written (hereinafter referred to as the said Land).

4. The Corporation obtained possession of the said land and constructed thereon LIG type Building No. 1 to 14, each of Ground and ~~NO~~ floor such building being designated as CONDOMINIUM No. 5/LIG Type building No. LIG/11 (hereinafter referred to as THE SAID BUILDING of which the Corporation is the Owner.

5. By an Agreement of

| | |
|-------------------|------|
| THE SAID BUILDING | |
| 6008 | 2080 |
| 3 | 2 |

 sell dated 03.12.1987 (hereinafter called 'The said Agreement') made between the Corporation of the One Part and the said MR. ARUN BHIMRAO MAHAJAN, of the OTHER Part, the Corporation agreed to Sell to the Original Apartment Owner, an Apt. No. LIG/11/12, admeasuring built up area of about 13.52 Sq. mtrs. located in Sector - 2, at Nerul, Navi Mumbai, Tal. & Dist. Thane, TOGETHER with certain percentage hereinafter specified of the undivided interest appurtenant to such Apartment in and to the common areas and facilities of the said land and building at or for proper consideration to be paid by the Original Apartment Owner to the Corporation by installments at the times and in the manner therein provided.

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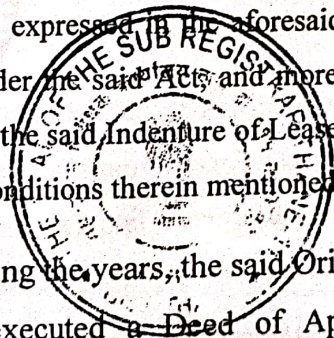
[Signature]

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6. The Corporation executed a Declaration on 8/12/1987 (hereinafter referred to Apartment Ownership Act, 1970 (hereinafter referred to as 'the said Act') which declaration together with its Annexure 'A' (plans), AI (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 on the 16/12/1987, under Sl. No. P-4563, in the Register of Declarations and Deed of Apartments under the said Act, a true copy whereof has been filed with the Chief Engineer MHADA, Bombay, on 17/12/1987.

7. 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.

8. By an Indenture of Lease dated: 27/07/1988 made between the Corporation on the One Part and SHRI. CHAVAN R. S., and (II) CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, therein referred to as the said 'Lessees' of the Other, the Corporation demised to the said "Lessees" the said land as tenants in common in shares equal to their respective percentages of the undivided interest in the common 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 60 years on the terms and conditions therein mentioned.



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9. During the years, the said Original Apartment Owner, applied and executed a Deed of Apartment with the said Corporation on dt. 14.03.1990, which was duly registered with Sub-Registrar of Assurances, Thane, on dt. 14.03.1990, vide Document No. 2521/97.

10. The said Original Apartment Owner i.e. Mr. Arun B. Mahajan, thereafter, sold & transferred all his rights, titles, interests, claims, shares and benefits in respect of the said premises to and in favour of the Transferor, for a proper

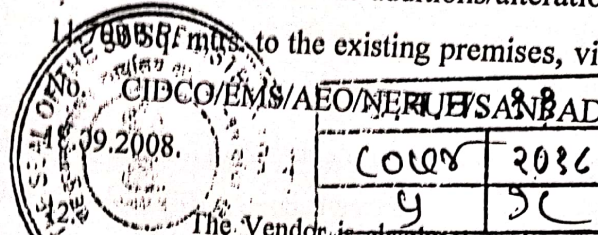
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consideration by executing a Conveyance Deed on dt. 20.07.1995, which was also duly got registered with Sub-Registrar of Assurances Thane vide Document 3806. On the basis of which the said Corporation have also admitted the said Transferor, as an owner of the said premises vide their Letter Ref. No. CIDCO/EMS/EO/KLM/82 dt. 17.08.1995.

11. The said Transferor, later on, applied to consume an additional FSI to the said premises. Hence applied and obtain a valid permission to make additions/alterations of area of about 11,908 sq. mts. to the existing premises, vide their Letter Ref. CIDCO/EMS/AEO/NERUE/SANBADA/2008/1494 dt. 09.2008.



The Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said apartment.

13. The Vendee being in need of a residential accommodation, approached the Vendor with request to transfer to the Vendee the said Apartment for a consideration of Rs. 16,00,000/- (Rupees Sixteen Lakhs Only)

14. The Vendor, in lieu to the request of the Vendee and her family members, after all negotiations, had agreed to sell/transfer all his rights, titles, interests, claims, benefits in respect of the said Apartment to the Vendee for a total consideration of Rs. 16,00,000/- (Rupees Sixteen Lakhs Only) being the full and final Sale price.

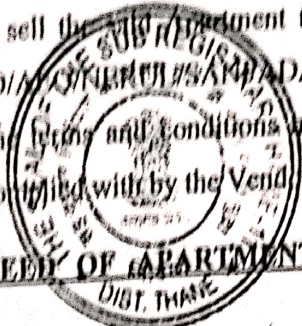
15. The Vendee paid the Sale Price to the Vendor, the receipt whereof the Vendor's doth hereby admits and acknowledges, and of the form the same and every part thereof doth forever acquit, release and discharge the Vendee.

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16. The Vendor shall hand over vacant, peaceful physical possession of the said premises to the Vendee, upon payment / clearance of agreed amount of sell price in full.

17. The Corporation has granted the requisite permission to the Vendor to sell the said apartment to the Vendee under its letter No. CIDCO/M/OTHER/THANE/DA/2018/1307 dated 18.06.2018. on the terms and conditions mentioned therein which have been fully complied with by the Vendor.



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| २०१८ | २०१८ |
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NOW THIS DEED OF APARTMENT WITNESSETH AS UNDER

1. IN CONSIDERATION of the sum of Rs. 16,00,000/- (Rupees Sixteen Lakhs Only) paid by the Vendor to the Vendee on or before execution of these presents the Vendor has accepted the same as full payment of the sale price, payable by the Vendee, to the Vendor (the payment and receipt full payment and receipt whereof the Vendor doth hereby admits and acknowledges and of and from the same and every part thereof doth forever acquit, release and discharge the Vendee) the Vendor hereby grants, conveys, assigns and assure unto the Vendee for residential purpose only the said Apt. No. 12, admeasuring built up area of about 27.927 Sq. mtrs., in Bldg. No. LIG/11, in the association named "Savinay Apartment Owners' Association", located in Sector-2, at Nerul (W), Navi Mumbai, Tal. & Dist. Thane., hereinafter referred to specified in the said Declaration and more particularly described in the Second schedule hereunder written and delineated on the plan, with Architect's Certificate) annexed and marked as Annexure 'A' of the said building and shown thereon surrounded by black coloured boundary and line TOGETHER WITH 0.64 percent of undivided interest appurtenant to the said family Unit in and to the common areas and facilities of the said land and building as the same are specified in the Declaration, all hereunder collectively referred to as "the said Premises" to hold the said Premises hereby granted, conveyed, assigned and assured unto the Vendee as heritable and transferable

के की गये.

[Handwritten signature]



performance of the conditions herein written.

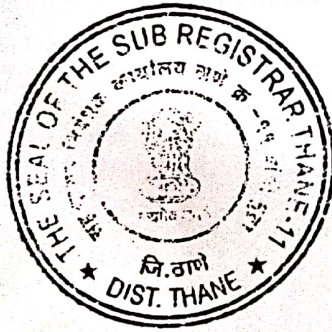
e. The permission hereby granted shall lapse and shall be of no effect if the Conveyance Deed / Deed of Assignment in respect of the said property is not executed and lodged for registration with the Sub Registrar of Assurance on or before 16.09.2018 and true certified copy with its registration No. and date is not deposited with the undersigned within 7 days thereafter for effecting consequent changes in our record.

f. You shall quote the reference no 8000000684 for issue of final order after complying with the above conditions.

Thanking You

Yours Sincerely,

Asst. Estate Officer/Estate Officer
Assit. Estate Officer
(Nerul/Sanpada) CIDCO LTD.



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