



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 11

दस्त क्रमांक : 6063/2014

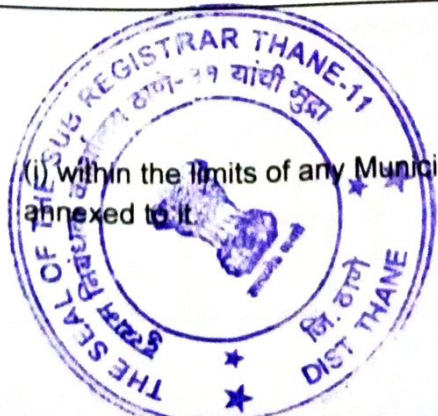
नोंदणी :

Regn.63m

गावाचे नाव : 1) सानपाडा

प्रकार	सेल डीड
	1800000
गावाभाडेपट्टयाच्या आकार आकारणी देतो की (नमुद करावे)	1791000
पत.पोटहिस्सा व घरक्रमांक	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन :, इतर माहिती: दुकान नं - 5 तळमजला ,श्री गणेश सी एच एस लि, प्लॉट नं- 265 , से- 23 जुईपाडा सानपाडा नोड नवी मुंबई (( SECTOR NUMBER : 23 ; ))
फळ	1) 248 चौ.फूट
आरणी किंवा जुडी देण्यात असेल	
दस्तावेज करून देणा-या/लिहून घ्या-या पत्रकाराचे नाव किंवा आरणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-- - संतोष मोतीराम गुप्ता वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे न. डॉ राजेंद्र प्रसाद नगर , एल एन रोड दादर मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400014 पॅन नं:-AHBPG8780H 2): नाव:-- - कौशल्या मोतीराम गुप्ता वय:-60; पत्ता:-- , डॉ राजेंद्र प्रसाद नगर , एल एन रोड दादर मुंबई, -, -, दादर कॉलनी , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400014 पॅन नं:-
(8) दस्तावेज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-- - राजेंद्र कुमार जैन वय:-44; पत्ता:-- , 302 , सिद्धीविनायक अपार्टमेंट , प्लॉट नं - 264 , से- 23 जुईनगर नवी मुंबई, -, -, सानपाडा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400705 पॅन नं:-AFEPJ6354H 2): नाव:-- - ललिता कुमारी जैन वय:-44; पत्ता:-- , 302 , सिद्धीविनायक अपार्टमेंट , प्लॉट नं - 264 , से- 23 जुईनगर नवी मुंबई, -, -, सानपाडा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400705 पॅन नं:-AFEPJ6353A
(9) दस्तावेज करून दिल्याचा दिनांक	21/11/2014
(10)दस्त नोंदणी केल्याचा दिनांक	21/11/2014
(11)अनुक्रमांक,खंड व पृष्ठ	6063/2014
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	108000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	18000
(14)शेरा	

**! सह दुय्यम निबंधक ठाणे क्र - ११**



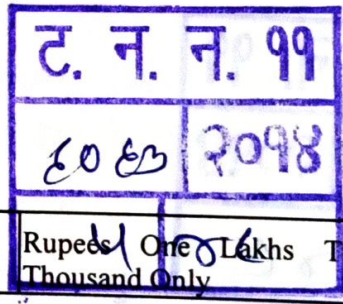
(i) Within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मुद्रांकनामात्री विचारात घेतलेला नमुदनामा :-  
मुद्रांक शुल्क आकारताना निवडलेला नमुदनामा :-  
Sarla v1.3.0

Payment Successful. Your Payment Confirmation Number is 52042458

CHALLAN

MTR Form Number - 6

CHALLAN NUMBER	MH003883213201415R	BARCODE	Form ID :	Date: 14-11-2014
Department	IGR	Payee Details		
Receipt Type	RM	Dept. ID (If Any)		
Office Name	IGR123-THN11_THANE NO 11 JOINT SUB REGISTR	Location	PAN-AEEPJ6354H	
Period:	From : 10/11/2014 To : 31/03/2099		Full Name	
			RAJENDRA KUMAR JAIN	
Amount in Rs.		Flat/Block No, Premises/ Bldg	SHOP NO 5 GRD FL R SHREE GANESH	
0046401-75	108000.00	Road/Street, Area /Locality	CO OP HSG LTD PLOT 265 SECT 23	
0063301-70	18000.00	Town/ City/ District	JUNAGAR NAVI MUMBAI THANE Maharashtra	
	0.00	PIN	4 0 0 7 0 5	
	0.00	Remarks (If Any) :		
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
	126000.00	Amount in words	Rupees One Lakhs Twenty Six Thousand Only	
Payment Details: IDBI NetBanking		FOR USE IN RECEIVING BANK		
Payment ID : 52042458		Bank CIN No : 6910333201411451822		
DD Details:		Date		
DD No.		14-11-2014		
Name of Bank		Bank-Branch		
IDBI BANK		244 Nerul		
Name of Branch		Scroll No.		



# CONVEYANCE/SALE DEED

## PROPERTY DETAILS

**SHOP NO. : 5**

**SOCIETY : SHREE GANESH CO-OP. HSG. SOC. LTD.**

**FLOOR : GROUND FLOOR**

**PLOT NO. : 265                      SECTOR : 23**

**AREA : JUINAGAR, SANPAD NODE, NAVI MUM-705**

**CONSIDERATION /SALE PRICE: Rs.18,00,000/-**



THIS DEED IS MADE AND ENTERED INTO AT Juinagar, Navi

Mumbai, on this 21<sup>st</sup> Day of **November, 2014** between

**Mr. SANTOSH MOTIRAM GUPTA (PAN No.AHBPG8780H) age 38**

years and **Smt. KAUSHALYA MOTIRAM GUPTA (UID NO. 851016928946)**

age 60 years both Adults, Indian inhabitants, having address at

Dr. Rajendra Prasad Nagar, L.N. Road, Dadar, Mumbai-400014

hereinafter referred to as **TRANSFERORS/ASSIGNORS** which term

/expression shall unless repugnant to the context or meaning thereof

be deemed to include all their legal heirs, executors, nominees,

successors assigns and administrators) AND **Mr. RAJENDRAKUMAR**

**JAIN (PAN No.AFEPJ6354H) age 44 years and Mrs. LALITAKUMARI**

**JAIN (PAN No. AFEPJ6353A) age 37 years** both Adults, Indian

inhabitants, residing at SIDDHIVINAYAK APARTMENT, Flat No. 302,

Plot No. 264, Sector-23, Juinagar, Navi Mumbai, hereinafter called the

**TRANSFEREES/ASSIGNEES** (Which term/expression shall unless

repugnant to the context or meaning thereof be deemed to include all

their legal heirs, executors, nominees, successors assigns and

administrators) SECOND PART.

Santosh. Gupta.

राजेंद्र कुमार जैन

WHEREAS the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION LTD., is a Government Company within the meaning of the Companies Act, 1956 (hereinafter referred to as "the CIDCO") having its Registered Office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Bombay-400 021, the CIDCO has been declared as a New Town Development Authority, under the provisions of Sub-Section (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1956, Maharashtra Act No.XXXVIII of 1966 (hereinafter referred to as the said Act) for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for the New Town under Sub-Section (1) of Section 113 of the said Act.

AND WHEREAS the State Government has acquired land within the delineated area of Navi Mumbai and vested the same in the said CIDCO by an Order duly made in that behalf as per the provisions of Section 113 of the said Act.

WHEREAS **Mrs. PYARIBAI KAPOORCHAND JAIN** entered into an Agreement to Lease dated **1<sup>st</sup> April, 1999** with CITY AND INDUSTRIAL DEVELOPMENT CORPORATION (hereafter referred to as CIDCO) AND CIDCO leased a Plot of land bearing **Plot No.265** in Juipada, Navi Mumbai, Taluka and Dist. Thane, admeasuring about totally **499.20 Sq. Mtrs.**, more specifically described under **Schedule-I** hereunder for a premium of **Rs.16,200/- (RUPEES SIXTEEN THOUSAND TWO HUNDRED ONLY)**.

WHEREAS **Mrs. PYARIBAI KAPOORCHAND JAIN** paid the said premium in full to the CIDCO and the CIDCO granted permission or license to the Lessee to enter upon the said land for the purpose of erecting Residential -Cum-Commercial building.

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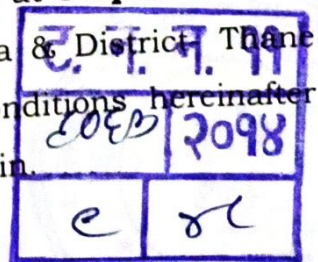
Santosh. gupta.

WHEREAS the Lessee **Mrs. PYARIBAI KAPOORCHAND JAIN** assigned her Development rights in respect of the said Plot No. **265** in Juipada, Sanpada Node, Navi Mumbai, Dist. Thane to **M/s. SHREE GANESH DEVELOPERS** through its Proprietor **Mr. MAHESH SHANKAR MATE** vide Agreement of Assignment-Cum-Development dated 23<sup>rd</sup> June, 2000 for proper consideration and handed over the possession of the said plot to **M/s. SHREE GANESH DEVELOPERS** through its Proprietor **Mr. MAHESH SHANKAR MATE** (who is herein and therein referred to as "**THE DEVELOPER**").

AND WHEREAS THE DEVELOPER has obtained Development permission and commencement Certificate bearing reference No. **NMMC/TPO/BP/254** dated **24/01/2000** from Town Planning Authority of Navi Mumbai Municipal Corporation ("**N.M.M.C.**") and thereafter completed the construction of the building thereon namely "**SHREE GANESH APARTMENT**" consisting of Ground Plus **Three** upper floors as per the Plans and Specifications duly approved by the Town Planning Authority of N.M.M.C. AND THE DEVELOPER had also obtained **Occupancy Certificate** from the Town Planning officer of Navi Mumbai Municipal Corporation vide their letter bearing Ref. No. **न.मु.म.पा./न.र.वि./ भो.प्र. / २४९७** dated **6<sup>TH</sup> July 2001**



WHEREAS the said **TRANSFERORS/SELLERS** **Mr. SANTOSH MOTIRAM GUPTA** and **Smt. KAUSHALYA MOTIRAM GUPTA** approached the said Developer to acquire and purchase from the Developer one **Shop No.5**, total admeasuring about **248 sq. ft. Built-up Area** on the **Ground** floor of the building **SHREE GANESH APARTMENT**, standing on Plot No. **265**, situated at **Juipada G.E.S., Sector-23, Sanpada Node**, Navi Mumbai, Taluka **Dist. Thane** and delineated on the plans on terms and conditions hereinafter mentioned with amenities and specifications therein.



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WHEREAS by an **Agreement for Sale** dated **27<sup>TH</sup> JULY' 2001** registered with Sub-Registrar of Thane-3 (Vashi) on **27/07/2001** under Sr. No. **TNN3-12282-2001** the said **TRANSFERORS/SELLERS** **Mr. SANTOSH MOTIRAM GUPTA** and **Smt. KAUSHALYA MOTIRAM GUPTA** had purchased **Shop No.5**, total admeasuring about **248 sq. ft. Built-up Area** on the **Ground** floor of the building **SHREE GANESH APARTMENT**, standing on Plot No.**265**, situated at **Juipada G.E.S.**, Sector-**23**, **Sanpada Node**, Navi Mumbai, Taluka & District- Thane, for proper consideration and took possession of the same.

WHEREAS the flat owners and the Shop owners registered the said SHREE GANESH Apartment as **SHREE GANESH Co-Op. Hsg. Soc. Ltd.** under Reg. No. **N.B.O.M./CIDCO/H.S.G.(O.H.)/2605/JTR 2007-2008** ("Said Society" ) under Sanpada Node on **20/11/2007** and the said Developer also transfer the said Plot bearing **No.265** in the name of the Said Society **SHREE GANESH Co-Op. Hsg. Soc. Ltd.** by executing Conveyance Deed in 2008 registered with Sub-Registrar of **THANE-11** on **04/07/2008** under **Sr. No. TNN11-03148 -2008** on payment of requisite transfer charges of CIDCO.

AND WHEREAS the TRANSFERORS/ ASSIGNORS are now in possession of the said Shop bearing **Shop No.5**, total admeasuring about **248 sq. ft. Built-up Area** on the **Ground** floor of the building **SHREE GANESH Co-Op. Housing Society Limited**, standing on Plot **No.265**, situated at **Juipada G.E.S.**, Sector-**23**, **Sanpada Node**, Navi Mumbai, Taluka & District- Thane (hereinafter referred to as the **"SAID SHOP"**) more specifically described under **Schedule "II"** .

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WHEREAS the TRANSFERORS/ASSIGNORS shall sale and the TRANSFEREES/ASSIGNEES shall purchase the said Shop bearing **Shop No.5**, total admeasuring about **248 sq. ft. Built-up Area** on the **Ground** floor of the building **SHREE GANESH Co-Op. Housing Society Limited**, standing on Plot No.**265**, situated at **Juipada G.E.S.**, Sector-**23**, **Sanpada Node**, Navi Mumbai, Taluka & District- Thane, (hereinafter referred to as the **"SAID SHOP"**) more specifically

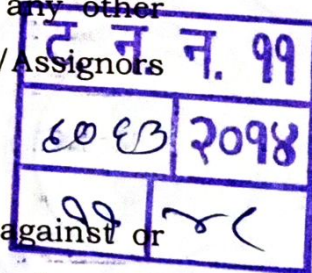
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श्री. काश्या. मोतिराम. गुप्ता  
लि. क. मान. फ. ए.

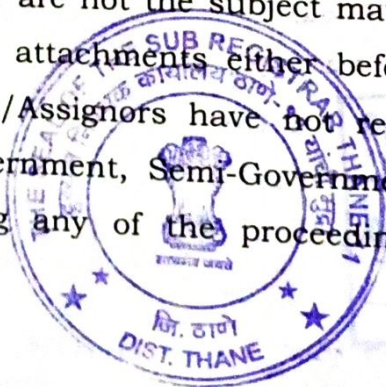
described under **Schedule "II"** hereunder with proportionate interest in ownership of land and the TRANSFERORS /ASSIGNORS shall assign all the rights, title and interest in the said Shop in the name of TRANSFEREES/ASSIGNEES for a total consideration of **Rs.18,00,000/- (RUPEES EIGHTEEN LAKHS ONLY).**

WHEREAS the TRANSFERORS/ASSIGNORS are seized and possessed of or otherwise well and sufficiently entitled to said Shop bearing **Shop No.5**, total admeasuring about **248 sq. ft. Built-up Area** on the **Ground** floor of the building **SHREE GANESH Co-Op. Housing Society Limited**, standing on Plot No.**265**, situated at **Juipada G.E.S.**, Sector-**23**, **Sanpada Node**, Navi Mumbai, Taluka & District-Thane, and hereinafter for brevity's sake the said Shop shall be referred to as the **"THE SAID SHOP"**. AND WHEREAS the TRANSFERORS/ASSIGNORS have agreed to sell and transfer "the said Shop" in the name of TRANSFEREES/ASSIGNEES herein and the TRANSFEREES /ASSIGNEES have agreed to purchase "the said Shop" at or for the lump sum price of **Rs.18,00,000/- (RUPEES EIGHTEEN LAKHS ONLY)** and the Transferees/Assignees have agreed to purchase the same for the said price relying upon the following representations made by the Transferors/Assignors i.e.

a. There are no suits, litigation's, civil or criminal or any other Proceedings pending as against the Transferors/Assignors personally affecting "the Said Shop".



b. There are no attachments or prohibitory orders as against or affecting the said Shop and "the Said Shop" is free from all encumbrances or charges and/or are not the subject matter of any lispensens or easements or attachments either before or after judgment. The Transferors/Assignors have not received any notice either from the Government, Semi-Government or Municipal Corporation regarding any of the proceedings in respect of "the Said Shop".



Santosh. Gupta

राजेश कुमार शर्मा

i. The Transferors/Assignors are not prohibited either under the Income Tax Act, Gift Tax Act, Wealth Tax Act, or under any other statute from transferring disposing off "the Said Shop" under this Agreement.

j. The Transferors/Assignors have not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement on the various terms and conditions as stated herein in favor of the Transferees/Assignees and the Transferors/Assignors have all the right, title and interest to enter into this Agreement with the Transferees/Assignees on the various terms and conditions as stated herein.

Relying upon the aforesaid representations and declaration made by the Transferors/Assignors herein, the Transferees/Assignees have agreed to purchase "the said Shop" at or for the lumpsum price consideration of **Rs.18,00,000/- (RUPEES EIGHTEEN LAKHS ONLY)** (inclusive of share certificate bearing \_\_\_\_\_ to \_\_\_\_\_)

AND WHEREAS the Transferors/Assignors doth hereby sale and convey "the said Shop" at the Full and Final consideration of **Rs.18,00,000/- (RUPEES EIGHTEEN LAKHS ONLY)**. AND The Transferees/Assignees have paid to the Transferor/Assignor the said

sum of **Rs.18,00,000/- (RUPEES EIGHTEEN LAKHS ONLY)** by way

of **CHEQUE bearing No.033513 drawn on NAVI MUMBAI CO-**

**OPERATIVE BANK LIMITED, Juinagar Branch dated 14/11/2014.**

in respect of the said Shop bearing **Shop No.5**, total admeasuring about **248 sq. ft. Built-up Area** on the **Ground** floor of the building **SHREE GANESH Co-Op. Housing Society Limited**, standing on Plot No **265**, situated at **Juipada G.E.S., Sector-23, Sanpada Node**, Navi Mumbai, Taluka & District- Thane, (hereinafter referred to as the "SAID SHOP") more specifically described under **Schedule "II"** hereunder.

Santosh L. Gupta.

THE SUB REGISTRAR, THANE-11  
कार्यालय ठाणे-११  
DIST. THANE  
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संतोष गुप्ता



**SCHEDULE -I ("LAND")**

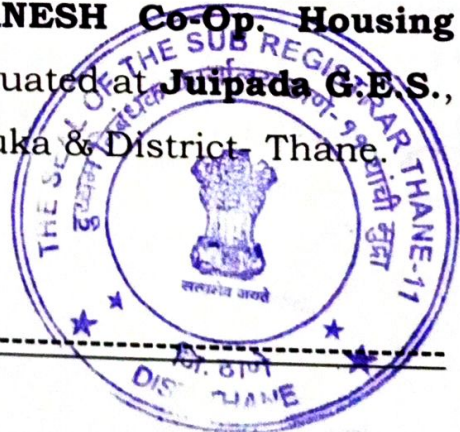
ALL that piece of land bearing Plot No. **265** admeasuring about **499.20** Sq. Mtrs. in **Sector-23, Juipada, Sanpada Node**, Taluka & Dist. Thane and bounded as follows :

**THAT IS TO SAY:**

ON THE NORTH BY ... Plot No. 264  
ON THE SOUTH BY ... Plot No. 266  
ON THE EAST BY ... 10 Mtrs. Wide Road  
ON THE WEST BY ... 22 Mtrs. Wide Road

**SCHEDULE-II (the "SAID SHOP")**

All that Piece and parcel of the in respect of the said Shop bearing **Shop No.5** total admeasuring about **248 sq. ft. Built-up Area** on the **Ground** floor of the building **SHREE GANESH Co-Op. Housing Society Limited**, standing on Plot No. **265** situated at **Juipada G.E.S.**, **Sector-23, Sanpada Node**, Navi Mumbai, Taluka & District- Thane.



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

SIGNED SEALED AND DELIVERED BY )

The withinnamed **TRANSFERORS** )

**/ASSIGNORS**

**Mr. SANTOSH MOTIRAM GUPTA** )  
PAN No.AHBPG8780H) )

*Santosh Gupta*



**Smt. KAUSHALYA MOTIRAM GUPTA**

In the presence of )

1 Shubham O. Kataria )

*SHUBHAM Kataria*

2. Deeparam J. Choudhary )

*Deeparam*



SIGNED SEALED AND DELIVERED BY )

The withinnamed **TRANSFEROREES** )

**/ASSIGNEES**

**Mr. RAJENDRAKUMAR JAIN** )  
(PAN No.AEEPJ6354H) )

*Rajendra Kumar Jain*



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**Mrs. LALITAKUMARI JAIN** )  
(PAN No. AFEPJ6353A) )

*Lalita Kumari Jain*



In the presence of )

1 Shubham O. Kataria )

*Kataria*

**POSSESSION LETTER**

We, **Mr. SANTOSH MOTIRAM GUPTA and Smt. KAUSHALYA MOTIRAM GUPTA** both Adults, Indian Inhabitants, the Transferors/Assignors do Hereby CERTIFY AND CONFIRM that we have handed over the peaceful and vacant possession of the **Shop bearing No.5**, total admeasuring about **248 sq. ft. Built-up Area** on the **Ground** floor of the building **SHREE GANESH Co-Op. Hsg. Soc. Ltd**, standing on Plot No.265, situated at **Sector-23, Juipada, Sanpada Node**, Navi Mumbai, Taluka & District- Thane to **Mr. RAJENDRAKUMAR JAIN and Mrs. LALITAKUMARI JAIN**, the Transferees/Assignees on **11/11/2014** as per the Deed of Assignment dated **11/11/2014** upon receiving the Agreed **FULL AND FINAL** consideration as stated therein.

**Mr. SANTOSH MOTIRAM GUPTA**

*Santosh Gupta*

**Smt. KAUSHALYA MOTIRAM GUPTA**  
TRANSFERORS/ASSIGNORS

Place: *Juipada, Navi Mumbai*  
Date: *11/11/2014*



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We, **Mr. RAJENDRAKUMAR JAIN and Mrs. LALITAKUMARI JAIN**, both Adults, Indian Inhabitants, the Transfereed/Assignees do Hereby CERTIFY AND CONFIRM that we have taken the peaceful and vacant possession of the **Shop bearing No.5**, total admeasuring about **248 sq. ft. Built-up Area** on the **Ground** floor of the building **SHREE GANESH Co-Op. Hsg. Soc. Ltd**, standing on Plot No.265, situated at **Sector-23, Juipada, Sanpada Node**, Navi Mumbai, Taluka & District- Thane From **Mr. SANTOSH MOTIRAM GUPTA and Smt. KAUSHALYA MOTIRAM GUPTA** the Transferors/Assignors on **11/11/2014** as per the Deed of Assignment dated **11/11/2014** upon payment of the agreed **FULL AND FINAL** consideration as stated therein.

**Mr. RAJENDRAKUMAR JAIN**

**Mrs. LALITAKUMARI JAIN**

TRANSFEREES/ASSIGNEES

Place: *Juipada, Navi Mumbai*  
Date: *11/11/2014*

*Rajendra Kumar Jain*  
*Lalita Kumari Jain*



# श्री गणेश सहकारी गृहनिर्माण संस्था मर्यादित

प्लॉट नं. २६५, सेक्टर-२३, जुईनगर, नवी मुंबई - ४०० ७०५.

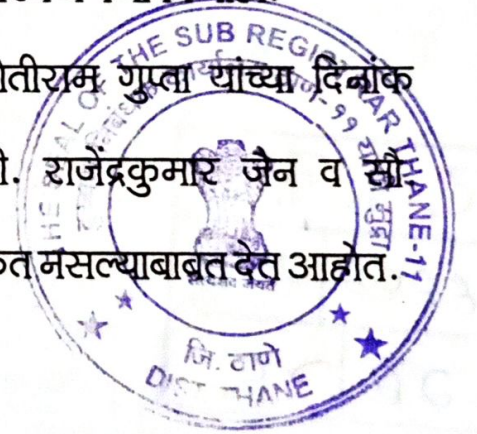
रजि. नं. : एन.बी.ओ.एम./सिडको/एच.एस.जी.(ओ.एच.)/२६०५/जे.टी.आर. २००७-२००८

दिनांक : ११-११-२०१४

## ना हरकत दाखला

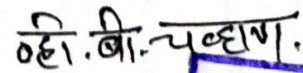
दाखला देण्यात येतो कि श्री. संतोष मोतीराम गुप्ता व सौ. कौशलया मोतीराम गुप्ता दुकान क्र. ५  
काधारक असून त्यांनी उपरोक्त सोसायटीचे ऑक्टोबर २०१४ पर्यंतचे मासिक सेवाशुल्क व इतर  
पूर्णपणे भरणा केलेले आहे. त्यांच्याकडून सोसायटीस कोणत्याही प्रकारचे येणे बाकी नाही.


सदर दाखला श्री. संतोष मोतीराम गुप्ता व सौ. कौशलया मोतीराम गुप्ता यांच्या दिनांक  
११/२०१४ रोजी केलेल्या विनंती अर्जानुसार त्यांचा गाळा श्री. राजेंद्रकुमार जैन व सौ.  
कुमारी जैन यांना विकण्यास उपरोक्त सोसायटीची कोणतीही हरकत मसल्याबाबत देत आहोत.



For Shri Ganesh Apt. Co-op. Hsg. Soc. Ltd.

  
Chairman

  
Secretary

  
Treasurer  
ट. नं. नं. ११  
६० ६३ २०१५



नवी मुंबई

महानगरपालिका

पहिला माळा, बेलपूर भवन सी बी सी.

नवी मुंबई - ४०० ६१४.

दफ्तरी क्र. ७५७ १७ ३३, ७५७ १७ २८

७५७ ३७ ९२.

फॅक्स ७५७ ३७ ८५

FINANCE COMPANY

GST Invoice No.: 2157221216371

**Navi Mumbai  
Municipal Corporation**

1ST FLOOR, BELAPUR BHAVAN, C.B.D.  
NAVI MUMBAI - 400 614.

TEL NO. : 757 17 33, 757 17 28

757 25 91

FAX : 757 37 85

जा.क्र./नमुंमपा/नरवि/मो.प्र./२४९७

दिनांक :- ६/७ /२००१.

प्रति,

श्रीम. प्यारीबाई कपूरचंद जैन,

भूखंड क्र.- २६५, सेक्टर-२३, गा.वि.यो., जुईपाडा,

नवी मुंबई.

नस्ती क्र.-नमुंमपा/वि.प्र.क्र.-७९०/९९

विषय- भूखंड क्र- २६५, सेक्टर-२३, गा.वि.यो., जुईपाडा, नवी मुंबई

येथे भोगवटा प्रमाणपत्र मिळणेबाबत.

संदर्भ- आपले वास्तुविशारद यांचा दि.-०३-०७-२००१ रोजीचा अर्ज.

महोदय,

उपरोक्त संदर्भाधिन विषयाबाबत भूखंड क्र.२६५, सेक्टर-२३, गा.वि.यो., जुईपाडा, नवी मुंबई

येथे रहिवास आणि वाणिज्य वापरासाठी भोगवटा प्रमाणपत्र (ऑक्युपन्सी सर्टीफिकेट) या पत्रासोबत

जोडले आहे.

आपला

नगररचनाकार

नवी मुंबई महानगरपालिका.

प्रत माहीतीसाठी:-

- १) आर्च ग्रुप, वास्तुविशारद  
२२१, वर्धमान मार्केट, से.१७, याशी,, नवी मुंबई.
- २) उप-आयुक्त-उपकर, नमुंमपा, तुर्मे.
- ३) उपकर निर्धारक व संकलक, नमुंमपा, तुर्मे.
- ४) विभाग अधिकारी नमुंमपा, नेरुळ.



ट. न. न. ११  
६०६३ २०१४

जा.क्र./नमुंमपा/नरवि/भो.प्र./ २४७७  
दिनांक :- ६/७ /२००१.

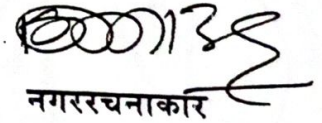
## भोगवटा प्रमाणपत्र

नवी मुंबई येथील भूखंड क्र.- २६५, सेक्टर-२३, गा.वि.यो., जुईपाडा, नवी मुंबई, या जागेचे मालक श्रीम. प्यारीबाई कपूरचंद जैन, यांनी जागेवरील बांधकाम दि.-०१-०७-२००१ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधीत वास्तुविशारद, आर्च गृप, यांनी सादर केलेला आहे. सदर जागेची पाहणी दि.-०४-०७-२००१ रोजी वास्तुविशारदसह करण्यात आलेली आहे. जागेवरील बांधकाम विकास नियंत्रण नियमावलीतील तरतुदीनुसार करण्यात आलेले असून बांधकाम प्रारंभ प्रमाणपत्र दि.- २४-०१-२००० मध्ये नमूद केलेल्या शर्तीप्रमाणे पूर्तता केलेली आहे. त्यामुळे सदर जागेत रहिवास आणि वाणिज्य वापर करण्यास हरकत नाही. क्षेत्रफळाचा तपशील खालीलप्रमाणे आहे.

रहिवासाखालील बांधकाम क्षेत्र :- ६६७.४४९६ चौ.मी.

वाणिज्यखालील बांधकाम क्षेत्र :- ८०.३४९ चौ.मी.

एकूण... :- ७४७.७९८६ चौ.मी.

  
नगररचनाकार

नवी मुंबई महानगरपालिका.

ट. न. न. ११	
६०६७	२०१४
३९	२८



922/2/93-9e  
2009

10.00 M WIDE ROAD

GATE

GATE

STILT

STILT

STILT

UP

UP



LOFT  
8'

SHOP 1  
8.3 X 22.6  
SA 310

SHOP 2  
8.3 X 22.6  
SA 310

SHOP 3  
8.3 X 22.6  
SA 310

SHOP 4  
8.3 X 22.6  
SA 310

SHOP 5  
8.3 X 22.6  
SA 310



GATE

28.00 M WIDE ROAD

GATE

GROUND FL



# -: नोंदणीचे प्रमाणपत्र :-

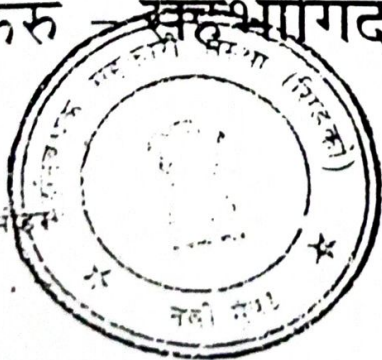
नोंदणी क्रमांक : एन.वी.ओ.एम./सिडको/एच एस् जी (ओ एच) / २६०५ / जे टी आर / सन २००१ -२००८

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

श्री गणेश सहकारी  
गृहनिर्माण संस्था मर्यादित भुजंड क्र-२६५ सेक्टर-२३,  
जुईपाडा, रानभाडा, नवी मुंबई.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६१ मधील  
(सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक १० (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १० (१) अन्वये महाराष्ट्र  
सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१)  
अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असे आहे.  
भाडेकरू सहभागिदारी गृहनिर्माण संस्था असे आहे.

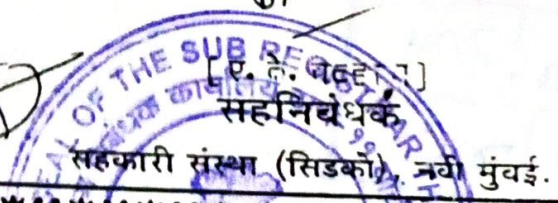


कार्यालयीन मंडळ

सही

नवी मुंबई

दिनांक : २०/११/२००७



९९  
२९५८





21/11/2014 12:31:28 PM

दस्त गोपवारा भाग-2

दनन11 80182

दस्त क्रमांक:6063/2014

दस्त क्रमांक :दनन11/6063/2014  
दस्ताचा प्रकार :-मेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- राजेंद्र कुमार जैन पत्ता:-, -, 302, सिद्धीविनायक अपार्टमेंट, प्लॉट नं - 264, से- 23 जुईनगर नवी मुंबई, -, -, सानपाडा, MAHARASHTRA, THANE, Non-Government. पॅन नंबर:AFEPJ6354H	लिहून घेणार वय :-44 स्वाक्षरी:-		
2	नाव:- ललिता कुमारी जैन पत्ता:-, -, 302, सिद्धीविनायक अपार्टमेंट, प्लॉट नं - 264, से- 23 जुईनगर नवी मुंबई, -, -, सानपाडा, MAHARASHTRA, THANE, Non-Government. पॅन नंबर:AFEPJ6353A	लिहून घेणार वय :-44 स्वाक्षरी:-		
3	नाव:- संतोष मोतीराम गुप्ता पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: डॉ राजेंद्र प्रसाद नगर, एल एन रोड दादर मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, MUMBAI. पॅन नंबर:AHBPG8780H	लिहून घेणार वय :-38 स्वाक्षरी:-		
4	नाव:- कौशल्या मोतीराम गुप्ता पत्ता:-, -, डॉ राजेंद्र प्रसाद नगर, एल एन रोड दादर मुंबई, -, -, दादर कॉलनी, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:	लिहून घेणार वय :-60 स्वाक्षरी:-		

*Rajendra Kumar Jain*

*Lalita Kumari Jain*

*Santosh Gupna*

*Kausalya Motiram Gupta*

वरील दस्तऐवज करून देणार तथाकथित मेल डीड चा दस्त ऐवज केल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:21 / 11 / 2014 12 : 23 : 05 PM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- दिपाराम चौधरी वय 32 पत्ता से- 23 जुईनगर पिन कोड:400705	स्वाक्षरी <i>दिपाराम</i>		
2	नाव शुभम - कटारीया वय 20 पत्ता से 23 जुईनगर पिन कोड 400705	स्वाक्षरी <i>SHUBHAM</i>		

Share Certificate No. 05

Member's Regn. No. SGCHS/S/05



# SHARE CERTIFICATE

## Shri Ganesh Co-Operative Housing Society Ltd.

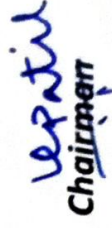
Reg. No. N.B.O.M./CIDCO/H.S.G.9 (O.H)/2605/J.T.R.2007-2008  
Plot No. 265, Sector 23, Juinagar, Navi Mumbai, 400 705.

Authorised Share Capital of Rs. 250/- Divided in to 05 Share of Rs. 50/- each Reg. No. N.B.O.M./CIDCO/H.S.G.9 (O.H)/2605/J.T.R.2007-2008. Date 1<sup>st</sup> of October 2007.

This is to certify that **Santosh Motiram Gupta** is the registered holder of **Shop No. 05** fully paid up shares of Rs. 50/-each numbered from **21 To 25** both inclusive in **Shri Ganesh Co-Operative Housing Society Ltd.**, Plot No. 265, Sector 23, Juinagar, Navi Mumbai. Subject to the Bye-laws of the society given under the common seal of the said society i.e. **Shri Ganesh Co-Operative Housing Society Ltd.**, Plot No. 265, Sector 23, Juinagar, Navi Mumbai., This Date 1<sup>st</sup> of October 2007.

Authorised M. C. Member

  
Secretary

  
Chairman