

{1243}



GIC HOUSING FINANCE LTD.

REF: GICHF / NMSC / 12778 / 2014

DATE: 05 / 11 / 2014

M/s CIDCO Ltd.

CIDCO LTD
Received in
Basic No.
S. No. <u>12778</u>
Date <u>12/11/14</u>

Dear Sir/Madam

Re: Saptarishi Apt. House No. NL-2/17/B, Sector-03, Nerul,
Navi Mumbai - 400 706.

Reference to your NOC Dated 27/02/2007 Mr. Palave Sanjay Sanjeev &
Mrs. Palave Manisha Sanjay had applied a housing loan of Rs. 4,00,000/- against
the mortgage of the above mentioned property by our company.

Consequent to the cancellation of the loan, the mortgage against the above property
has been released by us. You may also make a note of above change in your records
and treat the No Objection Certificate for mortgage issued by you as cancelled.

Thanking you

Yours truly

Mahesh
AVP-BRANCH INCHARGE
Navi Mumbai.



KINDLY ENSURE THAT ALL YOUR PREVIOUS
EMI/PEMI OUTSTANDING ARE PAID BEFORE
GIVING THE PROPERTY TO THE BANK THERE IS
AN OBLIGATION TO PAY THE EMIS FOR PAYMENT
OF ALL OUTSTANDING EMIS TO PAY IT
WITH INTEREST AND ALL DUES PLUS
PENALTY (APPLICABLE)

Keerthi

Navi Mumbai Area Office : 107 / 108, Arenja Corner, Plot No. 71, Sector - 17, Vashi, Navi Mumbai - 400 705
Tel. : 2789 1181 / 2765 0890 / 91 Fax : 2789 3690 / 2765 7623 Email : navimum@gicfinIndia.com

ESTATE OFFICER
CIDCO LTD. CIDCO BEHAVAN
NEW BOMBAY - 400 814

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Payment by the Apartment Owner to the Corporation (the payment

01/04/2022

सूची क्र.2

दुय्यम निबंधक : सह द.नि. ठाणे 11
रकम क्रमांक : 4859/2022
मॉडेली :
Ragn 63m

गावाचे नाव : नेरुळ

(1) विलेखाचा प्रकार	करारनामा
(2) मॉडेली	3800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबत नसताना) आकारणी देणे की पडदेदार ते नसुद करावे)	1501640
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पानिकेचे नाव नवी मुंबई मनपा इतर वर्णन : इतर माहिती: अपार्टमेंट नं. - वी-5, पट्टिला मजला, विल्डिंग नं. - एन एल-2/17, समर्पी अपार्टमेंट आनर्स असोसिएशन, सेक्टर - 3, नेरुळ ईस्ट, नवी मुंबई. क्षेत्र - 17.36 चौ. मी. बांधीव. ((SECTOR NUMBER : 3 ;))
(5) क्षेत्रफळ	1) 17.36 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव - संजय सज्जराव पालवे -- वय - 50; पत्ता - प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - अपार्टमेंट नं. - वी-5, पट्टिला मजला, विल्डिंग नं. - एन एल-2/17, समर्पी अपार्टमेंट आनर्स असोसिएशन, सेक्टर - 3, नेरुळ ईस्ट, नवी मुंबई, ब्लॉक नं. रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड - 400706 पॅन नं. - AGNPP5679F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव - सीमा तुकाराम शेळके -- वय - 26; पत्ता - प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - क्रांती नगर, वेल बाजार, वाडिया इस्टेट, जय भवानी मित्र मंडळ चाळ, कुर्ला वेस्ट, मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, मुम्बई. पिन कोड - 400070 पॅन नं. - HSHPS4325G 2) नाव - अनिकेत तुकाराम शेळके -- वय - 24; पत्ता - प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - क्रांती नगर, वेल बाजार, वाडिया इस्टेट, जय भवानी मित्र मंडळ चाळ, कुर्ला वेस्ट, मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, मुम्बई. पिन कोड - 400070 पॅन नं. - IRKPS8488H 3) नाव - संगीता तुकाराम शेळके -- वय - 49; पत्ता - प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - क्रांती नगर, वेल बाजार, वाडिया इस्टेट, जय भवानी मित्र मंडळ चाळ, कुर्ला वेस्ट, मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, मुम्बई. पिन कोड - 400070 पॅन नं. - EQHPS8367B
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	01/04/2022
(11) अनुक्रमांक, खड व घुघ	4859/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	228000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

मुल्याकनामाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Kambli

श्रीम. शिल्पा कांबळी
नगरसेविका प्रभाग क्रं. ८८
एन.एल.-५/४/१, सेक्टर-३, नेरुळ,
नवी मुंबई - ४०० ७०६.

Shilpa



प्र.सह दुय्यम निबंधक वर्ग-२
ठाणे



८ ज.न. ११
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१४/२०

FOR NERUL / SANPADA

CIDCO
WE MAKE CITIES

C

Nerul, Navi Mumbai - 400 614
(ESTATE BRANCH ACCOUNT)

Challan No. E 8244

Date 22/2/09

For credit of the A/c. of CIDCO of Maharashtra Limited, Navi Mumbai

Challan
for
use of Allottees

Name of Bank : _____

Account No. _____ Rs. 9000/-

Rupees Nine Thousand only

vide D.D./P.O. No. _____ Dt. _____ Bank _____

Shri/Smt. Satunke Pandurang. T.

on account of Transfer charges

Address of the allottee NL-2/17/B:1:5

Sec 3 Nerul N. Mumbai

PARTICULARS	Rs.	Ps.
1) Lease Rent		
2) Fees for Certificate		
3) Repayment of HUDCO/HDFC LOAN		
4) Water Charges		
5) Service Charges (Apt)		
6) Service Charges (Plot)		
7) nt		
8) Add. Lease Premium		
9) N. A. Cess		
10) D.P.C.		
11) Amt. Recoverable from Social Institution A/c.		
12) Transfer Charges ✓	<u>9000/-</u>	
13) Adm. Charges		
14) Adm. Charges for Mortgage		
15)		
16)		
TOTAL	<u>9000/-</u>	

Verified and duly
Authenticated

CIDCO LTD.
NERUL CASH SEC
22 FEB 2009
RECEIPT No. _____

Deshmukh

Authorised Officer
CIDCO Ltd.
(Nerul/Sanpada)
CIDCO Bhavan,
Navi Mumbai.

ESTATE OFFICER
CIDCO LTD. CIDCO BHAVAN
NEW BOMBAY - 400 614

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by the Apartment Owner to the Corporation (the payment

City & Industrial Development Corporation of Maharashtra Ltd.

EMS / B No. 216049

Branch NL

Date 22/2/07

Received with thanks from Shri/Smt. Sakunika Pandurang
 an amount of Rs. 9,000/- (Rupees Nine thousand
only)

by Cash/Cheque/DD No. 002646 dt. 20/2/07
 drawn on K.M.C.B. Bank in respect of Apt/R.H./Plot No.


Sec Plot No. Location NL

Tenements Code No. towards as mentioned below :-

Apartment No. <u>03/NH-2/12/B-8</u> Plot No. <u> </u>	Amount Rs. P.	Upto period ended (Month)
1) Monthly Equ. Instal/HDFC/BUDP/HUDCO (including D.P.C.)	9,000/-	
2) Monthly Service Charges (including D.P.C.)		
3) Water Charges		
4) Certificate Charges		
5) Transfer Charges		
6) Addl. Lease Premium		
7) Water Resource Development Charges		
8) Sale of Gaothan Plot		
9) Others		

* Subject to realisation of Cheque

For: 



payable by the Apartment Owner to the Corporation (the payment

ESTATE OFFICER
 CIDCO LTD. CIDCO BEAVER
 NEW BOMBAY - 400 614

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Sakunika

(2)

Explanation (i) : The Additional price means the price determined by the Corporation in the months of January and July each year in respect of a class of apartments with reference to the carpet area and permitted users and displayed in the office of the Corporation.

Explanation (ii) : Nothing contained here in shall apply to mortgage of the said premises or any part thereof, to the Central Govt. a State Govt. a nationalised Bank, the Life Insurance Corporation the Housing Development Finance Corporation Ltd. or and Employer of the purchaser or any other financial Institutions as may be approved by the Board of the Corporation from time to time for the purpose of securing a loan borrowed from any of the foregoing institutions.

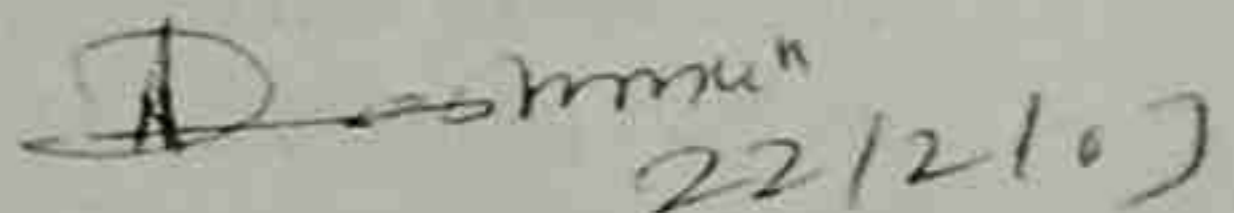
- e) You shall obtain any other permission, as may be required by any other statute or law being in force.
- f) You shall furnish certified copy, of the said conveyance within 7 days from the date of registration.

The permission hereby granted shall lapse and shall be of no effect if the Deed of Apartment for the intending transfer or conveyance of the apartment is not executed and lodged for registration with sub Registrar of Assurance on or Before dt. 21/05/2007 i.e. 3 months and a certified copy with its registration No. and date is not deposited with the corporations in the Estate Section within seven days from the time of such registration for effecting consequential changes in our record and or Corporation will exercise the right including the forfeiture of Transfer charges paid by you.

We will appreciate if you kindly note that the share money and entrance fee and the deposits paid by you and service connection charges if any paid to the M.S.E.B. which are attached to the apartment stands transferred with the apartment consequent on the above sale and no claim for refund of these amounts will be entertained.

Thanking you,

Yours faithfully,


22/2/07
ASSTT. ESTATE OFFICER
ASSISTANT ESTATE OFFICER
(NERUL / SANPADA)

C.C. to : Shri / Smt. SANJAY SARJERAO PALAVE.

NL-2/17/B-5, sector-03,

Nerul, Navi Mumbai.



Wednesday, February 21, 2007

5:07:12 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1239

दिनांक 21/02/2007

गावाचे नाव नेरुळ

दस्तऐवजाचा अनुक्रमांक टनन11 - 01189 - 2007

दस्ता ऐवजाचा प्रकार अपार्टमेंट डीड

सादर करणाराचे नाव: श्री पांडुरंग टी. साळुंखे - -

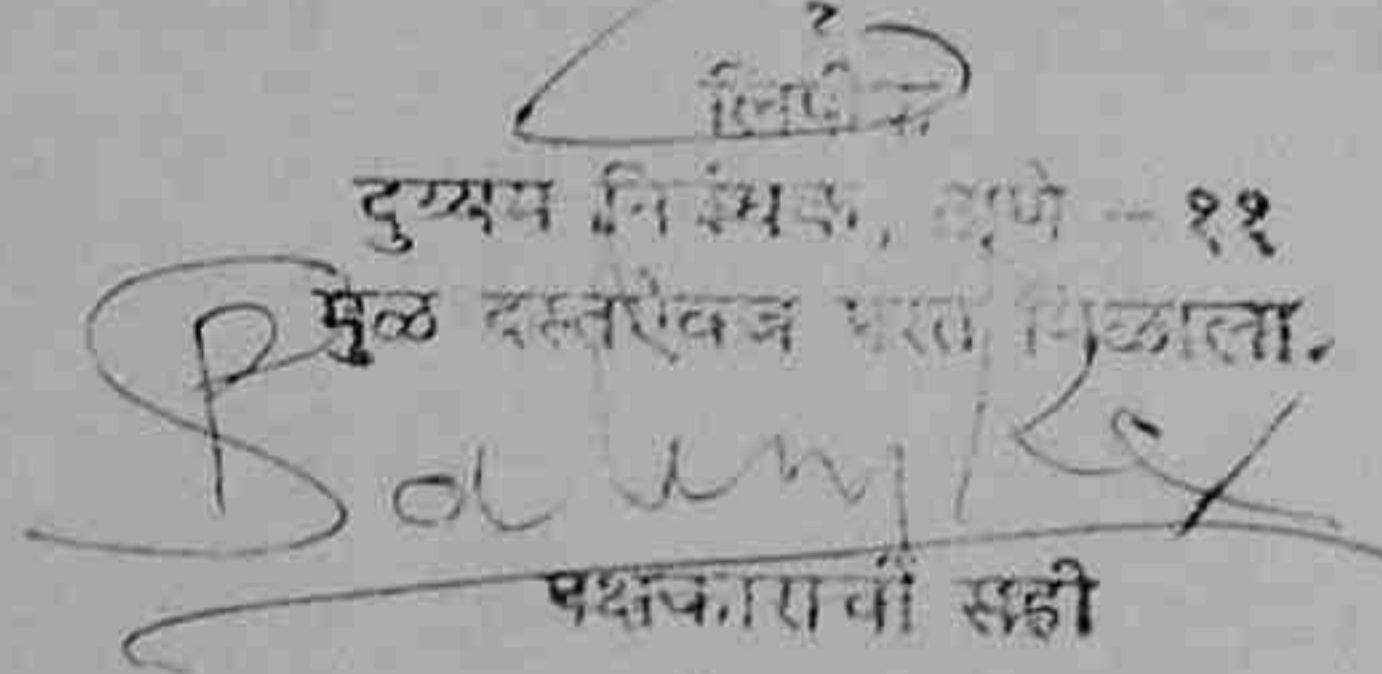
नोंदणी फी	:	220.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (12)	:	240.00
एकूण	रु.	460.00

आपणास हा दस्त अंदाजे 5:21PM ह्या वेळेस मिळेल



दुय्यम निबंधक
सह दु.नि.का-ठाणे 11

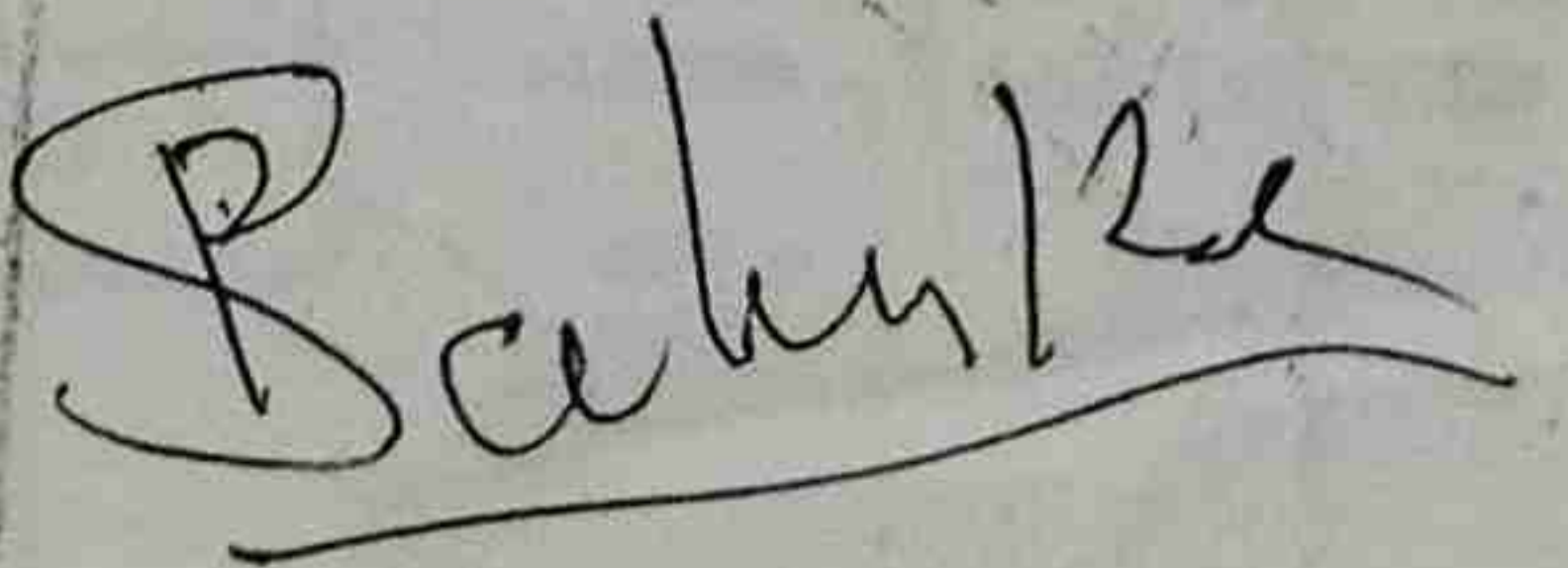
बाजार मुल्य: 1 रु. **मुळ दस्तऐवज परत दिल्या** रु.
भरलेले मुद्रांक शुल्क: 100 रु.


दुय्यम निबंधक, ठाणे - ११
मुळ दस्तऐवज परत मिळाला.
पक्षकाराची सही

payable by the Apartment Owner to the Corporation (the payment

ESTATE OFFICER
CIDCO LTD. CIDCO BHAVAN
NEW BOMBAY - 400 61

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.**REGD. OFFICE :**

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : 5650 0900
FAX : 00-91-22-2202 2509

NODAL OFFICE

Office of the Assistant Estate Officer,
CIDCO Site Office, Sector-3,
Nerul, Navi Mumbai - 400 706.

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 5591 8100
FAX : 00-91-22-5591 8166

Ref. No. CIDCO / AEO / NERUL / SANPADA / ~~2007~~ 2007/458

Date : 22/02/2007

To,

Shri / Smt. /// PANDURANG TATYABA SALUNKHE.
NL-2/17/B-5, Sector-03
Nerul, Navi Mumbai.

Sir / Madam,

Sub.: Sale of Apartment No. NL-2/17/B-5
Sector 03 at Nerul

Please refer to your Letter dated 21/02/2007

The Corporation is pleased to permit you to sell the aforesaid apartment to Shri / Smt. /// SANJAY SARJERAO PALAVE. subject to the following terms and Conditions.

- The transfer shall be effected after obtaining permission of the Competent Authority under Urban Land (Ceiling & Regulation) Act 1976 by a regular conveyance according to law at the cost of the parties.
- The conveyance shall be registered with the Sub-Registrar of Assurance on or before date 21/05/2007 i.e. 3 months.
- The conveyance shall contain the following covenant. The purchaser shall not sell, assign, mortgage underlet or otherwise transfer wholly or partly the said premises save and except with the previous written permission of the corporation. Which permission shall not be refused if the purchase performs or is willing to perform the following conditions, that is to say :
 - The purchaser pays to the Corporation additional price in consideration of such permission.
 - In the instrument by which the purchaser shall transfer the said premises, the purchaser binds the transferee not to sell, assign, mortgage, underlet to otherwise transfer wholly or partly the said premises save and except upon the observance and performance of the conditions here in written.
 - A true certified copy of the instrument of transfer executed between the purchaser and the transferee is deposited with the Assistant Estate Officer of the Corporation within seven days from the date of its execution.

Contd. page 2

payable by the Apartment Owner to the Corporation (the payment

ESTATE OFFICER
CIDCO LTD. CIDCO BHAVAN
NEW BOMBAY - 400 614

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At Thane on the 19th day of May,
20 86 under Serial No P. 1915 in the
Register of Declarations and Deed of Apartments under the said Act,
a true copy whereof has been filed with the Chief Officer, Mahadga Bay
on the 30th day May-86 20

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.
6. By an Indenture of Lease dated the 20th day of June, 86 made between the Corporation of the One Part and -
(1) Shri Patil Mahindra Raghunath
NL-2/18/C-3, Nand
and (2) CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, therein referred to as the said "Lessees" of the other Part, 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 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 60 years on the terms and conditions therein mentioned.
7. The Apartment Owner has paid to the Corporation the entire amount viz. Rs 21,978 (Rupees Twenty One Thousand Nine Hundred Seventy Eight only) of the sale price at or before the execution of these presents and has now requested the Corporation to execute in his/her favour an 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 agreement and in consideration of the sum of Rs 1000 (Rupees One Thousand only) paid on or about the — day of — 20 as earnest money as aforesaid and the further sum of Rs 20,978 (Rupees Twenty Thousand Nine Hundred Seventy Eight only) paid by the Apartment Owner to the Corporation at or before the execution of these presents making together the sum of Rs 21,978 (Rupees Twenty One Thousand Nine Hundred Seventy Eight only) being the full amount of the sale price payable by the Apartment Owner to the Corporation (the payment

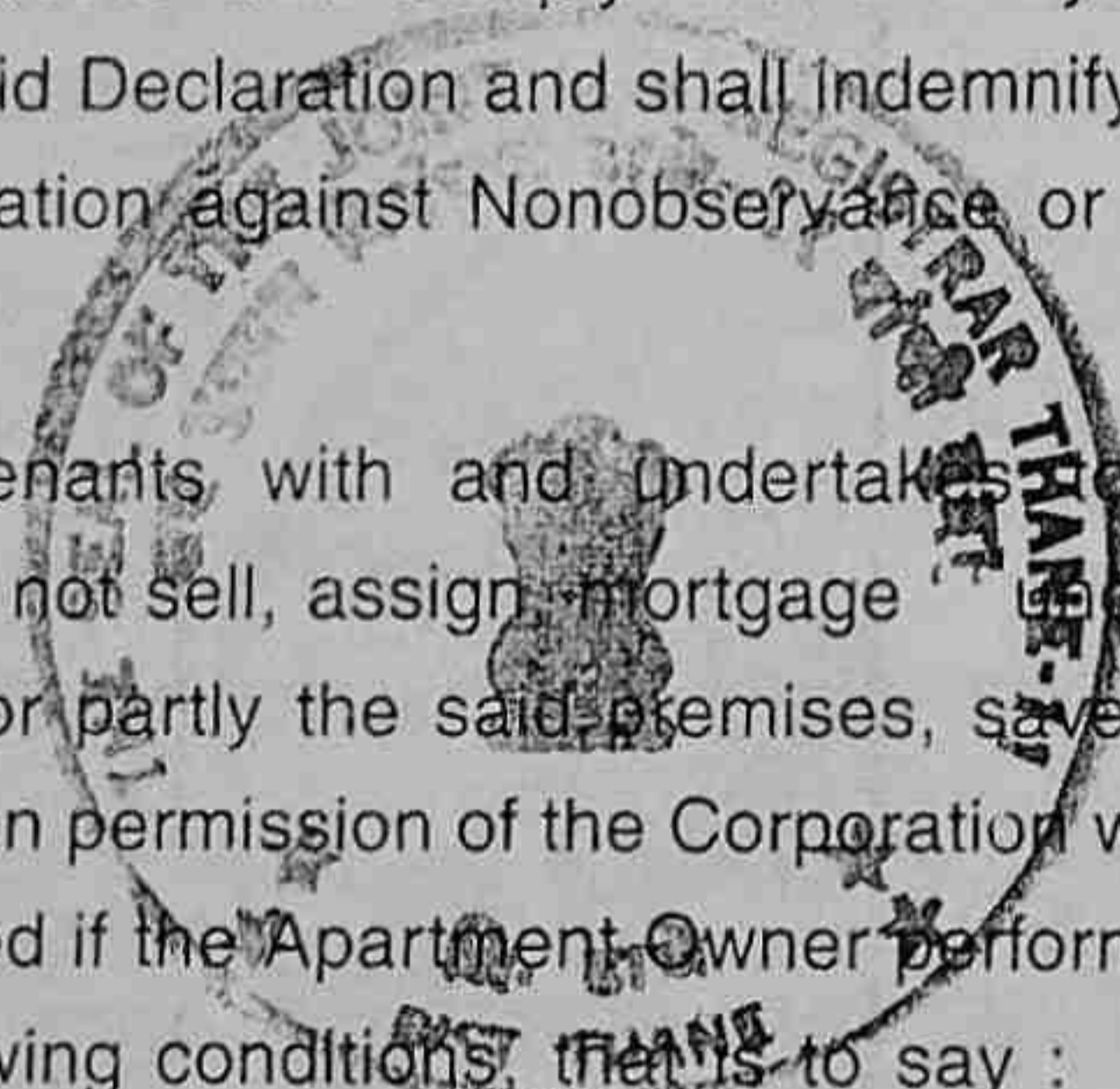
ESTATE OFFICER
CIDCO LTD. CIDCO BEAVAS
NEW BOMBAY - 400 61*

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and kept harmless and indemnified of, from and against all estates, titles, charges, encumbrances, claims and demands created, occasioned, or made by it the Corporation or any person or persons lawfully or equitably claiming by, from through under, or in trust for it, AND THAT if, the Corporation, and every person or body having or claiming any estate, right or interest in or o the said premises or any part thereof under or in trust for it the Corporation will at all times hereafter at the cost of the Apartment Owner or any other person requiring the same, execute and do or cause to be executed and done all such further and othe lawful and reasonable act, deeds, matters, things, conveyances and assurances in the law whatsoever for the bette and further granting, conveying, assigning and assuring the said premises and every part thereof unto and to the use of the Apartment Owner in manner and subject to as aforesaid as shall or may be reasonable required by the purchaser, his/her heirs, executors, administrators and assigns or his/her council in law.

2. The Apartment Owner doth hereby covenant with the Corporation that he/she the Apartment Owner, shall observe and perform the terms, conditions and covenants contained in the hereinbefore recited indenture of Lease in so far as the same relates to the said premises and shall also observe and corhply with the Byelaws (Annexure "C") to the aforesaid Declaration and shall Indemnify and keep indemnified the Corporation against Nonobservance or non-performance thereof by him.
3. The Apartment Owner covenants with and undertakes to the Corporation that he/she shall not sell, assign mortgage underlet or otherwise transfer wholly or partly the said premises, save and except with the previous written permission of the Corporation which permission shall not be refused if the Apartment Owner performs or is willing to perform the following conditions, that is to say :
 - (i) The Apartment Owners pays to the Corporation one half of the difference between the declared price and the price paid by the Apartment Owner to the Corporation for buying the said premises. Provided that the payment to be so made by the Apartment Owner to the Corporation shall not be less than Rs.1000/-
 - (ii) In the instrument by which the Apartment Owner shall transfer the said premises,, the Apartment Owner binds the transferee not to self assign, mortgage, underiet of otherwise transfer wholly or partly the said premises save and except upon the observance and performance of the conditions herein wirtten.
 - (iii) A true certified copy of the instrument of transfer executed



ESTATE OFFICER
CIDCO LTD. CIDCO BHAVAD
NEW BOMBAY - 400 614

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Signature

between the Apartment Owner and the transferee is deposited with the Estate Officer of the Corporation within seven days from the date of its execution.

Explanation (i) "The declared price means the price calculated at such rate or rates as may be determined by the Corporation in the months of January and July each year in respect of apartment with reference to their location, plinth areas and permitted users, and displayed in the office of the Corporation.

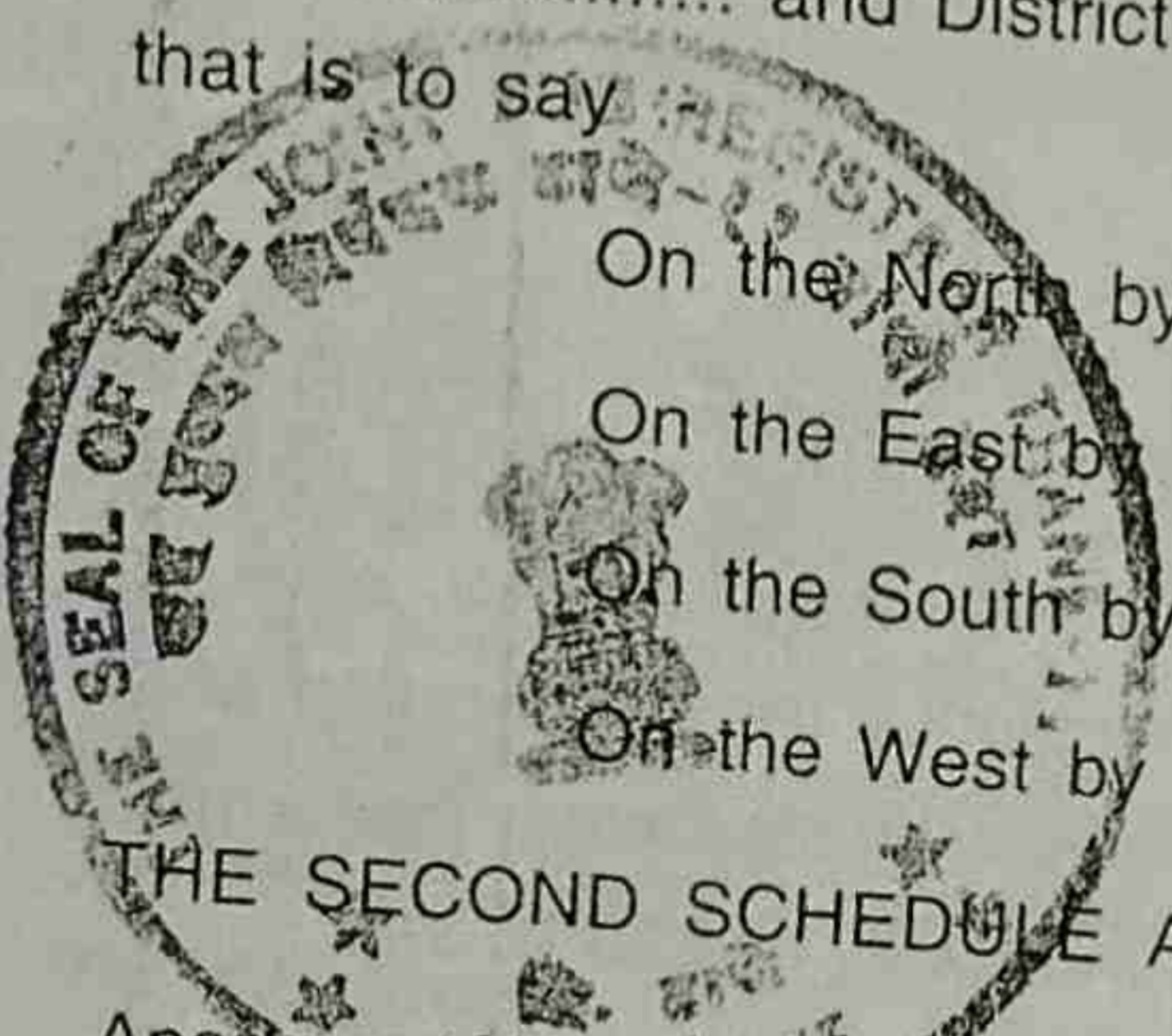
Explanation (ii) "Nothing contained herein shall apply to mortgage of the said premises or any part thereof, to the Central Govt., a State Govt., a Nationalised Bank, the Life Insurance Corporation of India, the Maharashtra State Financial Corporation, the Housing Development Finance Corporation Ltd., or an employer of the Apartment Owner or any other financial institution as may be approved by the Board or Directors of the Corporation from time to time for the purpose of securing a loan borrowed for buying the said premises.

THE FIRST SCHEDULE ABOVE REFERRED TO:

All that piece of land containing by admeasurement 3935.75 square meters or thereabout being Plot No 9 in Sector 3 of the layout of land bearing Gat No 289 178 457 and other lands situate, lying and being at Village Shirurwadi Tehsil Thane District Thane in the Registration sub-District Thane and District Thane and bounded as follows,

that is to say:

On the North by	- 10 mtrs wide Road
On the East by	- 10 mtrs wide Road
On the South by	- open space
On the West by	- open space



THE SECOND SCHEDULE ABOVE REFERRED TO:

Apartment No. NL-2/17/B-5 Sector-3, New
Admeasuring about 15.09 square metres on the First floor of Building No NL-2/17/B-5 and other lands (more particularly described in the First Schedule hereinabove written) and which the said Apartment is bounded as follows that is to say

<u>2.7</u>	<u>3.8</u>
<u>99.6</u>	On the North by
<u>6</u>	On the East by
	On the South, by
	On the West by

Allocales

ESTATE OFFICER
CIDCO LTD. CIDCO BEAVAL
NEW BOMBAY - 400 614.

Banker

THE WITNESS WHEREOF, the parties hereto have hereinto set and subscribed their respective hand the day and year first hereinabove written.

SIGNED and DELIVERED by the)

within named CITY AND)
INDUSTRIAL DEVELOPMENT)
CORPORATION OF)

MAHARASHTRA LIMITED by the)
hand of Shri

in the presence of :

- (1) Shri/Smt A. L. DESHMUKH)
- (2) Shri/Smt R. G. TANDEL)

[Signature]
ESTATE OFFICER
CIDCO LTD. CIDCO BHAV.
NEW BOMBAY - 400 614.

[Signature]
Assistant Estate Officer
CIDCO Ltd.: Nerul Sanpada

SIGNED and DELIVERED by the)

within named Apartment Owner)

Shri./Smt. *Sahukar Pandurang T.*)

in the presence of:

- (1) Shri/Smt A. L. DESHMUKH)
- (2) Shri/Smt R. G. TANDEL)

[Signature]

[Signature]
Assistant Estate Officer
CIDCO Ltd.: Nerul Sanpada

RECEIVED of and from the withinnamed)

Apartment Owner the sum of)

Rs *21,978* (Rupees *Twenty one*)

Thousand Nine Hundred)

Seventy Eight only)

the day of 20)

.....) being)

the full consideration within mentioned to be)
paid by him to us.

ट. न. न. ११	
<i>99 ८८</i>	२०००
<i>८</i>	<i>१२</i>

WE SAY RECEIVED

For the City and Industrial Development Corporation of
Maharashtra Limited, New Mumbai - 400 614.

Annexure A-Floor Plan depicting the said Family Unit with

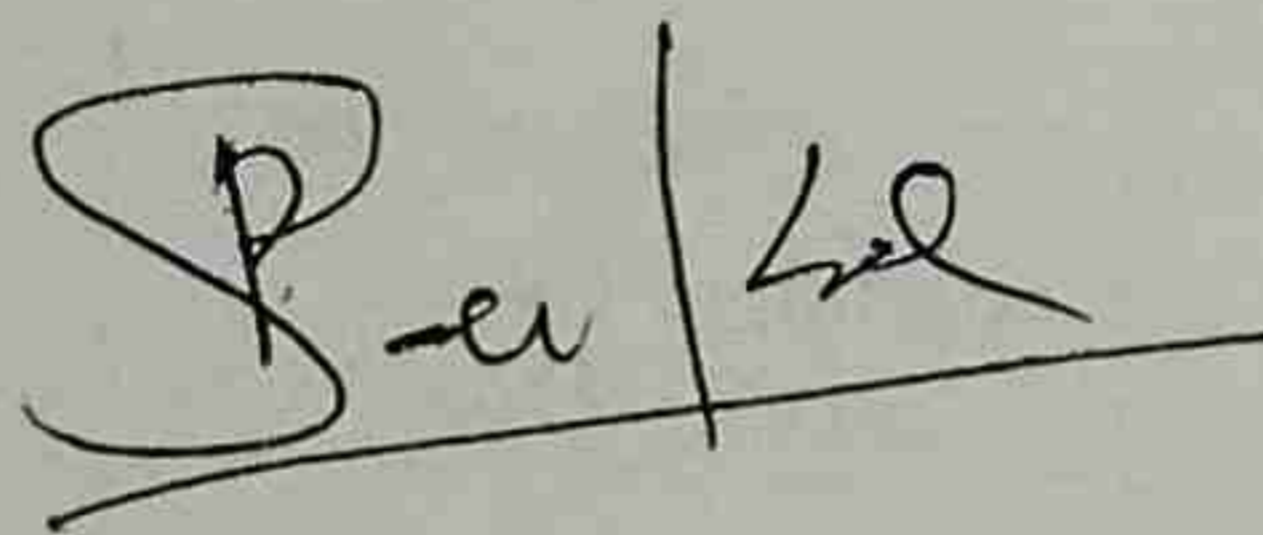
[Signature]
ESTATE OFFICER
CIDCO LTD. CIDCO BHAV.
NEW BOMBAY - 400 614.



DATED THE DAY OF20

CITY AND INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LIMITED

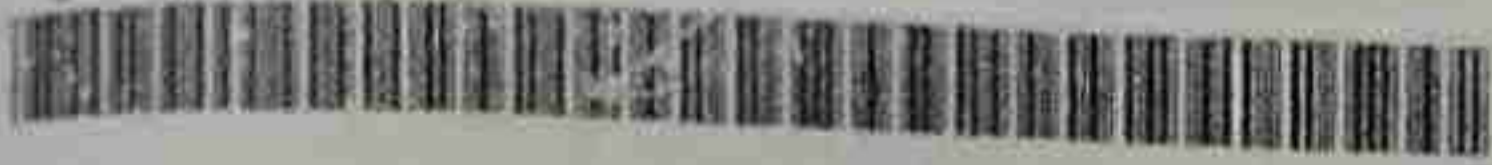
- TO -



(APARTMENT OWNER)



ट. न. न. ११	
११६६	२००९
६	१२



21/02/2007

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

टनन11

दस्त क्र 1189/2007

9/192

5:08:45 pm

सह दु.नि.का-ठाणे 11

दस्त क्रमांक : 1189/2007



दस्ताचा प्रकार : अपाटर्मेट डीड

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: श्री पांडुरंग टी. साळुखे - - पत्ता: घर/फ्लॅट नं: एनएल-2/17/बी-5, सेक्टर 3 नेरुळ गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 63 सही		
2	नाव: सिडको तर्फे श्री ए. व्ही. कदम - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय - सही	उपलब्ध नाही	उपलब्ध नाही

कलम 88 खाली कबुलीसाठी सुट



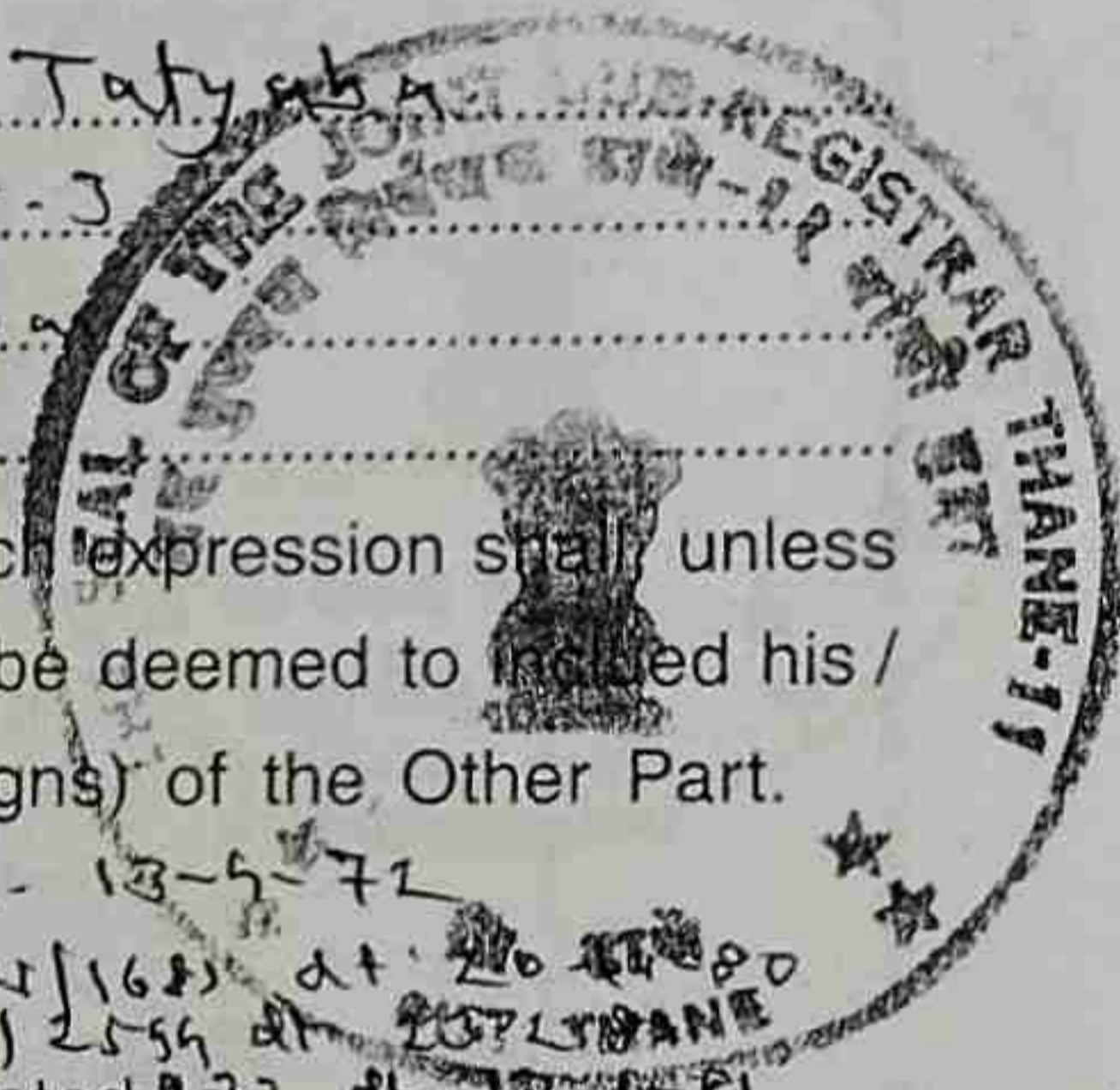
THIS DEED OF APARTMENT made at Nerul Navi Mumbai,
 this 25th day of February
 Two thousand SEVEN Between THE CITY AND
 INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA
 LIMITED, a company incorporated under the Companies Act, 1956, having
 its registered office at "Nirmal", Nariman Point, Bombay 400 021, 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 Salunke Pankajyug Tatyasha
NL-2/17/B-5 Sector-3
Nerul, Navi Mumbai

hereinafter called "the Apartment Owner" (which expression shall unless
 repugnant to the context or meaning thereof, be deemed to include his/
 her heirs, executors, administrators and assigns) of the Other Part.

WHEREAS :

1. By his Order No RO(W) 621-A/72 dt- 13-5-72
REV(D) DEK(D) LOP(V) W/168 dt- 20-11-80
REV(D) DEK(D) LOP(V) W/254 dt- 20-11-80
REV(D) DEK(D) LOP(V) W/ dt- 17-5-81
 the Collector of Thane vested in the Corporation for
 development and disposal inter alia, a piece or parcel of land situated
 at Village Shiravani Tehsil Thane Dist Thane bearing
 Gat or Survey No 289, 178, 259
 admeasuring 39.35 Square Metres or thereabouts being
 Plot No 9 in Sector 3 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 NL-2/17/B-5 type building no. NL-2/17/B-5



M. M. M. 22
 ESTATE OFFICER
 CIDCO LTD. CIDCO BHAVAN
 NEW BOMBAY - 400 614

E. M. M. 22	
9960	2000
2	92

Balk



दस्त गोषवारा भाग - 2

टनन11

दस्त क्रमांक (1189/2007)

१२/१२

दस्त क्र. [टनन11-1189-2007] चा गोषवारा
बाजार मूल्य :1 मोबदला 21978 भरलेले मुद्रांक शुल्क : 100

पावती क्र.:1239 दिनांक:21/02/2007
पावतीचे वर्णन
नांव: श्री पांडुरंग टी. साळुखे - -

दस्त हजर केल्याचा दिनांक :21/02/2007 05:04 PM
निष्पादनाचा दिनांक : 21/02/2007
दस्त हजर करणा-याची सही :

Salmke

220 :नांदणी फी
240 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

460: एकूण

Salmke
सह दु.नि.का-ठाणे 11

दस्ताचा प्रकार :25) अपार्टमेंट डीड
शिकका क्र. 1 ची वेळ : (सादरीकरण) 21/02/2007 05:04 PM
शिकका क्र. 2 ची वेळ : (फी) 21/02/2007 05:07 PM
शिकका क्र. 3 ची वेळ : (फबुली) 21/02/2007 05:07 PM
शिकका क्र. 4 ची वेळ : (ओळख) 21/02/2007 05:08 PM

दस्त नोंद केल्याचा दिनांक : 21/02/2007 05:08 PM

ओळख :
दुय्यम निबंधक थांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना
व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.
1) अॅड. शितल भालेकर- - घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:सेक्टर 9 दाशी
तालुका: -
पिन: -

दस्ता क्रमांक १
११८९ अनांकावर नोंदले.

Salmke
सह दुय्यम निबंधक ठाणे क्र. ११
तारीख १२ वाहे एकूण तन १२०६

सह दु.नि.का-ठाणे 11
१२ याम अर्हेत
Salmke
सह दुय्यम निबंधक ठाणे क्र. ११



Assistant Marketing Officer
City & Industrial Development Corporation,
of Maharashtra Ltd.,
New Bombay

Salmke



दस्तक्रमांक व वर्ष: 1189/2007

Wednesday, February 21, 2007

5:09:18 PM

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.


गावाचे नाव : नेरुळ

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अपार्टमेंट डीड व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 21,978.00
वा.भा. रू. 1.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सेक्टर 3 नेरुळ, अपार्टमेंट नं. एनएल-2/17/बी-5
- (3) क्षेत्रफळ (1) 14.09 चौ.मी.वि.अ.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) सिडको तर्फे श्री ए.व्ही.कदम - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) श्री पांडुरंग टी. साळुंखे - -; घर/फ्लॅट नं: एनएल-2/17/बी-5, सेक्टर 3 नेरुळ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 21/02/2007
- (8) नोंदणीचा 21/02/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 1189 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 100.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 220.00
- (12) शेरा

सह. दुय्यम निबंधक ठाणे क्र. ११

Agreement 20/11/83

217/411




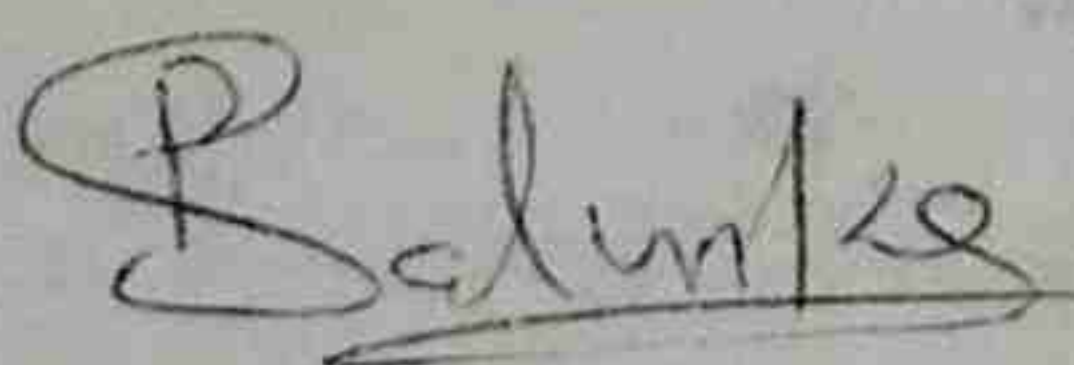
AGREEMENT OF HIRE-PURCHASE

THIS AGREEMENT OF HIRE-PURCHASE made at Vashi, New Bombay this 26th day of October One Thousand Nine Hundred Eighty Three 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-1, hereinafter referred to as "The Corporation" (which expression shall unless it be repugnant to the context or meaning thereof include its successors and assigns) of the One Part AND Shri/ Smt. Salunke Pandurang T Indian Inhabitant hereinafter referred to as "The Hire-Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof include his heirs, executors, administrators and permitted assigns) of the Other Part.

WHEREAS

1. The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of New Bombay by the Government of Maharashtra in exercise of its powers under sub-section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the MRTP Act").
2. The State Government is, pursuant to Section 113-A of the MRTP Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
3. The Corporation has intended to erect a building or buildings of apartments in a plot of land described particularly in the Schedule hereunder written in execution of the Scheme No. Nerul/81 announced by Public Notice published in the "Times of India" (hereinafter referred to as "the said Scheme".)
4. The Hire Purchaser has before applying to the Corporation for sale to him of an Apartment in the said buildings demanded from the Corporation and the Corporation has given inspection to the Hire Purchaser of the original building plans and its specifications which the Hire Purchaser doth hereby confirm and which have been duly approved by the Corporation.
5. The Title, Deeds as disclosed by the Corporation in respect of the said land has been inspected by the Hire Purchaser.
6. The Corporation intends to sell apartments in the said building or buildings on "Onwership Basis" under the provisions of the Maharashtra Apartment Ownership Act 1970, (hereinafter called "the said Act").
7. The Hire Purchaser has agreed to purchase and the Corporation has agreed to sell one of the Apartment proposed to be constructed of the types L.I.G. under the said Scheme, the plans and specifications of which apartments are hereto annexed and marked Annexure 'A' (Collectively), upon and subject to the terms and conditions hereinafter mentioned, and also upon and subject to the terms and conditions of the Lease of the said land to be executed by the Corporation in favour of the Apartment Onwer/the Association of Apartment Owners constituted under the provisions of the said Act (hereinafter referred to as "the said Association") as the Form of Lease annexed hereto and marked Annexure 'B'.


Assistant Marketing Officer
City & Industrial Development Corporation,
of Maharashtra Ltd.,
New Bombay



NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES hereto as follows:

1. The Corporation shall, under normal conditions, construct buildings as per the plans and specifications seen and approved by the Hire Purchaser with such variations in the said plans and specifications as the Corporation may consider necessary. The Hire Purchaser hereby consents to such variations being made by the Corporation. The Corporation reserves the right to alter, amend or modify the said scheme at the Corporation's sole discretion. In the event of any dispute between the Corporation and the Hire Purchaser, the decision of the Managing Director of the Corporation or any other Officer authorised by him shall be binding on the Hire Purchaser.

2. The Corporation shall sell and the Hire Purchaser shall purchase the said Apartment TOGETHER with such percentage as may be specified in the Declaration to be made by the Corporation under the said Act, of the undivided interest, appurtenant to such Apartment, in and to the common areas and facilities of the said land and building (all the said Apartment and percentage hereinafter collectively referred to as "the said Premises") as heritable and transferable immoveable property at or for a price of Rs.19,980/- (Rupees Nineteen thousand nine hundred eighty only) to be paid by the Hire Purchaser to the Corporation in instalments at the times and in the manner hereinafter mentioned. The Hire Purchaser agrees and declares that the Corporation shall have a liberty to increase the said sale price subject to a maximum of 10% of the said sale price. The Hire Purchaser further agrees to pay and shall pay the amount on account of such increase in the said sale price on or before the date as may be fixed and communicated separately by the Corporation to the Hire Purchaser.

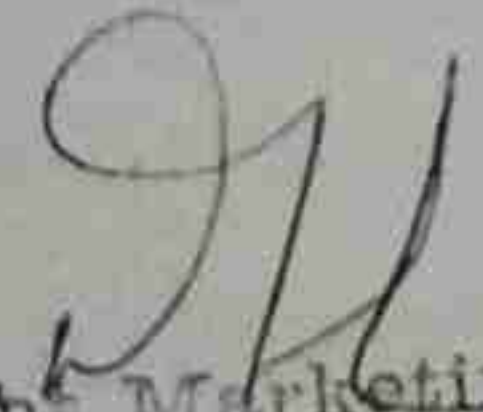
3. The Hire Purchaser agrees to pay to the Corporation the said sale price of Rs.19,980/- (Rupees Nineteen thousand nine hundred eighty) as follows:

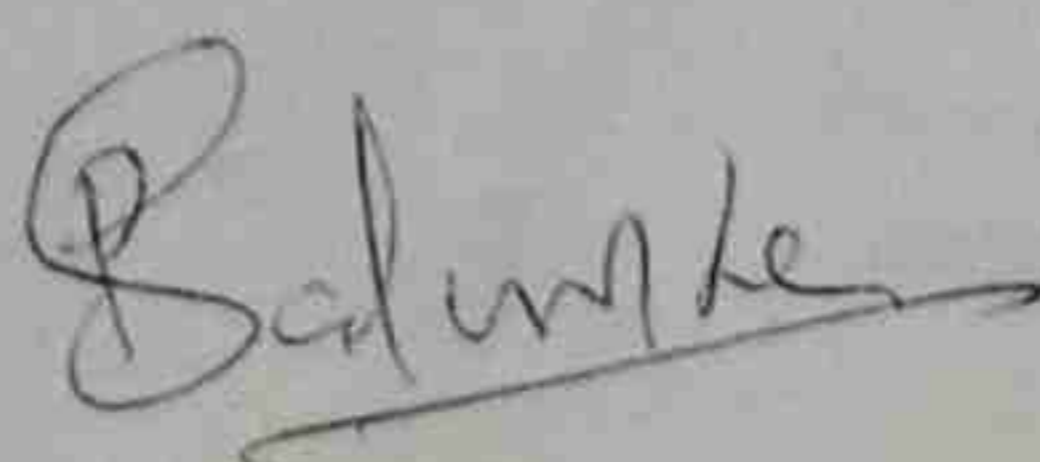
(a) by payment of Rs.1,000/- in cash as Registration charges and
(b) by payment of Rs.5,480/- in cash as Buyer's contribution, which the Hire Purchaser has paid (the receipt whereof the Corporation doth hereby acknowledges).

(c) The balance of the sale price of the apartment together with its percentage of undivided interest in the common areas and facilities appurtenant to the apartment is Rs.13,500/- (Rupees Thirteen thousand

five hundred only). The hire purchaser will pay the same to the Corporation with interest @ 8% by equated monthly instalment of Rs. 135/- (Rupees One hundred thirty-five

only). The first of such instalments shall be paid by the hire purchaser to the Corporation in the month in which possession is handed over and the subsequent instalments shall be paid by the hire purchaser without any deduction on whatsoever to the Corporation on or before the first day of such and every succeeding


Assistant Marketing Officer
City & Industrial Development Corporation,
of Maharashtra Ltd.,
New Bombay



month until the payment of the balance of the sale of Rs. 13,500/-
(Rupees Thirteen thousand five hundred only) shall have been made.

The Hire Purchaser agrees and declares that the Corporation shall have liberty to increase the said sale price and the instalments determined for payment of the said sale price as aforesaid, if the Corporation shall be required to pay interest at a rate higher than the existing rate in respect of the loan borrowed by the Corporation from the Housing and Urban Development Corporation Limited or any other financial institution for the purpose of constructing the said building and selling apartments in such buildings on hire purchase basis.

4. Without prejudice to the other rights of the Corporation under this Agreement and/or in law, the Hire Purchaser shall be liable to pay to the Corporation interest at the rate of 15% per annum on all amounts due and payable by the Hire Purchaser under this Agreement if such amount remains unpaid for seven days more after becoming due.

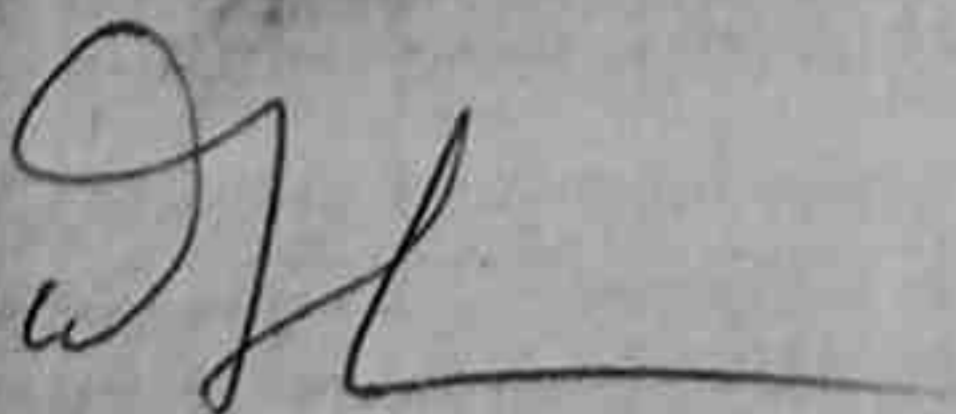
5. Possession of the Apartment shall be delivered to the Hire - Purchaser as provided hereinafter after the building is ready for use and occupation PROVIDED THAT ALL the amounts due by the Hire Purchaser under clause 3 of this Agreement shall have been then paid to the Corporation. The Hire Purchaser shall take possession of the said Apartment within seven days of the Corporation giving written notice to the Hire Purchaser intimating that the said Apartment is ready for use and occupation or within such extended time as may be allowed by the Corporation in writing.

6. Possession of the Apartment shall be delivered by the Corporation to the Hire Purchaser on or before the 31st day of Dec. 1983. The Corporation shall not incur any liability to the Hire Purchaser if it is unable to deliver possession of the said Apartment by the date aforesaid if the completion of the building is delayed for any reason beyond the control of the Corporation, including, without limiting the generality of the foregoing, reason of nonavailability of steel and/or cement or other building materials or by reason of war, riot, civil commotion, strike, go-slow, lockout or an act of God or if non-delivery of possession is as a result of any notice, order, rule or notification of the Government, a Public Authority or a Court of Law.

7. If, for any reason, the Corporation is unable or fails to give possession of the Apartment to the Hire Purchaser within the date specified above, or within any further date or dates, as may be agreed to by and between the parties hereto then and in such case, the Hire Purchaser shall be entitled to give notice to the Corporation terminating this Agreement, in which event, the Corporation, shall within two weeks from the receipt of such notice, refund to the Hire Purchaser the amount or amounts if any which may have been received by the Corporation from the Hire Purchaser in part payment, in respect of the said Apartment without any payment of interest on such amounts. Neither party shall have any other or further claim against the other in respect of the Apartment or arising out of this Agreement.

8. The Hire Purchaser will use the apartment for his/her residence and for no other purpose :

9. After the Hire Purchaser is permitted to occupy Apartment as aforesaid, he, the Hire Purchaser, shall be subject to all the duties, obligation and liabilities in respect of the Apartment under the said Act and shall comply with the bye-laws of Condominium and all the rules



Assistant Marketing Officer
City & Industrial Development Corporation,
of Maharashtra Ltd.,
New Bombay

