

Receipt (pavti)

394/2378

Friday, February 09, 2024

2:57 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2515 दिनांक: 09/02/2024

गावाचे नाव: सानपाडा

दस्तऐवजाचा अनुक्रमांक: टनन11-2378-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रसाद नवनाथ अभंग -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 660.00

पृष्ठांची संख्या: 33

एकूण:

रु. 30660.00

Joint Sub Registrar Thane 11
साह दुर्योधन निबंधक बंद-२
ठाणे क्र. ११

बाजार मूल्य: रु.2846514 /-

मोबदला रु.3500000/-

भरलेले मुद्रांक शुल्क : रु. 210000/-

1) देयकाचा प्रकार: DHC रकम: रु.660/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224093210096 दिनांक: 09/02/2024

वॅकेचे नाव व पत्ता: . . .

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014831325202324R दिनांक: 09/02/2024

वॅकेचे नाव व पत्ता: Panjab National Bank

Abhang
पक्षकारीची राहती
मुळ दस्त परत मिळवता

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 11

दस्त क्रमांक : 2378/2024

नोंदणी :

Regn.63m

गावाचे नाव : सानपाडा

प्रकार	क्रमांक	विवरण
कगारनामा	3500000	
भाडेपट्ट्याच्या बाबत नपट्टाकार नोंदी पट्टेदार ने नमुद करावे)	2846514	
पेट्टिहिम्मा व घरक्रमांक(असल्यास)		1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: मदनिका क्र. बी-48/1:6,पट्टिला मजला,समर्णी को.ऑप.हौ.मोमायटी लिमिटेड,प्लॉट नं 21,सेक्टर 10,सानपाडा,नवी मुंबई 400705 क्षेत्रफळ 25.370 चौ.मी बाधीव((SECTOR NUMBER : 10 ;))
		1) 25.370 चौ.मीटर
किवा जुडी देण्यात असेल तेव्हा.		
वज करन देणा-या/लिहून ठेवणा-या नाव किवा दिवाणी न्यायालयाचा किवा आदेश असल्यास,प्रतिवादिचे नाव व		1): नाव:-अंजली मोहन कांबळे - वय:-63; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं.सी -५८, समपर्णी मीएचएम, सेक्टर -४, सानपाडा, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:- AGLPK8029L
		2): नाव:-सयुरी मोहन कांबळे - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं.सी -५८, समपर्णी मीएचएम, सेक्टर -४, सानपाडा, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:- CKWPK0938H
वज करन घेणा-या पक्षकाराचे व किवा न्यायालयाचा हक्कनामा किवा आदेश प्रतिवादिचे नाव व पत्ता		1): नाव:-प्रसाद नवनाथ अंभंग - वय:-25; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अबमरी खुर्द ना. आवेगाव जि.पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-412405 पॅन नं:-CWRPA1024P
		2): नाव:-नवनाथ हनुमंत अंभंग - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अबमरी खुर्द ना. आवेगाव जि.पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-412405 पॅन नं:-BJDPA9191H
वज करन दिल्याचा दिनांक	09/02/2024	
नोंदणी केल्याचा दिनांक	09/02/2024	
क्रमांक,खड व पृष्ठ	2378/2024	
नगभावाप्रमाणे मुद्राक शुल्क	210000	
नगभावाप्रमाणे नोंदणी शुल्क	30000	

सह दुय्यम निबंधक वर्ग-२

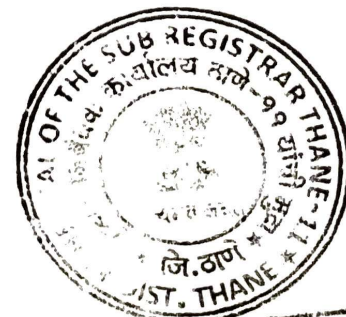
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Valuation Report Page

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		09 February 2024 02:29:21 PM	
Valuation ID	202402094913	टनन 11	
मूल्यांकनाचे वर्ष	2023		
जिल्हा	ठाणे		
मूल्य विभाग	तालुका ठाणे		
उप मूल्य विभाग	25 /242-सानपाडा नोड सेक्टर क्रं 10		
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			मोजमापनाचे एकक चौ मीटर
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
496600	112200	124400	140300
औद्योगिक			124400
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)-	25 37चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे
उद्ववाहन सुविधा -	आहे	मजला -	1st To 4th Floor
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt 02/01/2018			
मजला निहाय घट/वाढ		= 100 / 100 Apply to Rate= Rs 112200/-	
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		= (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-याः वार टक्केवारी) + खुल्या जमिनीचा दर)	
		= (((112200-496600) * (100 / 100)) + 496600)	
		= Rs 112200/-	
मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र	
		= 112200 * 25 37	
		= Rs 2846514 -	
Applicable Rules		= 3, 9, 18, 19	
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य - मजलाईत मजला क्षेत्र मूल्य - लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) - वरील गच्चीचे मूल्य - बंदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भावतीच्या खुल्या जागेचे मूल्य - बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ	
		= A + B + C + D + E + F + G - H + I + J	
		= 2846514 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0	
		= Rs. 2846514/-	
		= ₹ अठ्ठावीस लाख सेहेचाळीस हजार पाच शें चौदा /-	

सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. ११



२०२४
०३०८

AGREEMENT FOR SALE

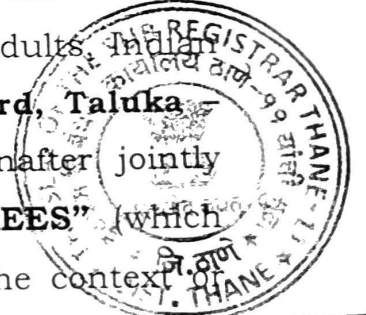
ARTICLES OF THIS AGREEMENT is made and entered into at Navi Mumbai on this 9th day of February, 2024

BETWEEN

1) MRS. ANJALI MOHAN KAMBLE (PAN NO. AGLPK8029L) 2) MISS. MAYURI MOHAN KAMBLE (PAN NO. CKWPK0938H) an adult, Indian Inhabitant, having address at Flat No.C-58, Saptaparni CHS., Sector-4, Sanpada, Navi Mumbai -400705 hereinafter called and referred to as "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his/her/their heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

AND

1) MR. PRASAD NAVNATH ABHANG (PAN NO. CWRPA1024P) & 2) MR. NAVANATH HANUMANT ABHANG (PAN NO. BJDPA9191H) both are adults, Indian Inhabitant, having address at:- Awasari Khurd, Taluka Ambegaon, District - Pune 412405 hereinafter jointly called and referred to as "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**



99
2028
E 33

Anjali Kamble
Mayuri Kamble

Prasad Abhang
Navanath Abhang

WHEREAS 'THE STATE GOVERNMENT' in pursuance to Section 113-A of the Maharashtra Regional Town Planning Act acquired and vested in City and Industrial Development Corporation of Maharashtra Limited, hereinafter known as "CIDCO" for development and disposal 'inter-alia' a piece or parcel of land situated at **Sector-10, Sanpada, Navi Mumbai**, Dist-Thane (hereinafter referred to as "THE SAID LAND").

AND WHEREAS 'THE CIDCO' has developed the said land and constructed on a portion thereof, buildings and designated as "B - type" buildings situated at **Sector-10, Sanpada, Navi Mumbai, Tal. Dist. Thane**.

AND WHEREAS: By an **Agreement to Sale** made at **Navi Mumbai**, on **29th September 2000** between the **City And Industrial Development Corporation Of Maharashtra** company incorporated under the Companies Act-1956, having its registered office at 2nd floor, Nirmal, Nariman Point, Bombay -400 021 (hereinafter referred to as "the **CIDCO**") of the One Part and the **Original Allottee MR. VISHWANATH MARUTI SHEJWAL** of the Other Part (hereinafter referred to as "the said **Agreement**"), the **CIDCO** agreed to sell and transfer and the **Original Allottee** agreed to purchase and acquire **Flat No.B-48/1:6 on First Floor, Saptarshi Co. Op. Hsg. Soc. Ltd., Plot No.21, Sector-10, Sanpada, Navi Mumbai - 400705, Tal. & Dits. Thane** measuring area **25.370 Sq.Mtrs. Built up** known as **B - Type** building situated at **Sector-10, Sanpada, Navi Mumbai Tehsil Thane, District Thane** (hereinafter for brevity's sake referred to as "the said premises") together



79	
2028	
V	33

Amble

Amble

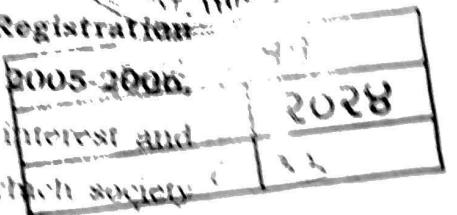
Abhaya

absolute right of and occupation of the said Flat No. B 48 1:0 on First Floor, Saptarshi Co. Op. Hsg. Soc. Ltd., Plot No. 21, Sector 10, Nanpada, Navi Mumbai 400705, Tal. & Dist. Thane admeasuring area 25.370 Sq.Mtrs. Built up.

AND WHEREAS: The Original Allottee has in terms of the said Agreement paid to the CIDCO the entire consideration mentioned in clause No 9 thereof.

AND WHEREAS MR. VISHWANATH MARUTI SHEJWAL has sold and transferred all his rights, title, benefits & interest in respect of the said premises in favour of 1) MRS. ANJALI MOHAN KAMBLE 2) MISS. MAYURI MOHAN KAMBLE Vide Deed of Assignment dtd. 15/12/2021 duly registered in the office of Sub Registrar of Assurance at Thane-3 under document sr. no. TNN3-20973-2021, dated 15/12/2021. The Corporation/ CIDCO Ltd has transferred the said flat premises in the name of 1) MRS. ANJALI MOHAN KAMBLE 2) MISS. MAYURI MOHAN KAMBLE vide its Final order.

AND WHEREAS the TRANSFERORS is the member of "Saptarshi Co-operative Housing Society Ltd.", a society registered under Maharashtra Co-operative Housing Societies Act 1960, bearing Registration No. NBOM/CIDCO/HSG(OH)/2040/JTR/Year 2005-2006, Dtd. 14/06/2005 and having right, title and interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity's sake is referred to as "THE SAID SOCIETY" and the SAID SOCIETY has issued 5 (Five) shares of Rs.50 - each bearing Distinctive Numbers from 346 to 350 covered under Share Certificate



Handwritten signature

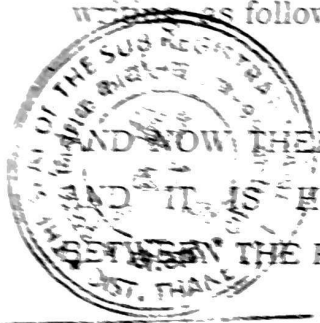
Handwritten signature

AND WHEREAS

representations the TRANSFEREES offered to purchase the said premises and right, title and interest in and upon the said premises and also along with the benefits of the membership, including the said shares of the said premises of the said society at and for an aggregate Sale Price / Consideration of Rs.35,00,000/- (Rupees Thirty Five Lakhs Only).

AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the TRANSFERORS and the parties hereto have decided to reduce the terms and conditions of this agreement into

as follows :



AND NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-

99	33
----	----

The TRANSFERORS hereby agrees to sell, assign and transfer and the TRANSFEREES hereby agrees to purchase and acquire the right, title and interest in and upon the said premises bearing Flat No. B-48/1:6 on First Floor, Saptarshi Co. Op. Hsg. Soc. Ltd., Plot No.21, Sector-10, Sanpada, Navi Mumbai - 400705, Tal. & Dits. Thane admeasuring area 25.370 Sq.Mtrs. Built up within the limits of

Handwritten signature

Handwritten signature
Abhay

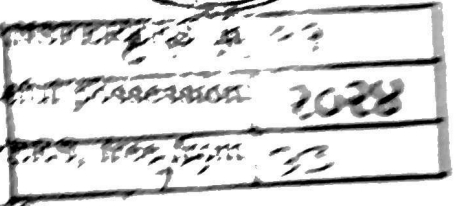
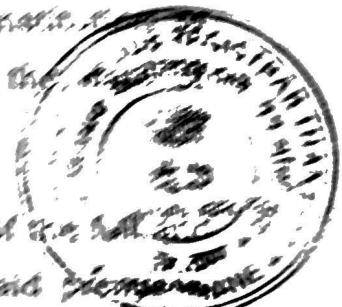
Now Mutual Municipal Corporation, and also the
Regulatory Board and the Government of India, as well
for a Sale Price of Rs. 35,00,000/- (Rupees Thirty
Five Lakhs Only) along with the said title and
interest in and upon the said premises and also
together with the benefit of ownership, shall be
held particularly described in the ~~title~~
hereunder written:

2. The TRANSFEREES have agreed to pay to the
TRANSFERORS the said Sale Price, Consideration
of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only)
in the following manner:

a. Rs. 3,50,000/- (Rupees Three Lakh Fifty
Thousand Only) paid by TRANSFEREES/
Purchasers to TRANSFERORS/Sellers as Reasonable
Amount/ Part Payment before execution of this
Agreement by cheque / RTGS.

b. Balance of Rs. 31,50,000/- (Rupees Thirty One
Lakhs Fifty Thousand Only) shall be paid by
TRANSFEREES to TRANSFERORS after raising
housing loan from any financial institution or
any bank within 45 days from the date of this
Agreement for Sale.

3. After realization of receipt of an amount of Rs. 35,00,000/-
final payment of consideration of the said premises,
the TRANSFERORS shall put the TRANSFEREES in
actual, physical, legal, vacant and peaceful possession
of the said premises, together with all the encumbrances charges, equity, etc.



Amble -
Amble

Amble
Amble

Navi Mumbai Municipal Corporation and within the Registration District and Sub District of Thane, as and for a **Sale Price of Rs.35,00,000/- (Rupees Thirty Five Lakhs Only)** along with the right, title and interest in and upon the said premises and also together with the benefits of membership, shares and more particularly described in the **SCHEDULE** hereunder written.

2. The TRANSFEREES have agree to pay to the TRANSFERORS aforesaid **Sale Price , Consideration of Rs.35,00,000/- (Rupees Thirty Five Lakhs Only)** in the following manner :-

a. **Rs.3,50,000/-(Rupees Three Lakh Fifty Thousand Only)** paid by Transferees/ Purchasers to transferors/Sellers as Earnest Amount/ Part Payment before execution of this Agreement by cheque / RTGS.

b. **Balance of Rs.31,50,000/-(Rupees Thirty One Lakhs Fifty Thousand Only)** shall be paid by **TRANSFEREES to TRANSFERORS** after raising housing loan from any financial institution or any bank within 45 days from the Agreement for Sale.

3. After realization of receipt of an amount of the full final payment of consideration of the said the TRANSFERORS shall put the TRANSFEREES in actual, physical, legal, vacant and peaceful possession of the said premises, to the TRANSFEREES, free from all the encumbrances charges, equity, etc.



23	99
2028	
33	

Blank -

caused to the Transferees because of the defect in title.

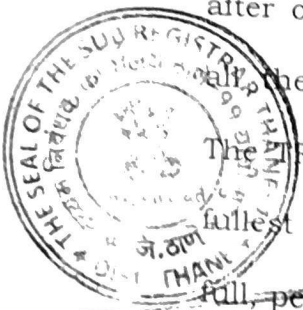
10. The TRANSFERORS shall obtain the necessary no objection certificate from "**Saptarshi Co-Operative Housing Society Ltd.**", to effectuate the legal perfect transfer of the said society has confirmed the above transfer of the premises and the said shares in respect of the said premises in favour of the Transferees herein. Society Transfer charges will be paid by the both parties equally.

11. It is mutually agreed by and between the parties that the aforesaid consideration includes the cost of the said shares and benefits annexed to the said premises and various deposits paid by the TRANSFERORS to the said society.

12. The TRANSFEREES are bound to get the said premises legally transferred in his own name / favour after observing all the necessary procedures and get the deed, documents, application etc. executed.

The TRANSFERORS hereby undertakes to render his fullest co-operation to the TRANSFEREES for legal, full, perfect and effectual transfer of the said premises

in favour of the TRANSFEREES and further undertakes not to charges any extra consideration and / or charges etc. for the same.



2. 49	
2028	
94	

Atamle

Atamle

Abhang

Abhang

13. The TRANSFERORS hereby agree to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the said premises in favour of the Transferees.

14. The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREES ALONE.

15. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder and subject to the provisions contained in the Maharashtra Co-operative Society Act, 1960 or any amendment for the time being in force.



:: SCHEDULE ABOVE REFERRED TO ::

2028
१६ ३३

ALL THAT PREMISES bearing Flat No.B-48/1:6 on First Floor, Saptarshi Co. Op. Hsg. Soc. Ltd., Plot No.21, Sector-10, Sanpada, Navi Mumbai - 400705, Tal. & Dits. Thane admeasuring area 25.370 Sq.Mtrs. Built up within the limits of Navi Mumbai Municipal Corporation and within the Registration District and Sub-District of Thane.

Handwritten signature
Handwritten signature

Handwritten signature
Handwritten signature

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

SIGNED SEALED AND DELIVERED by the withinnamed "TRANSFERORS"

1) MRS. ANJALI MOHAN KAMBLE

Anjale



2) MISS. MAYURI MOHAN KAMBLE

In presence of

1) Vikas Atkam

Vikas

2) Sanjay Parab

Sanjay

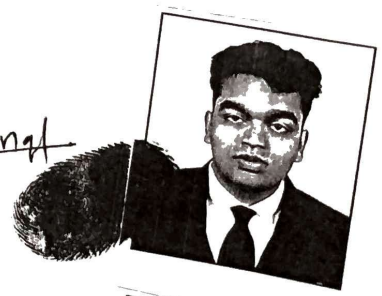
Kamble



SIGNED SEALED AND DELIVERED by the withinnamed "TRANSFEREES"

1) MR. PRASAD NAVNATH ABHANG

Abhang



2) MR. NAVANATH HANUMANT ABHANG

Abhang



In presence of	
2302	Vikas
90	33

2) Sanjay Parab

Vikas

Sanjay

:: RECEIPT ::

RECEIVED of and from 1) MR. PRASAD NAVNATH ABHANG & 2) MR. NAVANATH HANUMANT ABHANG (TRANSFEREES) a sum of Rs.3,50,000/- (Rupees Three Lakh Fifty Thousand Only) being Part Payment against the sale/transfer of Flat No.B-48/1:6 on First Floor, Saptarshi Co. Op. Hsg. Soc. Ltd., Plot No.21, Sector-10, Sanpada, Navi Mumbai - 400705, Tal. & Dits. Thane admeasuring area 25.370 Sq.Mtrs. Built up.

Payment Schedule:-

Date	Cheque	Bank	Amount
13/01/2024	000002	HDFC BANK	51,000/-
31/01/2024	000005	HDFC BANK	2,99,000/-
		Total Amount	3,50,000/-

I / We SAY RECEIVED

Rs.3,50,000/-



1) MRS. ANJALI MOHAN KAMBLE



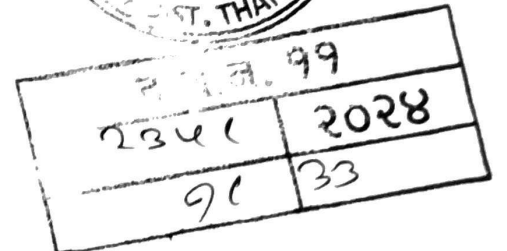
2) MISS. MAYURI MOHAN KAMBLE

"TRANSFERORS"

WITNESSES :-

1. Vikas Atkari

2. Sanjay Parab





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - 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

Ref. No. CIDCO/ESTATE-1/2021/8000130538

Date : 17.12.2021

To,
The Secretary/Chairman
SAPTARSHI CHS LTD
PLOT NO. 21, SECTOR-10, SANPADA
NAVI MUMBAI 400705

Final Order for Transfer

Sub: Grant of permission to transfer of member(s) from above society, Flat No B-48/1:6 SAPTARSHI CHS LTD./B48 Constructed on Plot No.21, Sector No.10, Node Sanpada, Navi Mumbai

Ref.:(1) NOC number 8000130538 dated 14.12.2021.
(2) Copy of Deed of Assignment dated 15.12.2021 Registered under Sr. No.TNN3-20973-2021 on 15.12.2021 with Sub-Registrar & Assurance THANE-3.

Sir/Madam,

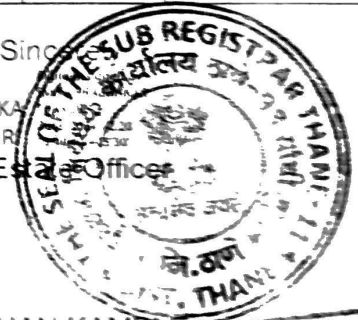
You are requested to refer your application for transfer of share of members from aforesaid society plot. We are pleased to inform you that, the Corporation has accepted your transfer applications and permit you to transfer the share in the name of following remaining member(s):

Sr. No	Name of the Outgoing Member	Name of the Incoming Member	Flat No.	Carpet Area in Sq.mt.
1	1) VISHWANATH MARUTI SHEJWAL	1) MRS. ANJALI MOHAN KAMBLE , 2) MISS. MAYURI MOHAN KAMBLE	B-48/1:6	19.2200

Thank You

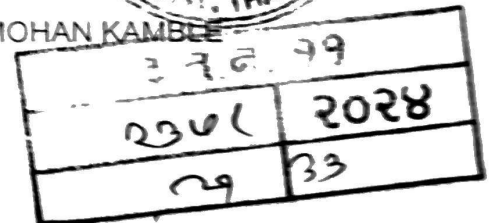
Yours Sincerely,

SMITA
PRABHAKAR
RTHAKUR
Asst. E



CC to:

- 1) MRS. ANJALI MOHAN KAMBLE , 2) MISS. MAYURI MOHAN KAMBLE
- 1) VISHWANATH MARUTI SHEJWAL
- MSEDCL
- AAO(EMS)



भाग प्रमाणपत्र क्र ७०

सभासद नोंदणी क्र. ७०

सप्तर्षी सहकारी गृहनिर्माण संस्था मर्यादित

क्र. एन. बी. ओ. एम. / सिडको / एच. एस. जी. (ओ. एच.) / २०४० / जे. टी. आर. सन २००५-०६ दि. १४.०६.२००५
भूखंड क्र. २१, इमारत क्र. बी-४४ ते बी-५०, सेक्टर १०, सानपाडा, नवी मुंबई - ४०० ७०५.

भाग प्रमाणपत्र

संस्थेचे अधिकृत भाग भांडवल रुपये २,००,०००/- सदर भागभांडवल प्रत्येकी रुपये ५०/- रुपयाचा एक अशा २००००/-
भागात विभागले जाईल.

महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० च्या कायद्यान्वये नोंदविलेली आहे.

श्री./स्त्री./श्रीमती विश्वनाथ मास्की शे. ज. व. ल.

ई क्र. बी-४८/०६ यांस सप्तर्षी सहकारी गृहनिर्माण संस्था मर्यादित यांजकडून
प्रमाणपत्र देण्यात येते की, आपण सदर संस्थेचे क्रमांक ३४६ ते ३५० पर्यंतचे पाच भाग घेतले असून
त्याची प्रत्येक किंमत रुपये ५०/- (अक्षरी रुपये पन्नास फक्त) प्रमाणे एकूण रुपये २५०/- फक्त अदा केली आहे. सबब हे
भागप्रमाणपत्र आमचे सही शिक्क्यानिशी आपल्या नावे करून देण्यात येत आहे.

दिनांक : ४.१.२०१८

॥ सर्वाप सुखान्वाप्सु ॥

Shakar
कार्यकारीणी सदस्य

narikurhi
साचव

Shakar
खाजिनदार

Shakar
अध्यक्ष

माणे पहा

92CEG 78-99
2000



CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Manager Town Services Office
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai-400 614

Date: 29/9/2000

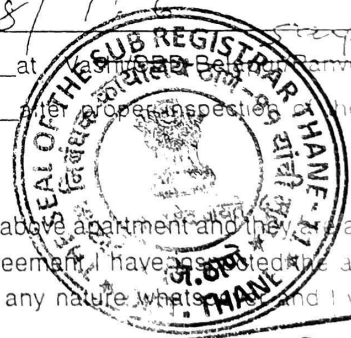
TAKING OVER POSSESSION BY THE ALLOTTEE

Aptt. No. 48/116 Sector 10 at Sampada Vashi/CBD-Belapur/Parvat/NERUL/Kalamboli/Airoli/Koper-Khairane

Agreement : 19/4/95
Outright Purchaser : Shri Vishwanath Manohar Shewale
execution of Agreement : 29/9/2000
Asstt Marketing Officer
ASBD Estate Officer

POSSESSION RECEIPT

I certify that I have taken over possession of the apartment No. B-48/116 at Sampada Sector 10 Belapur/Parvat/NERUL/Koper-Khairane on the day of 29/9/2000 after proper inspection of the fittings as provided therein.



On taking over possession I have verified the fittings, fixtures and amenities in the above apartment and they are according to the list as listed and according to plans and specifications enclosed with the agreement. I have accepted the apartment for myself. I accept the above said apartment and have no complaint of any nature whatsoever and I would not return the apartment from CIDCO later on.

Lock No. _____ with duplicate key 2341 2028
23 (Signature of allottee)

Name : श्री विश्वनाथ मणोहर शेवले

Aptt. No. B-48/116 Sec 10

Sampada

- i) Maharashtra State Electricity Board.
- ii) Maharashtra Water Supply & Sewerage Board



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - 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

Ref. No. CIDCO/ESTATE-1/2021/8000130538

Date : 17.12.2021

To,
The Secretary/Chairman
SAPTARSHI CHS LTD
PLOT NO. 21, SECTOR-10, SANPADA
NAVI MUMBAI 400705

Final Order for Transfer

Sub: Grant of permission to transfer of member(s) from above society, Flat No.B-48/1:6, SAPTARSHI CHS LTD./B48 Constructed on Plot No.21, Sector No.10, Node Sanpada, Navi Mumbai

Ref.:(1) NOC number 8000130538 dated 14.12.2021.
(2) Copy of Deed of Assignment dated 15.12.2021 Registered under Sr. No.TNN3-20973-2021 on 15.12.2021 with Sub-Registrar & Assurance THANE-3.

Sir/Madam,

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

Sr. No	Name of the Outgoing Member	Name of the Incoming Member	Flat No.	Carpet Area in Sq.mt.
1	1) VISHWANATH MARUTI SHEJWAL	1) MRS. ANJALI MOHAN KAMBLE , 2) MISS. MAYURI MOHAN KAMBLE	B-48/1:6	19.2200

Thank You

Yours Sincerely,

SMITA
PRABHAKA
R THAKUR

Digitally signed by
SMITA PRABHAKAR
THAKUR
Date: 2021.12.20
16:40:40 +05'30'

Asst. Estate Officer

CC to:

- 1) MRS. ANJALI MOHAN KAMBLE , 2) MISS. MAYURI MOHAN KAMBLE
- 1) VISHWANATH MARUTI SHEJWAL
- MSEDCL
- AAO(EMS)

 **CIDCO**
WE MAKE CITIES

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - 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

NOC for Transfer

Date : 14.12.2021

Ref. No. CIDCO/ESTATE-1/2021/8000130538

To,
VISHWANATH MARUTI SHEJWAL
B-48/1:6, SECTOR-10, SANPADA
Navi Mumbai 400705

Subject : Your Request for Transfer of CIDCO Builtup Premises
Reference : Application number 8000130538 (NMSN010000000210B4801006)
In respect of property Flat No.B-48/1:6 Admeasuring carpet area 19.2200 sqmt.
SAPTARSHI CHS LTD./B48, Plot No. 21,Road No. 00, Sector 10,Sanpada, Navi
Mumbai

Sir/Madam,

Since you have paid a sum of Rs.26,078.00/- (including GST Rs.3,978.00/-) being the transfer charges our Corporation is pleased to permit you to transfer and assign the rights and benefits you derive in respect of Flat No. B-48/1:6, SAPTARSHI CHS LTD./B48, Plot No.21 ,Road No. 00 , Sector 10,Sanpada from the Transferor 1) VISHWANATH MARUTI SHEJWAL to the Transferee 1) ANJALI MOHAN KAMBLE , 2) MISS. MAYURI MOHAN KAMBLE subject to the following terms and conditions:-

a. You shall execute the Deed of Assignment/Sale Deed and register the same with the Sub-Registrar of Assurances on or before 14.03.2022.

b. Certified true copy of the registered Deed of Assignment/Sale Deed shall be deposited with the Estate Officer of the Corporation within the period of seven days from the date of its registration.

c. You shall obtain any other permission, as may be required by any other statutory authorities.

d. The Conveyance Deed / Deed of Assignment shall contain the following covenant -
The Transferee shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said premises save and except will the previous written permission of the Corporation. Which permission shall not be refused if the Transferee performs or is willing to perform the following conditions, that is to say -

1) The Transferee pays to the Corporation, the necessary Transfer Charges.
2) In the instrument by which the Transferee shall subsequently transfer the said premises, the Transferee binds the subsequent 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 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 14.03.2022 and true certified copy with its registration No. and date is not deposited with the undersigned within 7 days thereafter for

ABHANG

Gender M F T*
*Transgender

Date of Birth 30 12 1999



Name of Spouse

Name of Father NAYNATH

Category SC ST OBC General

659 9324

Residential Status Resident NRI/PIO

Religion HINDU

Photo Identification (ID) : Type AADHR

Photo ID: Valid Upto

Driving Licence Valid Upto

Abhas

Passport No

Passport Valid Upto

21024P

Qualifying Year

at the present address for the past 3 Years and Months. Type of Residence Owned Rented Allotted by employer Other

638 101, GURUKRUPA SOC, SECTOR-10,
SAMPADA

NEW MUMBAI
M-4

District THANE

Pin Code 4007

Country INDIA

Mobile (Primary) 9970717128

Mobile (Secondary)

ADACHANG2016@GMAIL.COM

yes No (To be filled if permanent address is different from present address)

District

Country

Pin Code

Telephone (Landline 2)