SSL LAP 7571

7571

CRM - 6957658
696913 0

SBI

SSL

CRM 7001977
LOS 22225610

Saving A/C No. 30259170203	Branch FILE No.
CIF NO ~~22203652~~	Tie up no (If applicable)
LOS Reference No 22082560	PAL/Take Over/New/Resale/Top up

Applicant Name SANDIP NAKADE - 8514688815 6	
Co-Applicant Name GAYABAI NAKADE 8658407006 3	
Contract (Resi)	Mobile 9869642397
Loan Amount 15,00,000	Tenure 15 year
Interest Rate	EMI —
Loan Type LAP	SBI LIFE YES
Hsg Loan	Maxgain —
Realty —	Home Top up —

MARK IN SYSTEM

TDV

Property Location GHANSOLI	TITLE DEEDS VERIFICATION ON 30/12/2021
Property Cost 35 Lakh	
Name of Developer/ Vendor — CIDCO Panvel Housing	
RBO - ZONE - Branch (Code No) 19254	
Contact Person MANOJ MACHE	Mobile No 7977411541
Name of RACPC Co-ordinator along with Mob No	

	DATE		DATE
SEARCH - 1 24/03	Shilpa Mangale	RESIDENCE VERIFICATION	8/2/21
SEARCH - 2		OFFICE VERIFICATION	8/2/21
VALUATION - 1	Talathi - 05/02	SITE INSPECTION	8/2/21
VALUATION - 2			

HLST / MPST / BM / FS / ALONG WITH Mob No

A/C NO :

SBI LIFE A/C NO.

NAME : ~~208, 210, 212~~, 215

MARK IN SYSTEM

CERSAI

FILE NO

LOS ID : 22225610 PMAY : Y / N

Name : Sandip Nakade & Gayabai Nakade

A/c No.: ~~3010~~ 40103240245 Disb. Date.:

Amount : 1100000/- Coll : 78196653682

SBI Life : Opted / Not Opted. A/c. No.:

Collateral : Property Insurance.

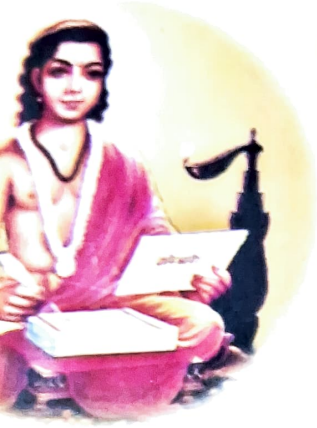
D/E Reg. Folio No. EM Reg. Folio No.: May. 44.

Cersai No. Asset No.

Compactor No. File No. 31564W

7571

भाग प्रमाणपत्र क्र. : 139	सभासद क्र. :	भागाची संख्या :



माऊली कृपा को.ऑप.हौसिंग सोसायटी लि.

नोंदणी क्रं. : एन.बी.ओ.एम/ सिडको/एच.एस.जी. (ओ एच) / ३१६३/जे.टी.आर /सन २००९ -२०१०

बिल्डींग नं. डी- १ ते ५, सेक्टर - ७, घणसोली, नवी मुंबई.

फोन : ६५२५०५८८

भाग प्रमाणपत्र

दिनांक : 01/03/2012

माऊली कृपा को.ऑप.हौसिंग सोसायटी लि.

(महाराष्ट्र सहकारी संस्था अधिनियम १९६० नुसार)

धिकृत भागभांडवल रूपये 1,20,000/- , एकूण

ख्या 2400 एका भागाची किंमत रूपये पन्नास फक्त.

मती आनंदा यशवंत ढवळे (डी:02:1/11E) यांस दाखला देण्यात येतो की

ा को. ऑप. हौसिंग सोसायटी लि. या संस्थेचे प्रत्येकी रु. ५०/- प्रमाणे भाग क्र. 001 ते 004 पर्यंत

भाग खरेदी केले असून त्याबाबतचे प्रमाणपत्र आमच्या सही शिक्क्यानुसार आपणास देत आहोत.

ये : दोनशे पन्नास फक्त

दिनांक : 01 माहे मार्च सन 2012

णप्रमाण पत्र मिळाले

ांक :

न्याची सही

अध्यक्ष | सचिव | सदस्य

माऊली कृपा को.ऑप.हौसिंग सोसायटी लि.

नोंदणी क्रं. : एन.बी.ओ.एम/ सिडको/एच.एस.जी. (ओ एच) / ३१६३/जे.टी.आर /सन २००९ -२०१०

डी - विंग, बिल्डींग नं. डी- १ ते ५, सेक्टर - ७, घणसोली, नवी मुंबई - ४०० ७०१.

फोन : +९१-९९६७६०१७१५

पावती क्र.: 40995

दिनांक : 05/03/2009

श्री./ श्रीमती संदिप महादेव नाकाडे/ विलास रुसं. नाकाडे

बिल्डींग नं./ डी. 2 रूम नं. 404

भाग प्रमाणपत्र क्र. : 139	सभासद क्र. :	भागाची संख्या :

माऊली कृपा को.ऑप.हौसिंग सोसायटी लि.

नोंदणी क्रं. : एन.बी.ओ.एम/ सिडको/एच.एस.जी. (ओ एच) / ३१६३/जे.टी.आर /सन २००९ -२०१०

बिल्डींग नं. डी- १ ते ५, सेक्टर - ७, घणसोली, नवी मुंबई.

फोन : ६५२५०५८८

भाग प्रमाणपत्र

दिनांक : 09/03/2012

माऊली कृपा को.ऑप.हौसिंग सोसायटी लि.

(महाराष्ट्र सहकारी संस्था अधिनियम १९६० नुसार)

संस्थेच्या अधिकृत भागभांडवल रूपये 9,20,000/- , एकूण

भागांची संख्या २४०० एका भागाची किंमत रूपये पन्नास फक्त.

श्रीयुत / श्रीमती आनंदा यशवंत ढवळे (डी: 02:9/99e) यांस दाखला देण्यात येतो की

माऊली कृपा को. ऑप. हौसिंग सोसायटी लि. या संस्थेचे प्रत्येकी रू. ५०/- प्रमाणे भाग क्र. 001 ते 005 पर्यंत

एकूण पाच भाग खरेदी केले असून त्याबाबतचे प्रमाणपत्र आमच्या सही शिक्क्यानुसार आपणास देत आहोत.

रक्कम रूपये : दोनशे पन्नास फक्त

दिनांक : 01 माहे मार्च सन 2012

भागप्रमाण पत्र मिळाले

दिनांक :

घेणाऱ्याची सही

अध्यक्ष सचिव सदस्य

हस्तांतर अ. क्र.	कार्यकारी / जनरल सभा ठराव क्र./ दिनांक	हस्तांतरीचे नांव	हस्तांतरकाचे नांव	भाग क्र. रजिस्टर क्र.
1	2	3	4	5
09	दि. 02/08/2022 Dhifale अध्यक्ष	श्री. आनंदा यशवंत ढवळे सचिव	श्री. संदीप महादेव नाकाडे आणि सौ गयाबाई संदीप नाकाडे	038 D More कमिटी सदस्य
	अध्यक्ष	सचिव		कमिटी सदस्य
	अध्यक्ष	सचिव		कमिटी सदस्य
	अध्यक्ष	सचिव		कमिटी सदस्य
	अध्यक्ष	सचिव		कमिटी सदस्य

DEEP. NARADE
9010324 0245
NO- 1571

1271

नवी मुंबई महानगरपालिका

माऊली कृपा को.ऑप.हौसिंग.सोसायटी

नोंदणी क्र. : एल.डी.ओ.एम/ सिडको/ एस.एस.जी. (ओ एच) / ३१६३/जे.टी.आर / सन २००१

बिल्डींग नं. डी- १ ते ५, सेक्टर - ७, घणसोली, नवी मुंबई - ४००७०

जा.क्र. M.K.H.S/०४/२०२१-२०२२

दिनांक : २४/

प्रति,

मा. शाखा व्यवस्थापक

भारतीय स्टेट बँक

कोपरखैरणे, नवी मुंबई.

विषय - शेअर्स सर्टीफिकेट बाबत.

महोदय,

वरील विषयास अनुसरून आपणास कळवण्यात येते की, श्री व सौ. संदीप मरोठे यांचे/यांच्याकडे संदीप [illegible] हे वरील सोसायटीचे सभासद असून सोसायटीने [illegible] अदलाप पर्यंत शेअर्स सर्टीफिकेट वितरीत केलेली [illegible] तरी सदर सोसायटीच्या सभासदास आपल्याकडून [illegible] सहकार्य करावे ही विनंती.

सहकार्याबद्दल धन्यवाद.

अॅड. किरण प. भजनावळे
प्राधिकृत अधिकारी

कोपरखैरणे, प्रभाग क्र. ६६
मालमत्ता कर विभाग

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

Mortgage NOC

Ref. No. CIDCO/ESTATE-1/2021/8000095848

Date : 19.04.2021

To,
SANDEEEP MAHDEV NAKADE GAYABAI SANDEEP NAKADE
GHANSOLI
NAVI MUMBAI 400701

Subject : Your Request for Mortgage NOC

Reference : Application number 8000095848

In respect of Flat No.119, MAULIKRUPA CHS/ 00D2, Plot No.1, Road No. 00, Sector 7, Ghansoli, Navi Mumbai

Sir/Madam

Please refer to your application dated 19/03/2021 referred above.

In this connection we have to inform you that our Corporation has No Objection to mortgage Flat No.119, constructed on Building Name/No. MAULIKRUPA CHS/00D2, Plot No.1 , Road No. 00 , Sector 7, Ghansoli, Navi Mumbai for 1) SANDEEEP MAHDEV NAKADE GAYABAI SANDEEP NAKADE as security for loan to be borrowed from STATE BANK OF INDIA,PANVEL Branch subject to the Navi Mumbai Disposal of Lands Amendment Regulation, 2008 and subject to the terms & conditions of the Agreement to Lease/Lease deed.

Thanking You

Yours Sincerely,

SHWETA ISHWARA WADEKAR

Digitally signed by SHWETA ISHWARA WADEKAR
Date: 2021.04.19 14:59:07 +05'30'

Asst. Estate Officer/Estate Officer

CC to. STATE BANK OF INDIA,PANVEL Branch

महावितरण
महाराष्ट्र राज्य विद्युत वितरण कंपनी मर्यादित
CIN: U40109MH2005SGC153645

वीज पुरवठा देयक

BILL OF SUPPLY FOR THE MONTH OF - डिसेंबर-२०२०

File No 6 83/000 M
CB 4 0 6

BILL NO (GGN) 000001034847383

GSTIN:27AAECM2933K1ZB

ग्राहक क्रमांक : 000156328588 | मोबाईल/ईमेल : 98xxxxxx97

MR/MRS SANDEEP M NAKADE/GAYABI S NAKADE
D-2/1 119SECTOR 7 GHANSOLI 400701

देयक दिनांक	: 26-12-2020
देयक रक्कम रु	: 580.00
देय दिनांक	: 15-01-2021
या तारखे नंतर भरल्यास	: 590.00

Scan this QR Code with BHIM App for UPI Payment

QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र २४x७
1800-233-3435, 1800-102-3435, 1912

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपद्धती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे .

बिलीग युनिट	: 4753/KOPARKHAIRENE S/DN./WASHI	पुरवठा दिनांक	: 16-03-2005
दर संकेत **	: 90/LT I Res 1-Phase	मंजुर भार	: 1.50 KW
पोल क्रमांक	:	सुरक्षा ठेव जमा (रु)	: 1500.00
पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी.	:7/17/7004/0243/4753323	चालु रिडिंग दिनांक	: 21-12-2020
मिटर क्रमांक	: 09001441963	मागील रिडिंग दिनांक	: 21-11-2020
रिडींग ग्रुप	: U7		

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
14065	13985	1.00	80	0	80

Meter Status: Normal
Period: 4.00/

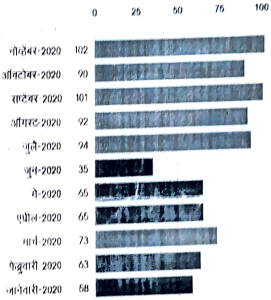
महत्वाचे

मागील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे १० रुपयांचा सोयीस्कर डिस्काउंट मिळवा. नोंदणी करण्यासाठी :- https://consumerinfo.mahadiscom.in/gogreen.php (GGN नंबर तुमच्या मागील बिलावर वरच्या बाजूला डाव्या कोपऱ्यात सापडेल आहे.)

डिस्काउंट सह पहाटे पिक बिल भरा ३ रु सूट (कमाल रु. ५००/- पर्यंत) वसूल करिता (रविवार व सुट्टीचे वगळून)

तुमचा मोबाईल नंबर व ईमेल पत्ता वीजेचा प्रवाह सुरु करता येण्यासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess मध्ये नोंद करा.

पुढील महिन्याचे रिडिंग साधारणत:२१-०१-२०२१ ह्या तारखेला होईल



वीज वापर

डिसेंबर -	2019	70
डिसेंबर -	2020	80

This Electricity Bill neither reflects title nor is to be used as a proof of ownership of any property or Premiss

विशेष संदेश

प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणध्वनी क्र.९८XXXXXX९७ आहे. आपला भ्रमणध्वनी क्रमांक बदलण्यासाठी /नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/ मोबाईल ॲप वापरा किंवा ९९३०३ ९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा MREG ०००१५६३२८५८८.
महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक अराळेली संगणकीय पावतीच स्विकारावी. हस्तलिखित पावती स्विकारू नये . गैरसोय टाळण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

ग्राहक प्रत - बिलीग युनिट : 4753 - ग्राहक क्रमांक :000156328588 - पी.सी. :U7 - दर : 90

या तारखे पर्यंत भरल्यास	04-01-2021	Rs. 570.00
या तारखे नंतर भरल्यास	15-01-2021	Rs. 590.00
अंतिम तारीख	15-01-2021	Rs. 580.00

बँकेची स्वतःप्रत:
बिलीग युनिट : 4753 ग्राहक क्रमांक :000156328588 शिटिरी क्र. :4753323 पी.सी. U7 दर: 90

अंतिम तारीख	15-01-2021	Rs. 580.00
या तारखे पर्यंत भरल्यास	04-01-2021	Rs. 570.00
या तारखे नंतर भरल्यास	15-01-2021	Rs. 590.00

4753700015632858815012021000000580001000040121001 0

नवी मुंबई महानगरपालिका

विभाग कार्यालय — घणसोली

पावतीक्र. AA 3[illegible]8297 ता. 14/12/13

श्री./श्रीमती अंदिप महादेव नाकाडे

यांच्या कडून घर/नळ जो. नं. CHA-7 8102-119 बिल नं. _____ त्याबद्दल सन _____ सालाकरिता पुढे नमुद केलेल्या रक्कमा करादाखल मिळाल्या

अनु. क्र.	कराचे नांव	मागील बाकी रुपये	पैसे	चालु रुपये	पैसे	एकूण रुपये	पैसे	शेरा
१.	मालमत्ता कर							
२.	दुकाने परवाने शुल्क							
३.	जन्म मृत्यू दाखला शुल्क							
४.	पाणी पट्टी							
५.	नळ जोडणी शुल्क							
६	मालमत्ता हस्तांतरण शुल्क					2420	=	
७.	ना हरकत दाखल शुल्क							
८.	फेरीवाला परवाने शुल्क							
९.	नळ कनेक्शन अनामत							
[illegible]	फॉर्म फी							
११.	इतर							
१२.	अनामत रक्कम							
	एकूण					2420	=	

अक्षरी रुपये दोन हजार चारशे वीस मात्र

धनादेश क्र.: दिनांक: वसुली करणाऱ्याची सही

वि. स. धनादेश / [illegible]

e-Governance@NMMC

Citizens Facilitation Centre

[redacted]

Navi Mumbai Municipal Corporation

Acknowledgement No.	: PROP/PT-F1/2013-3753
Property Account Number	: GB0000670135
Department / विभाग	: Property Tax / मालमत्ता कर
Service Name / सेवा नाम	: Property transfer form-1 / मालमत्ता हस्तांतरण अर्ज १
Application Date / अर्जाची दिनांक	: 13/12/2013
Applicant Name / अर्जदाराचे नाव	: [illegible] HARADE / [illegible] हरदे
Application Fee	: 50.0
Receipt No.	: 1312201[illegible]

नोटा	रु.
[illegible] x	
[illegible] x	
[illegible] x	
[illegible] x	
[illegible] x	
[illegible] x	
[illegible] x	

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

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

SITE OFFICE :
Office of Estate Management
Section, CIDCO Ltd.,
Community Centre, Sec. - 5,
Koperkhairane,
NAVI MUMBAI - 400 709

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

Ref. No. CIDCO / AEO / KK / Ghansoli / 2003 1628 Date : 13 / 11 / 2003

To,

Shri/Smt. Anunda yashwant Dhawale

D/211 117 , Sector - 07

Ghansoli

NAVI MUMBAI.

COLOUR XEROX

Sir / Madam,

Sub : Sale of Apartment No. D/211 117
Sector 07 at Kopar Khairane / Ghansoli,
Navi Mumbai.

Please refer to your letter dated 8/11/2013

The Corporation is pleased to permit you to transfer and assign to Shri. Sandeep Mahadeo Mahade & Gayabai S. Mahade all your rights interest, title and benefits arising out of Agreement dated 12/8/2004, made and executed by our with our Corporation and also sell & transfer the flat bearing No. D/211 117 on the 11th floor of the building No. as D/211 117 situated in Sector 07 at ~~Kopar Khairane~~ / Ghansoli the following terms and conditions :

a) Transfer and assignment shall be effected after obtaining the permission of the Competent Authority under Urban Land (Ceiling and Regulation) Act. 1976, by a regular deed of assignment according to the law at the cost of the parties.

b) The Deed of Assignment shall be registered with the Sub-Registrar of Assuranceson or before 12 / 2 / 2004.

c) The Deed of Assignment shall contain the following convenants : "The Assignees doth covenant with the Assignor and undertakes that the Assignee shall not without the pevious permission in writing of the CIDCO let, sublet, sell, transfer, assign or part with his interest or beneficiary of this assignment by way of sale, gift, lease or in any other manner in favour of any person/persons or part with the possession of the said flat'.

P.T.O.

CIDCO
WE MAKE CITIES

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
Phone : 00-91-22-6650 0900
Fax : 00-91-22-2202 2509

NODAL OFFICE :
Office of the AEO,
(Koparkhairane & Ghansoli),
Community Centre Bldg.,
2nd Floor, Sector - 5, K.K.,
Navi Mumbai - 400 708.
Phone : 2754 7649

HEAD OFFICE :
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref. No. CIDCO/EMS/AEO(KK/GHANSOLI)/20 Date : 11/11/2013

To,

Shri Ananda Yashawant Dhawale

Aptt. No. D/211:119, Plot No. —

Sector 07, ~~Koparkhairane~~ / Ghansoli,

Navi Mumbai.

Sub. : Grant of Permission of Transfer / Tr. of Member / Mortgage / N.A. Tax E.S.D.C., Addl. L. P. / Lease Rent / Condonation delay for plan submission in respect for Plot No. — Aptt. No. D/211:119 Sector 07 at ~~Koperkhairane~~ / Ghansoli

Sir/ Madam,

Please refer to your application dated 8 / 11 /20 13 on the above subject.

In order to enable our Corporation to permit you to Transfer / Tr. of Member / Extn. of period for Const. / Tr. of Member / Condonation delay charges for plan submission on the above plot of land / Aptt's, you are requested to pay to our Corporation a sum of Rs. 13,310/— being the Administrative / Delayed Condonation / Lease Rent / Addl. L.P. / Doc. / Transfer Charges N.A. Tax by Demand Draft in favour of "CIDCO Ltd." payable at Mumbai / Navi Mumbai within a period of 15 days from the date of receipt of this letter.

Thanking you

Charges	Rs.
1) Transfer	13,310/—
2) Admn. (For Mortgage / Heirship)	
3) Condonation Delay -	
4) Addl. L. P.	
5) Lease Rent	
6) N. A. Tax	
7) Doc. Charges	
8) Other Charges	
Total	13,310/—

Yours faithfully,

12/11/2013

ASSTT. ESTATE OFFICER
CIDCO LTD.
(Koparkhairane/Ghansoli)

464397

Copy to :
AAO (EMS)

महानगरपालिका

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

सिडको
महाराष्ट्र शिल्पकार

प्रादेशिक कार्यालय :
'अमर' दुसरा मजला, नरीमन पॉईंट,
मुंबई - ४०० ०२१.
दूरध्वनी : (स्वागत कक्ष) ००-९१-२२-६६५० ०९००
००-९१-२२-६६५० ०९२८
फॅक्स : ००-९१-२२-२२०२ २५०९/६६५० ०९३३

मुख्य कार्यालय :
'सिडको' भवन, सी.बी.डी. बेलापूर,
नवी मुंबई ४०० ६१४.
दूरध्वनी : ००-९१-२२-६७९१ ८१००
फॅक्स : ००-९१-२२-६७९१ ८१६६

संदर्भ क्र. CIDCO/AEO(KK)/2013/ 3045

दिनांक : Date : 2/12/2013

To
Mr.Ananda Yashawant Dhawale,
D/2/1:119, Sector -07,
Ghansoli, Navi Mumbai.

Sir/Madam,

Sub: - Sale of Apartment No. D/2/1:119 Sector – 07, Ghansoli Navi Mumbai.
Ref :This office letter No.CIDCO/AEO(KK)/2013/1623, Dtd. 13/11/2013.

We have received a true certified copy of the Deed of Assignment made and executed between you and your assigness / Purchaser Mr. Sandeep MahadeoNakade & Mrs. Gayabai S. Nakade in respect of the above Apartment.

Our Corporation is pleased to transfer the apartment from your name to Mr. Sandeep MahadeoNakade & Mrs. Gayabai D. Nakade are requested to approach the Chief Promoter / Chairman Mauli Krupa Co-operative Hsg. Society (Proposed/Registered) of NBOM/CIDCO/HSG(OH)/3163/JTR2009 -10 and submit to the said Society your Assignee's Application for admitting him as its member.

You are also advised to submit to the above Society all other documents such as Deed of Transfer, copy of the deed of Assignment, copy of the Agreement or any other documents as may be required under the Maharashtra Co-operative Societies Act, 1960 and the bye-laws made the reunder.

Thaking you,

Yours faithfully,
02/12/2013
Asstt. Estate Officer
(Koperkhairane / Ghansoli)

Asstt. Estate Officer
CIDCO LTD
Koparkhairane

C.C. To: 1. Mr. Sandeep MahadeoNakade & Mrs. Gayabai S. Nakade.
2. The Chief Promoter/Chairman - Mauli Krupa.
Co-operative Hsg.Society, (Proposed/Registered).

नवी मुंबई महानगरपालिका

नागरी सुविधा केंद्र

एफ् विभाग कार्यालय घणसोली

जा.क्र.नमुंमपा/एफ्विका/टे.क्र.-११/ 141 /
प्रकरण नं.PROP/PT-F/२०१३-३७५३
दिनांक :- 27/ 12/ २०१३

प्रति,
श्री/श्रीम. संदिप महादेव नाकाडे.
मालमत्ता क्रमांक :- डी/००२,युनिट नं.०११९,प्लॉट नं. सिंम्प्लेक्स,से-७,
घणसोली, नवी मुंबई .

विषय:- मालमत्ता धारकाच्या नावातील बदलाबाबत.
संदर्भ :- आपला दि. १३/१२/२०१३ चा अर्ज.

आपला दि. १३/१२/२१३ अर्ज क्र.८४९० यासोबत सादर केलेल्या कागदोपत्री पुराव्यांच्या अधीन राहुन तसेच मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ च्या अनुसुचीतील प्रकरण ८ मधील तरतुदीनुसार खालीलप्रमाणे आपल्या नावाची नोंद नवी मुंबई महानगरपालिका करनिर्धारण दप्तरी घेण्यात येते आहे

मालमत्ताधारक : होल्डर ऑफ दी प्रॉपर्टी. यांचे नांवावरील
मालमत्ता क्रमांक : डी/००२,युनिट नं.०११९,प्लॉट नं. सिंम्प्लेक्स,से-७, घणसोली,नवी मुंबई.
मालमत्तेचे वर्णन : हाऊस
लेखा क्रमांक : GH००००६७०७३५
निवासी क्षेत्रफळ : : २४.१७ चौ.मी निवासी करपात्र मुल्य : २०१०/-
अनिवासी क्षेत्रफळ : ००.०० चौ.मी अनिवासी करपात्र मुल्य: ००/-

याद्वारे असे प्रमाणित करण्यात येते की, वरील मालमत्ता नवी मुंबई महानगरपालिकेच्या कर निर्धारण दप्तरात खालीलप्रमाणे
भोगवटाधारक: श्री./ श्रीम. : संदिप महादेव नाकाडे.
MR./ Mrs. : SANDEEP MAHADEO NAKADE
सदर नावातील बदल मालमत्ता कराचा भरणा करणेच्या कामी करण्यात आलेले आहे.
सिडको हस्तांतरण आदेश क्र.-:CIDCO/AEO/KK/GHANSOLI/२०१२/१६२८Date१३/११२०१३

MUNICIPAL CORPORATION OF THE CITY OF NAVI MUMBAI
नवी मुंबई महानगर पालिका

विभाग अधिकारी
एफ् विभाग घणसोली
नवी मुंबई महानगरपालिका

प्रत:- मा. कर निर्धारक व संकलक, नवी मुंबई महानगरपालिका यांना माहितीसाठी व संगणकीय बदलासाठी सविनय सादर

नवी मुंबई महानगरपालिका

नागरी सुविधा केंद्र

एफ् विभाग कार्यालय घणसोली

जा.क्र.नमुंमपा/एफ्यिका/टे.क्र.-११/ 161 /
प्रकरण नं.PROP/PT-F/२०१३-३७५३
दिनांक :- 27/ 12/ २०१३

प्रति,
श्री/श्रीम. संदिप महादेव नाकाडे.
मालमत्ता क्रमांक :- डी/००२,युनिट नं.०११९,प्लॉट नं. सिंम्प्लेक्स,से-७,
घणसोली, नवी मुंबई .

विषय:- मालमत्ता धारकाच्या नावातील बदलाबाबत.
संदर्भ :- आपला दि. १३/१२/२०१३ चा अर्ज.

आपला दि. १३/१२/२१३ अर्ज क्र.८४९० यासोबत सादर केलेल्या कागदोपत्री पुराव्यांच्या अधीन राहुन तसेच मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ च्या अनुसुचीतील प्रकरण ८ मधील तरतुदीनुसार खालीलप्रमाणे आपल्या नावाची नोंद नवी मुंबई महानगरपालिका करनिर्धारण दप्तरी घेण्यात येते आहे

मालमत्ताधारक : होल्डर ऑफ दी प्रॉपर्टी. यांचे नांवावरील
मालमत्ता क्रमांक : डी/००२,युनिट नं.०११९,प्लॉट नं. सिंम्प्लेक्स,से-७, घणसोली,नवी मुंबई.
मालमत्तेचे वर्णन : हाऊस
लेखा क्रमांक : GH००००६७०७३५
निवासी क्षेत्रफळ : : २४.१७ चौ.मी निवासी करपात्र मुल्य : २०१०/-
अनिवासी क्षेत्रफळ : ००.०० चौ.मी अनिवासी करपात्र मुल्य: ००/-

याद्वारे असे प्रमाणित करण्यात येते की, वरील मालमत्ता नवी मुंबई महानगरपालिकेच्या कर निर्धारण दप्तरात खालीलप्रमाणे
भोगवटाधारक: श्री./ श्रीम. : संदिप महादेव नाकाडे.
MR./ Mrs. : SANDEEP MAHADEO NAKADE
सदर नावातील बदल मालमत्ता कराचा भरणा करणेच्या कामी करण्यात आलेले आहे.
सिडको हस्तांतरण आदेश क्र.-:CIDCO/AEO/KK/GHANSOLI/२०१२/१६२८Date१३/११२०१३

MUNICIPAL CORPORATION OF THE CITY OF NAVI MUMBAI
नवी मुंबई महानगर पालिका

विभाग अधिकारी
एफ् विभाग घणसोली
नवी मुंबई महानगरपालिका

प्रत:- मा. कर निर्धारक व संकलक, नवी मुंबई महानगरपालिका यांना माहितीसाठी व संगणकीय बदलासाठी सविनय सादर

सिडको
शहराचे शिल्पकार

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :
'निर्मल' दुसरा मजला, नरीमन पॉईंट,
मुंबई - ४०० ०२१.
दूरध्वनी : (स्वागत कक्ष) ००-९१-२२-६६५० ०९००
००-९१-२२-६६५० ०९२८
फॅक्स : ००-९१-२२-२२०२ २५०९ ६६५० ०९३३

मुख्य कार्यालय :
'सिडको' भवन, सी.बी.डी. बेलापूर,
नवी मुंबई ४०० ६१४.
दूरध्वनी : ००-९१-२२-६७९१ ८१००
फॅक्स : ००-९१-२२-६७९१ ८१६६

संदर्भ क्र. CIDCO/AEO(KK)/2013/ 3241

Date : 2/12/2013
दिनांक :

To
Mr.Ananda Yashawant Dhawale,
D/2/1:119, Sector -07,
Ghansoli, Navi Mumbai.

Sir/Madam,

Sub: - Sale of Apartment No. D/2/1:119 Sector – 07, Ghansoli
Navi Mumbai.
Ref :This office letter No.CIDCO/AEO(KK)/2013/1623, Dtd. 13/11/2013.

We have received a true certified copy of the Deed of Assignment made and executed between you and your assigness / Purchaser Mr. Sandeep MahadeoNakade & Mrs. Gayabai S. Nakade in respect of the above Apartment.

Our Corporation is pleased to transfer the apartment from your name to Mr. Sandeep MahadeoNakade & Mrs. Gayabai D. Nakade are requested to approach the Chief Promoter / Chairman Mauli Krupa Co-operative Hsg. Society (Proposed/Registered) of NBOM/CIDCO/HSG(OH)/3163/JTR2009 -10 and submit to the said Society your Assignee's Application for admitting him as its member.

You are also advised to submit to the above Society all other documents such as Deed of Transfer, copy of the deed of Assignment, copy of the Agreement or any other documents as may be required under the Maharashtra Co-operative Societies Act, 1960 and the bye-laws made the reunder.

Thaking you,

Yours faithfully,
02/12/2013
Asstt. Estate Officer
(Koperkhairane / Ghansoli)

Asstt. Estate Officer
CIDCO LTD
Koparkhairane.

C.C. To: 1. Mr. Sandeep MahadeoNakade & Mrs. Gayabai S. Nakade.
2. The Chief Promoter/Chairman - Mauli Krupa.
Co-operative Hsg.Society, (Proposed/Registered).

City & Industrial Development Co...

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONES : 202 2481/202 2420/202 2579
FAX : 00-91-22-202 2509

SITE OFFICE :
Estate Section,
Community Centre, Sector-5,
Koperkhairane, Navi Mumbai

HEAD OFFICE :
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONES : 791 8100
FAX : 00-91-22-757 1066

Date 6 / 8 / 2003.

Ref. No. CIDCO / AEO / KK / 2007/5779

To,

Area manager
GIC Hsg Fin Ltd

Sub. : Grant of permission to Mortgage the Apartment No. D-2/1:119 Plot No. — Sector 7, Ghansoli, Navi Mumbai

M/s. Co-op. Hsg. Society Ltd.

Sir,

With reference to your letter dated 3/8/2003 for grant of permission to Mortgage the Apartment No. D-2/1:119 Plot No. — Sector 7 Ghansoli, Navi Mumbai. Our Corporation is pleased to inform you that we have no objection if the above mentioned property is mortgaged with you by Shri Manda Y. Shewale as a Security purpose for the Loan to be borrowed by him.

Thanking You,

Yours faithfully,

Asstt. Estate Officer
(Koperkhairane)
Asstt. Estate Officer
CIDCO Ltd.
Koparkhairne

30000.00

15-SEP-03 Marketing Manager II

12801

CIDCO

City and Industrial Development Corporation of Maharashtra Limited

522

Office of the Marketing Manager -II
Raigad Bhavan,
3rd Floor, Belapur (CBD),
Navi Mumbai - 400 614.

DATE : 24 JUN 2002

CIDCO/MM-II/ GH/07/HSG/

To, ANANDA Y. DHAVALE
M/S. GEETA TRADING CO. G-191, KANDA-BATATA MARKET, TURBHE.

Sub. : Allotment of Tenement under GHANSOLI HOUSING SCHEME.
Ref. : Your Application Number GH 614

Sir/Madam,

With reference to your above mentioned application for booking of tenement at Ghansoli, our Corporation is pleased to allot you the below mentioned tenement as per your choice under the terms & conditions mentioned herein and in the Annexure overleaf.

A) DETAILS OF TENEMENT ALLOTTED TO YOU :

(a) Location : GHANSOLI (b) Sector : 7 (c) Bldg. Type/No. : 4 /D2
(d) Floor : 1 (e) Tenement No. : 119

B) AREA OF THE TENEMENT ALLOTTED TO YOU :

	AREA (SQ.M.)	Amount (in Rs.)
(i) Tenement :	24.17	
(ii) Attached Terrace (if any) :		

C) TOTAL COST OF THE TENEMENT : 200000.00

D) AMOUNT ALREADY PAID :
(i) 10% OR 15% subject to the cost of tenement paid at the time of allotment : 20000.00
Sub - Total (D) 180000.00

E) BALANCE AMOUNT PAYABLE TOWARDS THE SALE PRICE (C-D) :

F) MISCELLANEOUS CHARGES :

(a)	Power Supply Network development charges (approx.)	6043.00
(b)	Share Money	350.00
(c)	Documentation Charges	300.00
(d)	Free maintenance charges for the period of 3 years*	1200.00
(e)	Water Conection Charges as per NMMC's Norms.	
	Sub - Total (F)	7893.00

NOTE : The amount of miscellaneous charges (i.e. "F") should be paid by separate Demand Draft/Pay Order alongwith the last installment

G) PAYMENT SCHEDULE :

Installment No.	Amount	Due Date
1.	30000.00	26-AUG-02
2.	30000.00	04-NOV-02
3.	30000.00	13-JAN-03
4.	30000.00	25-MAR-03
5.	30000.00	04-JUL-03
6.	30000.00	15-SEP-03

Yours Faithfully,

(B. R. Gadhe)
Marketing Manager II

CIDCO

...Y AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Office of the Marketing Manager-II
Raigad Bhavan, 3rd Floor, CBD-Belapur, Navi Mumbai 400 614.

Date : 14/08/02

CIDCO / MM-II /

Mr. ANANDA Y. DHAVALE
M/s. Geeta Trading Co. G-191
Kanda-Batata Mkt. Turbhe.

Sub : Grant of permission to mortgage tenement

Ref : Your Application No. GH 614

Sir / Madam,

Our Corporation has allotted to you the following tenement under Housing Scheme vide above mentioned application.

a) Location GHANSOLI

b) Sector No. 7

c) Type D2

d) Building No. 4

e) Wing/Floor First

f) Tenement No. 119

Our Corporation has no objection the above tenement alloted to you being mortgaged to any of the following financial institution as a security for the loan to be borrowed by you for the purpose of buying the said tenement from our Corporation.

1. Your Employer
2. H.D.F.C.
3. Maharashtra State Co-op. Finance Society
4. Housing & Urban Development Corporation
5. L.I.C. of India
6. Co-operative Banks registered under the Maharashtra Co-operative Societies Act, 1960.
7. GIC Grih Vitta Ltd.
8. AB Homes Finance Ltd.
9. Can Fin Homes Ltd.
10. L.I.C. Housing Finance Ltd.
11. Nationalised Banks.
12. Central Government
13. State Government
14. Tourism Finance Corpn. Ltd.
15. Mumbai Metropolitan and Regional Development Authority (MMRDA)
16. Dewan Housing Development Finance Ltd.
17. Times Bank
18. UTI Bank
19. Indian Bank
20. Central Bank
21. MSFC
22. Shricom Housing Finance Ltd.
23. ICICI Banking Corporation
24. Global Housing Finance Corporation
25. Corp. Bank Homes Ltd.
26. Home Trust Housing Finance Co.

It is also mentioned that the land in Navi Mumbai is leasehold & is free from any encumbrances.

Thanking you,

Yours faithfully,

(B.R. Gadhe)
Marketing Manager-II

बैंक ऑफ़ इंडिया
पथ प्रदर्शक सितारा

Bank of India
The Guiding Star

Turbhe

Plot No. 34, Sector 24,
Turbhe, NAVI MUMBAI – 400 705.
Tel: 2783 2341/ 2013 Fax: 2783 0226
E Mail : boiturbhe@vsnl.net

Ref. No: TRB/ADV/07-08/40 Date : 02-08-07

CIDCO Ltd.
3rd floor,
CBD-Belapur,
Navi Mumbai – 400 614

Dear Sirs,

Reg: Home Loan given to Mr. Ananda Yashwant Dhavale;
Tenement no: 119 , Building no: D-2
Ghansoli, Navi Mumbai.

We refer to your letter no: CIDCO/MM-II dated . granting permission to mortgage the said tenement for loan sanctioned to him

Mr. Dhavale has since repaid the loan availed by him. We therefore request you to kindly lift bank's lien/charge on the said tenement.

Thanking you,

Yours faithfully,

CHIEF MANAGER

C:\Documents and Settings\Administrator\My Documents\KURUP\kurup kettr 5.doc

बैंक ऑफ़ इंडिया
पथ प्रदर्शक सितारा
Bank of India
The Guiding Star
Turbhe
Plot No. 34, Sector 24,
Turbhe, NAVI MUMBAI – 400 705.
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3rd floor,
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CHIEF MANAGER

C:\Documents and Settings\Administrator\My Documents\KURUP\kurup kettr 5.doc

बैंक ऑफ़ इंडिया **Bank of India**

Turbhe

Plot No. 34, Sector 24,
Turbhe, NAVI MUMBAI – 400 705.
Tel: 2783 2341/ 2013 Fax: 2783 0226
E Mail : boiturbhe@vsnl.net

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Thanking you.

Yours faithfully,

CHIEF MANAGER

C:\Documents and Settings\Administrator\My Documents\KURUP\Kurup letter 3.doc

सिडको
महाराष्ट्र शिलाकाल

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :
'निमल' टुरुस मजला, नरीमन पॉईंट,
मुंबई - ४०० ०२१.
दूरध्वनी : (स्वागत कक्ष) ००-९१-२२-६६५० ०९००
००-९१-२२-६६५० ०९२८
फॅक्स : ००-९१-२२-२२०२ २५०९ ६६५० ०९३३

मुख्य कार्यालय :
'सिडको' भवन, सी.बी.डी., बेलापूर,
नवी मुंबई ४०० ६१४.
दूरध्वनी : ००-९१-२२-६१४१ ८९००
फॅक्स : ००-९१-२२-६१४१ ८९६६

संदर्भ क्र. CIDCO/AEO(KK)/2013/ 3045

Date : 2/12/2013
दिनांक :

To
Mr.Ananda Yashawant Dhawale.
D/2/1:119, Sector -07,
Ghansoli, Navi Mumbai.

Sir Madam,

Sub: - Sale of Apartment No. D/2/1:119 Sector – 07, Ghansoli
Navi Mumbai.
Ref :This office letter No.CIDCO/AEO(KK)/2013/1623, Dtd. 13/11/2013.

We have received a true certified copy of the Deed of Assignment made and executed between you and your assigness / Purchaser Mr. Sandeep MahadeoNakade & Mrs. Gayabai S. Nakade in respect of the above Apartment.

Our Corporation is pleased to transfer the apartment from your name to Mr. Sandeep MahadeoNakade & Mrs. Gayabai D. Nakade are requested to approach the Chief Promoter / Chairman Mauli Krupa Co-operative Hsg. Society (Proposed/Registered) of NBOM/CIDCO/HSG(OH)/3163/JTR2009 -10 and submit to the said Society your Assignee's Application for admitting him as its member.

You are also advised to submit to the above Society all other documents such as Deed of Transfer, copy of the deed of Assignment, copy of the Agreement or any other documents as may be required under the Maharashtra Co-operative Societies Act, 1960 and the bye-laws made the reunder.

Thaking you.

Yours faithfully,
02/12/2013
Asstt. Estate Officer
(Koperkhairane Ghansoli)
Asstt. Estate Officer
CIDCO LTD
Koparkhairane

C.C. To: 1. Mr. Sandeep MahadeoNakade & Mrs. Gayabai S. Nakade.
2. The Chief Promoter/Chairman - Mauli Krupa.
Co-operative Hsg.Society. (Proposed/Registered).

City & Industrial Development Corporation

सिडको
शहराचे शिल्पकार

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :
'निर्मल' दुसरा मजला, नरीमन पॉईंट,
मुंबई - ४०० ०२१.
दूरध्वनी : (स्वागत कक्ष) ००-९१-२२-६६५० ०९००
००-९१-२२-६६५० ०९२८
फॅक्स : ००-९१-२२-२२०२ २५०९/६६५० ०९३३

मुख्य कार्यालय :
'सिडको' भवन, सी.बी.डी. बेलापूर,
नवी मुंबई ४०० ६१४.
दूरध्वनी : ००-९१-२२-६७९१ ८१००
फॅक्स : ००-९१-२२-६७९१ ८१६६

संदर्भ क्र. CIDCO/AEO(KK)/2013/ 3045

Date : 2/12/2013
दिनांक :

To
Mr.Ananda Yashawant Dhawale,
D/2/1:119, Sector -07,
Ghansoli, Navi Mumbai.

Sir/Madam,

Sub: - Sale of Apartment No. D/2/1:119 Sector – 07, Ghansoli
Navi Mumbai.
Ref :This office letter No.CIDCO/AEO(KK)/2013/1623, Dtd. 13/11/2013.

We have received a true certified copy of the Deed of Assignment made and executed between you and your assigness / Purchaser Mr. Sandeep MahadeoNakade & Mrs. Gayabai S. Nakade in respect of the above Apartment.

Our Corporation is pleased to transfer the apartment from your name to Mr. Sandeep MahadeoNakade & Mrs. Gayabai D. Nakade are requested to approach the Chief Promoter / Chairman Mauli Krupa Co-operative Hsg. Society (Proposed/Registered) of NBOM/CIDCO/HSG(OH)/3163/JTR2009 -10 and submit to the said Society your Assignee's Application for admitting him as its member.

You are also advised to submit to the above Society all other documents such as Deed of Transfer, copy of the deed of Assignment, copy of the Agreement or any other documents as may be required under the Maharashtra Co-operative Societies Act, 1960 and the bye-laws made the reunder.

Thaking you,

Yours faithfully,

02/12/2013

Asstt. Estate Officer
(Koperkhairane /Gha nsoli)

Asstt. Estate Officer
CIDCO LTD
Koparkhairane.

C.C. To: 1. Mr. Sandeep MahadeoNakade & Mrs. Gayabai S. Nakade.
2. The Chief Promoter/Chairman - Mauli Krupa,
Co-operative Hsg.Society, (Proposed/Registered).

Wednesday, June 13, 2007
1:54:28 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 3551

गावाचे नाव घनसोली दिनांक 13/06/2007

दस्तऐवजाचा अनुक्रमांक टनन6 - 03481 - 2007

दस्ता ऐवजाचा प्रकार मान्यता पत्र

सादर करणाराचे नाव:- - ढवळे आनंदा यशवंत

नोंदणी फी	:-	1850.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी (15)	:-	300.00
एकूण	रु.	2150.00

आपणास हा दस्त अंदाजे 2:09PM ह्या वेळेस मिळेल

दुय्यम निंबधक
ठाणे 6

बाजार मुल्य: 0 रु. मोबदला: 185000रु.
भरलेले मुद्रांक शुल्क: 100 रु.

सह दुय्यम निबंधक ठाणे-६
(वर्ग -२)

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: पंजाब आणि महाराष्ट्र बँक लि ;
डीडी/धनाकर्ष क्रमांक: 046377; रक्कम: 1950 रू.; दिनांक: 13/06/2007

आनंदा यशवंत ढवळे

Pay Sub Registrar Thane

रूपये Rupees One Thousand Nine Hundred Fifty only

के संबन्ध में अदायगी करें

on account of Dhavale.

Pay Order No. 46377.

Valid for six months from the date of issue.

पंजाब एण्ड महाराष्ट्र को-ऑप. बँक लि.
कस्तुरी, प्लॉट नं.८८, सेक्टर ६, कोपरखैराणे, नवी मुंबई-४००७०९.

Multi-State Scheduled Bank

Punjab & Maharashtra Co-op. Bank Ltd.
Kasturi, Plot No. 88, Sector 6, Koparkhairane, Navi Mumbai - 400 709.

"046377" 400328012"

(वि. नि. [illegible] क्र. १) (Fin. R. Form No. 1)

499591/6 सेवा. १११ मई.
70 Gen 113 मई.

DELIVERED

मूळ प्रत
ORIGINAL COPY

[अहस्तांतरणीय]
[NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place ..... Kasha दिनांक/Date 9/8/04

Received from ..... Ananda Y. Dhavale

रु./Rs. 1050/- रुपये/Rupess One Thousand Fifty only

On account of .....

रोखपाल वा लेखापाल
Cashier or Accountant.

(सही/Signature)
(पदनाम/Designation) OFFICER

RECEIPT Tel : 27[illegible]

RAMDAS K. MAHARNAVAR
STAMP VENDOR
A-58 / 10, Sector-21, Turbhe, Navi Mumbai
Licence No. 015 / 01

No. 286
Name
Date 13/[illegible]/2007
Address मानखुर्द [illegible]
Reg. No. 3630

Stamp Paper		Amount Rs.	P.
5000	x		
1000	x		
500	x		
100	x	100	
50	x		
20	x		
10	x		
	TOTAL	100	

For RAMDAS K. MAHARNAVAR
Thank You,

ट न न - ६
दस्त क्रमांक 7019/2007
9.97

A/C. PAYEE ONLY

बँकर्स चेक/ Banker's Cheque Under Rs.1951/- Date 13/06/2007

Pay Sub Registrar Thane या उनके आदेश पर OR Order

रूपये Rupees One Thousand Nine Hundred Fifty only

on account of Dhavale. के संबन्ध में अदायगी करें रू. Rs.1950/-

Pay Order No. 46377.

For Punjab & Maharashtra Co-op. Bank Ltd.

Not Transferable

Valid for six months from the date of issue.

पंजाब एण्ड महाराष्ट्र को-ऑप. बँक लि.
Punjab & Maharashtra Co-op. Bank Ltd.
कस्तुरी, प्लॉट नं. ८८, सेक्टर ६, कोपरखैराणे, नवी मुंबई-४००७०९.
Kasturi, Plot No. 88, Sector 6, Koparkhairane, Navi Mumbai - 400 709.
Multi-State Scheduled Bank

Authorised Signatory CD. No.
Authorised Signatory CD. No.

We enjoy to serve

"046377" 400328012:

12

(वि. वि. नमुना क्र. १) (Fin. R. Form No. 1)

29959/6 संपा. ११३ मई. 70 Gen 113 मई.

DELIVERED

मूळ प्रत

ORIGINAL COPY [अहस्तांतरणीय]

[NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती

RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place ..... दिनांक/Date 9/8/04

Received from Ananda Y. Dhavale

रु./Rs. 1050/- रुपये/Rupees One Thousand Fifty only

याकरिता मिळाले.

On account of .....

रोखपाल वा लेखापाल

Cashier or Accountant.

(सही/Signature)

(पदनाम/Designation)

RECEIPT Tel : 27 36 7

RAMDAS K. MAHARNAVAR

STAMP VENDOR

No. 285 A-58 / 10, Sector-21, Turbhe, Navi Mumbai

Licence No. 015 / 01

Name मानंदा यशवंत धवळे Date 13/06/2007

Address

Reg. No. 3630

Stamp Paper		Amount Rs.	P.
5000	x		
1000	x		
500	x		
100	x	100	
50	x		
20	x		
10	x		
	TOTAL	100	

For RAMDAS K. MAHARNAVAR

Thank You,

THE SUB-REGISTRAR THANE

ट न न - ६

दस्त क्र. 8019/2007

9.97

A/C. PAYEE ONLY

बँकर्स चेक/Banker's Cheque

Under Rs. 1951/-

Date 13/06/2007

Pay Sub Registrar Thane

या उनके आदेश पर OR Order

रूपये Rupees One Thousand Nine Hundred Fifty only

on account of Dhavale.

के संबन्ध में अदायगी करें

रू. Rs. 1950/-

Pay Order No. 46377.

For Punjab & Maharashtra Co-op. Bank Ltd.

पंजाब एण्ड महाराष्ट्र को-ऑप. बँक लि.

Punjab & Maharashtra Co-op. Bank Ltd.

कस्तुरी, प्लॉट नं. ८८, सेक्टर ६, कोपरखैराणे, नवी मुंबई-४००७०९.

Multi-State Scheduled Bank

Kasturi, Plot No. 88, Sector 6, Koparkhairane, Navi Mumbai - 400 709.

Authorised Signatory CD. No.

Authorised Signatory CD. No.

Valid for six months from the date of issue.

Not Transferable

We enjoy to serve

"046377" 400328012:

12

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

X 028519

रामदास कि. महाडनवर
स्टॅम्प वेंडर

मुद्रांक परवाना क्र. ०२५५०१
ठिकाण: सेक्टर-२१, नवी मुंबई
दिनांक: 13 JUN 2007
मुद्रांक प्रमुख लिपिक
कोषागार कार्यालय, ठाणे.
30 MAY 2007

न न - ६
दस्त क्रमांक 2079/2007
2.94

CONFIRMATION DEED

THIS INSTRUMENT OF CONFIRMATION DEED made at Koparkhairane, Navi Mumbai, on this 13th day of June, 2007, that the Agreement of Sale made at C.B.D., on 12th day of August, 2004, Between CIDCO on the ONE PART and Mr. ANANDA YASHWANT DHAWLE, APARTMENT OWNER on the OTHER PART (which expression shall wherever the context so requires be deemed to mean and include their heirs, executors, administrators and successors in law), in respect of the "Ownership Basis" a Flat No. 119, on the First Floor of building No. 4 / D - 2, Sector – 7, Ghansoli, Navi Mumbai, more particularly described in the Schedule to the said agreement being the same as described in the Schedule hereunder written, within the limit of Navi Mumbai Municipal Corporation at that time the APARTMENT OWNER, has not registered the said Deed of Apartment with the concerned Registrar of Assurance, Thane, due to over sight and ignorance but the said Deed of Apartment is still valid subsisting and binding upon both the Parties.

THE SUB-REGISTRAR THANE - 6

... 2/-

आनंद यशवंत ढवळे

ESTATE OFFICER (H)
CIDCO LTD

WHEREAS: THE CORPORATION is the New Town Planning Authority declared and appointed by the State Government exercise of the power under Section 113 (3) A of the Maharashtra Regional and Town Planning Act, 1966 hereinafter referred to as "the MRTP Act" or the New Town of Navi Mumbai.

AND WHEREAS: Pursuant to Section 113A of the MRTP Act, the State Government has been acquiring the lands and vesting the Corporation the said lands for the development and disposal.

AND WHEREAS: The Corporation sold and the Purchaser had purchased on "Ownership Basis" Flat No. 119, on the First Floor of building No. 4 / D - 2, Sector – 7, Ghansoli, Navi Mumbai, in the said building (hereinafter referred to as "the said flat"), admeasuring 24.17 Sq.Mtrs. or thereabouts as per the Plan and specifications seen and approved by him, for total sale price of Rs. 1,85,000/- (RUPEES ONE LAKH AND EIGHTY-FIVE THOUSAND ONLY).

AND WHEREAS: The said Agreement of Sale made at C.B.D., 12th day of August, 2004, Between CIDCO on the ONE PART and Mr. ANANDA YASHWANT DHAWLE, APARTMENT OWNER, has not been lodged for registration as yet with the Concerned Sub - Registrar of Assurances, at Navi Mumbai.

AND WHEREAS: The APARTMENT OWNER, now is keen on lodging the said Agreement of Sale document for Registration with the concerned Sub - Registrar of Assurances, Navi Mumbai.

AND WHEREAS: The APARTMENT OWNER AND THE CORPORATION are hereby confirming that the said Agreement of Sale dtd. 12th day of August, 2004, made and entered into by and between the abovementioned parties thereto, is still valid, subsisting and binding.

AND WHEREAS: The terms and conditions stipulated in the said Agreement of Sale are still in force and have been governing the contractual relations between the parties.

NOW THIS INSTRUMENT WITNESSETH AS FOLLOWS:-

That APARTMENT OWNER AND THE CORPORATION, are hereby confirming that the said Agreement of Sale dtd. 12th day of August, 2004, is made and entered into by and between the abovementioned parties thereto, is still valid, subsisting and binding.

... 3/-

ESTATE OFFICER (H)
CIDCO LTD

आनंदा यशवंत ढवळे

ट न न - ६
दस्त क्रमांक 309/2004
3-94

That the Agreement of Sale made at C.B.D, on 12th day of August, 2004, Between CIDCO on the ONE PART and Mr. ANANDA YASHWANT DHAWLE, APARTMENT OWNER, are hereby confirmed and hereby desirous of lodging the said abovementioned Agreement of Sale document for registration with the concerned Sub - Registrar of Assurances, Thane – 8, Navi Mumbai.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT Apartment admeasuring 24.17 Sq.mtrs., or thereabout being Plot No. Sector – 7 / of the layout of land situated laying and being at village - Ghansoli, Tehsil Thane, District – Thane, in the registration Sub-Direct Thane and District Thane and bounded as follows that is to say:

On or towards the North by :
On or towards the South by :
On or towards the East by :
On or towards the West by :

In WITNESS WHEREOF THE parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED)
by the withinnamed CORPORATION)
in the presence of)

Shri

2) Shri B. A Patil

ESTATE OFFICER (II)
CIDCO LTD

SIGNED, SEALED AND DELIVERED)
by the withinnamed Mr. ANANDA YASHWANT)
DHAWLE, APARTMENT OWNER,)
in the presence of)

आनंदा यशवंत ढवळे

1) Shri

2) Shri B. A Patil

THE SEAL OF THE SUB-REGISTRAR
THANE-3

दुय्यम नं - ६
दस्त क्रमांक 8269/2005
पृ. १५

160

OFFICE OF THE SUB-REGISTRAR
VASHI, DIST - THANE
MAH/CCRA/02/YEAR - 2000

भारत ... SPECIAL ADHESIVE ... महाराष्ट्र
AUG 2004
Rs 0000100 PB 0102
INDIA STAMP DUTY MAHARASHTRA

Rs one Hundred only.

CHIEF OFFICER
SUB - REGISTRAR
THANE-III (VASHI)

Mortgaged to
Bank of I

AGREEMENT OF SALE

THIS AGREEMENT made at CBD Navi Mumbai, this 12th day of Aug Two Thousand four between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a company Incorporated under the Companies Act, 1956 having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. Hereinafter referred to as "The Corporation" (which expression shall, unless it be repugnant to the context or meaning there of include its successors and assigns) of the One Part And Mr. Ananda Yashwant Dhawle M/S. Geeta Trading co. Kanda-Batata market, Turbhe Indian inhabitant.

HEREINAFTER REFERRED to as "The Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof include his/her heirs, executors, administrators and permitted assigns) of the other Part :

ट न न - ६
भाग 1 /2004
4 - 94

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".

Asstt. Marketing Officer
CIDCO LTD
Navi Mumbai.

आनंद यशवंत ...

950/-

OFFICE OF THE SUB-REGISTRAR
VASHI. DIST:- THANE
MAH/CCRA/02/YEAR - 2000

भारत 4196 SPECIAL ADHESIVE महाराष्ट्र
118456 AUG 09 2004
Rs 0000950 PB 0102
INDIA STAMP DUTY MAHARASHTRA

Nine Hundred fifty only

Chno 70
घेणाऱ्या इसमाचे नाव Ananda Y. Dhawle
पत्ता Vashi
927/962

Not to be transfer for 5 Years From the date of Execution of Agreement

PROPER OFFICER
SUB REGISTRAR
THANE-3 (VASHI)

Mortgaged to
M/s. Bank of I

AGREEMENT OF SALE

THIS AGREEMENT made at CBD Navi Mumbai, this 12th day of Aug Two Thousand four between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a company incorporated under the Companies Act, 1956 having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021. Hereinafter referred to as "The Corporation" (which expression shall, unless it be repugnant to the context or meaning there of include its successors and assigns) of the One Part And

Mr. Ananda yashwant
M/S. Geeta Trading
Kanda - Batata market Turbhe

Indian inhabitant.

THE SEAL OF THE SUB-REGISTRAR THANE-3

HEREINAFTER REFERRED to as "The Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof include his/her heirs, executors, administrators and permitted assigns) of the other Part :

ट न न - ६
दस्त क्रमांक 3029/2004
६-१५

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".

Asstt. Marketing Officer
CIDCO LTD.
Navi Mumbai

आनंदा यशवंत ढवळे

2. The State Government is pursuant to Section 113A of the MRTP Act, acquiring lands described therein and vesting such lands in the Corporation for Development and disposal.

3. The Corporation has constructed on one of such lands buildings of ground and B upper floors, such buildings, comprising of flats and being designated as D type building.

4. The Purchaser has before applying to the Corporation for purchase of flat in the said buildings made requisition for inspection from the Corporation and the Corporation has given inspection to the Purchaser of the original building plans and its specifications which the Purchaser both hereby confirm and which has been duly approved by the Corporation.

5. The Certificate of Title and Deeds as disclosed by the Corporation pertaining to the said land have been inspected by the Purchaser.

6. The Corporation has decided that the said flat should be sold on what is known as "Ownership Basis" with the condition that the allottees of the flats in the said buildings shall from themselves constitute into Co-operative Housing Societies, duly registered under the provisions of the Maharashtra Co-operative societies Act 1960 after payment by them in full to the Corporation of the sale price of the flats allotted to them and all other money payable by them under their respective Agreements to sale with the Corporation and that the Corporation would thereafter grant to such Co-operative Societies a Lease of land on which he said building is constructed together with the said land and more particularly described in the Schedule hereunder written for period of sixty years on the nominal rent of Rupees One Hundred per year.

7. The Corporation has disclosed to the Purchaser the nature of fixtures, fittings and amenities provided for in the said building.

8. A draft of the Lease Deed to be executed with the Co-operative housing Societies, on its formation by the allottees of the said flats has been shown to the Purchaser for inspection and the Purchaser doth hereby confirm to have inspected and approved to their satisfaction.

9. The Purchaser has agreed to purchase from the Corporation on what is known as "Ownership Basis" a flat No. 4/D-2/119 Sector No. 7 at Ghansoli in Navi Mumbai for the total price of Rs. 185000/- (Rupees one lakh eighty five thousand only) upon the subject to the terms and conditions hereinafter contained and also upon subject to the terms and conditions of the Lease of the said land and building to be granted by the Corporation to the Co-operative Housing Society, as aforesaid.

Asstt. Marketing Officer
CIDCO LTD.
Navi Mumbai.

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

1 The Purchaser has prior to the execution of this Agreement satisfied himself about the title of the Corporation to the said land and the Purchaser shall not be entitled further to investigate the title of the Corporation to the said land and no requisition or objection shall be made or raised by the Purchaser on any issue relating thereto and arising therefrom.

2. The Corporation agrees to sell and the Purchaser agrees to purchase flat bearing No. 114 on 1st floor of building No. 41D-2 in the said building (hereinafter referred to as "the said flat") admeasuring 24.17 sq. Mtrs. or thereabouts as per the Plan and specifications seen and approved by him, copy whereof is hereto annexed marked "Annexure A" at or for the price of Rs. 185000/- (Rupees one lakh eighty five thousand) which shall be paid by the Purchaser before the execution of this Agreement, which the Purchaser has paid, the receipt of whereof the Corporation doth hereby acknowledged.

3. Without prejudice to other rights of the Corporation under this Agreement and/or law, the time being in force Purchaser shall be liable to pay to the Corporation interest at the rate of 21% per annum on all amounts becoming due and payable by the Purchaser under this "Agreement if such amount remains unpaid for seven days or more after becoming due, upto period of 6 months and thereafter the interest will be payable at the rate or 25% per annum on such amount.

4. Possession of the said flat shall be delivered to the Purchaser on the date of the execution of this Agreement. The Purchaser hereby confirms to have received the possession of the said flat.

5. Upon possession of the said flat being delivered to the Purchaser, he shall be entitled to the use and occupation of the said flat for the residence of himself and his family and he shall thereafter have no claim against the Corporation in respect of any item of work in the said flat or building which may be alleged not to have been carried out or completed.

6. The Corporation shall have the right until the execution of the lease in favour of the said Co-operative Housing Society when formed to made additions or alterations to the said building (but not so as to adversely affect the said flat or its user). The terrace of the top floor of the building including the parapet walls, thereof shall, until the transfer of the property to the Co-operative housing society as aforesaid, always be the property of the Corporation, and this Agreement and all other Agreements for sale with the other Purchaser of flats in the said building shall be subject to the aforesaid

Asstt. Manager Office
CIDCO LTD.
Navi Mumbai.

OF THE SUB-REGISTRAR

दुय्यम निबंधक - ६
दस्त क्रमांक ३२९/२०२०
८.१५

आनंदा भरांगा ढवळे

rights of the Corporation which shall be entitled to use the terrace including the parapet walls for any purpose and the Hire Purchase shall not be entitled to raise any objection on the ground of inconvenience, nuisance or any other ground whatsoever.

7. The Purchaser shall have no claim to any portion of the said land and building save and except in respect of the said flat nor shall be have claim or right or any nature whatsoever over any open space, lobbies, staircases, common terraces, which will remain the property of the Corporation until the said land and building are absolutely transferred to the said Co-operative Housing Society, when formed, but subject to the right of the Corporation as mentioned in "clause 6" hereof.

8. The purchaser shall be liable to bear and pay his proportionate share of all property taxes and charges for electricity meter and other service and all other outgoings and his share in common expenses payable in respect of the said flat and referred to in "clause 9" hereof.

9. The Purchaser agrees and binds himself to pay regularly every month, by the fifth of each month to the Corporation, until the Lease has been executed by the Corporation in favour of the co-operative Housing Society, and thereafter to the said Co-operative Housing Society, his proportionate share that may be specified by the Corporation and/or the said Co-operative Society of (a) insurance premium, (b) all service charges, Municipal taxes and other rates, taxes, charges and out-goings that may from time to time be levied against the land and/or building, including water taxes and water charges. (c) out-goings for the maintenance, repair and management of the said building, open areas, compound walls, common facilities, services and utilities and other outgoings and collection charges incurred in connection with the said flat and/or the said building and also his proportionate shares of the ground rent payable to the Corporation. The Purchaser shall deposit and keep deposited with the Corporation, before taking possession of said flat, a sum of Rs. _____ as deposit towards the aforesaid expenses and outgoing.

The said sum shall not carry any interest and will remain with the Corporation until the said Lease is executed between the Corporation and the Co-operative Housing Society and therafter the said deposit shall be transferred and paid over to the said Co-operative Housing Society for being held in deposit.

10. In the event of any amount by way of premium of the State Government or betterment charges or development tax or payment of a similar nature becoming payable by the Corporation in respect of the said land and/or building the same shall be reimbursed by the Purchaser to the Corporation in proportion of the areas of the said flat to the

Asstt. Marketing Officer
CIDCO LTD.
Navi Mumbai.

total area of all flats and in determining such amount the decision of the Corporation shall be conclusive and binding upon the Purchaser.

11. (a) The purchaser shall obtain electricity connection after completion of necessary formalities. The Purchaser shall pay to the Maharahstra State Electricity Board connection charges and electric energy charges for the electricity consumed in respect of the said flat as recorded by the meter separately attached to the said flat.

(b) The Purchaser shall make if necessary an application to the concerned authority after completion of necessary formalities. The Purchaser shall pay to the said Corporation water charges as may be apportioned and determined in respect of the said flat by the Corporation. The Purchaser agrees and declares that such apportionment or determination of water charges by the Corporation shall be final and conclusive and binding on him.

12. The Purchaser shall not without the previous permission in writing of the Corporation, let, sub-let, sell, transfer, assign or part with his interest in or beneficiary of this Agreement by way of sale, Gift, Lease or in any other manner in favour of any person or persons or part with the possession. The Corporation may grant such permission to the Purchaser subject to such terms and conditions as may be specified by the Corporation from time to time including the condition for payment of additional premium and in accordance with terms, conditions, convenants contained in respect of the Lease Deed to be granted by the Corporation to the Society of the Purchasers. The Purchaser hereby agrees to observe all the terms, conditions & convenants contained in the Lease Deed to the executed in between the Corporation & the Society of the Purchaser to the formed, the draft which has been inspected by the Purchaser.

13. On delivery of the possession of the said flat, the Purchaser shall insure and keep insured the said flat against loss or damage by fire for such value as may be required by the Corporation in joint names of the Corporation and Purchaser with such Insurance Company as the Corporation shall determine and whenever is required to produce to the Corporation the policy or policies of such Insurance and the Receipt of the payment of the last premium for the same and in the event, of the said flat being damaged or destroyed by fire, as soon as reasonability practicable, lay out the insurance money in the repair, re-building or reinstatement of the said flat.

14. The Purchaser alongwith other Purchasers of flats, shall join in forming and registering Housing Society under provisions of the Maharashtra Co-operative Housing Societies Act 1960. On the registration of Co-operative Housing Society, the right of the purchaser of the flat under this agreement shall be recognised and regulated under bye-laws of the said co-operative housing society. The Purchaser hereby agrees and

Asstt. Marketing Officer
CIDCO LTD.
Navi Mumbai.

further undertakes that he will join and co-operate with the owners of the other flats in the said building and the Corporation in forming the Co-operative Housing Society and getting it duly registered under the Maharashtra Co-operative Societies Act, 1960, for that purpose, will from time to time sign and execute all applications and other papers and documents as may be required for the formation and registration of the Society.

15. The Purchaser shall sign all papers and documents and all other acts and things as the Corporation may require him to do or obtain to do from time to time for safeguarding the interest of the Corporation and the purchasers of there flats in the said building.

16. The Corporation agrees and binds itself that on the Purchasers of all the flats paying in full their respective dues payable to the Corporation and complies with all the terms and conditions of their respective Agreement with the Corporation and after the Co-operative Housing Society is registered, the Corporation will execute in favour of the society a lease of the said land and building for a term of sixty years at a nominal rent of Rupees one hundred per annum, as per draft annexed hereto read and approved by the Purchaser.

17. The Purchaser shall keep the said flat and all walls and partition walls, drain pipes and appurtenances thereto in good habitable and carry on repair and to upkeep condition and in particularly so as to support, shelter and protect and parts of the building other than his flat and shall not make any additions or alterations to the said flat or any part thereof without prior permission of the Corporation in writing.

18. Nothing contained in this Agreement shall be constructed or intended or deemed to be a grant, demise or assignment in law of the said flat to the Purchaser so as to create or confer in favour of or upon the Purchaser of any interest of property in the said land or the said flat.

a) The Purchaser shall not appoint any person as his/her agent by power of attorney or otherwise for the purpose of this Agreement except his/her spouse, father, mother, brother, sister or major child.

19. The Purchaser shall from the date of possession maintain at his own cost the said flat in good habitable repair and condition and shall not do or suffer to be done anything in or to the said flat which may be against the rules of by laws of the Corporation or Municipal or local or any other public body authority is in force or which may be distractive of or injurious to the said flat or be a nuisance or annoyance to the inhabitants/residents of the same neighbourhood nor shall Purchaser effect any additions, alterations in or to the said flat or any part thereof.

Asstt. Marketing Officer
CIDCO LTD.,
Navi Mumbai.

ट न न - ६
क्रम ४४८१/२००
१९.१५

आनंदा यशवंत [illegible]

20. If the Purchaser commits breach of any of the terms, conditions and stipulation of this Agreement, the Corporation shall be at liberty to determine this Agreement by giving 30 days notice to the Purchaser. On the expiry of such notice, the Corporation shall re-enter on the said flat or any part thereof in the name of the whole and to quietly possess and enjoy the said flat free from any right, claim or interest of the Purchaser and without any interruption or disturbance whatsoever by the Purchaser but without prejudice to the Corporation's any other rights in respect of such breach or breaches.

21. On the expiry of the notice referred to in the foregoing clause, this Agreement shall stand determined. Upon the determination of this Agreement for any reason whatsoever, all the instalments paid by the Purchaser till then including the initial payments made by him as stated hereinbefore shall be appropriated by the Corporation as compensation for use and occupation of the said house by the Purchaser till the date of such determination and, the Purchaser shall not then be entitled to claim refund of the said amount or any portion thereof.

22. Any delay of indulgence by the Corporation in enforcing any of the terms of this Agreement or any forbearance or giving of time to the Purchaser shall not construed as a waiver on the part of the Corporation any breach or non-compliance of any of the terms and conditions of this Agreement by the purchaser nor shall the same in any manner prejudice the rights of the Corporation.

23. The Purchaser shall bear and pay the stamp duty registration charges in respect of this Agreement and its duplicate, and also the cost of the attorneys of the Corporation of and incidential to the preparation of this Agreement.

24. All costs, charges and expenses in connection with the formation of the Co-operative society as well as costs of preparing, engrossing, stamping and registering and Deed of Lease or any other document or documents required to be executed by the Co-operative society of by the Purchaser of the flat, the said building as well as the costs of the Attorneys of the Corporation of and incidental to the preparing and approving all such documents shall be borne and paid proportionately by the Purchasers of the flats in the said building.

25. All notices or communications to be served on the Purchaser, as contemplated by this Agreement or otherwise shall be deemed to have been duly served on the Purchaser if sent to him by prepaid post under Certificate of Poster at the address of the said flat of at his last known address.

Asstt. Manager Office
CIDCO LTD.,
Navi Mumbai.

ट न न - ६
क्रम ४४८१ /२००७
९२/९१

आनंदा [illegible]

20. If the Purchaser commits breach of any of the terms, conditions and stipulation of this Agreement, the Corporation shall be at liberty to determine this Agreement by giving 30 days notice to the Purchaser. On the expiry of such notice, the Corporation shall re-enter on the said flat or any part thereof in the name of the whole and to quietly possess and enjoy the said flat free from any right, claim or interest of the Purchaser and without any interruption or disturbance whatsoever by the Purchaser but without prejudice to the Corporation's any other rights in respect of such breach or breaches.

21. On the expiry of the notice referred to in the foregoing clause, this Agreement shall stand determined. Upon the determination of this Agreement for any reason whatsoever, all the instalments paid by the Purchaser till then including the initial payments made by him as stated hereinbefore shall be appropriated by the Corporation as compensation for use and occupation of the said house by the Purchaser till the date of such determination and, the Purchaser shall not then be entitled to claim refund of the said amount or any portion thereof.

22. Any delay of indulgence by the Corporation in enforcing any of the terms of this Agreement or any forbearance or giving of time to the Purchaser shall not construed as a waiver on the part of the Corporation any breach or non-compliance of any of the terms and conditions of this Agreement by the purchaser nor shall the same in any manner prejudice the rights of the Corporation.

23. The Purchaser shall bear and pay the stamp duty, registration charges in respect of this Agreement and its duplicate, and also the cost of the attorneys of the Corporation of and incidential to the preparation of this Agreement.

24. All costs, charges and expenses in connection with the formation of the Co-operative society as well as costs of preparing, engrossing, stamping and registering and Deed of Lease or any other document or documents required to be executed by the Co-operative society of by the Purchaser of the flat, the said building as well as the costs of the Attorneys of the Corporation of and incidental to the preparing and approving all such documents shall be borne and paid proportionately by the Purchasers of the flats in the said building.

25. All notices or communications to be served on the Purchaser, as contemplated by this Agreement or otherwise shall be deemed to have been duly served on the Purchaser if sent to him by prepaid post under Certificate of Poster at the address of the said flat of at his last known address.

Asstt. Registrar Officer
CIDCO LTD.,
Navi Mumbai.

ट न न - ६
क्रमांक २२८१ / २००७
९२/९१

आनंदा यशवंत ढवळे

SCHEDULE

ALL THAT piece or parcel of land admeasuring _____ Sq. Mtrs. or thereabout being Plot No. Sec - 1 /of the layout of land situated laying and being at village Ghansoli Tehsil Thane District Thane in the registration Sub-Direct Thane and District Thane and bounded as follows that is to say :

On or towards the North by

On or towards the South by

On or towards the East by

On or towards the West by

IN WITNESS WHEREOF THE parties hereto have hereunto and to a duplicate hereof set and subscribed their respective hands the day and year first hereinabove written.

THE SEAL OF THE SUB-REGISTRAR

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED CORPORATION
BY THE HAND OF

Shri S. R. Gavale

Asstt. Marketing Officer
CIDCO LTD.
Navi Mumbai.

(Designation)

IN THE PRESENCE OF

(1) Shri R. B. Takale

(2) Shri M. A. Patil

SIGNED, SEALED AND DELIVERED

BY THE WITHINNAMED

Shri Ananda Y. Dhayale - आनंदा यशवंत ढेकळे

IN THE PRESENCE OF

(1) Shri R. B. Takale

(2) Shri M. A. Patil

दुय्यम - ६
दस्त क्रमांक ३२९/२००
१३/९५

दस्त गोषवारा भाग - 2

टनन6

दस्त क्रमांक (3481/2007)

94/94

पावती क्र.:3551 दिनांक:13/06/2007

पावतीचे वर्णन

नांव: - - दवले आनंदा यशवंत

1850 :नोंदणी फी

300 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->

एकत्रित फी

2150: एकूण

दु. निबंधकाची सही, ठाणे 6

दस्त क्र. [टनन6-3481-2007] चा गोषवारा

बाजार मुल्य :0 मोबदला 185000 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक :13/06/2007 01:51 PM

निष्पादनाचा दिनांक : 13/06/2007

दस्त हजर करणा-याची सही : आनंद यशवंत दवले

दस्ताचा प्रकार :25) मान्यता पत्र

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 13/06/2007 01:51 PM

शिक्का क्र. 2 ची वेळ : (फ़ी) 13/06/2007 01:55 PM

शिक्का क्र. 3 ची वेळ : (कबुली) 13/06/2007 01:55 PM

शिक्का क्र. 4 ची वेळ : (ओळख) 13/06/2007 01:55 PM

दस्त नोंद केल्याचा दिनांक : 13/06/2007 01:55 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) -- नितिन हिंगे ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नावः -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: कोपरखैरणे

तालुका: -

पिन: -

2) -- रवि एम भोळे ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नावः -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

प्रमाणित करण्यात येते या दस्तामध्ये एकूण 94 पाने आहेत.

दु. निबंधकाची सही

ठाणे 6

दुय्यम निबंधक ठाणे-६.

पुस्तक क्रमांक 1 च्या

300 नोंदला

डि.पी. सोनवणे

सह दुय्यम निबंधक ठाणे-६

तारीख 13 माहे 6 सन 2006

THE SEAL OF THE SUB-REGISTRAR THANE-6

दस्त गोषवारा भाग - 2

टनन6
दस्त क्रमांक (3481/2007)
94/94

दस्त क्र. [टनन6-3481-2007] चा गोषवारा
बाजार मुल्य :0 मोबदला 185000 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक :13/06/2007 01:51 PM
निष्पादनाचा दिनांक : 13/06/2007
दस्त हजर करणा-याची सही :
आनंदा यशवंत ढवळे

दस्ताचा प्रकार :25) मान्यता पत्र
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 13/06/2007 01:51 PM
शिक्का क्र. 2 ची वेळ : (फ़ी) 13/06/2007 01:55 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 13/06/2007 01:55 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 13/06/2007 01:55 PM

दस्त नोंद केल्याचा दिनांक : 13/06/2007 01:55 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळ्खतात, व त्यांची ओळख पटवितात.
1) -- नितिन हिंगे ,घर/फ़्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नावः -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: कोपरखैरणे
तालुका: -
पिन: -
2) -- रवि एम भोळे ,घर/फ़्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नावः -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

पावती क्र.:3551 दिनांक:13/06/2007
पावतीचे वर्णन
नांव: - - ढवळे आनंदा यशवंत

1850 :नोंदणी फी
300 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी

2150: एकूण

दु. निबंधकाची सही, ठाणे 6

प्रमाणित करण्यात येते या दस्तामध्ये एकूण 94 पाने आहेत.
दु. निबंधकाची सही
ठाणे 6
दुय्यम निबंधक ठाणे-६.

पुस्तक क्रमांक 1 च्या
3001 नोंदला
डि.पी.सोनवणे
सह दुय्यम निबंधक ठाणे-६
तारीख 13 माहे 6 सन 2006

THE SEAL OF THE SUB-REGISTRAR THANE-6

दुय्यम निबंधक: ठाणे 6

दस्तक्रमांक व वर्ष: 3481/2007

Wednesday, June 13, 2007

1:56:28 PM

नोंदणी 63 म

Regn 63 m e

सूची क्र. दोन INDEX NO. II

गावाचे नाव : घनसोली

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) मान्यता पत्र

मोबदला रू. 185,000.00

बा.भा. रू. 0.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णनः सदनिका नंबर 4/ डी 2/ 1:119 से 7 घनसोली नवी मुंबई

(3)क्षेत्रफळ (1)24.17 स्के मी बिल्ट अप

(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) - - सीड्को लि तर्फे इस्टेट ओफीसर ए व्ही कदम ; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: सीड्को भवन ; 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) - - ढवळे आनंदा यशवंत ; घर/फ्लॅट नं: 4/डी 2/ 1:119 ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: से7 घनसोली ; तालुका: -;पिन: -; पॅन नम्बर: -.

(7) दिनांक करून दिल्याचा 13/06/2007

(8) नोंदणीचा 13/06/2007

(9) अनुक्रमांक, खंड व पृष्ठ 3481 /2007

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 20.00

(11) बाजारभावाप्रमाणे नोंदणी रू 1850.00

(12) शेरा

सह दुय्यम निबंधक ठाणे-६
(वर्ग -२)

THE SEAL OF THE SUB-REGISTRAR DIST - THANE

दस्तक्रमांक व वर्ष: 3481/2007

Wednesday, June 13, 2007

1:56:28 PM

दुय्यम निबंधक: ठाणे 6

नोंदणी 63 म

Regn 63 m e

सूची क्र. दोन INDEX NO. II

गावाचे नाव : घनसोली

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) मान्यता पत्र

मोबदला रू. 185,000.00

बा.भा. रू. 0.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णनः सदनिका नंबर 4/ डी 2/ 1:119 से 7 घनसोली नवी मुंबई

(3)क्षेत्रफळ (1)24.17 स्के मी बिल्ट अप

(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) - - सीड्को लि तर्फे इस्टेट ओफ़ीसर ए व्ही कदम ; घर/फ़्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: सीड्को भवन ; 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) - - ढवळे आनंदा यशवंत ; घर/फ़्लॅट नं: 4/डी 2/ 1:119 ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: से7 घनसोली ; तालुका: -;पिन: -; पॅन नम्बर: -.

(7) दिनांक करून दिल्याचा 13/06/2007

(8) नोंदणीचा 13/06/2007

(9) अनुक्रमांक, खंड व पृष्ठ 3481 /2007

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 20.00

(11) बाजारभावाप्रमाणे नोंदणी रू 1850.00

(12) शेरा

सह दुय्यम निबंधक ठाणे-६
(वर्ग -२)

THE SEAL OF THE SUB-REGISTRAR THANE-3

392/7793
Wednesday,November 20 ,2013
7:31 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

दुय्यम निबंधक : सह दु.नि. ठाणे 8
दस्त क्रमांक : 7793/2013
नोदंणी :
Regn:63m

पावती क्रं.: 7942 दिनांक: 20/11/2013

गावाचे नाव: घणसोली
दस्तऐवजाचा अनुक्रमांक: टनन8-7793-2013
दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र
सादर करणाऱ्याचे नाव: - - श्री. संदिप महादेव नाकाडे

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 360.00
पृष्ठांची संख्या: 18	
एकूण:	रु. 460.00

आपणास मूळ दस्त ,थंबनेल प्रिंट व सीडी अंदाजे 7:46 PM ह्या वेळेस मिळेल.

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

नेका नं: सदनिका क्र.-4, डी-2, 1-119,
ा को.ऑप.हो.सोसा.लि., ब्लॉक नं:
Number : - ; SECTOR NUMBER :

बाजार मुल्य: रु.505500 /- मोबदला: रु.503000/-
भरलेले मुद्रांक शुल्क : रु. 100/-

१) धनकाचा प्रकार: By Cash रक्कम: रु 100/-
२) देयकाचा प्रकार: By Cash रक्कम: रु 360/-
मुद्रांक शुल्क माफी असल्यास तपशिल :-
१) खाजगी क्षेत्रातील गट अ व ब मधील माहिती व तंत्र : महसूल व वनविभाग क्र. मुद्रांक १०३/२०९३/प्र.क्र.४६२/ म-१ दि. २९/१२/२००३

ाता:-प्लॉट नं: सदनिका क्र.-डी-2, 1-119,
ा को.ऑप.हो.सोसा.लि., ब्लॉक नं:
-, महाराष्ट्र, ठाणे. पिन कोड:-

नाकाडे संदीप महादेव

पत्ता:-प्लॉट नं: डी-4-306, माळा नं: -,
, ब्लॉक नं: मिप्लेक्स, सेक्टर-7, घणसोली,
400701 पॅन नं:-
9; पत्ता:-प्लॉट नं: डी-4-306, माळा नं: -,
, ब्लॉक नं: मिप्लेक्स, सेक्टर-7, घणसोली,
400701 पॅन नं:-

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क 100

(13)बाजारभावाप्रमाणे नोंदणी शुल्क 100

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

THE SEAL OF THE JOINT SUB-REGISTRAR THANE 8 सह दुय्यम निबंधक ठाणे-८ यांची मुद्रा जिल्हा-ठाणे DIST-THANE

सह दुय्यम निबंधक ठाणे क्र-८

iSarita v1.3.0

1st Party

392/7793
Wednesday,November 20 ,2013
7:31 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

दुय्यम निबंधक : सह दु.नि. ठाणे 8
दस्त क्रमांक : 7793/2013
नोदंणी :
Regn:63m

पावती क्रं.: 7942 दिनांक: 20/11/2013

गावाचे नाव: घणसोली
दस्तऐवजाचा अनुक्रमांक: टनन8-7793-2013
दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र
सादर करणाऱ्याचे नाव: - - श्री. संदिप महादेव नाकाडे

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 360.00
पृष्ठांची संख्या: 18	
एकूण:	रु. 460.00

नेका नं: सदनिका क्र.-4, डी-2, 1-119,
ा को.ऑप.हो.सोमा.लि., ब्लॉक नं:
Number : - ; SECTOR NUMBER :

आपणास मूळ दस्त ,थंबनेल प्रिंट व सीडी अंदाजे 7:46 PM ह्या वेळेस मिळेल.

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

बाजार मुल्य: रु.505500 /- मोबदला: रु.503000/-
भरलेले मुद्रांक शुल्क : रु. 100/-

1) धनाकाचा प्रकार: By Cash रक्कम: रु 100/-
2) धनाकाचा प्रकार: By Cash रक्कम: रु 360/-
मुद्रांक शुल्क माफी असल्यास तपशिल :-
1) खाजगी क्षेत्रातील गट अ व ब मधील माहिती व तंत्र : महसूल व वनविभाग क्र. मुद्राक
२००३/२०९३/प्र.क्र.४६२/ म-१ दि. २९/१२/२००३

ात्ता:-प्लॉट नं: सदनिका क्र.-डी-2, 1-119,
ा को.ऑप.हो.सोमा.लि., ब्लॉक नं:
-, महाराष्ट्र, ठाणे, पिन कोड:-

नाकाडे संदीप महादेव

पत्ता:-प्लॉट नं: डी-4-306, माळा नं: -,
, ब्लॉक नं: मिंप्लेक्स, सेक्टर-7, घणसोली,
400701 पॅन नं:-
9; पत्ता:-प्लॉट नं: डी-4-306, माळा नं: -,
, ब्लॉक नं: मिंप्लेक्स, सेक्टर-7, घणसोली,
400701 पॅन नं:-

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क 100

(13)बाजारभावाप्रमाणे नोंदणी शुल्क 100

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

THE SEAL OF THE JOINT SUB-REGISTRAR THANE 8 सह दुय्यम निबंधक ठाणे-८ यांची मुद्रा जिल्हा-ठाणे DIST-THANE

सह दुय्यम निबंधक ठाणे क्र-८

iSarita v1.3.0

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

20 NOV 2013

महाराष्ट्र MAHARASHTRA

HP 769757

20 NOV 2013

वैदेही सिंह स्टॅम्प वेंडर
मुद्रांक विक्रीचे ठिकाण : द. १३, प्लॉट नं. ५४, के. पी. ठाकुर बिल्डिंग ते ४, कोपरखैरणे, नवी मुंबई ४०० ७०९, परवाना क्र. १२०१०५०
अनुक्रमांक 31768 वैदेही सिंह
हस्ते (मुद्रांक विक्रेता)
नाव Sandip M. Nakade
पत्ते

जिल्हा कोषागार कार्यालय, ठाणे.
7 NOV 2013
मुद्रांक प्रमुख लिपीक/लिपीक
7-11-2013

टनन - ८
6063/19-9८
2093

DEED OF ASSIGNMENT

Agreement For Sale (Part Payment) Dt. 08th September, 2009 Registered at Sr. No. TNN-8/05342/2009 under Receipt No.5771 dt. 08/09/2009 in respect of Flat No. 4/D-2/1:119, First Floor, Mauli Krupa Co-op. Hsg. Soc. Ltd., Simplex, Sector-7, Ghansoli, Navi Mumbai, admeasuring 260.069 Sq. Fts. (24.17 Sq. Mtrs) Built up area.

Stamp Duty Paid : Rs.7,900/-

Registration Fee Paid : Rs.5,100/-

THE JOINT SUB-REGISTRAR THANE-8 ठाणे-८

THIS DEED OF ASSIGNMENT made at Ghansoli, Navi Mumbai on this 20th day of NOVEMBER, 2013,

BETWEEN

आनंदा यशवंत देवेकर

नाकाडे संदीप महादेव

गयाबाई संदिप नाकाडे

Signature/Stamp

1. WHEREAS by the Part-Payment Agreement dt. **08th September, 2009** executed between abovesaid parties and registered before the Sub–Registrar of Assurance, Thane-8 at Serial No. TNN-8/05342/2009 under Receipt No.5771 dated 08/09/2009, (hereinafter referred to as the Said Agreement) in respect of Flat Property of **Flat No. 4/D-2/1:119, First Floor, Mauli Krupa Co-op. Hsg. Soc. Ltd., Simplex, Sector-7, Ghansoli, Navi Mumbai, admeasuring 260.069 Sq. Fts. (24.17 Sq. Mtrs) Built up area,** Building bounded by Following boundaries,

टनन - ८
६६९३ /१३-१८
२०१३

THAT IS TO SAY :-

On the North by :

On the South by :

On the East by :

On the West by :

(hereinafter referred to as the Said Flat)

2. WHEREAS THE abovesaid Transferor / Assignor / Vendor has sold the abovesaid Flat property to the abovesaid Transferee / Assignee by the Agreement for Sale dt. **08th September, 2009** for the total consideration of **Rs.5,03,000/-** (Rupees Five Lakh Three Thousand only) the said total consideration the Transferee / Purchaser have paid by cheque details as under ....

a) **Rs.50,000/-** (Rs. Fifty Thousand only) has paid by Cheque No.223714 dated 02/09/2009 drawn on The Mahanagar Co-op. Bank Ltd. Branch- Chembur, Mumbai being the part payment of consideration.

b) **Rs.40,000/-** (Rs. Forty Thousand only) has paid by Cheque No.223715 dated 03/09/2009 drawn on The Mahanagar Co-op. Bank Ltd. Branch- Chembur, Mumbai being the part payment of consideration.

THE SEAL OF THE JOINT SUB-REGISTRAR THANE-8 DIST-THANE

आनंदा शंकर गंजे

नाकाडे संदीप महादेव
नाकाबाई संदिप नाकाडे

MR. SHARAD VASHANT DHAMALE age- 52 years, Indian Inhabitant, PAN - [illegible] residing at Flat No. D-2/[illegible], First Floor, Vasu Kunj Co-op. Hsg. Soc. Ltd., Simplex Sector-7, Sanpada, New Mumbai-400 706, hereinafter referred to as "**VENDOR / ASSIGNOR**" (which expression shall unless it be repugnant to the context or meaning thereof, shall mean and include their heirs, executors and administrators and assigns) of the **One Part**.

AND

MR. SANDEEP MANUDEO NAYAK age- 41 years, Indian Inhabitant, PAN- [illegible] **& MRS. GAYAKU SANDEEP NAYAK** age- 38 years, PAN- [illegible] residing at- C/o. D-2/[illegible], Vasu Kunj Co-op. Hsg. Soc. Ltd., Simplex Sector-7, Sanpada, New Mumbai- 400 706, hereinafter referred to as "**THE PURCHASERS / ASSIGNEES**" (which expression shall unless it be repugnant to the context or meaning thereof, shall mean and include his heirs, executors administrators and assigns) of the **Other Part**.

c) **Rs.37,000/-** (Rs. Thirty Seven Thousand only) Cheque No.428835 dated 03/09/2009 drawn on State Bank of India, Branch-Koparkhairane, Navi Mumbai being payment of consideration.

d) **Rs.50,000/-** (Rs. Fifty Thousand only) has paid by Cheque No.241004 dated 03/09/2009 drawn on Syndicate Bank, Branch Koparkhairane, Navi Mumbai being the Part payment of consideration.

e) **Rs.10,000/-** (Rs. Ten Thousand only) has paid by Cheque No.428836 dated 05/09/2009 drawn on State Bank of India, Branch-Koparkhairane, Navi Mumbai being the part payment of consideration.

f) **Rs.3,16,000/-** (Rs. Three Lakh Sixteen Thousand only) has paid by cash / cheque directly to GIC Finance Ltd. in the loan account of Vendor being the full and final payment of consideration.

3. AND WHEREAS the terms and conditions mentioned in the said Agreement for Sale dt. **08/09/2009** and original Agreement of Sale dated **12th August, 2004** shall be binding upon the parties and their heirs, executors, representatives and assignee.

4. That the Vendor / Assignor have delivered the vacant and peaceful possession of the said flat to the Purchaser.

5. The Vendor has applied and the Co-op. Hsg. Soc. has granted requisite permission to the Vendor / Seller to Sale the said Flat to the purchaser and also The CIDCO Ltd. also granted permission to sale, transfer and alienate the said flat by its letter Ref. No. CIDCO/AEO/KK/Ghansoli /2013/1628 dt.13/11/2013.

THE SEAL OF THE JOINT SUB-REGISTRAR THANE-2 DIST-THANE

आनंदा यशवंत [illegible]

नाकाडे संदीप महादेव
गयाबाई संदिप नाकाडे

टनन - ८
७७९३ /५-१८
२०१३

6. That the Vendor / Assignor hereby admit and confirm having received the full and final sale price from Flat purchaser / Assignee / Second Part and vendor has given receipt at the bottom of this deed.

SCHEDULE OF PROPERTY

Flat No. 4/D-2/1:119, (Flat No.119, Bldg. No.4/D-2), First Floor, Mauli Krupa Co-op. Hsg. Soc. Ltd., Simplex, Sector-7, Ghansoli, Navi Mumbai, admeasuring 260.069 Sq. Fts. (24.17 Sq. Mtrs) Built up area.

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

SIGNED, SEALED AND DELIVERED by the
Within named **"Vendor / Assignor"**
MR. ANANDA YASHWANT DHAWALE
In presence of .....

1. Arun L. Nikam

2. K. Mahat

SIGNED, SEALED AND DELIVERED by the
Within named **"Purchasers / Assignees"**
MR. SANDEEP MAHADEO NAKADE

MRS. GAYABAI SANDEEP NAKADE
In presence of .....

1. Arun L. Nikam

2. K. Mahat

टनन - ८
६६९३/९-९८
२०९३

RECEIPT

RECEIVED of and from the PURCHASERS **MR. SANDEEP MAHADEV NAKADE & MRS. GAYABAI SANDEEP NAKADE** the sum of **Rs.5,03,000/-** (Rupees Five Lakh Three Thousand only) has paid by Cheques being the full and final payment in respect of sale and consequent transfer of **Flat No. 4/D-2/1:119, First Floor, Mauli Krupa Co-op. Hsg. Soc. Ltd., Simplex, Sector-7, Ghansoli, Navi Mumbai, admeasuring 260.069 Sq. Fts. (24.17 Sq. Mtrs) Built up area.**

Payment details as under....

a) **Rs.50,000/-** by Cheque No.223714 dated 02/09/2009 drawn The Mahanagar Co-op. Bank Ltd. Branch- Chembur, Mumbai.
Rs.40,000/- by Cheque No.223715 dated 03/09/2009 drawn on The Mahanagar Co-op. Bank Ltd. Branch- Chembur, Mumbai.

b) **Rs.37,000/-** by Cheque No.428835 dated 03/09/2009 drawn on State Bank of India, Branch-Koparkhairane, Navi Mumbai.

c) **Rs.50,000/-** by Cheque No.241004 dated 03/09/2009 drawn on Syndicate Bank, Branch- Koparkhairane, Navi Mumbai.

d) **Rs.10,000/-** by Cheque No.428836 dated 05/09/2009 drawn on State Bank of India, Branch-Koparkhairane, Navi Mumbai.

e) **Rs.3,16,000/-** (Rs. Three Lakh Sixteen Thousand only) by cash / cheque directly to GIC Finance Ltd. in the loan account of Vendor being the full and final payment of consideration.

Witnesses.

1 Nikam.

2.

I Say Received **Rs.5,03,000/-**

आनंदा यशवंत ढवळे

(MR. ANANDA YASHWANT DHAWALE)
(Seller / Vendor)

THE SEAL OF THE JOINT SUB-REGISTRAR THANE
जिल्हा-ठाणे
DIST-THANE

टनन - ८
६६९३/E-९८
२०९३

RECEIPT

RECEIVED of and from the PURCHASERS **MR. SANDEEP MAHADEV NAKADE & MRS. GAYABAI SANDEEP NAKADE** the sum of **Rs.5,03,000/-** (Rupees Five Lakh Three Thousand only) has paid by Cheques being the full and final payment in respect of sale and consequent transfer of **Flat No. 4/D-2/1:119, First Floor, Mauli Krupa Co-op. Hsg. Soc. Ltd., Simplex, Sector-7, Ghansoli, Navi Mumbai, admeasuring 260.069 Sq. Fts. (24.17 Sq. Mtrs) Built up area.**

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Witnesses.

1. Nikam.

2.

I Say Received **Rs.5,03,000/-**

आनंदा यशवंत ढवळे

(MR. ANANDA YASHWANT DHAWALE)
(Seller / Vendor)

THE SEAL OF THE JOINT SUB-REGISTRAR THANE
सह दुय्यम निबंधक, ठाणे - ८ यांचा शिक्का
जिल्हा-ठाणे
DIST-THANE

दस्तक्रमांक व वर्ष : 5342/2009

Tuesday, September 08, 2009

दुय्यम निबंधक : ठाणे 8

सूची क्र. दोन INDEX NO. II

गावाचे नाव : घनसोली

टनन - ८
७७९३/७-१८
२०१३

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पटेदार ते नमूद करावे)	करारनामा करारनामा मोबदला रु. 503,000.00 बा.भा. रु. 505,000.00
(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	(1) वर्णन: सदनिका क्र. डि 2/1:119, 1 ला मजला माऊली कृपा को ऑप हौ सो.लिमिटेड मे. 7 घणसोली
(3) क्षेत्रफळ	(1)260.069 चौ फुट बिल्टअप
(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) श्री आनंदा यशवंत ढवळे - -; घर/फ्लॅट नं: डि 2/119 से. 7 घणसोली; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AKNPD7603F.
(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता	(1) श्री संदिप महादेव नाकाडे - -; घर/फ्लॅट नं: डि 4/306, से. 7 घणसोली; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: AFDPN9800K. (2) मि. गयाबाई संदिप नाकाडे - -; घर/फ्लॅट नं: सदर; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: F-60.
(7) दिनांक	03/09/2009
(8) नोंदणीचा	03/09/2009
(9) अनुक्रमांक, खंड व पृष्ठ	5342 /2009
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु 7875.00
(11) बाजारभावाप्रमाणे नोंदणी	रु 5100.00
(12) शेरा	

THE SEAL OF THE JOINT SUB-REGISTRAR THANE-8 सह दुय्यम निबंधक ठाणे-८ यांची मुद्रा DIST.THANE.

सह दुय्यम निबंधक ठाणे - ८

THE SEAL OF THE JOINT SUB-REGISTRAR THANE-8 सह दुय्यम निबंधक ठाणे-८ यांची मुद्रा जिल्हा-ठाणे DIST.THANE.

THE SEAL OF THE JOINT SUB-REGISTRAR

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

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

SITE OFFICE :
Office of Estate Management
Section, CIDCO Ltd.,
Community Centre, Sec. - 5,
Koperkhairane,
NAVI MUMBAI - 400 709

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

Ref. No. CIDCO / AEO / KK / Ghansoli / 2003/ 1628 Date : 13 / 11 / 2003

To,

Shri/~~Smt.~~ Ananda yashawant Dhawale
D/2/1:119 , Sector - 07
Ghansoli

NAVI MUMBAI.

टनन - ८
6683/99-96
२०९३

Sir / Madam,

Sub : Sale of Apartment No. D/2/1:119
Sector 07 **at ~~Kopar Khairane~~ / Ghansoli,**
Navi Mumbai.

Please refer to your letter dated 8/11/2013.

The Corporation is pleased to permit you to transfer and assign to Shri. Sandeep mahadeo Nakade & Gayabai S. Nakade all your rights interest, title and benefits arising out of Agreement dated 12/8/2004, made and executed by our with our Corporation and also sell & transfer the flat bearing No. D/2/1:119 on the 1st floor of the building No.. as D/2/1:119 situated in Sector 07 at ~~Kopar Khairane~~ / Ghansoli the following terms and conditions :

a) Transfer and assignment shall be effected after obtaining the permission of the Competent Authority under Urban Land (Ceiling and Regulation) Act. 1976, by a regular deed of assignment according to the law at the cost of the parties.

b) The Deed of Assignment shall be registered with the Sub-Registrar of Assuranceson or before 12 / 2 / 2004.

c) The Deed of Assignment shall contain the following convenants : The Assignees doth covenant with the Assignor and undertakes that the Assignee shall not without the pevious permission in writing of the CIDCO let, sublet, sell, transfer, assign or part with his interest or beneficiary of this assignment by way of sale, gift, lease or in any other manner in favour of any person/persons or part with the possession of the said flat'.

THE SEAL OF THE JOINT SUB REGISTRAR THANE 8 DIST. THANE

P.T.O.

टनन - ८
६७८३/९३-९८
२०९३

CIDCO

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

GM-614

Office of the M.M.(II)
Raigad Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.

Date : 12/08/04

TAKING OVER POSSESSION BY THE ALLOTTEE

Type D Aptt. No. 410-211:119 Sector 7 at Ghansoli in Navi Mumbai

1. Date of allotment : 24/06/02
2. Name of Hire / Outright Purchaser : Ananda Y. Dhavale
3. Date of execution of Agreement : 12/08/04

Civil Maistry

Asstt. Mkt. Officer

POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. 410-211:119 Type _____ Sector 7 at Ghansoli in Navi Mumbai on the day of 12/08/04 after proper inspection of the fittings and Fixtures provided therein.

Before taking over possession I have verified the fitings, fixtures and amenities in the above apartment and they are according to the items listed and according to plans and specifications annexed with the agreement I have inspected the apartment and satisfied myself. I accept the above said apartment and have no complaint of any nature whatsoever and would not claim another apartment from CIDCO later on.

Recevied Lock No. DBL5939 with duplicate key.

THE SEAL OF THE JOINT SUB REGISTRAR THANE-1 सह दुय्यम निबंधक ठाणे-१ सत्यमेव जयते जिल्हा-ठाणे DIST-THANE

(Signature of allottee)

Name : A. Y. Dhavale

Aptt. No. : 410-211:119
Sect. 7 Ghansoli

Copy to : i) Maharashtra State Electricity Board
ii) Secretary of the Society.

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

DHAVLE ANANDA YASHWANT
YASHWANT VITTHAL DHAVLE
01/05/1976
Permanent Account Number
AKNPD7603F
Signature

टनन - ८
७७९३ १९४-९८
२०१३

J - FF5
1
२०१३

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

NAKADE SANDEEP MAHADEO
MAHADEO SHAMRAO NAKADE
01/08/1973
Permanent Account Number
AFDPN9800K
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

GAYABAI SANDEEP NAKADE
MAHADEV PUNJA GARJE
01/06/1974
Permanent Account Number
ANCPN9667P
Signature

THE JOINT SUB-REGISTRAR THANE-8
सह दुय्यम निबंधक ठाणे-८ यांची मुद्रा
सत्यमेव जयते
जिल्हा-ठाणे
DIST-THANE

392/7793
बुधवार,20 नोव्हेंबर 2013 7:31 म.नं.

दस्त गोषवारा भाग-1

टनन8 7793
दस्त क्रमांक: 7793/2013

दस्त क्रमांक: टनन8 /7793/2013

बाजार मुल्य: रु. 5,05,500/- मोबदला: रु. 5,03,000/-

भरलेले मुद्रांक शुल्क: रु.100/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) (२) खाजगी क्षेत्रातील गट अ व ब मधील माहिती व तंत्र : महसूल व वनविभाग क्र. मुद्राक २००३/२०९३/प्र.क्र. ८६२/ म-१ दि. २९/१२/२००३

दु. नि. सह. दु. नि. टनन8 यांचे कार्यालयात
अ. क्रं. 7793 वर दि.20-11-2013
रोजी 7:25 म.नं. वा. हजर केला.

पावती:7942 पावती दिनांक: 20/11/2013
सादरकरणाराचे नाव: - - श्री. संदिप महादेव नाकाडे

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 360.00
पृष्ठांची संख्या: 18	
	एकुण: 460.00

नाकाडे संदीप महादेव
दस्त हजर करणाऱ्याची सही:

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

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

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 20 / 11 / 2013 07 : 25 : 47 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 20 / 11 / 2013 07 : 26 : 11 PM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेली कागदपत्रे, कुलमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट आढळुन आल्यास त्याची संपुर्ण जबाबदारी दस्त निष्पादकांची राहील.

THE SEAL OF THE JOINT SUB-REGISTRAR THANE-8
सह दुय्यम निबंधक ठाणे-८ यांची मुद्रा
जिल्हा-ठाणे
DIST-THANE

Original
नोंदणी 39 म.
Regn. 39 M

Tuesday, September 08, 2009
4:02:15 PM

पावती

पावती क्र. : 5771

दिनांक 08/09/2009

गावाचे नाव घनसोली

दस्तऐवजाचा अनुक्रमांक टनन8 - 05342 - 2009

दस्ता ऐवजाचा प्रकार करारनामा
करारनामा

सादर करणाराचे नाव: श्री संदिप महादेव नाकाडे - -

नोंदणी फी	:-	5100.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (16)	:-	320.00
एकूण	रु.	5420.00

आपणास हा दस्त अंदाजे 4:17PM ह्या वेळेस मिळेल

दुय्यम निंबधक
सह दुय्यम निबंधक अणेक्र. ८

बाजार मुल्य: 505500 रु. मोबदला: 503000रु.
भरलेले मुद्रांक शुल्क: 7900 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: युको बँक कोपरखैरणे;
डीडी/धनाकर्ष क्रमांक: 397768; रक्कम: 5100 रु.; दिनांक: 07/09/2009

समाशोधनाच्या अधीन राहून

नाकाडे संदीप महादेव

नाकाडे गयाबाई संदीप

दुय्यम निबंधक अणेक्र.

Original
नोंदणी 39 म.
Regn. 39 M

Tuesday, September 08, 2009
4:02:15 PM

पावती

पावती क्र. : 5771

दिनांक 08/09/2009

गावाचे नाव घनसोली

दस्तऐवजाचा अनुक्रमांक टनन8 - 05342 - 2009

दस्ता ऐवजाचा प्रकार करारनामा
करारनामा

सादर करणाराचे नाव: श्री संदिप महादेव नाकाडे - -

	:-	5100.00
नोंदणी फी	:-	320.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) --> एकत्रित फ़ी (16)		5420.00

एकूण रु.

आपणास हा दस्त अंदाजे 4:17PM ह्या वेळेस मिळेल

दुय्यम निंबधक
सह दुय्यम निबंधक ठाणे क्र. ६

बाजार मुल्य: 505500 रु. मोबदला: 503000रु.
भरलेले मुद्रांक शुल्क: 7900 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: युको बँक कोपरखैरणे;
डीडी/धनाकर्ष क्रमांक: 397768; रक्कम: 5100 रू.; दिनांक: 07/09/2009

समाशोधनाच्या अधीन राहून

नाकाडे संदीप महादेव

नाकाडे गयाबाई संदीप

मूळ दस्त परत देणा

दुय्यम निंबधक

e-Governance

दुय्यम निबंधक: ठाणे 8

दस्तक्रमांक व वर्ष: 5342/2009

Tuesday, September 08, 2009

4:19:32 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : घनसोली

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) — करारनामा; करारनामा; मोबदला रु. 503,000.00; बा.भा. रु. 505,500.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) — (1) वर्णन: सदनिका क्र. डि-2/1:119, 1 ला मजला माऊली कृपा को ऑप हौ सो.सिम्लेवरा सो. 7 घणसोली

(3)क्षेत्रफळ — (1)260.069 चौ फुट बिल्टअप

(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) श्री आनंदा यशवंत ढवळे - -; घर/फ्लॅट नं: डि 2/119 से. 7 घणसोली; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AKNPD7603F.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता — (1) श्री संदिप महादेव नाकाडे - -; घर/फ्लॅट नं: डि 4/306, से. 7 घणसोली; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: AFDPN 9800K. (2) मि. गयाबाई संदिप नाकाडे - -; घर/फ्लॅट नं: सदर; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: 60.

(7) दिनांक — करून दिल्याचा 08/09/2009

(8) — नोंदणीचा 08/09/2009

(9) अनुक्रमांक, खंड व पृष्ठ — 5342 /2009

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क — रु 7875.00

(11) बाजारभावाप्रमाणे नोंदणी — रु 5100.00

(12) शेरा

THE SEAL OF THE JOINT SUB-REGISTRAR THANE-8 सह दुय्यम निबंधक ठाणे-८ ठाणे जिल्हा सत्यमेव जयते ठाणे DIST.THANE.

सह दुय्यम निबंधक ठाणे - ८

103

No. 0015797

प्रतिभारपत्री प्रत/PARTY COPY

दि महानगर को-ऑप. बँक लि.
THE MAHANAGAR CO-OP. BANK LTD.

शाखा / Branch Adme

दिनांक / Date 4/9/09

मुद्रांक शुल्क / Stamp Duty रु./ Rs. 7900/-

सेवा आकारणी शुल्क रु./ Rs. 10/-

Service Charges

No. of Document 1

एकूण / Total रु./ Rs. 7910/-

अक्षरी रुपये / Amount in Words Seven Thousand Nine Hundred Ten only

मुद्रांक शुल्क भरणाऱ्याचे नाव / Name of stamp duty paying party Sandeep Malvade

पॅन नं. / Pan No.

पत्ता / Address & Tel. No. 10-4/306, Simplex, Sec-3, C.Lonsari, N.M.

सोबतच्या पक्षकाराचे नाव / Name of counter party Mr. Prem Sh. Malvade

व्यवहाराचा उद्देश कारण /Purpose of transaction Agreement for sale

धनादेश/पे ऑर्डर जर बँकेचा कोड्स आहे त्या बँकेचे नाव व शाखा / Name of the Drawee Bank & Branch

होईल/पे ऑर्डर / चेक नं. D.D./P.O./Cheque No. if any

संचालक

Authorised Sign.

Cashier

संचालक धनादेश दरम्यानच धनादेश वठविता येईल याची खात्री आणावी

This counterfoil has to be presented at clearing house. Subject to Delivery of cheque on day.

भुगतान आदेश / PAY ORDER

अहस्तांतरणीय
NOT NEGOTIABLE

कोपरखैरणे (1860)
KOPARKHAIRANE (1860)

कमाल 6 महिने के लिए वैध VALID FOR SIX MONTHS ONLY

PAY PARKHAIRNE - NAVI MUMBAI 1860 20

JOINT SUB REGISTRAR THANE 07-09-2009

रुपये RUPEES ..... या उनके आदेश पर OR ORDER

Five Thousand One Hundred ..... अदा करें

रु.Rs. ********5,100.00

THE SEAL OF THE JOINT SUB-REGISTRAR THANE-2

यूको बैंक
UCO Bank

महावीर श्रद्धा, सर्व नं. 15 & 16, प्लॉट नं. 12, सेक्टर-14, कोपरखैरणे, नवी मुंबई - 400 709
Mahavir, Shraddha, Srvy No. 15&16, Plot No. 12, Sector-14, Koparkhairane, Navi Mumbai - 400 709

UCBA 000 1860

CPO/C

कृते यूको बैंक
For UCO Bank

प्रबंधक / MANAGER
(पॅन नंबर / P.F.M.No.)

THE NOTE MINT SECURE PRINT PVT LTD - HYD

⑈ 399768 ⑈ 400028052 ⑈

12

AGREEMENT FOR SALE

[Part Payment Agreement]

Flat No. D-2/1:119, First Floor, Simplex, Mauli Krupa Co-op. Hsg. Soc. (Prpo.), Sector- 7, Ghansoli, Navi Mumbai,

BUILT UP AREA	:	260.069 Sq. Fts. (24.17 Sq. Mtrs.)
Market Value	:	Rs.5,31,740/-
Less 5 % Depreciation	:	Rs.26,587/-
Actual Market Value	:	**Rs.5,05,160/-**
STAMP DUTY PAID	:	Rs. 7,900/-
REGISTRATION FEE	:	Rs. 5,100/-
Sale Price	:	**Rs.5,03,000/-**

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2008

THIS Agreement is made and entered into at Ghansoli, Navi Mumbai on 08th day of September, 2009 BETWEEN

PAN - AKNPD7603F

MR. ANANDA YASHWANT DHAWALE, aged- 34 years, R/at- D-2/119, First Floor, Mauli Krupa Co-op. Hsg. Soc., Simplex, Sector-7, Ghansoli, Navi Mumbai, hereinafter referred to as **"THE VENDOR / SELLER"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his heirs, executors and administrators) of the **ONE PART,**

AND PAN AFDPN9800K.

MR. SANDEEP MAHADEO NAKADE, aged-37 years, and **MRS. GAYABAI SANDEEP NAKADE**, aged- 35 years, Indian Inhabitants residing at – C/o. Mr. Harishchandra Kashinath Garje, D-4/306, Mauli Krupa Co-op. Hsg. Soc., Sector-7, Simplex, Ghansoli, Navi Mumbai, hereinafter referred to as **"THE PURCHASERS"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators and assigns) of the **OTHER PART.**

आनंदा यशवंत ढवळे

नाकाडे संदीप महादेव

नाकाडे गयाबाई संदीप

DIST. THANE

INDIA STAMP DUTY MAHARASHTRA

R 0007900 - 885485

SEP 04 2009

166142

WHEREAS THE STATE GOVERNEMENT 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 **Ghansoli in Sector-7, Navi Mumbai, Tal. & Dist. Thane** (hereinafter referred to as THE SAID LAND).

AND WHEREAS THE CIDCO has developed the said land and constructed buildings thereupon Ground plus Three upper floors and designated as **D Type** Building under **GHANSOLI HOUSING SCHEME FOR LOW INCOME GROUP** in Sector-7, Simplex, Ghansoli, Navi Mumbai.

AND WHEREAS by an Agreement to Sale **dt. 12th August, 2004** handed over the following Flat, under Ghansoli Housing Scheme on receiving the full and final consideration price of **Rs.1,85,000/-.**

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DISCRIPTION OF PROPERTY

TYPE	BLDG. NO.	FLAT. NO.	FLOOR	SECTOR
4/D	D-2	119	First	7

Society - Mauli Krupa Co-op. Hsg. Society (Prop.).
Node - Simplex, Ghansoli, Navi Mumbai.
Admeasuring - 24.17 Sq. Mts. (260.069 Sq. Fts.) Built Up area.
Building - Ground + Three Floor.
(hereinafter referred to as "THE SAID FLAT-PREMISES")

==========

SALE PRICE - Rs.5,03,000/-

==========

WHAREAS :

By an Agreement To Sell dt. **12th August, 2004** by the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASTRA LTD. a Company incorporated under the Companies Act 1956, having its registered office at NIRMAL, Second Floor, Nariman Point, Mumbai- 400 021, (hereinafter referred to as "THE CIDCO") the CIDCO agreed to sell and transfer and **MR. ANANDA YASHWANT DHAWALE** agreed to purchase

आनंदा यशवंत ढवळे

नाकाडे संदीप महादेव
नाकाडे गयाबाई संदीप

and acquire the Flat bearing No. 4/D-2/1:119, admeasuring about 24.17 Sq. Mts. on the First Floor of the building situated in Ghansoli Housing Scheme in Simplex, Sector 7, Ghansoli, Navi Mumbai, Tal. & Dist. Thane on " first come first served basis ", (hereinafter for brevity's sake referred to as "the said flat premises") together with the permanent and absolute right of use and occupation of the said **Flat No. 4/D-2/1:119, Sector-7, Simplex, Ghansoli, Navi Mumbai**.

AND WHEREAS the original lessee has in terms of the said Allotment and Agreement paid to the CIDCO the entire consideration of **Rs.1,85,000/-** (Rs. One Lakh Eighty Five Thousand only) and miscellaneous charges.

AND WHEREAS the Vendor has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire the right, title and interest of the Vendor in the said Flat together with the permanent and absolute right of use and occupation of the said Flat as per Agreement dt. **12th August, 2004**. The Vendor declare that the said Flat is mortgaged with GIC Finance Ltd., Vashi, Navi Mumbai and loan balance is about **Rs.3,16,000/-** (Rs.Three Lakhs Sixteen Thousand only), hereinafter the said balance Loan amount shall be repaid by purchaser with interest and other charges and after repay the entire loan amount the Seller shall co-operate to obtain all original papers from GIC office and also co-operate to obtain sale NOC from Hsg. Soc. And CIDCO Ltd. and also appear for registration of Conveyance Deed / Assignment Deed before Sub-Registrar of Assurance, Thane without demand extra money.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows :-

1. The vendor shall sell and transfer and the purchaser shall purchase and acquire the **Flat No. 4/D-2/1:119, Simplex, Sector-7, Ghansoli,** admeasuring **area – 260.069 Sq. Fts. (24.17 Sq. Mts.)** hereinafter referred to as "THE SAID FLAT" together with the permanent and absolute right of use and occupation of the said Flat together with the benefits in the said deposit of **Rs.1,85,000 + Misc. Charges** paid by the original lessee to the CIDCO Ltd., for the lump Sum price of **Rs.5,03,000/-** (Rs. Five Lakhs Three Thousand only) shall be paid as under ..... .

आनंदा अशोक हवळे

नाकाडे संदीप महादेव
नाकाडे गायत्रीदेवी संदीप

a) **Rs.50,000/-** (Rs. Fifty Thousand only) has paid by Cheque No.223714 dt. 02/09/2009 drawn on The Mahanagar Co-op. Bank Ltd., branch Chembur, Mumbai being the Part payment off consideration.

b) **Rs.40,000/-** (Rs. Forty Thousand only) has paid by Cheque No.223715 dt. 03/09/2009 drawn on The Mahanagar Co-op. Bank Ltd., branch Chembur, Mumbai being the Part payment off consideration.

c) **Rs.37,000/-** (Rs. Thirty Seven Thousand only) has paid by Cheque No.428835 dt. 03/09/2009 drawn on State Bank of India, branch Koparkhairane, Navi Mumbai being the Part payment off consideration.

d) **Rs.50,000/-** (Rs. Fifty Thousand only) has paid by Cheque No.241004 dt. 03/09/2009 drawn on Syndicate Bank, branch Koparkhairane, Navi Mumbai being the Part payment off consideration.

e) **Rs.10,000/-** (Rs. Ten Thousand only) has paid by Cheque No.428836 dt. 05/09/2009 drawn on State Bank of India, branch Koparkhairane, Navi Mumbai being the Part payment off consideration

b) The balance consideration amount of **Rs.3,16,000/-** (Rs. Three Lakhs Sixteen Thousand only) shall be paid by purchaser in the account of Vendor to GIC Finance Ltd., Vashi within two years, hereinafter the seller shall not responsible to clear the balance Loan amount of **Rs.3,16,000/-** including penalty, interest and other charges.

2. The Purchaser has paid to the Vendor on execution of these presents the sum of **Rs.1,87,000/-** (Rs. One Lakh Eighty Seven Thousand only). (The receipt of whereof the Vendor doth hereby admit and acknowledge the same at the bottom of these presents).

3. The Vendor doth hereby covenant with the purchaser that the said premises agreed to be hereby sold purchaser and declare that the said Flat

आनंदा यशवंत ढवळे नाकाडे संदीप महादेव
नाकाडे जयाबाई संदीप

premises is mortgaged with G.I.C. and that he has full and absolute power to transfer and has deliver possession of the said Flat No. 4/D-2 /1:119, Simplex, Sector-7, Ghansoli to purchaser.

4. The Vendor in pursuance of the said Agreement and in consideration of the said sum of **Rs.1,87,000/-** (Rs. One Lakh Eighty Seven Thousand only) paid or to be paid by the Purchaser to the Vendor and delivered to the Purchaser vacant and peaceful possession of the said flat.

5. The Vendor shall apply to the CIDCO and seek permission from the CIDCO for permitting him to transfer and assign to the purchaser his rights, interest and benefits under the said Agreement and also permitting him to sell and transfer to the Purchaser the said Flat on the **First Floor** of the building known as **D-2** together with the permanent and absolute right of use and occupation of the said Flat. The Purchaser agrees to bear and pay to the CIDCO & Society transfer charges and others.

6. On obtaining permission in writing from the CIDCO, the Vendor shall assign and transfer all his rights, interest, title and benefits arising out of the said Agreement dt. **12th August, 2004** mentioned hereinabove including the deposits standing to the credit of the Vendor with the CIDCO, by executing a Deed of Assignment in favour of the Purchaser and registering it with the Sub-Registrar of Assurances within a period of three months from the date of obtaining permission in writing from the CIDCO permitting the Vendor to sell and transfer to the Purchaser the said Flat.

7. The Vendor doth hereby further covenant with the purchaser that the Vendor has paid to the concern authority all out goings and other charges which are payable by the Vendor to authority in respect of the said Flat till handover possession to the purchaser.

8. The Vendor doth hereby further covenant with the Purchaser that the Purchaser shall henceforth quietly and peacefully possess and occupy and enjoy the said premises without let, hindrance, denial, demand, interruption or eviction by the Vendor or any other person or persons lawfully or equitably claiming through under or in trust for the Vendor.

आनंदा यशवंत नलावडे नाकाडे संदीप यशवंत
नाकाडे गजाबाई संदीप

9. That the Purchaser shall be entitled to have and hold the possession, occupation and use of the said Flat and the purchaser shall so hold the same unto and to the use and benefit of the Purchaser himself his heirs, successors and assigns for ever without any claim, charge, right, interest, demand or lien of the Vendor or any person or persons claiming through or under him or in trust for him subject to payment by the Purchaser of all taxes, assessments, charges, duties or calls made by the Housing Society, Government, Revenue or local Authorities hereinafter in respect of the premises and the Land.

10. The Purchaser doth hereby covenant with the Vendor that save and except as aforesaid the Purchaser shall from the date of these presents pay his share of taxes and outgoings as mentioned in the said Agreement dated **12th August, 2004** and shall also become a member of the Co-operative Housing Society to be formed by all the Flat owners of the said building and shall carry out the terms and conditions of the said Agreement and also abide by the rules and regulations of the said Society.

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11. The Purchaser doth hereby covenant with the Vendor that he shall abide by the rules and regulations and the bye-laws of the said Society on admission as member thereof and that he agrees and undertakes to pay and discharge all calls, demands, contributions and dues pay hereinafter make in respect of the said premises.

12. The Vendor hereby further covenants with the purchaser that the Vendor shall from time to time and at all times whenever called upon by the Purchaser or his advocate or Attorneys do and execute or cause to be done or Executed all such acts, deeds and things whatsoever for more perfectly securing the interest of the Purchaser in the premises agreed to be hereby sold unto and to the use of the Purchaser as shall or may be reasonably required but at the cost of the Purchaser.

13. The said Agreement dated **12th August, 2004** and all other relevant papers and receipts for payments made by the Vendor have been duly delivered by him to the Purchaser on the execution of these presents.

आनंदा श्रावण ढके नाकाडे संदीप महादेव
नाकाडे जयवाई संदीप

14. Save and except as aforesaid all the terms and conditions of the said Agreement dated **12th August, 2004** shall be binding on the purchaser as if all the terms and conditions were bodily incorporated in this Agreement.

SCHEDULE OF PROPERTY

Flat No.119, Bldg. No.4/D-2, Type–D, First Floor, Mauli Krupa Co-op. Hsg. Soc. (Prop.), Simplex, Sector-7, Ghansoli, Navi Mumbai, Admeasuring – 260.069 Sq. Fts. (24.17 Sq. Mtrs.) Built up area, the flat is bounded by following boundaries, that is to say :-

On the North by :

On the South by :

On the East by :

On the West by :

SEAL OF THE JOINT SUB-REGISTRAR THANE DIST. THANE

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IN WITNESS WHEREOF the parties hereto have set their respective hands hereunto and to a duplicate hereof the day and the year first hereinabove written.

SIGNED, SEALED AND DELIVERED by the withinnamed Vendor / Seller

MR. ANANDA YASHWANT DHAWALE, आनंदा यशवंत ढवळे

in the presence of .....

1. A.L. Nikam

2. H.K. Gurje

LHT

SIGNED, SEALED AND DELIVERED by the withinnamed Purchasers

MR. SANDEEP MAHADEO NAKADE, नाकाडे संदीप महादेव

नाकाडे गयाबाई संदीप

MRS. GAYABAI SANDEEP NAKADE.

in the presence of .....

LHT

1 Arun L. Nikam

2. H. K. Gurje

RHT

RECEIPT

RECEIVED OF AND from the withinnamed Purchasers **MR. SANDEEP MAHADEO NAKADE** and **MRS. GAYABAI SANDEEP NAKADE** the sum of **Rs.1,87,000/-** (Rs. One Lakh Eighty Seven Thousand only) by cheque as mentioned being the Part payment of consideration price within mentioned to be paid by Purchaser to the vendor in respect of the Flat No. D-2/1:119, Simplex, Sector-7, Ghansoli, Navi Mumbai, Tal. & Dist. – Thane.

I say received **Rs.1,87,000/-**

Witnesses :-

1. Arun Laxman Nikam

2. Harischandra K. Garje.

3. Adhikrao Charge.

(MR. ANANDA YASHWANT DHAWALE)

ठाणे - ८
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SEAL OF THE JOINT SUB-REGISTRAR THANE-8
सह दुय्यम निबंधक ठाणे-८ यांचे शिक्का
सत्यमेव जयते
ठाणे
DIST. THANE.

CIDCO

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Office of the M.M.(II)
Raigad Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.

GM-614

Date : 12/08/04

TAKING OVER POSSESSION BY THE ALLOTTEE

Type D Aptt. No. 410-211:119 Sector 7 at Ghansoli in Navi Mumbai

1. Date of allotment : 24/6/02
2. Name of Hire / Outright Purchaser : Ananda Y. Dhavale
3. Date of execution of Agreement : 12/08/04

ठाणे - 6
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2008

Asstt. Mkt. Officer

Civil Maistry

POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment Type 410-211:119 Sector 7 at Ghansoli in Navi Mumbai on the day of 12/8/04 after proper inspection of the fittings and Fixtures provided therein.

Before taking over possession I have verified the fitings, fixtures and amenities in the above apartment and they are according to the items listed and according to plans and specifications enclosed with the agreement I have inspected the apartment and satisfied myself. I accept the above said apartment and have no complaint of any nature whatsoever and I would not claim another apartment from CIDCO later on.

Recevied Lock No. DB15939 with duplicate key.

(Signature of allottee)

Name : A. Y. Dhavale
Aptt. No. : 410-211:119
Sect. 7 Ghansoli

Copy to : i) Maharashtra State Electricity Board
ii) Secretary of the Society.

JOINT SUB-REGISTRAR THANE
जि. ठाणे.
DIST. THANE

माऊली कृपा को. ऑप. हौसिंग सोसायटी (नियोजित)

बिल्डीग नं. डी-१ ते ५, सेक्टर - ७, घणसोली, नवी मुंबई.

(रजि. नं.)

दिनांक : 07/04/09

M.K.HS/96 . 2009-10

प्रति,

श्री. आनंदा यशवंत दवले

बिल्डिंग घणसोली

टनन - ८
५३२/१२-१९
२००९

महोदय,

श्री. आनंदा यशवंत दवले हे आमच्या सोसायटीतील रहीवाशी असुन त्यांची वर्तवणूक चांगली आहे. असा रहीवाशी दाखला त्यांना देण्यात येत आहे.

आपले विश्वासू

माऊली कृपा को. ऑ. हौसिंग सोसायटी

अध्यक्ष सेक्रेटरी खजिनदार

माऊली कृपा को. ऑ. हौसिंग सोसायटी रजि. नं.

THE SEAL OF THE JOINT SUB-REGISTRAR दुय्यम निबंधक ठाणे-८ ठाणे जि. ठाणे DIST. THANE

DUPLICATE

FORM 4

[See Rule 16(1)]

Driving Licence

Office

Mumbai (Central)

Driving Licence No. MH01-94/1837

Date of Issue 21/9/94

Name of the Licence Holder

Harichandra Gaje

Son/wife/daughter of

Kashinath Gaje

Signature or Thumb-impression

Specimen Signature/Thumb Impression of the Holder of the licence

Name to be written across the photograph

टनन - ८

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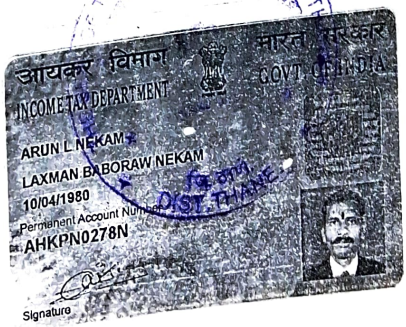
२००९

THE JOINT SUB-REGISTRAR



आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

ARUN L NEKAM

LAXMAN BABORAW NEKAM

10/04/1980

Permanent Account Number

AHKPN0278N

Signature

दस्त गोषवारा भाग - 2

टनन8

दस्त क्रमांक (5342/2009)

९६१९६

[टनन8 5342-2009] चा गोषवारा
बाजार मूल्य :505500 मोबदला 503000 भरलेले मुद्रांक शुल्क : 7900

पावती क्र.:5771 दिनांक:08/09/2009
पावतीचे वर्णन
नांव: श्री संदिप महादेव नाकाडे - -

5100 :नोंदणी फी
320 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फ़ी

5420: एकूण

दस्त हजर केल्याचा दिनांक :08/09/2009 03:55 PM
निष्पादनाचा दिनांक : 08/09/2009
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :25) करारनामा नाकाडे संदीप महादेव
दस्त अनुच्छेद प्रकार: करारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 08/09/2009 03:55 PM
शिक्का क्र. 2 ची वेळ : (फ़ी) 08/09/2009 04:02 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 08/09/2009 04:15 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 08/09/2009 04:15 PM

सह.दु.निबंधक ठाणे - ८

दस्त नोंद केल्याचा दिनांक : 08/09/2009 04:15 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळ्खतात, व त्यांची ओळख पटवितात.

1) -- श्री अरुण लक्ष्मण निकम ,घर/फ़्लॅट नं: एफ 2/308 से. 7 घणसोली
गल्ली/रस्ता:
ईमारतीचे नावः -
ईमारत नं:
पेठ/वसाहत:
शहर/गाव:-
तालुका: -
पिन:

2) -- श्री हरिश्चंद्र काशिनाथ गर्जे ,घर/फ़्लॅट नं: डि 4/306,से.7 घणसोली
गल्ली/रस्ता:
ईमारतीचे नावः
ईमारत नं: -
पेठ/वसाहत:
शहर/गाव:
तालुका:
पिन:

प्रमाणीत करणेत येते की
मुळ दस्तास एकूण ...१६... पाने आहेत.

सह.दु.निबंधक ठाणे क्र. ८

सह.दु.निबंधक ठाणे - ८
ठाणे 8

JOINT SUB-REGISTRAR
सह.दु.निबंधक ठाणे-८
जि. ठाणे
DIST. THANE.

पुस्तक क्र. ...१...
...५३४२... क्रमांकावर नोंदले.

सह.दु.निबंधक ठाणे क्र. ८
वाजीव ... मार्च २००९