

336/104

पावती

Original/Duplicate

Wednesday, January 06, 2016

नोंदणी क्र. :39म

7:37 PM

Regn.:39M

पावती क्र.: 119 दिनांक: 06/01/2016

गावाचे नाव: सानपाडा

दस्तऐवजाचा अनुक्रमांक: टनन6-104-2016

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: जनार्दन विश्राम जाधव - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 520.00

पृष्ठांची संख्या: 26

एकूण:

रु. 30520.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

7:58 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 6

बाजार मुल्य: रु.2880000/-

भरलेले मुद्रांक शुल्क : रु. 180000/-

मोठ्या देय्यात लिहिलेले रकम - ६
३००००००/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006276744201516R दिनांक: 06/01/2016

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 520/-

मुळ दस्तऐवज परत दिला

लिपीक

राज्य न्यायम निबंधक, ठाणे क्र.६
मुळ दस्तऐवज परत मिळाला

पदाकाराची सही

336/104

इतर पावती

Original/Duplicate

Wednesday, 06 January 2016 7:56
PM

नोंदणी क्र. : 39म

Regn.: 39M

पावती क्र.: 121 दिनांक: 06/01/2016

गावाचे नाव: -सानपाडा

दस्तऐवजाचा अनुक्रमांक: टनन6-104-2016

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: जनार्दन विश्राम जाधव --
वर्णन

दस्त हाताळणी फी
पृष्ठांची संख्या: 17

रु. 340.00

एकूण:

रु. 340.00

[Signature]
Joint Sub.Registrar,Thane 6
मह. दुय्यम नियंत्रक ठाने-६
(वर्ग -२)

1); देयकाचा प्रकार: By Cash रक्कम: रु 340/-

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH006276744201516R	BARCODE	Form ID :	Date: 06-01-2016
Department	IGR		Payee Details	
Receipt Type	RE		Dept. ID (If Any)	
Office Name	IGR118-THN6_THANE NO 6 JOINT SUB REGISTRA	Location	PAN-ABZPJ1320Q	
Year	Period: From : 06/01/2016 To : 31/03/2099		Full Name	
Object	Amount in Rs.	Flat/Block No. Premises/ Bldg		
		C 29 ROOM NO 10 OM SHREE ASHTAVI		
0030046401-75	0.00	Road/Street, Area /Locality		
		NAYAK SOCIETY PLOT NO 14		
0030063301-70	30000.00	Town/ City/ District		
		SECTOR24 SANPADA NAVI MUMBAI THANE Maharashtra		
	0.00	PIN		
	0.00	4 0 0 7 0 5		
	0.00	Remarks (If Any)		
	0.00			
	0.00	Amount in words		
	0.00	Rupees Thirty Thousand Only		
Total	30000.00	FOR USE IN RECEIVING BANK		
Payment Details: IDBI NetBanking Payment ID : 79946273		Bank CIN No : 69102332016010650828		
Cheque- DD Details:		Date		
Cheque- DD No.		06-01-2016		
Name of Bank		Bank-Branch		
IDBI BANK				
Name of Branch		Scroll No.		

Signature
H. Jadhav

Data of Bank Receipt for GRN MH006276744201516R

Bank - IDBI BANK

Bank/Branch :
Pmt Txn Id : 79946273
Pmt DtTime : 06/01/2016 15:02:07
ChallanIdNo : 69103332016010650828
District : 1201 / THANE
Simple Receipt
Print DtTime :
GRAS GRN : MH006276744201516R
Office Name : IGR118 / THN6_THANE NO 6 JOINT SUB REGISTRAR

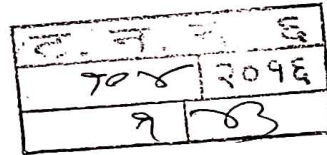
StDuty Schm : -
StDuty Amt : -

RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Article : B25
Prop Mvblty : Immovable
Prop Descr : C 29 ROOM NO 100M SHREE ASHTAVINAYAK SOCIETY PLOT NO 14 , SECTOR 24 SANPADANAVI MUMBAI THANE
Maharashtra
400705
Duty Payer : PAN-ABZPJ1320Q JANARDAN VISHRAM JADHAV
Other Party : PAN-AGFPK7098B ANITA ARUN KALE
Consideration : 30,00,000.00/-

Bank Scroll No : -
Bank Scroll Date : -
RBI Credit Date : -
Mobile Number : 919821155164

Only for verification-not to be printed and used





गावाचे नाव : 1) सानपाडा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2880000
(4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: सी 29 2:10,ओम श्री अष्टविनायक सोसायटी सेक्टर 24 प्लॉट नं 14 सानपाडा नवी मुंबई क्षेत्र 34.40 चौ मी बिल्ट अप((Plot Number : 14 ; SECTOR NUMBER : 24 ;))
(5) क्षेत्रफळ	1) 34.40 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अनिता अरुण काळे -- वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी २९ २:१० ,ओम श्री अष्टविनायक सोसायटी सेक्टर २४ प्लॉट नं १४ सानपाडा नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AGFPK7098B 2): नाव:-दिपाली अरुण काळे -- वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी २९ २:१० ,ओम श्री अष्टविनायक सोसायटी सेक्टर २४ प्लॉट नं १४ सानपाडा नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-BCQPK4666M 3): नाव:-दीपक अरुण काळे -- वय:-21; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी २९ २:१० ,ओम श्री अष्टविनायक सोसायटी सेक्टर २४ प्लॉट नं १४ सानपाडा नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-DCDPK2427R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जनार्दन विश्राम जाधव -- वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी ४ : ०१ श्री गजाजन सोसायटी सेक्टर २३ सानपाडा नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-ABZPJ1320Q 2): नाव:-निवेदिता जनार्दन जाधव -- वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी ४ : ०१ श्री गजाजन सोसायटी सेक्टर २३ सानपाडा नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AMAPJ9216B
(9) दस्तऐवज करून दिल्याचा दिनांक	06/01/2016
(10)दस्त नोंदणी केल्याचा दिनांक	06/01/2016
(11)अनुक्रमांक,खंड व पृष्ठ	104/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	180000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मह दुय्यम निबंधक ठाणे-६
(वर्ग -२)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

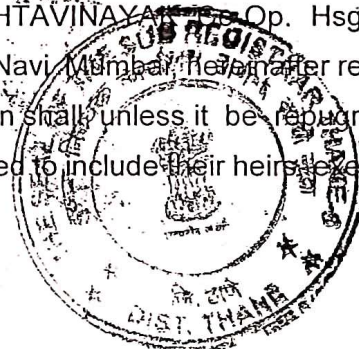
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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AGREEMENT FOR RE-SALE

THIS AGREEMENT made this 30 day of June, 2016, at Navi Mumbai, BETWEEN 1) SMT. ANITA ARUN KALE (having I. T. Pan No. AGFPK7098B) 2) MISS. DEEPALI ARUN KALE (having I. T. Pan No. BCQPK4666M) AND 3) MR. DEEPAK ARUN KALE (having I. T. Pan No. DCDPK2427R) Adults, Indian Inhabitants, having address at, Flat No.C-29/2:10, Second Floor, OM SHREE ASHTAVINAYAK Co. Op. Hsg. Soc. Ltd., Plot No.14, Sector -24, Sanpada, Navi Mumbai, Hereinafter referred to as "THE VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their heirs, executors and administrators) of the ONE PART



Signature
N. Radhakrishnan

Anita A kale Deepak [Signature]

AND MR. JANARDAN VISHRAM JADHAV (having I. T. Pan No. ABZPJ1320Q) AND MRS. NIVEDITA JANARDAN JADHAV (having I. T. Pan No. AMAPJ9216B) Adults, Indian Inhabitants, having address at, Flat No.B-4/0:1, Ground Floor, Shree Gajanan Co-op. Hsg. Soc. Ltd., Sector -23, Sanpada, 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 their heirs, executors administrators and assigns) of the OTHER PART.

1. WHEREAS by an Agreement of Sale made at Navi Mumbai on 7th August, 2000 with Confirmation Deed Dated 21st December, 2001, duly registered with the Sub -Registrar of Thane-3, on 24.12.2001 under Sr.No.22457/2001 between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd., a Company incorporated under the Companies Act 1956, having its registered office at 2nd floor, Nirmal, Nariman Point, Mumbai 400 021, (hereinafter referred to as "THE CIDCO") of the One Part. The MR. ARUN VISHNU KALE the original Flat Owner of the Other Part (hereinafter referred to as "The Said Agreement") the CIDCO Ltd., agreed to sell and transfer and MR. ARUN VISHNU KALE the original flat owner agreed to Purchase and acquire Flat No.C-29/2:10, admeasuring about 34.400 Sq.mtrs. Builtup Area, 'C' Type, situated at Plot No.14, Sector -24, Sanpada, Navi Mumbai, Tal. & Dist. Thane, (hereinafter for brevity's sake referred to as "The Said Premises" together with the permanent and

absolute rights of use and occupation of the said Flat No.C-29/2:10.

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2. AND WHEREAS the original Flat Owner has in terms of the said Agreement paid to the CIDCO the entire consideration of Rs.3,97,905/- (RUPEES THREE LAKHS NINETY SEVEN THOUSAND NINE HUNDRED FIVE ONLY) .



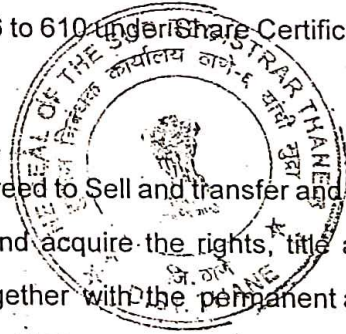
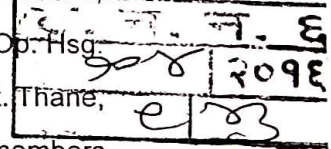
Handwritten signature: D. M. Jadhav

Handwritten signature: Anvita A kale

3. AND WHEREAS the Flat owners have formed the Co-Operative Housing Society namely "OM SHREE ASHTAVINAYAK Co-op Hsg Soc. Ltd." duly registered under the Maharashtra Co-Operative Housing Societies Act, 1960 (The Maharashtra Co-Operative Housing Societies Rules, 1961 as amended) bearing registration No.NBOM/CIDCO/HSG(OH)/1498/JTR/2003-2004.

4. WHEREAS MR. ARUN VISHNU KALE was expired and 1) SMT. ANITA ARUN KALE 2) MISS. DEEPALI ARUN KALE AND 3) MR. DEEPAK ARUN KALE are the legal heirs and successor of Late MR. ARUN VISHNU KALE and they have applied to the society to transfer the said Flat No.C-29/2:10 & shares in their joint name and the Society has transferred the said flat in the name of 1) SMT. ANITA ARUN KALE 2) MISS. DEEPALI ARUN KALE AND 3) MR. DEEPAK ARUN KALE as per bye-laws of the society, & CIDCO has transferred the said flat in the name of 1) SMT. ANITA ARUN KALE 2) MISS. DEEPALI ARUN KALE AND 3) MR. DEEPAK ARUN KALE the Vendors Vide Its Letter No. CIDCO/EMS/AEO (NERUL) /2014/2276, Dated 17.11.2014.

5. WHEREAS VENDORS are the owners of Flat No.C-29/2:10, admeasuring about 34.400 Sq.mtrs. Builtup Area, on the Second Floor Building No.C-29, Type "C", in OM SHREE ASHTAVINAYAK Co-Op. Hsg Soc. Ltd., situated at Sector -24, Sanpada, Navi Mumbai, Tal. & Dist. Thane, (hereinafter referred to as the said Premises) and VENDORS are the members of OM SHREE ASHTAVINAYAK Co-op. Hsg. Soc. Ltd., and they are holding 5 Shares of Rs.50/- each numbered from 606 to 610 under Share Certificate No.122.



6. AND WHEREAS the VENDORS have Agreed to Sell and transfer and the PURCHASERS have agreed to Purchase and acquire the rights, title and interest of the VENDORS in the Said Flat together with the permanent and absolute rights of use and occupation of the said Flat and also to pay deposit

Anita H kale Deepak Kale

Shree Anil Dadas

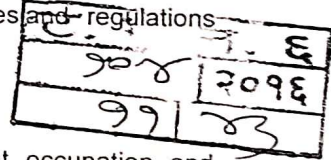
for the formation of the Co-Operative Society which has been paid by the VENDORS.

7. And the PURCHASERS have agreed to purchase the same for the said price relying upon the following representations made by the VENDORS i.e. to say :-

(a) That the said Premises stands in the name of the VENDORS and the same are his/their sole and absolute property and no other person or persons has/have any right, title, interest, property, claim or demand of any nature whatsoever into or upon or in the same either by way of sale, charge, lien, gift, trust, inheritance, lease, easement or otherwise howsoever;

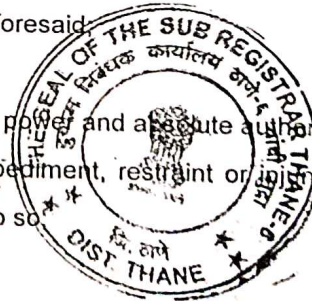
(b) The VENDORS are a members of the said Society and have not done any act, deed or thing whereby his membership in the said Society can be terminated;

(c) The VENDORS have duly paid to the said Society upto date contributions charges and outgoings payable by the VENDORS in respect of the said Flat and has duly observed and performed all the bye-laws, rules and regulations of the said Society



(d) That the said Flat is in exclusive use, enjoyment occupation and possession of the VENDORS and the have not sale, not created any third party rights or entered into agreement for sale, transfer, lease, or created any third party right or interest therein save as aforesaid.

(e) That the VENDORS have good right, full power and absolute authority to sell the said Premises and there is no impediment, restraint or injunction against the VENDORS from being able to do so.



Anita H. Kale

Dhruv
Reddy

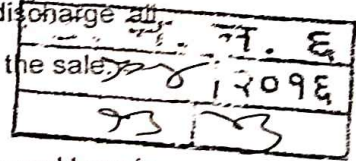
(f) That there is no litigation, legal or other proceedings pending before any court or authority touching or concerning the said Premises and there is no notice of Lis Pendency, order, decree, attachment or action of any court or authority including the income-tax authority touching or concerning the said Flat.

(g) That there is no circumstance, fact, act or any impediment prejudicially affecting the full right and absolute authority of the VENDORS to sell, transfer and assign the said Premises of the said Flat to the PURCHASERS.

(h) The VENDORS have good and clear title from encumbrances of any nature whatsoever of the said premises.

(i) The Vendors in the past has not entered into any Agreement either in the form of Sale, Lease, Exchange, Assignment or in any other manner whatsoever and has not created any ownership, tenancy, Leave and License or any other rights of the like nature in the said premises and has not dealt with or disposed off the said premises or any part thereof in any manner whatsoever.

(j) That they have paid all rates, taxes, assessments, outgoings and all other charges and amounts due and payable by the VENDORS to the Government, Municipality, or the said Society in respect of the said Premises and shall continue to bear and pay all such outgoings and otherwise discharge all liabilities in respect of the said Premises until the completion of the sale.



(k) The VENDORS shall until the completion of the sale as envisaged here in keep the said Flat in good tenant able condition.



Handwritten signature: D. W. K. K. K. K.

Handwritten signatures: Anita H. Kale, D. W. K. K. K. K.

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

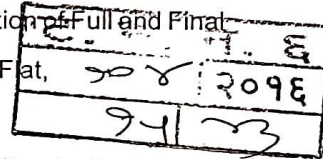
1. Subject to the prior permission being obtained in writing by the VENDORS from the CIDCO, the VENDORS shall sell and transfer and the PURCHASERS shall purchase and acquire the said Flat No.C-29/2:10, on the Second Floor , of the building known as "C" type, together with the permanent and absolute right of use and occupation of the said Flat together with the benefits in the deposit lying with CIDCO, for a Lump Sum price of **Rs.30,00,000/- (RUPEES THIRTY LAKHS ONLY)**.

2. The PURCHASERS shall pay to the VENDORS a sum of **Rs.30,00,000/- (RUPEES THIRTY LAKHS ONLY)** as follows :-

i) **Rs.18,00,000/- (Rupees Eighteen Lakhs Only)** paid on or before execution of this Agreement.

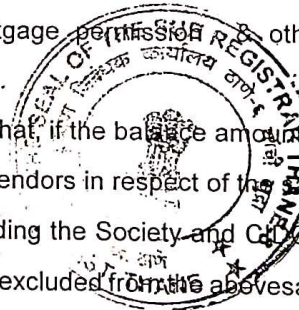
(the receipt of which the VENDORS doth hereby admit and acknowledge and or and from the payment of the same and every part thereof).

ii) **Rs.12,00,000/- (Rupees Twelve Lakhs Only)** shall be paid with in 45 working days from the date of registration of Part payment Agreement of Sale by raising Loan from any Bank or Financial Institution or by own financial sources, i.e at the time of execution and Registration of Full and Final Deed of Assignment, against the Possession of the said Flat,



Time is essence of this Contract. The PURCHASERS shall make the balance payment with in prescribed time, subject to submission of all required document from the VENDORS and i.e Society Sale Permission, Society Mortgage Permission, CIDCO sale and mortgage permission & other documents.

It is further agreed by and between the parties that, if the balance amount is delayed by the Bank due to the lack of title of Vendors in respect of the said premises or any other required document including the Society and CIDCO NOC, etc., then in such even such delay shall be excluded from the abovesaid time period.



Amity A kale
Rajesh

Shri...
Netadhar

3. The VENDORS doth hereby covenant with the PURCHASERS that the Said Premises agreed to be hereby sold are free from encumbrances and that he has power to transfer and deliver possession of the said Flat No.C-29/2:10, to the PURCHASERS.

4. The VENDORS in pursuance of the said Agreement and in consideration of the said sum of Rs.30,00,000/- (RUPEES THIRTY LAKHS ONLY) to be paid by the PURCHASERS to the VENDORS as aforesaid shall deliver to the PURCHASERS vacant possession of the said Flat No.C-29/2:10 on full & final Payment.

5. The VENDORS shall deliver to the PURCHASERS the peaceful and vacant possession of the said premises on getting full and final payment from the PURCHASERS.

6. The VENDORS shall apply to the CIDCO and seek permission from the CIDCO for permitting her to transfer and assign to the PURCHASERS their rights, interest and benefits under the said Agreement and also permitting her/his/their to sell and transfer to the PURCHASERS the said Flat on the Second Floor, of the building known as 'C' type together with the permanent and absolute rights or use and occupation of the Said Flat, within a period of one month from the date thereof. The PURCHASERS agrees to bear and pay to the CIDCO wholly and exclusively such transfer charges as may be determined by CIDCO LTD.,

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7. On obtaining permission in writing from the CIDCO, the VENDORS shall assign and transfer all their rights, interest, title and benefits arising out of the said Agreement dated 7th August, 2000, mentioned hereinabove including the deposits standing to the credit of the VENDORS with the CIDCO by executing a Deed of Assignment in favour of the PURCHASERS and registering it with the Sub-Registrar of Assurance within a period of the



Anita A Kalk

Rupak Bhat

Signature of Rupak Bhat

month from the date of obtaining permission in writing from the CIDCO permitting the VENDORS to sell and transfer to the PURCHASERS the said Flat.

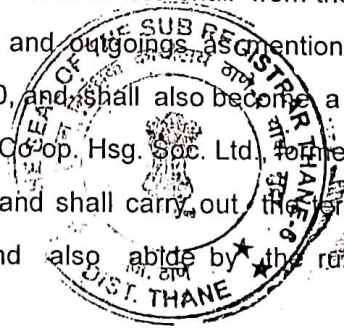
8. The VENDORS do hereby undertake to pay all outgoing Charges like Service Charges, Water Charges, Society Maintenance Charges Light Bill, Property Tax payable to NMMC & his outgoing if any in respect of the said flat to CIDCO/SOCIETY /any Competent Authority upto the date of handing over possession of the said flat to the PURCHASERS


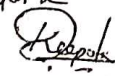

9. The VENDORS doth hereby further covenant with the PURCHASERS that the PURCHASERS shall henceforth quietly and peacefully possess and occupy and enjoy the said premises without let, hindrance, denial demand, interruption or eviction by the VENDORS or any other person or persons lawfully or equitably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

10. That the PURCHASERS shall be entitled to have and hold the possession, occupation and use of the said Flat and the PURCHASERS shall so hold the same unto and the use and benefit of the PURCHASERS themselves, their heirs, successors and assigns for ever without any claim, charge, rights, interest, demand or line of the VENDORS or any person or person claiming through or under them or in trust for them subject to payment by the PURCHASERS of all taxes, assessments, charges, duties or calls made by the Housing Society, Government, Revenue or local Authorities hereafter in respect of the premises and the Land.

908	398
92	3

11. The PURCHASERS doth hereby covenant with the VENDORS that save and except as aforesaid the PURCHASERS shall from the date of these presents pay their share of taxes and outgoings as mentioned in the said Agreement dated 7th August, 2000, and shall also become a member of the OM SHREE ASHTAVINAYAK Co-op. Hsg. Soc. Ltd. 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.






12. The PURCHASERS doth hereby covenant with the VENDORS that they shall abide by the rules and regulations and the bye-laws of the said Society on admission as a member thereof and that they agree and undertake to pay and discharge all calls, demands, contributions and dues which the said Society may hereafter make in respect of the said premises.

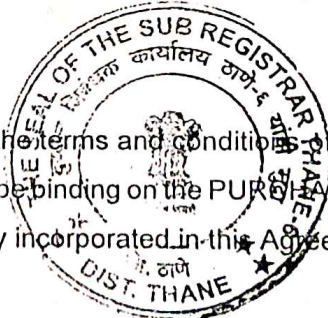
13. The VENDORS hereby further covenants with the PURCHASERS that the VENDORS shall from time to time and at all times whenever called upon by the PURCHASERS or their Advocate or Attorneys do and execute or cause to be done or Executed all such acts, deeds and things whatsoever for more perfectly securing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

14. The VENDORS declares that they will hand over all the original documents, receipts etc., to the PURCHASERS or directly to the Bank or any financial institution from where the PURCHASERS are raising housing loan which are required for the disbursement of the loan in respect of the said premises. Similarly the VENDORS will also hand over all the other receipts to the PURCHASERS .

C. S. E.	
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15. WHEREAS the VENDORS undertake to indemnify and keep indemnified the PURCHASERS against all claims, charges, demands, loss, damages, expenses, etc. that may be made/raised by any person/s, firm, company, institution, bank, CIDCO, NMMC, MSED, any government or semi-government authorities, etc. for lack of title on their part or for any past liability or default on their part.

16. Save and except as aforesaid all the terms and conditions of the said Agreement dated 7th August, 2000, shall be binding on the PURCHASERS as if all the terms and conditions were bodily incorporated in this Agreement.



Anita A kale
[Signature]

[Signature]
[Signature]

17. WHEREAS, Stamp duty, Registration Fees, Society Transfer (NOC) Charges, CIDCO Transfer Charges any other charges incidental to this transaction shall be borne by the TRANSFEREES /PURCHASERS .

SCHEDULE

Flat No.C-29/2:10, admeasuring about 34.400 Sq.mtrs. Builtup Area, on the Second Floor , Building No.C-29, Type "C", in OM SHREE ASHTAVINAYAK Co-Op. Hsg. Soc. Ltd., Plot No.14, Sector -24, Sanpada, Navi Mumbai, Tal. & Dist. Thane.

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 'VENDORS'

1) SMT. ANITA ARUN KALE

2) MISS. DEEPA LI ARUN KALE

3) MR. DEEPAK ARUN KALE

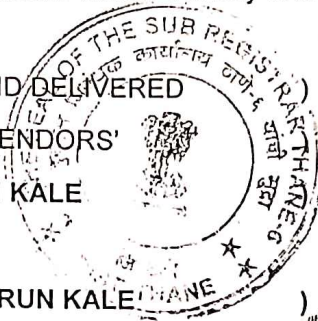
in the presence of

SIGNED, SEALED AND DELIVERED
by the withinnamed PURCHASERS

MR. JANARDAN VISHRAM JADHAV

AND

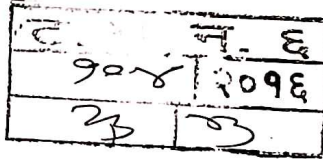
MRS. NIVEDITA JANARDAN JADHAV *N. Jadhav*
in presence of



Anita A Kale



Deepak



Deepak



RECEIPT

RECEIVED from the withinnamed 'PURCHASERS' MR. JANARDAN VISHRAM JADHAV AND MRS. NIVEDITA JANARDAN JADHAV the sum of RS.18,00,000/- (RUPEES EIGHTEEN LAKHS ONLY) being the PART and ADVANCE payment within mentioned, in respect of the Flat No.C-29/2:10, on the Second Floor, in OM SHREE ASHTAVINAYAK Co-Op. Hsg. Soc. Ltd., situated at Sector -24, Sanpada, Navi Mumbai, Tal. & Dist. Thane.

Mode of payment

- i) Rs.10,00,000/- Vide Cheque No.700001, Dated 17.12.2015, Drawn on Abhyudaya Co-op. Bank Ltd., Kalachouwki Branch, Mumbai.
- ii) Rs. 8,00,000/- Vide Cheque No. 700002, Dated 22.12.2015, Drawn on Abhyudaya Co-op Bank Ltd. Kalachouwki Branch,

WE SAY RECEIVED

1) SMT. ANITA ARUN KALE
2) MISS. DEEPALI ARUN KALE
AND 3) MR. DEEPAK ARUN KALE
VENDORS)

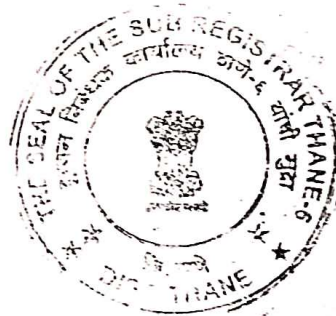


Deepak

Deepak

WITNESS :

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२५	६३





ओम श्री अष्टविनायक को. ऑप. होसिंग सोसायटी (प्रा.)

प्लॉट नं. १४, विल्डिंग क्र. बी-१ व बी-२, सी-२४ ते सी-२९, गावदेवी चौक, जुईनगर, सेक्टर-२४, नवी मुंबई-४००७०५.

नोंदणी क्रमांक : एन.बी.ओ.एम./सिडको/एच.एस.जी. (ओ.एच.)/१४९८/जे.टी.आर./सन-२००३-२००४

संदर्भ क्र.

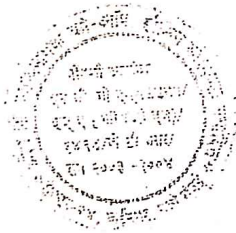
दिनांक 30/12/2015

NO OBJECTION CERTIFICATE

This is to certify that SHRIMATI ANITA ARUN KALE and, DEEPALE
ARUN KALE, DEEPAK ARUN KALE residing at OM SHRI
ASHTAVINAYAK CO. OP. HSG. SOCIETY LTD., BUILDING NO- C-29,
ROOM NO 10, 2nd FLOOR, PLOT NO-14, JUINAGAR
SECTOR-24, SANPADA NODE, NAVI MUMBAI – 400 705 has completed
all the necessary formalities and documentation. As per societies rules and
regulations, he has cleared all dues of society till Dec- 2015.

We have no objection to transfer the above addressed apartment in the
name of SHRI JANARDAN VISHRAM JADHAV
and MRS. NIYEDITA JANARDAN JADHAV.

This Certificate is issued to SHRIMATI ANITA ARUN KALE &
DEEPALE ARUN KALE and DEEPAK ARUN KALE
on this request for further necessary action.



ट. न. ६
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२५ ३

सचिव

ओम श्री अष्टविनायक को. ऑप. होसिंग सोसायटी प्रा.
सेक्टर-२४, प्लॉट नं. १४, विल्डिंग क्र. बी-१ व बी-२, गावदेवी चौक, नवी मुंबई-४००७०५.



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

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) 00-91-22-6650 0900
00-91-22-6650 0928
FAX : 00-91-22-2202 2509 / 6650 0933

**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 (NERUL)/2014/2276

Date : 17/11/2014

To,

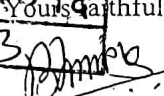
- 1) SMT. ANITA ARUN KALE
 - 2) KUM.DEEPALI ARUN KALE &
 - 3) KUM.DEEPAK ARUN KALE
- M/S. OM SHREE ASHTAVINAYAK CO-OP.HSG.SOC.LTD.
C-29/2:10, SECTOR-24,
SANPADA, NAVI MUMBAI.

Sub : Transfer of the Apartment No.C-29/2:10, Sector-24, Sanpada,
Navi Mumbai.

Dear Sir,

Please refer to your application Dt. 11/11/2014, We have received letter from society Under Bye-laws 37 and nomination from (Under Bye-law No.34) duly signed by the deceased issued by M/S. OM SHREE ASHTAVINAYAK CO-OP. HSG. SOC. LTD, you have declared as a legal heir behind of deceased LATE MR. ARUN VISHNU KALE, in respect of his property i.e. Apartment No. C-29/2:10, Sector-24, Sanpada, Navi Mumbai .of the Bye-law No.37, and considering your letter under reference we have changed our records. Now your name has been recorded as the owner of the said Apartment.

Thanking you,

C. T. T. E	
908	3396
Yours faithfully,	
	

ASSTT. ESTATE OFFICER
(NERUL/SANPADA)
Asstt. Estate Officer
CIDCO/Nerul/Sanpada

- C.C. to : 1. AAO(EMS)
2. NMMC(TAX)
3. M.S.E.D.C.
4. The Secretary,
M/S.OM SHREE ASHTAVINAYAK CHS.LTD.)
"C" TYPE, SECTOR-24,
Sanpada, Navi Mumbai.

(With reference to your NOC letter
) Dt 09/11/2014 for above transfer is
(exclusively under by Laws 37 of your
) Society may please be noted.

Share Certificate No. 122 Member's Regn. No. 122 No of Share 05

SHARE CERTIFICATE
OM SHREE ASHTAVINAYAK CO-OP. HSG. SOC. LTD.

Registration No. N.B.O.M./CIDCO/HSG(OH)1498/J.T.R./2003 - 2004
Bldg. No. B-1 & B-2, C-24 to C-29, Plot No. 14, Sector-24, Junagar, Sanpada Node, Navi Mumbai-400705.
(Registered under the Maharashtra Co-operative Societies Act, 1960)

This is to certify that Shri/Smt. ARUN VISHNU KALE

is the Registered Holder of FIVE fully paid
Share of Rs. Fifty each numbered from 606 to 610 both

inclusive in OM SHREE ASHTAVINAYAK CO-OP. HSG. SOC. LTD. Sector-24,
Junagar, Sanpada Node, Navi Mumbai. Subject to the Bye-laws of the said Society. Given
under the Common Seal of the said Society

on SUNDAY this 21ST day of DECEMBER, 2003


1	2	3	4	5
50	50	50	50	50
50	50	50	50	50
50	50	50	50	50
50	50	50	50	50

B. Navale
Chairman

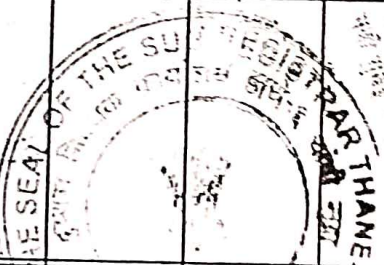
[Signature]
Secretary



MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Reg. No. of Transferor	To whom Transferred	Reg. No. of Transferee	Signature of Chairman, Secretary, or Treasurer
25/04/2015	-	122	Smt. ANITA ARUN KALE & KUM DEEPAK ARUN KALE	-	 ANITA

3600
206
32



CONSTRUCTION OF VARIOUS TYPES OF TENEMENTS AT SECTOR 23/24/25 OF SANPADA NODE NAVI MUMBAI (CA-01 TD-05) GROUND FLOOR • 3 UPPER FLOORS.

ANNEXTURE 'A' TO THE AGREEMENT FOR SALE OF APARTMENT ANNEXTURE 'B' TO THE DEED OF APARTMENT

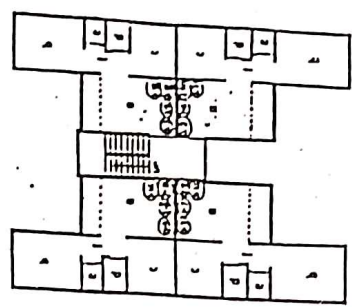
I, Mrs. Sandhya Nivsekar, do hereby certify that this is an accurate copy of the floor plans and specifications as shown above and approved by the City and Municipal Corporation of Maharashtra. I hereby certify that the said plans are correct and that the said plans fully and accurately show the dimensions and measurements of the said premises as built.

(MRS. SANDHYA NIVSEKAR)
 108, Subash Marg,
 4001, Subash Marg,
 11008, Mumbai-40

BEFORE ME

CA-1 CA-2 CA-3 CA-4 CA-5
 [Signatures]

BUILDING FOR TENEMENTS OF 34.00 SQ.M. EACH IN TYPE 'C' FLATS



TYPICAL FLOOR PLAN

ACCOMMODATION	CARPET AREA	BUILDUP AREA
8 LIVING 12.75 X 13.83	10.577 SQM	
9 BED RM 12.56 X 12.93	7.50	
6 KITCHEN 12.56 X 11.73	1.428	
4 BATH 1.46 X 1.00	1.46	
9 W.C. 1.20 X 0.90	1.08	
1 PASSAGE 1.02 X 1.10	1.10	
1.26 X 0.90	1.134	
JAMB (D) 1.02 X 1.0	0.10	
0.9 X 0.10	0.09	
0.1 X 0.10	0.11	
0.1 X 0.10	0.15	
TOTAL AREA	27.713 SQM	31.40 SQM

22046/20-29
 THE SUBAR



ASST. Marketing Officer
 (DRS-87) CIDCO LTD.
 Navi Mumbai.

33 | 3
 908 | 2098

A.V. Kulkar



CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

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

Date: 07/8/2000

TAKING OVER POSSESSION BY THE ALLOTTEE

Apt. No. C-24/2:10 Sector - 24 at Vashi/CBD-Belapur/Parveer
Date of allotment : 16/03/2000
Name of Bare/Outright Purchaser : Shri Arun V. Kale
Date of execution of Agreement : 07/8/2000
Asst. Marketing Off
CIDCO LTD
Asst. Estate Officer

POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. C-24/2:10
Sector-24, Sanpada at Vashi/CBD-Belapur/Parveer
on the day of 07/8/2000 after proper inspection of the fittings
provided therein.

On taking over possession I have verified the fittings, fixtures and amenities in the above apartment and they are according
to the plans and specifications enclosed with the agreement. I have inspected the apartment
and am satisfied myself. I accept the above said apartment and have no complaint of any nature whatsoever and I shall not
demand another apartment from CIDCO later on.

Received Lock No. _____ with duplicate key 3413
A.V. Kale
(Signature of allottee)

Name : Arun Vishnu Kale
Aptt. No. : A.V. Kale

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

22090/29-29
2009





भारतीय विशिष्ट ओळख प्राधिकरण

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

भारत सरकार

Unique Identification Authority of India
Government of India

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1190/10007/77190

नोंदविण्याचा क्रमांक / Enrollment No 2006/00677/16721

To,
दिपक अरुण काळे
Deepak Arun Kale
S/O Arun Kale
OM SHREE ASHTVINAYAK CHS,
BLDG NO-C-29, ROOM NO-10
SECTOR-24, JUINAGAR, NAVI MUMBAI
Sanpada S.O
Thane
Maharashtra 400705

To,
अनिता अरुण काळे
Anita Arun Kale
OM SHREE ASHTVINAYAK CHS, BLDG NO-C-29, ROOM
NO-10
SECTOR-24, JUINAGAR, NAVI MUMBAI
Sanpada S.O
Thane
Maharashtra 400705

Ref: 21 / 02E / 41319 / 41895 / P

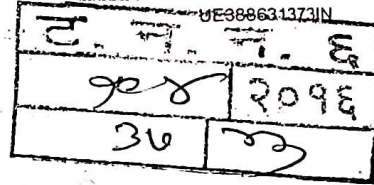
Ref: 24 / 01E / 47622 / 47880 / P



UE398630545IN



UE398631373IN



आपला आधार क्रमांक / Your Aadhaar No. :

आपला आधार क्रमांक / Your Aadhaar No. :

3901 8695 4354

2327 4865 0605

आधार - सामान्य माणसाचा अधिकार

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



भारत सरकार
GOVERNMENT OF INDIA



दिपक अरुण काळे
Deepak Arun Kale
आई : अनिता अरुण काळे
Mother : ANITA ARUN KALE
जन्म वर्ष / Year of Birth : 1994
पुरुष / Male




अनिता अरुण काळे
Anita Arun Kale
जन्म वर्ष / Year of Birth : 1964
स्त्री / Female


3901 8695 4354

2327 4865 0605

आधार - सामान्य माणसाचा अधिकार


आधार - सामान्य माणसाचा अधिकार


 भारत सरकार
 GOVERNMENT OF INDIA



दिपाली अरुण काळे
 Deepali Arun Kale


जन्म वर्ष / Year of Birth : 1988
 स्त्री / Female




2001 2776 4102

आधार – सामान्य माणसाचा अधिकार

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABZPJ1320Q



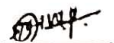


नाम /NAME
JANARDAN VISHRAM JADHAV

पिता का नाम /FATHER'S NAME
VISHRAM BABU JADHAV

जन्म तिथि /DATE OF BIRTH
16-07-1967

हस्ताक्षर /SIGNATURE



आयकर आयुक्त (कम्प्यूटर केन्द्र)
 Commissioner of Income-tax (Computer Operations)

ट. न. न. ६
१०४ २०१६
३६३

आयकर विभाग
INCOME TAX DEPARTMENT


 भारत सरकार
 GOVT. OF INDIA

NIVEDITA JANARADAN JADHAV
ANANT KERU PANWALKAL
18/08/1971

Permanent Account Number
AMAPJ9216B


 Signature



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

AJAY B SALE
 BABASAHEB SITARAM SALE

01/12/1985
 Permanent Account Number
 BLQPS9436G

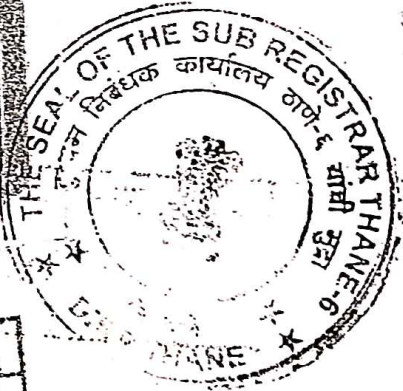
A sale
 Signature

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

DITIN BABURAO JADHAV
 BABURAO DINKAR JADHAV

27/08/1985
 Permanent Account Number
 AIIPJ7669J

D. B. Jadhav
 Signature



स. न. न. ६	
2096	
१०	१३

दस्त क्रमांक: टनन6 /104/2016

बाजार मूल्य: रु. 28,80,000/-

मोबदला: रु. 30,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,80,000/-

दु. नि. सह. दु. नि. टनन6 यांचे कार्यालयात

पावती:119

पावती दिनांक: 06/01/2016

अ. क्र. 104 वर दि.06-01-2016

सादरकरणाचा नाव: जनार्दन विश्राम जाधव --

रोजी 7:37 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 520.00

पृथांची संख्या: 26

एकुण: 30520.00

दस्त हजर करणाऱ्याची सही:

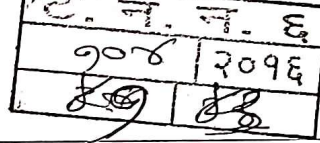
Joint Sub Registrar Thane-6
मह दुय्यम निवर्तक ठाणे-६
(वर्ग -२)Joint Sub Registrar Thane-6
मह दुय्यम निवर्तक ठाणे-६
(वर्ग -२)

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्र. 1 06 / 01 / 2016 07 : 37 : 01 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 06 / 01 / 2016 07 : 38 : 02 PM ची वेळ: (फी)



प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम ११६१ अंतर्गत तरतुदीनुसार नोंदणीत दाखल केला आहे. दस्तामधील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता, वैधता, कायदेशीर बाबीसाठी खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तामुळे राज्यवास्तव / केंद्रशासन संचय कोणत्याही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

लिहून घेणार सही

लिहून देणार सही



Pre-Registration summary(नोंदणी पूर्व गोषवारा)



06/01/2016 7 39:55 PM

दम्त गोपयारा भाग-2

दम्तन6

दम्त क्रमांक:104/2016

दम्त क्रमांक :दम्तन6/104/2016

दम्ताचा प्रकार :-करारनामा

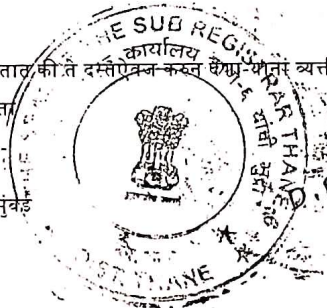
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	वय	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:जनार्दन विश्राम जाधव - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी ४ : ०१ श्री गजाजन सोसायटी सेक्टर २३ सानपाडा नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:ABZPJ1320Q	निहून घेणार	वय :-48			
2	नाव:निवेदिता जनार्दन जाधव - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी ४ : ०१ श्री गजाजन सोसायटी सेक्टर २३ सानपाडा नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AMAPJ9216B	निहून घेणार	वय :-43			
3	नाव:अनिता अरुण काळे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी २९ : २:१० ,ओम श्री अष्टविनायक सोसायटी सेक्टर २४ प्लॉट नं १४ सानपाडा नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AGFPK7098B	निहून घेणार	वय :-51			
4	नाव:दिपाली अरुण काळे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी २९ : २:१० ,ओम श्री अष्टविनायक सोसायटी सेक्टर २४ प्लॉट नं १४ सानपाडा नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:BCQPK4666M	निहून घेणार	वय :-27			
5	नाव:दीपक अरुण काळे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी २९ : २:१० ,ओम श्री अष्टविनायक सोसायटी सेक्टर २४ प्लॉट नं १४ सानपाडा नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:DCDPK2427R	निहून घेणार	वय :-21			

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:06 / 01 / 2016 07 : 40 : 02 PM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणार यातून व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता
1 नाव:दितीन जाधव - -
वय:30
पत्ता:सानपाडा नवी मुंबई
पिन कोड:400705



D.B. Jadhav

स्वाक्षरी

छायाचित्र



अंगठ्याचा ठसा



2 नाव:अजय माळे - -
वय:30
पत्ता:सानपाडा नवी मुंबई
पिन कोड:400705

स्वाक्षरी

ASL



06 / 01 / 2016 07 : 40 : 41 PM

06 / 01 / 2016 07 : 40 : 58 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar, Thane 6
सह दुय्यम निबंधक ठाणे-६
(वर्ग - २) Payment Details.

Evapment Number
MH006052620201516R
MH006276744201516R

Defacement Number
0003682502201516
0003682503201516

104 /2016

Know Your Rights as Registrants

Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning immediately after registration

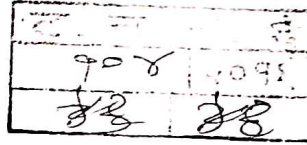
For feedback, please write to us at feedback.isaria@gmail.com

प्रमाणित करण्यास येतो की सदर दस्तास प्रकृषा ASL
पाने आहेत.

सह दुय्यम निबंधक, ठाणे-६ (वर्ग-२)

पुस्तक क्र. 207
क्रमांक 207 वर नोंदला

सह दुय्यम निबंधक, ठाणे-६ (वर्ग-२)
दिनांक ६ माहे ७ सन 2016



336/1265

पावती

Original/Duplicate

Wednesday, February 24, 2016

नोंदणी क्र.: 39म

6:58 PM

Regn.: 39M

पावती क्र.: 1427 दिनांक: 24/02/2016

गावाचे नाव: सानपाडा
दस्तऐवजाचा अनुक्रमांक: टनन6-1265-2016
दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र
सादर करणाऱ्याचे नाव: जनार्दन विश्राम जाधव - -

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 680.00

पृष्ठांची संख्या: 34

एकूण: रु. 780.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
7:17 PM ह्या वेळेस मिळेल.

मह दुय्यम निबंधक ठाणे 6
(वर्ग -२)

बाजार मुल्य: रु.2880000 /-
भरलेले मुद्रांक शुल्क : रु. 100/-

मोबदला: रु.3000000/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 680/-

नोंदणी फी माफी असल्यास तपशिल :-

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

मुळ दस्तऐवज परत दिला

लिपिक

सह दुय्यम निबंधक, ठाणे क्र.६

मुळ दस्तऐवज परत मिळाला

पक्षकाराची सही



24/02/2016

गृही क्र.2

दुय्यम निर्बंधक : सह द.नि ठाणे 6

दस्त क्रमांक : 1265/2016

नोंदणी :

Regn.63m

गावाचे नाव : 1) सानपाडा

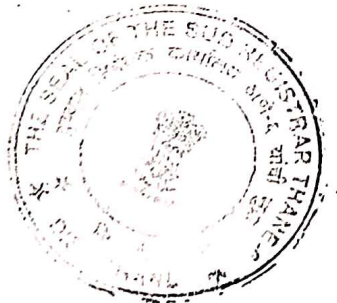
(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	3000000
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2880000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: सी 29 2:10, ओम श्री अष्टविनायक सोसायटी सेक्टर 24 प्लॉट नं 14 सानपाडा नवी मुंबई क्षेत्र 34.40 चौ मी विल्ट अप टनन6 दस्त क्र-104/2016 अन्यये नो फी व मु.शु वसूल ((Plot Number : 14 ; SECTOR NUMBER : 24 ;))
(5) क्षेत्रफळ	1) 34.40 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अनिता अरुण काळे - - वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी २९ २:१० ,ओम श्री अष्टविनायक सोसायटी सेक्टर २४ प्लॉट नं १४ सानपाडा नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AGFPK7098B 2): नाव:-दिपाली अरुण काळे - - वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी २९ २:१० ,ओम श्री अष्टविनायक सोसायटी सेक्टर २४ प्लॉट नं १४ सानपाडा नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-BCQPK4666M 3): नाव:-दीपक अरुण काळे - - वय:-21; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी २९ २:१० ,ओम श्री अष्टविनायक सोसायटी सेक्टर २४ प्लॉट नं १४ सानपाडा नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-DCDPK2427R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-जनार्दन विश्राम जाधव - - वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी ४ : ०१ श्री गजाजन सोसायटी सेक्टर २३ सानपाडा नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:-ABZPJ1320Q 2): नाव:-निवेदिता जनार्दन जाधव - - वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी ४ : ०१ श्री गजाजन सोसायटी सेक्टर २३ सानपाडा नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AMAPJ9216B
(9) दस्तऐवज करून दिल्याचा दिनांक	24/02/2016
(10) दस्त नोंदणी केल्याचा दिनांक	24/02/2016
(11) अनुक्रमांक, खंड व पृष्ठ	1265/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

सह दुय्यम निर्बंधक ठाणे-६
(वर्ग -२)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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





महाराष्ट्र MAHARASHTRA

2015 24 FEB 2016

PB 400017



महाराष्ट्र कोषागार कार्यालय,
थाणे.
- 6 FEB 2016

मुद्रांक दिवस गौरे गरी अनु क्रमांक 131120 दिनांक.....
 इस्तेमाल प्रकार..... परत मोदणी करणार आहेत की होय /नाही
 नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नांव
 अधिकर्ताचे दर्शन मोबदला रक्कम

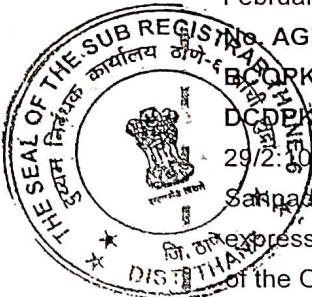
मुद्रांक विकत घेणा-याचे नांव Janardhan Jaalhan
 दुस-या पदाकाराचे नांव Anita Kale
 हरते असल्यास त्यांचे नाव व पत्ता A. Jaalhan, Sanpada

मुद्रांक शुल्क रक्कम 100/- मुद्रांक विकत घेणा-याची सही A. Jaalhan
 परवाना क्र. २२/२००३, बंदीन परवाना क्र. १२०१०४५
 मुद्रांक संहिता, दुकान क्र १२, जयसिंग मार्केट, रोड २२-३,
 वेळूळ, जवळ मुंबई-४००१०६.

श्री. सिनोद विष्णु शिंगडे
 परवानाधारक मुद्रांक विक्रेता/पत्ता श्री. शिंगडे, दुकान क्र १२, जयसिंग मार्केट, रोड २२-३, वेळूळ, जवळ मुंबई.
 ज्या कारणासाठी मुद्रांक घेतला आहे त्याचे विवरण खालील मुद्रांक घेतल्यामुळे नोंद घ्याव्यात यापुढे त्यांचे कार्यकारण

DEED OF ASSIGNMENT

THIS DEED OF ASSIGNMENT made at Navi Mumbai this 24th day of February, 2016, BETWEEN 1) SMT. ANITA ARUN KALE (having I. T. Pan No. AGFPK7098B) 2) MISS. DEEPALE ARUN KALE (having I.T. Pan No. BCOPK4666M) AND 3) MR. DEEPAK ARUN KALE (having I. T. Pan No. DCDEK2427R) Adults, Indian Inhabitants, having address at Flat No. 29/2, Om Shree Ashtavinayak Co-op. Hsg. Soc. Ltd., Sanpada, Navi Mumbai, hereinafter referred "THE ASSIGNORS" (which



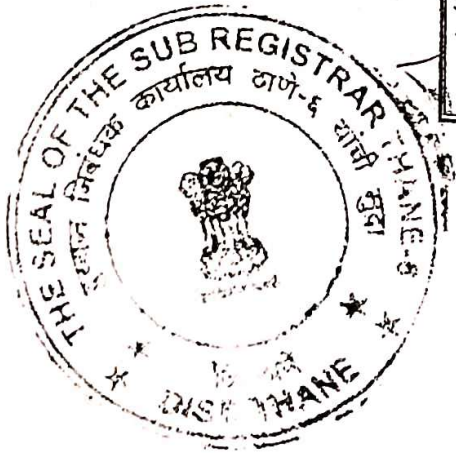
प्लॉट नं.	२९/२
सेक्टर -२४	२०१६
१	३४

expression shall mean and include their heirs, executors and administrators) of the One part

Anita Kale
Deepak Kale

A. Jaalhan

८	न. ६
२२६५	२०१६
२	३४



मुद्रांक विक्रेता: विनोद विष्णू गिंगळे परवाना क्रमांक: २२/२००३

विक्रीचे ठिकाण: सुनिता सर्दिसेस

दुकान क्र. १२, जनता मार्केट-१, सेक्टर-३, वस डेपो जवळ,
नेफळ, नवी मुंबई-४००७०६. दुरध्वनी क्र: २७७० ७४२५

अनुक्रमिक: २२६५/१२० दिनांक: २५/२/१६

श्री./श्रीमती/मे. Sahane पारसूव पारसूव

राहणार Sahane

ह्यांना खालील प्रमाणे मुद्रांक पेपर विकले.

रु. ५०००/- x =

रु. १०००/- x =

रु. ५००/- x =

रु. १००/- x १ = १००/-

रु. ५०/- x =

रु. २०/- x =

रु. १०/- x =

अक्षरी रूपये One Hundred मात्र

only ms
मुद्रांक विक्रेत्याची सही

AND MR. JANARDAN VISHRAM JADHAV (having I. T. Pan No. ABZPJ1320Q) AND MRS. NIVEDITA JANARDAN JADHAV (having I. T. Pan No. AMAPJ9216B) Adults, Indian Inhabitants, having address at, Flat No.B-4/0:1, Ground Floor, Shree Gajanan Co-op. Hsg. Soc. Ltd., Sector -23, Sanpada, Navi Mumbai, hereinafter referred to as "THE ASSIGNEES" (which expression shall mean and include their heirs, executors, administrators and assigns) of the OTHER PART.

1. WHEREAS THE original Flat Owner MR. ARUN VISHNU KALE has purchased and acquired from THE 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 CIDCO") a Flat No.C-29/2:10, admeasuring about 34.400 Sq.mtrs. Builtup Area, 'C' Type, situated at Plot No.14, Sector -24, Sanpada, Navi Mumbai, Tal. & Dist. Thane, (hereinafter referred to as "THE SAID FLAT") under an Agreement of Sale made at Navi Mumbai on 7th August, 2000 with Confirmation Deed Dated 21st December, 2001, duly registered with the Sub -Registrar of Thane-3, on 24.12.2001, under Sr.No.22457/2001 between himself/herself as a party of the Second part for a consideration of Rs.3,97,905/- (RUPEES THREE LAKHS NINETY SEVEN THOUSAND NINE HUNDRED FIVE ONLY) and some deposits mentioned therein.

Purchase price	
9251	2098
3	38

2. AND WHEREAS the original Flat tower in terms of the said Agreement to the CIDCO the entire sale price of Rs.3,97,905/- (RUPEES THREE LAKHS NINETY SEVEN THOUSAND NINE HUNDRED FIVE ONLY) . . .



AND WHEREAS the CIDCO delivered to the original Flat owner vacant possession of the said Flat No.C-29/2:10 in pursuance of the said Agreement dated 7th August, 2000.

4. AND WHEREAS the Flat owners have formed the Co-Operative Housing Society namely "OM SHREE ASHTAVINAYAK Co-op Hsg Soc. Ltd." duly registered under the Maharashtra Co-Operative Housing Societies Act, 1960

Arun A. Kale

Nivedita Jadhav

(The Maharashtra Co-Operative Housing Societies Rules, 1961 as amended) bearing registration No.NBOM/CIDCO/HSG(OH)/1498/JTR/2003-2004.

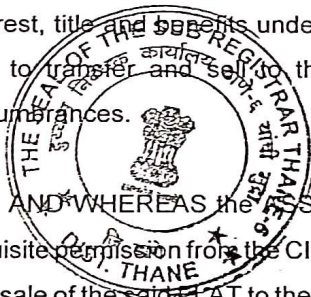
5. WHEREAS MR. ARUN VISHNU KALE was expired and 1) SMT. ANITA ARUN KALE 2) MISS. DEEPALI ARUN KALE AND 3) MR. DEEPAK ARUN KALE are the legal heirs and successor of Late MR. ARUN VISHNU KALE and they have applied to the society to transfer the said Flat No.C-29/2:10 & shares in their joint name and the Society has transferred the said flat in the name of 1) SMT. ANITA ARUN KALE 2) MISS. DEEPALI ARUN KALE AND 3) MR. DEEPAK ARUN KALE as per bye-laws of the society, & CIDCO has transferred the said flat in the name of 1) SMT. ANITA ARUN KALE 2) MISS. DEEPALI ARUN KALE AND 3) MR. DEEPAK ARUN KALE the Assignors Vide Its Letter No. CIDCO/EMS/AEO (NERUL) /2014/2276, Dated 17.11.2014.

6. WHEREAS ASSIGNORS are the owners of Flat No.C-29/2:10, admeasuring about 34.400 Sq.mtrs. Builtup Area, on the Second Floor, Building No.C-29, Type "C", in OM SHREE ASHTAVINAYAK Co-Op. Hsg. Soc. Ltd., situated at Sector -24, Sanpada, Navi Mumbai, Tal. & Dist. Thane, (hereinafter referred to as the said Premises) and ASSIGNORS are the members of OM SHREE ASHTAVINAYAK Co-op. Hsg. Soc. Ltd., and they are holding 5 Shares of Rs.50/- each numbered from 606 to 610 under Share Certificate No.122.

C. N. E	
722	2098
438	

7. AND WHEREAS the ASSIGNORS have agreed to assign their rights, interest, title and benefits under the said Agreement dated 7th August, 2000, and to transfer and sell to the ASSIGNEES the said FLAT free from all encumbrances.

8. AND WHEREAS the ASSIGNORS applied to the CIDCO and obtained requisite permission from the CIDCO on payment of transfer charges for transfer and sale of the said FLAT to the ASSIGNEES under the Letter No. CIDCO/AEO /NERUL/SANPADA/2016/4039, Dated 22.01.2016 issued by the Estate officer, CIDCO Ltd.,



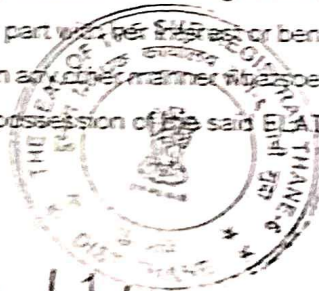
Anita A kale
Deepak

Attest
M. D. Adhane

NOW THIS INDENTURE WITNESSETH that consideration of the sum of Rs.30,00,000/- (RUPEES THIRTY LAKHS ONLY) paid on or before execution of this Deed.

(the receipt whereof the ASSIGNORS doth hereby admit and acknowledge and forever discharge, acquit and release the ASSIGNEES of the same and every part thereof),

The ASSIGNORS doth hereby assign and transfer all their right, interest, title and benefits arising out of the said Agreement dated the 7th August, 2000, mentioned herein including the deposits standing to the credit of the ASSIGNORS with the said CIDCO Ltd., and others being the party of the First part referred to in the Agreement dated 7th August, 2000. TO HAVE AND TO HOLD the same unto and to the ASSIGNEES absolutely but subject to the conditions on which the ASSIGNORS holds the same under the Agreement dated 7th August, 2000, and the ASSIGNEES doth hereby agree to take the said FLAT subject to such conditions contained therein. AND the ASSIGNORS doth hereby agree to indemnify the ASSIGNEES against all loss and damage that may be occasioned as a result of defect in title or want of title to the said FLAT or if for any reason the said FLAT is not transferred to the name of the ASSIGNEES or the ASSIGNEES are not made a member of the registered Co-Operative Housing Society of the said building or refused membership of the said registered Co-Operative Housing Society and the ASSIGNEES are dispossessed of the said FLAT by the CIDCO Limited and others being the party of the First Part referred to in the said Agreement dated 7th August, 2000, as a result thereof. AND the ASSIGNORS further agrees and covenants with the ASSIGNEES to execute all other documents and/or deeds and to do all acts, things and deeds as may be necessary to complete and make perfect the title of the ASSIGNEES to the said FLAT. The ASSIGNEES doth covenant with the ASSIGNORS and undertakes that the ASSIGNEES shall not without the previous permission in writing of the CIDCO LIMITED let, sub-let, sell, transfer, assign or part with the same or benefit of this assignment by way of sale, gift, lease or in any other manner whatsoever in favour of any person or persons or part with the possession of the said FLAT.



9225	2098
6	38

Amika A. Kale
[Signature]
[Signature]

[Signature]
[Signature]

WHEREAS AGREEMENT OF RE-SALE between the same parties had been duly executed on 6th January, 2016 with the Sub -Registrar of Thane-6 on 6th January, 2016 under Serial No.TNN6-104/2016. AND Registration Fees being Rs.30,000/- and STAMP DUTY being Rs.1,80,000/- HAD BEEN ALREADY PAID.

Signature
Signature

Signature
Signature

SCHEDULE

Flat No.C-29/2:10, admeasuring about 34.400 Sq.mtrs. Builtup Area, on the Second Floor , Building No.C-29, Type "C", in OM SHREE ASHTAVINAYAK Co-Op. Hsg. Soc. Ltd., Plot No.14, Sector -24, Sanpada, Navi Mumbai, Tal. & Dist. Thane.

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 ' ASSIGNNORS')
1) SMT. ANITA ARUN KALE)



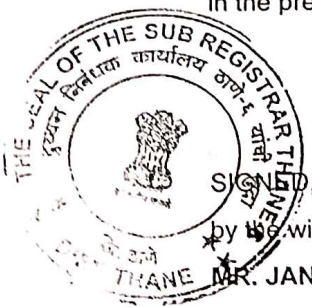
Anita Arun Kale

2) MISS. DEEPAI ARUN KALE)



3) MR. DEEPAK ARUN KALE)
in the presence of

Signature



ट. न. न. ६
७२६५ २०१६
९३४

SIGNED, SEALED AND DELIVERED)
by the withinnamed ASSIGNEES)
MR. JANARDAN VISHRAM JADHAV)

Signature

Signature



AND)

MRS. NIVEDITA JANARDAN JADHAV)
in presence of

Signature



: 6 :

RECEIPT

RECEIVED from MR. JANARDAN VISHRAM JADHAV AND MRS. NIVEDITA JANARDAN JADHAV the ASSIGNEES the sum of Rs.30,00,000/- (RUPEES THIRTY LAKHS ONLY) being FULL and FINAL payment of the sale price of the purchase of Flat No.C-29/2:10, on the Second Floor, OM SHREE ASHTAVINAYAK Co-Op. Hsg. Soc. Ltd., Plot No.14, Sector -24, Sanpada, Navi Mumbai, Tal. & Dist. Thane.

Mode of payment

- i) Rs.10,00,000/- Vide Cheque No.700001, Dated 17.12.2015, Drawn on Abhyudaya Co-op. Bank Ltd., Kalachowki Branch, Mumbai.
- ii) Rs.08,00,000/- Vide Cheque No. 700002, Dated 22/12/2015 Drawn on Abhyudaya Co-op Bank Ltd, Kalachowki Branch Mumbai
- iii) Rs. 02,00,000/- Vide Cheque No. 267246, Dated 07/02/2016 Drawn on STATE BANK OF India, Lalbaug Mumbai
- iv) Rs.10,00,000/- Vide Cheque No.391865 Dated 23/02/2016 Drawn on. HDFC LTD.

We SAY RECEIVED

1) SMT. ANITA ARUN KALE

2) MISS. DEEPALI ARUN KALE

3) MR. DEEPAK ARUN KALE

(ASSIGNORS)



WITNESS :

- 1.
- 2.

८ १ १ ६	
१२५	२०९६
११	३४





ओम श्री अष्टविनायक को. ऑप. हौसिंग सोसायटी (मर्या.)

प्लॉट नं. १४, बिल्डींग क्र. बी-१ व बी-२, सी-२४ ते सी-२९, गावदेवी चौक, जुईनगर, सेक्टर-२४, नवी मुंबई-४००७०५.

नोंदणी क्रमांक : एन.बी.ओ.एम./सिडको/एच.एस.जी. (ओ.एच.)/१४९८/जे.टी.आर./सन-२००३-२००४

संदर्भ क्र.

दिनांक 30/12/2015

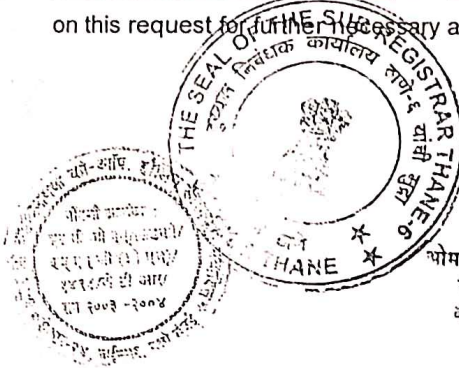
NO OBJECTION CERTIFICATE

This is to certify that SHRIMATI ANITA ARUN KALE and, DEEPALE
ARUN KALE, DEEPAK ARUN KALE residing at OM SHRI
ASHTAVINAYAK CO. OP. HSG. SOCIETY LTD., BUILDING NO- C-29,
ROOM NO 10, 2nd FLOOR, PLOT NO-14, JUINAGAR
SECTOR-24, SANPADA NODE, NAVI MUMBAI - 400 705 has completed
all the necessary formalities and documentation. As per societies rules and
regulations, he has cleared all dues of society till Dec- 2015.

We have no objection to transfer the above addressed apartment in the
name of SHRI JANARDAN VISHRAM JADHAV
and MRS. NIVEDITA JANARDAN JADHAV.

This Certificate is issued to SHRIMATI ANITA ARUN KALE &
DEEPALE ARUN KALE and DEEPAK ARUN KALE
on this request for further necessary action.

१२५५	२०१६
१३	३४



(Signature)
सचिव

ओम श्री अष्टविनायक को-ऑप. हौसिंग सोसायटी मर्या.
सेक्टर-२४, प्लॉट नं.-१४, बिल्डींग सी-२४ ते सी-२९,
बी-१ व बी-२, गावदेवी चौक, जुईनगर (सामपाडा नोड)
नवी मुंबई - ४०० ७०५.

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

(सीआयएन - यु ९९९९९ एमएच १९७० एमजीसी - ०१४५७४)

नोंदणीकृत कार्यालय :
'निर्मल' दुसरा मजला, नरीमन पॉईंट,
मुंबई - ४०० ०२९.
दूरध्वनी : ००-९१-२२-६६५० ०९००
फॅक्स : ००-९१-२२-२२०२ २५०९

मुख्य कार्यालय :
'सिडको' भवन, सी.बी.डी. बेलापूर,
नवी मुंबई ४०० ६१४.
दूरध्वनी : ००-९१-२२-६७९९ ८१००
फॅक्स : ००-९१-२२-६७९९ ८१६६



संदर्भ क्र.

CIDCO/EMS/AEO/NERUL/2016/403

दिनांक : 22/01/2016.

To,
The Secretary
M/S. OM SHREE ASHTAVINAYAK CO-OP HSG. SOC. LTD.
"C" Type, Sector-24,
Sanpada, Navi Mumbai.

Sub : Transfer of Flat No.C-29/2:10, Sector-24,
Sanpada, Navi Mumbai.

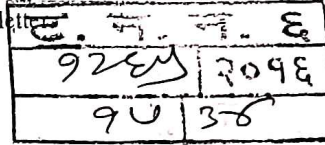
Sir,

Please refer to your letter dated 15/01/2016.

Our Corporation is pleased to permit your society to allow SMT. ANITA ARUN KALE, MISS. DEEPAI ARUN KALE & MR. DEEPAK ARUN KALE member of your society to transfer to MR. JANARDAN VISHRAM JADHAV & MRS. NIVEDITA JANARDAN JADHAV their Share and a rights to occupy the Flat No.C-29/2:10, Sector-24, Sanpada, Navi Mumbai, subject to the provision contained in the bye-laws adopted by your Society.

Please furnish a copy of Deed of Assignment & the Resolution approving or disapproving the request of the member SMT. ANITA ARUN KALE, MISS. DEEPAI ARUN KALE & MR. DEEPAK ARUN KALE for our record within 3 month i.e. Date 21/04/2016 from the date of receipt of this letter.

Thanking you,



Yours faithfully,

ASSTT. ESTATE OFFICER
(NERUL/SANPADA)
Asst. Estate Officer
CIDCO/Nerul/Sanpada.



भ्रष्टाचारासंबंधी कुठल्याही तक्रारीसाठी कृपया या संकेतस्थळाला भेट द्यावी.

cidco.maharashtra.gov.in/CIDCO_VIGILANCE_MODULE_NEW/Userlogin.aspx

POSSESSION LETTER

WE, 1) SMT. ANITA ARUN KALE 2) MISS. DEEPALI ARUN KALE AND 3) MR. DEEPAK ARUN KALE do hereby CERTIFY AND CONFIRM that we have handed over the peaceful vacant possession of the Flat No.C-29/2:10, on the Second Floor, Building No.C-29, Type "C", in OM SHREE ASHTAVINAYAK Co-Op. Hsg. Soc. Ltd., Sector -24, Sanpada, Navi Mumbai, Tal. & Dist. Thane, to MR. JANARDAN VISHRAM JADHAV AND MRS. NIVEDITA JANARDAN JADHAV the PURCHASERS as per the Deed of Assignment dated _____ upon receiving the Agreed consideration stated therein.

- 1) SMT. ANITA ARUN KALE
2) MISS. DEEPALI ARUN KALE
3) MR. DEEPAK ARUN KALE


) Anita A Kale
) Deepali
) Deepak

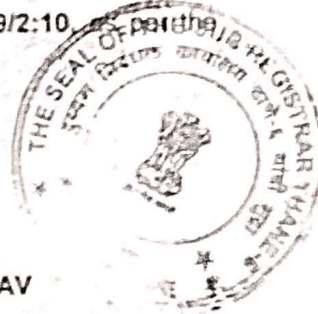
(VENDORS)

Place : Navi Mumbai.
Date :
Witness :

C. N. N. &	
9284	2098
92	30

We MR. JANARDAN VISHRAM JADHAV AND MRS. NIVEDITA JANARDAN JADHAV do hereby CERTIFY AND CONFIRM THAT we have received the peaceful vacant possession of the Flat No.C-29/2:10, on the Second Floor, Building No.C-29, Type "C", in OM SHREE ASHTAVINAYAK Co-Op. Hsg. Soc. Ltd., Sector -24, Sanpada, Navi Mumbai, Tal. & Dist. Thane, from 1) SMT. ANITA ARUN KALE 2) MISS. DEEPALI ARUN KALE AND 3) MR. DEEPAK ARUN KALE the VENDORS of the Flat No.C-29/2:10. Deed of Assignment dated _____

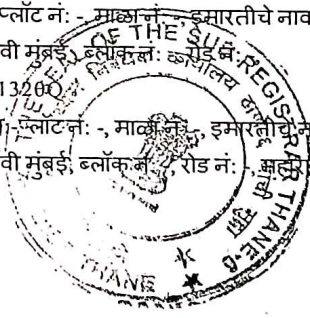
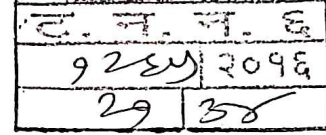

MR. JANARDAN VISHRAM JADHAV
AND MRS. NIVEDITA JANARDAN JADHAV
PURCHASERS



Place : Navi Mumbai.
Date :
Witness :

गावाचे नाव : 1) सानपाडा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2880000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन :, इतर माहिती: सी 29 2:10,ओम श्री अष्टविनायक सोसायटी सेक्टर 24 प्लॉट नं 14 सानपाडा नवी मुंबई क्षेत्र 34.40 चौ मी बिल्ट अप((Plot Number : 14 ; SECTOR NUMBER : 24 ;))
(5) क्षेत्रफळ	1) 34.40 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अनिता अरुण काळे -- वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी 29 २:१० ,ओम श्री अष्टविनायक सोसायटी सेक्टर २४ प्लॉट नं १४ सानपाडा नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AGFPK7098B 2): नाव:-दिपाली अरुण काळे -- वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी 29 २:१० ,ओम श्री अष्टविनायक सोसायटी सेक्टर २४ प्लॉट नं १४ सानपाडा नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-BCQPK4666M 3): नाव:-दीपक अरुण काळे -- वय:-21; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी 29 २:१० ,ओम श्री अष्टविनायक सोसायटी सेक्टर २४ प्लॉट नं १४ सानपाडा नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-DCDPK2427R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जनार्दन विश्राम जाधव -- वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी ४ : ०१ श्री गजाजन सोसायटी सेक्टर २३ सानपाडा नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-ABZPJ1320Q 2): नाव:-निवेदिता जनार्दन जाधव -- वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी ४ : ०१ श्री गजाजन सोसायटी सेक्टर २३ सानपाडा नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AMAPJ9216B
(9) दस्तऐवज करून दिल्याचा दिनांक	06/01/2016
(10)दस्त नोंदणी केल्याचा दिनांक	06/01/2016



(11) अनुक्रमांक, खड व पृष्ठ 104/2016

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 180000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेरा

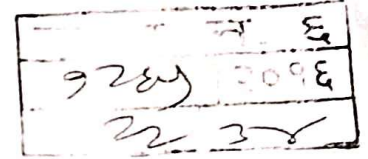
मुल्याकनासाठी विचारात घेतलेला

तपशील :-


मुद्रांक शुल्क आकारताना निवडलेला

अनुच्छेद :-

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



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AGFPK7098B



नाम / NAME
ANITA ARUN KALE

पिता का नाम / FATHER'S NAME
**EKNATH RAMCHANDRA
 ACHAREKAR**

जन्म तिथि / DATE OF BIRTH
04-04-1954

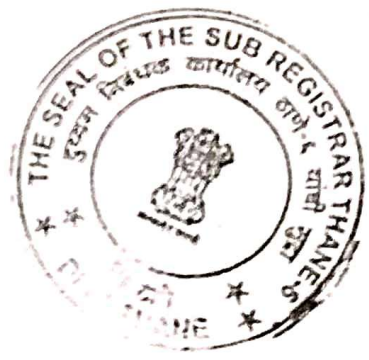
हस्ताक्षर / SIGNATURE
Anita A kale

आयकर अधिकारी (कंप्यूटर सेल)
 Commissioner of Income-tax (Computer Operations)

श. नं. न. ६	
१२६५	२०१६
२३	३४



(Signature)
श्रीमंजरी नाथा बैले
 विशेष कार्यकारी अधिकारी (अ.क. ७६०)
 दर्शन को. ऑप. छै. रोसा, सी-१२/१
 सेक्टर-२५, जुई नगर (सनपाडा रोड)
 नवी मुंबई - ४०० ७०६
 Tel :- 27702234



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEEPALI ARUN KALE

ARUN VISHNU KALE

20/04/1988

Permanent Account Number
BCQPK4666M


Signature



07062008

ट. न. न. द.	
9284	2096
24	38



आयकर विभाग
INCOME TAX DEPARTMENT
DEEPAK ARUN KALE



भारत सरकार
GOVT. OF INDIA

ARUN VISHNU KALE

19/05/1994
Permanent Account Number

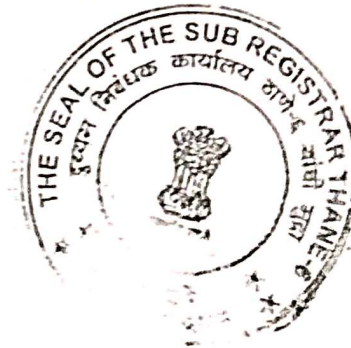
DCDPK2427R

D. A. Kale
Signature



30022013

ट. न. न. ६	
7284	2096
20	38





भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1104/20524/09854

11/02/2013

To,
निवेदिता जनार्दन जाधव
Nivedita Janardan Jadhav
W/O: Janardan Jadhav
20/1405, sankalp siddhi chs
veer shrikant hadkar marg
opp raigad bank kalachowki
Mumbai
Tank Road Mumbai Mumbai
Maharashtra 400033
9172131639

Ref: 94 / 05D / 145169 / 145390 / P



SH341878737DF



आपला आधार क्रमांक / Your Aadhaar No. :

5993 8034 2547

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

निवेदिता जनार्दन जाधव
Nivedita Janardan Jadhav
जन्म वर्ष / Year of Birth : 1971
स्त्री / Female



5993 8034 2547

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1104/20525/16858

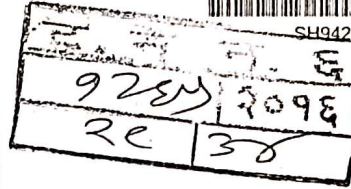
27/01/2014

To,
जनार्दन विश्राम जाधव
Janardan Vishram Jadhav
S/O: Vishram Jadhav
20/1405 Sankalp Siddhi Co Op Housing Society 2nd Floor
Abhyudy Nagar
Kalachowki
Mumbai
Kalachowki Mumbai Mumbai
Maharashtra 400033
9892107071

Ref: 1053 / 23B / 347924 / 348103 / P



SH942195378FT



आपला आधार क्रमांक / Your Aadhaar No. :

4753 9221 4668

आधार - सामान्य माणसाचा अधिकार



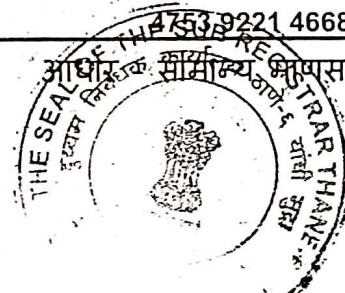
भारत सरकार
Government of India

जनार्दन विश्राम जाधव
Janardan Vishram Jadhav
जन्म तारीख / DOB : 16/07/1967
पुरुष / Male



4753 9221 4668

आधार - सामान्य माणसाचा अधिकार



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

DITIN BABURAO JADHAV
 BABURAO DINKAR JADHAV
 27/08/1985
 Permanent Account Number
 AIIPJ7669J

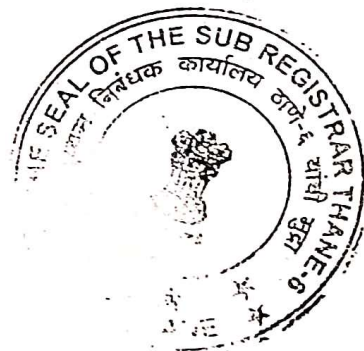
D. B. Jadhav
 Signature

ड. न. न. ड.
१२६५२०९६
३१/३६

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

AJAY B SALE
 BABASAHEB SITARAM SALE
 01/12/1985
 Permanent Account Number
 BLQPS9436Q

A. Sale
 Signature



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

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) 00-91-22-6650 0900
00-91-22-6650 0928
FAX : 00-91-22-2202 2509 / 6650 0933

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/AEO/NERUL/SANPADA/2016/4426

Date : 02 MAR 2016
29/02/2016
08 MAR 2016

To,

THE SECRETARY,
M/S. OM SHREE ASHTAVINAYAK CO-OP. HSG. SOC. LTD.
'C' TYPE, SECTOR-24, SANPADA,
NAVI MUMBAI.



Sub: Transfer of flat no. C-29/2:10, SECTOR-24, SANPADA,
Navi Mumbai

Ref: Your letter dated 15/01/2016.

Sir,

The action taken by your society in transferring the shares and membership of SMT. ANITA ARUN KALE, MISS. DEEPALI ARUN KALE & MR. DEEPAK ARUN KALE in respect of flat no. C-29/2:10, SECTOR-24, SANPADA, Navi Mumbai to MR. JANARDAN VISHRAM JADHAV & MRS. NIVEDITA JANARDAN JADHAV is noted in our record for the purpose of administration of the said flat.

Thanking you,

Yours faithfully,


ASST. ESTATE OFFICER
(NERUL/SANPADA) pada

C.C. To :

- 1) A.A.O. (EMS)
- 2) NMMC (W/S)
- 3) NMMC (TAX)
- 4) M.S.E.D.C.L.

In case of any corruption related complaint, please visit :
[Cidco.maharashtra.gov.in/CIDCO_VIGILANCE_MODULE_NEW/ Userlogin.aspx](http://Cidco.maharashtra.gov.in/CIDCO_VIGILANCE_MODULE_NEW/Userlogin.aspx)

दस्त क्रमांक: टनन6 /1265/2016

बाजार मूल्य: रु. 28,80,000/-

मोबदला: रु. 30,00,000/-

भरलेने मुद्रांक शुल्क: रु.100/-

नोंदणी फी माफी असल्यास तपशिल :-

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

दु. नि. सह. दु. नि. टनन6 यांचे कार्यालयात

पावती:1427

पावती दिनांक: 24/02/2016

अ. क्रं. 1265 वर दि.24-02-2016

सादरकरणाराचे नाव: जनार्दन विश्राम जाधव - -

रोजी 6:57 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

एकुण: 780.00

दस्त हजर करणाऱ्याची सही:

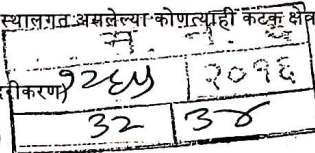
Joint Sub Registrar Thane 6
मुद्रांक शुल्क निदेशक ठाणे-६
(वर्ग-२)Joint Sub Registrar Thane 6
मुद्रांक शुल्क निदेशक ठाणे-६
(वर्ग-२)

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

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

शिक्का क्रं. 1 24 / 02 / 2016 06 : 57 : 09 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 24 / 02 / 2016 06 : 57 : 32 PM ची वेळ: (फी)

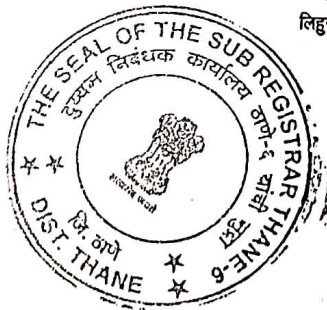


प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकुर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तांची सत्यता, वैधता, कायदेशीर बाबीसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

लिहून घेणार सही

लिहून देणार सही



Pre-Registration summary (नोंदणी पूर्त घोषवतार)



24/02/2016 7:01:02 PM

दस्त घोषवतार भाग-2

दस्ताचक्रमांक 1265/2016

दस्ताचक्रमांक 1265/2016

दस्ताचा प्रकार :- अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	स्वायाचित्र	अंगठ्याचा ठसा
1	नाव: अनिता अरुण काळे - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सी २९ २: १०, ओम श्री अहविनायक सोसायटी रोक्टर २४ प्लॉट नं १४ सानपाडा नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पॅन नंबर: AGFPK7098B	विहृत वेणार वय :- 51 स्वाक्षरी:- <i>Anita A Kale</i>		
2	नाव: दिपाली अरुण काळे - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सी २९ २: १०, ओम श्री अहविनायक सोसायटी रोक्टर २४ प्लॉट नं १४ सानपाडा नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पॅन नंबर: BCQPK4666M	विहृत वेणार वय :- 27 स्वाक्षरी:- <i>[Signature]</i>		
3	नाव: दीपक अरुण काळे - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सी २९ २: १०, ओम श्री अहविनायक सोसायटी रोक्टर २४ प्लॉट नं १४ सानपाडा नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पॅन नंबर: DCDPK2427R	विहृत वेणार वय :- 21 स्वाक्षरी:- <i>[Signature]</i>		
4	नाव: जनार्दन विशाम जाधव - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सी ४ : ०१ श्री गजाजन सोसायटी रोक्टर २३ सानपाडा नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पॅन नंबर: ABZPJ1320Q	विहृत वेणार वय :- 48 स्वाक्षरी:- <i>[Signature]</i>		
5	नाव: निवेदिता जनार्दन जाधव - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सी ४ : ०१ श्री गजाजन सोसायटी रोक्टर २३ सानपाडा नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पॅन नंबर: AMAPJ9216B	विहृत वेणार वय :- 43 स्वाक्षरी:- <i>[Signature]</i>		

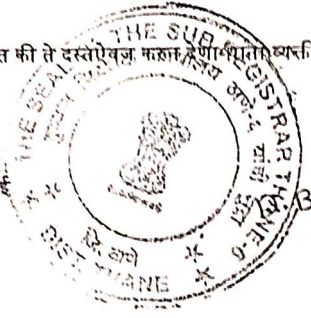
9284 2096
33 38

वरील दस्तऐवज करून देणार तथाकथित अभिहस्तांतरणपत्र चा दस्त ऐवज करून दिल्याचे मनुष्य करतात.
शिक्का क्र.3 ची वेळ: 24 / 02 / 2016 07 : 01 : 02 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांचा ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वायाचित्र	अंगठ्याचा ठसा
1	नाव: दितीन जाधव - - वय: 30 पत्ता: सानपाडा नवी मुंबई पिन कोड: 400705	स्वाक्षरी:- <i>B. Jadhav</i>	
2	नाव: अजय साळे - - वय: 30 पत्ता: सानपाडा नवी मुंबई पिन कोड: 400705	स्वाक्षरी:- <i>[Signature]</i>	



ASL



शिवका क्र.4 ची वेळ:24 / 02 / 2016 07 : 01 : 39 PM

चित्रा क्र 5 ची वेळ 24 / 02 / 2016 07 : 01 : 54 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar, Thane-6
सह मुख्य निबंधक, ठाणे-६
(वर्ग - २)

1265 /2016

Know Your Rights as Registrants

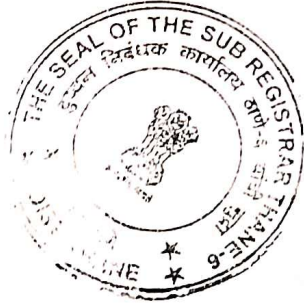
- 1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning
- 2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

प्रमाणित करण्यास येते की सदर दस्तारा एकूण 36
पाने आहेत.
सह मुख्य निबंधक, ठाणे-६ (वर्ग-२)

पुरतई क्र. 1
क्रमांक 9284 पर पंजिली
सह मुख्य निबंधक, ठाणे-६ (वर्ग-२)
दिनांक 28 मार्च 2 सन 2016

क्र. नं. ६	
9284	2098
36	36



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

(सीआयएन - यु १९९९९ एमएच १९७० एसजीसी - ०१४५७४)

नोंदणीकृत कार्यालय :
'निर्मल' दुसरा मजला, नरीमन पॉईंट,
मुंबई - ४०० ०२९.
दूरध्वनी : ००-९१-२२-६६५० ०९००
फॅक्स : ००-९१-२२-२२०२ २५०९

मुख्य कार्यालय :
'सिडको' भवन, सी वी डी. बेलापूर,
नवी मुंबई ४०० ६९४.
दूरध्वनी : ००-९१-२२-६७९९ ८९००
फॅक्स : ००-९१-२२-६७९९ ८९६६

संदर्भ क्र.

CIDCO/AEO/NERUL/SANPADA/2016/4196

दिनांक :

05/02/2016.

To,
MR. JANARDAN VISHRAM JADHAV &
MRS. NIVEDITA JANARDAN JADHAV,
M/S. SHREE ASHTAVINAYAK CHS LTD,
C-29/2:10, SECTOR - 24, SANPADA, NAVI MUMBAI.



Sub: **Grant of permission to Mortgage Flat No. C-29/2:10**
SECTOR-24, SANPADA, NAVI MUMBAI.

Sir,

Please refer to your letter Dated 03/02/2016 our corporation has "NO OBJECTION" to mortgage the above apartment to M/S. HDFC LTD. (VASHI BRANCH) as Security of Loan to be borrowed by you from M/S. HDFC LTD. (VASHI BRANCH) for buying the said apartment from SMT. ANITA ARUN KALE, MISS. DEEPALI ARUN KALE & MR. DEEPAK ARUN KALE upon getting the Deed of Assignment executed from her in your favour & in accordance with law as per the terms and Conditions in our letter No. CIDCO/AEO/NERUL/SANPADA/2016/4039, Date: 22/01/2016.

Thanking you,

Yours faithfully,



ASSTT. ESTATE OFFICER
(NERUL/SANPADA)



ओम श्री अष्टविनायक को. ऑप. हौसिंग सोसायटी (मर्या.)

प्लॉट नं. १४, बिल्डींग क्र. बी-१ व बी-२, सी-२४ ते सी-२९, गावदेवी चौक, जुईनगर, सेक्टर-२४, नवी मुंबई-४००७०५.

नोंदणी क्रमांक : एन.बी.ओ.एम./सिडको/एच.एस.जी. (ओ.एच.)/१४९८/जे.टी.आर./सन-२००३-२००४

संदर्भ क्र. जावक क्र. ०६ / कर्म जाहसकत पत्र,

दिनांक ०७/०२/२०१६

TO,
HOUSING DEVELOPMENT FINANCE CORPN. LTD.
VASHI NAVI MUMBAI

RE: FLAT NO C-29/2:10 PLOT NO. 14 - OF 1) SMT. ANITA ARUN KALE 2) MISS. DEEPAI ARUN KALE 3) MR. DEEPAK ARUN KALE - IN THE BUILDING CALLED C-29/2: 10 ,OM SHRI ASHTAVINAYAK CO-OPERATING HOUSING SOCIETY LTD SECTOR-24, SANPADA, NAVI MUMBAI,

DEAR SIRs,

THIS IS TO CONFIRM THAT THE ABOVE SOCIETY REGISTERED UNDER NO. NBOM/CIDCO/HSG (OH) 1498/JTR/YEAR-2003-2004 AND THAT THE SOCIETY HAS ALLOTTED/ TRANSFERRED /AGREED TO TRANSFER THE ABOVE FLAT 1) MR. JANARDAN VISHRAM JADHAV 2) MRS. NIVEDITA JANARDAN JADHAV

WE HERE BY ASSURE YOU THAT THE SAID FLAT AS WELL AS THE SAID BUILDING AND THE SOCIETY THERETO ARE NOT SUBJECT TO ANY ENCUMBRANCE, CHARGE OR LIABILITY OF ANY KIND WHATSOEVER AND THAT THE ENTIRE PROPERTY IS FREE AND MARKETABLE.

WE FURTHER CONFIRM THAT WE HAVE A CLEAR; LEGAL AND MARKETABLE TITLE TO THE SAID PROPERTY AND EVERY PART THERE OF AND THAT ALL TAXES AND DUES INTHEREOF HAVE BEEN PAID UPTO DATE. 31/01/2016

WE HAVE NO OBJECTION TO YOUR GIVING A LOAN TO THE SAID ALLOTIED / TRANSFEREE / PROPOSED TRANSFEREE AND HIS / HER I THEIR MORTGAGING THE SAID FLAT WITH YOU BY WAY SECURITY FOR REPAYMENT.

WE HAVE TO INFORM YOU THAT THE SHARE CERTIFICATES HAS ISSUED TRANSFERRED AND ASSOON AS THEY ARE ISSUED / TRANSFERRED THE SHARE CERTIFICATES PERTAINING TO THE SAID ALLOTTEE/TRANSFEREE/ PROPOSED TRANSFEREE WILL BE FORWARDED DIRECTLY TO HDFC LTD.

YOURS FAITHFULLY



Deepak
सीचव

ओम श्री अष्टविनायक को. ऑप. हौसिंग सोसायटी मर्यादित
सेक्टर-२४, प्लॉट नं.-१४, बिल्डींग सी-२४ ते सी-२९,
बी-१ व बी-२, गावदेवी चौक, जुईनगर (सानपाडा नोड),
नवी मुंबई - ४०० ७०५.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) 00-91-22-6650 0900
00-91-22-6650 0928
FAX : 00-91-22-2202 2509 / 6650 0933

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/AEO/NERUL/SANPADA/2016/4426

Date: 02 MAR 2016

29/02/2016.

08 MAR 2016

To,

**THE SECRETARY,
M/S. OM SHREE ASHTAVINAYAK CO-OP. HSG. SOC. LTD.
'C' TYPE, SECTOR-24, SANPADA,
NAVI MUMBAI.**



Sub: Transfer of flat no. C-29/2:10, SECTOR-24, SANPADA,
Navi Mumbai

Ref: Your letter dated 15/01/2016.

Sir,

The action taken by your society in transferring the shares and membership of SMT. ANITA ARUN KALE, MISS. DEEPALI ARUN KALE & MR. DEEPAK ARUN KALE in respect of flat no. C-29/2:10, SECTOR-24, SANPADA, Navi Mumbai to MR. JANARDAN VISHRAM JADHAV & MRS. NIVEDITA JANARDAN JADHAV is noted in our record for the purpose of administration of the said flat.

Thanking you,

Yours faithfully,



ASST. ESTATE OFFICER
Assistant Estate Officer
(NERUL/SANPADA)
CIDCO Ltd., Nerul Sanpada.

C.C. To :

- 1) A.A.O. (EMS)
- 2) NMMC (W/S)
- 3) NMMC (TAX)
- 4) M.S.E.D.C.L.

In case of any corruption related complaint, please visit :
[Cidco.maharashtra.gov.in/CIDCO_VIGILANCE_MODULE_NEW/ Userlogin.aspx](http://Cidco.maharashtra.gov.in/CIDCO_VIGILANCE_MODULE_NEW/Userlogin.aspx)