

353/11845

पावती

Original/Duplicate

Wednesday, August 24, 2022

नोंदणी क्रं.: 39म

3:55 PM

Regn.:39M

पावती क्रं.: 13279

दिनांक: 24/08/2022

गावाचे नाव: खारघर

दस्तावेजाचा अनुक्रमांक: पबल2-11845-2022

दस्तावेजाचा प्रकार: सेल डीड

सादर करणाऱ्याचे नाव: सुशांत अनंत सावंत - -

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 800.00

पृष्ठांची संख्या: 40

एकूण:

₹. 900.00

आपणास मूळ दस्त ,शंबनेल ट्रिड,सुची-२ अंदाजे  
4:11 PM ह्या वेळेस मिळेल.

Joint-Sf-Panvel 2

सह दुय्यम निबंधक वर्ग-२  
(पनवेल-२)

बाजार मूल्य: ₹.3136000 /-

मोबदला ₹.5200000/-

भरलेले मुद्रांक शुल्क : ₹. 100/-

1) देयकाचा प्रकार: DHC रकम: ₹.800/-

डीडी/घनादेश/रे ऑर्डर क्रमांक: 2308202212701 दिनांक: 24/08/2022

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.100/-

डीडी/घनादेश/रे ऑर्डर क्रमांक: MH006764210202223U दिनांक: 24/08/2022

वैकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code गुळवर्तनदेवकरवाडीवैकीक of adjusted fees

निर्णयक

दुय्यम निबंधक, पनवेल-२

मूळ दस्तावेजाचा पत्राधिकार

पत्रकारणी सखी

EOKA

8/24/2022



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

25/08/2022

दस्त क्रमांक : 11845/2022

नोंदणी :

Regn:63m

गावाचे नाव : खारघर

क्रमांक	विवरण	सेल डीड
(1)	विलंबाचा प्रकार	सेल डीड
(2)	मोबदला	5200000
(3)	वाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3136000
(4)	सुभापन,पोटहिस्सा व परक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : इतर माहिती: रेसिडेंशियल युनिट सब प्लॉट क्र.18 पूबंड क्र.जी-137,निशिंगा को-ऑप. हौसिंग सोसा. लि.,सेक्टर-12,खारघर,ता.पनवेल,जि.रायगड,क्षेत्र 32.00 चौ.मी. विल्यप. दस्त क्र.पवेल-5/7873/2022 दिनांक 10/05/2022 या नुसार मु.शु. रु.312000/- व नोंदणी फी रु.30000/- वसुल( ( SECTOR NUMBER : 12 ; ) )
(5)	क्षेत्रफळ	1) 32.00 चौ.मीटर
(6)	आकारणी किंवा जुडी देण्यात असेल वेव्हा.	
(7)	दस्तऐवज करून देणा-या/लिहून ठेवणा-या पशकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) : नाव:-कमल रमेश शिंदे -- वय:-61; पत्ता:-प्लॉट नं. -; माळा नं. -; इमारतीचे नाव: युनिट क्र.१८ पूबंड क्र.जी-१३७, निशिंगा को-ऑप. हौसिंग सोसा. लि., सेक्टर-१२, खारघर, ता.पनवेल, जि.रायगड, प्लॉक नं. -; रोड नं. -; महाराष्ट्र, गार्डनार:(००). पिन कोड:-410210 पॅन नं.-CJPJS7370K
(8)	दस्तऐवज करून घेणा-या पशकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुशांत अनंत सावंत - - वय:-33; पत्ता:-प्लॉट नं. -; माळा नं. -; इमारतीचे नाव: ए-३१९, ए-व्हिंग, पूबंड क्र.१४, राहव विल्डिंग क्र.1, शिव प्रेरणा सी.एच.एस.लि., विजय नगर रोड, अँटॉप हिल, भरणी नाका, मुंबई आ-319,आ-विना,निसरा प्लॉवर, प्लॉट नॉ.94,राहव विल्डिंग नॉ.1,शिव प्रेरणा कॅम्प लि.,विजय नगर रोड,अँटॉप हिल,भरानी नाका,मुंबई, प्लॉक नं. -; रोड नं. -; महाराष्ट्र, MUMBAI. पिन कोड:-400037 पॅन नं.-CKAPS1895P
(9)	दस्तऐवज करून दिल्याचा दिनांक	24/08/2022
(10)	दस्त नोंदणी केल्याचा दिनांक	24/08/2022
(11)	अनुक्रमांक,खंड व पृष्ठ	11845/2022
(12)	वाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)	वाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)	शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणत्वा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

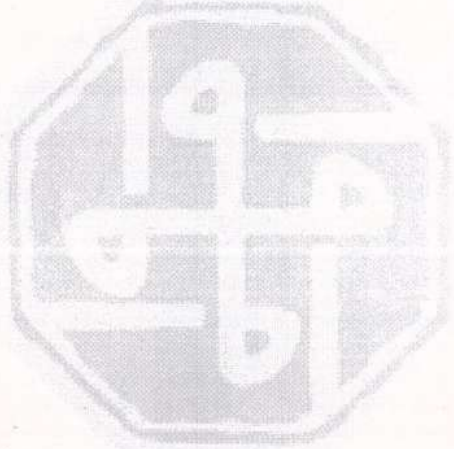
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

  
**सह दुय्यम निबंधक वर्ग-२**  
**(पनवेल-२)**

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SUSHANT ANANT SAWANT	eChallan	00040572022082329330	MH006764210202223U	100.00	SD	0003395151202223	24/08/2022
2		DHC		2308202212701	800	RF	2308202212701D	24/08/2022
3	SUSHANT ANANT SAWANT	eChallan		MH006764210202223U	100	RF	0003395151202223	24/08/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]







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११/०२/२०२२

२/१०





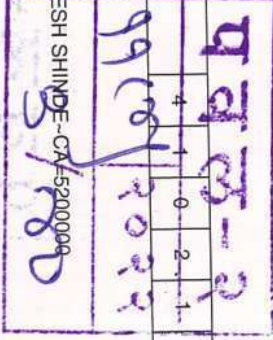
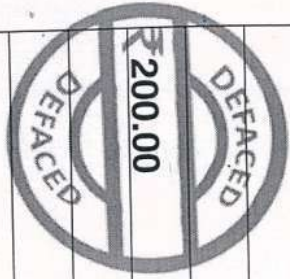


**CHALLAN**  
MTR Form Number-6



GRN	MH006764210202223U	BARCODE	Date		23/08/2022-16:25:13	Form ID	25.1
Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (if Any)					
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR	PAN No.(if Applicable)					
Location	RAIGAD	Full Name	SUSHANT ANANT SAWANT				
Year	2022-2023 One Time	Flat/Block No.	RESIDENTIAL UNIT NO.19, PLOT NO.G-137, NISHIGANDHA CHS LTD				
Account Head Details		Premises/Building					

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (if Any)
0030046401 Stamp Duty	100.00	SECTOR-12, KHARGHAR, PANVEL	RAIGAD			
0030063301 Registration Fee	100.00					
Total	200.00					
Payment Details	STATE BANK OF INDIA	Amount In	Two Hundred Rupees Only	Words	FOR USE IN RECEIVING BANK	
Cheque/DD No.		Bank CIN	Ref No.	00040572022082299890	CPABZGUM14	
Name of Bank		Bank Date	RBI Date	23/08/2022-00:00:00	Not Verified with RBI	
Name of Branch		Bank-Branch	STATE BANK OF INDIA			
		Scroll No. , Date	437 , 24/08/2022			



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलान केवल दस्तावेज निबन्धक कार्यालयतात नोंदणी करवावयाच्या दस्तावेजाची सांग आहे . नोंदणी व करवावयाच्या दस्तावेजाची सदर चलान सांगू  
गारही .

Mobile No. : 9594957363

**सदर दस्तावेज निबन्धक वगैरे-२**  
(धर्तरेल-२)

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-353-11845	0003395151202223	24/08/2022-15:55:10	IGR147	100.00



५५८५-२	
११/०५	२०२२
२/००	



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 2308202212701 Date 23/08/2022

Received from SUSHANT ANANT SAWANT, Mobile number 9594957363, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.

Payment Details

Bank Name	SBIN	Date	23/08/2022
Bank CIN	10004152022082311744	REF No.	223552374153

This is computer generated receipt, hence no signature is required.

श्रीमती. चमय रोजा शिंदे

Sushant  
चमय-२  
११/०८/२०२२  
१/१००







पवल-२	
११/०६/२०२२	
००/००	



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 2308202212701 Receipt Date 24/08/2022

Received from SUSHANT ANANT SAWANT, Mobile number 9594957363, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 11845 dated 24/08/2022 at the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.

DEFACED  
₹ 800  
DEFACED

#### Payment Details

Bank Name	SBIN	Payment Date	23/08/2022
Bank CIN	10004152022082311744	REF No.	223552374153
Deface No	2308202212701D	Deface Date	24/08/2022

This is computer generated receipt, hence no signature is required.

पवेल-२  
११/०८/२०२२  
१२/०८





पव ल-२	
१९९५	३०३३
०२५	



(Stamp Duty of Rs.3,12,000/- & Registration Fees of Rs.30,000/-  
document registration dated 10/05/2021 vide Document

No.PVL-5/7873/2022 receipt No.8503)

**SALE DEED**

**THIS Sale Deed** made and entered into at Kharghar, Tal. Panvel, Dist. Raigad, on this 24<sup>th</sup> day of August 2022.

**BETWEEN**

**SMT. KAMAL RAMESH SHINDE**, aged 61 years having PAN No.CPJP57370K) an adult, Indian Inhabitant & residing at Residential Unit No.18, Nishigandha Co-operative Housing Society Ltd, Plot No.G-137/18, Sector-12, Kharghar, Tal. Panvel, Dist. Raigad, Pin-410210, hereinafter referred to as 'SELLER/TRANSFEROR' (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her heirs administrators, attorney and assigns) of the ONE PART

**AND**

**MR. SUSHANT ANANT SAWANT**, aged 33 years No.CKAP51895P) an adult, Indian Inhabitant & residing at Residential Unit No.A-319, A-wing, 3<sup>rd</sup> Floor, Plot No.94, Rahab Building No.1, Shiv Prerpa Ltd, Vijay Nagar Road, Antop Hill, Bharani Naka, Mumbai -400 037 referred to as "THE TRANSFEREE/PURCHASER" 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 SECOND PART.

**WHEREAS:**

1. THE City Industrial Development Corporation of Maharashtra Limited (CIDCO Ltd.,) is a Government undertaking (hereinafter referred to as "THE CORPORATION") The Corporation is a new town development authority declared for the area designated as the Site for the new town of Mumbai the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional Town Planning Act 1966

श्रीमती. कमल रमेश शिंदे

*Sawant*





(Maharashtra XXXVII of 1966) (hereinafter referred to as "THE SAID ACT")  
The said Corporation is a Company established under the Companies Act 1956  
(1) and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai.

2. THE STATE Government has acquired lands and vested such lands in the Corporation for its development & disposal and the Corporation is possessed of or otherwise well and sufficiently entitled to a piece or parcel of land known as **Plot No.G-137** or thereabouts situated in the Sector-12, Kharghar, Navi Mumbai, Tal.Panvel, Dist.Raigad (more particularly described in the Schedule-I hereinafter)

3. The City and Industrial Development Corporation Ltd., has divided said Plot of Land known as G-137, into developed Plots, which are provided with necessary common facilities and amenities and have been allotted under its Scheme "Bombay Urban Development Project Phase-III, Navi Mumbai."

4. The City and Industrial Development Corporation Ltd. has allotted one developed sub-Plot No.18 (Unit No.18) of main Plot No.G-137, ad measuring about 32.00 Sq. Mtrs. situated in the Sector-12 at Kharghar, Tal. Panval, Dist. Raigad to **MR. RAMESH EKNATH SHINDE**, (therein referred as "Original Allottee") and its letter of Intent bearing No.CIDCO/BUDDP/ V. PRA. S.A./ 7/ 20581 dated 05/09/1995 and letter of Allotment bearing no.CIDCO/BUDDP/ V.PRA.S.A./ 7 / 20581 dated 14/11/1995.

The original allottee **MR. RAMESH EKNATH SHINDE** and other allottees of the adjoining Sub-Plot formed themselves into a Co-operative Housing Society known as **NISHIGANDHA CO-OP. HSG. SOCIETY LTD.**, registered under the provisions of Maharashtra Co.Op. Housing Society Act 1969, bearing its registration No. NBOM / CIDCO / HSG(OH) /330 /JTR / 1995-96 dated 08/01/1996 (therein referred as Licensee & hereinafter referred as Society).



6. THEREAFTER by an Agreement to Lease dated **2<sup>nd</sup> April 1996**, executed between the City and Industrial Development Corporation Ltd. (herein and therein referred to as "The Corporation") of the One Part and the **NISHIGANDHA CO.-**

श्रीमती. कनका रमेश शिंदे

*(Signature)*



**OPERATIVE HOUSING SOCIETY LTD.**, registered under the provisions of Maharashtra Co.Op. Housing Society Act 1969, bearing its registration No.NBOM/CIDCO/HSG(OH)/556/JTR/1997-98 dated 28/10/1997 (hereinafter referred to as the Original Licensees & herein referred to as the said Society) of the Other Part, the Corporation has agreed to grant to the Original Licensee/ Society a lease of the said **Plot No.G-137, admeasuring area about 1254.25 Sq. Mtrs., Situated at Sector-12, Kharghar, Navi Mumbai, Tal. Panvel, Dist.Raigad** for the purpose of constructing residential houses to the said allottees, being the Member of Licensee/ Society for the residential purpose (hereinafter referred as said "Agreement to Lease") a more particular description of the said plot is given in the schedule hereunder written and upon the terms and conditions contained therein.

7. Thereafter **MR. RAMESH EKNATH SHINDE &** other member of the society have constructed their respective sub-plot as per the accordance with the **Commencement Certificate** granted by CIDCO Ltd dated 07/01/1997.

पवेल-२	२०२२
plan and in	२०

8. **MR. RAMESH EKNATH SHINDE** is bonafide member of the **NISHIGANDHA CO-OP. HSG. SOCIETY LTD.** a registered society, under the provisions of Maharashtra Co. Op. Housing Society Act 1969, bearing its registration No.NBOM/CIDCO/HSG(OH)/556/JTR/1997-98 dated 28/10/1997 and holding 5 (Five) Shares of Rs.50/- each bearing Distinctive numbers from **086 to 090** the Share Certificate No.18 and Membership No.18 on 6<sup>th</sup> August, 2000, issued in his favour by the said Society.



9. THEREAFTER By a Deed of Confirmation dated 30<sup>th</sup> March 2001 executed between The Corporation of the one Part and Nishigandha Co-Op. Housing Society Ltd (the Society) of the other Part, registered with the assurance of sub-registrar office Panvel, under document No.PVL/2175/2001 on 31<sup>st</sup> March 2001, the Corporation leased the aforesaid plot of land to the Society/original licensees by executing Agreement to Lease. The said Agreement to Lease was not registered therefore by executing this Deed of Confirmation the Corporation given

श्रीमती. कमला रमेश शिंदे

*(Signature)*

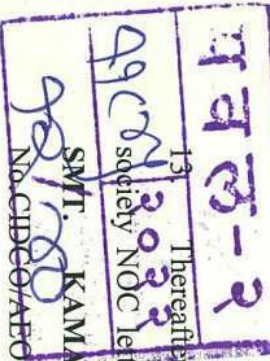


confirmation of the aforesaid leased and upon the terms and conditions mentioned therein.

10. THEREAFTER **MR. RAMESH EKNATH SHINDE** & other member through its appointed Developer has constructed their respective sub-plot/ units as per approved plan and obtained the **Occupancy Certificate** from CIDCO Ltd vide its Letter bearing No.EE(BP)/ATPO/116 dated 26<sup>th</sup> April 2001.

11. Thereafter unfortunately **MR. RAMESH EKNATH SHINDE** expired on 23.07.2022 leaving behind himself, his wife Smt. Kamal Ramesh Shinde, his two son Mr. Rakesh Ramesh Shinde, Mr. Rupesh Ramesh Shinde and one daughter Ms. Rohini Ramesh Shine as his lawful legal heirs.

12. Thereafter Smt. Kamal Ramesh Shinde one of the legal heir of late Mr. Ramesh Eknath Shine had applied to the Corporation for transfer of the aforesaid sub-plot/Unit No.18 to her own name and the other legal heir given their no-objection for the same and the society also issued the letter dated 10.09.2006 in favour of CIDCO Ltd to take the record of the same.



13. Thereafter the Corporation as per the request of the society and as per the society NOC letter dated 10.09.2006 have transferred the said sub-plot/Unit to **SMT. KAMAL RAMESH SHINDE** vide its letter bearing No. CIDCO/ATPO/CBD-KHARGHAR/2006/1982 dated 30/10/2006.



**SMT. KAMAL RAMESH SHINDE** (the Seller/transferrer) is absolute owner of the sub-plot/Unit No.18 constructed on plot No.G-137, admeasuring about 32.00 Sq. Mtrs. situated at Sector-12, Kharghar, Tal. Panvel, Dist. Raigad (hereinafter referred to as the said "RESIDENTIAL UNIT") and also in fully seized and possessed of the necessary document relating thereto and further entitled to transfer and assign her rights, title and interest in respect of the said Unit to and in favour of the Purchaser/transferee for valuable consideration as agreed herein in these presents.

श्रीमती. कमल शिंदे



15. The above named Share Certificate was accordingly transferred and endorsed in the name of **SMT. KAMAL RAMESH SHINDE**, on 29/05/2005.

16. The Seller/Transferor is the absolute owner of the said residential Unit premises and in lawful possession thereof bearing said residential Unit and also in fully seized and possessed of the necessary document relating thereto and further entitled to transfer and assign of their full rights, title and interest in respect of the said residential Unit to and in favour of the Purchaser/ Transferee for valuable consideration as agreed herein in these presents.

**NOW THIS INDENTURE WITNESSETH** that in consideration of sum of **RS.52,00,000/- (Rs. Fifty Two Lakh Only)** paid by the Purchaser/Transferee to

the Seller/Transferor (the receipt whereof the Seller/ Transferor ~~doth hereby admit and acknowledge and forever discharge, acquit and release the Purchaser~~

Transferee of the same and every part thereof) the Seller/Transferor ~~doth hereby transfer and assign her right, title, interest and occupancy rights arising out of the said agreements mentioned hereinabove including the deposits standing on the credit of the Seller/ Transferor with the said builders / developers with the~~

absolute authority, right and title : TO HOLD the said premises hereby granted, conveyed and assigned unto the Purchaser / Transferee ~~AS HERITABLE and transferable immovable property within the meaning of law for the time being in force subject to the provision of Maharashtra Apartment Ownership Act 1970/ or Maharashtra Co.op. Housing Society Act 1960, the Seller/ Transferor have good rights, full powers and absolute authority to grant, convey assure the said premises hereinabove expressed to be granted, conveyed, assured and assigned unto and to the use of Purchaser / Transferee her/their heirs, successors and executors, administrators and assigns.~~

1. The Seller/Transferor hereby agrees to indemnify the Purchaser/ Transferee against all loss and damages occasioned as a result of defect in title of want to the said residential Unit or for any reason the said residential Unit is not transferred to the name of the Purchaser / Transferee and the Seller/ Transferor further agrees and covenants with the Purchaser/Transferee to execute all other documents and/or deeds and to do all acts, things, and deeds as may be necessary to complete

श्रीमती. कामा रमेश शिंदे





and make perfect the title of the Purchaser/Transferee in respect of said residential Unit.

2. The possession of the said residential Unit is delivered to the Purchaser/Transferee on execution/registration of this agreement on receipt of full and final payment and the Purchaser/ Transferee have taken the possession of the said residential Unit on execution/registration of this agreement.

3. It shall be lawful for the Purchaser/Transferee at all times hereinafter peaceably and quietly to enter into and hold possess and enjoy the said residential Unit premises and receive rents profits thereof and every part thereof subject aforesaid without any interruption or hindrance by the Seller/Transferor, their heirs, executors, and administrators.

4. Upon possession of the said residential Unit being delivered the Purchaser / Transferee is entitled to the use and occupy of the said premises without any interference from the Seller/Transferor or their representatives.

१९८७-२  
 The Seller/Transferor hereby agrees and undertake to pay dues or liabilities & service charges if any in respect of the above said residential Unit premises till the date of handing over possession and thereafter the Purchaser /

Transferee shall be responsible for such payment from the date of its possession.

The Seller/Transferor have obtained N.O.C. for sale of the said residential Unit from the said society and further agrees to hand over all the ORIGINAL DOCUMENTS to the purchaser/transferee in respect of the said unit on execution of sale deed and shall obtain the receipt for the same.



The Corporation has granted permission to the Seller/Transferor to sell the said residential Unit premises to the Purchaser / Transferee vide its letter No.CIDCO/ESTATE-3/2022/8000160029 dated 19/07/2022 on certain terms and conditions which have been fully complied with by the Seller/ Transferor.

श्रीमती. स्मिता रमेश शिंदे .

*Smruti*



8. THE seller/transferor also hereby agrees to inform to the society and the Concerned Authority for the transfer of the Deposit Amount kept with them i.e. Deposit with M.S.E.B. for Electricity Connection, Share Money deposit kept with the said Society to and in the name of Purchaser/Transferee.

9. Subject to the provisions and terms and conditions of this agreement, the Seller/Transferor hereby agrees to transfer her share and the interests in the said residential Unit to the Purchaser/Transferee and the Purchaser / Transferee is entitled to hold, possess, occupy and enjoy the said residential Unit without any interruptions from the Seller/ Transferor. The Purchaser/Transferee further declares that he has full rights and absolute authority to enter into this Agreement subject to Section 29 of the Maharashtra Co-Operative Society Act, 1960 and that the Seller/ Transferor have not done or performed any act, deed, matter or thing whatsoever, whereby she may be prevented from entering into this agreement as purported to be done hereby or whereby the Purchaser / Transferor may be obstructed, prevented or hindered in enjoying the rights to be transferred or assigned in her/his favour of whereby the quiet and peaceful enjoyment or possession of the Purchaser / Transferee in respect of the said residential Unit may be disturbed and in the event of it being found that the Seller Transferor is not entitled to enter into this agreement and transfer her rights to be transferred hereby and the Purchaser/Transferee are not able to enjoy quiet and peaceful possession of the said residential Unit due to any such reasons, the Seller/ Transferor shall be liable to compensate, indemnify and reimburse to the Purchaser/Transferee the loss, damages, which the Purchaser/ Transferee may suffer or sustain in this behalf.

10. It is further agreed that the Purchaser/Transferee shall not sell, assign, mortgage, under let, or otherwise transfer wholly or partly the said premises save and except with the previous written permission of the City & Industrial Development Corporation which permission shall not be refused of the Purchaser perform or are willing to perform the following conditions.

श्रीमती. कमल शेखर सिधे







**THAT IS TO SAY:**

- 1) The Purchaser/Transferee pays to the corporation additional price in consideration of such permission.
- 2) In the Instrument by which the Purchaser/Transferee shall transfer the said premises, the Purchaser binds the Purchaser /Transferee not to sell, assign mortgage under let or otherwise transfer wholly or partly the said premises save and except upon the observance and performance of the conditions herein written.
- 3) A true certified copy of the instrument of transfer executed between the Purchaser/Transferee and the Purchaser /Transferee are deposited with the Estate Officer of the Corporation within seven days from the date of its execution.

**Explanation (i)**

'The Additional Price' means the price determine by the Corporation in the month of January and July each year in respect of a class of Residential Units with reference to the Carpet Area and permitted users and displayed in the Office of



L.I.C. of India, the Housing Development Corporation Ltd. or an Employer of the Purchaser / Transferee or any other Financial Institution as may be approved by the Board of Directors of the Corporation from time to time for the purpose of securing a loan borrowed for buying the said premises.



Residential Unit stand transferred to the Purchaser / Transferee consequent upon the execution of these presents and no claim for refund of these amounts will be entertained.

दीक्षितजी. चमत्त रेगेरा शिंदे



11. The Seller/Transferor hereby agrees and declare that the said premises is free from all encumbrances and/or liabilities and that she is entitled to sell, transfer & assign said premises to the Purchaser / Transferee and that she has not done any act whereby she is prevented from transferring or selling the said premises. The Seller/ Transferor further agrees that she has not created any liability against the same and for the said reason the Seller/Transferor here by undertake to indemnify the Purchaser/Transferee against any loss, damages or claim.

**THE SCHEDULE OF LAND**

ALL THAT piece or parcel of land bearing **Plot No.G-137**, Sector No.12, Kharghar, Tal.Panvel & Dist.Raigad, under the "Bombay Urban Development Project Phase-III containing by admeasurements **1277.25 Sq. Mtrs.** or thereabouts and bounded as follows :

THAT IS TO SAY:

ON THE EAST BY : ADJ PLOTS

ON THE WEST BY : GOW M2 RH PLOTS

ON THE SOUTH BY : ADJ PLOTS

ON THE NORTH BY : ADJ PIS PLOTS

प व ल - २	
११८४	३०३२
११७/१२०	

**SCHEDULE OF UNIT**



Residential Unit/Sub-Plot No.18 constructed on Plot No.G-137 and measuring about 32.00 Sq.Mtrs. Built up area in the society premises known as "Nishigandha Co-operative Housing Society Ltd.," at Sector-12, Kharghar, Tal. Panvel, Dist.Raigad.

श्रीमती. चमत् रमेश शिंदे

*(Signature)*



IN WITNESS WHEREOF the Parties hereto have here unto set and subscribed their respective hands the day and the year first hereinabove written.

SIGNED SEALED AND DELIVERED

by the within named Seller/ Transferor

श्रीमती कमल रमेश शिंदे

(SMT. KAMAL RAMESH SHINDE)

(PAN NO. CPJPS7370K)



in the presence of.....

1) Divya Ajit Naik DANaik

2) Sai Rakesh Shinde Shinde

तबल-२	१९८९/३०२३
SIGNED SEALED AND DELIVERED	
by the within named Purchaser/ Transferee	

Shinde

Shinde



(MR. SUSNANT ANANT SAWANT)  
PAN NO. CEAPS1895P)



Ajit Naik

DANaik

2) Sai Rakesh Shinde. Shinde

RECEIPT

Received the sum of **RS.52,00,000/- (RS. FIFTY-TWO LAKH ONLY)** from the Purchaser/Transferee **MR. SUSHANT ANANT SAWANT** towards advance and part payment against the total sale price of **RS.52,00,000/- (RS. FIFTY TWO LAKH ONLY)** to be paid to the Seller/Transferor by the Purchaser/Transferee in respect of transfer of membership rights along with the occupancy right of Residential **Unit/Sub-Plot No.18** constructed on Plot No. G-137 admeasuring about 32.00 Sq. Mtrs. Built up area in the society premises known as "Nishigandha Co-operative Housing Society Ltd.," at Sector-12, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad.

ISAY RECEIVED **RS.52,00,000/-**  
**(RS. FIFTY TWO LAKH ONLY)**

- |   |                |
|---|----------------|
| 1. Ch.No.955278 dated 28.03.2022 drawn on Axis Bank Ltd, MIDC, Mumbai branch for                    | Rs. 3,20,000/- |
| 2. Ch.No.661741 dated 31.07.2022 for  | Rs.40,00,000/- |
| 3. Ch.No.661740 dated 31.07.2022 for  | Rs. 3,48,000/- |
| Both the cheques were drawn on Punjab National Bank, K.G.Marg, New Delhi branch                     |                |
| 4. Transfer through IMPS dated 05.08.2022 Vide No.IMPS/P2A/221711723357 drawn on AXIS Bank Ltd, for | Rs. 4,80,000/- |
| 5. TDS paid & deducted on 16.08.2022 for  | Rs. 52,000/-   |

TOTAL

Rs.52,00,000/-

श्रीमती. कमल रमेश शिंदे ,

(SMT. KAMAL RAMESH SHINDE)  
SELLER/TRANSFEROR



Witness:-

- |                      |                          |
|----------------------|--------------------------|
| 1. Diya Ajit Naik    | <u>Diya Naik</u>         |
| 2. Sai Rakesh shinde | <u>Sai Rakesh Shinde</u> |



**CERTIFICATE OF CONFIRMATION OF  
HANDING OVER PHYSICAL POSSESSION**

I, **SMT. KAMAL RAMESH SHINDE**, an adult, Indian Inhabitant, do hereby certify & confirm that I have handed over the peaceful vacant possession of the Residential Unit/Sub-Plot No.18 constructed on Plot No.G-137 admeasuring about 32.00 Sq. Mtrs. Built up area in the society premises known as "Nishigandha Co-operative Housing Society Ltd.," at Sector-12, Kharghar, Navi Mumbai, Tal. Panvel, Dist.Raigad, to **MR. SUSHANT ANANT SAWANT**, the Purchaser as per terms and condition mentioned in the Agreement for Sale dated 10/05/2022.

श्रीमती. कमल रमेश शिंदे.

**SMT. KAMAL RAMESH SHINDE**  
Seller

PLACE : Panvel, Raigad

DATE : 24/08/2022

WITNESS:

1. Divya Ajit Naik DANaik
2. Sai Rakesh Shinde Shinde

प व ल - २	
११८९	२०२२
२०/१२०	





**CERTIFICATE OF CONFIRMATION OF  
TAKING OVER PHYSICAL POSSESSION**

I, **MR. SUSHANT ANANT SAWANT**, an adult, Indian Inhabitant, do hereby CERTIFY & CONFIRM that I have secured the peaceful vacant possession of the Residential Unit/Sub-Plot No.18 constructed on Plot No. G-137 admeasuring about 32.00 Sq. Mtrs. Built up area in the society premises known as "Nishigandha Co-operative Housing Society Ltd.," at Sector-12, Kharghar, Navi Mumbai, Tal. Panvel, Dist.Raigad, from **SMT. KAMAL RAMESH SHINDE**, the Seller as per terms and condition mentioned in Agreement for Sale dated 10/05/2022.

*Sushant*

**MR. SUSHANT ANANT SAWANT**

Purchaser

PLACE : Panvel, Raigad

DATE : 24/08/2022

WITNESS:

1. Divya Ajit Naik DANaik
2. Sai Rakesh Shinde Shinde

पवेल-२	
१९/०५/२०२२	२२/८/२०



529/7873  
Tuesday, May 10, 2022  
1:14 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म  
Regn.: 39M

पावती क्र.: 8503 दिनांक: 10/05/2022

गावाचे नाव: खारघर

दस्तावेजाचा अनुक्रमांक: पवल-5-7873-2022

दस्तावेजाचा प्रकार : करारनामा

सादर करण्याच्या नाव: सुशांत अनंत सावंत

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 34

₹. 30000.00  
₹. 680.00

एकूण:

₹. 30680.00

Joint Sub Registrar Panvel 5

बाजार मुल्य: ₹. 3136000 /-

मोबदला ₹. 5200000/-

भरलेले मुद्रांक शुल्क : ₹. 312000/-

1) दयकाचा प्रकार: DHC रकम: ₹. 680/  
डि.डी./बनादेश/वे ऑर्डर क्रमांक: 1005202200611 दिनांक: 10/05/2022

बकचे नाव व पत्ता:

दयकाचा प्रकार: eChallan रकम: ₹. 30000/-

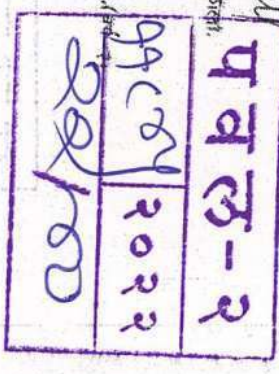
डि.डी./बनादेश/वे ऑर्डर क्रमांक: MH1016005610202122E दिनांक: 10/05/2022

बकचे नाव व पत्ता:

पं.स.पावती कार्यालय

मुद्रांकनामक परत घेऊन,

व तिलाक:  
श. उजम निंबळकर, पत्रवेत ५, /







-0/05/2022

सूची क्र. 2

दुयम निबंधक : सह दु.नि.पत्रनेल 5

दस्ता क्रमांक : 7873/2022

नोटणी :

Regn:63m

गावाचे नाव : खारघर

(1) विवेकाचा प्रकार	कारणाचा	माहितीचे नाव-संख्याइ इतर माहिती ; इतर माहिती: विभाग-19/12 दर-98000/- प्रती चौ मी रिव्हिजिअल मूलिट घब वॉट - 18 मूळठ क.ली-137,क्षेत्र 32.00 चौ.मी. विस्तार,प्लॉटिंगा क.अप, प्लॉटिंगा क्षेत्र,सेक्टर-12,खारघर,ता.पत्रनेल,वि.संघाड ( Plot Number : G-137 ; ) )
(2) मोंबदला	5200000	1) 32.00 चौ.मीटर
(3) बाजारभाव(गाडेपट्ट्याचा बाबतितपट्टाकार अकारणी देतो की पट्टेदार ते नपूद करण)	3136000	
(4) भू-मापन, पोटहिसा व परकामाक (असत्यास)		
(5) क्षेत्रफळ		
(6) आकारणी किंवा पुढी देण्यात असेल तेव्हा.		
(7) दरदरेला करून देण-या/विना देणण-या पत्रकाराचे नाव किंवा दिवणी-यापाल्याचा हुजूमारा किंवा आदेश असत्यास,प्रतिवादिचे नाव व पत्ता.		1): नाव:-कागत रमेश विदे - वय:-61; पत्ता:-वॉट नं. - ,माळा नं. - , इमारतीचे नाव: सव वॉट - १५ मूळठ क.ली-१३७, क्षेत्र ३२.०० चौ.मी. विस्तार, निश्चिंता कौ-अप, प्लॉटिंगा क्षेत्र, सेक्टर-१२, खारघर, ता.पत्रनेल, वि.संघाड, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, सार्दंगर(०००). पिन कोड:-410210 पत्र नं.-:CPJP57370K
(8) दरदरेला करून देण-या पत्रकाराचे व किंवा दिवणी-यापाल्याचा हुजूमारा किंवा आदेश असत्यास,प्रतिवादिचे नाव व पत्ता		1): नाव:-सुधांत अनंत सावंत - - वय:-33; पत्ता:-वॉट नं. -, माळा नं. -, इमारतीचे नाव: पु-३१९, मूळठ क.९९, राहल विल्डिंग-१, प्लॉट प्रेरण सी.एच.एच.वि. विषय नगर रोड, अंतर्गत हिल, मुंबई, ब्लॉक नं. -, महाराष्ट्र, MUMBAL. पिन कोड:-400037 पत्र नं.-:CKAPS1895P
(9) दरदरेला करून दिल्याचा दिनांक	31/03/2022	
(10) दरदरेला नोंदणी करण्याचा दिनांक	10/05/2022	
(11) अनुक्रमिक खंड नं पुढे	7873/2022	
(12) वॉटरगावाप्रमाणे मुद्रांक शुल्क	312000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

दुस्तक:मासही विवरण केविलेला तपशील:-:

मुद्रांक शुल्क आकारणा निवडलेला अनुच्छेद :- (1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

प व ल - २	
११०९/२०२२	
२२३/२०	



सह दुय्यम निबंधक वर्ग-२,  
(पत्रनेल-५)



# शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

राजाड भवन, ३या मजला, देहापुर - नवी मुंबई - ४०० ६१४.

दिनांक : 23.12.75

सदस्य क्र. सिडको/बी.यु.जी.पी./वप्रसश/

प्रति,

श्री/श्रीमती: Ramesh E. Shinde

\_\_\_\_\_

विषय : मुंबई नागरी विकास प्रकल्प टप्पा क्र. ३ नवी मुंबई  
येथील एअरप्ले - १ क प्रकारच्या मुरांडाचे वितरण.

महाराष्ट्र,

वरील प्रकल्पांतर्गत सोडतीत आपला अर्ज यशस्वी ठरल्या असून आपण भरावयाची रक्कम ही सिडकोकडे भरलेली आहे.  
सिडकोने आपणांस या पत्राद्वारे स्याही नमुद केलेल्या मुरांड स्याही नमुद केलेल्या अटीवर देणेचे मंजूर केले आहे.

- १) सामुच्चय मुरांड नंबर G. 137 सेक्टर नंबर व नगराचे नांव Sector 12, K. D. Nagar
- २) तुलास दिलेला मुरांड नंबर 18
- ३) मुरांडाचे क्षेत्र ३२ चौ.मी.
- ४) मुरांडाची किंमत रु. ३२,७२०.००
- ५) प्राथमिक अदायगी रु. ३,०४२.००
- ६) कार्याची रक्कम रु. २९,६७८.००
- ७) मासिक हत्या रु. ३२८.००
- ८) कर्ज फेडीचा कालावधी २० वर्षे
- ९) सेवा आकार रु. २०.०० प्रत्येक महिन्यास

अटी :

- १) सामुच्चया मधील सर्व मुरांड धारकांनी येत्या एका महिन्यात सहकारी गृह निर्माण संस्था निर्माण करून दिवे पंजीकृत करावे.
- २) तुलास सदर संस्थेचे सभासद करावे लागेल.
- ३) संस्था पंजीकृत झाले नंतर संस्थेबरोबर मुरांड सामुच्चयासाठील जमीनीचा भाडे पत्रा करून मुरांड सामुच्चयाचा भावा सहकारी गृह निर्माण संस्थेस देण्यात येईल.
- ४) सिडको व सहकारी गृह निर्माण संस्था यांचे दरम्यान करण्यात येणा-या करारपत्रातील सर्व अटी तुमचेवर अंमलबजावणी कराव्यात.
- ५) तुम्ही प्रत्येक महिन्याच्या ५ तारखेपूर्वी स्वतः किंवा संस्थेमार्फत कर्जफेडीचा मासिक हत्या व सेवा आकार मुरांडाच्या मालकीद्वारे करावे.
- ६) सिडको व तसेच स्थापन करण्यात यावयाच्या आपल्या सहकारी गृह निर्माण संस्थेच्या लेखी व पुढे परवानगी विनाय घेवयाचे नसते. हस्तांतरण करता येणार नाही. महामंडळ प्रचलित नियमांस अधिन पाहून महामंडळाने वेळोवेळी ठरविलेल्या रकमेची भरवाय करावी.
- ७) मुरांडाचे उपयोग स्वतःच्या कुटुंबाच्या रहाणेसाठीच करण्याचा आहे.
- ८) वटई निर्देशांक एक असेल महामंडळाच्या नगर रचना अधिकारी यांनी मुरांडाचेर नियोजित घराचे नकाशे तयार केले असतील नकाराप्रमाणेच बांधकाम करावे लागेल. सदरचे नकाशे नवी मुंबई जनरल डेव्हलपमेंट कंट्रोल रेग्युलेशन १९७५ च्या अतिरिक्त असावे. नकाराप्रमाणे तयार केले असून त्यात अतिरिक्त नगर रचना अधिकारी यांनी मान्यता दिली आहे. त्याप्रमाणे बांधकाम करावे. असावे. पुनः परवानगी घेणेची गरज नाही. सहकारी गृह निर्माण संस्थेबरोबर करारपत्र केळ्यानंतर सदर मुरांडाच्या मालकीद्वारे देणेत येतील. बांधकाम मुरांडाचा ताबा घेतल्यापासून ३ वर्षात पूर्ण करण्याचे आहे व नगर रचना अधिकारी यांच्यासमोर प्रमाणपत्र घेणेच आहे. भोवगटा प्रमाणपत्र घेतले नंतर सदर घराचा उपयोग राहणेसाठीच करण्याचा आहे.
- ९) मुरांड अधिमाज्य असून त्याचे विभाजन करता येणार नाही.

पुढी वर नमुद केलेल्या कोणत्याही एका वा अनेक अटीचा भंग केलेस वरील मुरांड त्यावरील दावाकरील

मोददरजा वा भरपार्ई न देता ताबेत घेण्याचा हक्क महामंडळास राहिल.

आमला दि. 23.12.75  
वरिष्ठ प्रकल्प समन्वय अधिकारी  
(श्री.यु.जी.पी.)



पत्रांक-२  
१९८५/३०३३  
२३/१२





५५५-२
१६/०३/२०२३
१६/२०

0403552

MUNICIPAL CORPORATION OF GREATER MUMBAI

PH - 52

बृहन्मुंबई महानगरपालिका  
शारीरिक आरोग्यशाखा  
Public Health Department  
फॉर्म क्र. १० FORM NO.10

(भारतीय जन-मृत्यु और जन्म विभाजन, १९६९, नियम ९ कृपया पढ़ें।)  
(See Rule 9 of the Maharashtra Registration of Births & Deaths Rules, 1976)

मृत्यु नोटिफिकेशन  
CERTIFICATE OF DEATH

जन-मृत्यु नोटिफिकेशन क्र.१९९, कतम १२/७७ या अनुसंधान  
Issued under section 12/17 of the Registration of Births and Deaths Acts, 1969.

विभागाध्यक्ष मूळ

असा दाखला देण्यात येतो की, खालील तपसूर केंबेदी मधील बृहन्मुंबई महानगर पालिकेच्या  
युक्तकालीन रहलेली आहे.  
This is to certify that the following information has been taken from the original record of  
Death which is in register for FS ward of Municipal Corporation of Greater Mumbai.

नाव: RAMESH EKNATH SHINDE  
 राष्ट्रीयता: INDIAN  
 लिंग: MALE  
 कायम पत्ता: NISHIGANDHA CO OP HSG SOC KHARSHAR  
 NAVI MUMBAI

मृत्यु दिनांक: 23.07.2002  
 Registration No. 2966

नोंदणी दिनांक: 26.07.2002  
 Registration Date

येथे मृत्यु झाले ते स्थान: L T M H HOSP SIDON  
 Place of Death

वडील/आई/पति यांचे नाव: EKNATH  
 Name of Father/Mother/Husband

दाखला देणु-याची शक्ति: [Signature]  
 Signature of the Issuing Authority  
 दिनांक: 31.07.2002  
 Date

ध्यात - मृत्यूतरी असायला नसल्यात तसेवीत प्रसक्तान नोंदलेल्या 'मृत्युविषयक कारण'ची नोंद घेतल्याची नोंद  
 असायला नसल्यात तसेवीत प्रसक्तान नोंदलेल्या 'मृत्युविषयक कारण'ची नोंद घेतल्याची नोंद  
 Note - In the case of death, no disclosure of any cause made of particulars regarding the cause of death as entered  
 in the register. See provision in Sub-section 17 (1).  
 Assit Registrar

Sub-Registrar F:South Ward

प व ल - २  
 ११/०७/२०२२  
 २०/१००



प व ल - ५  
 ०८/०७/२०२२  
 २०/१/३०





**CIDCO**

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

**REGD. OFFICE :**

"N. RMAL", 2nd Floor, Northman Point,  
Mumbai - 400 021  
PHONE : (Reception) 00-91-22-5650 0900  
00-91-22-5650 0928  
FAX : 00-91-22-2202 2509 / 5650 0933

**HEAD OFFICE :**

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

Date : 30.10.2006

Ref. No. CIDCO/AEO (CBD-KHARGHAR) /2006/ 1982

To :

M/s. Nishigandha Co.Op. Hsg. Soc. Ltd.  
Plot No.G-137, Sector-12,  
Kharghar, Navi Mumbai.

Sub : Change of record in respect of  
Apartment Plot No.G-137/18, Sector-12,  
Kharghar, Navi Mumbai.  
Ref : Your letter dt. 10.09.2006

Respected Sir,

As per request of M/s. Nishigandha C.H.S. LTD.  
submission of death certificate and Declaration for transfer  
of the said plot in favour of Smt; Kamal Ramesh Shinde widow  
of late Shri; Ramesh Eknath Shinde.

We have noted the name of Smt; Kamal Ramesh Shinde  
in our record.

Thanking You,

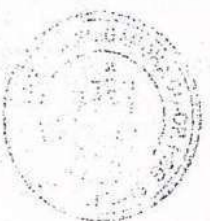
Yours faithfully,

Asstt. Estate Officer  
(CBD-KHARGHAR)

पंचल-२  
११/१०/२००६  
२०६/५

Smt; Kamal Ramesh Shinde  
Plot No.G-137/18, Sector-12,  
Kharghar, Navi Mumbai.

पंचल-५  
१०/१०/२००६  
२०६/५









f) You shall quote the reference no 8000160029 for issue of Final Order after complying with the above conditions.

Thank You

Yours Sincerely,

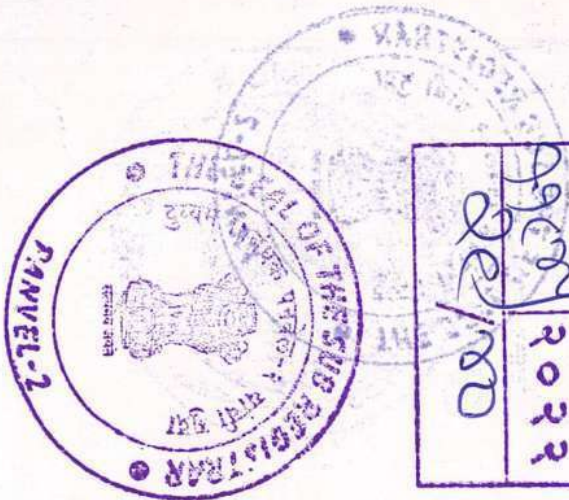
AMEET A RAJPUT

Digitally signed by AMEET A RAJPUT  
Date: 2023.07.19 20:23:47 +05'30'

Asst. Estate Officer/Estate Officer

१-०५-१५
११०१/१५

५५६-२
११०१/२०२२
२२/१०







# NISHIGANDHA CO.-OP. HOUSING SOCIETY LTD.

Plot No. G-137, Sector-12, Kharghar, Navi Mumbai  
Reg. No. NBOM/CIDCO/HSG (OH)/330/JTR/1995-96

Correspondence Address:  
The Secretary

Mrs. A. S. Chohan  
Pg/5-4/-Sector-12, CIDCO Colony,  
New Panvel-410 206

Ref. No.:

Date: 16/06/2022

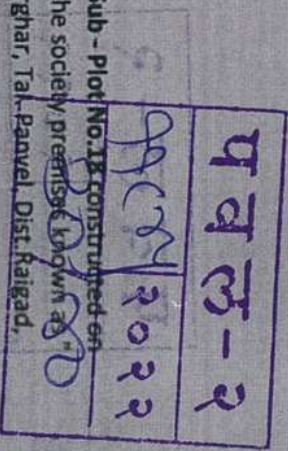
To,

The Estate Officer,

CIDCO LTD.,

Navi Mumbai.

Sub: Issue of N.O.C. to Sale / Transfer of Residential Unit / Sub - Plot No.18 constructed on Plot No.G - 137 ad\_measuring about 32.00 Sq.Mtrs. Built up area in the society/premises known as "Nishigandha Co - operative Housing Society Ltd.", " at Sector - 12, Kharghar, Tal. Panvel, Dist. Raigad.



Dear Sir,

Please note that SMT. KAMAL RAMESH SHINDE (seller) is the owner and in possession of Residential Unit / Sub - Plot No.18 constructed on Plot No.G - 137 ad\_measuring about 32.00 Sq.Mtrs. Built up area in the society premises known as " Nishigandha Co - operative Housing Society Ltd.", " at Sector 12, Kharghar, Tal. Panvel, Dist.Raigad & she has paid all the dues and charges payable by her in respect of the said residential unit up to date and there are no outstanding dues payables by them in respect to the said residential unit.

Further, she has made an application for transfer her rights, title and interest in the above said residential unit to MR. SUSHANT ANANT SAWANT (purchaser) and have also complied necessary requirements.

Hence, we have No Objection if the requisite permission is being granted to her for sale and transfer the above said residential unit to MR. SUSHANT ANANT SAWANT (purchasers)  
Please do the needful and obliged.

For Nishigandha Co - operative Hsg. Soc.Ltd. Soc.



NISHIGANDHA CO.-OP. HSG. SOC. LTD

Chaitanya Chaitanya  
Chairman/Secretary



१-४५५

११

३१/१०	११/१०/२०२२	५५४-२
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- : नोंदणीचे प्रमाणपत्र :-

(१)

नोंदणी क्रमांक : एच को ओ एम / सिडको / एच एस को (ओ एच) / ३२० / ने टी आर / सन १९९८-९९

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

जि.श्री.बां.हा. सहकारी शुद्ध निर्मिती संस्था मर्यादित

प्लॉट नं - जी - ३३८, सेक्टर - ३२, खारघर,

जान. पंचवेली, जि. रायगड, नवी मुंबई

**पवल - २**

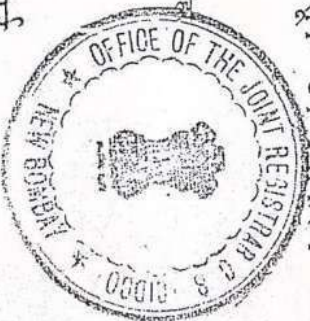
१९६० मधील

३१/१०/९२

ही संस्था महाराष्ट्र राज्य सहकारी संस्थांचे अधिनियम (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र राज्य सहकारी संस्थांचे नियम, १९६१ मधील नियम अन्वये संस्थेचे वर्गीकरण शुद्ध निर्मिती संस्था असून उप-वर्गीकरण अ.३.क.५ - मालकी आहे.

कार्यालयीन मोह



सही

हुदा



सहकारी संस्था नि.३.क.५ - ५

नवी मुंबई

दिनांक ०८ / ०१ / १९९९

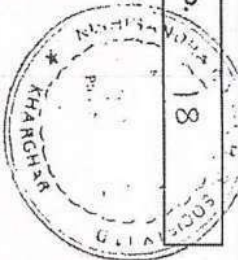




No. 18

SHARE CERTIFICATE

Member's Register No. 18



DUPLICATE

SHRIGANDHA CO-OP. HSG. SOCIETY LTD.  
Plot No. G - 137, Sector - 12,  
Kharidhar, New Mumbai.

Registered under the Maharashtra Co-op. Societies' Act, 1960. ( Maharashtra Act XXIV of 1961 )

This is to Certify that  
Shri / Smt. / M/s. Ramesh Eknath Shinde  
is / are registered holder/s of Five fully paid-up shares of  
RS. FIFTY each numbered from 86 to 90  
inclusive, in Nishigandha co-op Hsg. society Ltd.  
subject to Bye-laws of the said Society.

RS 250/-

Given under the Common Seal of the said Society at  
Kharchar this 5th day of Aug 2000

S. Ashmathalam  
Mg. Com. Member

Secretary

Chairman

३१. ०१. २०००. ३१३७ (१०१११) १०१११

११३७-२

११०५ २०२२

८३१००

११३७-५

१०१०५ २०२२


१८१३२





MEMORANDUM TRANSFERS OF THE WITHIN MENTIONED SHARES

1924-25  
 29/1/05  
 1000000

DATE OF TRANSFER	REG. NO. OF TRANSFEROR	TO WHOM TRANSFERRED	REG. NO. OF TRANSFEREE	SIGNATURE CHAIRMAN, SECRETARY
	-	Mrs. Kanwal R. Bhande	-	 SECRETARY



पं. दुय्यम - २  
 29/1/05  
 200000



17



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

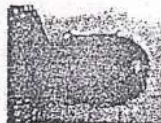
KAMAL RAMESH SHINDE  
KRISHNA BABU SHIKHARE  
25/11/1961

Permanent Account Number  
CPJPS7370K

आयकर विभाग  
Signature



P-CP P P  
99009



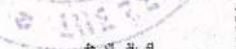
कमल रमेश शिंदे  
Kamal Ramesh Shinde  
जनम वर्ष / Year of Birth : 1961  
श्री / Female

3737 7692 5628



आधार — सामान्य माणसाचा अधिकार

पवेल-२  
99009/2022  
80/130



भारतीय विधिक अधिकार प्राधिकार  
भारतीय विधिक अधिकार प्राधिकार OF INDIA  
www.india.gov.in  
www.india.gov.in  
P.O. Box No. 1547  
Bangalore-560 002

रुम नं. 130, भिंजिणार को.नं.नं., ४म  
नं.12, सेक्टर-12, शिव मंदिर परिसर,  
शिर्गाव, शिर्गाव, रायगड, महाराष्ट्र,  
410210

Address: G-137, Nishigandha  
CHS, Room No-18, Sector  
Near Shiv Mandir, Khargh  
Shirgaon, Raigad, Maharashtra  
410210

पवेल-५  
99009/2022  
80/130



श्रीमती. कमल रमेश शिंदे  
श्रीमती. कमल रमेश शिंदे





भारत सरकार  
Government of India  
राजेश सुशान्त आनंत  
Sawant Sushant Anant  
संज्ञा लिंग / DOB : 23/06/1989  
पुरुष / Male

9692 2091 3456



अध्यापक - सामान्य भाषासाचा अधिकारी

आयकर विभाग  
INCOME TAX DEPARTMENT  
SAWANT SUSHANT ANANT  
ANANT SAKHARAM SAWANT  
23/06/1989  
"Permanent Account Number"  
CKAPS1995P  
Signature  
Sawant

भारत सरकार  
GOVT. OF INDIA

प व सं - ५  
१९८५२०२२  
१/१४०

*Sawant*

*Sawant*



प व सं - ५	१९८५२०२२
३६/१००	







भारत सरकार  
Government of India



भारतीय विशिष्ट अंक्य प्राधिकरण  
Unique Identification Authority of India

नागरिकता क्रमांक / Enrollment No.: 2722/43710/01872

To  
Divya Ajit Naik  
रेशा अजित नाईक  
D/O Ajit Naik,  
House No.584,  
Somaz Peeth,  
naggaon,  
VTC, Albag,  
District Raichur,  
State: Maharashtra, PIN Code: 402204,  
Mobile: 7815716783

72500496



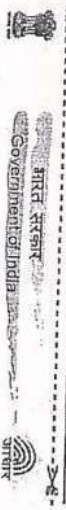
KF725004965FI



आपला आधार क्रमांक / Your Aadhaar No.:

9676 0659 8096

माझे आधार, माझी ओळख



Issue Date: 22/08/2011



रेशा अजित नाईक  
Divya Ajit Naik  
जन्म तारीख / DOB: 04/08/1981  
लिंग / Gender

9676 0659 8096

माझे आधार, माझी ओळख

*DANaik*

DANaik



रोहिणी संतोष खाडलारे  
Rohini Santosh Khadlare  
जन्म तारीख / DOB : 24/08/1981  
लिंग / FEMALE

7608 6938 2970



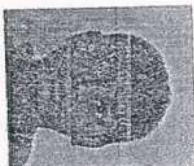
पव ल - २  
आधार - सामान्य माणसाचा अधिकार

१९८५	२००८	०४	०४
२४	०८	२०	२२
३२	१	३८	





भारत सरकार  
GOVERNMENT OF INDIA



साई शिंदे  
Sai Shinde  
पत्नील : राकेश शिंदे  
Father : Rakesh Shinde  
जनम वर्ष / Year of Birth : 2000  
पुरुष / Male  
4599 0233 1065



आधार — सामान्य माणसाचा अधिकार

प व ल - २  
११८०९ २०२२  
३८२/००

Shinde



भारतीय विशिष्ट अंकन प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता : S/O रमेश, नाशगाव पोलीस  
स्थानियल समीर, बी/११, नाशगाव न्यू  
पोलीस बसस्टॉप, जी.डी.अंबेकर मार्ग,  
परेल, परेल, मुंबई, महाराष्ट्र, 400012

Address: S/O Ramesh,  
opp.nalgaon police hospital,  
B/11 ,nalgaon new police  
vasahat,g.d.ambekar marg,  
Parel, Parel, Mumbai,  
Maharashtra, 400012



1947  
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.-1947,  
Bengaluru-560 001



353/11845  
बुधवार, 24 ऑगस्ट 2022 3:55 म.नं.

दस्त गोषवारा भाग-1

पवल 2  
दस्त क्रमांक: 11845/2022

दस्त क्रमांक: पवल 2 / 11845/2022

वाजार मुल्य: रु. 31,36,000/-

मोबदला: रु. 52,00,000/-

भरलेले 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. ति. सह. दु. ति. पवल 2 यांचे कार्यालयात

पावती: 13279

पावती दिनांक: 24/08/2022

अ. क्र. 11845 वर दि. 24-08-2022

सादरकरणाराचे नाव: सुशांत अनंत सावंत - -

रोजी 3:49 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 800.00

पुष्टांची संख्या: 40

एकुण: 900.00

दस्त हजर करणाऱ्याची सही:

*Sumant*

Joint Sr Panvel 2

Joint Sr Panvel 2

दस्ताचा प्रकार: सेल वीड

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

शिक्रा क्र. 1 24 / 08 / 2022 03 : 49 : 31 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 24 / 08 / 2022 03 : 51 : 20 PM ची वेळ: (फी)



श्रीमंती. कमल देवरा शिंदे

रिहून देणार

*Sumant*





रिहून घेणार

दस्तऐवजासाठी आंडळली कागदपत्र  
कुळमुखल्यारपत्रे व्यक्ती इत्यादी बनावट  
आढळून आल्यास याची संपूर्ण जबाबदारी  
दस्त निष्पादकाची राहिल

24/08/2022 3:58:25 PM

दस्तावेज क्रमांक: 11845/2022

दस्तावेज प्रकार: मोबाइल डीए

अनु क्र.	पंथकाराचे नाव व पत्ता	पंथकाराचा प्रकार	झायाचित्र	अंगठ्याचा उभा
1	नाव: कमल रमेश शिंदे - - पत्ता: प्लॉट नं.: - , माळा नं.: - , इमारतीचे नाव: युनिट क्र. १८ भूखंड क्र. ११३, निशिमंथा को-ऑप. हीसिंग सोसा. लि., सेक्टर-१२, चारपथ, ता. पनवेल, जि. रायगड,, ब्लॉक नं.: - , रोड नं.: - , महाराष्ट्र, राईगार (००). फोन नंबर: CPJPS7370K	निवृत्त देणार वय :- 61 स्वाधरती:-		
2	नाव: युधांत अनंत सावंत - - पत्ता: प्लॉट नं.: - , माळा नं.: - , इमारतीचे नाव: प - ३१६, प-विंग, भूखंड वय :- 33 क्र. ११, गडब विडिंग क्र. 1, शिव प्रेरणा सी.एच.एम.लि., विजय नगर स्वाधरती:- रोड, अर्धांग हिन, भरणी नाका, मुंबई आ-319 आ-विना, तिमरा नवोअर प्लॉट प्लो. 94, गडब विडिंग प्लो. 1, शिव प्रेरणा क्र:म लि, विजय नगर रोड, अल्हास हिन, भरणी नाका, मुंबई, ब्लॉक नं.: - , रोड नं.: - महाराष्ट्र, MUMBAI. फोन नंबर: CKAPS1895P	निवृत्त देणार		

नवीन दस्तावेज करून देणार नव्याकधीत सेल डीए वा दस्तावेज करून दिलाचे कथून करतात.  
दिनांक: 3-सी नंका: 24 / 08 / 2022 03: 53 : 43 PM

आंकडे:-

यादीन उभम असे निवेदीन करतान की ते दस्तावेज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितान

अनु क्र. पंथकाराचे नाव व पत्ता

झायाचित्र

अंगठ्याचा उभा

1 नाव: दिव्या अजित नाईक - -

वय: 29

पत्ता: नागांव अर्धांग

फोन नंका: 402204

DANAIK  
व्याधरती

2 नाव: साई शिंदे - -

वय: 22

पत्ता: पाने मंडई

फोन नंका: 400012

SHINDE  
व्याधरती

शिकका क्र. 24 / 08 / 2022

Joint Sr Panvel 2



प्रमाणित करण्यात येते की सदर दस्तावेज एवढा  
पाने आहेत. पुरतक क्र. 99707  
क्रमांक 99707 वर सेटला.

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2		DHC		2308202212701	800	RF 2308202212701D	24/08/2022
3	SUSHANT ANANT SAWANT	eChallan		MH006764210202223U	100	RF 0003395151202223	24/08/2022

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11845 / 2022

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