

गावाचे नाव : वाशी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	8000000
(3) बाजारभाव(भाडेपट्टयाच्या वायवितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7112568.8
(4) भू-मापन, पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन ; इतर माहिती: सदनिका नं-404, चौथा मजला, विल्डिंग नाव- अजंता, आर सी एफ एम्प्लॉयीम को-ऑप. हाऊसिंग सोसायटी लि., प्लॉट नं-24 & 25, सेक्टर-15, वशी, नवी मुंबई. एरिया-452 चौरस फूट कार्पेट ((Plot Number : 24 & 25 ; SECTOR NUMBER : 15 ;))
(5) क्षेत्रफळ	1) 452 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्तगेवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:- राजम नायर यांच्या तर्फे कु.मु. म्हणून वेणुगोपाल अरविंदाक्षण नायर -- वय:-83; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पराथरा आदित्या हरी, मुथुर पो., थिरुवल्ला, मुथुर, पठाणमठीत, केरळ, ब्लॉक नं: -, रोड नं: -, केरला, पथंअस्थिता. पिन कोड:-689107 पॅन नं:-AAVPM0818L 2) नाव:- वेणुगोपाल अरविंदाक्षण नायर -- वय:-52; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-201, सागर संगम को-ऑप. हाऊसिंग सोसायटी लि., प्लॉट नं-24, सेक्टर-1, कोपरखैरणे, नवी मुंबई, ब्लॉक नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-ADTPN7203N 3) नाव:- हरीश अरविंदाक्षण नायर यांच्या तर्फे कु.मु. म्हणून वेणुगोपाल अरविंदाक्षण नायर -- वय:-50; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ब्रिक्स्टन-1301, ब्रिगेड मेट्रोपोलीस, बंगलोर नॉर्थ, बेंगळुरू, कर्नाटक, ब्लॉक नं: -, रोड नं: -, कर्नाटक, बंगलोर. पिन कोड:-560048 पॅन नं:-AAYPN2645N
(8) दम्तगेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- महेश काशिनाथ मोरे यांच्या तर्फे कु.मु. म्हणून प्रणिती महेश मोरे -- वय:-41; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी-10/47/1/1, दत्तगुरु नगर रोड, आईसीएल स्कूल, सेक्टर-15, वाशी, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AUSPM0550D 2) नाव:- प्रणिती महेश मोरे -- वय:-36; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वी-10/47/1/1, दत्तगुरु नगर रोड, आईसीएल स्कूल, सेक्टर-15, वाशी, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AALPZ4974H
(9) दम्तगेवज करून दिल्याचा दिनांक	28/06/2024
(10) दम्त नोंदणी केल्याचा दिनांक	28/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	13849/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	480000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

सह दुय्यम निबंधक वग -- २

कप्णे क्र. ३

मुल्यांकनासाठी विचारत घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

20240628209

28 June 2024 09:06:55 AM

टनन ३

मूल्यांकनाचे वर्ष
जिल्हा
मूल्य विभाग
उप मूल्य विभाग
क्षेत्राचे नांव

2024
ठाणे
तालुका : ठाणे
5/156-वाशी नोड सेक्टर क्रं : 15
Navi Mumbai Municipal Corporation

सर्व्हे नंबर / न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन
60000

निवासी सदनिका
141100

कार्यालय
160400

दुकाने
176300

औद्योगिक
160400

मोजमापनाचे एकक
चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)-
बांधकामाचे वर्गीकरण-
उद्ववाहन सुविधा -

50.408 चौ. मीटर
1-आर सी सी
आहे

मिळकतीचा वापर-
मिळकतीचे वय -
मजला -

निवासी सदनिका
070 वर्षे
1st To 4th Floor

मिळकतीचा प्रकार-
बांधकामाचा दर-

बांधीव
Rs.26620/-

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/31/2018

मजला निहाय घट/वाढ

= 100 / 100 Apply to Rate= Rs.141100/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) - खुल्या जमिनीचा दर
= ((141100-60000) * (100 / 100)) + 60000
= Rs.141100/-

A) मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 141100 * 50.408

= Rs 7112568 8/-

Applicable Rules

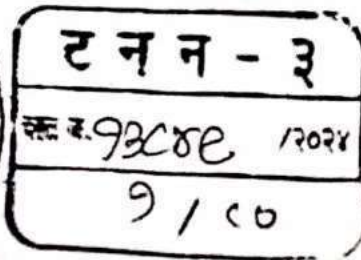
= 3, 9, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाळकनी) - वरील गच्चीचे मूल्य -
बदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बदिस्त बाळकनी + स्वयंचलित
वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 7112568 8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.7112569/-
= २ एक्काहत्तर लाख वारा हजार पाच शे एकोणसत्तर /-

Home

Print



05007-23

Stamp Duty paid Rs.4,80,000/-
Consideration – Rs.80,00,000/-
Flat No.404,
admeasuring 452 Sq. Ft. Carpet area,
Fourth Floor,
in the Building named AJANTA of the
R C F EMPLOYEES Co-operative Housing Society Limited,
Plot No.24 & 25, Sector-15,
Vashi, Navi Mumbai-400703,
Tal. & Dist. Thane.

AGREEMENT FOR SALE

- 1) MRS RAJAM NAIR [PAN No.AAVPN0818L]
Aadhaar No.4362 0414 0689
- 2) MR VENUGOPAL ARAVINDAKSHAN NAIR [PAN No.ADTPN7203N]
Aadhaar No.9062 3333 2829
- 3) MR HARISH ARAVINDAKSHAN NAIR [PAN No.AAYPN2645N]
Aadhaar No.9867 7401 1684

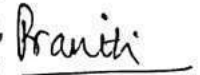
Transferors

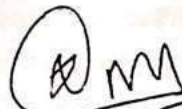
- 1) MR MAHESH KASHINATH MORE [PAN No.AUSPM0550D]
[Aadhaar No.5669 0280 2308]
- 2) MRS PRANITI MAHESH MORE [PAN No.AALPZS4974H]
[Aadhaar No.3842 0628 7737]

Transferees

THIS AGREEMENT IS MADE AND ENTERED INTO AT Vashi, Navi Mumbai on this 28th June 2024, BETWEEN 1) MRS RAJAM NAIR, Aged 83 years, Indian Inhabitant, residing at Parathra Adithya Hari, Muthoor PO, Thiruvalla, Muthoor, Pathanamthitta, Kerala-689107, 2) MR VENUGOPAL ARAVINDAKSHAN NAIR, Aged 52 years, Indian Inhabitant, residing at A-201, Sagar Sangam Co-operative Housing Society Ltd, Plot No.24, Sector-1, Koparkhairane, Navi Mumbai-400709 and 3) MR HARISH ARAVINDAKSHAN NAIR, Aged 50 years, Indian Inhabitant, residing at Brixton-1301, Brigade Metropolis, Bangalore North, Bengaluru, Karnataka 560048, hereinafter jointly called the TRANSFERORS (which term/ expression shall unless it is repugnant to the context or meaning thereof mean and include all their legal heirs, nominees, successors and permitted assigns) of the FIRST PART

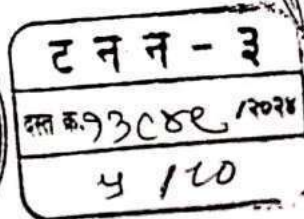






and





1) MR MAHESH KASHINATH MORE and 2) MRS PRANITI MAHESH MORE, Aged 41 and 36 years respectively, Indian Inhabitants, residing at B-10/47/1:1, Dattaguru Nagar Road, ICL School, Sector-15, Vashi, Navi Mumbai-400703, hereinafter jointly called the TRANSFEREES (which term/ expression shall unless it is repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the SECOND PART.

1. WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd., a Company incorporated under the Companies' Act 1956, and having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400 021, (hereinafter referred to as the CIDCO) is the New Town Development Authority declared and appointed by the State Government in the exercise of its power under Section 113(3A) of the Maharashtra Regional and Town Planning Act 1966 (MAH.XXXIII of 1966).

2. THE STATE GOVERNMENT has acquired lands and vested such lands in the CIDCO for the development and disposal.

3. AND WHEREAS by an Agreement to Lease dated 29th April 1980 made between the CIDCO of the ONE PART and the R C F EMPLOYEES Co-operative Housing Society Limited, a Co-operative Society registered under the provisions of the Maharashtra Co-operative Societies Act 1960 under the Certificate of Registration No.TNA/HSG/1143/year 1980 dated 11th April 1980, having address at Plot No.24 & 25, Sector-15, Vashi, Navi Mumbai-400703 (hereinafter referred to as the SOCIETY) the CIDCO has agreed to lease a land bearing Plot No.24 & 25 admeasuring 1500 Sq. Mtrs. in Sector-15, Vashi, Navi Mumbai, Tal. & Dist. Thane, (hereinafter called the said Plot and more particularly described in the Schedule I, Schedule of Land hereunder for proper Premium for residential purpose, on the lease and terms and conditions mentioned therein.

AND WHEREAS after obtaining Development Permission and Commencement Certificate bearing Ref. No.BP/Sector-15/Vashi/536 dated 9th September 1980, from the CIDCO, the Society commenced the construction of the residential building on the said Plot No.24 & 25 in accordance with the approved/sanctioned plans.



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६/१०

5. AND WHEREAS the Society, vide its Allotment of Flats dated 10th April 1982 allotted the Flat No.404 admeasuring 452 Sq. Ft. Carpet area on the Fourth Floor in the Building named AJANTA of the R C F EMPLOYEES Co-operative Housing Society, then being constructed on Plot No.24 & 25, situated at Sector-15, Vashi, Navi Mumbai, Tal. & Dist. Thane to MR. P. K. ARAVINDAKSHAN NAIR, for proper consideration.

6. AND WHEREAS the Society completed the construction of the Residential Buildings known as AJANTA on Plot No.24 and NALANDA on Plot No.25 in accordance with the approved /sanctioned plans and obtained the Occupancy Certificate bearing Ref. No.BP/V/15/24 & 25 /701 dated 1st July 1983 from the CIDCO and on receipt of the full and final payment of the consideration, the Society handed over the possession of the said Flat to MR. P. K. ARAVINDAKSHAN NAIR.

7. AND WHEREAS on 1st October 1984, the Society had issued the Share Certificate No.20 comprising of 5 fully paid up shares of Rs.50/- each bearing distinctive nos. from 096 to 100 (both inclusive) (said shares) in the name of MR. P. K. ARAVINDAKSHAN NAIR.

8. AND WHEREAS MR. P. K. ARAVINDAKSHAN NAIR died on 16th December 2022, leaving behind him, his wife MRS RAJAM NAIR and his Sons MR VENUGOPAL ARAVINDAKSHAN NAIR & MR HARISH ARAVINDAKSHAN NAIR as his legal heirs and successors.

9. AND WHEREAS 1) MRS RAJAM NAIR, 2) MR VENUGOPAL ARAVINDAKSHAN NAIR and 3) MR HARISH ARAVINDAKSHAN NAIR jointly have obtained the Heirship Certificate bearing Civil M. A. No.1777/2023, Exh. No.15 dated 4th April 2024 from the Court of Civil Judge S. D. Belapur, Dist. Thane in respect of the said Flat as the legal heirs and successors of Late MR. P. K. ARAVINDAKSHAN NAIR.

10. AND WHEREAS the CIDCO, vide its Letter of Heirship bearing Ref. No.CIDCO/ESTATE-1/2024/8000254802 transferred the said Flat No.404 in the names of 1) MRS RAJAM NAIR, 2) MR VENUGOPAL ARAVINDAKSHAN NAIR and 3) MR HARISH ARAVINDAKSHAN

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11. AND WHEREAS the Society accordingly transferred the said Flat and the Share Certificate No.20 is yet to be endorsed in the names of 1) MRS RAJAM NAIR, 2) MR VENUGOPAL ARAVINDAKSHAN NAIR and 3) MR HARISH ARAVINDAKSHAN NAIR, who are hereinafter jointly referred to as the Transferors.

12. AND WHEREAS the Transferors are the members of R C F EMPLOYEES Co-operative Housing Society Limited, a society duly registered under the Maharashtra Co-operative Societies Act 1960 and having Registration No.TNA/HSG/1143/year 1980 dated 11th April 1980 and hereinafter for brevity's sake the said Society shall be referred to as the "said Society", and hold Share Certificate No.20 for 5 fully paid up shares of Rs.50/- each bearing distinctive nos. from 096 to 100 (both inclusive) and by virtue of their membership of the said Society are seized and possessed of or otherwise well and sufficiently entitled to Flat No.404 admeasuring 452 Sq. Ft. Carpet area on the Fourth Floor in the Building named AJANTA of the R C F EMPLOYEES Co-operative Housing Society Limited, on Plot No.24 & 25, situated at Sector-15, Vashi, Navi Mumbai, Tal. & Dist. Thane, hereinafter referred to as the said Premises. The Plot No.24 & 25 and the "said premises" are more particularly described in the First and Second Schedule respectively.

13. AND WHEREAS the TRANSFEREES had approached the TRANSFERORS to acquire from the TRANSFEROR the said shares and the said Premises i.e. Flat No.404 admeasuring 452 Sq. Ft. Carpet area on the Fourth Floor in the Building named AJANTA of the R C F EMPLOYEES Co-operative Housing Society Limited, on Plot No.24 & situated at Sector-15, Vashi, Navi Mumbai, Tal. & Dist. Thane, for consideration.



14. AND WHEREAS the Transferors have agreed to sell, assign and transfer the said Premises and the said Shares to the TRANSFEREES herein for a total consideration of Rs.80,00,000/- (RUPEES EIGHTY LAKHS ONLY) [inclusive of 1% TDS i.e. Rs.80,000/-].

15. AND WHEREAS the Transferors made the following representation and declaration to the TRANSFEREES:-

h. The Transferors have not done any act, deed, matter or thing whereby they are prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the TRANSFEREES and the Transferors have all the right, title and interest to enter into this Agreement with the TRANSFEREES on the various terms and conditions as stated herein.

16. Relying upon the aforesaid representations and declarations made by the Transferors herein, the Transferees have requested the Transferors to assign/transfer all their share/interest in the capital/property of the Society i.e. Share Certificate No.20 comprising of 5 fully paid up shares of Rs.50/- each bearing distinctive nos. from 096 to 100, (both inclusive) hereinafter referred to as the said Shares and the Flat No.404 admeasuring 452 Sq. Ft. Carpet area on the Fourth Floor in the Building named AJANTA of the R C F EMPLOYEES Co-operative Housing Society Limited, on Plot No.24 & 25, situated at Sector-15, Vashi, Navi Mumbai, Tal. & Dist. Thane, (hereinafter referred to as the said premises, together with all the credits lying to their credit with the Society/NMMC/CIDCO/MSED Co. Ltd.,/Mahanagar Gas Authorities etc. (except deposits lying with MSED Co. Ltd., Mahanagar Gas Authorities) to the TRANSFEREES for a consideration of Rs.80,00,000/- (RUPEES EIGHTY LAKHS ONLY) [inclusive of 1% TDS i.e. Rs.80,000/-].



17. ~~AND WHEREAS~~ ^{ट म म - ३} the Transferors herein have agreed to assign and transfer all their share/interest in the capital/property of the Society, together with the deposits lying to the credit of the Society, i.e. the said Shares, the said Premises inclusive of all their right of ownership, share amounts, ~~(except deposits)~~ ^{90/10} etc. paid by them to the Society, CIDCO, NMMC, MSEDCL, Mahanagar Gas Authority, etc. till the execution of this Agreement to the TRANSFEREES herein for a consideration of Rs.80,00,000/- (RUPEES EIGHTY LAKHS ONLY) [inclusive of 1% TDS i.e. Rs.80,000/-] payable in a manner as hereinafter stated.

18. The Transferees have paid to the Transferors a sum of Rs.14,20,000/- (RUPEES FOURTEEN LAKHS TWENTY THOUSAND ONLY) as advance and part payment on or before the execution of this Agreement and the balance amount of Rs.65,80,000/- (RUPEES SIXTY FIVE LAKHS EIGHTY THOUSAND ONLY) to be paid as under;

V) Shall tender their resignation as the members of the said society.

VI) Shall cause the said society to enroll the TRANSFEREES as the members of the said society in place and stead of the Transferors.

VII) Shall cause the said society to transfer all the deposits, if any, lying with the said society in the names of the Transferors in favour of the TRANSFEREES in the records of the said society.

The Transferors have agreed to hand over possession of the said premises to the TRANSFEREES on receiving the full and final payment.

AND THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Transferors shall assign and transfer and the TRANSFEREES shall acquire the share/interest of the Transferors in the capital/property of the Society i.e. Share Certificate No.20 comprising of 5 fully paid up shares of Rs.50/- each bearing distinctive nos. from 096 to 100, (both inclusive) hereinafter referred to as the said Shares and the Flat No.404 admeasuring 452 Sq. Ft. Carpet area on the Fourth Floor in the Building named AJANTA of the R C F EMPLOYEES Co-operative Housing Society Limited, on Plot No.24 & 25, situated at Sector-15, Vashi, Navi Mumbai, Tal. & Dist. Thane, (hereinafter referred to as the said premises) for a consideration of Rs.80,00,000/-(RUPEES EIGHTY LAKHS ONLY) [inclusive of 1% TDS i.e. Rs.80,000/-], inclusive of all their rights of ownership, membership right, share amounts, (except deposits) etc. payable paid by them to the Society, CIDCO, NMMC, MSEDCL, Mahanagar Gas. Authorities etc. till the date of full and final payment to the Transferors. The assignment of the said rights is incidental to the transfer of the relevant shares which the Transferors are holding in respect thereof and as such the ownership rights of "the Said Premises" and the rights accrued to the Transferors are incidental to the above referred shares which they are holding in the society.



2. The Transferors shall put the TRANSFEREES in absolute and exclusive possession of "the Said Premises" after receiving full and final payment from the TRANSFEREES.

3. IN pursuance of the said Agreement as stated hereinabove, the Transferees have paid to the Transferors the sum of Rs.14,20,000/- (RUPEES FOURTEEN LAKHS TWENTY THOUSAND ONLY) as

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**SCHEDULE II
SCHEDULE OF FLAT**

Flat No.404 admeasuring 452 Sq. Ft. Carpet area on the Fourth Floor in the Building named AJANTA of the R C F EMPLOYEES Co-operative Housing Society Limited, on Plot No.24 & 25, situated at Sector-15, Vashi, Navi Mumbai, Tal. & Dist. Thane.

IN WITNESS WHEREOF THE PARTIES HERETO have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written;



SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED TRANSFERORS
1) MRS RAJAM NAIR
through her Constituted Attorney
MR VENUGOPAL ARAVINDAKSHAN NAIR

[Handwritten signature]

2) MR VENUGOPAL ARAVINDAKSHAN NAIR

[Handwritten signature]



3) MR HARISH ARAVINDAKSHAN NAIR
through his Constituted Attorney
MR VENUGOPAL ARAVINDAKSHAN NAIR
in the presence of.....

[Handwritten signature]

1)

[Handwritten signature]

2)

[Handwritten signature]



SIGNED, SEALED AND DELIVERED by the within named TRANSFEREES
1) MR MAHESH KASHINATH MORE
through his Constituted Attorney
Mrs. Pranita Mahesh More

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2) MRS PRANITI MAHESH MORE

in the presence of.....

1)

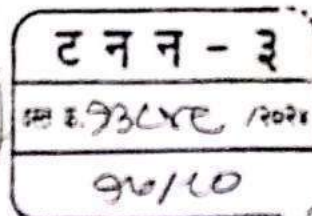
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2)

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മരണ സർട്ടിഫിക്കറ്റ്

DEATH CERTIFICATE

(Issued Under Section 12)

(1969-ലെ ജനന-മരണ രജിസ്ട്രേഷൻ ആക്ടിലെ 12-ാം വകുപ്പും 1999-ലെ കൊള ജനന-മരണ രജിസ്ട്രേഷൻ റൂൾസിലെ 8-ാം ചട്ടവും അനുസരിച്ചു നൽകുന്നത്).

(Issued under Section 12 of the Registration of Births and Deaths Acts, 1969 and Rule 8 of the Kerala Registration of Births and Deaths Rules, 1999)

താഴെ പറയുന്ന വിവരങ്ങൾ കൊള സഹായകരണത്തിലെ പാതനാതിട്ട ജില്ലയിലെ തിരുവല്ല താലൂക്കിലെ തിരുവല്ല മുനിസിപ്പാലിറ്റിയിൽ (തദ്ദേശസ്വയംഭരണം) അസ്സൽ മരണ രജിസ്റ്ററിൽ നിന്ന് എടുത്തിട്ടുള്ളവയാണെന്ന് സാക്ഷ്യപ്പെടുത്തുന്നു.

This is to certify that the following information has been taken from the original record of death which is the register for (local area/local body) Thiruvalla Municipality of Taluk Thiruvalla of District Pathanamthitta of State Kerala.

പേര് / Name : പി കെ അരവിന്ദാക്ഷൻ നായർ / P K ARAVINDAKSHAN NAIR

ആർ/പെൺ/ Sex : ആർ / Male

മരണ തീയതി/ Date of Death : 16/12/2022 (SIXTEENTWELVETHOUSAND TWENTY TWO)

മരണ സ്ഥലം/ Place of Death : പാതന ആദിത്യ ഹരി, മുത്തൂർ പി.ഒ. തിരുവല്ല 689107 / Parathra Aditya Hari, Muthoor P.O. Thiruvalla 689107

മാതാവിന്റെ പേര് / Name of Mother : പി പി തങ്കമ്മ (മാതാവ്) / P P Thankemma (Mother)

പിതാവിന്റെ പേര്/ഭർത്താവിന്റെ പേര് / Name of Father/Husband : വി.ജി. മാധവൻ പിള്ള (പിതാവ്) / V G Madhavan Pillai (Father)

മരിച്ച വ്യക്തിയുടെ മരണസമയത്തെ മേൽവിലാസം : പാതന ആദിത്യ ഹരി, മുത്തൂർ പി.ഒ. തിരുവല്ല 689107, പാതനാതിട്ട, കൊള, ഇന്ത്യ / Parathra Aditya Hari, Muthoor PO, Thiruvalla 689107, Pathanamthitta, Kerala, India

Address of the deceased at the time of death : Parathra Aditya Hari, Muthoor PO, Thiruvalla 689107, Pathanamthitta, Kerala, India

മരിച്ച വ്യക്തിയുടെ സ്ഥിരമായ മേൽവിലാസം : പാതന ആദിത്യ ഹരി, മുത്തൂർ പി.ഒ. തിരുവല്ല 689107, പാതനാതിട്ട, കൊള / Parathra Aditya Hari, Muthoor PO, Thiruvalla 689107, Pathanamthitta, Kerala

Permanent address of deceased : Parathra Aditya Hari, Muthoor PO, Thiruvalla 689107, Pathanamthitta, Kerala

രജിസ്ട്രേഷൻ നമ്പർ / Registration Number : 2369/2022

മരണസമയം / Date of Registration : 31/12/2022

മേൽപറയേണ്ടിയിട്ടുള്ളതുണ്ട് / Remarks (if any)



ട ന ന - 3

രജ. ക. 93102 / 2022

29/10



"Ensures Registration of Every birth and death"

"എല്ലാ ജനനങ്ങളും മരണങ്ങളും രജിസ്റ്റർ ചെയ്യേണ്ടതാണ്"

This certificate is computer generated and does not require any local signature in original.

The Govt. rule G.O (Ms) No 202/2012/LCD dated 23.07.2012 has approved this certificate as a valid document for all official purposes.

Authenticity of this certificate can be verified at www.egov.kerala.gov.in. The Key Number is unique to each event.

Software developed and supported by Information Kerala Mission.

Certificate printed before the last updated date is invalid.

Page 1/1

NO. A. 1982.

Dear Member,

Allotment of Flats

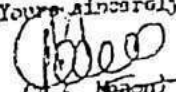
In the Special General Body meeting of the Society held on 5th April 1982, at 7.00 p.m. on the terrace of Building No.10, Type II, NCF Colony, as per the wishes of majority members we have given the name "RAJANTA" to Building on Plot No.24 and "MALANDA" to Building on Plot No.25. As per the decision of the members, the lot was taken in the said meeting, in the presence of our Society members and the flat mentioned below against your name has been allotted.

"RAJANTA" PLOT NO. 24

Floor	Name	Flat
GROUND	Mr. M.S. Narowekar	1
	Mr. Joginder Singh	2
	Mr. B.P. Shetty	3
	Mr. K.A. Monon	4
FIRST	Mr. R.K. Shetty	101
	Mr. C.K. Bharathan	102
	Mr. K.K.G. Nair	103
	Mr. P. Gangadharan	104
SECOND	Mr. K. Ramachandran	201
	Mr. Thomas Mathew	202
	Mr. P.K. Thampian	203
	Mr. P.V.S. Pillai	204
THIRD	Mr. K. Sadasivan	301
	Mrs. Noor Kalawant	302
	Mr. P.M. Sadanandan	303
	Mr. P.J. Kulkar	304
FOURTH	Mr. Uday Patkar	401
	Mr. Balbir Singh	402
	Mr. M.D. Varghese	403
	Mr. P.K.A. Nair	404

"MALANDA" - PLOT NO. 25

Floor	Name	Flat
GROUND	Mr. H.B. Stornach	1
	Mr. C.K. Gannon	2
	Mr. V.R. Dhonnalo	3
	Mr. S.S. Chindarkar	4
FIRST	Mr. C.S. Dalvi	101
	Mr. D.K. Uchil	102
	Mr. H.S.G. Nair	103
	Mr. A.V. Shetty	104
SECOND	Mr. V.K. Sharma	201
	Mr. C.B. Parab	202
	Mr. N.R. Pillai	203
	Mr. C.N.S. Pillai	204
THIRD	Mr. A.K. Talwar	301
	Mr. M. Balan	302
	Mr. E.M.R. Unni	303
	Mr. S.H. Naik	304
FOURTH	Mr. S.S. Naik	401
	Mr. K.G.U. Ravi	402
	Mr. P.K. Mukherjee	403
	Mr. R.B. Nair	404

Yours sincerely,

 (N.A. Monon)
 Secretary



ट न न - ३
 दस्त क. १३६६९/१२०१४
 ८३/८०

ROF EMPLOYEES' CO-OPERATIVE HOUSING SOCIETY LTD.
(Regn. No. TNA/HSG/1143 of 1980)

38/420, Type III - B
ROF Colony, Bombay - 400 074



ट न न - ३
रत क्र. १३५६२/२०२४
६०१२०

Dear Member,

Allotment of Flats

In the Special General Body meeting of the Society held on 10th April 1982, at 7.00 p.m. on the terrace of Building No. 10, Type II, ROF Colony, as per the wishes of majority members we have given the name "AJANTA" to Building on Plot No. 24 and "NALANDA" to Building on Plot No. 25. As per the decision of the members, the lot was taken in the said meeting, in the presence of our Society members and the flat mentioned below against your name has been allotted.

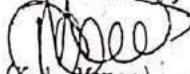
"AJANTA"

Floor	Name	Flat
GROUND	Mr. M.S. Narewkar	1
	Mr. Joginder Singh	2
	Mrs. Noor Kalawant	3
	Mr. K.A. Menon	4
FIRST	Mr. R.K. Shetty	101
	Mr. C.K. Bharathan	102
	Mr. K.K.G. Nair	103
	Mr. P. Gangadharan	104
SECOND	Mr. K. Ramachandran	201
	Mr. Thomas Mathew	202
	Mr. P.K. Thampan	203
	Mr. P.V.S. Pillai	204
THIRD	Mr. K. Sadasivan	301
	Mr. B.P. Shetty	302
	Mr. P.M. Sadanandan	303
	Mr. P.J. Bhagkar	304
FOURTH	Mr. Uday Patkar	401
	Mr. Balbir Singh	402
	Mr. M.D. Varghese	403
	Mr. P.K.A. Nair	404

"NALANDA"

Floor	Name	Flat
GROUND	Mr. HAB Stronach	1
	Mr. C.K. Ganesan	2
	Mr. V.R. Bhonsale	3
	Mr. S.S. Chindarkar	4
FIRST	Mr. C.S. Dalvi	101
	Mr. D.K. Uchil	102
	Mr. M.S.G. Nair	103
	Mr. A.V. Shetty	104
SECOND	Mr. V.K. Sharma	201
	Mr. C.B. Parab	202
	Mr. N.R. Pillai	203
	Mr. C.N.S. Pillai	204
THIRD	Mr. A.K. Talwar	301
	Mr. M. Balan	302
	Mr. E.M.R. Unni	303
	Mr. S.H. Naik	304
FOURTH	Mr. S.S. Naik	401
	Mr. K.C.U. Ravi	402
	Mr. P.K. Mukherjee	403
	Mr. R.B. Nair	404

Yours sincerely,


(K.A. Menon)
Secretary



STUDIARCH

ARCHITECTS, ENGINEERS & SURVEYORS 121-127 M. G. RD., GHATKOPAR, BOMBAY-77 PHONE: 512690

S/VAS/(RCFE) 7701.

Dated: 3rd August 1983.

C E R T I F I C A T E

Sub: Construction of Two Resd. Bldgs.
on Plot No: 24 & 25 of Sector 15,
Vashi, New Bombay.

This is to certify that the carpet areas of flats in the above buildings are as stated under:-

Bldg. No.	Floor	Flat No.	Carpet Area
1. (Ajanta) PLOT-NO = 24	Ground	1	452 Sq. Ft.
		2	452 " "
		3	452 " "
		4	452 " "
	First	101	452 " "
		102	452 " "
		103	452 " "
		104	452 " "
	Second	201	452 " "
		202	452 " "
		203	452 " "
		204	452 " "
	Third	301	452 " "
		302	452 " "
		303	452 " "
		304	452 " "
Fourth	401	452 " "	
	402	452 " "	
	403	452 " "	
	404	452 " "	
2. (Malanda) PLOT-NO = 25	Ground	1	452 " "
		2	452 " "
		3	452 " "
		4	452 " "



ट न न - ३
 रज. क्र. १३८६९/२०२४
 ४५/१०

contd...2.



STUDIARCH

ARCHITECTS, ENGINEERS & SURVEYORS 121-127 H. G. RD., GHATKOPAR, BOMBAY-77 PHONE: 51267

: 2 :

Bldg. No.	Floor	Flat No.	Carpet Area
2. (Nalanda)	First	101	452 Sq. Ft.
	"	102	452 " "
	"	103	452 " "
	"	104	452 " "
	Second	201	452 " "
	"	202	452 " "
	"	203	452 " "
	"	204	452 " "
	Third	301	452 " "
	"	302	452 " "
	"	303	452 " "
	"	304	452 " "
	Fourth	401	452 " "
	"	402	452 " "
	"	403	452 " "
	"	404	452 " "
		Total:	18,080 Sq. Ft.



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 दस्त. क. १३८४९/२०२४
 ६६/१०

FOR STUDIARCH

(Signature)
 (R. V. SHYAMAR)
 ARCHITECT

Ref. No. BP/Sector 15/Vashi/S.S.C.

New Administrative Building,
1st Floor, Vashi,
NEW BOMBAY - 400 703.

Date : 15th Sept 82.

:- C O M M E N C E M E N T C E R T I F I C A T E :-

Permission is hereby granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) to Shri/Smt. Secretary, P. U. Vashi, Co. 9 on Plot/Unit No. 51-4-35 Sector No. 15 at Vashi New Bombay as per the approved plans and subject to the following conditions for the development work of the proposed residential building.

1. This Certificate is liable to be revoked by the Corporation if :-
 - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant or any every person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of Section 43 of the Maharashtra Regional and Town Planning Act 1966.
2. The applicant shall :
 - a) Give notice to the Corporation on Completion upto the plinth level and 7 days before the commencement of the further work.
 - b) Give written notice to the Corporation regarding completion of the work.
 - c) Obtain an Occupancy Certificate from the Corporation.
 - d) Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building Control Regulations and Conditions of the Certificate.



दस्तावेज नं - ३
 दस्त क्र. 9356/12028
 100 / 10

Contd.....2....

3. The structural design, building materials, plumbing services, fire protection, electrical installation, etc. shall be in accordance with the provisions (except for the provision in respect of Floor Area Ratio) as prescribed in the National Building Code amended from time to time by the Indian Standards Institution.
4. The Certificate shall remain valid for a period of one year from the date of its issue.
5. The conditions of this Certificate shall be binding not only on the applicant but also its successors and every person deriving title through or under them.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs. 20000 deposited with CIDCO as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other Building Control Regulation and Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Corporation.



टन न - ३
दस्ता क्र. १३५६२/२०२४
०९/१०

TOWN PLANNING OFFICER (NORTH)

No. M/115/2423/701

10 JUL 1983

To
The Secretary,
M.C.F. Employees Corp.
Housing Society,
38/420 Type-III 'B'
RPF Colony, Bombay-400 024.

Sir,

Sub: Occupancy Certificate for residential building
on Plot No. 24 & 25, Sector-16, Vashi.

Ref: Your submission of Completion Certificate dt.
17.6.1983.

.....

Please find enclosed herewith the necessary Occupancy Certificate
for residential building on Plot No. 24 & 25, Sector-16, Vashi,
M.C.F. Colony.

Yours faithfully,
G. Karandikar
(G.D. KARANDIKAR)
ASST. TOWN PLANNING OFFICER (N)

✓ C.C. to : M/s. Studiaroh, Architects
121-127, M.C. Road,
Ghatkopar, Bombay-400 077.

C.C. to : C.U.C.

[Signature]
TRUE COPY
FOR STUDIAROH
Architects Engineers & Surveyors



ट न न - ३
दस्ता क्र. १३२४९/२०२४
७२/८०

①

▲ 1 JUL 1983

OCCUPANCY CERTIFICATE

I hereby certify that the development for Residential Use (Two buildings for ROY employees Co-op. Housing Society) on Plot No. 24 & 25 in Sector-15, New Bombay, completed under the supervision of Studiaroh has been inspected on 12.4.83 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 9.3.1980 and that the development is fit for the use for which it has been carried out.

G.D. Karandikar
(G.D. KARANDIKAR)
ADDE. TOWN PLANNING OFFICER (H)

TRUE COPY
[Signature]
FOR STUDIAROH
Architects Engineers & Surveyors.



ट न न - ३
दस्त क्र. १३ १५/२०२४
७३७०

2024/7/4 16

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MR MAHESH KASHINATH MORE	eChallan	10000502024062511672	MH004165635202425P	480000.00	SD	0002353499202425	28/06/2024
2		DHC		0624282100709	1600	RF	0624282100709D	28/06/2024
3	MR MAHESH KASHINATH MORE	eChallan		MH004165635202425P	30000	RF	0002353499202425	28/06/2024

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

same to

Notice rate

75/13849

Friday, June 28, 2024

9:14 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 15347 दिनांक: 28/06/2024

गावाचे नाव: वाशी

दस्तऐवजाचा अनुक्रमांक: टनन3-13849-2024

दस्तऐवजाचा प्रकार: करारनामा

मादर करणान्याचे नाव: महेश काशिनाथ मोरे यांच्या तर्फे कु.मु. म्हणून प्रगति महेश मोरे - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1600.00

पृष्ठांची संख्या: 80

एकूण:

₹. 31600.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-० अंदाजे

9:33 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

बी. जी. पी. खोत

सह दुय्यम निबंधक वर्ग - २

ठाणे क्र. ३

वाजार मुल्य: ₹. 7112568.8 /-

मोबदला ₹. 8000000/-

भरलेले मुद्रांक शुल्क: ₹. 480000/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0624282100709 दिनांक: 28/06/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004165635202425P दिनांक: 28/06/2024

बँकेचे नाव व पत्ता:

पसकाराची सही
मुळ दस्तऐवज परत मिळाला
ड. नि. खोत-३