

336/1335

पावती

Original/Duplicate

Thursday, January 25, 2024

नोंदणी क्र.: 39M

7:18 PM

Regn.:39M

पावती क्र.: 1409

दिनांक: 25/01/2024

गावाचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: टनन6-1335-2024

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: प्रवीण विठ्ठल शेटी - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 700.00

Joint Registrar Thane 6

बाजार मूल्य: रु.3259320 /-

मोबदला रु.6100000/-

भरलेले मुद्रांक शुल्क : रु. 100/-

ठाणे क्र - ६

1) देयकाचा प्रकार: By Cash रक्कम: रु 600/-

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH0145406222023240 दिनांक: 25/01/2024

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

मुळ दस्तऐवज परत दिला

सह मुख्य निबंधक, ठाणे क्र. ६

मुळ दस्तऐवज परत मिळाला

पक्षकाराची सही



25/01.2024

सूची क्र.2

दुय्यम निबंधक सह दु.नि.ठाणे 6

दस्त क्रमांक . 1335/2024

नोंदणी

Regn.63m

गावाचे नाव : नेरुळ

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	6100000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3259320
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका क्र एनएल-5/26/1 तळ मजला सेक्टर - 3 नेरुळ नवी मुंबई क्षेत्रफळ 31.40 चौ. मी. बिल्टअप एरिया दस्त क्र टनन6-856/2024 दिनांक 15 /01/2024 अन्वये मु शु व नों शु वसूल((SECTOR NUMBER : 3 ;))
(5) क्षेत्रफळ	1) 31.40 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-स्तुती मुखर्जी - - वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र एनएल-5/26/1 तळ मजला सेक्टर - 3 नेरुळ नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-HDTPB6931A 2): नाव:-सुभांकर बॅनर्जी - - वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र एनएल-5/26/1 तळ मजला सेक्टर - 3 नेरुळ नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-HDTPB6925G
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रवीण विठ्ठल शेटी - - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र एनएल-5/26/6 पहिला मजला सेक्टर - 3 नेरुळ नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-CGZPS6717F 2): नाव:-पवित्रा विठ्ठल शेटी - - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र एनएल-5/26/6 पहिला मजला सेक्टर - 3 नेरुळ नवी मुंबई, . पिन कोड:-400706 पॅन नं:-CGZPS6718L
(9) दस्तऐवज करुन दिल्याचा दिनांक	25/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	25/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	1335/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरा	

सह दुय्यम निबंधक बर्ग - २

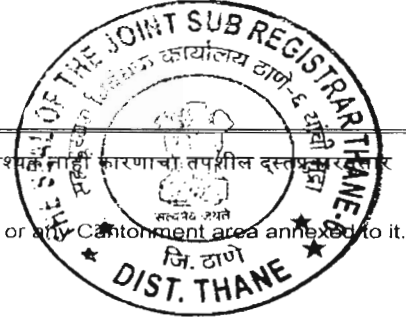
ठाणे क्र - ६

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाने तपशील दस्तप्रकारानुसार आवश्यक नाही

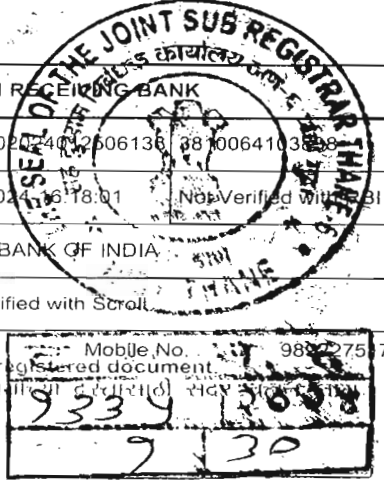
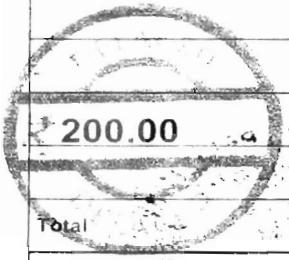
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



CHALLAN
MTR Form Number-6



GRN	MH014540622202324P	BARCODE			Date	25/01/2024-16:17:15	Form ID	25.1				
Department Inspector General Of Registration					Payer Details							
Type of Payment Stamp Duty Registration Fee					TAX ID / TAN (If Any)							
					PAN No.(If Applicable)							
Office Name THN6_THANE NO 6 JOINT SUB REGISTRAR					Full Name		P V SHETTY AND OTHER ONE					
Location THANE												
Year 2023-2024 One Time					Flat/Block No.		APT NO NL-5/26/1					
Account Head Details				Amount In Rs.	Premises/Building							
0030046401 Stamp Duty				100.00	Road/Street		SECTOR -3 NERUL					
0030063301 Registration Fee				100.00	Area/Locality		NAVI MUMBAI					
					Town/City/District							
					PIN		4	0	0	7	0	6
					Remarks (If Any)		SecondPartyName=STUTI MUKHERJEE AND OTHER ONE-					
					Amount In		Two Hundred Rupees Only					
Total					200.00	Words						
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK							
Cheque-DD.Details					Bank CIN	Ref. No.	10000502024002506136880064103888					
Cheque/DD No.					Bank Date	RBI Date	25/01/2024-16:18:01 Not Verified with RBI					
Name of Bank					Bank-Branch		STATE BANK OF INDIA					
Name of Branch					Scroll No. , Date		Not Verified with Scroll					



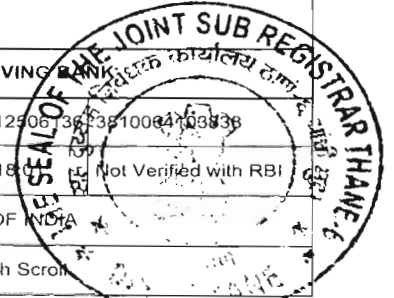
Department ID: [Blank]
 NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नवी मुंबई येथील सब रेजिस्ट्रार कार्यालयामध्ये फक्त दाखल करण्यासाठी हे चालान वैध आहे. नोंदवलेल्या वस्तूची नोंद घेतल्यानंतर फक्त हे चालान वैध राहते.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-336-1335	0007676082202324	25/01/2024-19:17:47	IGR118	100.00
2	(IS)-336-1335	0007676082202324	25/01/2024-19:17:47	IGR118	100.00
Total Defacement Amount					200.00

CHALLAN
MTR Form Number-6



GRN	MH014540622202324P	BARCODE	[Barcode]			Date	25/01/2024-16:17:15	Form ID	25.1	
Department Inspector General Of Registration				Payer Details						
Type of Payment Stamp Duty Registration Fee				TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name THN6_THANE NO 6 JOINT SUB REGISTRAR				Full Name		P V SHETTY AND OTHER ONE				
Location THANE				Flat/Block No.		APT NO NL-5/26/1				
Year 2023-2024 One Time				Premises/Building						
Account Head Details			Amount In Rs.		Road/Street		SECTOR -3 NERUL			
0030046401 Stamp Duty			100.00		Area/Locality		NAVI MUMBAI			
0030063301 Registration Fee			100.00		Town/City/District					
				PIN		4 0 0 7 0 6				
				Remarks (If Any)						
				SecondPartyName=STUTI MUKHERJEE AND OTHER ONE-						
				Amount In		Two Hundred Rupees Only				
Total				200.00		Words				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN		Ref. No.		10000502024012506136/3810084103836		
Cheque/DD No.				Bank Date		RBI Date		25/01/2024-16:18:00 Not Verified with RBI		
Name of Bank				Bank-Branch		STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				



Department ID: [Blank] Mobile No: 9892275172
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

रिडर चालन केवल दुस्यम निबशक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सवूर चलन लागू नाही.

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[Handwritten signature: Anaveen Shetty]
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9334 2028
23P

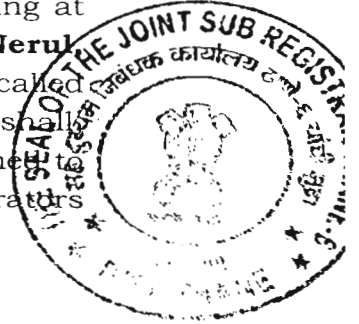
CONVEYANCE DEED

APARTMENT NO. NL-5/26/1, ON THE GROUND FLOOR
SECTOR-03, NERUL, NAVI MUMBAI - 400 706

**STAMP DUTY HAS BEEN PAID SUM OF RS. 3,66,000/-
ON REGISTERED AGREEMENT FOR SALE ON DATED
15/01/2024, VIDE DOCUMENT SERIAL NO. TNN6-856/2024.**

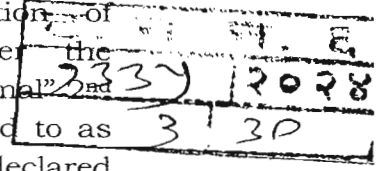
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THIS CONVEYANCE DEED is made and entered into at **Nerul, Navi Mumbai**, on this **25th day of January, 2024**. **BETWEEN** 1) **MS. STUTI MUKHERJEE** AND 2) **MR. SUBHANKAR BANERJEE**, both are adult, Indian Inhabitants, residing at **Apartment No. NL-5/26/1, on the Ground Floor, Sector - 03, Nerul, Navi Mumbai - 400 706**, hereinafter for brevity's sake called and referred to as **"THE VENDORS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include **his/her/their** heirs, executors, administrators and assigns), of the **ONE PART** AND 1) **MR. PRAVEEN VITTHAL SHETTY** AND 2) **MS. PAVITHRA VITTAL SHETTY**, both are adult, Indian Inhabitant, residing at **Apt. No. NL-5/26/6, on the First Floor, Sector - 3, Nerul, Navi Mumbai - 400 706**, hereinafter for brevity's sake is called and referred to as **"THE VENDEES"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include **his/her/their** heirs, executors, administrators and assigns) of the **OTHER PART**.



WHEREAS :

1. The City and Industrial Development Corporation of Maharashtra Limited, a Company incorporated under the Companies Act, 1956 and having its registered office at "Nirmal" floor, Nariman Point, Bombay 400 021, (hereinafter referred to as "THE CORPORATION") as New Town Planning Authority declared and appointed by the State Government exercise of its power under section 113(3) a of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "The MRTP Act" for the New Towns of New Bombay.



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

Contd.....2...

Stuti Mukherjee
Praveen Shetty

Praveen Shetty
with 2a

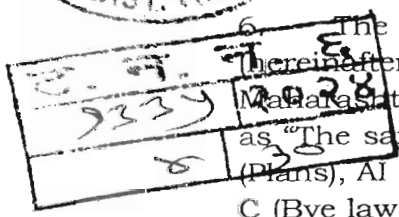
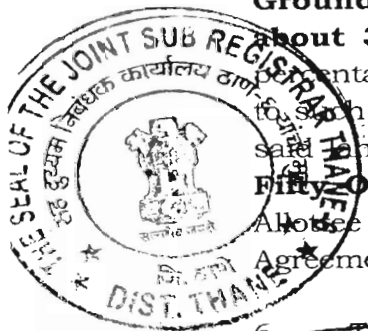
3. By his order Nos. **REV/DESK-II/LBP/WS/1681 Dated 21/10/1980 & REV/DESK-II/V/WS/977 Dated 17/06/1981** the Collector of Thane vested in the Corporation for Development and disposal inter alia, a piece of parcel of land situated at Village-**Shiravane**, Tehsil & District-Thane, bearing **Gat or Survey No. 16pt, 250pt, 324Bpt, 20Apt**, and admeasuring **4052.13** Square Meters or thereabout being **Plot No. 13**, in **Sector-3, Nerul, Navi Mumbai - 400 706**, and more particularly described in the First Schedule hereunder written (hereinafter referred to as the said land).

4. The Corporation obtained possession of the said land and constructed thereon **NL-5 type, Building No. 26**, each of **Ground and Two Upper Floors** such building being designated as **'CONDOMINIUM No. 13, NL-5 type, Building No. 26**, (hereinafter referred to as "THE SAID BUILDING" of which the Corporation is the Owner.

5. By an **Agreement of Hire Purchase** of Apartment dated **22/09/1984**, (hereinafter called "The said Agreement") made between the Corporation of the One Part and **MR. PEDNEKAR KRISHNA J., (Original Allottee)** of the Other Part, the Corporation agreed to sell to the Vendors **Apartment No. NL-5/26/1, on the Ground Floor, Sector - 03, Nerul, Navi Mumbai, admeasuring about 31.40 Sq. Mtrs. Built up Area**, TOGETHER with certain percentage hereinafter specified of the undivided interest appurtenant in Apartment in and to the common areas and facilities of the said land and building at or for the price of **Rs. 51,700/- (Rupees Fifty One Thousand Seven Hundred Only)**, paid by the Original Allottee to the Corporation in the manner as provided in the said Agreement.

6. The Corporation executed on the **04/03/1986** a Declaration hereinafter referred to as "The said Declaration" under the Maharashtra Apartment Ownership Act 1970 (hereinafter referred to as "The said Act") which Declaration together with its Annexure "A" (Plans), A1 (Form of Lease) B (Statement of Proportionate shares) and C (Bye laws) attached hereto, has been registered in the office of the Sub-Registrar of Assurances at Thane on the **01/04/1986**, under **Serial No. P - 1391**, in the Register of Declarations and Deed of Apartments under the said Act, a true copy whereof has been filed with the Housing Commissioner/**Chief Engineer, (MAHADA)** on the **21/04/1986**.

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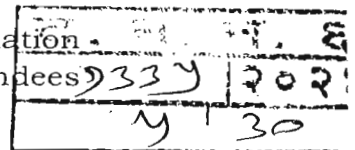
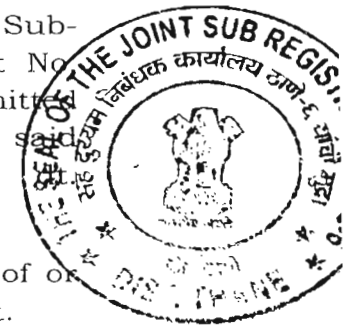
7. The Corporation has by the aforesaid Declaration submitted to the provisions of the said Act (i) the said Building with all improvements and (ii) the said land.

8. By an Indenture of Lease dated **26/06/1986**, and made between the Corporation of the One Part and **1) MR. C. G. THOMSAS 2) CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**, therein referred to as the said "Lessee" of the Other Part, the Corporation demised to the said Lessee the said land as tenants in common in shares equal to their respective percentage of the undivided interest in the common areas and facilities as expressed in the aforesaid Declaration filed by the Corporation under the said Act, and more particularly described in the Schedule to the said Indenture of Lease for a term of 60 years on the terms and conditions therein mentioned.

9. The **Original Allottee** had sold and assigned all his rights, title and interest of said Apartment in favour of **Apartment Owner** and they have obtained the Tripartite Agreement and deed of Apartment between CIDCO and Original Allottee and himself, which was duly registered in the office of the Sub-registrar of Assurance at **Thane-3**, Registered Document No. **3160/1992**, dated **02/09/1992**. The CIDCO LTD has admitted to **Vendors** as the New Apartment Owner' of the above said Apartment, vide its Letter No. CIDCO/EMS/EO/92/**854** **15/10/1992**.

10. The Vendors is/are now fully seized and possessed of or otherwise well and sufficiently entitled to the said Apartment.

11. The Vendees being in need of a residential accommodation approached the Vendors with request to transfer to the Vendees the said Apartment for a consideration.



12. The Vendors agreed to sell the said Apartment to the Vendees in consideration of **Rs. 61,00,000/- (Rupees Sixty One Lakh Only)** being **full and final Sale Price and free from all encumbrances**.

13. The Vendors hereby covenant with the Vendees that the said premises agreed to be hereby sold are free from encumbrances of any nature whatsoever and that the Vendors has full and absolute power to transfer and deliver the peaceful and vacant possession of the said **Apartment No. NL-5/26/1, on the Ground Floor, Sector - 03, Nerul, Navi Mumbai, admeasuring about 31.40 Sq. Mtrs. Built up Area.**

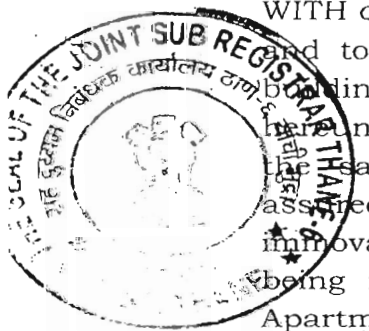
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14. The Vendees paid the said Sale Price to the Vendors, the receipt whereof the Vendors doth hereby admits and acknowledges, and of and from the same and every part thereof doth forever acquit, release and discharge the Vendees.

15. The Vendors has delivered vacant, peaceful physical possession of the said Apartment to the Vendees and she admits of having received the same from the Vendors.

NOW THIS DEED OF APARTMENT WITNESSETH AS UNDER :-

1. IN CONSIDERATION of the sum of **Rs. 61,00,000/- (Rupees Sixty One Lakh Only)** paid on or before the execution of these presents by the Vendees, the Vendors has accepted the same as full and final payment of the Sale Price, payable by the Vendees to the Vendors (the payment and receipt whereof the Vendors doth hereby admits and acknowledges and of and from the same and every part thereof doth forever acquit, release and discharge the Vendees) the Vendors hereby grants, conveys, assigns and assure unto the Vendees for **RESIDENTIAL PURPOSE** only and said **Apartment No. NL-5/26/1, on the Ground Floor, Sector - 03, Nerul, Navi Mumbai, admeasuring about 31.40 Sq. Mtrs. Built up Area TOGETHER WITH 0.836** percentage of the undivided interest appurtenant to "The undivided interest appurtenant to "The undivided interest appurtenant to "The Family Unit" as the same is specified in the said Declaration and more particularly described in the Second schedule hereunder written and delineated on the plan, (with Architect's Certificate) annexed and marked as Annexure "A" of the **Ground Floor** of the said building and shown thereon surrounded by black colored boundary and line **TOGETHER WITH** of undivided interest appurtenant to the said family unit in and to the common areas and facilities of the said land and building as the same are specified in the Declaration, all hereunder collectively referred to as "The said Premises" to hold the said Premises hereby granted, conveyed, assigned and assured unto the Vendees as heritable and transferable immovable property with the meaning of any law for the time being in force subject to the provisions of the Maharashtra Apartment Ownership Act. 1970 the said declaration and Annexure "C" attached thereto being Bye-laws of the Condominium and all rules, regulations and agreements lawfully

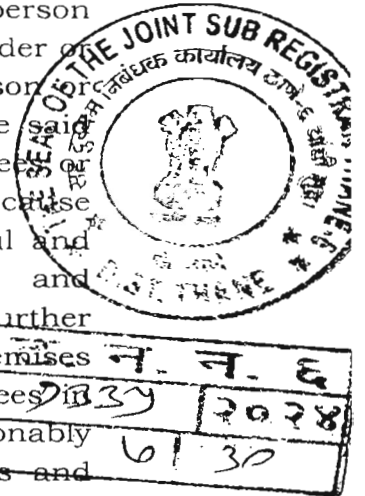


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Amkhanji
Byal

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Wadeon Swells
auth 20

made and/or entered aforesaid Act, Declaration and Bye-laws and also subject to the terms, conditions and lessees consonants contained in the said lease of the said land and the Vendors hereby for themselves, his heirs, executors, administrators and assigns that notwithstanding anything by him, the Vendors done, omitted or knowingly suffer he have himself good right, full power and absolute authority to grant, convey, assign and assure all the said premises hereinbefore expressed to be hereby granted to the Vendees, his heirs, executors, administrators and assigns, subject as aforesaid AND THAT it shall be lawful for the VENDEES at all times hereinafter peacefully and quietly to enter into and upon, hold, posses and enjoy the said premises and every part thereof, subject, as aforesaid without any interruption on disturbance by the Vendors, their heirs, executors, administrators or assigns or any person claiming under or in trust for him AND THAT free and cleared and freely discharged or otherwise by the Vendors or their heirs, executors, administrators and assigns well and sufficiently saved, defended and kept harmless and indemnified or, from and against, all estate, titles, charges, encumbrances, claims and demands created, occasioned or made by them, the Vendors or any person or body lawfully or equitably claiming by, from through under or in trust for it, AND THAT, if, the Vendors and every person or body having claiming estate, right or interest in or to the said Premises or any part thereof after at the cost of the Vendees or any other person's requiring the same, execute any do or cause to be done or executed all such further and other lawful and reasonable acts, deeds, matters, things, conveyances and assurances in the law whatsoever for the better and further granting, conveying, assigning and assuring the said premises and every part thereof unto and to the use of the Vendees in manner and subject as aforesaid as shall or may be reasonably required by the Vendees, heirs, executors, administrators and assigns or her counsel of law.



2. THE VENDEES doth hereby covenants with the Vendors that the Vendees shall observe and perform the terms, conditions, contained in the hereinabove recited Indenture of Lease insofar as the same relates to the said Premises and shall also observe and comply with the Bye-Laws (Annexure 'C') to the aforesaid Declaration and shall INDEMNIFY and keep indemnified the Vendors against nonobservance or nonperformance thereof by them.

Contd...6...

3. The Vendees doth hereby covenant with the Vendors and undertake that the Vendees shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said premises, save and except with the previous permission, in writing from the Corporation, which permission shall not be refused if the Purchaser is willing to perform the following conditions, that is to say :

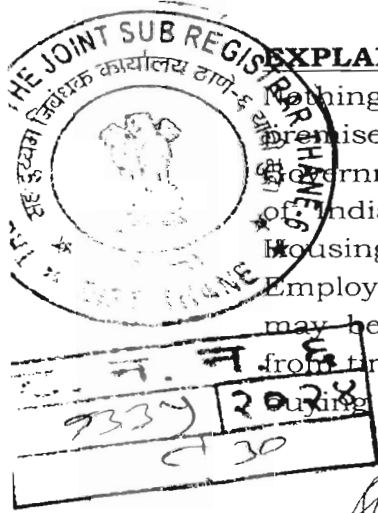
- i) The APARTMENT OWNER pays the Corporation the 'Additional Price' in consideration of such permission.
- ii) In the instrument by which the Purchaser shall transfer the said premises, the purchaser binds the TRANSFEREE not to sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said premises; save and except upon the observance and performance of the conditions herein written.
- iii) A true certified copy of the instrument of transfer executed between the purchaser and the Transferor is deposited with the Estate Office of the Corporation within seven days from the days of its execution.

EXPLANATION (I) :

The 'Additional Price' means the price determined by the Corporation in the months of JANUARY and JULY each year in respect of the Apartments with reference to their locations, plinth areas and permitted users and displayed in the office of the CORPORATION.

EXPLANATION (II) :

Nothing contained herein shall apply to the mortgage of the said premises or any part thereof to the Central Government, State Government, a Nationalised bank, the Life Insurance Corporation of India, The Maharashtra State Financial Corporation, The Housing Development Finance Corporation Limited or an Employer of the Purchaser or any other Financial Institution a may be approved by the board of Directors of the Corporation from time to time for the purpose of securing a loan borrowed for during the said Apartment / premises.



[Handwritten signatures]

Contd...7.....

[Handwritten signatures]

THE FIRST SCHEDULE ABOVE REFERRED TO:

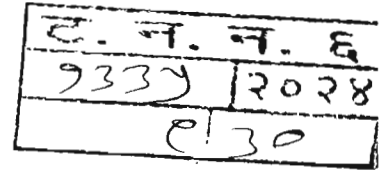
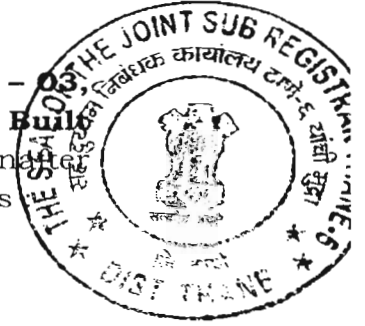
ALL That piece of land containing by admeasuring **4052.13 Sq. Mtrs.** Or thereabout being **Plot No. 13**, in **Sector - 3**, **Village : Shiravane, Navi Mumbai**, of the layout of land **bearing Gat No. 16pt, 250pt, 324Bpt, 20Apt**, other land situated , lying and being at **Village : Shiravane, Navi Mumbai, Tehsil : Thane Dist.: Thane**. and bounded as Follows , that is to say :

On the North by : 10 Sq. Mtrs. Wide Road.
On the East by : 08 Sq. Mtrs. Wide Road
On the South by : Tata Power Line
On the West by : Open Space

THE SECOND SCHEDULE ABOVE REFERRED TO :-

Apartment No. NL-5/26/1, on the Ground Floor, Sector - 3 Nerul, Navi Mumbai, admeasuring about 31.40 Sq. Mtrs. Built up Area (more particularly described on the schedule hereinafter written) and which the said apartment is bounded as follows
That is to say :

On the North by : NL-5/26/2 Sector -3 Nerul
On the East by : NL-5/26/4 Sector -3 Nerul
On the South by : Open Space
On the West by : Open Space



Contd....8....

INWITNESS WHEREOF the parties hereto have hercunto set and subscribed their respective hands the day and year first hereinabove written

SIGNED AND DELIVERED by the
Withinnamed "VENDORS"

1) MS. STUTI MUKHERJEE
AND

2) MR. SUBHANKAR BANERJEE

In the presence of

1) Mr. Manjmath D. Dayale

2) Mrs. Angha v. Rao



SIGNED AND DELIVERED by the
Withinnamed by 'VENDEES'

1) MR. PRAVEEN VITTHAL SHETTY

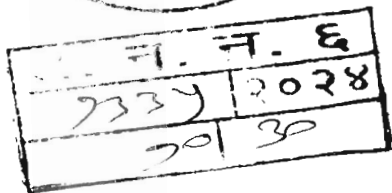
AND

2) MS. PAVITHRA VITTAL SHETTY

In the presence of ...

1) Mr. Manjmath A. Dayale

Angha v Rao



Contd....9...

RECEIPT

RECEIVED OF AND FROM the withinnamed "VENDEES"
1) MR. PRAVEEN VITTHAL SHETTY AND 2) MS. PAVITHRA
VITTAL SHETTY the sum of Rs. 61,00,000/- (Rupees Sixty
One Lakh Only) being the FULL AND FINAL consideration for
the sale of my/our Apartment No. NL-5/26/1, on the Ground
Floor, Sector - 03, Nerul, Navi Mumbai, admeasuring about
31.40 Sq. Mtrs. Built up Area.

Details of Payment
Details of Payment

S	Date	Cheque	Bank	Amount
1	17/08/2023	000156	City Union Bank	5,00,000/-
2	15/01/2024	000036	City Union Bank	12,04,320/-
3	25/01/2024	TDS	22.88% TDS on Sale Price	13,95,680/-
4	25/01/2024	030276	State Bank of India	30,00,000/-

Note : Subject to Realization of Cheques/RTGS/NEFT/D.D./P.O.

**WE SAY RECEIVED
RS. 61,00,000/-**



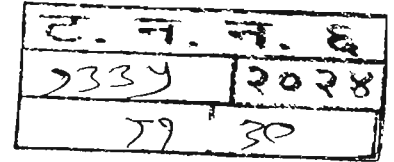
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1) MS. STUTI MUKHERJEE
2) MR. SUBHANKAR BANERJEE
VENDORS

Witnesses :

1. Mr. Manjumarth D. Nayak *[Signature]*
2. Mrs. Angha v. Rao. *[Signature]*



POSSESSION LETTER

CERTIFICATE OF HANDING OVER THE PHYSICAL POSSESSION OF Apartment No. NL-5/26/1, on the Ground Floor, Sector - 03, Nerul, Navi Mumbai, admeasuring about 31.40 Sq. Mtrs. Built up Area.
=====

I 1) **MS. STUTI MUKHERJEE** AND 2) **MR. SUBHANKAR BANERJEE**, both are adult, Indian Inhabitant, do hereby CERTIFY AND CONFIRM that we have handover the peaceful and vacant possession of the **Apartment No. NL-5/26/1, on the Ground Floor, Sector - 03, Nerul, Navi Mumbai, admeasuring about 31.40 Sq. Mtrs. Built up Area** to 1) **MR. PRAVEEN VITTHAL SHETTY** AND 2) **MS. PAVITHRA VITTAL SHETTY**, (the Vendees) as per the Conveyance Deed /Deed of Assignment.


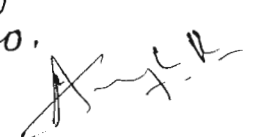


**1) MS. STUTI MUKHERJEE
2) MR. SUBHANKAR BANERJEE
VENDORS**

I/We 1) **MR. PRAVEEN VITTHAL SHETTY** AND 2) **MS. PAVITHRA VITTAL SHETTY** both are adult Indian Inhabitant and herein, do hereby CONFIRM that I/We have put into physical and peaceful possession of the **Apartment No. NL-5/26/1, on the Ground Floor, Sector - 03, Nerul, Navi Mumbai, admeasuring about 31.40 Sq. Mtrs. Built up Area** by 1) **MS. STUTI MUKHERJEE** AND 2) **MR. SUBHANKAR BANERJEE** (The Vendors) as per the Conveyance Deed /Deed of Assignment.

**1) MR. PRAVEEN VITTHAL SHETTY
2) MS. PAVITHRA VITTAL SHETTY
VENDEES**

Witness :

1. **Mr. Manjmath D. Nayek** 
2. **Miss Angha N. Rao** 



C. N. N. S.	
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92	30



15/01/2024

सूची क्र.2

दुष्यम निबंधक : सह दु.नि.ठाणे 6

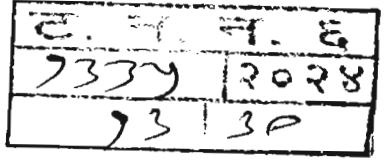
दस्ता क्रमांक : 856/2024

मोडर्नी :

Regn:83m

गावाचे नाव : नेरुळ

(1) विवेकाचा प्रकार	करारनामा
(2) मालकी क्र.	6100000
(3) दाखल क्र. (नियंत्रण-2) आदर्श-नादाखल आवाणी देना की पट्टदान न समुद्र वगैरे	3259320
(4) मालकी पोट/शेखरा व धरमसात (असल्यास)	1) पालिकेचे नाव: नवी मुंबई नव्या इतर वर्णन : इतर माहिती: नदनिका क्र गजगल-5/26/1 तळ मजला सेक्टर - 3 नेरुळ नवी मुंबई क्षेत्रकळ 31.40 चौ. मी., विल्डअप गरिबा ((SECTOR NUMBER 3 ,))
(5) क्षेत्रकळ	1) 31 40 चौ.मीटर
(6) आवाणी किंवा जरी द्यायान असले तरी.	
(7) दस्तावरून करार देणा-या/सिद्ध ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, प्रतियादिचे नाव व पत्ता	1): नाव:-सुनील मुळगा - - बय:-62; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचा नं:-, इमारतीचा क्षेत्रकळ नं:-, नदनिका क्र गजगल-5/26/1 तळ मजला सेक्टर - 3 नेरुळ नवी मुंबई, पत्ता नं:-, पिन कोड:- 400706 HOTP6931A 2): नाव:-सुभाकर वनजी - - बय:-62; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचा नं:-, इमारतीचा क्षेत्रकळ नं:-, नदनिका क्र गजगल-5/26/1 तळ मजला सेक्टर - 3 नेरुळ नवी मुंबई, पत्ता नं:-, पिन कोड:- 400706 HOTP6925G
(8) दस्तावरून करार देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास, प्रतियादिचे नाव व पत्ता	1). नाव:-प्रवीण विठ्ठल शर्मा - - बय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचा नं:-, इमारतीचा क्षेत्रकळ नं:-, नदनिका क्र गजगल-5/26/6 पट्टिला मजला सेक्टर - 3 नेरुळ नवी मुंबई, पत्ता नं:-, पिन कोड:- 400706 पत्ता नं:-CGZPS6717F 2): नाव:-पवित्रा विठ्ठल शर्मा - - बय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचा नं:-, इमारतीचा क्षेत्रकळ नं:-, नदनिका क्र गजगल-5/26/6 पट्टिला मजला सेक्टर - 3 नेरुळ नवी मुंबई, पत्ता नं:-, पिन कोड:- 400706 पत्ता नं:-CGZPS6718L
(9) दस्तावरून करार देणा-या दिनांक	15/01/2024
(10) दस्तावरून देणा-या दिनांक	15/01/2024
(11) अस्तमार्ग क्र. व पृष्ठ	856/2024
(12) दाखल क्र. (मालकी मुद्रांक शुल्क)	366000
(13) दाखल नं. (आदर्शना माहणी शुल्क)	30000
(14) टिप	



सह दुष्यम निबंधक वर्ग - 2
ठाणे क्र - ६



मालकी करार या दिनांकात घेतलेला तपशील:-
सहाय्य शुल्क, मालकीचा निबंधनचा अनुसूद्ध:- (i) within the limits of any Municipal Corporation or any Cantonment area and except that.

336856

पावती

Original/Duplicate

Monday, January 15, 2024

नोंदणी क्र. 39M

6:55 PM

Regn. 39M

पावती क्र.: 890

दिनांक: 15/01/2024

गावाचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: टनन6-856-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: प्रवीण विठ्ठल शेटी - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 600.00

पृष्ठांची संख्या: 30

एकूण:

₹. 30600.00

Joint Sub Registrar Thane 6

सह दुय्यम निबंधक वग - 2

ठाणे क्र - ६

बाजार मूल्य: ₹.3259320 /-

मोबदला ₹.6100000/-

भरलेले मुद्रांक शुल्क : ₹. 366000/-

1) देयकाचा प्रकार: DHC रक्कम: ₹.600/-

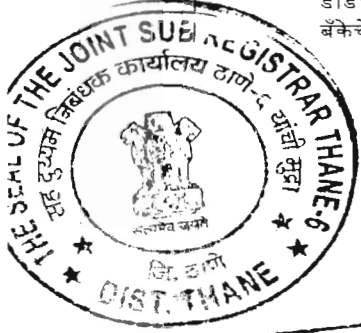
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124159023454 दिनांक: 15/01/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013980527202324M दिनांक: 15/01/2024

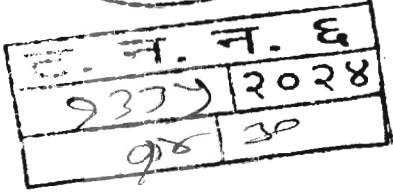
बँकेचे नाव व पत्ता:



मुळ दस्तऐवज परत दिला

सह दुय्यम निबंधक, ठाणे क्र. ६
मुळ दस्तऐवज परत मिळाला

पक्षकाराची सही



NL -5 APARTMENT OWNER'S ASSOCIATION

(NL-5/18 TO 27 - SECTOR 3)
(Regd. No. P. 1391 Date: 1-4-1986)
NERUL, NAVI MUMBAI - 400 706.

Ref No. _____

Date: _____

Date: 14/01/2024

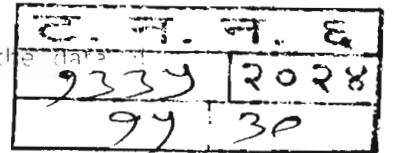
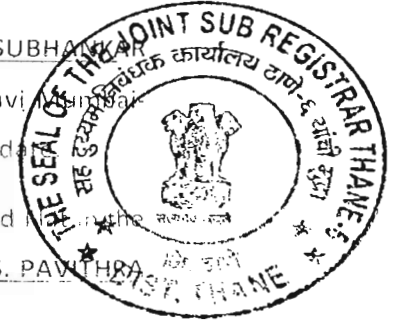
To,
The Assistant Estate Officer,
Nerul Node, CIDCO Office,
Nerul, Navi Mumbai

Sub :- NO OBJECTION CERTIFICATE.

This is to put on record that MRS. STUTI MUKHERJEE & MR. SUBHAN BANARJEE is a lawful owner Flat No. NL-5/26/01 Sector-3, Nerul, Navi Mumbai - 400706, in our Association has no amount due in respect of Flat to till date.

We have No Objection towards the Sale and Transfer of the said flat in the name of intending purchaser/s MR. PRAVEEN VITTHAL SHETTY & MS. PAVITHRA VITTHAL SHETTY mentioned here in above.

This certificate is valid for 3 (three) months only, from the date of issue of the same.



Yours faithfully,

NL-5 APARTMENT OWNER'S ASSOCIATION

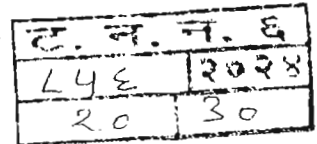


[Signature]
Joint



Note: However in the case of Extension the respective owner should abide by the Rules Regulations of NMMC/CIDCO authorities-otherwise will be Null/Void.

Received
Sudhantir Bhatnagar





CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.,

Estate Officer's Office,
CIDCO Bhavan, 1st floor,
CBD-Belapur,
New Bombay - 400614.
Date: 22/10/84

TAKING OVER POSSESSION BY THE ALLOTTEE

Type NLS Aptt. No. NLS/26/01 Sector 3 at Vashi/CBD-Belapur/Panvel/
Nerul/Katamboli/Airoli.

1. Date of allotment : 21.7.84
2. Name of Hire/Outright Purchaser : Shri Pednekar Korishna J.
3. Date of execution of Agreement : 22.9.83

Civil Maistry

Asstt. Estate Officer

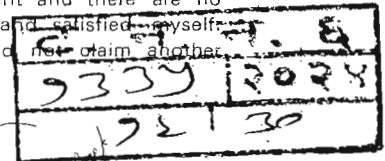
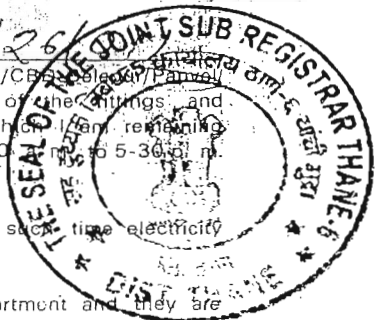
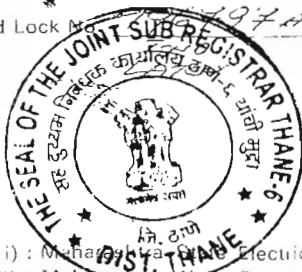
POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. NLS/26/01 at Vashi/CBD-Belapur/Panvel/
Nerul/Katamboli/Airoli on this day of 22.10.84 after proper inspection of the fittings and fixtures provided therein. The following points are required to be attended to by CIDCO for which I am remaining present myself or through my representative in the apartment during office hours from 9-30 p.m. to 5-30 p.m. I have no claim whatsoever in case of my failing to remain present during the above period.

I am aware that the power supply is not made available as yet for which I am ready to wait till such time electricity is made available by the MSEB.

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

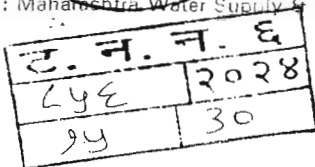
Received Lock No. 197 AND 520444 with duplicate key.



(Signature of allottee)

Name: Shri Pednekar Korishna Jayaram
Aptt. No. NLS/26/01, Sector 3
Nerul, New Bombay 400614

- (i) : Maharashtra Electricity Board
- (ii) : Maharashtra Water Supply & Sewerage Board



**City & Industrial Development Corporation
of Maharashtra Limited.**

Office of Estate Management Section
CIDCO Ltd.,
1st floor, CIDCO Bhavan, CBD -Belapur,
New Bombay-400614.

Ref. No. CIDCO/EMS/EO/92/ 854

Date: 15th Oct, 92

To,

1) Shri./Smt. Pednekar Krishna J.
NL-5/26/1, Sector 3,
Nerul.

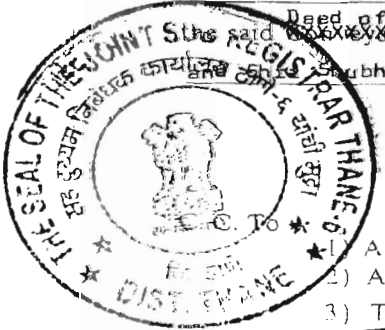
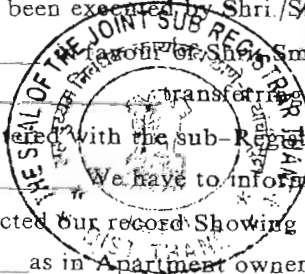
Shri./Smt. Smt. Stuti Mukherjee
Shri Subhanker Banerjee
NL-5/26/1, Sector 3, Nerul.

Sub Transfer of Apartment No. NL-5/26/1
Sector 3 at Nerul

Ref. This office letter No. CIDCO/EO
dated _____.

Sir/Madam

Necessary ~~XXXXXX~~ ^{tripartite agreement} has been executed by Shri./Smt. Pednekar
Krishna J. and Smt. Stuti Mukherjee
and Shri Subhanker Banerjee transferring the above apartment
Deed of apt. The said ~~XXXXXX~~ ^{Deed of apt.} has been registered with the sub-Registrar Thane
on 2.9.92 Sr. No. 2904. We have to inform you that pursuant to
the said ~~XXXXXX~~ ^{Deed of apt.} deed, we have corrected our record showing Shri Stuti Mukherjee
and Shri Subhanker Banerjee as in Apartment owner.



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26	30

[Signature]
ESTATE OFFICER

7339	2028
26	30

- 1) A. A. O. (EMS)
 - 2) A. E. O. for information & necessary charges in the Register)
 - 3) The Executive Engineer, Maharashtra State Electricity Board Vashi
- The Secretary NL-5 type Apartment Owner's Association.
E. (Water Supply)

336/1335

गुनवार, 25 जानेवारी 2024 7:18 म.न.

दस्त गोशवारा भाग-1

टनन6

दस्त क्रमांक: 1335/2024

दस्त क्रमांक: टनन6 /1335/2024

भाजारा मूल्य: रु. 32,59,320/-

मंयदना: रु. 61,00,000/-

मार्गशुल्क शुल्क: रु. 100/-

नोंदणी फी माफी असल्याम तपशिल :-

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

द. नि. नं. दु. नि. टनन6 याचे कार्यालय

याशदी: 1409

पावणी दिनांक: 25/01/2024

अ. क्र. 1335 वर दि.25-01-2024

मादरकरणागचे नाव: प्रवीण विठ्ठल शंटी --

गेजी 7 16 म.न. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

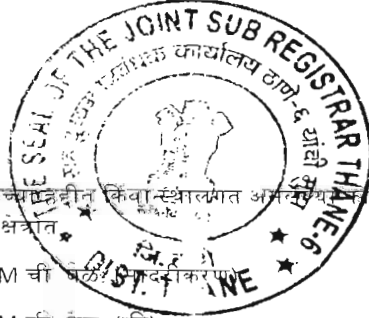
रु. 600.00

पृष्ठांची संख्या: 30

एकूण: 700.00

दस्त हजर करणाऱ्याची मनी

सहसुध्या निदेशक जय - २
ठाणे क्र - ६



सहसुध्या निदेशक जय - २
Joint Sub Registrar Thane 6
ठाणे क्र - ६

दस्ताचा प्रकार: अधिहस्तांतरणपत्र

मार्गशुल्क: (एक) कोणत्याही महानगरपालिकेच्या क्षेत्रात किंवा स्थानगत असल्यास कोणत्याही कटक क्षेत्राच्या क्षेत्रात किंवा उप-खंड (दोन) मध्ये तमुद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 25 / 01 / 2024 07 16 48 PM ची वेळ: (फी)

शिक्का क्र. 2 25 / 01 / 2024 07 17 38 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तपत्र नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे सत्यता, वैधता, कायदेशीर बाबीसाठी खालील निष्पादक यांचे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तापत्राच्या संपुर्ण मजकूर याच्या कोणताही कायदा / नियम / पारंपरिक यांचे उल्लंघन होत नाही.

लिहून घेणार सही

लिहून घेणार सही

Praveen Chate
Aurthra

Praveen Chate

दम्न गोपबारा भाग-2

दम्न क्रमांक: 1335/2024 28/30

25/01/2024 7:22:51 PM

दम्न क्रमांक: दम्न6/1335/2024
दस्तावेजांचा प्रकार :-अभिहस्तांतरणपत्र

क्र.सं.	पक्षकारांचे नाव व पत्ता	पक्षकारांचा प्रकार	आयाचित्र	उमा प्रमाणित
1	नाव:प्रवीण विठ्ठल शेटी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, अर्जाक नं: -, रोड नं: मदनिका क्र एनएन-5/26/6 पद्दिला मजला मॅकटर - 3 मंजूर नवी मुंबई, महाराष्ट्र, ठाणे पिन नंबर:CGZPS6717F	विहृत घेणार वय :-36 स्वाक्षरी:- <i>[Signature]</i>		
2	नाव:पवित्रा विठ्ठल शेटी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, अर्जाक नं: -, रोड नं: मदनिका क्र एनएन-5/26/6 पद्दिला मजला मॅकटर - 3 मंजूर नवी मुंबई, पिन नंबर:CGZPS6718L	विहृत घेणार वय :-33 स्वाक्षरी:- <i>[Signature]</i>		
3	नाव:सुनीता मुखर्जी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, अर्जाक नं: -, रोड नं: मदनिका क्र एनएन-5/26/1 तळ मजला मॅकटर - 3 मंजूर मुंबई, महाराष्ट्र, ठाणे. पिन नंबर:HDTPB6931A	विहृत घेणार वय :-62 स्वाक्षरी:- <i>[Signature]</i>		
4	नाव:सुभांकर व्रतजी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, अर्जाक नं: -, रोड नं: मदनिका क्र एनएन-5/26/1 तळ मजला मॅकटर - 3 मंजूर मुंबई, महाराष्ट्र, ठाणे. पिन नंबर:HDTPB6925G	विहृत घेणार वय :-62 स्वाक्षरी:- <i>[Signature]</i>		

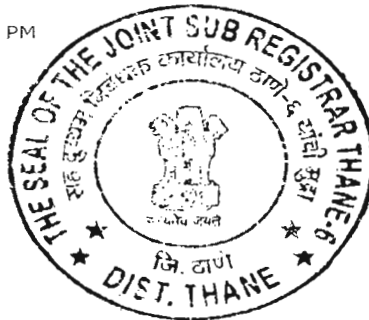
दम्न एवज करून देणार नसणाऱ्या अभिहस्तांतरणपत्र चा दम्न एवज करून दिल्याचे कवुल करतात.
शिक्का क्र 3 ची वेळ:25 / 01 / 2024 07 21 11 PM

शिकका क्र:-
शालीत सम असे तिथेरीत करताना की ते दम्न एवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

क्र.सं.	पक्षकारांचे नाव व पत्ता	पक्षकारांचा प्रकार	आयाचित्र	उमा प्रमाणित
1	नाव:सुनीता मुखर्जी - - वय:54 पत्ता:चेंबूर मुंबई पिन कोड:400071	स्वाक्षरी:- <i>[Signature]</i>		
2	नाव:अनघा विष्णू राव - - वय:36 पत्ता:नेरळ नवी मुंबई पिन कोड:400706	स्वाक्षरी:- <i>[Signature]</i>		

शिक्का क्र.4 ची वेळ 25 / 01 / 2024 07 : 22 : 38 PM

सहस्रिका क्र. 388 Registrar Thane 6 - 2
ठाणे क्र - 6



Payment Details.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	P. SHETTY AND OTHER ONE	eChallan	10000502024012506136	MH014540622202324P	100.00	SD	0007676082202324	25/01/2024
2		By Cash			600	RF		
3	P. SHETTY AND OTHER ONE	eChallan		MH014540622202324P	100	RF	0007676082202324	25/01/2024

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

1335 /2024

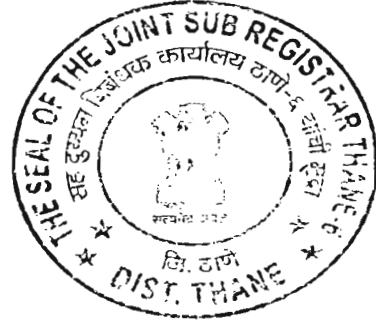
Know Your Rights as Registrants

er1. Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

et print immediately after registration).

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

प्रमाणित करण्यात येते की सदर पुस्तक एकूण 30
पाने आहेत.
सह दुय्यम निबंधक वर्ग-2 ठाणे क्र - ६
पुस्तक क्र. 9
क्रमांक 7337 वर नोंदला
सह दुय्यम निबंधक वर्ग-2 ठाणे क्र - ६
दिनांक 27 माहे 9 सन 2024



पु. न. न. ६	
7337	2028
30	30