

394/3099

पावती

Original/Duplicate

Tuesday, April 12, 2016

नोंदणी क्र. :39म

12:22 PM

Regn.:39M

पावती क्र.: 5184 दिनांक: 12/04/2016

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन11-3099-2016

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: अनिता दुबे - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

एकूण:

रु. 640.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:40 PM ह्या वेळेस मिळेल.


Joint Sub Registrar Thane 11
प्र. सह दुय्यम निबंधक ठाणे क्र - ११

वाजार मुल्य: रु.8522000 /-

मोबदला रु.8550000/-

भरलेले मुद्रांक शुल्क : रु. 100/-

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

2) देयकाचा प्रकार: By Cash रक्कम: रु 540/-

नोंदणी फी माफी असल्यास तपशिल :-

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

Anita Dubey



12/04/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 11

दस्त क्रमांक : 3099/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) बेलापूर

(1) विवेकाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	8550000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8522000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अनल्याम)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: (विभाग क्र 27/340 दर 113700) कार्यालय नंबर.15, पहिला मजला, वी विंग, श्री नंद धाम विल्डिंग, भूखंड नंबर.59, सेक्टर-11, बेलापूर, नवी मुंबई, क्षेत्रफळ 840 चौ.फुट. कारपेट टनन 11 दस्त क्र 5084/2015 दिनांक 19/10/2015 अन्वये मुद्रांक शुल्क व नोंदणी फि वसुल((Plot Number : 59 ; SECTOR NUMBER : 11 ;))
(5) क्षेत्रफळ	1) 840 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. विंध्यावाशीनी मरीन सेर्विसेस प्रा.लि. तर्फे संचालक अखंड प्रतापसिंग - - वय:-38; पत्ता:-, -, -, वी -11, श्री नंद धाम विल्डिंग, भूखंड नंबर.59, सेक्टर-11, बेलापूर, नवी मुंबई, ता./जि.ठाणे, बेलापुर णॉडे-- ईईईई, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400614 पॅन नं:-AACCV7732P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिता दुवे - - वय:-43; पत्ता:-, -, -, सदनिका नंबर.902, विशाल प्राइड, भूखंड नंबर.59, सेक्टर-50 इ, नेरूळ, नवी मुंबई, ता./जि.ठाणे, णेरूळ णॉडे-ईईई, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400706 पॅन नं:-BPNPD1874E
(9) दस्तऐवज करून दिल्याचा दिनांक	12/04/2016
(10) दस्त नोंदणी केल्याचा दिनांक	12/04/2016
(11) अनुक्रमांक, खंड व पृष्ठ	3099/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सह दुय्यम निबंधक ठाणे क्र - ११



महाराष्ट्र MAHARASHTRA

2015 7 MAR 2016

PB 011047



मुद्रांक प्रिंटी बोट वही अनु क्रमांक 143580 दिनांक

दस्तावेज प्रकार

मौलिक विवरण अस्तित्वास दुय्यम निबंधक कार्यालयाचे नांव

निष्कर्षीचे वर्णन

मुद्रांक विकत होणा-बाबे नांव Anita Dubey

दुस-या पक्षकाबाबे नांव Vidhyawashini Marine Ser. P. Htl.

हस्त अस्तित्वास त्याचे नाव व पत्ता Anand Bhoir, Ser-50, N.M.

मुद्रांक शुल्क रक्कम : 100/-

मुद्रांक विकत होणा-बाबे नांव
 पत्ता ना. २२/२००५, वल्लभ नगर, क्र. १२०१०५५,
 सुविधा कॉम्प्लेक्स, मुकुंदगुला रोड, जयसिंग नगर, सेक्टर-२,
 वल्लभ, वडी मुंबई-४०००५५.

श्री. विनोद विष्णु शिंदे

परवानाधारक मुद्रांक विक्रीसाठी व परवाना क्र. २५/२००५, वल्लभ नगर, क्र. १२०१०५५

मुद्रांक विक्रीचे विकत/पत्ता सुविधा कॉम्प्लेक्स, मुकुंदगुला रोड, जयसिंग नगर, सेक्टर-२

ज्या कारभाराची ज्यांनी मुद्रांक द्यावी विलासिता त्यांच्या कारभाराची मुद्रांक विक्रीचे विकत/पत्ता

जिल्हा कोषागार कार्यालय,
 ठाणे
 25 FEB 2016
 मुद्रांक प्रमुख लिपीक/लिपीक



SALE DEED

Between

M/S. VINDHYAWASHINI MARINE SERVICES PVT. LTD. through its
 director MR. AKHAND PRATAP SINGH

.....THE VENDOR/ TRANSFEROR

AND

MRS. ANITA DUBEY

.....THE PURCHASER/TRANSFEREE

Anita dubey

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Pratap Singh

SALE DEED

This SALE DEED is made at CBD, Belapur, Navi Mumbai, on this 12th day of April, 2016, between M/S. VINDHYAWASHINI MARINE SERVICES PVT. LTD. through its director MR. AKHAND PRATAP SINGH, having PAN-AACCV7732P, being a Companies Act 1956 having its office at B-11, Shree Nand Dham, Plot No.59, Sector 50E, CBD., Belapur, Navi Mumbai, Tal./Dist.Thane, hereinafter called "THE VENDOR/TRANSFEROR" (Which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include its/his/her/their executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**



AND

MRS. ANITA DUBEY, (PAN-BPNPD1874E), an adult, an Indian Inhabitant, residing at Flat No.902, Vishal Pride, Plot No.59, Sector-50E, Nerul, Navi Mumbai-400706, Tal./Dist.Thane, hereinafter called "THE PURCHASER/TRANSFeree" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include her heirs, executors, administrators and assigns) **THE PARTY OF THE**

SECOND PART.

Anita Dubey

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WHEREAS

1. In or about the year 1986 the board of director of the City and Industrial Development Corporation of Maharashtra Ltd ("THE CIDCO") decided to dispose off 19 commercial plots then designated at Sector-13 but subsequently renumbered as in Sector-11 of the Central Business District (C.B.D. Belapur) Navi Mumbai on Leasehold basis on predetermined rate of premium of Rs.1,000/- (Rupees One Thousand Only) per Sq. Mtrs. with F.S.I .2, and the notice inviting applications for offers from persons intending to acquire such plot of land was published in the newspapers.
2. In pursuance of the said notice M/s. Navin Vikas Pvt. Ltd. (hereinafter referred to as "the said Builders") made an application and submitted an offer.
3. In accordance with the prescribed procedure of the CIDCO drew lots and the said Builders were allotted on drawing of plots No.59 in Sector-11, in C.B.D. area admeasuring 5969.10 Sq. Mtrs. (hereinafter referred to as "the said plot") and consequent thereupon a letter of allotment dt.21/10/1986 was issued by the CIDCO in favour of the said Builder in respect of the Plot No.59, C.B.D. Belapur.
4. Pursuant to said allotment letter and the terms and conditions of the allotment of the plot and the said Builder paid the premium due and payable to the CIDCO in respect of the said plot. Thereupon Agreement to Lease dt.18/12/1986 was signed between the CIDCO as Lessors and the said Builder as Licensee in respect of the said plot whereby the CIDCO agreed to give on lease to the said Builder a plot No.59 in Sector 11 of Central Business District Belapur, Navi Mumbai for a period of sixty years on rent and upon and the subject to the terms and covenants and conditions therein contained.



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Anita Dubey

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5. The CIDCO subsequently intimated to the said Builders the F.S.I. of the said plot would be 1.5 instead of 2 and served a notice upon the said Builders.
6. Aggrieved by the said Notice the Builder filed a petition in the High Court of Bombay being Petition No.2163/1987 (M/s. Navin Vikas (P) Ltd. and another V/s. CIDCO and another).
7. After the admission of the said writ petition the State of Maharashtra served notice upon the said Builder to show cause why the agreement made between the CIDCO and said Builder should not be cancelled.
8. After the receipt of the said notice the said Builders amended the said writ petition and challenged the validity of the said notice issued by the Government of Maharashtra.
9. The Bombay High Court rejected the contentions made by the said Builder and directed the State of Maharashtra to complete the process of the said show cause notice.
10. The process under the said show cause notice was completed and the E-x-officio secretary (Urban Development) submitted his report dt.25/04/1990 giving his findings and recommendations.



Government of Maharashtra upon the consideration of the said report by a resolution dt.26/10/1990 issued by the Government of the Maharashtra the Urban Development Department modified the said Agreement dt.18/12/1986 made between the CIDCO of the one part and the said Builders of the other part by interalia changing the F.S.I. of the said plot No.59 to 1.5 and upon the certain terms and conditions.

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Anita Dubey

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12. In pursuance of the said resolutions dt.26/10/1990 the CIDCO executed a supplementary agreement dt.05/03/1991 with the said Builders recording the said modifications.
13. The CIDCO by its Certificate No.EE(BP)/C.B.D./11-59/559, dt.20/02/1992 granted to the said Builder to commence, construct a commercial building on the said plot on the terms and conditions.
14. The said Builders have constructed thereon Buildings for commercial user and sell the same to the intended buyers on what is known as ownership basis.
15. After completion of the construction work of the said building the Town Planning Authority of the Navi Mumbai Municipal Corporation has issue an **Occupancy Certificate** dt.03/05/2005, bearing Ref. No .जा.क्र. /नवि. /भो.प्र. /प्र.क्र.वी.-२५५३ /१४२०/०५.
16. The Vendor herein had seen the aforesaid documents and the plans and satisfied themselves about the titles of the said Builders to the said property and their rights to develop the same and had agreed to purchase the office **Unit No.15 on the first floor in B wing** of the building **Shree Nand Dham** constructed by the said Builders on the said plot.
17. The Certificate of Title has been issued by M/s. Nandlal Kothari and Shabir advocates and Solicitors.
18. AND WHEREAS by virtue of Sale Agreement dt.30/12/2010 executed between the said Builder and the Vendor herein in respect of Office/Unit No.15, 1st Floor, B wing, Shree Nand Dham, Plot No.59, Sector -11, C.B.D. Belapur, Navi Mumbai, Tal./Dist.Thane, area admeasuring 840 Sq. Ft. Carpet (hereinafter referred to as "the said office") duly registered before the Joint-Sub Registrar

[Handwritten Signature]

Anita Dubey

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Thane-6, on dt.30/12/2010, under the document Sr. No.TNN-6/06071/2010 receipt No.6190 the said Builders had sold and transferred all their rights, title and interest in respect of the said office in the name of the Vendor herein.

AND WHEREAS Vendor is the absolutely seized and possessed of other wise well and sufficiently entitled to the said office and the Vendor has/have decided to sell, disposed off and transfer the said office on as is where is basis for the total consideration of Rs.85,50,000/- (Rupees Eighty Five Lakhs Fifty Thousand Only) to any prospective Purchaser/s and on coming to know the intention of the Vendor regarding sale of the said office, the Purchaser approached to the Vendor and negotiated for sale and transfer of the said office in favor of the Purchaser and the Vendor made following representations to the Purchaser in respect of the said office i.e.

- a) The Vendor is the absolute owner of the said office and entitled to occupy, use and enjoy the said office.
- b) Except the Vendor no other person, entity or authority has got any right, title or interest of whatsoever nature against the said office.
- c) The Vendor has not created any right, title, interest, charge or encumbrance whatsoever in respect of the said office whether by way of sale, exchange, gift, trust, tenancy, possession, inheritance or any other way in favour of any person, entity or authority.
- d) The Vendor has full right, full power and authority to enter into this deed and to sell and transfer the said office to the Purchaser.
- e) The Vendor has not mortgaged the said office in any bank or financial institution.
- f) There are no suits, litigation, civil or criminal or any other proceedings pending as against the Vendor in respect of the said office.



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Anita Dubey

- g) There are no attachments or prohibitory orders against the said office and the said office is not subject matter of any lispendance or easements or attachments either before or after judgments.
- h) The Vendor has not received any notice either from Income Tax Authorities or Municipal Corporation, CIDCO Ltd., or any other statutory body or authorities regarding the acquisition or requisition of the said office.
- i) There are no other encumbrances created against the said office and the title of the Vendor to the said office is clear, marketable and free from all encumbrances.

Relying upon the aforesaid representations made by the Vendor, the Purchaser has purchased the said office for the total consideration of Rs.85,50,000/- (Rupees Eighty Five Lakhs Fifty Thousand Only).

That in pursuance to an Agreement for sale dt.19/10/2015, bearing registration No.Thane-11-5084-2015, dated-19/10/2015, the Vendor do hereby sell, transfer and convey the said office unto the Purchaser and at a price of Rs.85,50,000/- (Rupees Eighty Five Lakhs Fifty Thousand Only) TO HAVE AND TO HOLD the same FOR EVER as the Vendor thereon the terms and conditions mutually agreed by and between the Vendor and Purchaser. The terms and conditions of this deed are as follows:

NOW THIS SALE DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER: -

1. The Purchaser has purchased from the Vendor and the Vendor has sold to the Purchaser the Office/Unit No.15, 1st Floor, B wing, Shree Nand Dham, Plot No.59, Sector-11, C.B.D., Belapur, Navi Mumbai, Tal./Dist.Thane, area admeasuring 840 Sq. Ft. Carpet, together with permanent hereditary and absolute rights of the use and occupation of the said office together with the rights to all benefits accruing from any kind of deposit/security made earlier by Vendor to the

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bodies like M.S.E.B, CIDCO, NMMC or any other concern authority in relation to the said office for the lump sum price of Rs.85,50,000/- (Rupees Eighty Five Lakhs Fifty Thousand Only).

2. The Purchaser has paid to the Vendor the sum Rs.85,50,000/- (Rupees Eighty Five Lakhs Fifty Thousand Only) being the total consideration for the said office in the following manner:

a. Rs.10,00,000/- (Rupees Ten Lakhs Only) has been transferred from Kotak Mahindra Bank, branch Nerul, Navi Mumbai by way of RTGS on dt.24/07/2015.

b. Rs.7,00,000/- (Rupees Seven Lakhs Only) has been transferred from Kotak Mahindra Bank, branch Nerul, Navi Mumbai by way of RTGS on dt.29/07/2015.

c. Rs.9,00,000/- (Rupees Nine Lakhs Only) has been transferred from Kotak Mahindra Bank, branch Nerul, Navi Mumbai by way of RTGS on dt.11/08/2015.

d. Rs.15,00,000/- (Rupees Fifteen Lakhs Only) has been transferred from Kotak Mahindra Bank, branch Nerul, Navi Mumbai by way of RTGS on dt.29/09/2015.

e. Rs.4,00,000/- (Rupees Four Lakhs Only) has been transferred from Kotak Mahindra Bank, branch Nerul, Navi Mumbai by way of RTGS on dt.30/09/2015.

f. Rs.9,50,000/- (Rupees Nine Lakhs Fifty Thousand Only) has been transferred from Kotak Mahindra Bank, branch Nerul, Navi Mumbai by way of RTGS on dt.30/11/2015.

g. Rs.8,50,000/- (Rupees Eight Lakhs Fifty Thousand Only) has been transferred from Kotak Mahindra Bank, branch Nerul, Navi Mumbai by way of RTGS on dt.30/12/2015.

h. Rs.2,00,000/- (Rupees Two Lakhs Only) has been transferred from Yes Bank, branch Vashi, Navi Mumbai by way of NEFT/RTGS on dt.29/01/2016.



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- i. Rs.20,00,000/- (Rupees Twenty Lakhs Only) has been transferred from Yes Bank branch Vashi, Navi Mumbai by way of NEFT/RTGS on dt.28/03/2016.
- j. Rs.50,000/- (Rupees Fifty Thousand Only) by cash.
3. The Purchaser has paid the sum of Rs.85,50,000/- (Rupees Eighty Five Lakhs Fifty Thousand Only) being full & final payment and has been acknowledged by the Vendor by receipt hereof and forthwith upon receipt of the aforesaid entire consideration, the Vendor has relinquished all his/her/their rights, title, claims, interests of whatsoever nature in respect of the said office to the Purchaser.
4. The Vendor shall execute necessary agreements, deeds, transfer forms and other requisite letters and give undertakings etc. as may be required for transfer herein contemplated and also deliver the original title agreement/Deed, Chain Agreement to the Purchaser without any claim or demand of whatsoever nature against the Purchaser.
5. Forthwith upon receipt of aforesaid entire consideration the Vendor have relinquished all his/her/their right, title, interest etc. in respect of the said office in favor of the Purchaser and the Purchaser is entitled to hold the said office along with all rights, title, interest, benefits etc. in respect of the said office and its enjoyment free from all encumbrances and the same are not subject to any agreement, deed, Gift, Trust, Lease or any encumbrances of whatsoever nature without claiming any other consideration from the Purchaser.
6. It is agreed and understood between the parties that upon payment of the aforesaid entire consideration as mentioned hereinabove the Vendor has transferred his/her/their right, title, interest or claim on the said office, in favor of the Purchaser and the Purchaser has full rights, authority to enter into any act or any sorts of dealings in respect of the said office. The Vendor also agrees to indemnify the



Anita Dubey

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Purchaser against any damages as may be caused to the Purchaser from any adverse claim as may arise from any Undisclosed Liabilities of the Vendor pertaining to the said office.

7. It is hereby further agreed between the parties hereto that till the date of execution of this agreement the Vendor shall be liable and responsible for all taxes, Charges, dues etc. in respect of the said office, and the Vendor hereby indemnifies the Purchaser and shall always keep them indemnified in respect of all the claims, dues, outstanding, contributions etc. that may become payable in respect of the said office for any period prior to the date of handing over possession of the said office to the Purchaser and thereafter Purchaser will be responsible and liable to pay the same.

8. The Vendor hereby covenant with the Purchaser that the Purchaser will subject to compliance of the terms of payment of consideration quietly and peacefully possess, use, occupy and enjoy the said office as the owner thereof without any late, hindrance, denial, interference or eviction by the Vendor or any other person or persons lawfully or equitably claiming through, under or in trust for the Vendor.

9. That the Vendor prior to the date of execution of this deed and before handing over the possession of the said office to the Purchaser the Vendor shall pay and clear all dues, fees, property taxes, cess, charges, water charges and electricity bills etc. in respect of the said office.

10. The Vendor shall sign, affirm, execute all agreements, deeds, documents, writings, affidavits, undertakings, forms, applications etc. as may be necessary and reasonably required by the Purchaser from time to time for the purpose of transferring the said office in favor of the Purchaser.

The Vendor shall obtain No Objection Certificate from the association/society and/or any such other concerned authority for transfer of the said office in the name of Purchaser and the cost of the same shall be borne and paid by the Purchaser and the same has been incurred by the Purchaser.



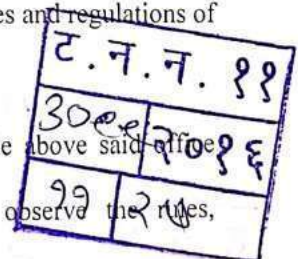
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Anita Dubey



12. On getting the full and final consideration as agreed above, the Vendor has/have no right, title, interest, demand or charge of whatsoever nature in or upon the said office.
13. The Vendors hereby confirm, admit and acknowledge that it/he/she/they has/have been left with no right, title, interest, claim or lien of any nature whatsoever in the said office hereby sold and the same has become the absolute and exclusive office of the Purchaser and the Purchaser has liberty to deal with the same in the manner she likes and free to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatever means she likes without any interference, interest, demand, objection, claim or interruption by the Vendors or any person/s claiming under or through them or in trust for him/her/them.
14. That the Vendor hereby has put the Purchaser in actual possession of the said office.
15. That after taking possession of the said office from the Vendor, the Purchaser shall be entitled to have and hold the occupation of the said office and the Purchaser can hold the same for unto and to the use and benefit for her heirs, executors, successors for ever without any claim, charge, interest, demand or lien of the Vendor or any person on his/her/their behalf.
16. The Purchaser do hereby covenant and agreed with the Vendor that save and except as aforesaid, the Purchaser shall at all times, after getting the possession of the said office, pay or cause to be paid his share of taxes and outgoings and shall also become the member of the unit owners association/society and shall carry out the terms and conditions of the agreement and also abide by the rules and regulations of the unit owners association/society.
17. The Purchaser has assured to the Vendor that she will use the above said office purely for commercial purposes and the Purchaser will observe the rules, regulations and Bye-Laws of the unit owners association/society.



[Handwritten signature]

Anita Dubey

18 That it has been agreed between the Vendors and the Purchaser that the Purchaser is entitled to have FSI, and all other benefits related to the said office.

19. The office transfer fees to transfer the said office from the name of the Vendor to the name of the Purchaser shall be borne and paid by the Purchaser and the stamp duty and registration fees for the registration of the agreement/deed shall also be borne and paid by the Purchaser alone and same has been incurred by the Purchaser.

THE SCHEDULE OF THE OFFICE (PROPERTY) ABOVE REFERRED TO

Office/Unit No.15, 1st Floor, B wing, Shree Nand Dham, Plot No.59, Sector -11, C.B.D. Belapur, Navi Mumbai, Tal./Dist.Thane, area admeasuring 840 Sq. Ft. Carpet.

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands to this writing the day and the year hereinabove mentioned.

Signed, sealed and delivered by)


the within-named VENDOR at Navi Mumbai.)


M/S. VINDHYAWASHINI MARINE SERVICES)

PVT. LTD. through its director)

MR. AKHAND PRATAP SINGH)

In presence of --

1. Mr. N. Mohd. Kasim 

2. Mr. Sohi Surinder Singh 





Signed, sealed and delivered by)

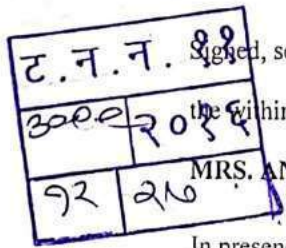
the within-named Purchaser at Navi Mumbai)

MRS. ANITA DUBEY)

In presence of

1. Mr. N. Mohd. Kasim 

2. Mr. Sohi Surinder Singh 



Anita Dubey

RECEIPT

I, AKHAND PRATAP SINGH the director of M/S. VINDHYAWASHINI MARINE SERVICES PVT. LTD. (The Vendor) say received the total sum of Rs.85,50,000/- (Rupees Eighty Five Lakhs Fifty Thousand Only) from MRS. ANITA DUBEY (The Purchaser) being FULL AND FINAL PAYMENT in respect of the sale consideration of Office/Unit No.15, 1st Floor, B wing, Shree Nand Dham, Plot No.59, Sector - 11, C.B.D. Belapur, Navi Mumbai, Tal./Dist.Thane, area admeasuring 840 Sq. Ft. Carpet. as follows :

Mode of payment:-

- a. Rs.10,00,000/- (Rupees Ten Lakhs Only) has been transferred from Kotak Mahindra Bank, branch Nerul, Navi Mumbai by way of RTGS on dt.24/07/2015.
- b. Rs.7,00,000/- (Rupees Seven Lakhs Only) has been transferred from Kotak Mahindra Bank, branch Nerul, Navi Mumbai by way of RTGS on dt.29/07/2015.
- c. Rs.9,00,000/- (Rupees Nine Lakhs Only) has been transferred from Kotak Mahindra Bank, branch Nerul, Navi Mumbai by way of RTGS on dt.11/08/2015.
- d. Rs.15,00,000/- (Rupees Fifteen Lakhs Only) has been transferred from Kotak Mahindra Bank, branch Nerul, Navi Mumbai by way of RTGS on dt.29/09/2015.
- e. Rs.4,00,000/- (Rupees Four Lakhs Only) has been transferred from Kotak Mahindra Bank, branch Nerul, Navi Mumbai by way of RTGS on dt.30/09/2015.
- f. Rs.9,50,000/- (Rupees Nine Lakhs Fifty Thousand Only) has been transferred from Kotak Mahindra Bank, branch Nerul Navi Mumbai by way of RTGS on dt.30/11/2015.

(Handwritten Signature)

ट.न.न. ११	
30	२०१६
१३	२७

g. Rs.8,50,000/- (Rupees Eight Lakhs Fifty Thousand Only) has been transferred from Kotak Mahindra Bank branch Nerali, Navi Mumbai by way of RTGS on



Rupees Two Lakhs Only) has been transferred from branch Nerali, Navi Mumbai by way of NEFT/RTGS on

(Rupees Twenty Lakhs Only) has been transferred from Yes Bank, branch Vashi, Navi Mumbai by way of NEFT/RTGS on dt.28/03/2016.

j. Rs.50,000/- (Rupees Fifty Thousand Only) by cash.

I say received Rs.85,50,000/-

MR. AKHAND PRATAP SINGH
The director M/S. VINDHYAWASHINI
MARINE SERVICES PVT. LTD
(THE VENDOR)



1. Mr. N. Mohd. Kasim

2. Mr. Sohi Surinder Singh

ट.न.न. ११
३००० २०१६
१० २७

AGREEMENT FOR SALE has been duly registered with the Sub-Registrar of Assurances, Thane-11, Nerul, Navi Mumbai, Tal/Dist. Thane, on dated 19/10/2015, vide Sr. No. TNN-11-5084-2015.

(UNDER THE PROVISIONS OF MAHARASHTRA CO-OPERATIVE SOCIETIES ACT, 1960)

NODE : Office/Unit No.15, 1st Floor, B wing, Shree Nand Dham, Plot No.59, Sector - 11, C.B.D. Belapur, Navi Mumbai, Tal./Dist.Thane.

MARKET VALUE : Rs.85,22,000/-

ACTUAL VALUE : Rs.85,50,000/-

AREA : 840 Sq. Ft. Carpet.

STAMP DUTY : Rs.5,13,000/-

REG. FEE : Rs.30,000/-

Boingh

Anita Dubey



ट.न.न. ११	
3000	2016
94	20

394/5084

Monday, October 19, 2015

1:16 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 13170 दिनांक: 19/10/2015

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन11-5084-2015

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: अनिता दुबे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 440.00

पृष्ठांची संख्या: 22

एकूण:

रु. 30440.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे

1:34 PM ह्या वेळस मिळेल.

Joint Sub Registrar Thane 199

सह दुय्यम निबंधक ठाणे क्र-११

वाजार मूल्य: रु.8522000/-

मोबदला: रु.8550000/-

भरलेले मुद्रांक शुल्क : रु. 513000/-

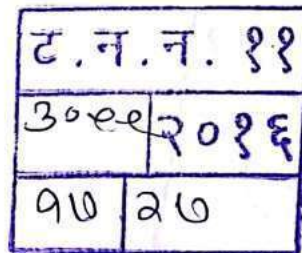
1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004230363201516R दिनांक: 15/10/2015

वॅकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 440/-

A Anita dubey





19/10/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.ति. ठाणे 11
दस्त क्रमांक : 5084/2015

नोदंणी :

Regn:63m

गावाचे नाव : 1) बेलापूर

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	8550000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8522000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: (विभाग क्र 27/340 दर 113700) कार्यालय नंबर.15, पहिला मजला, वी विंग, श्री नंद धाम विल्डिंग, भूखंड नंबर.59, सेक्टर-11, बेलापूर, नवी मुंबई, क्षेत्रफळ 840 चौ.फुट. कारपेट (Plot Number : 59 ; SECTOR NUMBER : 11 ;) इतर हक्क :
(5) क्षेत्रफळ	1) 840 चौ.फुट पोटखराव क्षेत्र : 0 NA
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून घेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. विंध्यावाशीनी मरीन सेर्विसेस प्रा.लि. तर्फे संचालक अखंड प्रतापसिंग -- वय:-38; पत्ता:-, -, -, वी -11, श्री नंद धाम विल्डिंग, भूखंड नंबर.59, सेक्टर-11, बेलापूर, नवी मुंबई, ता./जि.ठाणे, बेलापूर पॉन्डे- ईईई, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400614 पॅन नं:-AACCV7732P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिता दुवे -- वय:-43; पत्ता:-, -, -, सदनिका नंबर.902, विशाल प्राइड, भूखंड नंबर.59, सेक्टर-50 इ, नेरूळ, नवी मुंबई, ता./जि.ठाणे, गोरूळ पॉन्डे-ईईई, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400706 पॅन नं:-BPNPD1874E
(9) दस्तऐवज करून दिल्याचा दिनांक	19/10/2015
(10) दस्त-नोंदणी केल्याचा दिनांक	19/10/2015
(11) अनुक्रमांक, खंड व पृष्ठ	5084/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	513000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरांनी	

मुल्यांकनासाठी विचारात घेतलेला

तपशील:-

८.५	११११	११.११
३०००	१०००	
११	२०	

मुद्रांक शुल्क आकारताना निवडलेला

अनुच्छेद:-

११ २०

प्रसह दुय्यम निबंधक ठाणे क्र - ११

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





Thursday, December 30, 2010
5:12:28 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 6190

दिनांक 30/12/2010

गावाचे नाव बेलापूर

दस्तऐवजाचा अनुक्रमांक

टननं6 06071 - 2010

दस्ता ऐवजाचा प्रकार

फरारनामा



सादर करणाराचे नाव: मे विद्यावाशीनी मरीन सर्विसेस प्रा. लि तर्फे संचालक गिरीजा सिंह - -

नोंदणी फी	-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (32)	-	640.00
एकूण	रु.	30640.00

आपणास हा दस्त अंदाजे 5:27PM ह्या वेळेस मिळेल

दुय्यम निबंधक
ठाणे 6

बाजार मुल्य: 3986500 रु. मोबदला: 4490000 रु.

भरलेले मुद्रांक शुल्क: 227000 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारेच दस्तऐवज परत दिला
बँकेचे नाव व पत्ता: स्टेट बँक ऑफ त्रावणकोर;
डीडी/घनाकर्ष क्रमांक: 003209; रक्कम: 30000 रु.; दिनांक: 20/12/2010

सह
मुळ: *G. Singh*
पक्षकारांचे सही



ट. न. न. ११
३०१२२०१६
१२ २६

ट. न. न. ११
३०१२२०१६
१२ २६

[Handwritten signature]



दस्तावेज क्रमांक व वर्ष: 6071/2010

Thursday, December 30, 2010

5:13:33 PM

पुस्तक संख्या: 01/10

नोंदणी 03 नं.

Regn. 03 m.e

सूची क्र. दोन INDEX NO. II

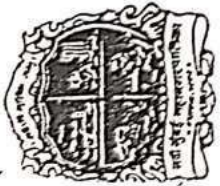
गावाचे नाव : बेलापूर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 4,490,000.00
वा.भा. रु. 3,986,500.00
- (2) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास) (1) वर्णना: कार्यालय नंबर 15, पहिला मजला बी विंग "श्री नंद-धाम विल्डींग" भुखंड नंबर 59 से 11 बेलापूर नवी मुंबई विभाग क्र अ/6
- (3) क्षेत्रफळ (1) 840 चौ फुट कारपेट एरीया
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) नयिन विकास प्रा लि तर्फे संचालक अशोक कुमार झांझडीया - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: न्यु दिल्ली; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAECN3805E.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे विध्यावाशीनी मरीन सर्विसेस प्रा लि तर्फे संचालक गिरीजा सिंह - -; घर/फ्लॉट नं: बी 404 शेल्डर प्लाझा सी एच एस भुखंड 53 से 50 नेरुळ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AACCV7732P.
- (7) दिनांक करून दिल्याचा 30/12/2010
- (8) नोंदणीचा 30/12/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 6071 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 224500.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेर

सह दुय्यम निबंधक ठारो-६
(वर्ग -२):



C.N.N. ११
30/12/2010
20 20



नवी मुंबई महानगरपालिका

प्रीतिग मळा, बेलपूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४,
दुरध्वनी क्र. : २७५७ ७० ७०
फॅक्स : २७५७ ५७ ८५

Navi Mumbai Municipal Corporation

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614,
TEL. No. : 2757 70 70
FAX : 2757 57 00

जा.क्र./नरवि/भोप्र/प्र.क्र.सी - २५५३/२७७०/७८
दिनांक :- ०३ / ०५ / २००५

भोगवटा प्रमाणपत्र

वाचले - १) सिडकोकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. इइ (बी.पी)/सी.बी.डी./११-५९/५५९.

दि. २०-०२-१९९२

२) नवी मुंबई महानगरपालिकेचे दि. २९-११-२००२ रोजीचे धोरणात्मक परिपत्रक.

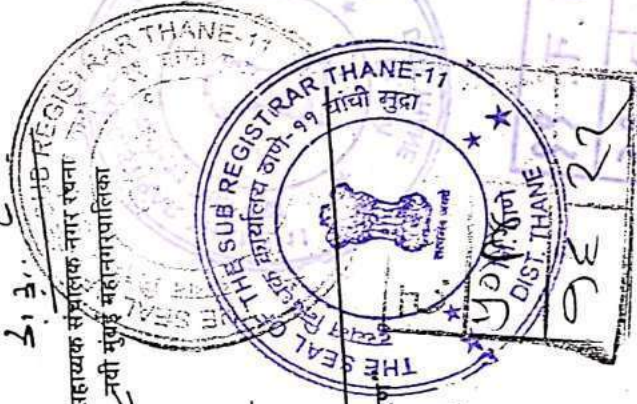
३) वास्तुशास्त्र हाफिज कॉन्ट्रॅक्टर यांनी दि. ०४-०३-१९९७ रोजी सादर केलेला बांधकाम पूर्णत्वाचा दाखला.

नवी मुंबई येथे भूखंड क्र. ५९, सेक्टर क्र. ११, सी. बी. डी. बेलपूर, नवी मुंबई या जागेचे मालक मेसर्स नयिन विकास प्रा. लि., यांनी जागोवरील बांधकाम दि. ०३-०३-१९९७ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुशास्त्र, हाफिज कॉन्ट्रॅक्टर यांनी सादर केलेला आणि नवी मुंबईतील बांधकाम प्रारंभ प्रमाणपत्र दि. २०-०२-१९९२ मध्ये नमूद केलेल्या अटी व शर्ती तसेच हाफिज कॉन्ट्रॅक्टर यांनी १-२००२ च्या धोरणात्मक परिपत्रकानुसार विविध शुल्क यसुली बाबतची कार्यवाही पूर्ण झालेले आहे.

- १) याणजव खालील बांधकाम क्षेत्र
- २) बाल्कनी खालील बांधकाम क्षेत्र

यानुसार यापर करणेंस परधानगी देण्यात येत आहे.

ट न न - ६
दस्ता क्रमांक २०७/२०१०
२४३२



“जन्म असो वा मरण आवश्यक नोंदणीकरण

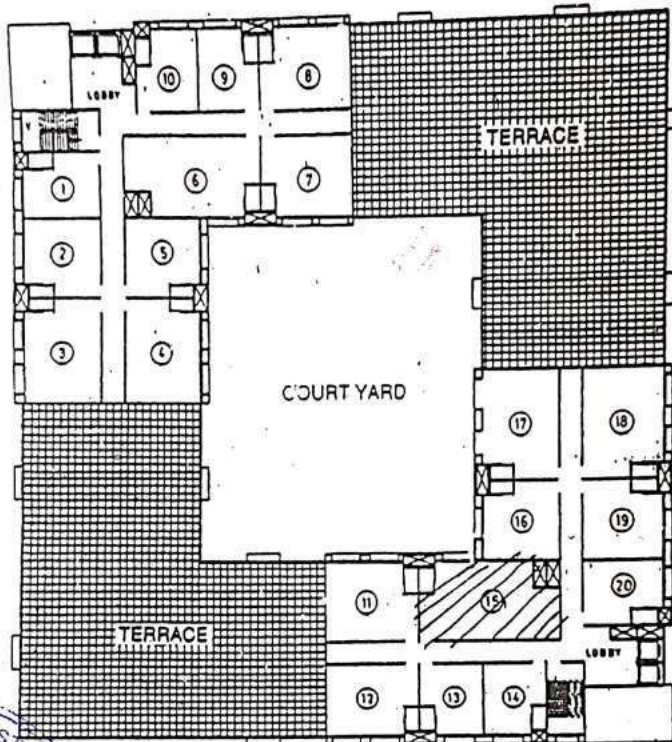


ट.न.न.११
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Annexure 'D'



TEL: 91



Anita Dubey

AK Jha

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टनन-६
दस्त क्रमांक ८०७१/२०१०
२५/३२

UNIT NO. 15 IN WING, ON 1st FLOOR AK Jha

AGREED TO BE ACQUIRED BY THE PARTY OF THE SECOND PART SHOWN IN COLOUR

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VINDHYAWASHINITM MARINE SERVICES PVT. LTD.



Approved by D.G.Shipping, Govt. of India: RPSL-MUM-128
An ISO 9001: 2008/MILC 2006 CERTIFIED COMPANY

B-11 Shree Nand Dham, Plot No. 59, Sector 11, CBD Belapur, Navi Mumbai-400614
TEL: 91-22-41126100, FAX: 91-22-41126101, Email: info@vindhyawashini.org, Website: www.vindhyawashini.org

RESOLUTION

Resolution from the extract of the Managing Committee meeting held at 1030 HRS, on Dated -
16/10/2015

SUB:- To execute and register the Agreement for sale/Sale deed/deed of rectification in respect of the Office/Unit No.15, 1st Floor, B wing, Shree Nand Dham, Plot No.59, Sector -11, C.B.D. Belapur, Navi Mumbai, Tal./Dist.Thane.

Resolved that the company has decided to sell and transfer the Office/Unit No.15, 1st Floor, B wing, Shree Nand Dham, Plot No.59, Sector -11, C.B.D. Belapur, Navi Mumbai, Tal./Dist.Thane. in the name of Mrs. Anita Dubey.

It is further Resolved that Mr.Akhand Pratap Singh has been authorized to sign and execute the Agreement for sale/Sale deed/deed of rectification or any other document in respect of the said office/unit on behalf of our company and for us and to admit the execution of the same before concerned Sub-Registrar of Assurances Thane.



Akhand
Signature of the authorized signatory
Akhand Pratap Singh
(Director)

Sign
Gurdeep Singh
Singh
Ashok
Ram
THE SUB-REGISTRAR OF ASSURANCES, THANE-11
वि. ठाणे
THANE

Name	Designation
1) Akhand Pratap Singh	DIRECTOR
2) Girija Singh	DIRECTOR
3) Vijay Singh	DIRECTOR
4) Ashok D. Singh	DIRECTOR
5) Ram Prasad Muduli	DIRECTOR

DIRECTOR

ट.न.न. ११	F.F.5
30/10/2015	09
23	20

आयकर विभाग
INCOME TAX DEPARTMENT
AKHAND PRATAP SINGH
KAMALA PRASAD SINGH
15/03/1977
Permanent Account Number
BHRS1895L
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
VINDHYAWASHINI MARINE
SERVICES PRIVATE LIMITED
09/07/2008
Permanent Account Number
AACCV7732P
Signature

Handwritten signature: Singh

आयकर विभाग
INCOME TAX DEPARTMENT
ANITA DUBEY
LAXMI NARAYAN VERMA
07/07/1972
Permanent Account Number
BNPD1874E
Anita Dubey
Signature

Handwritten signature: Anita Dubey

Handwritten signature: Anita Dubey

आयकर विभाग
INCOME TAX DEPARTMENT
N MOHD KASIM
NOOR MOHAMMED



Handwritten signature: N. Kasim

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
SOHI SURINDER SINGH
DALJITSINGH SOHI
11/09/1979
Permanent Account Number
BACPS6416F
Signature

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Year	
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Handwritten signature: Daljit Singh Sohi

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394/3099

मंगळवार, 12 एप्रिल 2016 12:22 म.नं.

दस्त गोपनारा भाग-1

दनन 11/29/20

दस्त क्रमांक: 3099/2016

दस्त क्रमांक: दनन 11 /3099/2016

भाजार मूल्य: रु. 85,22,000/-

मोबदला: रु. 85,50,000/-

भरलेले मुद्रांक शुल्क: रु. 100/-

नोंदणी फी भाफी असल्यास तपशिल :-

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

दु. नि. सह. दु. नि. दनन 11 यांचे कार्यालयात

पावती: 5184

पावती दिनांक: 12/04/2016

अ. क्र. 3099 वर दि. 12-04-2016

सादरकरणाचे नाव: अनिता दुबे - -

रोजी 12:21 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

एकूण: 640.00

Anita Dubey

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 11

प्रसह दुय्यम निबंधक ठाणे क्र - ११



Joint Sub Registrar Thane 11

प्रसह दुय्यम निबंधक ठाणे क्र - ११

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

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 12 / 04 / 2016 12 : 20 : 00 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 12 / 04 / 2016 12 : 20 : 23 PM ची वेळ: (फी)

प्रतिज्ञापत्र

म्हणजे दस्तदेवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या कोणत्याही नोंदणीस दाखल केलेला आहे दस्तातील संपुर्ण मजकूर विषयादक पसदी, साक्षीपार व सोबत जोडलेल्या कागदपत्रांची आणि दस्तातील सत्यता वैधता कायदेधीर जाणीवशी कालीन दस्त निष्पादक व कसुलीधारक हे संपुर्णपणे जबाबदार राहतील

लिहून देणार:

लिहून घेणार

१) [Signature]

१) Anita Dubey



ट.न.न. ११	
००६६	२०१६
२६	२७

