

394/823

पावती

Original/Duplicate

Friday, January 17, 2020

नोंदणी क्र. :39म

10:23 AM

Regn.:39M

पावती क्र.: 909

दिनांक: 17/01/2020

गावाचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: टनन11-823-2020

दस्तऐवजाचा प्रकार : बक्षीसपत्र

सादर करणाऱ्याचे नाव: विकास बटेश्वर 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 अंदाजे

10:43 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 11

प्र.सह दुय्यम निबंधक वर्ग-२  
ठाने क्र.११

बाजार मुल्य: रु.6663121 /-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 266600/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010819111201920S दिनांक: 17/01/2020

बँकेचे नाव व पत्ता: Panjab National Bank

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

नोंदणी फी माफी असल्यास तपशिल :-

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

  
पक्षकारीची सही  
मुळ दस्त परत मिळाला

(13)बाजारमावाप्रमाण नादणा शुल्क 30000

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला  
तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला  
अनुच्छेद :- :



प्र.सह दुय्यम निबंधक  
ठाने क्र.११



17/01/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 11

दस्त क्रमांक : 823/2020

नोदणी :

Regn:63m

गावाचे नाव : नेरुळ

(1) विलेखाचा प्रकार	बक्षीसपत्र
(2) मोबदला	1
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6663121
(4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन ;, इतर माहिती: विभाग क्र 26/307 , सदनिका क्र. 902,नववा मजला,विशाल प्राईड को-ऑप. हीसिंग सोसायटी लि.,भूखंड क्र.59,सेक्टर-50,नेरुळ,नवी मुंबई,ता./जि.ठाणे,क्षेत्रफळ 783 चौ . फूट. कारपेट( ( Plot Number : 59 ; SECTOR NUMBER : 50 ; ) )
(5) क्षेत्रफळ	1) 783 चौ.फूट
(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:-ज्ञानेश कुमार दुबे -- वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. 902, नववा मजला,विशाल प्राईड को-ऑप. हीसिंग सोसायटी लि.,भूखंड क्र.59,सेक्टर-50,नेरुळ,नवी मुंबई,ता./जि.ठाणे, महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:-AIYPD2149P
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विकास बटेश्वर दुबे -- वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. 902, नववा मजला,विशाल प्राईड को-ऑप. हीसिंग सोसायटी लि.,भूखंड क्र.59,सेक्टर-50,नेरुळ,नवी मुंबई,ता./जि.ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AHJPD7201J
(9) दस्तऐवज करुन दिल्याचा दिनांक	17/01/2020
(10) दस्त नोंदणी केल्याचा दिनांक	17/01/2020
(11) अनुक्रमांक, खंड व पृष्ठ	823/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	266600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

प्र.सह दुय्यम निबंधक क्र.२  
ठाणे क्र.९९

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

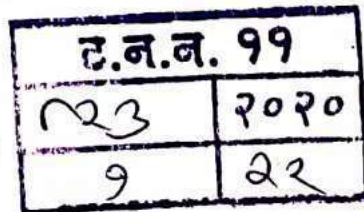




मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	20200117209	17 January 2020, 10:15:47 AM			
मूल्यांकनाचे वर्ष	2019	टनन।।			
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे गावाचे नाव : नेरुळ (नवी मुंबई महानगरपालिका)				
उप मूल्य विभाग	26 /307 - नेरुळ नोड सेक्टर नंबर 50				
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
43900	90800	108900	133600	108900	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	87.36 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	11 to 20 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.90800/-
उद्दवाहन सुविधा -	आहे	मजला -	5th to 10th Floor		
Sale Type - Resale	First Sale Date - 17/01/2020				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ				
	=(90800 * (80 / 100) ) * 105 / 100				
	= Rs.76272/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 76272 * 87.36				
	= Rs.6663121.92/-				
Applicable Rules	= 3, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी				
	= A + B + C + D + E + F + G + H + I				
	= 6663121.92 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs.6663121.92/-				

Home Print

प्र.सह दुय्यम निबंधक कार्यालय - २  
ठाणे क्र. ११



**Data of ESBTR for GRN MH010819798201920S**  
**Bank - PUNJAB NATIONAL BANK**

Bank/Branch : SEAWOODS  
Pmt Txn Id : 160120M695087 Stationary No : 16275150413754  
Pmt DtTime : 16/01/2020 03:09:06 Print DtTime : 16/01/2020 16:30:29  
ChallanIdNo : 03006172020011650080 GRAS GRN : MH010819798201920S  
District : 1201 / THANE GRN Date : 16/01/2020 15:52:05  
Office Name : IGR123 / THN11\_THANE NO 11 JOINT SUB REGISTR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)  
StDuty Amt : Rs 49,000.00/- (Rs Forty Nine Thousand Rupees Only )

RgnFee Schm :  
RgnFee Amt :

**Only for verification-not to be printed and used**

Article : 34  
Prop Mvblty : Immovable Consideration : 1.00/-  
Prop Descr : FLAT NO.902, 9TH,FLR, VISHAL,PRIDE CHSL, PLOT,NO.59, SECTOR-50 , NERUL  
: NAVI MUMBAI,THANE,Maharashtra  
: 410206  
Duty Payer : PAN-AHJPD7201J VIKAS BATESHWAR DUBEY  
Other Party : PAN-AIYPD2149P GYANESH KUMAR DUBEY

Bank Scroll No : --  
Bank Scroll Date : --  
RBI Credit Date : --  
Mobile Number : 9769878844



**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-394-823	0005583350201920	17/01/2020-10:23:14	IGR123	49000.00
Total Defacement Amount					49,000.00



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# Data of ESBTR for GRN MH010819111201920S

## Bank - PUNJAB NATIONAL BANK

Bank/Branch : SEAWOODS  
Pmt Txn Id : 160120M698140 Stationary No : 16275150299850  
Pmt DtTime : 16/01/2020 03:10:07 Print DtTime : 16/01/2020 16:27:45  
ChallanIdNo : 03006172020011650351 GRAS GRN : MH010819111201920S  
District : 1201 / THANE GRN Date : 16/01/2020 15:45:51  
Office Name : IGR123 / THN11\_THANE NO 11 JOINT SUB REGISTR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)  
StDuty Amt : Rs 2,17,600.00/- (Rs Two Lakh Seventeen Thousand Six Hundred Rupees Only)

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

Only for verification not to be printed and used

Article : 34  
Prop Mvblty : Immovable Consideration : 1.00/-  
Prop Descr : FLAT NO.902, 9TH,FLR, VISHAL,PRIDE CHSL, PLOT,PLOT NO.59, , SECTOR-50, NERUL  
: NAVI MUMBAI,THANE,Maharashtra  
: 400706  
Duty Payer : PAN-AHJPD7201J VIKAS BATESHWAR DUBEY  
Other Party : PAN-AIYPD2149P GYANESH KUMAR DUBEY

Bank Scroll No : --  
Bank Scroll Date : --  
RBI Credit Date : --  
Mobile Number : 9769878844



### Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-394-823	0005583351201920	17/01/2020-10:23:15	IGR123	30000.00
2	(iS)-394-823	0005583351201920	17/01/2020-10:23:15	IGR123	217600.00
Total Defacement Amount					2,47,600.00



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123	2020
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महाराष्ट्र शासन  
GOVERNMENT OF MAHARASHTRA  
ई-सुरक्षित बँक व कोषागार पावती  
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: PNB/BO Seawoods(892000)  
Pmt Txn id : 160120M698140  
Pmt DtTime : 16-01-2020@03:10:07  
ChallanIdNo: 03006172020011650351  
District : 1201/THANE

Stationery No: 16275150299850  
Print DtTime: 16-01-2020@16:27:45  
GRAS GRN : MH010819111201920S  
Office Name : IGR123/THN11\_THANE NO 11

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps SoS  
StDuty Amt : R 2,17,600/- (Rs Two, One Seven, Six Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR  
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : 34/Gift Deed  
Prop Mvblty: Immovable  
Prop Descr : FLAT NO.902, 9TH,FLR, VISHAL,PRIDE CHSL, PLOT,PLOT NO.59,SECTOR-50,  
NERULNAVI MUMBAI,THANE,Maharashtra  
Consideration: R 1/-

Duty Payer: (PAN-AHJPD7201J) VIKAS BATESHWAR DUBEY  
Other Party: (PAN-AIYPD2149P) GYANESH KUMAR DUBEY

Bank official1 Name & Signature

Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---



*(Signature)*

*(Signature)*



द.न.न. 99	
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महाराष्ट्र शासन  
GOVERNMENT OF MAHARASHTRA  
ई-सुरक्षित बैंक व कोषागार पावती  
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: PNB/BO Seawoods (892000)  
Pmt Txn id : 160120M695087  
Pmt DtTime : 16-01-2020@03:09:06  
ChallanIdNo: 03006172020011650080  
District : 1201/THANE

16275150413754

Stationery No: 16275150413754  
Print DtTime: 16-01-2020@16:30:29  
GRAS GRN : MH010819798201920S  
Office Name : IGR123/THN11\_THANE NO 11

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps SoS  
StDuty Amt : R 49,000/- (Rs Four Nine, Zero Zero Zero only)

RgnFee Schm:  
RgnFee Amt :

Article : 34/Gift Deed  
Prop Mvblty: Immovable Consideration: R 1/-  
Prop Descr : FLAT NO.902, 9TH,FLR, VISHAL,PRIDE CHSL, PLOT,NO.59, SECTOR-50NERUL  
NAVI MUMBAI,THANE,Maharashtra

Duty Payer: (PAN-AHJPD7201J) VIKAS BATESHWAR DUBEY  
Other Party: (PAN-AIYPD2149P) GYANESH KUMAR DUBEY

Bank official1 Name & Signature

Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---



*Gedubhai*

*[Handwritten Signature]*



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## GIFT DEED

This **GIFT DEED** is made at Nerul, Navi Mumbai, on this 17<sup>th</sup> day of January, 2020, between **MR. GYANESH KUMAR DUBEY**, aged 42 years, (PAN-AIYPD2149P), an Indian Inhabitant, residing at Flat No.902, 9<sup>th</sup> floor, Vishal Pride Co-op. Housing Society Ltd., Plot No.59, Sector-50, Nerul, Navi Mumbai-400706, Tal./Dist. Thane, hereinafter referred to as "**THE DONOR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, administrators, successors and assigns) **THE PARTY OF THE ONE PART.**

AND

**MR. VIKAS BATESHWAR DUBEY**, aged 47 years, (PAN-AHJPD7201J), an Indian Inhabitant, residing at Flat No.902, 9<sup>th</sup> floor, Vishal Pride Co-op. Housing Society Ltd., Plot No.59, Sector-50, Nerul, Navi Mumbai-400706, Tal./Dist. Thane, hereinafter referred to as "**THE DONEE**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, administrators, successors and assigns) **THE PARTY OF THE OTHER PART.**

*Gyanesh Kumar Dubey*

*Vikas B. Dubey*



**WHEREAS:**

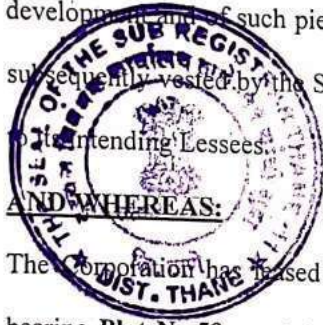
The City and Industrial Development Corporation of Maharashtra Ltd. a Government Company within the meaning of the Companies Act, 1956 (hereinafter referred to as "THE CORPORATION") having its office at Nirmal, 2<sup>nd</sup> floor, Nariman Point, Mumbai-400021, is a New Town Development Authority under the provisions of Sub-section (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966) hereinafter referred to as "the said Act".

**AND WHEREAS:**

The State Government in pursuant to Section 113 (A) of the said Act acquired the land described therein and vested such lands in the said Corporation for development and of such piece of land so acquired by the State Government and subsequently vested by the State Government in the Corporation for being leased to intending Lessees.

**AND WHEREAS:**

The Corporation has leased a plot of land under Gaonthan Expansion Scheme bearing Plot No.59, containing about 799.94 Sq. Mtrs. situated at Sector-50, Village Nerul, Navi Mumbai, Tal./Dist. Thane (hereinafter referred to as the said plot") to 1) Shri. Ramu Sukir Koli, 2) Shri. Laxman Sukir Koli, 3) Shri. Lalchand Sukir Koli, 4) Shri. Suresh Sukir Koli, 5) Shri. Manohar Sukir Koli, 6) Smt. Manja Sukir Koli, 7) Smt. Hemabai Shimgya Koli, the Original Licensees (therein referred to as the Lessees") vide an Agreement to Lease dated 09/07/2004 duly registered with the Sub-Registrar of Assurances Thane-6 on 12/07/2004 under Sr. No.05111/2004 for a period of 60 years computed from the date of an Agreement to Lease for a purpose of residential-cum-commercial use for proper premium and handed over the physical possession of the said plot to the Original Licensees.



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*Signature*

*Signature*

**AND WHEREAS:**

Shri. Ramu Sukir Koli & others have sold and assigned all their rights, title and interest in the said plot to M/s. A & A Associates vide Tripartite Agreement dated 14/02/2006 duly registered with the Sub-Registrar of Assurances Thane-6, on dt.14/02/2006, under document Sr. No.847/2006 executed between 1) the CIDCO, 2) Shri. Ramu Sukir Koli & others, the Original Licensees and 3) M/s. A & A Associates, the CIDCO transferred the said plot in the name of M/s. A & A Associates.

**AND WHEREAS**

M/s. A & A Associates sold and assigned all their rights, title and interest in the said plot to M/s. Vishal Associates vide Tripartite Agreement dated 05/06/2006 duly registered with the Sub-Registrar of Shri. Ramu Sukir Koli & others Thane-11, on dt.05/06/2006 under document Sr. No.3098/2006 executed between 1) the CIDCO, 2) M/s. A & A Associates and 3) M/s. Vishal Associates, the CIDCO transferred the said plot in the name of M/s. Vishal Associates (hereinafter referred to as the said Builder)

**AND WHEREAS:**

The said Builder is the lawful owner of the leasehold rights of the said plot.

**AND WHEREAS:**

The NMMC granted development permission by its letter bearing Ref. No.NMMC/TPD/BP/CASE NO.A5289/1706/2006, dt.25/05/2006 to commence construction work of residential-cum-commercial building on the said plot on the terms and conditions mentioned therein and the said Builder commenced the construction work of the residential-cum-commercial building namely "VISHAL PRIDE" on the said plot.



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*Kedarkar*

*P. S.*



**AND WHEREAS:**

The Donor agreed to purchase a Flat No.902, on 9<sup>th</sup> floor, in the building "Vishal Pride" constructed on Plot No. 59, Sector-50, Nerul, Navi Mumbai-400706, Tal./Dist. Thane, area admeasuring 783 Sq. Ft. Carpet (hereinafter referred to as "the said flat").

**AND WHEREAS:**

By virtue of an Agreement for Sale dated 24/02/2009 executed between the said Builder and the Donor in respect of the said flat duly registered before the Joint Sub-Registrar Thane-6, under document Sr. No.TNN-6-00604-2009, Receipt No.623, dated 24/02/2009, the said Builder sold and transferred their all rights, title and interest in or upon the said flat in the name of the Donor namely Mr. Gyanesh Kumar Dubey.

**AND WHEREAS:**

On completion of the construction work of the said building on the said plot the Town Planning Department of the Navi Mumbai Municipal Corporation has issued an Occupancy Certificate bearing Ref. No. जा.क्र./नरवि/भोप्र/प्र.क्र.वी.-४९५९/२७०१/२००८, dt.04/09/2008.

**AND WHEREAS:**

The Donor and other flat/shop owner in the said building formed a society namely VISHAL PRIDE CO-OP..HOUSING SOCIETY LTD. and registered the same under the Maharashtra Co-operative Societies Act 1960 under Registration No. NBOM / 3348 / J.J.R. dt.30/06/2010

AND WHEREAS the Donor is the owner and is in sole and exclusive use, occupation, possession and enjoyment of the Flat No.902, 9<sup>th</sup> floor, Vishal Pride Co-op. Housing Society Ltd., Plot No. 59, Sector-50, Nerul, Navi

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	२२

*G. K. Dubey*

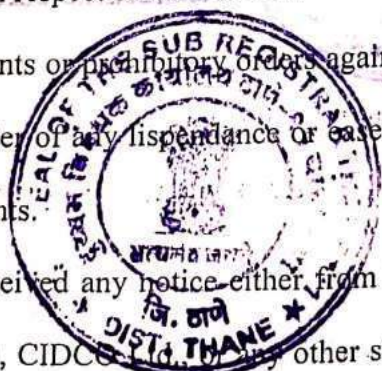
*G. K. Dubey*

**Mumbai-400706, Tal./Dist. Thane, area admeasuring 783 Sq. Ft. Carpet.** The Donor's title to the said flat is clear. The said flat and all other incidental rights of the Donor in the said flat are free from all encumbrances, litigations and attachments and that no agreement of any nature whatsoever is or has been entered into by the Donor with anybody else either for sale or otherwise in respect of the said flat and the Donor made following representations to the Donee in respect of the said flat i.e.

- a) The Donor is the owner of the said flat and he is entitled to occupy, use and enjoy the said flat.
- b) Except the Donor no other person, entity or authority has got any right, title or interest of whatsoever nature against the said flat.
- c) The Donor has not created any right, title, interest, or encumbrance whatsoever in respect of the said flat 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 Donor has full right, full power and authority to enter into this Gift deed and to transfer the said flat to the Donee.
- e) There are no suits, litigation, civil or criminal or any other proceedings pending as against the Donor in respect of the said flat.
- f) There are no attachments or prohibitory orders against the said flat and the said flat is not subject matter of any lispendance or easements or attachments either before or after judgments.
- g) The Donor has not received any notice either from Income Tax Authorities of Municipal Corporation, CIDCO or other statutory body or authorities regarding the acquisition or requisition of the said flat.
- h) There are no other encumbrances created against the said flat and the title of the Donor to the said flat is clear, marketable and free from all encumbrances.

*Kohli*

*[Signature]*



C. N. N. 49	
123	2020
Income Tax Authorities of	



AND WHEREAS the said flat and the donor is the absolutely entitled to full and absolute right, title and interest in respect thereof as owner thereof.

AND WHEREAS the said flat is the self - acquired property of the Donor and he has purchased and acquired the same out of his own funds and means.

1

AND WHEREAS the Donee is the brother of the Donor.

AND WHEREAS the Donor bears natural love and affection for the Donee.

AND WHEREAS out of such natural love and affection for Donor's brother, the Donor has decided to make a gift of the said flat unto the Donee and the Donor would like to gift and transfer all the benefits rights, titles in respect of the said flat which is more particularly described in the Schedule written hereunder in the name of the Donee.

AND WHEREAS the Donee is ready and willing to accept the gift of the said flat, if made to him by the Donor.

AND WHEREAS THE DONOR DOES HEREBY COVENANT WITH THE DONEE AS FOLLOWS:-

- a) The Donor hereby declares that no notice under any law for the time being in force has been served upon him in respect of his rights, interest in or benefits in respect of the said flat.
- b) There is no attachment or prohibitory orders against or affecting the said flat and the said flat is free from all encumbrances and / or is not the subject matter of any lispendences or easements or attachments. The Donor has not received any notice either from the Government, Semi-Government or Municipal Corporation regarding any of the proceedings in respect of the said flat.
- c) The Donor has good and clear title free from all encumbrances of any nature whatsoever of the said flat and every part thereof and there are no outstanding



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*[Handwritten signature]*

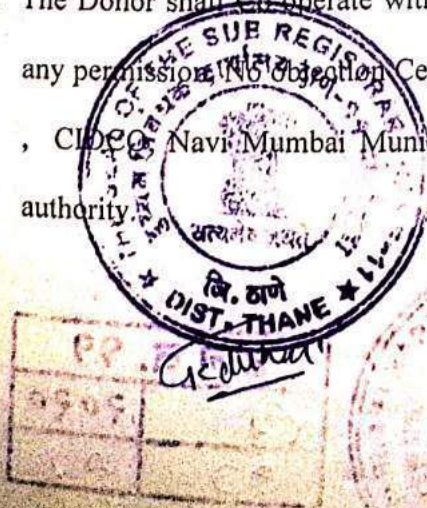
*[Handwritten signature]*

estates or effects by way of lease, inheritance, sale, gift, trust or otherwise however outstanding against the Donor and/or against the said flat or any part thereof.

- d) The Donor has not done any act, deed, matter or thing whereby he is prevented from entering into this deed on the various terms and conditions as stated herein in favour of the Donee and the Donor has all the right, title and interest to enter into this gift deed with the Donee on the various terms and conditions as stated therein.

**THIS GIFT DEED WITNESSETH AND NOW IT IS MUTUALLY AGREED AS FOLLOWS:**

1. The Donor out of his natural love and affection for the Donee does make a gift of the Flat No.902, 9<sup>th</sup> floor, Vishal Pride Co-op. Housing Society Ltd., Plot No. 59, Sector-50, Nerul, Navi Mumbai-400706, Tal./Dist. Thane, area admeasuring 783 Sq. Ft. Carpet unto the Donee TO HAVE AND TO HOLD the same absolutely and FOR EVER as the owner thereof.
2. That the Donee does hereby accept the said gift made to him by the Donor.
3. The Donee shall get his name entered in the record of the rights in respect of the said flat as the owner thereof.
4. The Donor declares and confirms that he has not dealt with his interest and / or transferred and / or assigned and / or agreed to transfer and assign the benefit in respect of the said flat to any other person or persons whomsoever, and the Donor represents that he has full right and absolute authority to enter into these presents.
5. The Donor shall Co-operate with the Donee without charging any fees to obtain any permission, No Objection Certificate or any other Certificate from the Society, Clo, Nav Mumbai Municipal Corporation or any other local competent authority.



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*[Handwritten signature]*



6. The Donee shall observe all the terms and conditions shall become the member of the said society and do hereby undertakes to abide by the rules and regulations of said Society, CIDCO, Navi Mumbai Municipal Corporation or any other local competent authority.
7. The Donor does hereby assure unto the Donee that all the taxes, charges payable in respect of the said flat have been duly paid up to date by the Donor, and the Donee do hereby undertakes to bear out the same accruing and becoming due hereafter.
8. The Donor agrees and undertakes to sign all necessary papers, documents required by the Donee so as to effectually transfer his rights in respect of the said flat in the name of the Donee.
9. The Donor does hereby declare and confirm that he, the Donor, shall not have any right, title or interest in or over the said flat or any part thereof.
10. The Donee hereinafter shall have right and absolute authority to enter into any agreement either in the form of sale, lease, mortgage, deed, exchange, assignment or in any other manner whatsoever in respect of the said flat and shall have right to deal with or dispose of the said flat or any part thereof in any manner whatsoever.
11. That the stamp duty, registration charges, cost, and expenses of and incidental to the execution and registration of this deed shall be borne and paid by the Donee.

**SCHEDULE OF THE FLAT (PROPERTY) ABOVE REFERRED TO**

Flat No.902, 9<sup>th</sup> floor, Vishal Pride Co-op. Housing Society Ltd., Plot No. 59, Sector-50, Nerul, Navi Mumbai-400706, Tal./Dist. Thane, area admeasuring 783 Sq. Ft. Carpet.

*Kishor*

*[Signature]*



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IN WITNESS WHEREOF the parties hereto have hereunto set their hand and seal

the day and year first hereinabove written:

SIGNED, SEALED AND DELIVERED )

By the within named 'DONOR' )

MR. GYANESH KUMAR DUBEY )

*Gyanesh*



In the presence of .....

1. ANURAG MISHRA

*Anurag*

2. Afroz N. Khan

*Afroz N*

SIGNED, SEALED AND DELIVERED )

By the within named 'DONEE' )

MR. VIKAS BATESHWAR DUBEY )

*Vikas*



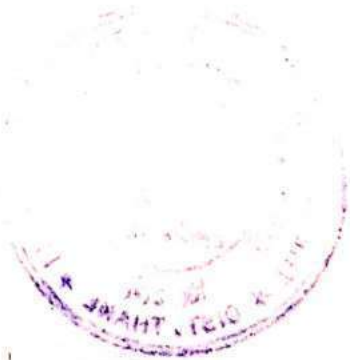
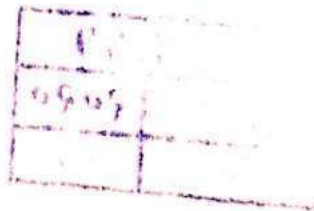
In the presence of .....

1. ANURAG MISHRA

*Anurag*

2. Afroz N. Khan

*Afroz N*



द.न.न. 99	
123	2020
90	22



## POSSESSION LETTER

I, GYANESH KUMAR DUBEY (The Donor) do hereby certify and confirm that I have handed over the peaceful vacant possession of the Flat No.902, 9<sup>th</sup> floor, Vishal Pride Co-op. Housing Society Ltd., Plot No. 59, Sector-50, Nerul, Navi Mumbai-400706, Tal./Dist. Thane, area admeasuring 783 Sq. Ft. Carpet to MR. VIKAS BATESHWAR DUBEY (The Donee) as per the GIFT DEED dt.17/01/2020.

*Kulsum*

MR. GYANESH KUMAR DUBEY  
(THE DONOR)

I, VIKAS BATESHWAR DUBEY (The Donee) do hereby certify and confirm that I have received the peaceful vacant possession of the Flat No.902, 9<sup>th</sup> floor, Vishal Pride Co-op. Housing Society Ltd., Plot No. 59, Sector-50, Nerul, Navi Mumbai-400706, Tal./Dist. Thane, area admeasuring 783 Sq. Ft. Carpet from MR. GYANESH KUMAR DUBEY (The Donor) as per the GIFT DEED dt.17/01/2020.



Date: 17/01/2020.

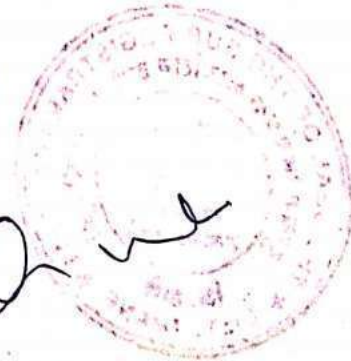
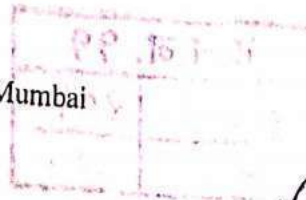
Place: Nerul, Navi Mumbai

Witness:

1. ANURAG MISHRA
2. Afroz N. Khan

स.न. ११	
१२३	२०२०
१५	२२

*[Signature]*  
MR. VIKAS BATESHWAR DUBEY  
(THE DONEE)



*[Signature]*











नवी मुंबई  
महानगरपालिका

Navi Mumbai  
Municipal Corporation

पहिला माळा, बेलापूर भवन, सी.बी.डी.,  
नवी मुंबई - ४०० ६१४.  
दूरध्वनी क्र. : २७५७ ७० ७०  
२७५७ ५७ ००  
फॅक्स : २७५७ ३७ ८५

1ST FLOOR, BELAPUR BHAVAN, C.B.D.,  
NAVI MUMBAI - 400 614  
TEL. No. : 2757 70 70  
2757 57 00  
FAX : 2757 37 85

जा.क्र./नवि/नाप्र/प्र. क्र. वी - ४९५९/२७०३ /२००८  
दिनांक : ०४/०८ /२००८

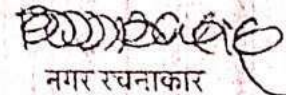
भोगवटा प्रमाणपत्र

- वाचले - १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुनपा/नवि/नाप्र/प्र.क्र. ए-५२८९/१७०६/२००६, दि. २५/०५/२००६.  
२) नवी मुंबई महानगरपालिकेचे दि. ३१/०७/२००८ रोजीचे घोरणात्मक परिपत्रक.  
३) वास्तुविशारद दिशा, यांनी दि. ०३/०३/२००८ रोजी सादर केलेला बांधकाम पूर्णत्वाचा टाइटल.

नवी मुंबई येथे भुखंड क्र. ५९, सेक्टर क्र. ५०, गा.वि.रो., नेरुळ, नवी मुंबई या जागेचे मालक मे. विशाल असोसिएटस् यांनी जागेवरील बांधकाम दि. ०१/०३/२००८ रोजी पूर्ण केलेले आहे. त्याबाबतचा वास्तुविशारद संबंधित वास्तुविशारद, दिशा, यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दि. २५/०५/२००६ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. ३१/०७/२००८ रोजीचे घोरणात्मक परिपत्रकानुसार विविध शुल्क वसुली बाबतची कार्यवाही केलेली आहे. त्यामुळे सादर जागेत.

- |                                                                                |   |                                  |
|--------------------------------------------------------------------------------|---|----------------------------------|
| १) निवासी वापराखालील बांधकाम क्षेत्र<br>(निवासी वापराखालील एकूण सदनिका - १६)   | - | १०२१.२४ चौ.मी.                   |
| २) वाणिज्य वापराखालील बांधकाम क्षेत्र<br>(वाणिज्य वापराखालील एकूण टुकाने - ०७) | - | १७७.१०३ चौ.मी.                   |
| ३) वाल्कनी खालील बांधकाम क्षेत्र                                               | - | ११९८.३४३ चौ.मी.<br>२६५.१५ चौ.मी. |

यानुसार वापर करणारा परवानगी देण्यात येत आहे.

  
नगर रचनाकार

नवी मुंबई महानगरपालिका







# -: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एन.पी.ओ.एण/ सिडको/ एच एम् जी (ओ एच) / 338L जे टी आर / सन २०१० -२०११

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

विशाल प्रिंट सहकारी

गृहनिर्माण संस्था मर्यादित मुंबई रु ५९

सेक्टर - ५०. नवी मुंबई

नवी मुंबई

हि संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण भाडेकरू-सहभागिदारी गृहनिर्माण संस्था असे आहे.

कार्यालयीन मोहर

नवी मुंबई.

दिनांक : ३०/१०/२०१०



सही

*(Handwritten Signature)*  
[विकास स्टाक]

सहनिबंधक

सहकारी संस्था (सिडको), नवी मुंबई



२३	२५
१९	२२




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AIYPD2149P



नाम / Name  
GYANESH KUMAR DUBEY

पिता का नाम / Father's Name  
BATESHWAR DUBEY

जन्म की तारीख /  
Date of Birth  
18/12/1977

हस्ताक्षर / Signature

21062019

*Gyanesh*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

VIKAS BATESHWAR DUBEY

BATESHWAR JAGGANATHJI DUBEY

02/09/1972

Permanent Account Number  
AHJPD7201J

हस्ताक्षर / Signature

*Vikas*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KHAN AFROZ NASIR

NASIR YUSUF KHAN

18/05/1970

Permanent Account Number  
AVZPK5213B

हस्ताक्षर / Signature



REGISTRAR  
वि. ठाने  
DIST. THANE

ट.न.न. 99	
na3	2020
20	22

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ANURAG MISHRA

ANURAG KUMAR MISHRA

26/08/1985

Permanent Account Number  
AODPW7413R

*[Handwritten mark]*

*[Handwritten mark]*



394/823

शुक्रवार, 17 जानेवारी 2020 10:23 म.पू.

दस्त गोपवारा भाग-1

टनन11 29122

दस्त क्रमांक: 823/2020

दस्त क्रमांक: टनन11 /823/2020

बाजार मूल्य: रु. 66,63,121/- मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.2,66,600/-

नोंदणी फी माफी असल्यास तपशिल :-

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

द. नि. सह. द. नि. टनन11 यांचे कार्यालयात

पावती:909

पावती दिनांक: 17/01/2020

अ. क्र. 823 वर दि.17-01-2020

सादरकरणाराचे नाव: विकास बटेश्वर दुवे - -

रोजी 10:21 म.पू. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 440.00

पृष्ठांची संख्या: 22

एकुण: 30440.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane,11

प्र.सह दुय्यम निबंधक कार्यालय-२

दस्ताचा क्रमांक १११

मुद्रांक शुल्क: within family

शिक्रा क्र. 1 17 / 01 / 2020 10 : 21 : 30 AM ची वेळ: (सोदरीकरण)

शिक्रा क्र. 2 17 / 01 / 2020 10 : 23 : 07 AM ची वेळ: (फीस ठाम)



Joint Sub Registrar Thane,11

प्र.सह दुय्यम निबंधक कार्यालय-२

दस्ता क्र. १११

**प्रतिज्ञापत्र**

सदर दस्तऐवज हा नोंदणी क्रमांक: ११०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस जाखल केलेला आहे. दस्तातील संपूर्ण अजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कायदेशीर बाबींसाठी दस्तातील सत्यता, वैधयता व कायदेशीर बाबींसाठी खालील निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहूज देणार  
१)   
२)

लिहूज घेणार  
१)   
२)



17/01/2020 10 26:05 AM

दस्त गोपवारा भाग-2

दनन11 23122

दस्त क्रमांक:823/2020

दस्त क्रमांक :दनन11/823/2020

दस्ताचा प्रकार :-बक्षीसपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:ज्ञानेश कुमार दुबे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. 902, नववा मजला,विशाल प्राईड को-ऑप. हौसिंग सोसायटी लि., भूखंड क्र.59,सेक्टर-50,नेरुळ,नवी मुंबई,ता./जि.ठाणे, महाराष्ट्र, THANE. पॅन नंबर:AIYPD2149P	लिहून देणार वय :-42 स्वाक्षरी:- 		
2	नाव:विकास बटेश्वर दुबे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. 902, नववा मजला,विशाल प्राईड को-ऑप. हौसिंग सोसायटी लि., भूखंड क्र.59,सेक्टर-50,नेरुळ,नवी मुंबई,ता./जि.ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:AHJPD7201J	लिहून घेणार वय :-47 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत बक्षीसपत्र चा दस्तऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:17 / 01 / 2020 10 : 24 : 21 AM

ओळख:-

खालील इसम असे लिहिलेले करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अफराज नासिर वय:49 पत्ता:सेक्टर-42, नेरुळ,नवी मुंबई पिन कोड:400706			
2	नाव:अनुराग मिश्रा -- वय:36 पत्ता:सेक्टर-42, नेरुळ,नवी मुंबई पिन कोड:400706			

शिक्का क्र.4 ची वेळ:17 / 01 / 2020 10 : 25 : 00 AM

शिक्का क्र.5 ची वेळ:17 / 01 / 2020 10 : 25 : 57 AM नोंदणी पुस्तक 1 मध्ये

अ-अह दुय्यम निबंधक धर्ग-2  
वय: 36

प्रमाणित करण्यात येते की, सदर दस्ताच एकूण पाने.....२२..... आहेत.  
पुस्तक क्र.१ मधील क्रमांक.....१३३..... वर नोंदला.

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2	MH010819798201920S

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दिनांक: १७ मार्च ०९ सन २०२०  
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823 / 2020

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