

Bank

394/13420

Monday, July 29, 2024

1:12 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 14057

दिनांक: 29/07/2024

गावाचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: टनन11-13420-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अर्चना अमोल शिंदे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 440.00

पृष्ठांची संख्या: 22

एकूण:

रु. 30440.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

1:32 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 1
सह दुय्यम निबंधक वर्ग-२
ठप्पे क्र.९९

वाजार मूल्य: रु.2633294.4 /-

मोबदला रु.4950000/-

भरलेले मुद्रांक शुल्क : रु. 297000/-

1) देयकाचा प्रकार: DHC रकम: रु.440/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724271203144 दिनांक: 29/07/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005806731202425R दिनांक: 29/07/2024

बँकेचे नाव व पत्ता: Panjab National Bank

Alinle
पक्षकारीची सही
मुळ दस्त परत मिळाले

29/07/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 11

दस्त क्रमांक : 13420/2024

नोंदणी :

Regn:63m

गावाचे नाव : नेरुळ

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4950000
(3) वाजारभाव (भाडेपट्ट्याच्या वाववितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2633294.4
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: विभाग क्र.26/278, दर रु.1,16,600/- प्रती चौ. मी. अपार्टमेंट न.ई-1/19/मी-5, पहिला मजला, इंद्रधनुष्य अपार्टमेंट ओनर्स असोसिएशन, सेक्टर-2, नेरुळ, नवी मुंबई-400706, ता. व जि. ठाणे. क्षेत्रफळ 22.584 चौ. मी. बांधीव. ((SECTOR NUMBER : 2 ;))
(5) क्षेत्रफळ	1) 22.584 चौ.मीटर
(6) आकारणी किंवा जूडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- परगत सिंह मैनी वय:-69; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- अपार्टमेंट न.ई-1/19/मी-5, पहिला मजला, इंद्रधनुष्य अपार्टमेंट ओनर्स असोसिएशन, सेक्टर-2, नेरुळ, नवी मुंबई., रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-CQDPS5264B
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अर्चना अमोल शिंदे वय:-37; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- रुम न.1021, विल्डींग न.30, सेक्टर-7, मी. जी. एस. कॉलनी, ऍटॉप हिल, मुंबई., रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400037 पॅन नं:- CGTPS0881G 2): नाव:- अमोल आनंदराव शिंदे वय:-36; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- रुम न.1021, विल्डींग न.30, सेक्टर-7, मी. जी. एस. कॉलनी, ऍटॉप हिल, मुंबई., रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400037 पॅन नं:- DILPS6021K
(9) दस्तावेज करून दिल्याचा दिनांक	29/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	29/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	13420/2024
(12) वाजारभावाप्रमाणे मुद्राक शुल्क	297000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	



सह दुय्यम निबंधक वर्ग-३
ठाणे क्र. 99

व्याकनासाठी विचारात घेतलेला नपशील:-

शुल्क आकारना निवडलेला अनुच्छेद :-

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

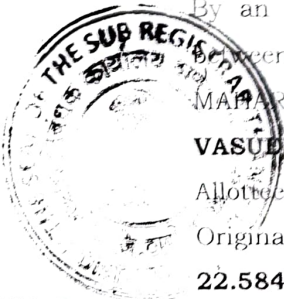
AGREEMENT TO SELL

APARTMENT NO.E-1/19/C-5, ADMEASURING ABOUT 22.584
SQ.MTRS. (BUILT-UP AREA), ON THE FIRST FLOOR,
INDRADHANUSHYA APARTMENT OWNERS ASSOCIATION,
SECTOR-2, NERUL, NAVI MUMBAI-400706.

THIS AGREEMENT is made and entered into at Nerul, Navi Mumbai, on this 29th day of July, 2024 BETWEEN **MR.PARGAT SINGH SAINI**, an adult, Indian Inhabitant, residing at : Apartment No.E-1/19/C-5, Indradhanushya Apartment Owners Association, Sector-2, Nerul, Navi Mumbai-400706, Tal. & Dist. Thane, hereinafter for brevity's sake called and referred to as "**THE APARTMENT OWNER**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean to his heirs, executors, administrators and assigns) of the ONE PART AND (1) **MRS.ARCHANA AMOL SHINDE** and (2) **MR.AMOL ANANDRAO SHINDE**, both are adults, both Indian Inhabitants, residing at : Room No.1021, Bldg. No.30, Sector-7 C.G.S. Colony, Anto Hill, Mumbai-400037, hereinafter for brevity's sake called and referred to as "**THE PURCHASERS**" hereinafter shall be unless it be repugnant to the context meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS:

By an Agreement to Sale dated 31st day of August, 1987 made between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (CIDCO/CORPORATION), AND **MR.RAJARAM VASUDEO RANE**, (hereinafter called and referred to as the said Original Allottee), of the Other Part. The said Corporation allotted to the said Original Allottee an Apartment No.E-1/19/C-5, admeasuring about 22.584 Sq.Mtrs. (Built-up area), on the First Floor, Indradhanushya Apartment Owners Association, Sector-2, Nerul, Navi Mumbai-400706, Tal. & Dist. Thane, (hereinafter called and referred to as "the said Apartment/Premises") on receiving the full and final payment of the sale price and handed over the physical possession of the above said Apartment in favour of the said Original Allottee.



2	2
93820	32
2	32

Pargat Singh Saini

Atirek

AND WHEREAS

The said **MR.VIJAY BABANRAO NIKAM**, had sold and assigned all his rights, titles, interests in and upon the said Apartment in favour of the **(1) MR.RAVINDRA SHAHU PAGARE** and **(2) MRS. JAYASHREE RAVINDRA PAGARE**, vide **Conveyance Deed** dated **10th day of October, 2013** which was duly registered in the Office of the Sub-Registrar of Assurance at Thane-6, vide its document Regn. Sr. No.TNN6-4586-2013, dated 10/10/2013. Thereafter the said CIDCO Ltd. as admitted **(1) MR. RAVINDRA SHAHU PAGARE** and **(2) MRS. JAYASHREE RAVINDRA PAGARE**, as a **"New Owners"** of the above said Apartment, vide its Letter bearing Ref. No. CIDCO/EMS/AEO/NERUL/2013/6313, dated 11/10/2013.

AND WHEREAS

The said **(1) MR. RAVINDRA SHAHU PAGARE** and **(2) MRS. JAYASHREE RAVINDRA PAGARE**, had sold and assigned all their rights, titles, interests in and upon the said Apartment in favour of the **Present Apartment Owner MR.PARGAT SINGH SAINI**, vide **Conveyance Deed** dated **15th day of June, 2016** which was duly registered in the Office of the Sub-Registrar of Assurance at Thane-6, vide its document Regn.Sr.No.TNN6-5571-2016, dated 15/06/2016. Thereafter the said CIDCO Ltd. as admitted **MR.PARGAT SINGH SAINI**, as a **"New Owner"** of the above said Apartment, vide its Letter bearing Ref. No. CIDCO/AEO/NERUL/SANPADA/2016/5427, dated 16/06/2016.

AND WHEREAS:

The Apartment Owner is fully seized and possession of or otherwise well and sufficiently entitled to the said **Apartment No.E-1/19/C-5**, admeasuring about **22.584 Sq.Mtrs. (Built-up area)**, on the **First Floor, Indradhanushya Apartment Owners Association, Sector-2, Nerul, Navi Mumbai-400706, Tal. & Dist. Thane**, (hereinafter called and referred to as **"the said Apartment/Premises"**); to deal with or dispose of the same to anyone; subject to the terms and conditions of the CIDCO Agreement and also the terms and conditions of this Agreement.



33820	22
2	22

Pargat Singh Saini

Shinde

- f. Neither the Apartment Owner nor any of his predecessor-in-title have had received any notice either from the CIDCO and/or from any other statutory body or authorities regarding the acquisition and/or requisition of the said Apartment.
- g. The Apartment Owner is in exclusive use, occupation and possession of the said Apartment and every part thereof and except the Apartment Owner no other person or persons are in use, occupation and enjoyment of the said Apartment any part thereof.
- h. The Apartment Owner have good and clear title free from encumbrances of any nature whatsoever of the said Apartment and every part thereof and there are no outstanding estates or effect by way of lease lien, charges, inheritance, sale, gift, trust, mortgage or otherwise however outstanding against the Apartment Owner and/or against the said Apartment or any part thereof.
- i. The Apartment Owner is not restricted either in Income Tax Act, Gift Tax Act and Wealth Tax Act or under any other stature from disposing off the said Apartment as stated in this Agreement. And the Apartment Owner hereby undertakes to obtain the Income Tax Certificate in Form No.34 (A) U/S 230 (A) (1).
- j. The Apartment Owner have not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the Purchasers and the Apartment Owner have all the rights, titles and interests to enter into this Agreement with the Purchasers on the various terms and conditions as stated herein.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

1. The Apartment Owner have agreed to sell, transfer and assign all possessory rights, titles and interests in and upon the **Apartment No.E-1/19/C-5, admeasuring about 22.584 Sq.Mtrs. (Built-up area), on the First Floor, Indradhanushya Apartment Owners Association, Sector-2, Nerul, Navi Mumbai-400706, Tal. & Dist. Thane,** whatsoever acquired from the Corporation under its Agreement to Sell, with all benefits for a total sum of **Rs.49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand Only)** which shall be paid in the following manner:-

- i) A sum of **Rs.9,50,000/- (Rupees Nine Lakhs Fifty Thousand Only)** have been already paid by way of two Cheques on the execution of this Agreement, towards advance and part-payment amount.

- ii) The balance amount of **Rs.40,00,000/- (Rupees Forty Lakhs Only)** shall be paid after getting the loan from any bank and/or any other financial institution.

Pargat Singh Saini

Ahmed



820	22
00	22

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - 0900099 MH 1970 SGC - 014574)

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,

Mumbai - 400 021.

PHONE : 00-91-22-6650 0900

FAX : 00-91-22-2202 2509

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,

Navi Mumbai - 400 614.

PHONE: 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

CIDCO/AEO/NERUL/SANPADA/2016/ 5427

Ref. No.

Date : 16/06/2016.

FINAL ORDER

To,

MR. PARGAT SINGH SAINI,

E-1/19/C-5, SECTOR -02, NERUL,

NAVI MUMBAI.

To,

MR. RAVINDRA SHAHU PAGARE &

MRS. JAYSHREE RAVINDRA PAGARE,

E-1/19/C-5, SECTOR -02, NERUL,

NAVI MUMBAI.



Sub: **Transfer of Apt. No. E-1/19/C-5, SECTOR -02, NERUL, NAVI MUMBAI.**

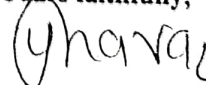
Ref: This Office letter No. **CIDCO/EMS/AEO/NERUL/SANPADA/2016/5873**

Date: **09/06/2016.**

Sir/Madam,

Necessary Conveyance Deed has been executed by **MR. RAVINDRA SHAHU PAGARE & MRS. JAYSHREE RAVINDRA PAGARE** in favour of **MR. PARGAT SINGH SAINI** transferring the above Apartment. The said Conveyance deed has been registered with the Sub-Registrar **THANE-6** on **15/06/2016** Sr. No. **TNN6-5571-2016**. We have to inform you that pursuant to the said Conveyance deed, we have corrected our record showing **MR. RAVINDRA SHAHU PAGARE & MRS. JAYSHREE RAVINDRA PAGARE** as Apartment owner.

Yours faithfully,



ASSTT. ESTATE OFFICER
CIDCO LTD. (NERUL/SANPADA)
Assistant Estate Officer
CIDCO Ltd., Nerul Sanpada

C.C. to :

1. A.A.O (EMS)
2. FO/OA/CT... for information & necessary changes in the Register.
3. The Executive Engineer, MSEDCL
4. The Secretary **Indradhanushya** Apartment Owners Association, Nerul
5. NMMC (TAX)
6. NMMC (Water Supply)