

पावती

Original/Duplicate

,February 15 ,2024

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 2733 दिनांक: 15/02/2024

गावाचे नाव: कोपरखैरणे

दस्तऐवजाचा अनुक्रमांक: टनन6-2604-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: नफीस अहमद - -

नोंदणी फी ₹. 30000.00

दस्त हाताळणी फी ₹. 700.00

पृष्ठांची संख्या: 35

एकूण: ₹. 30700.00

Joint Sub Registrar Thane 6

बाजार मुल्य: ₹.9445920 /-

मोबदला ₹.10750000/-

भरलेले मुद्रांक शुल्क : ₹. 645000/-

1) देयकाचा प्रकार: DHC रक्कम: ₹.700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224081511296 दिनांक: 15/02/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015572044202324E दिनांक: 15/02/2024

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत दिला

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

पक्षकाराचा सह



15/02/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 6

दस्त क्रमांक : 2604/2024

नोंदणी :

Regn:63m

गावाचे नाव : कोपरखैरणे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	10750000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9445920
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: सदनिका क्र. 23,पाचवा मजला,मयुर-2 हाऊसफीन सीएचएस ली.,कलश उद्यान,प्लॉट नं. 23,सेक्टर-11,कोपरखैरणे,नवी मुंबई(क्षेत्र. 770 चौ. फु. सुपर बिल्टअप)543 चौ. फु. कारपेट((Plot Number : 23 ; SECTOR NUMBER : 11 ;))
(5) क्षेत्रफळ	1) 770 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:-मारा रेमंड गडकर -- वय:-54; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र. २३, पाचवा मजला, मयुर-२ हाऊसफीन सीएचएस ली., कलश उद्यान, प्लॉट नं. २३, सेक्टर-११, कोपरखैरणे, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-400709 पॅन नं:-ABIPG3091J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नफीस अहमद -- वय:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र. १२०३, अजमेरा हार्डट्स, योगी धाम, मुरबाड रोड, योगी धाम कॉम्प्लेक्स, गौरीपाडा, कल्याण वेस्ट, ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AEAPA6399G
(9) दस्तऐवज करून दिल्याचा दिनांक	15/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	15/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	2604/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	645000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र - ६



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

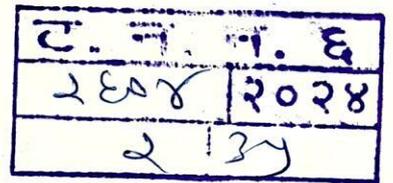
मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202402158577	15 February 2024,04:40:40 PM			
मूल्यांकनाचे वर्ष	2023	टन6			
जिल्हा	ठाणे				
मूळ विभाग	हासुकुं : डाणे				
उप मूळ विभाग	3/80-कोपरखैरणे नोड क्षेत्र क्र. 11				
क्षेत्राचे नाव	Navi Mumbai Municipal Corporation	सर्व्हे नंबर / व. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
47800	132000	139800	165000	139800	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	71.56चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उदवाहन सुविधा -	नाही	मजला -	Ground Floor/Stilt Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 100 / 100 Apply to Rate= Rs.132000/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)			
		= (((132000-47800) * (100 / 100)) + 47800)			
		= Rs.132000/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 132000 * 71.56			
		= Rs.9445920/-			
Applicable Rules		= 3, 9, 18, 19			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिले वाहत तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिले बाल्कनी + स्वयंचलित वाहनतळ			
		= A + B + C + D + E + F + G + H + I + J			
		= 9445920 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
		=Rs.9445920/-			
		= <input type="checkbox"/> चौऱ्याणव लाख पंचेचाळीस हजार नऊ शे बीस /-			

Home

Print



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0224081511296	Date 08/02/2024
Received from - - -, Mobile number 9800001000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 3 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 08/02/2024
Bank CIN 10004152024020810729	REF No. 403924752384
This is computer generated receipt, hence no signature is required.	



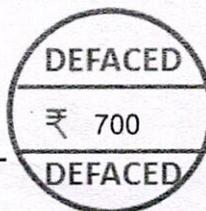


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0224081511296	Receipt Date	15/02/2024
-----	---------------	--------------	------------

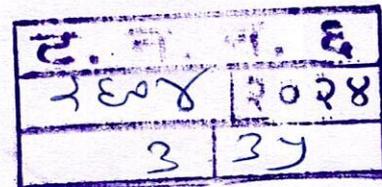
Received from - - -, Mobile number 9800001000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 2604 dated 15/02/2024 at the Sub Registrar office Joint S.R.Thane 6 of the District Thane.



Payment Details

Bank Name	SBIN	Payment Date	08/02/2024
Bank CIN	10004152024020810729	REF No.	403924752384
Deface No	0224081511296D	Deface Date	15/02/2024

This is computer generated receipt, hence no signature is required.





CHALLAN
MTR Form Number-6



GRN	MH015572044202324E	BARCODE	[Barcode]		Date	13/02/2024-18:29:21	Form ID	25.2
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	THN3_THANE NO 3 JOINT SUB REGISTRAR		Full Name	NAFIS AHMED				
Location	THANE							
Year	2023-2024 One Time		Flat/Block No.	FLAT NO. 23, FIFTH FLOOR, MAYUR-2,				
			Premises/Building	HOUSEFIN CHS LTD,				
Account Head Details			Amount in Rs.					
0030046401	Stamp Duty		645000.00	Road/Street	KALASH UDAYN,PLOT NO. 23, SECTOR-11, KOPARKHAIRANE			
0030063301	Registration Fee		30000.00	Area/Locality	NAVI MUMBAI			
				Town/City/District				
				PIN	4	0	0	7 0 9
				Remarks (If Any)	SecondPartyName=SARAH R GADKAR~			
				Amount In	Six Lakh Seventy Five Thousand Rupees Only			
Total			6,75,000.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	99103362024021321632 285262950			
Cheque/DD No.			Bank Date	RBI Date	13/02/2024-18:00:40	Not Verified with RBI		
Name of Bank			Bank-Branch	IDBI BANK				
Name of Branch			Scroll No. , Date	100 / 14/02/2024				



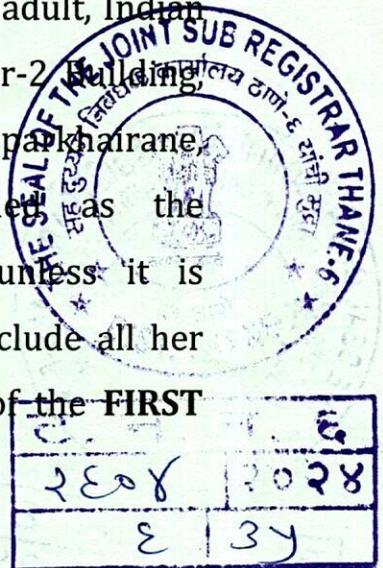
Department ID : Mobile No. : 9833968911
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document
 सदर चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-336-2604	0008295524202324	15/02/2024-16:47:24	IGR118	30000.00

AGREEMENT FOR SALE

THIS AGREEMENT IS MADE AND ENTERED INTO AT KOPARKHAIRANE, NAVI MUMBAI, on this 15 day of **February, 2024, BETWEEN **MRS.SARAH RAYMOND GADKAR**, (Pan No. ABIPG 3091 J), adult, Indian Inhabitant, having address at Flat No.23, Fifth Floor, Mayur-2 Building, Housefin Chs. Ltd., at Kalash Udyan, Plot No.23, Sector 11, Koparkhairane, Navi Mumbai, Tal. & Dist. Thane, hereinafter called as the **SELLER/TRANSFEROR** (which term, expression shall unless it is repugnant to the context or meaning thereof mean and include all her legal heirs, nominees, successors and permitted assigns) of the **FIRST PART..AND.****



MR.NAFIS AHMAD, (Pan No. AEAPA 6399 G), adult, Indian Inhabitant, having address at Flat No.1203, Ajmera Height-2, Yogi Dham, Murbad Road, Yogi Dham Complex, Gauripada, Kalyan(W), Thane, hereinafter called as the **PURCHASER/TRANSFeree** (which term, expression shall unless it is repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the **SECOND PART.**

S.R. Gadkar

Thant

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

AND WHEREAS The State Government have acquired land within the delineated area on Navi Mumbai and vested the same in the corporation by an order duly made in that as per the provision of Section 113 of the said Act.

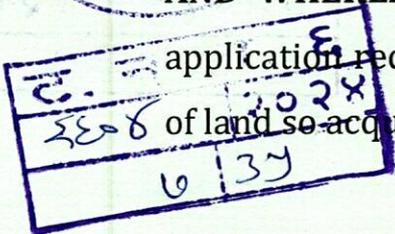
AND WHEREAS The Corporation invited application from the proposed registered Co-Operative Housing Societies for disposal of the Plot to such societies on the terms and conditions publicly declared by the Corporation.

AND WHEREAS M/S.HOUSEFIN CHS. LTD., as the Society had by his application requested the Corporation to grant a lease of a piece or parcel of land so acquired and vested in the Corporation.

AND WHEREAS by an "Agreement to Lease" dtd.26.02.1993 made between CIDCO LTD., as the Corporation of the ONE PART and M/S.HOUSEFIN CHS. LTD., a Society duly registered under the Maharashtra Co-Operative Societies Act. 1960, having Registration No. TNA(TNA)/HSG(TC)/5630/ Years 1992-1993, (herein after referred to as the Society) at the OTHER PART. The Corporation agreed to lease a

S.K. Gadkar

[Signature]



piece of land bearing **Plot No.23, admeasuring about 16,498.50 Sq. Mtrs. area, situated at Sector 11, Koparkhairane, Navi Mumbai, Tal. & Dist. Thane,** (is hereinafter referred to as the said Plot) on the terms and conditions contained therein. The Corporation handed over possession of the said Plot to the Society to enable them to construct buildings therein.

AND WHEREAS the society developed the said Plot to the **M/S.KALASH BUILDERS PVT. LTD.,** as per Developer, vide **"Development Agreement"** dtd.26.03.1993.

AND WHEREAS the Developer obtained Development Permission Letter cum Commencement Certificate from Competent authority, commencing the construction of buildings on the said Plot.

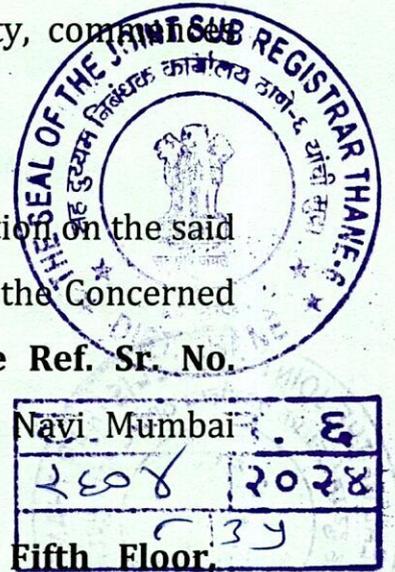
AND WHEREAS the said Developer completed the construction on the said Plot in accordance with the plans approved/sanctioned by the Concerned Authority and obtained the **Occupancy Certificate vide Ref. Sr. No. NMMC/D-2/TPO/OC/3002/D,** on **dtd.01.12.1995,** from **Navi Mumbai Municipal Corporation.**

AND WHEREAS the Society allotted **Flat No.23, on Fifth Floor,** admeasuring **770 Sq. Ft. Super Built up area (543 Sq. Ft. Carpet area), in MAYUR-2 Building of the society known as "HOUSEFIN CHS. LTD.,"** at **KALASH UDYAN** on **Plot No.23, situated at Sector 11, Koparkhairane, Navi Mumbai, Tal. & Dist. Thane,** (hereinafter referred as the said 'Flat/Premises') to **MRS.PRADNYA P. SURVE,** was the Original member of the said Society.

AND WHEREAS MRS.PRADNYA P. SURVE, sold, transferred & assigned all her rights, shares, title & interests of the above said Flat to

S.R. Gadhkar

[Signature]



1)MRS.MANISHA SURESH PIMPALKHARE, 2)MR.SURESH KASHINATH PIMPALKHARE, vide "Agreement for Sale" duly registered with Sub-Registrar of Thane-3, on the dtd.04.12.2000, under Doc. Sr. No. TNN-3-14716-2000, for proper consideration.

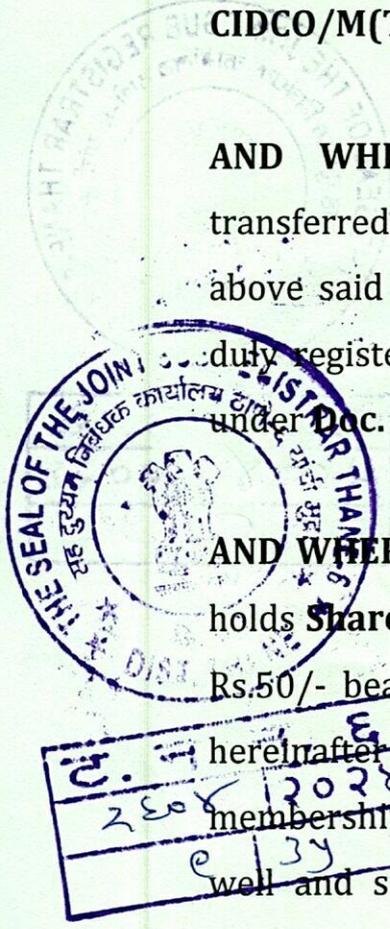
AND WHEREAS Late. SURESH KASHINATH PIMPALKHARE, died instated on dated 12.01.2013, leaving behind his legal heirs 1)MRS.MANISHA SURESH PIMPALKHARE, 2)MRS.SARAH RAYMOND GADKAR. He nominated his Daughter MRS.SARAH RAYMOND GADKAR, his life time in respect of above said Premises. Thereafter CIDCO LTD., transfer of above said Flat in their name, vide Letter Ref. Sr. No. CIDCO/M(TS-I)/AEO(II)/2016/3058, dtd.23.09.2016.

AND WHEREAS MRS.MANISHA SURESH PIMPALKHARE, gifted, transferred & assigned all her 50% rights, shares, title & interests of the above said Flat to MRS.SARAH RAYMOND GADKAR, vide "Gift Deed" duly registered with Sub-Registrar of Thane-8, on the dtd.29.09.2016, under Doc. Sr. No. TNN-8-11816-2016, for proper consideration.

AND WHEREAS the Seller/Transferor is the member of the Society and holds Share Certificate No.96, comprising of five fully paid up shares of Rs.50/- bearing distinctive numbers from 476 to 480 (both inclusive hereinafter referred to as the said shares) and by virtue of her membership of the said Society is seized and possessed of or otherwise well and sufficiently entitled to the said Flat. The said Plot is more particularly described in the Schedule-I hereunder and the said Flat/Premises is more particularly described in the Schedule-II hereunder.

S.R. Gadkar

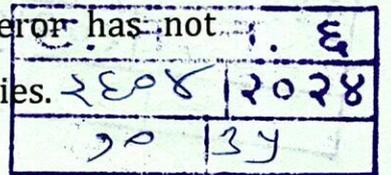
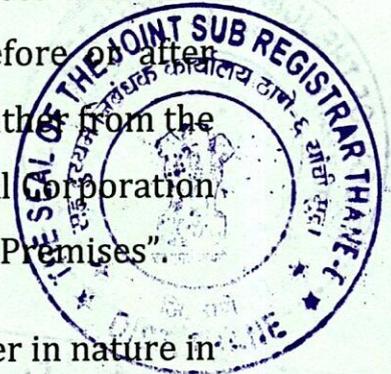
[Signature]



AND WHEREAS the Seller/Transferor agreed to sell and transfer the said Flat/Premises and the said shares along with all her rights, title, interests to the Purchaser/Transferee for a total consideration of **Rs.1,07,50,000/- (Rupees One Crore Seven Lacs Fifty Thousand Only)**.

AND WHEREAS THE SELLER/TRANSFEROR MADE THE FOLLOWING REPRESENTATIONS AND DECLARATIONS TO THE PURCHASER/TRANSFEREE.

- a) There are no suits, litigations, civil or criminal or any other proceedings pending as against the Transferor personally affecting "the said Premises".
- b) There are no attachments or prohibitory orders as against or affecting the said premises and "the said Premises" is free from all encumbrances or charges and /or are not the subject matter of any listeners or easements or attachments either before ^{after} judgment. The Transferor has not received any notice either from the Government, or any other public authority, or Municipal Corporation, regarding any of the proceedings in respect of "the Said Premises".
- c) The Transferor has paid all the dues, charges whatsoever in nature in respect of "the said Flat/Premises" and the Transferor has not received any notice from any statutory body or authorities.
- d) The Transferor in the past have not entered into any agreement, deed either in the form of sale, lease, exchange, assignment or in any other manner whatsoever and have not created any ownership, tenancy, leave and license or any other rights of the like nature in "the said Flat/Premises" or any part thereof in any manner whatsoever.



S.R. Gadhale

Thane

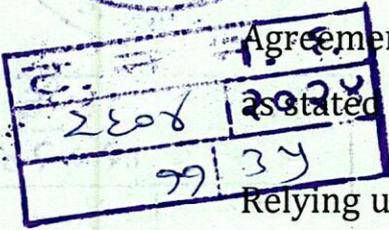
- e) The Transferor is in exclusive use, occupation and possession of the said premises and every part thereof and except the Transferor no any other person or persons are in use, occupation and enjoyment of "the said Flat/Premises" or any part thereof.
- f) The Transferor has good and clear title free from encumbrances of any nature whatsoever of "the said Flat/Premises" and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise whatsoever outstanding against the Transferor and/or against the said Flat/Premises or any part thereof.
- g) The Transferor is not prohibited either under the Income Tax Act, Gift Tax Act, Wealth Tax Act, or under any other statute time being in force from transferring disposing off "the said Flat/Premises" under this Agreement.

h) The Transferor has not done any act, deed, matter or thing whereby she is prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the Transferee and the Transferor has all the rights, title and interests to enter into this Agreement with the Transferee on the various terms and conditions as stated herein.

Relying upon the aforesaid representation and declarations made by the Transferor herein, the Transferee has requested the Transferor to assign/transfer all her share/interests in the capital property of the Society, said shares and the said Flat together with all the deposits, credits lying to her credit with the Society/NMMC/CIDCO/MSEB etc., (hereinafter referred to as the said deposits) to the

B.K. Gadhkar

[Signature]

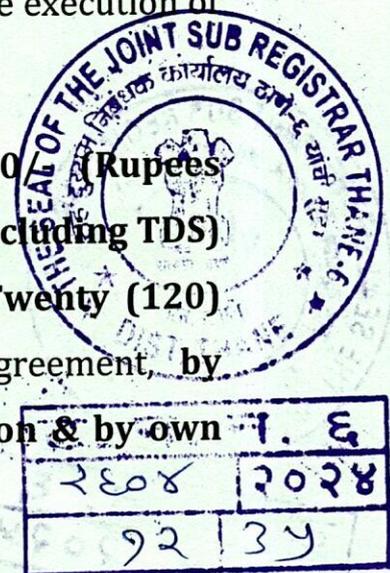


Transferee for a total consideration of **Rs.1,07,50,000/- (Rupees One Crore Seven Lacs Fifty Thousand Only)**.

And whereas the Transferor herein has agreed to assign and transfer all her share/interests in the capital/property of the Society, together with the deposits lying to the credit of the Society, i.e. the said shares, the said Premises and the said deposits, inclusive of all her rights of ownership, share amounts, deposits, etc., paid by him to the Society, Municipality, and Government etc., till the execution of this Agreement to the Transferee herein for a total consideration of **Rs.1,07,50,000/- (Rupees One Crore Seven Lacs Fifty Thousand Only)** payable in manner as hereinafter stated.

a) The Transferee shall pay to the Seller/Transferor a sum of **Rs.10,75,000/- (Rupees Ten Lacs Seventy Five Thousand Only)** as advance and part payment on or before the execution of this Agreement.

b) **AND THE BALANCE AMOUNT of Rs.96,75,000/- (Rupees Ninety Six Lacs Seventy Five Thousand Only) (Including TDS)** shall be paid within a period of **One Hundred Twenty (120) days**, from the date of registration of this agreement, by **obtaining Housing Loan from Finance Institution & by own arrangement.**



And the Seller/Transferor admit of having received the said sum of **Rs.10,75,000/- (Rupees Ten Lacs Seventy Five Thousand Only)** as advance and part payment from the Transferee.

UPON RECEIPT OF THE FULL CONSIDERATION AS REFERRED TO HEREINABOVE THE SELLER/TRANSFEROR:

S. R. Gadhkar

[Signature]

- I) Shall hand over to the Transferee the Original Share Certificate.
- II) Shall hand over to the Transferee the transfer forms duly signed by him, i.e. by the Transferor, as regards the transfer of the said shares and all other necessary papers, letters and documents required for effectively transferring the said shares by the Seller/Transferor to the Transferee.
- III) Shall surrender her occupancy rights in respect of the said Flat in favour of the Transferee.
- IV) Shall cause the said society to allow the Transferee to occupy the said Flat in place and instead of the Transferor.
- V) Shall tender her resignation as the members of the said society.
- VI) Shall cause the said society to transfer all the deposits, if any, lying with the said society in the name of the Seller/Transferor in favour of the Transferee in the records of the said society.

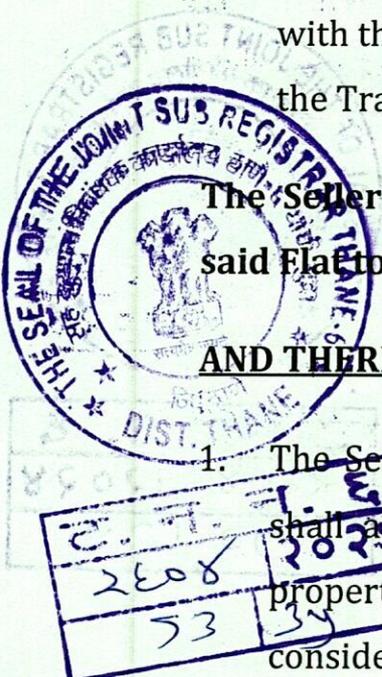
The Seller/Transferor has agreed to hand over possession of the said Flat to the Transferee on receiving the full and final payment.

AND THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS :

1. The Seller/Transferor shall assign and transfer and the Transferee shall acquire the share/interest of the Transferor in the capital/property of the Society, said Shares and the said Flat for a total consideration of **Rs.1,07,50,000/- (Rupees One Crore Seven Lacs Fifty Thousand Only)**, inclusive of all her rights of ownership, membership right, share amounts, deposits etc. payable paid by him to the society, municipality, Govt. etc. till the date of full and final payment to the Seller/Transferor. The assignment of the said rights

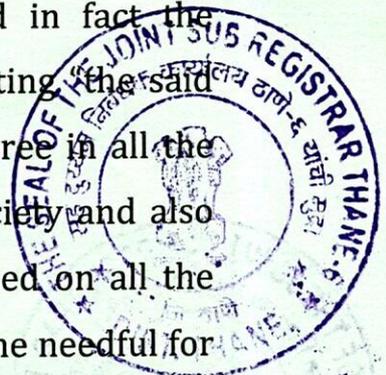
S.R. Gadhkar

[Signature]



is incidental to the transfer of the relevant shares which the Transferor is holding in respect thereof and as such the ownership rights of "the said Flat/Premises" and the rights accrued to the Transferor is incidental to the above referred shares which she is holding in the society.

2. The Seller/Transferor shall put the Transferee in absolute and exclusive possession of "the Said Premises" after receiving full and final payment from the Transferee.
3. That after making the full and final payment and on receiving the possession of the said premises, the Transferee shall be entitled to apply to the Co-operative Society for the substitution/transfer to his/their names in the place of the Transferor and in fact the Transferor shall arrange and do all the needful in getting the said Flat/Premises" transferred in the name of the Transferee in all the relevant records/documents of the above referred society and also co-operate to get the names of the Transferee endorsed on all the records, documents of the said society and also do all the needful for getting the ownership rights, title, interests and benefits etc. of "the said Flat/Premises" duly transferred to the Transferee.
4. Upon receiving the full and final payment and handing over the peaceful and vacant possession of the said Flat/Premises to the Transferee, the Seller/Transferor shall has no rights, title, interests, claim demand or charge of whatsoever nature on the payments and contributions made by the Seller/Transferor her predecessor-in-title to the said society and on "the said Flat/Premises". The Seller/Transferor shall co-operate in all respects to secure the title of the said Flat/Premises to the Transferee. Thereafter the Transferee



2008	2028
78	39

SR-Gadgil

Thrup

counsels in law, shall do whatever is reasonably required to be done or execute and procure all documents and such further assurances in law to better and very perfectly transfer her rights, title, interest and benefits in "the said Premises" and every part thereof unto and to the Transferee use as aforesaid.

9. That the Transferor hereby declares that, she has paid all taxes and outgoing up to the date of possession in respect of "the Said Premises" and that if any amount is due from them to the Society, the Corporation or Government and/or to any other person, persons or authorities relating to "the said Premises", the same shall be paid by the Transferor and if any such amount is recovered from the Transferee, the Transferor doth hereby agrees to indemnify and keep the Transferee indemnified there from.

10. It is agreed by and between the parties hereto the all the amounts, dues, taxes and outgoing up to the date of delivery of possession to the Transferee shall be borne and paid by the Transferor and all the amount, dues, taxes and outgoing in respect of the said Premises after the date of delivery of possession to the Transferee shall be borne and paid by the Transferee.



2008	2021
28	31

11. The Transferor declares that, she shall hand over all the original documents relating to the said premises in token of having transferred and assigned all her rights, title, interests and in respect of "the said Premises" on receiving the full and final payment and after handing over the possession of the said premises. Similarly, the Transferor shall also hand over all the other receipts and the above referred Share Certificate to the Transferee. The Transferor states that except the aforesaid papers, she does not possess any other

Sit Guler

[Signature]

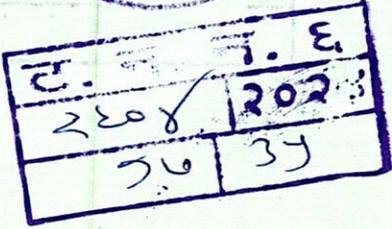
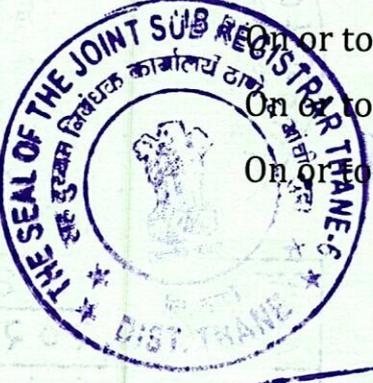
document of title in respect of "the said premises" nor have she deposited or pledged the same with anyone and as such she undertake to indemnify and keep indemnified the Transferee.

SCHEDULE-I
: SCHEDULE OF THE PLOT/LAND :

ALL THAT piece and parcels of land bearing **Plot No.23, admeasuring about 16498.50 Sq. Mtrs. area, situated at Sector 11, Koparkhairane, Navi Mumbai, Tal. & Dist. Thane,** within the limits of Navi Mumbai Municipal Corporation and within the Registration of District Thane, and Plot bounded as follows :

THAT IT TO SAY :-

On or towards the North by	:	23.5 Mtrs. wide Road.
On or towards the South by	:	Plot Nos.20 & 22.
On or towards the East by	:	Plot No.19.
On or towards the West by	:	34 Mtrs. wide Road and Plot Nos.21 & 22.



SCHEDULE-II
: SCHEDULE OF THE FLAT/PREMISES :

Flat No.23, on Fifth Floor, admeasuring 770 Sq. Ft. Super Built up area (543 Sq. Ft. Carpet area), in MAYUR-2 Building of the society known as "HOUSEFIN CHS. LTD.," at KALASH UDYAN on Plot No.23, situated at Sector 11, Koparkhairane, Navi Mumbai, Tal. & Dist. Thane.

S. K. Gadhkar

[Handwritten Signature]

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN;

SIGNED AND DELIVERED BY THE
WITH IN NAMED TRANSFEROR)
MRS.SARAH RAYMOND GADKAR)

S.R. Gadkar



In the presence of)
1. Raymond Gadkar *R Gadkar*)
2. *A*)

SIGNED AND DELIVERED BY THE
WITH IN NAMED TRANSFEREE)
MR.NAFIS AHMAD)

Nafis Ahmad



In the presence of)
1. *R Gadkar*)
2. *A*)



२०२४	२०२४
२३	२३

RECEIPT

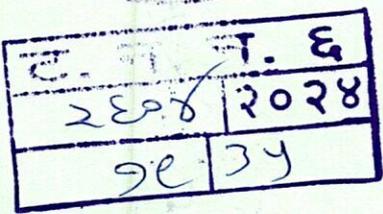
RECEIVED a sum of **Rs.10,75,000/- (Rupees Ten Lacs Seventy Five Thousand Only)**, from the Transferee/Purchaser **MR.NAFIS AHMAD**, being the **ADVANCE AND PART PAYMENT** of the sale price as hereinabove mentioned in respect of the **Flat No.23, on Fifth Floor**, admeasuring **770 Sq. Ft. Super Built up area (543 Sq. Ft. Carpet area)**, in **MAYUR-2 Building** of the society known as "**HOUSEFIN CHS. LTD.,**" at **KALASH UDYAN** on **Plot No.23**, situated at **Sector 11, Koparkhairane, Navi Mumbai, Tal. & Dist. Thane.**

Mode of Payment :-

Amount	Cheque No.	Date	Bank
Rs.500/-	G Pay UPI No. 401874762074	18.01.2024	State Bank of India
Rs.24,500/-	Online Transfer UPI No. 401875184709	18.01.2024	State Bank of India
Rs.49,000/-	Online Transfer UPI No. 401989881322	19.01.2024	State Bank of India
Rs.26,000/-	Online Transfer UPI No. 401990072365	19.01.2024	State Bank of India
Rs.400,000/-	NEFT UTR No. SBIN224043589552	12.02.2024	State Bank of India
Rs.475,000/-	RTGS UTR No. SBINR12024021302034582	13.02.2024	State Bank of India



I SAY RECEIVED



S.R. Gadkar
MRS.SARAH RAYMOND GADKAR
 (SELLER/TRANSFEROR)

Witness:-

[Signature]
[Signature]



14/07/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 6,

दस्त क्रमांक : 7890/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) कोपरखैरणे

- (1) विलेखाचा प्रकार 65-चुक दुरुस्ती पत्र
- (2) मोबदला 1
- (3) बाजारभाव(भाडेपट्टयाच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 1
- (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) 1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: बक्षिसपत्र दस्त क्र टनन-8-11816-2016 दिनांक- 29/09/2016 ची चुकदुरुस्ती दस्तात नमुद केल्याप्रमाणे 462 चौ.फुट कारपेट ऐवजी 543 चौ.फुट कारपेट म्हणजेच 770 चौ.फुट सुपर बि.अप असे वाचण्यात व समजण्यात यावे ही चुक दुरुस्ती करण्यात आली. ((Plot Number : 23 ; SECTOR NUMBER : 11 ;))
- (5) क्षेत्रफळ 1) 770 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:-मनिषा सुरेश पिंपळखैरे वय:-71; पत्ता:-प्लॉट नं: सदनिका नंबर-23, माळा नं: पाचवा मजला,, इमारतीचे नाव: मयुर-2, हाऊसफीन को.अ.ओ.ही.सोसायटी ली., ब्लॉक नं: सेक्टर-11, रोड नं: कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AAFPP9887K
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता 1): नाव:-सारा रेमंड गडकर वय:-47; पत्ता:-प्लॉट नं: सदनिका नंबर-23, माळा नं: पाचवा मजला,, इमारतीचे नाव: मयुर-2, हाऊसफीन को.अ.ओ.ही.सोसायटी ली., ब्लॉक नं: सेक्टर-11, रोड नं: कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-ABIPG3091J
- (9) दस्तऐवज करून दिल्याचा दिनांक 14/07/2017
- (10) दस्त नोंदणी केल्याचा दिनांक 14/07/2017
- (11) अनुक्रमांक, खंड व पृष्ठ 7890/2017
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 10700
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 200
- (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.

iSarita v1.5.0



२३०४	२०२४
२०	३५



29/09/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

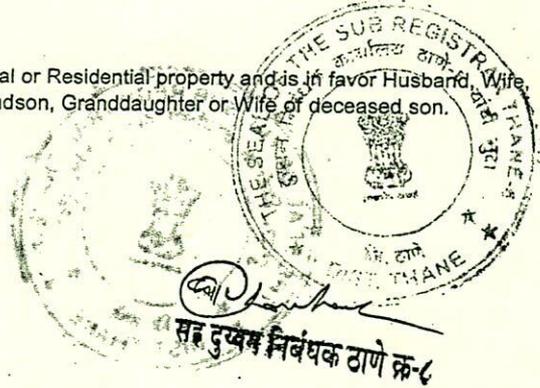
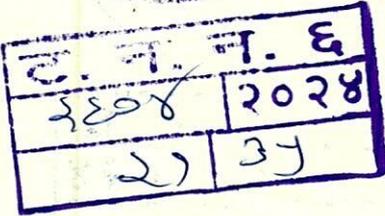
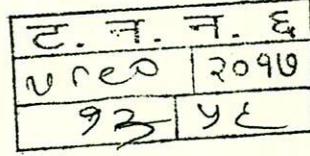
दस्त क्रमांक : 11816/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) कोपरखैरणे

(1) विलेखाचा प्रकार	बक्षीसपत्र
(2) मोवदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1790000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर बर्णन ; इतर माहिती: विभाग क्र 3/80... सदनिका क्रमांक 23, पाचवा मजला, मयुर-2, हाऊसफीन फो. ओ. ही. सोसायटी लिमिटेड, मुखंड क्रमांक 23, सेक्टर 11, कोपरखैरणे, नवी मुंबई-400709.... क्षेत्रफळ: 462 चौ फुट कारपेट पैकी 50% हिस्सा ((Plot Number : 23 ; SECTOR NUMBER : 11 ;))
(5) क्षेत्रफळ	1) 462 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:-मनिषा सुरेश पिंपळखैरे वय:-70; पत्ता:-प्लॉट नं: सदनिका नंबर- 23, , माळा नं: 5 वा मजला,, इमारतीचे नाव: मयुर-2, हाऊसफीन ही.सोसायटी ली., ब्लॉक नं: सेक्टर-11, , रोड नं: कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AAFPP9887K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सारा रेमंड गडकर वय:-46; पत्ता:-प्लॉट नं: सदनिका नंबर- 23, , माळा नं: 5 वा मजला,, इमारतीचे नाव: मयुर-2, हाऊसफीन ही.सोसायटी ली., ब्लॉक नं: सेक्टर-11, , रोड नं: कोपरखैरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-ABIPG3091J
(9) दस्तऐवज करून दिल्याचा दिनांक	29/06/2016
(10) दस्त नोंदणी केल्याचा दिनांक	29/09/2016
(11) अनुक्रमांक, खंड व पृष्ठ	11816/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	33700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.

एनन-३
9705E 94.9C
2020

10. THIS AGREEMENT shall be subject to the provisions contained in the Maharashtra Ownership flats (regulation of the promotion of construction sale management and transfer) Act 1963 and the Maharashtra Ownership flats (regulation of the promotion of construction sale management and transfer) Rules 1939 or any amendment for the time being in force.

SCHEDULE OF THE FLAT

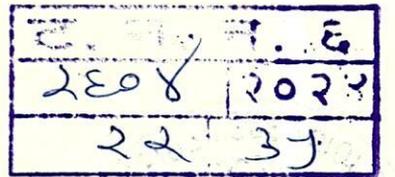
Flat No.23, on Fifth floor, admeasuring about 543 Sq. Ft. Carpet Area 770Sq. Ft. Super Builtup Area in Mayur-2 of HOUSEFIN CO-OPERATIVE HOUSING SOCIETY LTD., Plot No.23, Sector-11, Koperkhairane, Navi Mumbai, Dist. Thane.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written :

SIGNED, SEALED AND DELIVERED)
by the withinnamed TRANSFEROR/SELLER) P.P. Surve
MRS. PRADNYA P. SURVE)
in the presence of [Signature])
Bipin R. Baram)

SIGNED, SEALED AND DELIVERED)
by the withinnamed TRANSFEREES/PURCHASERS)
MRS. MANISHA SURESH PIMPALKHARE) Mrs. M.S. Pimpalkhane.
MR. SURESH KASHINATH PIMPALKHARE) S.K. Pimpalkhane
in the presence of)

[Signature] (S.M. Poojari)



अनुक्रम नंबर १४७१६
 सन २००० चे डिसेंबर
 चे ४ तारखेस ३ व
 चे दरम्यान ठाणे-३ चे
 दुय्यम निबंधक यांचे कचेरीत
 आणुन दिला.

Mrs. M.S. Pimpalkare.

दुय्यम निबंधक ठाणे क्र.३

फी घेतली
 नोंदणी फी रु. ६०२० =
 फोटो फी () रु. १०० =
 यादी फी रु. २ =
 ३ =
 टपाल फी रु. १५ =

एकुण रु. ६८४० =

दुय्यम निबंधक, ठाणे क्र. ३

त न न - ३
 १४७१६ १८७८
 २०००

देणार
 ० श्रीम. प्रजा पी. सुल सजाल
 वृत्तीणी. सा. कोपरखैरणे

देणार
 २ श्रीम. माजिषा सुरेशा पिंपळखैरे
 ३ श्री. सुरेशा कारेशमाथ पिंपळखैरे
 दोघ सजाल गोळरी
 सा. दादर. टी. टी. मुंबई
 दस्तऐवज करून देणार

तथाकथीत करेशमाथ
 दस्तऐवज करून दिल्याचे
 कबुल करतात.

श्री. रमेश गंग्रावणे
 जोळरी वाशी

असे निवेदन करीत आहेत की ते
 दस्तऐवज करून देणा-या उपर निर्दिष्ट
 इसमास व्यक्तीशः ओळखतात व
 त्याची ओळख पटवितात

Ramesh Gangraone

दिनांक: ४/१२/२०००.

दुय्यम निबंधक, ठाणे क्र.३

दुसक क्रमांक १
 १४७१६ कार्यालय नोंदणी

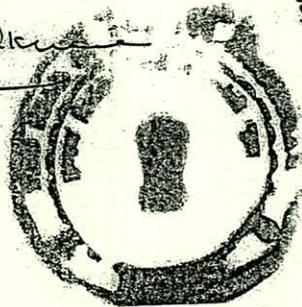
दुय्यम निबंधक
 ठाणे ४ तारखे १२ सन २०००



P.P. Sene

Mrs. M.S. Pimpalkare.

S.K. Pimpalkare



त न न - ६
 २४७४ २०२४
 २३ ३५

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

(सीआयएन - यु १९९९९ एमएच १९७० एसजीसी - ०१४५७४)

नोंदणीकृत कार्यालय :

'निर्मल' दुसरा मजला, नरीमन पॉईंट,
मुंबई - ४०० ०२९.

दूरध्वनी : ००-९९-२२-६६५० ०९००

फॅक्स : ००-९९-२२-२२०२ २५०९

Estate CFC Application No.12399.

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी. बेलापूर,
नवी मुंबई ४०० ६९४.

दूरध्वनी : ००-९९-२२-६७९९ ८९००

फॅक्स : ००-९९-२२-६७९९ ८९६६

No. CIDCO/M(TS-I)/AEO(II)/2016/ 3058

23.09.2016.

दिनांक :

संदर्भ क्र.

To,
Secretary / Chairman,
M/s.Housefin CHS Ltd.
Plot No.23, Sector - 11 ,
Kopar Khairane,
Navi Mumbai- 400 709.

**Sub:-Transfer of Share/interests in the property being Flat No.23/Mayur-2,
Plot No.23,Sector-11,Kopar Khairane,Navi Mumbai by Virtue of Nomination.**
Ref:- Application dated 07.08.2016,lodged in CFC Cell bearing No.12399.

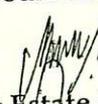
Sir/Madam,

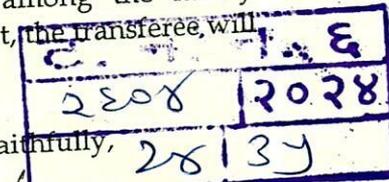
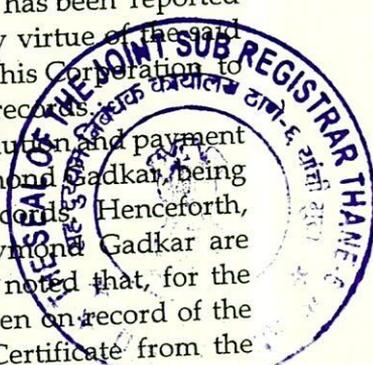
The Share/interests in the capital property of above referred flat was held by Late Shri.Suresh Kashinath Pimpalkhare & Mrs.Manisha Suresh Pimpalkhare jointly. During the life time of Shri.Suresh Kashinath Pimpalkhare, he nominated his daughter Mrs.Sarah Raymond Gadkar being nominee to inherit the above property after his death. Now, it has been reported that Shri.Suresh Kashinath Pimpalkhare has expired on 12.01.2013 and by virtue of the said nomination, Mrs.Sarah Raymond Gadkar through the society approached this Corporation to notify her name being successive heir of said deceased as society did their records.

Consequent upon submission of Nomination form, Society NOC,Resolution and payment of Adm.Charges of Rs.5,000/-, we have notified the name of Mrs.Sarah Raymond Gadkar, being successive heir of Late Shri.Suresh Kashinath Pimpalkhare in our records. Henceforth, Smt.Manisha Suresh Pimpalkhare alongwith her daughter Mrs.Sarah Raymond Gadkar are become members of the society against flat no.23/Mayur-2. This may be noted that, for the purpose of disposal of the property, the said nominee whose name are taken on record of the Corporation, shall be required to be called upon to produce Heirship Certificate from the competent Court. Subsequent to this transfer, if any disputes arise among the family member/outside in respect of this transfer and Occupancy rights of the flat, the transferee will be exclusively held responsible for the consequences if any.

Thanking you,

Yours faithfully,


Asstt. Estate Officer (II)
Asst. Estate Officer (II)
CIDCO Ltd., CIDCO Bhawan,
Navi Mumbai - 400 614.



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

(सीआयएन - यु ९९९९९ एमएच १९७० एसजीसी - ०१४५७४)

नोंदणीकृत कार्यालय :
 'निर्मल' दुसरा मजला, नरीमन पॉईंट,
 मुंबई - ४०० ०२९.
 दूरध्वनी : ००-९१-२२-६६५० ०९००
 फॅक्स : ००-९१-२२-२२०२ २५०९

मुख्य कार्यालय :
 'सिडको' भवन, सी.बी.डी. बेलापूर,
 नवी मुंबई ४०० ६९४.
 दूरध्वनी : ००-९१-२२-६७९९ ८९००
 फॅक्स : ००-९१-२२-६७९९ ८९६६

CFC Application No. - 12399

संदर्भ क्र.

No. CIDCO/M (TS-I)/AEO (II)/2016/3059

दिनांक :

23/09/2016

To,
 Secretary / Chairman,
M/s HOUSEFIN CHS Ltd.
 Plot No. 23, Sector-11,
 Koparkhairane, Navi Mumbai

FINAL ORDER

Sub: Post facto permission to transfer of share of 01(One) member
 From above Society, Flat No. 23/Mayur-02, constructed on
 Plot No. 23, Sector - 11, Koparkhairne, Navi Mumbai.

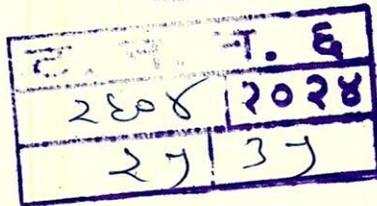
Ref: 1) Your society letter dt. 07/08/2016.
2) True copy of Agreement for Sale with full & final Consideration,
dt. 02/12/2000, Registered under Sr. No. TNN3-14716-2000,
dt. 04/12/2000, with Sub Registrar & Assurance Thane-3.

You are requested to refer your application for transfer of share of member from aforesaid Society. We are pleased to inform you that, Corporation has accepted your transfer applications and permits your 01 (One) member to transfer his share. The details of the member are given below:

Outgoing member	Incoming Member	Flat No.	Area (in M2)
MR. PRADNYA P. SURVE	MRS. MANISHA SURESH P. PALKHARE & MR. SURESH KASHINATH P. PALKHARE	23/Mayur-02	50.46

The others terms and conditions of the Agreement to Lease/Lease Deed dt. 26/02/1993, between Society & our Corporation remain unchanged.

Yours faithfully



Asstt. Estate Officer (II)
 Asstt. Estate Officer (II)
 CIDCO Ltd., CIDCO Bhawan,
 Navi Mumbai - 400 614.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE
"NIRMAL", 2nd Floor
Nariman Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
Fax : 00-91-22-2202 2509

HEAD OFFICE
CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100
Fax : 00-91-22-6791 8166

Final Order for Transfer

Ref. No. CIDCO/ESTATE-1/2019/8000030720 | 7853

Date : 24.07.2019

To,
MANISHA SURESH PIMPALKHARE
FLAT NO.23, MAYUR-2, HOUSEFIN CHS, SEC-11, PLOT NO.23
KOPARKHAIRANE, NAVI MUMBAI 400709

Subject : Your Request for Transfer by Gift Deed

Reference : Application number 8000030720 (NMKK01100000023MYR2050023)

In respect of property Flat No.MAYUR-2-23, HOUSEFIN CHS LTD/MAYUR 2, Plot No. 23, Sector 11, Kopar khairane, Navi Mumbai

Sir/Madam,

Transfer of Lease by way of Gift Deed has been executed by the Original Licensee/ Doner 1) MANISHA SURESH PIMPALKHARE (100.0000 %) in favour of the New Licensee/ Donee 1) SARAH RAYMOND GADKAR (100.0000 %), thereby transferring the lease hold rights in respect of Flat No MAYUR-2-23, HOUSEFIN CHS LTD/MAYUR 2, Plot No.23 Sector 11, Kopar khairane, Navi Mumbai. The Gift Deed has been registered on .

The Corporation has taken note of the transfer of lease hold rights to the New Licensee/ Donee 1) SARAH RAYMOND GADKAR (100.0000 %) by way of Gift Deed.

Kindly note that the terms and conditions of the Agreement to Sell/ Deed of Apartment dated , shall remain unchanged and shall be binding on the new Licensee / Donee.

Thanking You

Yours Sincerely,

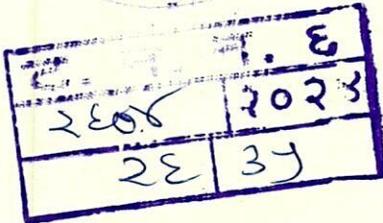
HEMANT

HARISHCHANDR

A KOLI

Asst. Estate Officer/Estate Officer

Digitally signed by HEMANT
HARISHCHANDRA KOLI
Date: 2019.07.26 15:58:15
+05'30'



SHARE CERTIFICATE

HOUSEFIN CO-OP. HOUSING SOCIETY LTD.

Regd. No. T.N.A. / (T.N.A.) / HSG / (T.C.) / 5630 / 92-93

Plot No. 23, Sector-11, Kopar Khairane, New Bombay.

Member Register No. 96

Shares No. 5

Certificate No. 096

**Authorised Share Capital Rs. 20,00,000/-
divided into 40,000 Shares of Rs. 50/- each**

This is to certify that Smt. / Shri PRADNYA P. SURVE

is/are the Registered Holder of Five Shares of
Rupees Fifty each numbered from 476 to 480
inclusive, in The Housefin Co-op. Housing Society Ltd. subject to the
Bye-laws of the Society and that upon each Share the sum of Rupees **FIFTY**
has been paid.

Rs. 250/-



Given under the Common Seal of the
said Society at New Bombay

this 16th day of JUNE 1994

Swarnika
Member of Managing
Committee

[Signature]
Secretary

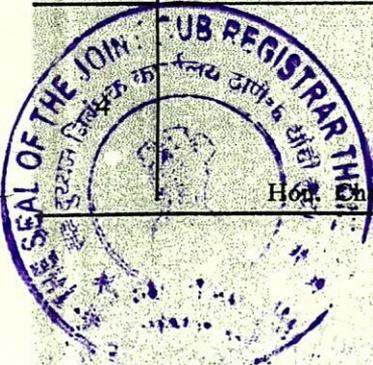
[Signature]
Chairman



2008	2028
20	37

MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which Transfer was approved	To Whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered	Sr. No. in the Share Register at which the Name of the Transferee is recorded
1	2	3	4	5
1	13 TH APRIL 2001 HOUSEFIN Co-op. Hsg. Soc. Ltd. Hon. Chairman	Smt. MANISHA S. PIMPALKHARE Smt. SURESH K. PIMPALKHARE HOUSEFIN Co-op. Hsg. Soc. Ltd. Hon. Secretary	96	558 Committee Member
2	9 TH OCT - 2016 HOUSEFIN Co-op Hsg Soc. Ltd. Hon. Chairman	Hon. Secretary MRS. MANISHA S. PIMPALKHARE & MRS. SARAH RAYMOND GADKAR HOUSEFIN CO-OP. HSG. SOC. LTD. Hon. Secretary	558	903 Committee Member
3	8 TH SEP - 2019 HOUSEFIN CO-OP. HSG. SOC. LTD. Hon. Chairman	MRS. SARAH RAYMOND GADKAR HOUSEFIN CO-OP. HSG. SOC. LTD. Hon. Secretary	SRNO - 903	SRNO - 943 Committee Member
	Hon. Chairman	Hon. Secretary		Committee Member



2008 20.3
25 35

श्री

नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पत्ता: नवी मुंबई, कपार्कहाईम, सेक्टर-११, प्लॉट नं. ३७४, हाउस फिन को-ऑप होसिंग सोसायटी लि. वॉशी, नवी मुंबई.

1st Floor, House Fin Co-Op Housing Soc. Ltd. Navi Mumbai - 400 014.
Phone: 2772 22 22
FAX: 2772 22 22
No. NPM/C/2-2/TPO/OCT/30/2/

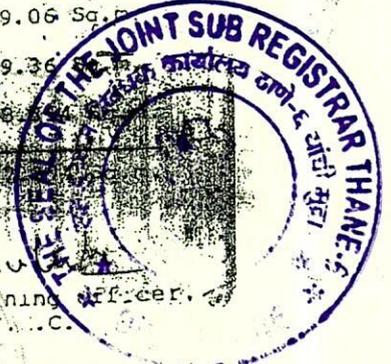
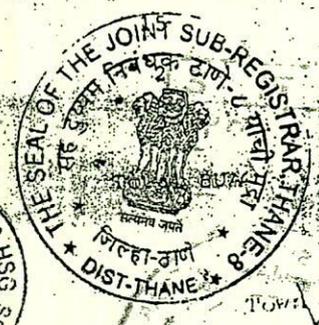
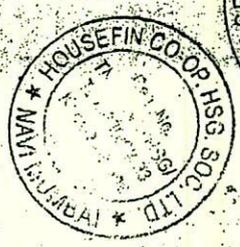
Date : 1 दिवस १९९५ - ६

OCCUPANCY CERTIFICATE

७७८९६/२९-३७
२०९६

I hereby certify that the development of Residential Buildings (BUX 16207.374 SQ.M.) completed by the Owner The Secretary, House Fin Co-Op Housing Society, at Plot No. Sector-11, Koparkhairne, Navi Mumbai completed on 27/6/95 under the supervision of M/s STAPPTA Architects & Planner (P) Ltd. 1045 Big Fresh, Sector-17, Vashi, Navi Mumbai has been inspected on 12/7/95 and I declare that the development has been carried out in accordance with the General Development Control Regulation and conditions stipulated in the Commencement Certificate dated 23/3/93 and that development is for the Residential use for which

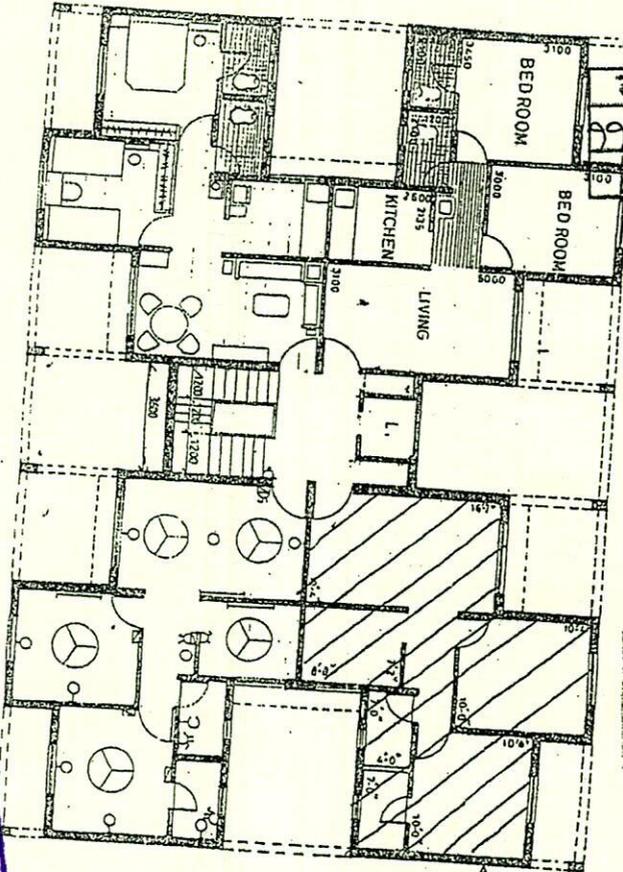
Type of Building	No. of Buildings	Area as follows
A		8919.06 Sq. ft.
B		2439.36
C		4844



Town Planning Officer.

२८०४ २०२८
२९ ३७

TWO BED APARTMENT
TYPICAL FLOOR PLAN
SCALE: 1:100

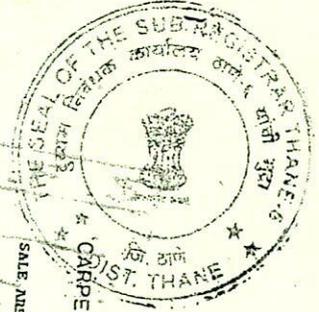


टनन - ८
९९८९६८३-३७
२०९६

ट. न. न. ६
५९६० २०९७
३५ ५६



३	३
२०२३	२०२३
३०	३५



SALE AREA = 790 SQ. FT.
CARPET AREA = 50.44 M²
543.00 SQ. FT.



KALSHA BUILDERS
KALSHA BUILDERS PVT. LTD.

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

RAYMOND SAMUEL GADKAR

SAMUEL RAHAMIM GADKAR

15/12/1968

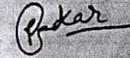
2446

25

01523

Permanent Account Number

AADPG4005G


Signature



द. नं. ६
२६०४ २०२४
३१ ३५

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NAHIS AHMAD
SAHIR UDDIN
11/01/1973

Permanent Account Number
NEAPA6399G



Handwritten signature



2028	32
32	35

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SARAH RAYMOND GADKAR

2449

SURESH KASHINATH PIMPALKHARE

25

01523

01/01/1970

Permanent Account Number

ABIPG3091J

S.R. Gadkar
Signature



त. न. नं. ६	
२००४	२०२४
३२	३७

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

336/2604

गुरुवार, 15 फेब्रुवारी 2024 5:42 म.नं.

दस्त गोषवारा भाग-1

टनन6

दस्त क्रमांक: 2604/2024

दस्त क्रमांक: टनन6 /2604/2024

बाजार मूल्य: रु. 94,45,920/-

मोबदला: रु. 1,07,50,000/-

भरलेले मुद्रांक शुल्क: रु.6,45,000/-

दु. नि. सह. दु. नि. टनन6 यांचे कार्यालयात

पावती:2733

पावती दिनांक: 15/02/2024

अ. क्र. 2604 वर दि.15-02-2024

सादरकरणाराचे नाव: नफीस अहमद - -

रोजी 4:46 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकुण: 30700.00



दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 6

सह दुय्यम निबंधक वग - २

दस्ताच उपाकरारधामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 15 / 02 / 2024 04 : 46 : 14 PM ची वेळ: (एक)

शिक्षा क्र. 2 15 / 02 / 2024 04 : 47 : 13 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस बाधिल केला आहे. दस्तामधील संपुर्ण मजकुर, निष्पादक व्यक्ती, सादीवार व संबत जोडलेले कागदपत्रे दस्ताची सत्यता, वैधता, कापदेशीय बाबीसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणत्याही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

लिहून घेणार सही



लिहून देणार सही





15/02/2024 4 49:55 PM

दस्त गोपवारा भाग-2

टनन6

34/34

दस्त क्रमांक:2604/2024

दस्त क्रमांक :टनन6/2604/2024

दस्तावेज प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:सारा रेमंड गडकर - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. २३, पाचवा मजला, मयूर-२ हाऊसफीन सीएचएस ली., कलश उद्यान, प्लॉट नं. २३, सेक्टर-११, कोपरखैरणे, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन नंबर:ABIPG3091J	लिहून देणार वय :-54 स्वाक्षरी:- <i>S.K.Gadkar</i>		
2	नाव:नफीस अहमद - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्र. १२०३, अजमेरा हाईड्स, योगी धाम, मुरबाड रोड, योगी धाम कॉम्प्लेक्स, गौरीपाडा, कल्याण वेस्ट, ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर:AEAPA6399G	लिहून घेणार वय :-51 स्वाक्षरी:- <i>Ahmed</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:15 / 02 / 2024 04 : 49 : 10 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:अतिश तांबे - वय:34 पत्ता:वाशी नवी मुम्बई पिन कोड:400703	<i>A</i>		
2	नाव:रेमंड गडकर - - वय:54 पत्ता:से-11 कोपरखैरणे पिन कोड:400709	<i>Pedkar</i>		

शिक्का क्र.4 ची वेळ:15 / 02 / 2024 04 : 49 : 44 PM

Joint Sub Registrar Thane 6
सह दुय्यम निबंधक वर्ग - २
पेमेंट क्र - ६



sr.	Purchaser	Type	Verification no/Year doc	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NAFIS AHMED	eChallan	69103332024021321632	MH015572044202324E	645000.00	SD	0008295524202324	15/02/2024
2		DHC		0224081511296	700	RF	0224081511296D	15/02/2024
3	NAFIS AHMED	eChallan		MH015572044202324E	30000	RF	0008295524202324	15/02/2024

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

प्रमाणित करण्यात येते की सदर दस्तास एकूण 34

2604 /2024

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning पाने आहेत.
2. Get print immediately after registration.

सह दुय्यम निबंधक वर्ग-२ ठाणे क्र - ६

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

दस्तावेज क्र. १
₹ २६०४ वर नोंदला

सह दुय्यम निबंधक वर्ग-२ ठाणे क्र - ६
दिनांक १५ माहे २ सन २०२४