

398/14226

पावती

Original/Duplicate

Tuesday, September 17, 2019

नोंदणी क्र.: 39M

10:23 AM

Regn.: 39M

पावती क्र.: 17553 दिनांक: 17/09/2019

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवल3-14226-2019

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: सुनिता जैन - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी:

रु. 1100.00

पृष्ठांची संख्या: 55

एकूण:

रु. 1200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
10:40 AM ह्या वेळेस मिळेल.


Sub Registrar Panvel 3

बाजार मुल्य: रु. 10152282.21 /-

मोबदला रु. 11700000/-

भरलेले मुद्रांक शुल्क : रु. 100/-

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

2) देयकाचा प्रकार: DHC रक्कम: रु. 1100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1709201900672 दिनांक: 17/09/2019

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjusted : Old Doc.No13318-2019 Amt. 30000

Suniza Jain

Department of Stamp & Registration, Maharashtra	
Receipt of Document: Handling Charges	
PRN 1709201900672	Date 17/09/2019
Received from SUNITA JAIN, Mobile number 9322431299, an amount of Rs.1100/- towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 17/09/2019
Bank CIN 10004152019091700552	REF No. IGAHAJTX2
This is computer generated receipt, hence no signature is required.	

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Sunita Jain

Sk Jain



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पवेल-३
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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

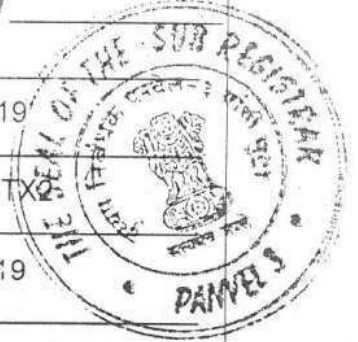
PRN 1709201900672 Receipt Date 17/09/2019

Received from SUNITA JAIN, Mobile number 9322431299, an amount of Rs.1100/-, towards Document Handling Charges for the Document to be registered on Document No. 14226 dated 17/09/2019 at the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.

DEFACED
₹ 1100
DEFACED

Payment Details

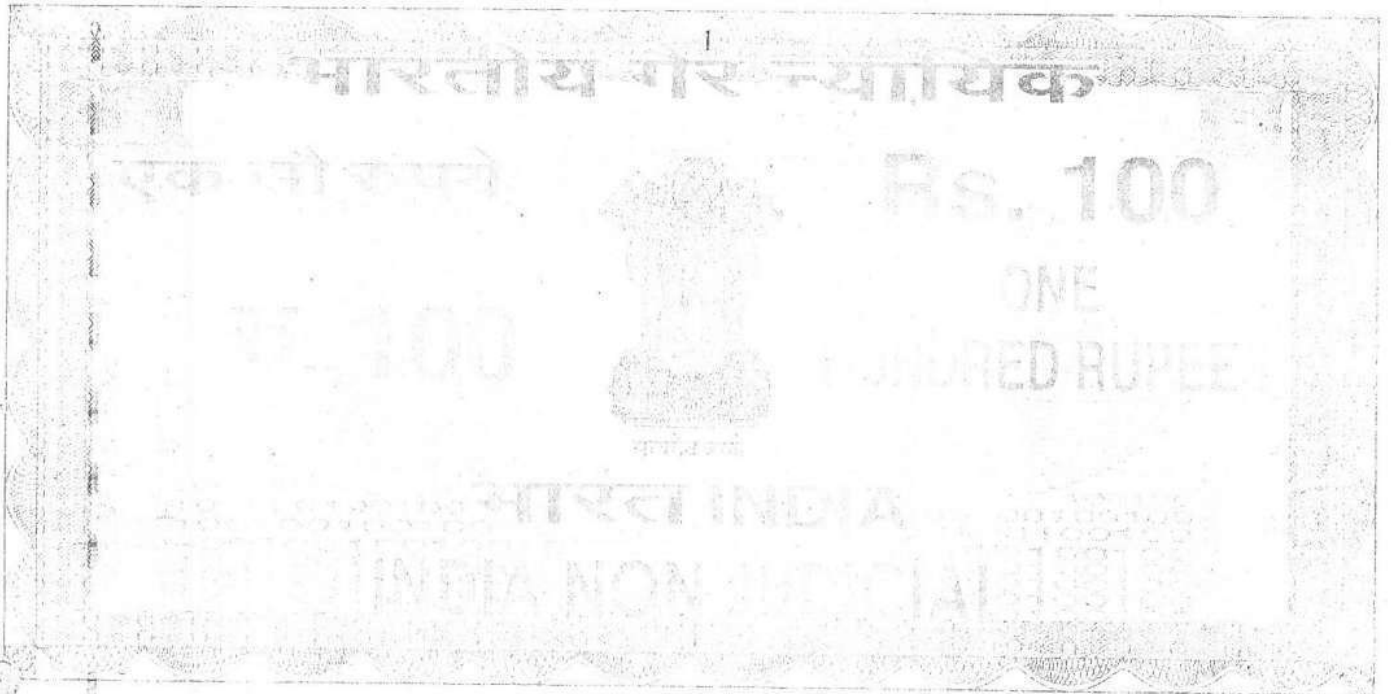
Bank Name SBIN	Payment Date 17/09/2019
Bank CIN 1000415201909170C552	REF No. IGAHAJJTX2
Deface No 1709201900672D	Deface Date 17/09/2019



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

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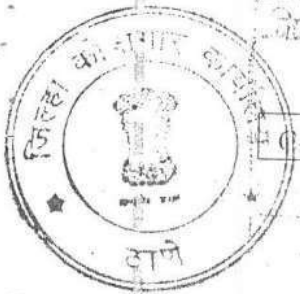




महाराष्ट्र MAHARASHTRA

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VR 961862



REGISTRATION NO. 96 AUG 2019

पवेल-3
96238/2019
9/59

SALE DEED CUM CONVEYANCE DEED FOR SALE OF A FLAT IN A CO-OPERATIVE HOUSING SOCIETY

SOCIETY: HYDE PARK CO-OP. HSG. SOC. LTD.
REGN.NO.:NBOM/CIDCO/HSG(TC)/6399/JTR/YEAR 2015-2016

FLAT NO. 903, BUILDING "B1"
NINTH FLOOR, PLOT NO.- 8,9,10,
SECTOR- 35G, KHARGHAR,
NAVI MUMBAI.

STILT CAR PARKING SPACE NO.
CARPET AREA IN SQ. FT.
BALCONY, FB, CB, SERVICE AREA ETC. IN SQ. FT.
ABUTTING TERRACE AREA IN SQ. FT.



THE AGREEMENT TO SELL HAS BEEN REGISTERED WITH THE REGISTRAR ASSURANCES, PANVEL-3, BY PAYING

STAMP DUTY : RS.7,20,000/-
REGISTRATION FEES : RS.30,000/-
DOCUMENT NO. : PVL3-13318
DATED : 23/08/2019

=====

SALE PRICE : RS.1,17,00,000/-

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THIS SALE DEED is made and entered into at Navi Mumbai, on this 17th day of September 2019,

Sanita Joun
[Signature]

M.S. Shah

Signature of Vendor

31 AUG 2019

97226
Deed

पत्रक - 3
97226 2092
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Sumita Jain

Charykher 35

61

V.S. Saraf



Ph: 23856 RECEIPT Mob: 9819412072

Vaibhavlaxmi Stamp Vendor

STAMP VENDOR - V. S. SARAF

Licence No. 1201025

B-3/6/0-2, Sector 2, Vashi Navi Mumbai

Sr. No.: 133

Date: 31/8/19

Name: Sumita Jain
Through: Charykher 35

No.	Amt.	Nos.	Total Amt
97226	100	1	100
TOTAL		1	100

V.S. Saraf
V. S. SARAF

BETWEEN

MRS. MALTI SANJEEV SHAH, aged 51 years, (PAN NO. AAMPS9121J), (AADHAR NO.6509 7096 3475), an adult, Indian Inhabitant, residing at 101, Gayatri Dham Towers Derasar Lane, Ghatkopar East, Mumbai-400077, hereinafter for brevity's sake called and referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include her heirs, executors, administrators and permitted assigns) of the One Part.

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AND

1) MRS. SUNITA JAIN, aged 57 years, (PAN NO. AEQPJ6682K), (AADHAR No. 8281 9719 6409), 2) MR. SANJEEV KUMAR JAIN, aged 59 years, (PAN NO. AOFPS0197F), (AADHAR No. 9328 4757 1847), both adults, Indian Inhabitants, residing at : C2/1302, Hyde Park, Plot No.8,9,10, Sector-35 G, Kharghar, Navi Mumbai, hereinafter for brevity's sake called and referred to as "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators and permitted assigns) of the OTHER PART.



DESCRIPTION OF PROPERTY

<u>FLAT NO.</u>	<u>FLOOR</u>	<u>BUILDING</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
903	NINTH	B1	8, 9 & 10	35G

NODE : KHARGHAR, NAVI MUMBAI.

STILT CAR PARKING SPACE NO. : P1-36
CARPET AREA IN SQ. FT. : 932
BALCONY, FB, CB, SERVICE AREA ETC. IN SQ. FT. : 181
ABUTTING TERRACE AREA IN SQ. FT. : 81

SOCIETY: HYDE PARK CO-OP. HSG. SOC. LTD.
REGN.NO.:NBOM/CIDCO/HSG(TC)/6399/JTR/YEAR 2015-2016

SALE PRICE : RS.1,17,00,000/- (RUPEES ONE CRORE SEVENTEEN LAKHS ONLY)

(hereinafter referred to as 'The Said FLAT')

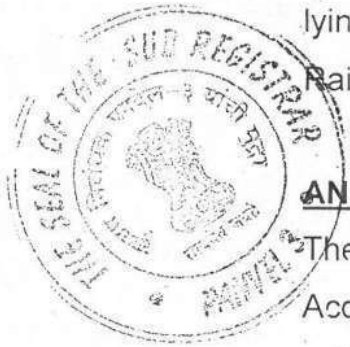
M. S. Shah

Sunita Jain
SK Jain

WHEREAS :

SHRI. VITHU ANAJII KESARKAR & OTHERS, (hereinafter referred to as the said Villagers) were the joint owners of the land bearing 1) Survey No.14, Hissa No.4, 2) admeasuring 1 are-0 Prati; 2) Survey No. 14 Hissa No.1 admeasuring 36 Ares – 8 Prati; 3) Survey No. 19, Hissa No. 1+2+3+4 admeasuring 1 hectare – 18 Ares -0 Prati; 4) Survey No. 5, Hissa No. 1+2+4+5+6+9 admeasuring 4 hectares 26 Ares – 0 Prati; 5) Survey No.5, Hissa No. 10, admeasuring 12 Ares – 0 Prati; 6) Survey No.4, Hissa Nos.1+2 admeasuring 44 Ares – 3 Prati; 7) Survey No. 3, Hissa No. 1+2 B admeasuring 1 Ares 0 Prati; 8) Survey No.10 admeasuring 9 hectares-42 Ares-0 Prati; 9) Survey No.12 admeasuring 23 Ares – 5 Pratis; 10) Survey No. 11, admeasuring 71 Ares- 0 Prati and 11) Survey No.13 admeasuring 1 hectare – 80 Ares -9 Pratis; collectively admeasuring about 18 Hectors, 43 Ares, and 5 Pratis, situate lying and being at Village Owe, Taluka Panvel, District Raigad.(hereinafter referred to as the said "Original Land").

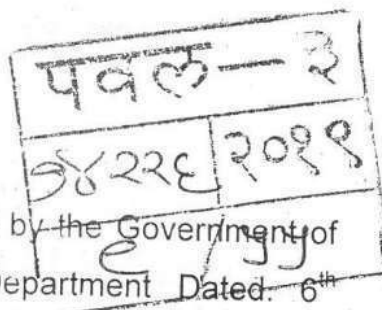
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**AND WHEREAS:**

The said Original Land was acquired by the Special Land Acquisition officer in or about the year 1970 for the purpose of establishing Navi Mumbai Township by Notification No. L.Q.N./1985/1710/C.R-217/85/UD-10, Dated. 06/03/1989 and Notification No. C.I.D./1094/2094/P.NO./287/UD-10, Dated. 29/10/1994 of the Government of Maharashtra, it was declared that persons whose lands were acquired for establishing Navi Mumbai Township would be allotted plots of lands having areas to the extent of 12.5% of the total land acquired from such persons. The Metro Centre No. 4, Panvel, has passed Award in Unit Case Nos. Owe 13 D, 13 A and 564 (P) for the above Original land acquired.

M.S. Shah

Sanita Jain
AK Jain

**AND WHEREAS:**

In pursuance of the notification issued by the Government of Maharashtra, Urban Development Department Dated. 6th March 1990 (commonly known as "the 12.5% scheme") and read the modifications thereto also by the Government of Maharashtra, Urban Development Department Dated. 28th day of October 1994, the villagers became entitled to receive allotment of some land under the said 12.5% scheme.

AND WHEREAS:

The CIDCO Ltd., in lieu of acquired land of the villagers has taken a policy decision in consultation with the Government of Maharashtra to allot some land to the villagers.

**AND WHEREAS:**

By Deed of Release Dated. 17th day of April the villagers herein released and relinquished all their rights, title, interest in respect of the plot to be allotted to them in lieu of their above entitlement in favour of SHRI. VITHU ANAJII KESARKAR upon such terms and conditions as mentioned in the said Deed of Release. The said Deed of Release is registered with the Sub Registrar of Assurances at Uran under Serial No. 3198-2008, on Dated. 17th day of April 2008.

BRIEF DETAILS OF PLOT NO.10**AND WHEREAS:**

By an Agreement to lease Dated. 23rd day of April 2008 executed between CIDCO Ltd., and SHRI. VITHU ANAJII KESARKAR, (hereinafter referred to as the Original Licensee) CIDCO Ltd., has granted SHRI. VITHU ANAJII KESARKAR, license to enter upon Plot No. 10, Sector-35G, Kharghar, Navi Mumbai, admeasuring 18049.45 Sq. Mtrs., or thereabouts in lieu of their entitlement for the above awards. (hereinafter referred to as the said Plot) for such Lease Premium and upon

M. S. Shah

Sarita Jain
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such terms and condition as mentioned in the said Agreement to Lease and the said Agreement to Lease is registered with sub registrar of Assurances under serial no. 3357-2008, on dated 24th April 2008.

AND WHEREAS:

The said Original Licensees agreed to sell, transfer and assign all their rights, title and interest in the said Plot as leased to him by CIDCO Ltd., under the said Agreement to Lease in favour of the M/S. NISARG NIRMAN DEVELOPERS, (therein referred to as the Promoters and herein after called the New Licensees), vide Tripartite Agreement dated 5th May 2008, executed between 1) CIDCO Ltd., 2) the Original Licensees & 3) M/S. NISARG NIRMAN DEVELOPERS, the said Tripartite Agreement was registered with the sub registrar of Assurances Uran, under Serial No.03591-2008, Dated. 5th May 2008.

AND WHEREAS:

By a letter of Allotment Dated 14th October 2009, followed by Supplementary Agreement Dated. 17th day of March 2010, executed between the CIDCO Ltd., and the New Licensees, CIDCO Ltd., has allotted additional land admeasuring area 3906.00 Sq. Mtrs under the High Tension Line adjoining the said first plot, Plot No.10, Sector-35G, Kharghar, Navi Mumbai, (hereinafter referred to as the adjoining plot).

AND WHEREAS:

As per terms of the said Supplementary Agreement the New Licensees are granted lease for the said adjoining plot on the same terms and condition of the Tripartite Agreement dated 5th May 2008, hereinabove between corporation and the new Licensees in respect of the first plot except that the licensee shall not carry out any construction in the said adjoining plot but can utilise the FSI available on the said adjoining plot on the first plot.

M. S. Shah

Sanita Jain
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BRIEF DETAILS OF PLOT NO.8

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AND WHEREAS:

By an Agreement to Lease dated 7th November 2007 executed between CIDCO Ltd., and SHRI. ABDUL GANI MOHAMED IBRAHIM PATIL, (therein referred to as the Second Original Owner and hereinafter referred to as the Original Licensee) CIDCO Ltd., has granted the original Licensee license to enter upon Plot No.8, Sector-35G, Kharghar, Navi Mumbai, admeasuring 3199.41 Sq. Mtrs., or thereabouts in lieu of their entitlement for the above awards. (therein referred to as the said Second plot and hereinafter referred to as the said Plot) for Lease Premium and upon such terms and condition as mentioned in the said Agreement to Lease and the said Agreement to Lease and upon converts mentioned therein for a period of 60 years with a right to develop the same as permissible under General Development Control Regulations for New Bombay 1975. The said Agreement to Lease was registered with sub registrar of Assurances Panvel under Serial No.11121-2007, on dated 16th November 2007.

AND WHEREAS:

The said Original Licensees agreed to sell, transfer and assign all their rights, title and interest in respect of the said Plot as leased to him by CIDCO Ltd., under the said Agreement to Lease in favour of the M/S. NISARG NIRMAN DEVELOPERS, (therein referred to as the Promoters and herein after called the New Licensees), vide Tripartite Agreement dated 6th October 2009, executed by between 1) CIDCO Ltd., 2) SHRI. ABDUL GANI MOHAMED IBRAHIM PATIL, (Original Licensee) & 3) M/S. NISARG NIRMAN DEVELOPERS, (New Licensees) CIDCO Ltd., accepted the Promoters as the New Licensee in respect of the said plot and granted permission for transfer of Lease in favour of the New Licensees upon such terms and conditions as contained in the said Tripartite Agreement. The said Tripartite Agreement was registered with the sub registrar of Assurances at Panvel, under Serial No.06471-2009, Dated.6th October 2009.

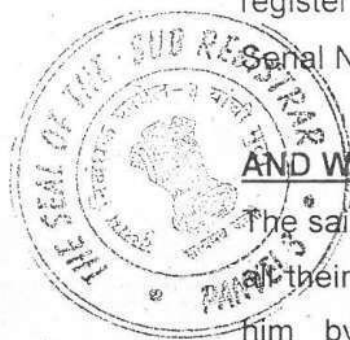
M S Shah

Sanjana Jain
K. Gan

AND WHEREAS:

By an Agreement to Lease dated 23rd day of February 2010, executed between CIDCO Ltd., and 1) SMT. DEVAKIBAI GOVIND KADU, 2) SHRI. RAMESH GOVIND KADU, 3) SHRI. DASHRATH GOVIND KADU, AND 4) SHRI. JAYENDRO GOVIND KADU, (therein referred to as the Third Original Owners and hereinafter referred to as the Original Licensees) CIDCO Ltd., has granted the original Licensees license to enter upon Plot No.9, Sector-35G, Kharghar, Navi Mumbai, admeasuring 1578.84 Sq. Mtrs., or thereabouts in lieu of their entitlement for the above awards. (therein referred to as the Third plot for the lease and hereinafter referred to as the said Plot) for Lease Premium and upon such terms and condition as mentioned in the said Agreement to Lease and the said Agreement to Lease and upon convents mentioned therein for a period of 60 years with a right to develop the same as permissible under General Development Control Regulations for New Bombay 1975. The said Agreement to Lease was registered with sub registrar of Assurances Panvel under Serial No.01786-2010, on dated. 23rd February 2010.

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AND WHEREAS:

The said Original Licensees agreed to sell, transfer and assign all their rights, title and interest in the said Plot as leased to him by CIDCO Ltd., under the said Agreement to Lease in favour of the M/S. NISARG NIRMAN DEVELOPERS, (therein referred to as the Promoters and herein after called the New Licensees).

AND WHEREAS:

The said Original licensees requested the corporation to grant them the permission to transfer and assign its rights and interest in or benefits under the said Agreement in respect of the said plot to the New Licensees.

M.S. shah

Sanita Jadhav
[Signature]