

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : Ms. Jyoti Kadam

Residential Flat No. A-1, Ground Floor, Building No A Type, "Indu Co-Op. Hsg. Soc. Ltd.", Plot No. 12 & 13, Sector 14, Village - Vashi, Navi Mumbai, Taluka - Thane, District - Thane, PIN - 400 703, State - Maharashtra, India.

Latitude Longitude : 19°4'55.4"N 73°0'7.2"E

Valuation Prepared for:

State Bank of India

RACPC Belapur

Estate Department Corporate Centre, 4th Floor, CIDCO Tower No. 4, Railway Station Building, C.B.D. Belapur, Navi Mumbai - 400 614, State - Maharashtra, Country - India.



www.vastukala.org

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- | | | | |
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Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org



Report Prepared For: SBI / RACPC Belapur / Ms. Jyoti Kadam(003589/2302440)

Page 2 of 26

Vastu/Mumbai/09/2023/003589/2302440
08/1-84-JASK
Date 08.09.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A-1, Ground Floor, Building No A Type, "Indu Co-Op. Hsg. Soc. Ltd.", Plot No. 12 & 13, Sector 14, Village - Vashi, Navi Mumbai, Taluka - Thane, District - Thane, PIN - 400 703, State - Maharashtra, India belongs to **Ms. Jyoti Kadam**.

Boundaries of the property

- North : Saravana CHSL
- South : Internal Road
- East : Internal Road
- West : Radhika CHSL / Sai Vaibhav Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 89,21,850.00 (Rupees Eighty Nine Lakh Twenty One Thousand Eight Hundred Fifty Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

MANOJ BABURAO CHALIKWAR
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=, email=, cn=MANOJ BABURAO CHALIKWAR
2.5.4.20=08220640ad55b01e0f39e7865211490f1d33d41333115
2/56/2a1p1574-1stak-qbe-60999-1-Maharashtra
serial@uribee-41a29a6a0d0c-07d1-2a55a9b0a1c01101/05780
28129741/78-21d-10-MAJBJ-BABURAO-CHALIKWAR
Date 2023.09.08 11:42:11 +05'30'

Auth. Sign.



Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

Encl.: Valuation report



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Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org



SANDEEP BHATIA
Mobile : 8169982050

Saving A/C No. 422 4427 9390	RLMS REF. NO.	CRM
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CFR

Tie up Project ID RERA	CIF 1 91291856200 2 3
RAAS	PAT / Take Over / New / Resale / Top up / LAP

Applicant Name JYOTI RAJARAM KADAM
Co-Applicant Name
Co-Applicant Name
Co-Applicant Name
Contract (Resi) Mobile 9819533607

Loan Amount 30 LAKHS	Tenure 180 m
Interest Rate	EMI
Loan Type TL	SBI LIFE -
Moratorium Require Yes/No <input checked="" type="checkbox"/>	Moratorium Period TL

Property Location Vashi
Property Cost 120 Lakhs
Name of Developer / Vendor Resale.

RBO - NAVI MUMBAI ZONE - AO EAST Branch Vashi Turbhe (Code No.) 03736
Contact Person SANDEEP BHATIA Mobile No. 8169982050
Mobile No. 8169982050
Email ID SANDEEP BHATIA
Mobile : 8169982050

SORCIER CONSULTANCY SERVICES LLP
HLC CODE: MUM00755/MAHLC00116
CONTACT NO.: +91 8169982050
EMAIL ID : sandeep.bhatia248@gmail.com

SEARCH - 1	SEARCH - 2	VALUATION - 1	VALUATION - 2	DATE
SEARCH - 1	SEARCH - 2	VALUATION - 1	VALUATION - 2	DATE
ITR VERIFICATION	RESIDENCE VERIFICATION	OFFICE VERIFICATION	SITE INSPECTION	23/9/24
				21/9/24

HLST / BST / BM / ALONGWITH Mob No. SANDEEP BHATIA 8169982050

NOTE : HL 015 48.74 000 /

2131

SANDEEP BHATIA
Mobile : 8169982050 VASHI TURBHE BRANCH

Sandip
Bhatia CID

Receipt (pavti)

75/18109

Friday, September 15, 2023

8:33 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 20000 दिनांक: 15/09/2023

गावाचे नाव: वाशी

दस्तऐवजाचा अनुक्रमांक: टनन3-18109-2023

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: ज्योती कदम - -

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 880.00

पृष्ठांची संख्या: 44

एकूण:

₹. 980.00

आपणाम मूळ दस्त ,थंवनेल प्रिंट,सूची-२ अंदाजे
8:52 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3
श्री. जी. पी. खात

वाजार मूल्य: ₹.7444612/-

मोवदला ₹.7900000/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

सह दुय्यम निबंधक वर्ग - २
ठाणे क.३

1) देयकाचा प्रकार: DHC रकम: ₹.880/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923140107379 दिनांक: 15/09/2023

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008122717202324E दिनांक: 15/09/2023

वैकेचे नाव व पत्ता:

नोंदणी फी माफी अमल्याम तपशिल :-

1) Fee Adjusted : Old Doc.No12888-2023 Amt. 30000

पक्षकाराची सही
मुळ दस्तऐवज परत मिळाला
द. नि. ठाणे-३



15/09/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 18109/2023

नोंदणी :

Regn:63m

SD:Stan

गावाचे नाव : वाशी

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	7900000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7444612
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: सदनिका न.ए-1, तळमजला ए टाईप, इंदु को. ऑप. हौ. सोसा. ली., प्लॉट न. 12 आणि 13, सेक्टर-14 वाशी नवी मुंबई, क्षेत्र-608.70 चौ.फूट बिल्टअप.. दस्त क्र-टनन-6/12888/2023... दिनांक-05/09/2023... मुशु-474000/- व नोफी-30000/- वसुल. ((SECTOR NUMBER : 14 ;))
(5) क्षेत्रफळ	1) 608.70 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:- अमोल बडगुजर - - वय:-48; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-१, ए-विंग, इंदु सोसायटी, प्लॉट न. १२ आणि १३, सेक्टर-१४, वाशी, नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AFMPB2366M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- ज्योती कदम - - वय:-40; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जेएन३/२१/९, आशीर्वाद अपार्टमेंट, सेक्टर-९, वाशी, नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ANWPK3722G
(9) दस्तऐवज करून दिल्याचा दिनांक	15/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	15/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	18109/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	50०
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर:	

श्री. जी. पी. खोत
सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.





CHALLAN
MTR Form Number-6



GRN	MH008122717202324E	BARCODE	Date				14/09/2023-13:50:56	Form ID
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Registration Fee Ordinary Collections IGR		TAX ID / TAN (If Any)					
Office Name	THN8_THANE NO 8 JOINT SUB REGISTRAR		PAN No.(If Applicable)					
Location	THANE		Full Name	JYOTI KADAM				
Year	2023-2024 One Time		Flat/Block No.	FLAT NO A-1 INDU CHS LTD				
Account Head Details	Amount In Rs.	Premises/Building	Road/Street					
0030063301	Amount of Tax	100.00	PLOT NO 12 AND 13 SECTOR 14 VASHI					
			Area/Locality					
			NAVI MUMBAI THANE					
			Town/City/District					
			PIN					
			4 0 0 7 0 3					
			Remarks (if Any)					
			SecondPartyName=AMOL					
			BADGUJAR-CA=7900000-Marketval=7900000					
			Amount In	One Hundred Rupees Only				
Total		100.00	Words					
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No.	69103332023091414838	2828515014		
Cheque/DD No.			Bank Date	RBI Date	14/09/2023-13:51:53	Not Verified with RBI		
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :

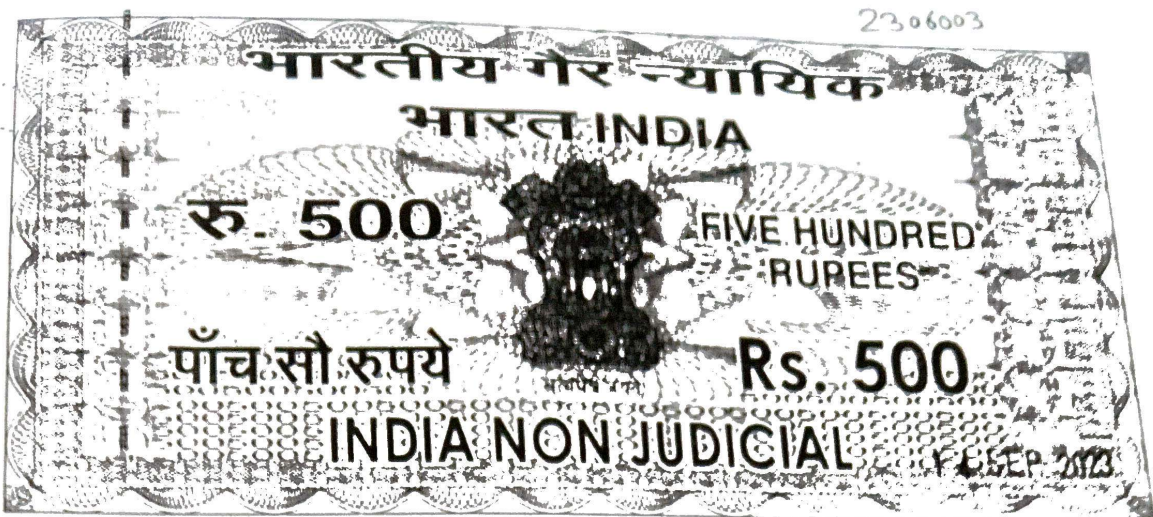
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 0000000000

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



ट न न - ३



महाराष्ट्र MAHARASHTRA

© 2022 ©

BW 796280



जिल्हा कोषागार कार्यालय, ठाणे
17 APR 2023
मुद्रांक प्रमुख लिगीक / लिगीक



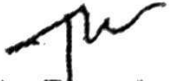
८३३-३
दस्ता क्र. १८१०६/२०२३
४/२४

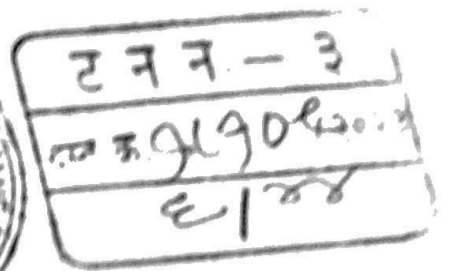
THIS DEED OF ASSIGNMENT is entered into furtherance to the Agreement dated 5th September 2023, wherein stamp duty of Rs.4,74,000/- was paid vide Challan bearing GRN No.MH007668978202324E on 5th September 2023 and the said Agreement was registered with the Jt. Sub-Registrar Thane-6 on 5th September 2023, under serial no.TNN6-12888-2023, vide Receipt no.13553, in respect of Flat no.A-1 admeasuring 608.70sq. ft. built up area on the Ground floor in the A Type building in INDU Co-operative Housing Society Limited on Plot no.12 & 13 at Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane.

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Handwritten signature

14 SEP 2023

Serial No. / Date	2668 /
Nature of document.	Don
Whether it is to be Registered	Yes / No
Property Description	Flat No-A-1, sec-14, vashi.
Stamp Purchaser's Name & Sign	MS Jyoti Kadam
If through other person then name & Add & Sign	Self
Name of the other party	Amol Badgajra
Stamp Duty Amount	500/-
Sign. Of stamp vendor Lic. No. & Address	 M. M. THACKER Lic. No. 1201026 E-6/0:4, Sec-1, Vashi, Navi Mumbai.
Stamp paper to be used for the purpose within 6 months from the date of issue.	



DEED OF ASSIGNMENT

THIS DEED made and entered into Vashi, Navi Mumbai, this 15th day of Sept. 2023, BETWEEN MR. AMOL BADGUJAR, (having I.T.PAN no.AFMFB2366M), Adult, having address at Flat no.A-1, A Wing, Indu Co-operative Housing Society Ltd., Plot no.12 & 13, Sector-14, Vashi, Navi Mumbai, hereinafter called "THE ASSIGNOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **FIRST PART** And MS. JYOTI KADAM, (having I.T. PAN No. ANWPK3722G), adult, Indian Inhabitant, residing at JN 3/21/9 Ashirwad Apartment, Near Ambedkar Garden, Sector-9, Vashi Navi Mumbai, hereinafter called "THE ASSIGNEE" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include her heirs, executors, administrators and assigns) of the **SECOND PART**.

1) WHEREAS INDU Co-operative Housing Society Limited, is a Society registered under the provisions of the Maharashtra Co-operative Societies Act 1960 under registration no. TNA/HSG/1575 of 1983 dated 22-08-1983 (hereinafter referred to as "THE SOCIETY").

2) AND WHEREAS LATE MR MADHUKAR KALOO BADGUJAR was the original promoter member of the Society and by virtue of his membership was the holder of the Share Certificate bearing no.39(dated 26th March 1987), consisting of 5 fully paid up shares of Rs.50/- each bearing distinctive nos. from 191 to 195 (both inclusive). The Society allotted a Flat bearing no.A-1 admeasuring 608.70sq. ft. built up area on the Ground floor in the A Type building in the INDU Co-operative Housing Society Limited on Plot nos.12 and 13, at Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane, to

✓
A. Badgular

Jyoti Kadam

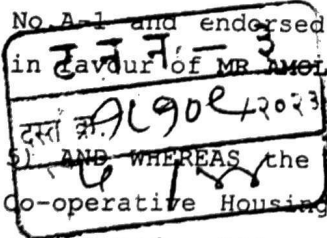
MR MADHUKAR KALOO BADGUJAR vide Letter of Allotment dated 26th March 1987 for proper consideration, after obtaining the Occupancy Certificate bearing ref. no.BP/V/12&13/14/381 dated 20th January 1987 from the CIDCO Ltd. and handed over the possession of the said Flat to MR MADHUKAR KALOO BADGUJAR.

3) AND WHEREAS LATE MR MADHUKAR KALOO BADGUJAR expired on 10th November 2003, at Vashi, Navi Mumbai leaving behind me i.e. his son, MR AMOL MADHUKAR BADGUJAR as his legal heir and successor.

4) THAT MR AMOL MADHUKAR BADGUJAR obtained the Heirship Certificate from the Court of C.J.(S.D.) Thane, at Thane as per M.A.No.866/2022 Exh.No.22 on 4th February 2023 and accordingly CIDCO vide its letter ref No.CIDCO/ESTATE-1/2023/8000206840 dated 25th May 2023 transferred the said Flat bearing no.A-1 admeasuring 608.70sq. ft. built up area on the Ground floor in the A Type building in INDU Co-operative Housing Society Limited on Plot no.12 & 13 at Sector-14,Vashi, Navi Mumbai, Tal. & Dist. Thane, in the name of MR AMOL MADHUKAR BADGUJAR (who is hereinafter referred to as the ASSIGNOR).

AND WHEREAS THE Society transferred the said Flat No.A-1 and endorsed the said Share Certificate No.39 in favour of MR AMOL MADHUKAR BADGUJAR.

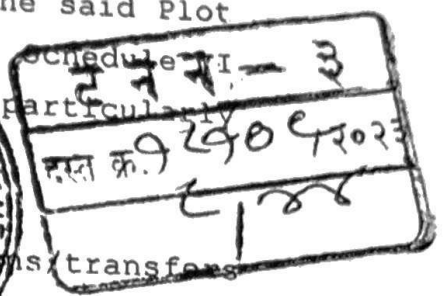
5) AND WHEREAS the ASSIGNOR is a member of the INDU Co-operative Housing Society Limited, a society duly registered under the Maharashtra Co-operative Societies Act 1960 and having registration No.TNA/HSG/1575 of 1983 dated 22-08-1983 and held Share Certificate no.39 comprising of 5 fully paid up shares of Rs.50/- each bearing distinctive nos. from 191 to 195, (both inclusive) hereinafter referred to



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as the said Shares, by virtue of his membership of the said Society, is seized and possessed of or otherwise well and sufficiently entitled to Flat bearing no.A-1 admeasuring 608.70sq. ft. built up area on the Ground floor in the A Type building in the INDU Co-operative Housing Society Limited on Plot nos.12 and 13, at Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane. And hereinafter for brevity's sake the said Flat is referred to as the "said Flat/premises". The said Plot is more particularly described in the Schedule I hereunder and the said premises are, more particularly described in the Schedule II hereunder.



6) AND WHEREAS the ASSIGNOR, hereby assigns/transfers all his share/interest in the capital/property of the Society i.e. Share Certificate no.39 (shares from 191 to 195) and the said premises to the ASSIGNEE herein for a total consideration of **Rs.79,00,000/- (RUPEES SEVENTY NINE LAKHS ONLY)**.

8) The ASSIGNOR assigned/transferred all his share/interest in the capital/property of the Society i.e. Share Certificate no.39 (shares from 191 to 195) and the Flat bearing no.A-1 admeasuring 608.70sq. ft. built up area on the Ground floor in the A Type building in INDU Co-operative Housing Society Limited on Plot no.12 & 13 at Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane, (hereinafter referred to as the said Flat/said premises), together with all the deposits/credits lying to his credit with the Society/NMMC/CIDCO/MSEDCL etc. (hereinafter referred to as the said deposits) to the ASSIGNEE for a consideration of **Rs.79,00,000/- (RUPEES SEVENTY NINE LAKHS ONLY)**.

Handwritten signature: Sadgaur

Handwritten signature: Shadun

9) The ASSIGNEE has paid to the ASSIGNOR the said sum of Rs.79,00,000/- (RUPEES SEVENTY NINE LAKHS ONLY) as full and final payment on or before the execution of this Deed.

10) And the ASSIGNOR admits of having received the said sum of Rs.79,00,000/- (RUPEES SEVENTY NINE LAKHS ONLY) as full and final payment from the ASSIGNEE.

11) Further Maintenance charges, society charges, electricity charges etc. shall be paid by the ASSIGNEE herein.

12) The ASSIGNOR has received the full and final payment from the ASSIGNEE and:

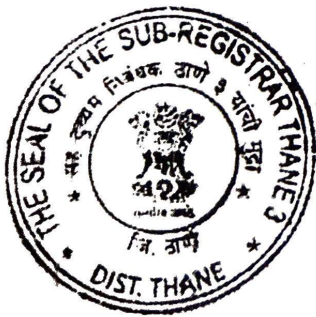
I) has handed over to the Assignee the original Share Certificate no.39 comprising of 5 shares of Rs.50/- each bearing numbers from 191 to 195.

II) has handed over to the Assignee the transfer forms duly signed by him, i.e. the Assignor, as regards the transfer of the said 5 shares of Rs.50/ each bearing Nos.191 to 195 comprised in the said Share Certificate no.39 and all other necessary papers, letters and documents required for effectively transferring the said 5 shares by the Assignor to the Assignee.

III) has surrendered his occupancy rights in respect of the said premises in favour of the ASSIGNEE.

IV) has caused the said society to allow the ASSIGNEE to occupy the said premises in place instead of the ASSIGNOR.
 [Stamp: The said society has rendered his resignation as a member of the said society.]

VI) has caused the said society to enroll the ASSIGNEE as member of the said society in place and stead of the ASSIGNOR.



R. S. Jadhav

Rhodes

VII) has deposits name of record

The AS

MA CHY
J & A. D. C
Complex,
and Vishwa K
railway Station
Tel. 400 614, Mo
Jbhe No. 98190

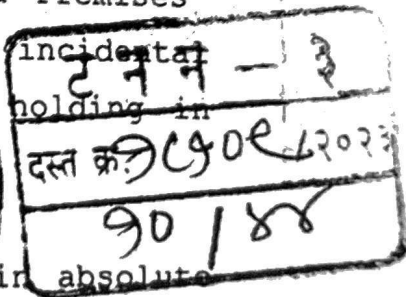
VII) has caused the said society to transfer all the deposits, if any, lying with the said society in the name of the ASSIGNOR in favour of the ASSIGNEE in the records of the said society.

The ASSIGNOR has handed over possession to the ASSIGNEE on receiving the full and final payment i.e. simultaneous to the execution of this Deed.

AND THEREFORE THIS DEED WITNESSETH AS FOLLOWS:

1. That the ASSIGNOR hereby assigns/transfers all his share/interest in the capital/property of the Society i.e. Share Certificate no.39 (shares from 191 to 195) and Flat bearing no.A-1 admeasuring 608.70sq. ft. built up area on the Ground floor in the A Type building in INDU Co-operative Housing Society Limited on Plot no.12 & 13 at Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane, (hereinafter referred to as the said premises), inclusive of all his 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 ASSIGNOR. The assignment of the said rights is incidental to the transfer of the relevant shares which the ASSIGNOR is holding in respect thereof and as such the ownership rights of "the Said Premises" and the rights accrued to the ASSIGNOR are incidental to the above referred shares which he is holding in the society.

2. The ASSIGNOR hereby puts the ASSIGNEE in absolute and exclusive possession of "the Said Premises" on execution of this Deed.



Explanation: (i) "The additional price" means the premium determined by the Corporation in the months of January and July each year in respect of a class of apartments with reference to the carpet area and permitted users and displayed in the office of the Corporation.

Explanation: (ii) Nothing contained herein shall apply to mortgage of the said premises or any part thereof, to the Central Govt., a State Govt., a Nationalised Bank, the Life Insurance Corporation of India Limited, the Housing Development Finance Corporation Limited, or an employer of the ASSIGNEE or any other financial Institutions as may be approved by the Board of Directors of the Corporation from time to time for the purpose of securing a loan for buying the said property.

SCHEDULE I
SCHEDULE OF LAND

PLOT NO.12

ALL That piece or parcel of land known as Plot No.12 admeasuring _____ sq. mtrs. in Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane within the registration District and Sub-District of Thane.



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94/88

SCHEDULE II
SCHEDULE OF LAND

PLOT NO.13

ALL That piece or parcel of land known as Plot No.13 admeasuring 1075 sq. mtrs. in Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane within the registration District and Sub-District of Thane and bounded as follows :-

Badger

Thane

SCHEDULE II
SCHEDULE OF FLAT

Flat no. A-1 admeasuring 608.70sq. ft. built up area on the Ground floor in the A Type building in 1953 Co-operative Housing Society Limited on Plot no. 12 & 13, at Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane.

IN WITNESS WHEREOF THE PARTIES HERETO have hereunto set and subscribed their respective names and seals the day and year first hereinabove written

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED ASSIGNOR

MR. AMOL BADGUJAR

in the presence of.....



1) Pravin Ahire 

2) 

SIGNED, SEALED AND DELIVERED
by the withinnamed ASSIGNEE

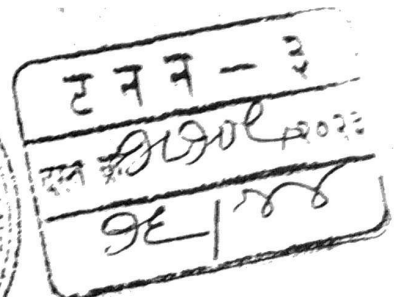
MS. JYOTI KADAM

in the presence of.....



1) Pravin Ahire 

2) 



SCHEDULE II
SCHEDULE OF FLAT

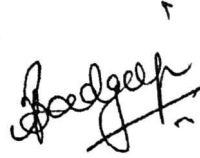
Flat no.A-1 admeasuring 608.70sq. ft. built up area on the Ground floor in the A Type building in INDU Co-operative Housing Society Limited on Plot no.12 & 13, at Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane.

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 WITHIN NAMED ASSIGNOR

MR. AMOL BADGUJAR

in the presence of.....



1) Pravin Ahire 

2) 

SIGNED, SEALED AND DELIVERED
by the within named ASSIGNEE

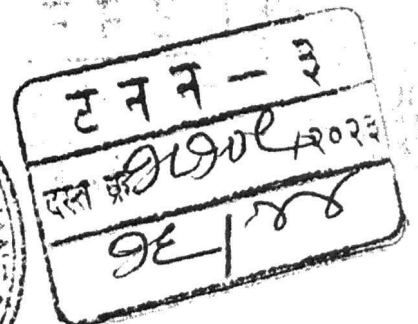
MS. JYOTI KADAM

in the presence of.....



1) Pravin Ahire 

2) 



R E C E I P T

RECEIVED the sum of Rs.79,00,000/- (RUPEES SEVENTY NINE LAKHS ONLY), from MS. JYOTI KADAM, the ASSIGNEE, being the full and final payment of the total Sale price as hereinabove mentioned in respect of the Flat no.A-1 admeasuring 608.70sq. ft. built up area on the Ground floor in the A Type building in INDU Co-operative Housing Society Limited on Plot no.12 & 13 at Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane.

MODE OF PAYMENT

- 1) Rs.10,00,000/- by Cheque No.218692 dated 18th April 2022 drawn on ICICI Bank.
- 2) Rs.50,00,000/- by cheque No.348615 dated 14TH SEPT 2023 drawn on STATE BANK OF INDIA.
- 3) Rs.92,480/- by cheque No.218718 dated 14TH SEPT 2023 drawn on ICICI BANK.
- 4) Rs.18,07,520/- Paid TDS vide challan no.17427 BSR code no 6390009 dated 11TH SEPT 2023.

I SAY RECEIVED.



MR. AMOL BADGUJAR

Witnesses:

1. Pravin Aline 
2. 

POSSESSION LETTER

I, MR. AMOL BADGUJAR, Adult, Indian Inhabitant, do hereby CERTIFY AND CONFIRM that I have handed over the peaceful vacant possession of the Flat no.A-1 on the Ground floor in the A Type building of the INDU Co-operative Housing Society Limited, on the Plot No.12 & 13, situated at Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane, to MS. JYOTI KADAM, the Purchaser as per the Agreement dated 15/9/2023 2023, upon receiving the Agreed consideration stated therein.

Amol Badgular

MR. AMOL BADGUJAR
VENDOR

Place : *Vashi*
Date : *15/9/2023*
Witness : *[Signature]*

I, MS. JYOTI KADAM, adult, Indian Inhabitant, do hereby CERTIFY AND CONFIRM THAT I have received the peaceful vacant possession of the Flat no.A-1 on the Ground floor in the A Type building of the INDU Co-operative Housing Society Limited, on the Plot No.12 & 13, situated at Sector-14, Vashi, Navi Mumbai, Tal. & Dist. Thane FROM MR. AMOL BADGUJAR, the Vendor of the Flat no.A-1, as per the Agreement dated 15/9/2023 2023.

Jyoti Kadam

MS. JYOTI KADAM
PURCHASER

Place : *Vashi*
Date : *15/9/2023*
Witness : *[Signature]*






05-09-2023

पृथी ४ २

पुस्तक क्रमांक - १२८८८/२०२३
पान क्रमांक - १२८८८/२०२३
दिनांक
Page 4/4

संस्थाने नाम : ठाणे

(1) विविधाका प्रकार	क्रमांक
(2) वीसकतना	7900000
(3) वाड्यावाक(बाईपट्टवाक्या वाडमिनपट्टाकार आकारणी रंगी की पट्टेदार ते समुद्र कायले)	7444812
(4) पु-माण, पीट्टिन्व्या व वाक्याक(अवगणना)	1) पारिविके नाम, रवी मुंडी कायल इका कर्ण : इका कर्णिके कर्णिका न.३-१, अकवाक्या व कर्णिके, की, अ.१, की, मीणा की, प्लॉट न. 12 आणि 13, सेक्टर-14 काकी रवी मुंडी अंश-६०८ 75 ची पूट क्रमांक, (Plot Number : 12 and 13, SECTOR NUMBER : 14.)
(5) क्षेत्रफळ	1) 608.70 चौ. फूट
(6) आकारणी किंवा मुंडी देण्यात असेल वेळा.	
(7) दम्नांवरून करून देणा-या/माहिदून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- ज्योती वदमूर -- व.४-48; पत्ता:- प्लॉट नं. - १४४४, इकाकीचे नाव :- ज्योती व. - प्लॉट नं. १-१ ए मिन इंदु मंगरपट्टी प्लॉट नं. १२ आणि १३ सेक्टर १४ काकी रवी मुंडी, मलगाड, ठाणे. पिन कोड:- 400703 फोन नं.-AFMP82388M
(8) दम्नांवरून करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- ज्योती वदमूर -- व.४-48; पत्ता:- प्लॉट नं. - १४४४, इकाकीचे नाव :- ज्योती व. - प्लॉट नं. १-१ ए मिन इंदु मंगरपट्टी प्लॉट नं. १२ आणि १३ सेक्टर १४ काकी रवी मुंडी, मलगाड, ठाणे. पिन कोड:- 400703 फोन नं.-ANWPK3722G
(9) दम्नांवरून करून दिल्याचा दिनांक	05/09/2023
(10) दम्न नोंदणी केल्याचा दिनांक	05/09/2023
(11) अनुक्रमांक, खंड व पृष्ठ	12888/2023
(12) वाड्यावाक्याप्रमाणे मुद्रांक शुल्क	474000
(13) वाड्यावाक्याप्रमाणे नोंदणी शुल्क	30000
(14) श्रेण	


सह मुख्य निबंधक दर्ज - २ टाळे क्र - ६

मुद्रांकनामाटी विचाराने घेतलेला तपशील :-
मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

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



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

NOC for Transfer

Ref. No. CIDCO/ESTATE-1/2023/17282

To,
AMOL MADHUKAR BADGUJAR
PLOT NO - 12&13, SECTOR - 14, VASHI
NAVI MUMBAI 400703



ट न न - ३
प्लॉट क्र. १२&१३
२१/१०



Subject : Your Request for Transfer of Soc. Builtup Premises
Reference : Application number 0000217282 (NMVS01400000012000A0000001)

In respect of property Flat No.A-1 Admeasuring carpet area 48.0850 sqmt. INDU
CO-OP. HOUSING SOCIETY LTD./A, Plot No. 12&13, Road No. 00, Sector
14, Vashi, Navi Mumbai

१२८८	२०३३
२०	१०

Sir/Madam,

Since you have paid a sum of Rs.135,228.00 /- (including GST Rs.20,628.00 /-) being the transfer charges our Corporation is pleased to permit you to transfer and assign the rights and benefits you derive in respect of Flat No. A-1, INDU CO-OP. HOUSING SOCIETY LTD./A, Plot No.12&13 ,Road No. 00 , Sector 14,Vashi from the Transferor 1) AMOL MADHUKAR BADGUJAR to the Transferee 1) JYOTI RAJARAM KADAM subject to the following terms and conditions:-

- You shall execute the Deed of Assignment/Sale Deed and register the same with the Sub-Registrar of Assurances on or before 16.11.2023.
- Certified true copy of the registered Deed of Assignment/Sale Deed shall be deposited with the Estate Officer of the Corporation within the period of seven days from the date of its registration.
- You shall obtain any other permission, as may be required by any other statutory authorities.
- The Conveyance Deed / Deed of Assignment shall contain the following covenant -
The Transferee shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said premises save and except will the previous written permission of the Corporation. Which permission shall not be refused if the Transferee performs or is willing to perform the following conditions, that is to say -
 - The Transferee pays to the Corporation, the necessary Transfer Charges.
 - In the instrument by which the Transferee shall subsequently transfer the said premises, the Transferee binds the subsequent transferee not to sell, assign, mortgage, underlet to, otherwise transfer wholly or partly the said premises save and except upon the observance and performance of the conditions herein written.
- The permission hereby granted shall lapse and shall be of no effect if the Conveyance Deed / Deed of Assignment in respect of the said property is not executed and lodged for registration with the Sub Registrar of Assurance on or before 16.11.2023 and true certified copy with its registration No. and date is not deposited with the undersigned within 7 days thereafter for

T. E. INDO

CO-OPERATIVE HOUSING

SOCIETY LIMITED

(Registered under M. C. S. Act, 1960)

(Registration No.

TNA/HSG/1575/1983 and Date 21/8/83)

No. 39

Authorised Share Capital Rs. 75000/- Divided into 1500 Shares each of Rs. 50/- only
Member's Register No. 39

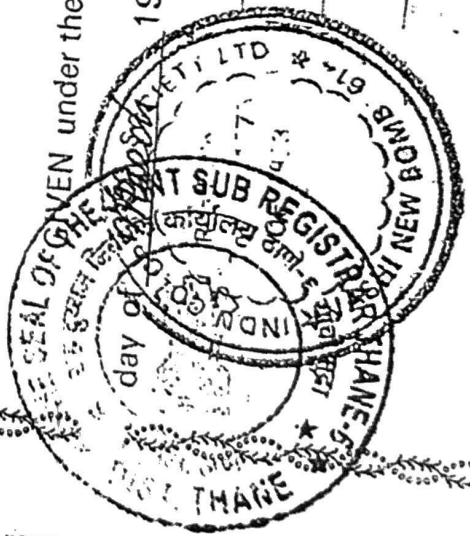
THIS IS TO CERTIFY that Shri / Smt. Madhukas Kabo Badgyar

of Vasli is the Registered Holder of Shares [Five] from No. 191
to 195 of Rupees Two Hundred Fifty Only in THE INDO [250/-]

Vasli New Bombay CO-OPERATIVE HOUSING SOCIETY LTD.

subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

day of 26th this 26th 1983



M. H. H. H. Chairman

U. R. S. Hon. Secretary

J. H. H. Member of the Committee

P. T. O.



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दस्तावेज क्र. १९०९ / २०२३
२३/०८

दि. न. न. स.
१२/०८/२०२३
२२ ००

इंदु को. ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड
INDU CO-OP. HOUSING SOCIETY LTD.

Regd. No.: TNA/HSG/1575 of 1983 Dt 22/8/1983

Add.: Plot No.12 & 13, Sector No 14, Vashi, Navi Mumbai - 400 703.

Ref. No.: 2023/1

Date :- 21/06/2023

To,
The Asst. Estate Officer,
CIDCO Ltd,
CBD Belapur

NO DUES CUM NO OBJECTION

This is to certify that Mr. AMOL BADGUJAR holding Flat no.A-1 admeasuring 608.70sq. ft. built up area in this Society's building is the member of this Society.

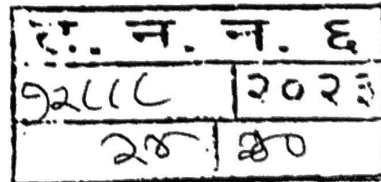
The Owner has paid all the dues of the Society till date.

This Society has no objection, if the Flat no.A-1in the Society building is being sold to MS. JYOTI KADAM by Mr. BADGUJAR.



P. Kadur
Secretary

President





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

REGD. OFFICE
"NIRMAL", 2nd Floor
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HEAD OFFICE
CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100
Fax : 00-91-22-6791 8166

Letter of Heirship

Date : 25.05.2023

Ref. No. CIDCO/ESTATE-1/2023/8000206840

To,
AMOL MADHUKAR BADGUJAR
PLOT NO - 12&13, SECTOR - 14. VASHI.
NAVI MUMBAI 400703

Subject : Your Request for Transfer by Heirship/Nomination
Reference : Application number 8000206840
In respect of property Flat No.A-1, Building Name/No. INDU CO-OP. HOUSING SOCIETY LTD./A, Plot No. 12&13, Road No. , Sector 14, Vashi, Navi Mumbai

Sir/Madam,

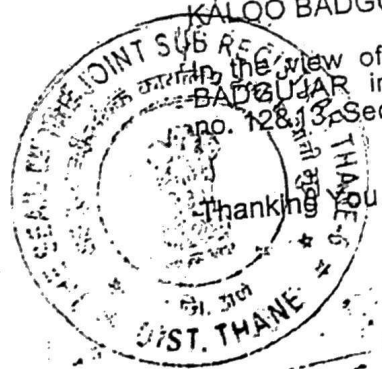
As per the records available in this office, 1) LATE. MADHUKAR KALOO BADGUJAR is owner of the Flat/Shop A-1, INDU CO-OP. HOUSING SOCIETY LTD./ A Plot no. 12&13, Road No. , Sector 14, Vashi, Navi Mumbai 1) LATE. MADHUKAR KALOO BADGUJAR , expired on 10/11/2003.

Subsequently, 1) AMOL MADHUKAR BADGUJAR has obtained heirship certificate order M.A.NO.866/2022 from the 2ND JT. CIVIL JUDGE, S.D. THANE on 04.02.2023 which recognize 1) AMOL MADHUKAR BADGUJAR as the legal heir of the deceased 1) LATE. MADHUKAR KALOO BADGUJAR .

In the view of the above, our corporation has noted the name of 1) AMOL MADHUKAR BADGUJAR in respect of Flat/Shop no. A-1, INDU CO-OP. HOUSING SOCIETY LTD./ A, Plot No. 12&13, Sector 14, Vashi, Navi Mumbai in the record of the corporation.

Yours Sincerely,
ROHIT BHAGAWAN
SALGARKAR
Asst. Estate Officer/Estate Officer

Digitally signed by ROHIT BHAGAWAN SALGARKAR
Date: 2023.05.25 17:29:38 +05'30'



द. न. न. ६.
१२६६८
२५
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२०२३

Request No: 8000206840



ट न न - ३
दस्ता क्र. १६९०९ / २०२३
२६/०४

इंदु को. ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड
INDU CO-OP. HOUSING SOCIETY LTD.

Regd. No.: TNA/HSG/1575 of 1983 Dt 22/8/1983

Add.: Plot No.12 & 13, Sector No. 14, Vashi, Navi Mumbai - 400 703.

Ref. No.: - MON/05/22

Date :- 02/05/2022

TO WHOM IT MAY CONCERN

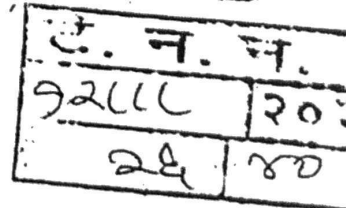
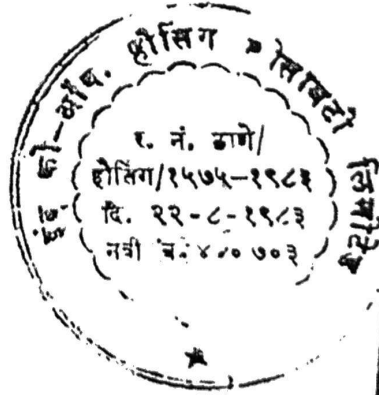
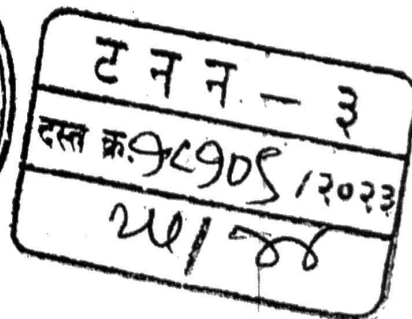
This is to certify that LATE MR. MADHUKAR KALU BADGUJAR member of our society since 26th March 1987. He is the rightful and bonafide owner of Flat No. A-1 of our society i.e. Indu Co. Op. Housing Society Ltd., Vashi, Navi Mumbai - 400703.

This certification is issued as per request of Mr. Amol Badgujar, Son of Mr. Madhukar Badgujar.

Hon. Secretary

R. Kadam

Indu Co. Op. Housing Society Ltd.



नवी मुंबई महानगरपालिका
THE MUNICIPAL CORPORATION OF THE CITY OF NAVI MUMBAI

सार्वजनिक आरोग्य विभाग

(महाराष्ट्र जन्म-मृत्यु नोंदणी नियम २००० मधील नियमावली ८ पाहावी) प्रमुना क्रमांक - ६
(See Rule 5 of the Maharashtra Registration of Birth and Death Rules 2000) FORM NO. 6

मृत्यु नोंदणीचे प्रमाणपत्र No. - 3266

CERTIFICATE OF DEATH

१९६९ च्या जन्म-मृत्यु कायद्याच्या कलम १२(७) च्या अनुरोधाने

Issued under section 12/17 Registration of Birth and Death Act. 1969

असा दाखला देण्यात येतो की, खाली नमूद केलेली माहिती नवी मुंबई महानगरपालिकेच्या वाशी विभागाच्या मृत्युच्या मुळ पुस्तकातून घेतलेली आहे.

This is to certify that the following information has been taken from the original record of death which is in the Register for of Municipal Corporation of Navi Mumbai.

नांव मधुकर काळू बडगुजर

Name

लिंग - पुरुष

Sex

मृत्यु दिनांक - १०-११-२००३

Date of Death

मृत्युचे ठिकाण - इंदू सो., ए-१ से. १४ वाशी

Place of Death

वडिलांचे /पतीचेनांव- धनू गणपत बडगुजर

Name of Father/Husband

आईचे नांव- सीताबाई

Name of Mother

नोंदणी क्रमांक- १४१०

Registration No.

नोंदणीचा दिनांक - १०-११-२००३

Date of Registration

वडिलांचा / पतीचा/आईचा कायमचा वास्तव्याचा पूर्ण पत्ता - -

Permanent Address of Father / Husband/Mother

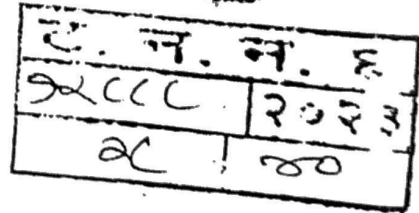
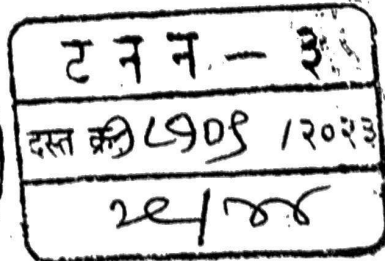
सूचना - मृत्यु संबंधी दाखल्याच्या दाखल्यात संबंधीत पुस्तकात नोंदवलेल्या मृत्युविषयक कारणांची माहिती नोंदवायची नाही उपकलम १७(१) ची तरतुद पाहावी.

Note : In case of Death, no disclosure shall be made of particulars regarding the cause of death as entered in the register. See proviso to sub section 17(1)

उपनिबंधक

अधिकारी कम उपनिबंधक
नवी मुंबई महानगरपालिका
नवी मुंबई महानगरपालिका

दिनांक- 2005-11-22



Court Fees of Rupees 75000/- paid
IN THE COURT OF 2nd Jt. CIVIL JUDGE (S.D.) THANE
AT- THANE

Pg.No.01
M.A.No. 866/2022
Exh. No. 22

HEIRSHIP CERTIFICATE

MR. AMOL MADHUKAR BADGUJAR

Age: - 46 years, Occupation: - Service
R/at: - Flat No. 1, A type Building,
Plot No. 12 & 13, Sector - 14,
Vashi, Navi Mumbai

... Applicant

V/s

1. MR. ATUL MADHUKAR BADGUJAR

Age: - 45 years, Occupation: - Service

2. MR. AMIT MADHUKAR BADGUJAR

Age: - 43 years, Occupation: - Service

Both R/at: - Flat No. 1, A type Building

Plot No. 12 & 13, Sector - 14,

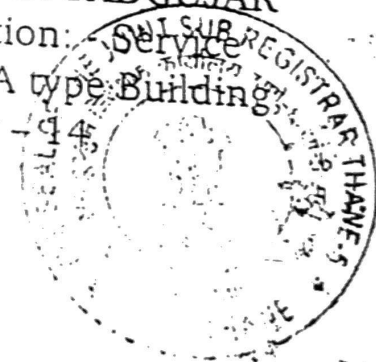
Vashi, Navi Mumbai

Opponents



ट न न - ३
दस्त क्र. 94908 / 2023
33/28

92667 2023
32 100





ट न न - ३
दस्ता क्रि १९०९ / २०२३
३४ / ४४

Pg.No.02
M.A.No. 866/2022
Exh. No. 22

To,

MR. AMOL MADHUKAR BADGUJAR

Age: - 46 years, Occupation: -Service

R/at: - Flat No. 1, A type Building,

Plot No. 12 & 13, Sector - 14,

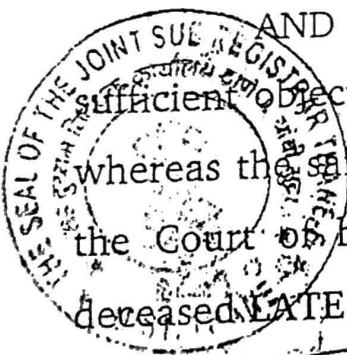
Vashi, Navi Mumbai

... Applicant

HEIRSHIP CERTIFICATE

WHEREAS, LATE SHRI MADHUKAR KALOO BADGUJAR, died on 10/11/2003, at Vashi, Navi Mumbai and application was made by the above-named applicant to the court of 2nd Jt. Civil Judge, S.D. Thane, for getting formally recognized as Legal heir of the said deceased.

AND WHEREAS, usual proclamation having been issued, no sufficient objection was offered to the rights of the said applicant and whereas the said applicant there upon gave proof to the satisfaction of the Court of his rights to be recognized as Legal heir of the said deceased LATE SHRI MADHUKAR KALOO BADGUJAR.



ट. न. न. ६
२५५८ २०२३
३३ ४०

SCHEDULE OF THE PROPERTY

Flat No. 1, A type Building, The Indu Co- Operative Housing Society Limited, Plot No. 12 & 13, Sector - 14, Vashi Navi Mumbai.

Value of the said Apartment is Rs. 50,00,000/- (Rupees Fifty Lakhs only).

This is to certify that the above-named Applicant Namely **MR. AMOL MADHUKAR BADGUJAR** is recognized as Legal heir of the deceased **LATE SHRI MADHUKAR KALOO BADGUJAR**.

Given under my hand and seal of this Court, on this 04/02

Date: 4/ 2/2023

Place: Thane



(Smt. S.K. Choudhary)

2nd Jt. Civil Judge, S.D. Thane



Asstt. Supdt.
Civil Court S. D., Thane.



ट न न - ३
दस्त क्र. १८१०५ / २०२३
३५ / २६

ट. न. न. ६
१२८८८ २०२३
३४ ००

4/2/2023

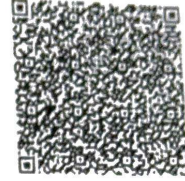
30/1/23



भारत सरकार
Government of India



ज्योती राजाराम कदम
Jyoti Rajaram Kadam
जन्म तारीख / DOB : 28/11/1982
स्त्री / Female



2755 4890 2264

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट अंक प्रधिकरण
Unique Identification Authority of India

पत्ता D/O: राजाराम कदम, जेएन 3 / 21 / 9 आशीर्वाद अपार्टमेंट, आंबेडकर गार्डन जवळ, सेक्टर 9, नवी मुंबई, वाशी, ठाणे, महाराष्ट्र. 400703
Address: D/O: Rajaram Kadam, JN 3 / 21 / 9 Ashirwad Apartment, Near Ambedkar Garden, Sector 9, Navi Mumbai, Vashi, Thane, Maharashtra, 400703

2755 4890 2264

1847
1800 200 1947

help@uidai.gov.in

www.uidai.gov.in

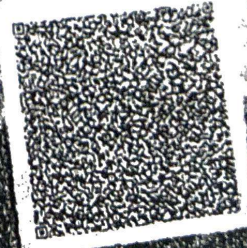
आयकर विभाग
INCOME TAX DEPARTMENT



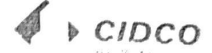
भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ANWPK37-22G



राजाराम आबादेव कदम
Rajaram Abadev Kadam



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

Ref. No. CIDCO/ESTATE-1/2023/8000217282

Date : 15.09.2023

To,
The Secretary/Chairman
INDU CO-OP. HSG. SOCIETY LTD.
PLOT NO- 12&13, SECTOR-14
VASHI NAVI MUMABAI 400703

Final Order for Transfer

Sub: Grant of permission to transfer of member(s) from above society, Flat No.A-1, INDU CO-OP. HOUSING SOCIETY LTD./A Constructed on Plot No.12&13, Sector No.14, Node Vashi, Navi Mumbai

Ref.:(1) NOC number 8000217282 dated .
(2) Copy of Deed of Assignment dated Registered under Sr. No. on with Sub-Registrar & Assurance .

Sir/Madam,

You are requested to refer your application for transfer of share of members from aforesaid society plot. We are pleased to inform you that, the Corporation has accepted your transfer applications and permit you to transfer the share in the name of following incoming member(s):

Sr. No	Name of the Outgoing Member	Name of the Incoming Member	Flat No.	Carpet Area in Sq.mt.
1	1) AMOL MADHUKAR BADGUJAR	1) JYOTI RAJARAM KADAM	A-1	48.0850

Thank You

Yours Sincerely,

ROHIT

BHAGAWAN

SALGARKAR

Asst. Estate Officer

Digitally signed by ROHIT

BHAGAWAN SALGARKAR

Date: 2023.09.15 18:26:23

+05'30'

CC to:

1) JYOTI RAJARAM KADAM
1) AMOL MADHUKAR BADGUJAR
MSEDCL
AAO(EMS)