



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021
Phone : 00-91-22-6650 0900
Fax : 00-91-22-2202 2509

NODAL OFFICE :
Office of the AEO,
(Koparkhairane & Ghansoli),
Community Centre Bldg.
2nd Floor, Sector -5, K.K.,
Navi Mumbai - 400 708.
Phone - 2754 7649

HEAD OFFICE :
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
Phone : 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref. No. CIDCO / AEO / KK / 2017 / 1909

Date 08 / 09 / 2017

To,

Shri / Smt. Sudesh Kumar Sharma
OL-3/10/3:13 sec.06,

~~Koparkhairane~~/Ghansoli, Navi Mumbai.

Sub : Sale of Apartment No. OL-3/10/3:13 / --
Sector 06, ~~Koparkhairane~~ - Ghansoli.

Ref. : This Office letter No. CIDCO/AEO/(K.K.) / 1697
date 21 / 08 / 2017

Sir / Madam,

We have received a true certified copy of the Deed of Assignment made executed between you and your assignee / Purchaser Shri Anto Romuald T.

_____ in respect of the above apartment / flat .

Our Corporation is pleased to transfer from your name to Shri Anto Romuald T.

_____ are requested to approach the Chief Promoter / Chairman Ashtavinayak Co-operative Hsg. Society (Proposed / Registered) of NBOM/CIDCO/HSG(OH)/2546/JTR/2007/08 and submit to the said Society you Assignee's Application for admitting him/her as its member.

You are also advised to submit to the above Society all other documents such as Deed of transfer, copy of the deed of Assignment, copy of the Agreement or any other documents as may be required under the Maharashtra Co-operative Societies Act 1960 and the bye-laws made thereunder.

Thanking You,

Yours faithfully,

- C.C. to : 1. Shri Anto Romuald T.
2. The Chief Promoter / Chairman Ashtavinayak CMS.
Co-operative Hsg. Society, (Proposed / Registered)
3. NBOM/CIDCO/HSG(OH)/2546/JTR/2007/08
Asstt. Accounts Officer (Estate)

Asstt. Estate Officer
(Koparkhairane/Ghansoli)
Asstt. Estate Officer
CIDCO LTD.
Koparkhairane/Ghansoli



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Ref. No. CIDCO / AEO / KK / 2017 / 1909

Date 08 / 09 / 2017

Shri / Smt. Sudesh Kumar Sharma

GL-3/10/3:13 Sec.06,

Koparkhairane/Ghansoli, Navi Mumbai.

Sub : Sale of Apartment No. GL-3/10/3:13 / --
Sector 06., Koparkhairane - Ghansoli.

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Yours faithfully,

Asstt. Estate Officer
(Koparkhairane/Ghansoli)
Asstt. Estate Officer
CIDCO LTD.
Koparkhairane/Ghansoli

- C.C. to : 1. Shri Anto Romuald T.
2. The Chief Promoter / Chairman Ashtavinayak CHS.
Co-operative Hsg. Society, (Proposed / Registered)
3. NBOM/CIDCO/HSG(OH)/2546/JTR/2007/08
Asstt. Accounts Officer (Estate)



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Ref. No. CIDCO / AEO / KK / 2017 / 1909

Date 08 / 09 / 2017

Shri / Smt. Sudesh Kumar Sharma
GL-3/10/3:13 Sec.06,
Koparkhairane/Ghansoli, Navi Mumbai.

Sub : Sale of Apartment No. GL-3/10/3:13 / _____
Sector 06, Koparkhairane - Ghansoli.

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date 21 / 08 / 2017

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Asstt. Estate Officer
(Koparkhairane/Ghansoli)
Asstt. Estate Officer
CIDCO LTD.
Koparkhairane/Ghansoli

- C. to : 1. Shri Anto Romuald T.
2. The Chief Promoter / Chairman Ashtavinayak CHS.
Co-operative Hsg. Society, (Proposed / Registered)
3. NBOM/CIDCO/HSG(OH)/2546/JTR/2007/08
Asstt. Accounts Officer (Estate)

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

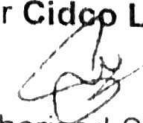
Outward Supply - (For Credit Voucher - Service)

"TAX INVOICE" 1974

Supplier Details	
Name	CIDCO Ltd
Address	CIDCO BHAVAN, CBD Belapur, Navi Mumbai - 400 614. Phone : 022 - 67918100
Name of State	Maharashtra
GSTIN / UID No.	27AACCC3303K1ZX

Invoice No. :	
Date of Issue :	18/08/17

Place of Supply (Recipient)	Billed To
Name	Shri Sudesh Kumar Sharma
Address	GL-3/10/3:13 sect:06 Ghansoli
Name of State	Maharashtra
State Code	27
GSTIN / UID No.	AJUPS-4708G

Service Accounting Code	Description of Service	Value	Abatement/Discount	Taxable Value
99859	रिजिस्ट्रेशन	-	-	500/-
Invoice Value before Tax				500
		Taxes	Rate of Taxes	Amount of Tax Charged
		CGST	9%	45
		SGST	9%	45
		IGST	%	
		Compensation Cess	%	5
Total Tax Value				590/-
Total Invoice Value after Tax (In words)			Total invoice Value after Tax	
			Amount of Tax subject to Reverse Charges	
We hereby certify that details given above are true and correct and the amount indicated represent the price actually charged."			For CIDCO Limited  Authorised Signatory	



1705402

392/7702

Tuesday, June 06, 2017

7:06 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8230 दिनांक: 06/06/2017

गावाचे नाव: घणसोली

दस्तऐवजाचा अनुक्रमांक: टनन8-7702-2017

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अँटो रोमाल्ड टी तर्फे कु मु मगेस्वरी आरमुगम वाईफ ऑफ अँटो रोमाल्ड टी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1240.00

पृष्ठाची संख्या: 62

एकूण:

रु. 31240.00

आपणास मूळ दस्त थंबनेल प्रिंट, सूची-२ अंदाजे

7:22 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 8

सह दुय्यम निबंधक ठाणे क्र-६

बाजार मुल्य: रु. 2981500 /-

मोबदला रु. 4200000/-


भरलेले मुद्रांक शुल्क : रु. 252000/-

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

डीडी/घटनादेश/पे ऑर्डर क्रमांक: MH002031588201718R दिनांक: 06/06/2017

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 1240/-





सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

दस्त क्रमांक : 7702/2017

नोंदणी :

Regn:63m

06/06/2017

गावाचे नाव : 1) घणसोली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2981500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: विभाग क्र 4/113....सदनिका नं. जीएल-3/10/3:13, तिसरा मजला, विल्डिंग नं. जीएल-3/10, अष्टविनायक सी एच एस लि, घणसोली, नवी मुंबई, क्षेत्र-34.87 चौ मीटर विल्टअप((SECTOR NUMBER : 6 ;))
(5) क्षेत्रफळ	1) 34.87 चौ.मीटर
(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:-सुदेश कुमार शर्मा - - वय:-62; पत्ता:-प्लॉट नं: सदनिका नं. १४०१ आणि १४०२, माळा नं: -, इमारतीचे नाव: मिलेनियम अवनीश, सेक्टर 10 ए, ब्लॉक नं: ऐरोली, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-AJUPS4708G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अॅन्टो रोमाल्ड टी तर्फे कु मु मंगेश्वरी आरमुगम वाईफ ऑफ अॅन्टो रोमाल्ड टी वय:- 39; पत्ता:-प्लॉट नं: सदनिका नं. जीएल-३/२५/६, माळा नं: -, इमारतीचे नाव: मुकाम्बिका सी एच एस लि, सेक्टर 6, ब्लॉक नं: घणसोली, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:- 400701 पॅन नं:-AGGPT8837Q
) दस्तऐवज करून दिल्याचा दिनांक	06/06/2017
10) दस्त नोंदणी केल्याचा दिनांक	06/06/2017
11) अनुक्रमांक, खंड व पृष्ठ	7702/2017
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	252000
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला :-:

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


सह दुय्यम निबंधक ठाणे क्र-८



Hot Payment Successful. Your Payment Confirmation Number is 125614889

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH002031588201718R	BARCODE	Form ID :	Date:
Department	IGR		Payee Details	
Receipt Type	RE		Dept. ID (If Any)	
Office Name	IGR120-THN8_THANE NO 8 JOINT SUB REGISTRA	Location	PAN No. (If Applicable)	PAN-AGGPT8837Q
Year	Period: From : 06/06/2017 To : 31/03/2099		Full Name ANTO ROMUALD T	
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	BLDG GL 3 10 FLAT 13 3RD FLR	
0030046401-75	252000.00	Road/Street, Area /Locality	ASHTAVINAYAK CHS SECTOR 6	
0030063301-70	30000.00	Town/ City/ District	GHANSOLI NAVIMUMBAI THANE Maharashtra	
	0.00	PIN	4 0 0 7 0 1	
	0.00	Remarks (If Any) :		
	0.00	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <p>टनन - ८</p> <p>५५०२१९-८२</p> <p>२०१७</p> </div>		
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
Total	282000.00	Amount in words	Rupees Two Lakhs Eighty Two Thousand Only	
Payment Details:IDBI NetBanking Payment ID : 125614889		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 69103332017060650421		
Cheque- DD No.		Date	06-06-2017	
Name of Bank	IDBI BANK	Bank-Branch		
Name of Branch		Scroll No.		



[Handwritten signature]

ट न न - ८
६६०२/३-६२
२०१७



Stamp Duty paid Rs.2,52,000/-
Flat No. GL-3/10/3:13
admeasuring 34.87 Sq.mtrs. builtup area
Consideration - 42,00,000/-.

AGREEMENT OF RESALE

THIS AGREEMENT made on this 5th June 2017, at Navi Mumbai, BETWEEN MR SUDESH KUMAR SHARMA (having I.T. Pan No.AJUPS4708G), Adult, Indian Inhabitant, residing at Flat No.1401 & 1402, Millennium Avanish, Sector-10, Airoli, Navi Mumbai-400708, hereinafter referred to as "THE VENDOR" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his heirs, executors and administrators) of the ONE PART and

Mumbai, hereinafter referred to as "THE PURCHASER"
(which expression shall, unless it be repugnant to the
context or meaning thereof, be deemed to include his
heirs, executors, administrators and assigns) of the
OTHER PART.

टनन - 6
6002/8-22
२०१७

WHEREAS by an Agreement of Sale made at C.B.D., Navi
Mumbai, on the 12th April 2002, confirmed vide Deed of
Confirmation dated 31st March 2003, registered with
Sub-Registrar Thane-8 on 21st April 2003, under Sr.
No.TNN8-01697-2003, vide receipt no.1702, between the
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASTRA LTD., a Company incorporated under the
Companies Act 1956, having its registered office at
2nd floor, Nirmal, Nariman Point, Mumbai-400021,
(hereinafter referred to as "the CIDCO") of the One
Part and the Original Flat Owner MR BHARGAV BABU
GAONKAR of the Other Part (hereinafter referred to as
"the said Agreement"), the CIDCO agreed to sell and
transfer and the Original Flat Owner MR BHARGAV BABU
GAONKAR agreed to purchase and acquire Flat bearing
No. GL-3/10/3:13, admeasuring 34.87 Sq. Mtrs. built up
area the Third floor in the building no.GL-3/10,
situated at Sector-6, Ghansoli, Navi Mumbai, Tal. &
Dist. Thane, (hereinafter for brevity's sake referred
to as "the said Flat") together with the permanent and
absolute right of use and occupation of the said Flat
No.GL-3/10/3:13.



AND WHEREAS the Original Flat Owner MR BHARGAV BABU
GAONKAR has in terms of the said Agreement paid to the
CIDCO the entire consideration of Rs.3,30,180/- (RUPEES
THREE LAKHS THIRTY THOUSAND ONE HUNDRED EIGHTY ONLY)
mentioned in Clause No.9 thereof.

MR ANTO ROMUALD T. having I.T. Pan No. AGGPT8837Q), Adult, Indian Inhabitant, residing at Flat No.GL-3/25/6, Mukambika CHS Ltd., Sector-6, Ghansoli, Navi Mumbai, hereinafter referred to as "THE PURCHASER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators and assigns) of the

OTHER PART.

टनन - ८
८००२४-९२
२०१७

WHEREAS by an Agreement of Sale made at C.B.D., Navi Mumbai, on the 12th April 2002, confirmed vide Deed of Confirmation dated 31st March 2003, registered with Sub-Registrar Thane-8 on 21st April 2003, under Sr. No.TNN8-01697-2003, vide receipt no.1702, between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASTRA LTD., a Company incorporated under the Companies Act 1956, having its registered office at 2nd floor, Nirmal, Nariman Point, Mumbai-400021, (hereinafter referred to as "the CIDCO") of the One Part and the Original Flat Owner MR BHARGAV BABU GAONKAR of the Other Part (hereinafter referred to as

the said Agreement"), the CIDCO agreed to sell and transfer and the Original Flat Owner MR BHARGAV BABU GAONKAR agreed to purchase and acquire Flat bearing No.GL-3/10/3:13, admeasuring 34.87 Sq. Mtrs. builtup area the Third floor in the building no.GL-3/10, situated at Sector-6, Ghansoli, Navi Mumbai, Tal. & Dist. Thane, (hereinafter for brevity's sake referred to as "the said Flat") together with the permanent and absolute right of use and occupation of the said Flat No.GL-3/10/3:13.



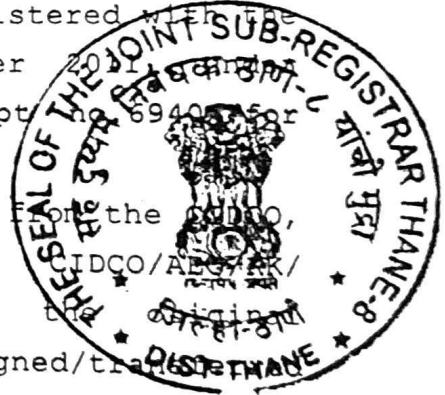
AND WHEREAS the Original Flat Owner MR BHARGAV BABU GAONKAR has in terms of the said Agreement paid to the CIDCO the entire consideration of Rs.3,30,180/- (RUPEES THREE LAKHS THIRTY THOUSAND ONE HUNDRED EIGHTY ONLY) mentioned in Clause No.9 thereof.

AND WHEREAS the Original Flat Owner MR BHARGAV BABU GAONKAR is in possession of the said Flat No.GL-3/10/3:13.

AND WHEREAS the Original Flat Owner MR BHARGAV BABU GAONKAR together with the other Flat Owners have formed a Housing Society namely ASHTAVINAYAK Co-operative Housing Society Limited, duly registered under the Maharashtra Co-operative Societies Act 1960 bearing Registration No. NBOM/CIDCO/HSG(OH)/2546/JTR/year 2007-2008. And the said Society admitted the Original Flat Owner MR BHARGAV BABU GAONKAR as the member of the Society and is yet to issue a Share Certificate (hereinafter referred to as the said shares).

दस्तावेज - 6
6002/14-82
20919

AND WHEREAS after obtaining permission from the Society vide its letter dated 20/09/2011, the Original Flat Owner MR BHARGAV BABU GAONKAR, agreed to assign/transfer all his share/interest in the capital/property of the Society i.e. Share Certificate (yet to be issued) and the said Flat no.GL-3/10/3:13 in favour of SMT PADMSHRI VIJAY GAIKWAD vide Agreement for Resale dated 11th October 2011, registered with the Sub-Registrar Thane-8 on 11th October 2011, serial no.TNN8-6739-2011; vide receipt no. 6940 for proper condition.



AND WHEREAS after obtaining permission from the CIDCO, vide its letter bearing ref. No. CIDCO/AEG/2011/Ghansoli/2011/2716 dated 30/11/2011, the owner MR BHARGAV BABU GAONKAR, assigned/transfer all his share/interest in the capital/property of the Society i.e. Share Certificate (yet to be issued) and the said Flat no.GL-3/10/3:13 in favour of SMT PADMSHRI VIJAY GAIKWAD, vide Deed of Assignment dated 5th December 2011, registered with the Sub-Registrar Thane-8 on 5th December 2011, under serial no.TNN8-7963-2011, vide receipt no.8207 and handed over the possession of the said flat to SMT PADMSHRI VIJAY GAIKWAD AND WHEREAS the CIDCO, transferred the said flat in the name of SMT PADMSHRI VIJAY GAIKWAD.

[Handwritten signature]

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AND WHEREAS after obtaining permission from the Society vide its letter dated 31/01/2015 and from the CIDCO, vide its letter bearing ref. No. CIDCO/AEO/KK/Ghansoli/2015/035 dated 13/02/2015, the original owner SMT PADMSHRI VIJAY GAIKWAD, assigned/transferred all her share/interest in the capital/property of the Society i.e. Share Certificate (yet to be issued) and the said Flat no.GL-3/10/3:13

टनन - 6
6602/E-82
2099

in favour of MR SUDESH KUMAR SHARMA, vide Deed of Assignment dated 13th February 2015, registered with the Sub-Registrar Thane-9 on 13th February 2015, under serial no.TNN9-1115-2015, vide receipt no.1162 for proper condition and handed over the possession of the said flat to MR SUDESH KUMAR SHARMA.

AND WHEREAS the CIDCO, vide its ref. no.CIDCO/AEO/KK/2015/496 dated 20/03/2015 transferred the said flat in the name of MR SUDESH KUMAR SHARMA, who is hereinafter referred to as the VENDOR.

And accordingly the said Society had admitted the VENDOR as the member of the Society and on 26th July 2015 issued 5 fully paid up shares of Rs.50/- each bearing distinctive nos. from 301 to 305 both inclusive) covered by share certificate No.61 hereinafter referred to as the said shares in his name.

IT is further declared by THE VENDOR that:

a. There are no suits, litigations, civil or criminal any other proceedings pending as against THE VENDOR personally affecting the said premises.

b. There are no attachments or prohibitory orders as against or affecting the said premises and except the mortgage of Himachal Mitra Mandal Co-operative Credit Society Ltd, the said premises are free from all encumbrances or charges and/or are not the subject matter of any lispensens or easements or attachments either before or after judgement. THE VENDOR has not received any notice either from the Government, Semi-Government or Municipal Corporation regarding any of the proceedings in respect of the said premises.



Handwritten signature and date: 20/02/15

Handwritten signature

c. Except the mortgage of Himachal Mitra Mandal Co-operative Credit Society Ltd, the said premises are free from all mortgages, charges encumbrances of any nature whatsoever.

d. THE VENDOR has paid all the necessary charges of all nature whatsoever in respect of the said premises and THE VENDOR has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever for the said premises

वृत्त - 6
6602/4-E2
2099

e. THE VENDOR in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment or in any other way whatsoever and has not created any tenancy, leave and licence or any other rights of the like nature in the said premises and has not dealt with or disposed off the said premises in any manner whatsoever.

f. Neither THE VENDOR nor any of his predecessors-in-title have received any notice either from the CIDCO and/or from any other statutory body or authority regarding the acquisition and/or requisition of the said premises.



g. THE VENDOR is in exclusive use, occupation and possession of the said premises and every part thereof and except THE VENDOR no other person or persons are in use, occupation and enjoyment of the said premises or any part thereof.

h. Except the mortgage of Himachal Mitra Mandal Co-operative Credit Society Ltd the VENDOR has good and clear title free from encumbrances of any nature whatsoever of the said 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 howsoever outstanding against THE VENDOR and/or against the said premises or any part thereof.

i. THE VENDOR is not restricted either under the Income Tax Act, Gift Tax Act, Wealth Tax Act, or under any other statute from disposing off the said premises under this Agreement.

j. THE VENDOR has not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the PURCHASER and THE VENDOR has all the rights, title and interest to enter into this Agreement with the PURCHASER on the various terms and conditions as stated herein.

टनन - 6
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2099

AND WHEREAS the VENDOR is in possession of the said Flat No.GL-3/10/3:13.

AND WHEREAS the Vendor has agreed to sell and transfer and the PURCHASER has agreed to purchase and acquire the right, title and interest of the Vendor in the said Flat together with the permanent and absolute right of use and occupation of the said Flat.



NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

Subject to the prior permission being obtained in writing by the Vendor from the CIDCO, the Vendor shall sell and transfer and the PURCHASER shall purchase and acquire the said Flat No.GL-3/10/3:13, admeasuring 34.87 Sq. Mtrs. builtup area, on the Third floor in the building no.GL-3/10 of the ASHTAVINAYAK Co-operative Housing Society Limited, situated at Sector-6, Ghansoli, Navi Mumbai Tal. & Dist. Thane, together with the permanent and absolute right of use and occupation of the said Flat together with the benefits in the deposit lying with CIDCO, for a Lump Sum price of Rs.42,00,000/- (RUPEES FORTY TWO LAKHS ONLY).

2. The PURCHASER has paid to the Vendor on or before the execution of these presents a sum of **Rs.2,00,000/- (RUPEES TWO LAKHS ONLY)** as advance and part payment (the receipt of which the Vendor doth hereby admit and acknowledge and of and from the payment of the same and every part thereof doth hereby release and for ever discharge the PURCHASER) and the balance amount of **Rs.40,00,000/- (RUPEES FORTY LAKHS ONLY)** to be paid as under;

टैम - 6
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2099

(i) Approx. a sum of **Rs.24,00,000/- (RUPEES TWENTY FOUR LAKHS ONLY)** and on behalf of the Vendor to Himachal Mitra Mandal Co-operative Credit Society Ltd, by the PURCHASER'S Bankers, within a period of thirty (30) days from the date of registration of this Agreement.

(ii) **Rs.16,00,000/- (RUPEES SIXTEEN LAKHS ONLY)**, minus the amount of interest paid to Himachal Mitra Mandal Co-operative Credit Society Ltd, to be paid to the Vendor within a period of thirty (30) days from the date of HDFC Bank/the Vendor deliver documents to the PURCHASER/his Banker.

TIME IS ESSENCE OF CONTRACT.

THE VENDOR shall provide all the original chain of deeds, documents to the PURCHASER so as to enable the PURCHASER to obtain loan from Bank/Financial Institution. In case the Vendor fails to produce the original documents in time then the time period will extended accordingly.



3. The VENDOR doth hereby covenant with the PURCHASER that excepting the mortgage in favour of Himachal Mitra Mandal Co-operative Credit Society Ltd, the said flat agreed to be hereby sold is free from encumbrances that he has power to transfer and deliver possession of the said Flat No.**GL-3/10/3:13** to the PURCHASER.

4. The Vendor in pursuance of the said Agreement and in consideration of the said sum of **Rs.42,00,000/- (RUPEES FORTY TWO LAKHS ONLY)** paid or to be paid by the PURCHASER to the Vendor as aforesaid shall deliver to the PURCHASER vacant possession of the said Flat No.**GL-3/10/3:13** on receiving full and final payment.

[Handwritten signature]

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5. The Vendor shall apply to the CIDCO and seek permission from the CIDCO for permitting him to transfer and assign to the PURCHASER his rights, interest and benefits under the said Agreement and also permitting him to sell and transfer to the PURCHASER the said Flat No. GL-3/10/3:13, admeasuring 34.87 Sq. Mtrs. builtup area, on the Third floor in the building no. GL-3/10 of the ASHTAVINAYAK Co-operative Housing Society Limited, situated at Sector-6, Ghansoli, Navi Mumbai Tal. & Dist. Thane, together with the permanent and absolute right of use and occupation of the said Flat, within a period of one month from the date hereof. The PURCHASER agrees to bear and pay to the CIDCO wholly and exclusively such transfer charges as may be determined by CIDCO under Clause No.12 of the said Agreement.

टनन - ८
६६०२/१०/६२
२०१७

6. On obtaining permission in writing from the CIDCO, the Vendor shall assign and transfer all his rights, interest, title and benefits arising out of the said Agreement dated 12th April 2002 mentioned hereinabove including the deposits standing to the credit of the Vendor with the CIDCO by executing a Deed of Assignment in favour of the PURCHASER and registering it with the Sub-Registrar of Assurances within the prescribed period from the date of obtaining permission in writing from the CIDCO permitting the Vendor to sell and transfer to the PURCHASER the said Flat.



7. The Vendor doth hereby further covenants with the PURCHASER that the Vendor shall pay to the Society the service charges, property tax, water charges and other charges which are payable by the Vendor to the Society in respect of the said Flat till the period of handing over of possession.

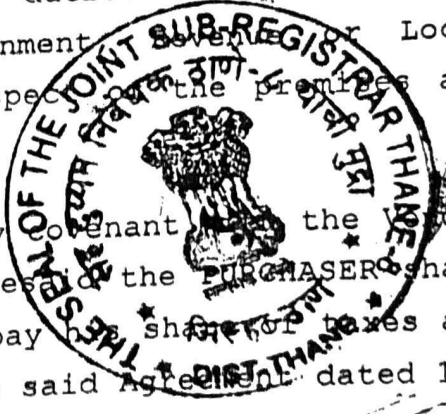
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8. The Vendor doth hereby further covenant with the PURCHASER that from the date of possession, the PURCHASER shall quietly and peacefully possess and occupy and enjoy the said premises without let, hindrance, denial, demand, interruption or eviction by the Vendor or any other person or persons lawfully or equitably claiming through under or in trust for the Vendor.

एनम - ८
८६०२/१९.६२
२०१९

9. That from the date of possession the PURCHASER shall be entitled to have and hold the possession, occupation and use of the said Flat and the PURCHASER shall so hold the same unto and to the use and benefit of the PURCHASER himself, his heirs, successors and assigns forever without any claim, charge, right, interest, demand or lien of the Vendor or any person or persons claiming through or under him or in trust for him subject to payment by the PURCHASER of all taxes, assessments, charges, duties or calls made by the Housing Society, Government or Local Authorities hereafter in respect of the premises and the Land.



10. The PURCHASER doth hereby covenant with the Vendor that save and except as aforesaid the PURCHASER shall from the date of possession pay the share of taxes and outgoings as mentioned in the said Agreement dated 12th April 2002 and shall also become a member of the ASHTAVINAYAK Co-Operative Housing Society Limited formed by all the Flat-Owners of the said building and shall carry out the terms and conditions of the said Agreement and also abide by the rules and regulations of the said Society.

11. The PURCHASER doth hereby covenant with the Vendor that they shall abide by the rules and regulations and the bye-laws of the said Society on admission as a member thereof and that they agrees and undertakes to pay and discharge all calls, demands, contributions and dues which the said Society may thereafter make in respect of the said premises.

Chopra

IN WITNESS WHEREOF the parties hereto have set their respective hands hereunto the day and the year First hereinabove written.

SIGNED, SEALED AND DELIVERED by the Within named Vendor

टनन - ८
८८०२१३-६२
२०१७

MR SUDESH KUMAR SHARMA

In presence of

1. Vivek Sharma

2. Praveesh Jaidhona



SIGNED, SEALED AND DELIVERED by the Within named PURCHASER



MR ANTO ROMUALD T.
through his Constituted Attorney
MRS MAGESWARI ARUMUGAM
W/O MR ANTO ROMUALD T
in presence of

1. Vivek Sharma

2. Praveesh Jaidhona



RECEIPT

RECEIVED from the within named PURCHASER MR ANTO ROMUALD T. the sum of Rs.2,00,000/- (RUPEES TWO LAKHS ONLY) being the advance and part payment within mentioned to be paid by him to me in respect of the flat No.GL-3/10/3:13, admeasuring 34.87 Sq. Mtrs. builtup area, on the Third floor in the building no.GL-3/10 of the ASHTAVINAYAK Co-operative Housing Society Limited, situated at Sector-6, Ghansoli, Navi Mumbai Tal. & Dist. Thane.

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2099

MODE OF PAYMENT:-

1. Rs.1,50,000/- by Cheque No.001254 dated 29th April 2017 drawn on ICICI Bank.
2. Rs.50,000/- by Cheque No.001255 dated 3rd June 2017 drawn on ICICI Bank.



I SAY RECEIVED

MR SUDESH KUMAR SHARMA

WITNESS:

vivek sharma
Pravesh Jaidhwa

घोषणापत्र/शपथपत्र

मी/आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म.रा.पुणे यांचे ३०.११.२०१३ रोजीचे परिपत्र वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेला दस्तऐवजामधील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. दस्तातील लिहून देणार/कुलमुखत्यातरधारक हे खरे असून याची आम्ही स्वतः खात्री करून घेतली आहे. या दस्तासोबत दोन प्रत लिहून देणार

6602/94, E2

सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार अर्जावदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्यातरधारक (P.A.Holder) लिहून देणार ह्यात आहे व फक्त कुलमुखत्यातरपत्र अदयापही अस्तित्वात आहे व ते आजपावेतो रद्द झालेला नाही याची मी/आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्जे, वॅक बोजे, शासन बोजे व कुलमुखत्यातरधारकांनी केलेल्या व्यवहाराचा, अधिन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारा समक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांरणाबाबत कोणत्याही मा.न्यायलय/शासकीय कार्यालयाची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायप्रदाने/उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक कुलमुखत्यातरधारकांच्या मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हांस पूर्णपणे खात्री आहे.

स्थावर मिळकती विषय सध्या होत असलेली फसवणुक/मालकीकरीत/संलग्न व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही व्यवहारात मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली, बुडवली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८३ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत याची आम्हांस पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १९६० मधील नमुद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला/आम्हांला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून देणार

लिहून देणार

ट न न - ८
८००२/११०.६२
२०१७

घोषणापत्र

मी ..MRS. ...Magshwari Arunagan..... याद्वारे
घोषित करतो की, दुय्यम निबंधक ...Tham & यांचे कार्यालयात
Agreement of Sale या शिर्षकाचा दस्त नोंदणीसाठी सादर
करण्यात आला आहे. श्री. /श्रीमती/मिस्स ...A. S. ...
Renuald: T..... व इ. यांनी दिनांक
10/11/17..... रोजी दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी
सदर दस्त नोंदणीस सादर केला आहे. निष्पादित करून कवृली जबाब
दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी
कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार
व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा कोणीही
कारणामुळे कुलमुखत्यारपत्र रद्दवातल झालेला नाही. सध्या
कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कर्तव्ये पूर्ण
तः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी
अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहिन याची मला
जाणीव आहे.



[Signature]
कुलमुखत्यारपत्र धारकाचे नाव व सही

मी/आम्ही कुलमुखत्यारपत्र वाचलेले आहे आणि त्याची सत्यता पडताळून पाहिलेली आहे.

447

10/01/2017

3 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

मावाचे नाव: घणसीली

दस्तावेजाचा अनुक्रमांक: उत्तम 447-2017

दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

सावर करणाऱ्याचे नाव: शैली रोमाल्ड ही - -

पावती क्र.: 481

दिनांक: 10/01/2017

ट न न - 6

6/2/19c. E2

२०१७

नोंदणी फी

दस्त. हाताळणी फी

पुष्पाची संख्या: 26

रु. 100.00

रु. 520.00

एकूण:

रु. 620.00

आपणास सूक्त दस्त, भंबतेल प्रिंट, सूची-२ अंदाजे
३:४० PM ह्या वेळेस मिळेल.

वाचर शुल्क: रु. 1/-

धीबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-


Joint Sub Registrar, Thane 8

सह दुय्यम निबंधक ठाणे क्र-८

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

2) देयकाचा प्रकार: By Cash रक्कम: रु 520/-

T. Anbo Damald



रु. 500

FIVE HUNDRED RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

MAHARASHTRA

2016

टनन - ८
६००२/२१-६१
२०१७ / १६०५४१

टनन - ८
४४६ / १९-२६
२०१७

टनन - ८
/
२०१७



MAHARASHTRA
2016

GENERAL POWER OF ATTORNEY

[HUSBAND TO WIFE]

BY

MR. ANTO ROMUALD T

IN FAVOR OF

MRS MAGESWARI ARUMUGAM

W/O MR ANTO ROMUALD T



Handwritten signature of Mr. Anto Romuald T.

Handwritten signature of Mrs. Mageswari Arumugam.

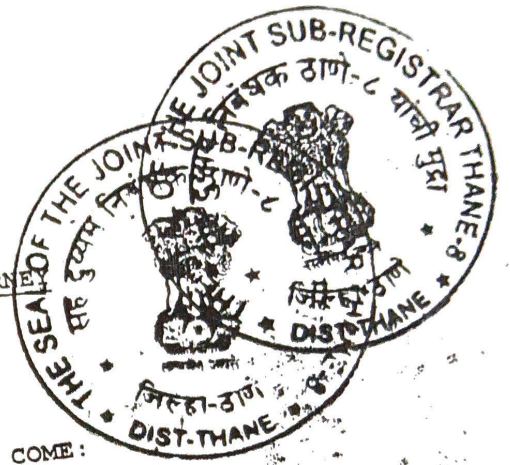
old T
Azumugam
M. THACKER
No. 1201026
Navi Mumbai
in the date of

टनन - ८
८६०२/२३६२
२०१७

टनन - ८
४४०/३२६
२०१७

GENERAL POWER OF ATTORNEY

[HUSBAND TO WIFE]



TO ALL TO WHOM THESE PRESENTS SHALL COME:

I, MR ANTO ROMUALD T (having I.T.Pan No.AGGPT8837Q),
age 38 years, residing at Flat No.GL-3/25/6, Mukambika
Chs Ltd., Sector-6, Ghansoli, Navi Mumbai.

SEND GREETINGS:

T. Anto Romuald

Chhagan

15) GENERALLY for me and in my name, to manage and transact all my affairs in India and execute and deeds or instruments as may be necessary, or most to my advantage, and to use all lawful ways and means thereto, as fully and effectively to all intents and purposes as I might or could do if personally present and acting herein, hereby granting to my said Attorneys and Agent full power and authority to act and appoint another or others, hereby ratifying, allowing, confirming and promising at all times to ratify allow, and confirm all and whatsoever my said Attorney, her substitute or substitutes shall lawfully do or cause to be done, in or about by virtue of these presents.

टनन - ८
 ८४६ / ८-२६
 २०१७

16) I HEREBY for myself, my heirs, executors and administrators RATIFY AND CONFIRM and agree to RATIFY AND CONFIRM whatsoever my said Attorney or any substitute acting under her shall do or purport to do by virtue of these presents.

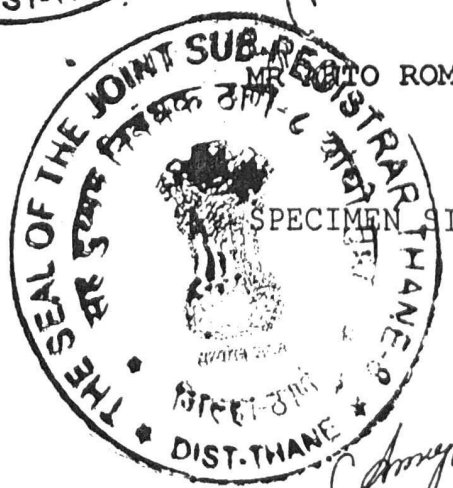
टनन - ८
 ७७०२ / २६६२
 २०१७

IN WITNESS WHEREOF, I, MR ANTO ROMUALD T have hereunto set my hand and seal this 10th day of January 2017.



SIGNED AND SEALED by the Within named

Anto Romuald T



MR ANTO ROMUALD T

SPECIMEN SIGNATURE OF THE ATTORNEY

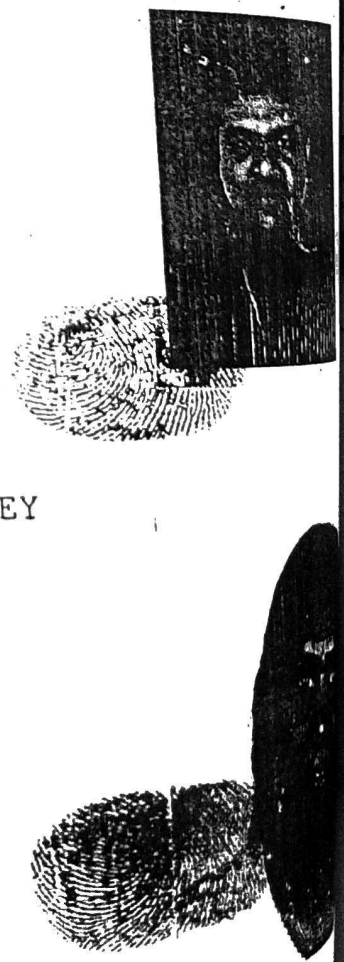
Arumugam

MRS MAGESWARI ARUMUGAM
 W/O MR ANTO ROMUALD T

Witness:

1) Nandkishor Khodke

Joseph



GOVERNMENT OF THE NATIONAL CAPITAL TERRITORY OF DELHI

S. No.- 133

GOVERNMENT OF THE NATIONAL CAPITAL TERRITORY OF DELHI



सत्यमेव जयते

Schedule V

CERTIFICATE OF MARRIAGE CELEBRATED IN OTHER FORMS

(Under Section 16 of the Special Marriage Act, 1954)

टनन - ८
४४६ १२९-२९
२०१०

टनन - ८
८६०२५९-६२
२०१०

I, E. RAJA BABU, Registrar of Marriages, hereby certify that ANTO ROMUALD T S/O THOMAS MOHAN DHAS and MAGESWARIA ARUMUGAM appeared before me on 19/11/2010 each of them, in the presence and in the presence of three witnesses who have signed here under, have declared that a ceremony of marriage has been performed between them and that they have been living together as husband and wife since the time of their marriage and that in accordance with their desire to have their marriage registered under the Act, the said marriage has been registered on 07/01/2011 under this Act having effect from 21/10/2010.

Three Witnesses

- 1 MAHINDER SINGH KOHLI,
HNO-1073A WARD-I, MEHRAULI,
NEW DELHI-110030
- 2 AJMAL KHAN,
138, LEFT SIDE OF COMMUNITY CENTER,
MUNIRKA VILLAGE, DELHI-110067
- 3 R RAJ KUMAR BALA SUBRAMANIAM,
HNO-32A, NEAR PRATIK MARKET,
MUNIRKA, NEW DELHI 110067



(E. RAJA BABU)
REGISTRAR OF MARRIAGES
Registrar of Marriages
Addl. Distt. Magistrate
Distt. South Delhi
M.B. Road, Saket, New Delhi

DATE: - 07/01/2011



10480



अष्टविनायक को. ऑप. हौसिंग सोसायटी लि.

नोंदणी क्र. एन. बि. ओ. एम. / सिडको / एच. एस. जी. (ओ एच) / २५४६ / जे टी आर / सन २००७-२००८
जी. एल - ३, बिल्डींग नं. ७ से १२, प्लॉट नं. १६, सेक्टर - ६, घणसोली, नवी मुंबई - ४०० ७०१.

संदर्भ:

जा.क्र. / अष्टविनायक / ०६/२०१७-१८

दिनांक: २२/०५/२०१७

To,
Housing Development Finance Corporation Limited
Ramon House, H.T. Parekh Marg,
169, Backbay Reclamation,
Churchgate, Mumbai 400 020

ट न म
Ldoo2/40-82
Sub: Provisional No Objection Certificate.
२०१७
Sir,

Mr. SUDESH KUMAR SHARMA is the member of our society and owned flat no GL-3/10/3:13 in ASHTAVINAYAK CHS situated AT SECTOR 6 GHANSOLI NAVI MUMBAI.

We are aware that the said flat is already mortgage with HIMACHAL MITRA MANDAL COOPERATIVE CREDIT SOCIETY LTD. and Mr. ANTO ROMUALD is applied with HDFC LTD to take over the existing loan facility from HIMACHAL MITRA MANDAL COOPERATIVE CREDIT SOCIETY LTD.

We do issue this provisional NOC on the request of Mr. SUDESH KUMAR SHARMA as original sale deed along with NOC are with HIMACHAL MITRA MANDAL COOPERATIVE CREDIT SOCIETY LTD

We undertake to issue a No Objection Certificate in your favor as per HDFC LTD format once we will get the previous NOC which is in favor of HIMACHAL MITRA MANDAL COOPERATIVE CREDIT SOCIETY LTD.



[Handwritten Signature]

अध्यक्ष

अष्टविनायक को. ऑप. ही. सोसायटी
सेक्टर-६, घणसोली.

[Handwritten Signature]

समित्व

अष्टविनायक को. ऑप. ही. सोसायटी
सेक्टर-६, घणसोली.



277 - 6
2002/492 E2
20910

Share Certificate No. _____ Member's Regn. No. 2546 No. of Shares 05 (Five only)



ASHTAVINAYAK CO-OPERATIVE HOUSING SOCIETY LTD.

Regn. No. 133DM/CIDCO/HSG(O.H)/2546/JTR/2007-2008
Plot No. 16, BLDG. No. GLV 397 To 12, Sector - 6, Ghansoli, Navi Mumbai 400 701.

(Registered Under the Maharashtra Co-operative Societies Act, 1960)

This is to certify that Shri/Smt./M/s. SUDESH KUMAR AJUDHYADASS SHARMA

_____ is/are the Registered Holder/s

of ASHTAVINAYAK CO-OP HSG. SOC. LTD Fully Paid up shares of Rs. FIFTY each numbered

from 301 to 305 inclusive, in

Subject to the Bye-laws of the said Society.

Rs. 250/-

Mg. C. Member

Given under the Common Seal of the said Society at Navi Mumbai, this 26 day of July 2015

Hon. Secretary



Chairman

टनन - ८
 ८६०२/५३६२
 २०१९

CIDCO

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Office of the M.M.(II)
 Raigad Bhavan, CBD-Belapur,
 Navi Mumbai - 400 614.

Date : 12.04.2002

TAKING OVER POSSESSION BY THE ALLOTTEE

टनन : ८
 ९६६० / २०१९

3 GL-3 at GL-3/10/3/13 Sector 6 at Ghansoli 2000 Navi Mumbai

Date of allotment : 28/12/2001

Name of Hire/Owner at Purchaser : Bhargav Babu G. Goskar

Date of execution of agreement : 12.04.2002

६०३६ १५-९६
 Asstt. Mkt. Officer

11 Mals'

POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. GL-3 Sector 6 at Ghansoli in Navi Mumbai on the day of 12.04.2002 after perusing the action of the building and fixtures provided therein.

When taking over possession I have verified the fittings, fixtures and amenities of the above apartment and they are according to the items listed and according to plans and specifications enclosed. I have inspected the apartment and satisfied myself. I accept the above said apartment and have no complaint and signature whatsoever and I shall not claim another apartment from CIDCO later on.

Received Lock No. _____ with duplicate key.



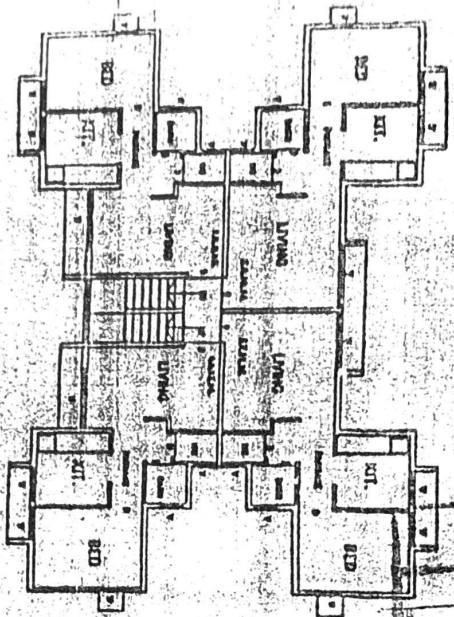
Signature of allottee
B. G. Goskar
 Aptt. No. GL-3/10/3/13
Ghansoli

- Copy to : i) Maharashtra State Electricity Board
 ii) Secretary of the Society.

TYPE A13, SECTOR 19, AREA 1 & TYPE G13, SECTOR 6, GHANSAOLI
 NAVI, MUMBAI

ACCOMMODATION STATEMENT

ACCOMMODATION	CARPET AREA	BUILT UP AREA
LIVING	10.03 SQ. M.	
BED	7.48 " "	
KITCHEN	4.51 " "	
BATH	1.47 " "	
W.C.	1.12 " "	
PASSAGE	3.33 " "	
	27.94	34.87 SQ. M.



TYPICAL FLOOR PLAN (GR., FIRST, SECOND, THIRD.)

I, A. K. SOHONI, Architect do hereby certify that this is an accurate copy of the typical floor plan of a Type building as shown above and approved by the local authority namely City & Industrial Development Corporation of Maharashtra Limited within whose jurisdiction the building is located and that the said plans fully and accurately depict the line diagram apartment numbers and dimensions of apartment as built.

I solemnly affirm that what is stated above is true to the best of my knowledge, information and belief.

Solemnly affirmed at CBD Belapur, This 20th day of December 1990.

(A. K. SOHONI)
 Architect,
 CIDCO LTD., CIDCO BHAVAN,
 CBD BELAPUR.



टनन - ८
 ७७०२/४-३२
 २०१७

Asstt. Marketing Officer
 CIDCO LTD.
 CIDRS-871 CIDCO LTD.



भारतीय स्टेट बैंक
State Bank Of India

(12965) - GHANSOLI
SHOP NOS 9 TO 13, AYODHYA A, PLOT NO 10 SECTORE 5 GHANSOLI WEST
DIST. THANE 400701
Tel: 22-27548512 IFS Code : SBIN0012965

केवल 3 मासों के लिए वैध / VALID FOR 3 MONTHS ONLY

2	6	1	1	2	0	2	4
D	D	M	M	Y	Y	Y	Y

PAY **SBI BANK**

या धारक को **OR BEARER**

रुपये **RUPEES**

अदा करें ₹ **2950/-**

खा. सं.
A/c No. **31417401829**

VALID UPTO ₹ 10 LACS AT NON-HOME BRANCH

SB ACCOUNT

PREFIX:
0438200129

Mr. Anto Romuald T

Mr. ANTO ROMUALD T

Please sign above

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

⑈ 775066 ⑈ 4000022431 ⑈ 005415 ⑈ 31

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI



भार
St:

19-06-2018

MANIPAL TECHNOLOGIES LIMITED KARNATAKA/CTS.2019

PAY **SBI**
रुपये **RUPEES**

खा. सं.
A/c No.

19-06-2018

MANIPAL TECHNOLOGIES LIMITED KARNATAKA/CTS.2019