

Abhinav

03917

R.V-160

9268475539 - Vijay

9930960188 (Shiv)

Receipt (pavti)

394/6967

Monday, April 24, 2023

1:08 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7293 दिनांक: 24/04/2023

गावाचे नाव: सानपाडा

दस्तऐवजाचा अनुक्रमांक: टनन11-6967-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: बिजयकुमार साहू --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 30700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:28 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 14

सह दुय्यम निबंधक वरिष्ठ
अपे क्र. ११

बाजार मुल्य: रु. 12069433.9/-

मोबदला रु. 14500000/-

भरलेले मुद्रांक शुल्क : रु. 870000/-

1) देयकाचा प्रकार: DHC रकम: रु. 700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2304202300417 दिनांक: 24/04/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017479850202223E दिनांक: 24/04/2023

बँकेचे नाव व पत्ता:



पक्षकारीची कमी
मुळ वस्तु परत मिळाला



4/04/2023

9168475539

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 11

दस्त क्रमांक : 6967/2023

नोंदणी :

Regn:63m

गावाचे नाव : सानपाडा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1450000
(3) वाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12069433.9
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका क्र ए-3/9/1, नववा मजला, विल्डिंग नं ए-3, मिलेनियम टॉवर्स हार्मोनी को. ऑप. ही. सोसायटी लिमिटेड, सेक्टर 9, सानपाडा, नवी मुंबई-400705 क्षेत्रफळ 836 चौ.फूट बांधीव + ओपन पार्किंग स्पेस नं -ए-200((SECTOR NUMBER : 9 ;))
(5) क्षेत्रफळ	1) 836 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:-तुषार मोहनराव निंबाळकर -- वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र ए-३/९/१, नववा मजला, बिल्डिंग नं ए-३, मिलेनियम टॉवर्स हार्मोनी को.ऑप.ही.सोसायटी लिमिटेड, सेक्टर ९, सानपाडा, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:- 2): नाव:-तन्वी तुषार निंबाळकर -- वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र ए-३/९/१, नववा मजला, बिल्डिंग नं ए-३, मिलेनियम टॉवर्स हार्मोनी को.ऑप.ही.सोसायटी लिमिटेड, सेक्टर ९, सानपाडा, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:-AGVFN7390K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विजयकुमार साहू -- वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी-४०/८, कोहिनूर सीएचएस लिमिटेड, सेक्टर ८, सानपाडा, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:-BWFPS4880N 2): नाव:-नृसी विजयकुमार साहू -- वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी-४०/८, कोहिनूर सीएचएस लिमिटेड, सेक्टर ८, सानपाडा, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:-BZFPP1342F 3): नाव:-जगनाथ गोपीनाथ साहू -- वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी-४०/८, कोहिनूर सीएचएस लिमिटेड, सेक्टर ८, सानपाडा, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:-AFOPS1717H 4): नाव:-सुनूराणी जगनाथ साहू -- वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी-४०/८, कोहिनूर सीएचएस लिमिटेड, सेक्टर ८, सानपाडा, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:-DPYPS1349L
(9) दस्तऐवज करून दिल्याचा दिनांक	24/04/2023
(10) दस्त नोंदणी केल्याचा दिनांक	24/04/2023
(11) अनुक्रमांक, खंड व पृष्ठ	6967/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	870000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. ११



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



ARN MH01747985020223E BARCODE [Barcode] Date 26/03/2023-18:29:48 Form ID 25.2

Department Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Type of Payment Registration Fee		PAN No.(If Applicable) BWFPS4880N	
Office Name THN11_THANE NO 11 JOINT SUB REGISTR		Full Name Bijaykumar Jagannath Sahu and three	
Location THANE		Flat/Block No. A-3/9/1, Millennium Towers	
Year 2022-2023 One Time		Premises/Building	
Account Head Details		Road/Street Sector-9, Sanpada	
0030046401 Stamp Duty	Amount In Rs. 870000.00	Area/Locality Navi Mumbai	
0030063301 Registration Fee	30000.00	Town/City/District	
		PIN 4 0 0 7 0 5	
		Remarks (If Any)	
		PAN2=ADKPN3486A-SecondPartyName=Tushar Mohanrao Nimbalkar and one-	
		Amount In Words Nine Lakh Rupees Only	
Total 9,00,000.00			

DEFACED
₹900000.00
DEFACED

Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572023032655180 IK0CEAYJS6
Cheque/DD No.		Bank Date	RBI Date 26/03/2023-06:30:54 27/03/2023
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	86 , 27/03/2023

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered office.
सदर चलन केवल दफ्तर निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाची आहे.
नाही.

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF
ACCOUNTS AND

Challan Defaced Details
Reason: GRAS Secure Doc
Location: India
Date: 2023/04/04 13:43:41 IST



Sr. No.	Reason: GRAS Secure Doc	Defacement No.	Defacement Date	Userid	Amount
1	(IS)-394-6967	0000557666202324	24/04/2023-13:08:29	IGR123	30000.00
2	(IS)-394-6967	0000557666202324	24/04/2023-13:08:29	IGR123	87000.00
Total Defacement Amount					117000.00

Handwritten notes: ट.न.न. ११, २३४, २३५

03917

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मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Registration ID 202304243416

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

24 April 2023, 12:48:34 PM
टनन11

मूल्यांकनाचे वर्ष 2023
जिल्हा ठाणे
मूल्य विभाग तालुका : ठाणे
उप मूल्य विभाग 25 /241-सानपाडा नोड सेक्टर क्र. 9
क्षेत्राचे नांव Navi Mumbai Municipal Corporation

सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.
खुली जमीन 60800 निवासी सदनिका 143800 कार्यालय 160900 दुकाने 179700 औद्योगिक 160900 मोजमापनाचे एकक चौ. मीटर

बांधीव क्षेत्राची माहिती
बांधकाम क्षेत्र (Built Up)- 77.69 चौ. मीटर मिळकतीचा वापर- निवासी सदनिका मिळकतीचा प्रकार- बांधीव
बांधकामाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय - 0 TO 2 वर्षे बांधकामाचा दर- Rs.26620/-
उद्दवाहन सुविधा - आहे मजला - 5th to 10th Floor

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 105 / 100 Apply to Rate= Rs.150990/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
= ((150990-60800) * (100 / 100)) + 60800
= Rs.150990/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 150990 * 77.69
= Rs.11730413.11/-
D) खुल्या जमिनीवरील वाहन तळाचे क्षेत्र 13.94 चौ. मीटर
खुल्या जमिनीवरील वाहन तळाचे मूल्य = 13.94 * (60800*40/100)
= Rs.339020.8/-

Applicable Rules = 3, 9, 18, 19, 15

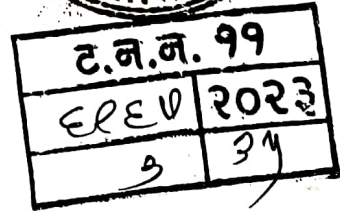
एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 11730413.11 + 0 + 0 + 339020.8 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.12069434/-
= ₹ एक करोड़ वीस लाख एकोणसत्तर हजार चार शे चौतीस /-

Home

Print

सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. ९९

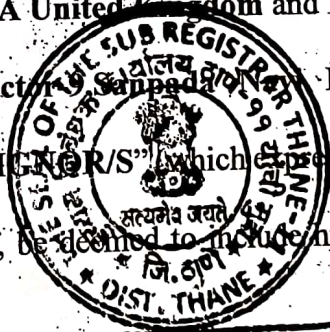


AGREEMENT OF SALE

THIS AGREEMENT IS made and entered into at Navi Mumbai, on this ^{24th} day of APRIL 2023.

BETWEEN

1)MR.TUSHAR MOHANRAO NIMBALKAR, age 45, [Passport No- 529050905] [Pan No – ADKPN3486A] & 2)MRS. TANVI TUSHAR NIMBALKAR, age 45, [Passport No- 529365033] [Pan No – AGVPN7390K] both adult, BRITISH CITIZEN Permanent address, 15 Fry Lane, Edgware London HA88FA United Kingdom and India address at Flat No – A-3/9/1, Millennium Towers Sector 9, Thane Mumbai-400705 hereinafter referred to as "THE SELLER/S/ ASSIGNOR/S" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/her/their, heirs, executors and administrators) of the ONE PART.



ट.न.न. ११.	
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(Handwritten signatures)

Jhankarani Jahu

: 2 :
AND

1) MR. BIJAYKUMAR SAHU, age-33, [Pan No- BWFPS4880N][Aaddhar No- 477113245284](2) MRS. TRUPTI BIJAYKUMAR SAHU age-33, [Pan No- BZFPP1342F][Aaddhar No- 501489950824](3)MR. JAGANATH GOPINATH SAHU, age-62, [Pan No- AFOPS1717H] [Aaddhar No- 275900163245](4)MRS. JHUNURANI JAGANATH SAHU age-55, [Pan No- DPYPS1349L] [Aaddhar No- 618215431764] all adult Indian inhabitant residing at B-40/8 Kohinoor Co-Operative Housing Society Ltd, Sector-8, Sanpada Navi Mumbai- 400705, hereinafter referred to as "THE PURCHASER/S/ASSIGNEE/S" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/her/their, executors, administrators and assigns) of the OTHER PART.

DESCRIPTION OF PROPERTY

BUILDING	FLOOR	FLAT	SECTOR
A-3	9 th	1	9
NODE : SANPADA, NAVI MUMBAI			
AREA : 836 SQ. FT. (BUILT-UP)			
OPEN PARKING SPACE NO. A-200			
SOCIETY : MILLENNIUM TOWERS HARMONY			
CO - OPERATIVE HOUSING SOCIETY LTD			
REGN. NO. : NBOM/CIDCO/HSG(OH)/2013/JTR/2005-2006			
DT. 03/05/2005			

WHEREAS : By an Agreement made at C.B.D., Belapur Navi Mumbai, dated 23/12/2003, between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a company incorporated under the companies Act-1956, having its registered office at 2nd Floor, Nirmal, Nariman Point,

400 021, (thereinafter referred to as "The Corporation & hereinafter referred to as CIDCO) of the ONE PART AND MR.TUSHAR MOHANRAO

& MRS. TANVI TUSHAR NIMBALKAR, (thereinafter referred to as the Original Allottee/s & hereinafter referred the seller/s/assignor/s) of the OTHER

part of the CIDCO has sold and transferred and the Original Allottee/s has/have purchased and acquired an immovable Property being Flat No. A-3/9/1, on 9th Floor of Building

Measuring about 836 Sq.Ft (Built-up) area and Open Parking Space No- A-200 situated at Sector - 9, Sanpada Navi Mumbai- 400705, Tal. & Dist. Thane.,

(hereinafter for brevity's sake referred to as "The said Flat/ Premises") the said document

duly registered with sub-registrar/Assurance office Thane-3, on 29/01/2004, U/Doc. Sr.

No. 715 -2004, together with the permanent and absolute right of use and occupation of

the said Flat No. A-3/9/1, situated at Sector-9, Sanpada, Navi Mumbai.



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El. 2023
10/3

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Sahu

[Handwritten signature]
Babu

[Handwritten signature]
Jhunjharani Sahu

AND WHEREAS : The Original Allottee/s had in terms of the said Agreement paid to the CIDCO the entire consideration of Rs.11,95,490 /- (Rupees Eleven Lakh Ninety Five Thousand Four Hundred Ninety Only), thereof and the Original Allottee/s had paid amount of Rs.10,000/- (Rupees Ten Thousand Only) for the Open parking space No- A-200.

AND WHEREAS: The Society has been formed under the name and style of "MILLENNIUM TOWERS HARMONY" Co-Operative Housing Society Ltd., a Society duly registered under the Maharashtra Co-Operative Societies Act, 1960 under Registration No. NBOM/ CIDCO/ HSG (OH)/2013 /JTR /2005-2006, dated 03-05-2005.

AND WHEREAS: THE SELLER/S/ASSIGNOR/S is/are the registered member/s of the Society holding five fully paid up shares of Rs. 50 each having Share Certificate No. H:0117, Members. Regn. No. MTH: 0117 bearing distinctive Numbered from 0581 to 0585 and interest and title in the property of the said Society, i.e. "the said Flat" issued by the society to the SELLER/S/ASSIGNOR/S. The Seller/s/Assignor/s has/have agreed to transfer the above mentioned share certificate in the name of the Purchaser/s/Assignee/s after receiving full and final payment.

AND WHEREAS : The SELLER/S/ASSIGNOR/S has/have agreed to sale and transfer and the Purchaser/s/Assignee/s has/have agreed to purchase and acquire all the rights, title and interest of the SELLER/S/ASSIGNOR/S in the said Flat together with the permanent and absolute rights of use and occupation of the said Flat

AND WHEREAS : The Seller No-2; i.e. MRS. TANVI TUSHAR NIMBALKAR, hereby giving her consent and no objection to the purchasers for payment of the consideration amount directly in the account of my husband MR.TUSHAR MOHANRAO NIMBALKAR in respect of said property.



IT IS FURTHER DECLARED BY THE SELLER/S/ASSIGNOR/S THAT

- a. There are no suits, litigations, civil or criminal or any other proceedings pending as against the SELLER/S/ASSIGNOR/S personally affecting the said premises.

ट.न.न. ११	
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Tanvi Nimbalkar
Swarajsi

Bekhi
L

L.H.T.I

- j. The SELLER/S/ASSIGNOR/S has/have not done any act, deed, matter or thing whereby he/she/they is/are prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the Purchaser/s/Assignee/s and the SELLER/S/ASSIGNOR/S has/have all the rights, title and interest to enter into this Agreement with the Purchaser/s/Assignee/s on the various terms and conditions as stated herein.
- k. For the purpose of obtaining loan from any Financial Institution the Purchaser/s/Assignee/s shall register this part payment Agreement in his/her/their name in the Sub-Registrar office for submitting it to concern institution together with other documents required by the concern bank for processing the loan application. The SELLER/S/ASSIGNOR/S shall furnish and handover copies of all original link documents to Purchaser/s/Assignee/s for submitting to concern Bank. Relying upon the aforesaid representation and declaration made by the SELLER/S/ASSIGNOR/S herein, the Purchaser/s/Assignee/s have agreed to purchase the said Flat/property. The Purchaser/s/Assignee/s will not responsible for delay of balance payment if SELLER/S/ASSIGNOR/S will not handover or furnish required necessary original documents.

NOW THIS AGREEMENT WITNESSETH:-

IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

- 1) The SELLER/S/ASSIGNOR/S agreed to sell and transfer and the Purchaser/s/Assignee/s agree to purchase and acquire the said property being :

BUILDING	FLOOR	FLAT	SECTOR
A-3	9 th	1	9

NODE : SANPADA, NAVI MUMBAI
 AREA : 836 SQ. FT. (BUILT-UP)
 OPEN PARKING SPACE NO. A-200
 SOCIETY : MILLENNIUM TOWERS HARMONY
 CO - OPERATIVE HOUSING SOCIETY LTD



८.११.१९	
९०	३५

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[Handwritten signature]

[Handwritten signature]



L.H.T.D
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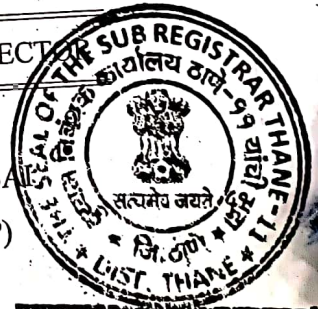
: 9 :

- 13) Save and excepts as aforesaid all the terms and conditions of the said Agreement dated 23/12/2003, shall be binding on the Purchaser/s/Assignee/s as all the terms and conditions were bodily incorporated in this Agreement.
- 14) THE SELLER/S/ASSIGNOR/S undertake to pay all the outgoing amounts by way of taxes, maintenance charges, N.M.M.C. tax and other dues and claims in future till the date of handing over possession to the Purchaser/s/Assignee/s and the Purchaser/s/Assignee/s shall be responsible for such payment effective from the date of possession.
- 15) THE Purchaser/s/Assignee/s hereby agrees that he/she/they shall bear all costs of transfer including the transfer charges to be paid to CIDCO, in the name of SELLER/S/ASSIGNOR/S, and also Purchaser/s/Assignee/s shall bear all cost of transfer of the said flat including Stamp Duty, Registration charges, Electricity transfer charges, Property Tax, and any other such charges and the Seller/s/Assignor/s/are not to incur expenses of any nature whatsoever for the transfer of the said Flat/property to the name of the Purchaser/s/Assignee/s .

SCHEDULE OF PROPERTY
(FLAT/PREMISES)

An immovable property being :

BUILDING	FLOOR	FLAT	SECTION
A-3	9 th	1	
NODE : SANPADA, NAVI MUMBAI			
AREA : 836 SQ. FT. (BUILT-UP)			
OPEN PARKING SPACE NO. A-200			
SOCIETY : MILLENNIUM TOWERS HARMONY			
CO - OPERATIVE HOUSING SOCIETY LTD			



म.नं. ९९	
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[Handwritten Signature]
S. Harshani

[Handwritten Signature]

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03912

CIDCO CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Asstt. Estate Officer's Office,
Community Centre Bldg., Sector-5,
Koper Khairane,
Navi Mumbai-400 701.

Date : 23/12/03

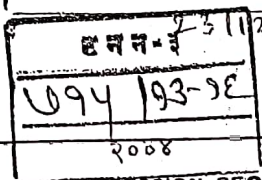
TAKING OVER POSSESSION BY THE ALLOTTEE

Type A Aptt. No. A3/9/1 Sector 9 Sanpada
at Koper Khairane/Airoli/Nerul

1. Date of allotment, 15/12/03
2. Name of Hire/Outright Purchase Mr. Nimbalkar Tushar Mohanrao
Mrs. Nimbalkar Tanni Tushar
3. Date of execution of Agreement 23.12.2003

[Signature]
23.12.2003

Executive Engineer (



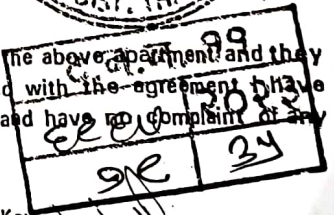
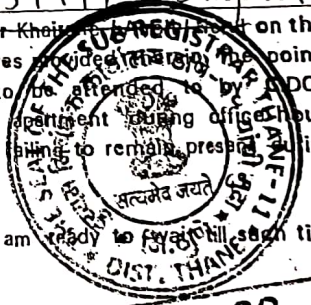
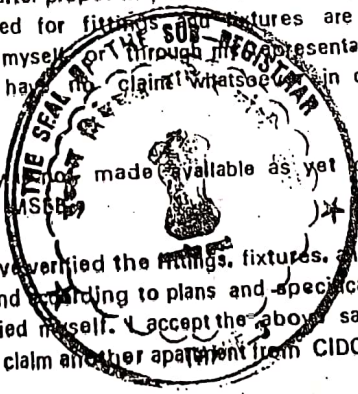
MARKETING OFFICER
Asstt. Estate Officer (BDDP)
Koper Khairane/Airoli/Nerul

POSSESSION RECEIPT

I hereby Certify that I have taken over possession of the apartment No. A3/9/1 Sanpada
Type A Sector 9 at Koper Khairane/Airoli/Nerul on this
day of 23/12/03 after proper inspection of the fittings and fixtures provided in the points
noted in a separate form provided for fittings and fixtures are required to be attended to by CIDCO
for which I am remaining present myself or through my representative in the apartment during office hours
from 9-30 a. m. to 5-30 p. m. I have no claim whatsoever in case of my failing to remain present during
the above period.

I am aware that the power supply made available as yet for which I am ready to pay bills each time
electricity is made available by the MS&E.

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



Received Lock No. _____ with duplicate Key.

[Signature]
(Signature of allottee)
Name Mr. Nimbalkar T.M.
Aptt. No. A3/9/1

Copy to i) Maharashtra State Electricity Board
ii) CIDCO W/S Units BMTC Bldg, Turbhe.

A3/9/1
Sector 9
Sanpada

FIVE.

MTH: 0117 No. of Shares

Members Regn. No.

H: 0117

Share Certificate No.

SHARE CERTIFICATE

MILLENNIUM TOWER'S HARMONY CO-OP. HOUSING SOCIETY LTD.

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

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

Regn. No. NBOM/CIDCO/HSG(OH)/2013/JTR 2005-2006 Dtd. 03/05/2005

Plot No. 4, Sector No. 9, Sanpada, Navi Mumbai - 400 705.

A1, A2 & A3 Bldgs., Plot No. 4, Sector No. 9, Sanpada, Navi Mumbai - 400 705.

M/s. NIMBA LKAR TUSHAR

Shri/Smt. TANVI TUSHAR

MOHAN KAO & NIMBA LKAR

FIVE fully paid up

is the Registered Holder of

from 0581 to 0585 both

share of Rs. Fifty each numbered

share of Rs. Fifty each numbered

inclusive, in Millennium Tower's Harmony Co-op. Hsg. Soc. Ltd.,

Sector No. 9, Sanpada, Navi Mumbai - 400 705 subject to the Bye-laws

of the said Society.

under the common Seal of the said Society

on this FIRST day of MAY 2006



द.न.न. ९९
६६६० २०२३

Authorized
M.C. Member

Secretary

Chairman

MILLENNIUM TOWERS, SECTOR 9
AT SANPADA, NAVI MUMBAI.

AREA STATEMENT

ACCOMMODATION	CARPET AREA SQ.M.	BUILT UP AREA SQ.M.
LIVING	12.82	
STUDY	0.00	
BALCONY	2.88	
KITCHEN	6.20	
BEDROOM 1	9.65	
BEDROOM 2	11.65	
TOILET	3.26	
WC	1.13	
BATH	1.90	
PASSAGE	2.82	
LOBBY	2.33	
DOOR JAMBS	0.77	
NICHE-BED1	1.01	
TOTAL (sq.m.)	56.42	77.66
TOTAL (sq.ft.)	607	836

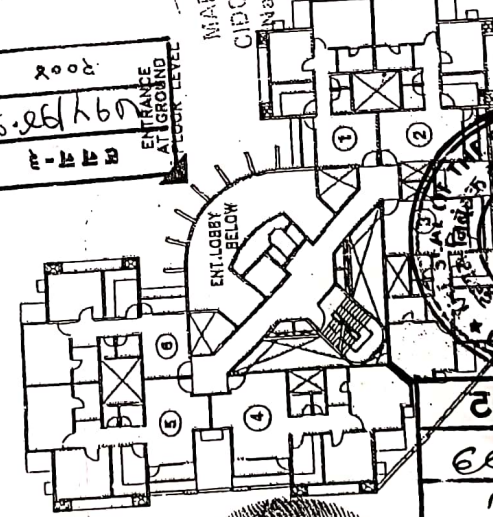
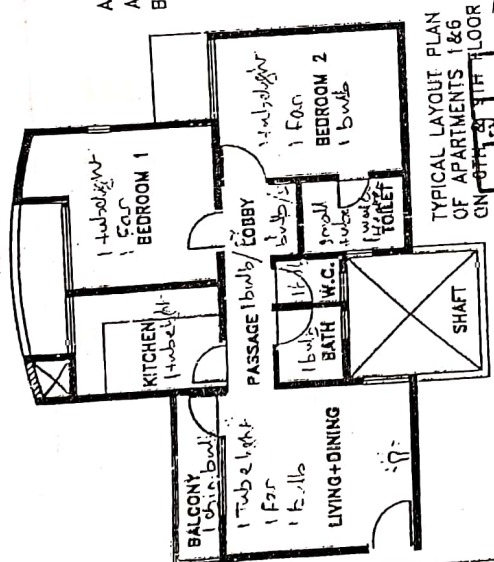
ANNEXURE:
A- TO THE SALE OF APARTMENTS
B- TO THE DEED FOR APARTMENT

NOTES:

1. The concluded assessment is for the unit up to the floor.
2. For the sake of convenience, the carpet area is measured and any marking in the carpet area is not included in the assessment.

MARKETING OFFICE
CIDCO Ltd. CBD-20, Sanpada, Navi Mumbai-400 100

FLOOR	APARTMENT NO.
SIXTH FLOOR	A3-6-1 A3-6-2 A3-6-3 A3-6-4 A3-6-5 A3-6-6
NINTH FLOOR	A3-9-1 A3-9-6



REGISTRATION NO.	99
DATE	20/03/2023
TIME	25 34

I, Shri. Vikram G. Dhurmal, Architect, on behalf of M/s S.K.Das Associated Architects, New Delhi, do hereby certify that this is an accurate copy of the floor plan of A3 type building as shown above and approved by the local authority namely City Industrial Development Corporation of Maharashtra Ltd., within whose fully sanctioned area 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, Navi Mumbai.
This 15th October 2003.

For S.K.Das Associated Architects
(Signature)

Vikram G. Dhurmal, Co-Ordinator,
Local Architect & Co-Ordinator,
S.K.DAS ASSOCIATED ARCHITECTS
216-A/13, Gautham Nagar, New Delhi-110 049.

(Signatures)



7.1.173

CIDCO**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

REGD. OFFICE :

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : 00-91-22-2202 2481 / 2202 2420
FAX : 00-91-22-2202 2509

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-5591 8100
FAX : 00-91-22-5591 8166

Ref. No.

CIDCO/MM-I/M.T/SANPADA/1542.

Date :

15.12.2003

To:
Mr. Nimbalkar Tushar Mohanrao &
Mrs Nimbalkar Tanvi Tushar,
F-1/4, 2nd floor, Sector-7,
Vashi.
Navi Mumbai

Sub: Transfer of Apartment in our "MILLENNIUM TOWERS SCHEME"
in Sector-9 at Sanpada.

Ref: Your Application No.3495

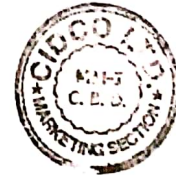
Dear Sir/Madam,

We are pleased to inform you that your request to transfer Apartment No. A3-9-1 on your name from the name of Mr. Bondre Shirish Shrikant & Mr. Bondre Hemant Dhondo is accepted.

1. Details of Apartment allotted to you :

Application No.	Bldg No.	Floor	Apartment No.	Area in Sq.ft.	Rate per Sq.ft. (in Rs.)	Sale Price (In Rs.)*
3495	A3	9	1	836	1430	11,95,480/-

- Sale price may be enhanced upto 10%.



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2. Details of Parking space allotted to you :

Covered Car Parking Space (Stilt portion under building)	Open Car Parking Space	Cost of the Parking Space ** In Rs
---	A-200	10,000/-

** This is to be paid along with the last installment.

3. Amount already paid
Registration Amount : Rs.60,000/-

4. Balance Amount payable
towards sale price : Rs.11,35,480/-

5. Miscellaneous Charges :

Sr.No.	Particulars	Amount(In Rs.)
01.	Share Money	260.00
02.	Documentation Charges	500.00
03.	Maintenance deposit of six months @ Rs.1.00 per sq.ft.	5016.00
	Total Amount	5776.00

6. Payment schedule :

Instalment No.	Amount (In Rs.)	Due date
01. Piped Gas Connection charges	8000.00	30.12.2003
02.E.S.D.Charges	18,651.00	30.12.2003
01 st instalment including parking charges	11,45,480.00	15.01.2004
Miscellaneous charges	5776.00	At the time last instalment



3.

महावितरण

महाराष्ट्र राज्य विद्युत वितरण कंपनी महाराष्ट्र
CIN: U40109MH12005SGC153645

वीज पुरवठा देयक

BILL OF SUPPLY FOR THE MONTH OF - जानेवारी-2023

File No : 9-114/400-M
CB 6.1.5

BILL NO.(GGN): 000001867814227

ग्राहक क्रमांक : 000296145581 गोवाईल/ईगेल : 98xxxxxx42

MR TUSHAR M NIMBALKAR & T T NIMBALKAR
A-3/9:1SECTOR 9 SANPADA 400705

श्री तुषार एम निम्बळकर & टी टी निम्बळकर
ए-3/9:1 सेक्टर 9 सेनपाडा 400705

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 20-01-2023
देयक रक्कम रु : 1180.00

देय दिनांक : 09-02-2023
या तारखे नंतर : 1200.00
भरल्यास

Scan this QR Code with BHIM App for UPI Payment



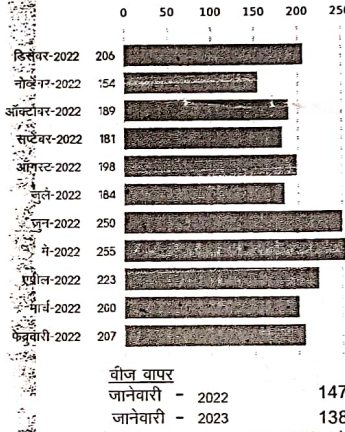
QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

बिलींग युनिट : 4752/PALM BEACH S/DN./NERUL O&M
दर संकेत ** : 90/LT I Res 1-Phase
पोल क्रमांक :
पी. सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 3/09/0903/0079/4752480
गिट्टर क्रमांक : 05401222712
रिडींग ग्रुप : 03

पुरवठा दिनांक : 03-01-2004
गंजुर भार : 4.10 KW
सुरक्षा ठेव जमा (रु) : 4000.00
चालू रिडींग दिनांक : 15-01-2023
मागील रिडींग दिनांक : 15-12-2022

चालू रिडींग	मागील रिडींग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
14759	14621	1.00	138	0	138

Meter Status: Normal
Bill Period: 1.03/



मध्यवर्ती तक्रार निवारण केंद्र 24x7
1800-212-3435, 1800-233-3435, 1912, 19120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे.

छापील विला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक विलामागे 10 रूपायांचा गो-ग्रीन डिस्कॉन्ट मिळवा. नोंदणी करण्यासाठी :- <https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छापील विलारवर वरच्या बाजूला खऱ्या कोपऱ्या मध्ये उपलब्ध आहे.)

डिजिटल माध्यमांद्वारे मिळविलेले बिल भरा व 0.25% (रु. 500/- पर्यंत) सवलत मिळवा. (टिकीट व ट्युटोरियल बघा.)

तुमच्या मागाईल नंबर व ईमेल पत्ता चुकीचा असल्यास दुरुस्त करा त्यासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess वेबे भेट द्या.

पुढील महिन्याचे रिडींग साधारणतः 15-02-2023 ह्या तारखेला होईल

विशेष संदेश

- प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणध्वनी क्र.९८XXXXXX४२ आहे. आपला भ्रमणध्वनी क्रमांक बदलण्यासाठी/नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/नोवाईल.ॲप वापरा किंवा ९९३०३ ९९३०३ ह्या क्रमांक वर खालील संदेश पावा MREG ०००२९६९४५५८९.
- महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीय क्रमांक असलेली संगणकीय पावतीच स्विकारावी. हस्तलिखित पावती स्विकारू नये.
- गैरसोद टाळण्यास ऑनलाईन भरणा राबिधेचा पर्याय वापरावा.

तुमची पसंती आम्हाला सांगा

ट्रेंड, सामाजिक विषय तसेच वर्तमानातल्या मुद्यांवर तुमचा दृष्टीकोण काय आहे? आपलं मत सांगा ज्याने तुमच्या गरजा आम्ही जास्त चांगल्या प्रकारे समजू शकू. 9326508274 वर 'OPINION' व्हाट्सअप करा किंवा ॲप डाऊनलोड करा



QR कोड स्कॅन करा ॲप डाऊनलोड करा
App मध्ये सर्व भरणांसाठी आवश्यक वकील जिंक



DELIVERING TRUST
SINCE 1998

India's No. 1 Consumer Data Intelligence Company.

www.axismyindia.org

axis MY INDIA

रथळप्रत बिलींग युनिट : 4752	ग्राहक क्रमांक : 000296145581	पी.सी. : 03	दर : 90	या तारखे पर्यंत भरल्यास	30-01-2023	Rs. 1170.00
अंतिम तारीख	09-02-2023			या तारखे नंतर भरल्यास	09-02-2023	Rs. 1200.00

बिलींग क्र. : 4752480
पी.सी. : 03 दर : 90

अंतिम तारीख	09-02-2023	Rs. 1180.00
या तारखे पर्यंत भरल्यास	30-01-2023	Rs. 1170.00
या तारखे नंतर भरल्यास	09-02-2023	Rs. 1200.00

वैकिकी रथळप्रत :
बिलींग युनिट : 4752
ग्राहक क्रमांक : 000296145581
47523000296145581 C9022023000001803021000001200010

