



19/07/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 4734/2017

नोंदणी :

Regn.63m

गावाचे नाव : 1) खारघर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2440475
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2440475
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: अपार्टमेंट नं. 702 सातवा मजला, बिल्डींग न. एल -31 एल आय जी टाईप स्वप्नपूर्ती हौसिंग स्कीम सेक्टर 36 खारघर ता. पनवेल जि. रायगड क्षेत्र 34.360 चौ.मी. कारपेट.((SECTOR NUMBER : 36 ;))
(5) क्षेत्रफळ	1) 34.360 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:-सिडको लि तर्फे असि. मार्केटींग ऑफीस डी. डी. घुडे - - वय:-40; पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: सी.बी.डी. बेलापुर नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400614 पॅन नं:-AACCC3303K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संदिप विठ्ठल साळेकर - - वय:-33; पत्ता:-, -, एसएस 3 रुम नं. 477 सेक्टर 5 कोपरखैरणे नवी मुंबई, -, कुर्ला उत्तर , MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400070 पॅन नं:-BPLPS1895G
(9) दस्तऐवज करून दिल्याचा दिनांक	18/07/2017
(10)दस्त नोंदणी केल्याचा दिनांक	19/07/2017
(11)अनुक्रमांक,खंड व पृष्ठ	4734/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	146450
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	24450
(14)शेरा	

सह दुय्यम निबंधक वर्ग-२
पनवेल क. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-



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

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Mortgaged To State Bank of Patiala
 Branch Chembur
 Date: 28-3-2016



AGREEMENT FOR SALE

Ref : Sale Order/Scheme : 20011555/SWAPNAPURTI
 Customer/Property No. : 24536/B-KHG-SWP-L-31/702

THIS AGREEMENT is made at C.B.D. Belapur, Navi Mumbai on 18th day of July, TWO THOUSAND SEVENTEEN between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, A Company incorporated under the Companies Act 1956, having its registered office at "Nirmal" 2nd floor, Nariman Point, Mumbai - 400021, hereinafter referred to as "The Corporation" (which expression shall, unless it be repugnant to the context or meaning thereof, includes its successors and assignees) of the One Part And

Mr. SANDEEP VITTAL SALEKAR,
SS 3 ROOM NO 477,
SECTOR-5,
KOPERKHAIRANE MAHARASHTRA,
NAVI MUMBAI-4000709.

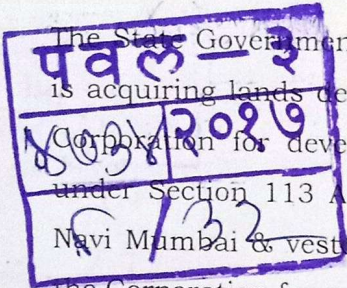
HEREINAFTER REFERRED to as "The Purchaser" Adult Indian inhabitant (which expression shall unless repugnant to the context or meaning thereof include his/her heirs, executors administrators and permitted assigns etc.) of the Other Part.

for my [Signature]
 Asst. Marketing Officer (Hsg.)
 CIDCO Ltd

[Signature]

WHEREAS :

1. The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Sections (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as the MRTTP Act).
2. The State Government in pursuance to Section 113 (A) of the MRTTP Act, is acquiring lands described there in and is vesting such lands with the Corporation for development and disposal. The State Government has under Section 113 A of the MRTTP Act, acquired privately held lands in Navi Mumbai & vested such acquired lands along with its own lands in the Corporation for purpose of development and disposal.



Further the Corporation has been confirmed with powers and authority under Section 118 of the MRTTP Act to dispose of the lands so vested in it by or as subject to rules, regulations & direction of the State.



AND WHEREAS:

PANVEL'S

3. The Corporation under its power & authority, in order to provide affordable Housing to the public, has constructed on one of such lands buildings with Ground and 2 upper floors for EWS type apartment and Ground and 14 upper floors LIG type. These buildings comprises of apartments and is being designated as Swapnapurti Housing Scheme, at Sector No. 36, **Kharghar** Node NAVI MUMBAI. 410210. The Corporation has published the Scheme in the newspaper inviting applications from the general public on the terms & conditions stated in the said Scheme Also, the Sr. Architect (hsg/BP-IHP,CIDCO, Navi Mumbai) vide letter. CIDCO/Sr.Arch (Hsg/BP-IHP)/2016 dated 6th December 2016 has issued Part Occupancy Certificate to No. of Units 2622 (LIG) + 968 (EWS) = Total 3590 Nos.

Asst. Marketing Officer (Hsg.)
CIDCO Ltd.

[Handwritten signature]

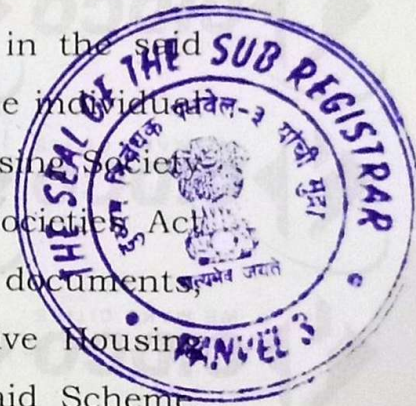
AND WHEREAS:

The Applicant has applied to the Corporation & his application having found in order, was allowed to participate in the draw and where his application succeeded by drawal of lots and the apartment no **L-31/702** admeasuring carpet area **34.360** (Sq mtr) situated in Swapnapurti Housing Scheme LIG was allotted to him/her.

4. That on or before receiving Purchaser's application, the Corporation had offered for inspection all relevant documents, such as building plan specifications, all relevant permission, premises etc. That on inspection, the Purchaser has satisfied himself/herself about all the aspects and had no queries or doubts.



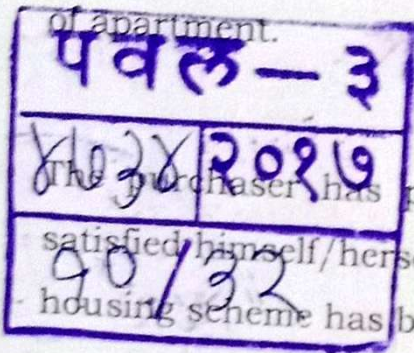
5. The Corporation has decided that apartments constructed in the said scheme be sold on "Ownership Basis" to the allottees and the individual purchaser shall become member of the proposed Co-op Housing Society registered under the Maharashtra Co-Operative Housing Societies Act, 1960. The Purchaser has executed, signed all necessary documents, forms, declarations etc. required for registering Co-operative Housing Society of the Purchasers of the apartments under the said Scheme. Thereafter, the Corporation would grant lease of the land to the respective Co-Operative Housing Society on which the said buildings are constructed and more particularly described in the schedule herein for a period of 60 years on a nominal rent of Rs. 100/- per year.



6. The Purchaser has agreed to purchase from the Corporation on "Ownership Basis" apartment bearing no **702** admeasuring carpet area **34.360** (sq mtr) situated in building no **L-31** in the Swapnapurti Housing Scheme and the same shall be referred to as "the said apartment" hereinafter, for the total sale price of **Rs.24,40,475.00 (Rs. TWENTY FOUR LAKH FORTY THOUSAND FOUR HUNDRED SEVENTY FIVE ONLY)** Subject to the terms and conditions of lease of the said land and buildings to be granted by the Corporation to the Co-operative Housing Society as aforesaid.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES
HERTO AS UNDER :

The allotment of the said apartment shall be subject to the observance of the provisions of rules, Regulations and policies framed by the Corporation including the provisions contained in Navi Mumbai, Disposal of Lands (Amendment) Regulations, 2008, so far as it relates to disposal of apartment.



1. The purchaser has prior to the execution of this Agreement to Sale, satisfied himself/herself about the title of the said land and on which the housing scheme has been constructed by the Corporation.

2. The storm water drain along 35 mt. wide road in front of the scheme is provided for storm water discharge of occupants of the scheme. The access road along with the openings to external drain of 35 mt. access road to the scheme. As the storm water drain is inside the scheme plot and parking area is situated over it and it is a part of the plot, it shall be the responsibility of the Society/plot owner to maintain the same and it shall not be disturbed or damaged without the written consent of CIDCO. The safety concern of this storm water drain /property shall be the responsibility of the society & no claim for compensation shall be entertained by CIDCO. Further the CIDCO shall have right to inspect the scheme plot drain and undertake any maintenance if desired. No claim or charges regarding this inside condominium drain shall be entertained by CIDCO on any ground whatsoever.



3. The Corporation has agreed to sell and the purchaser has agreed to purchase the said apartment bearing no **702** in Building No. **L-31** on **7TH Floor** admeasuring carpet area **34.360 SQMts.** or there about as per the plan and specifications seen verified and approved by the Purchaser. The copy of the plan & specifications of the said flat is annexed herewith as "Annexure A". The price of the said apartment is

Rs. 24,40,475.00 (Rs. TWENTY FOUR LAKH FORTY THOUSAND FOUR HUNDRED SEVENTY FIVE ONLY) which shall be paid by the Purchaser before the execution of this agreement, the receipt of the

4
Asst. Marketing Officer (Hsg.)
CIDCO Ltd.

[Signature]

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SCHEDULE

ALL THAT Apartment admeasuring Carpet area 34.360 Sq. Mtrs. having building No. L-31 Apartment No 702 of layout of land situated and being at Sector No. 36 Node **Kharghar**, Navi Mumbai, and bounded as follows the say :

On or towards the North by
 On or towards the South by
 On or towards the East by
 On or towards the West by



IN WITNESS WHEREOF THE Parties hereto have hereunto and to a duplicate hereof set and subscribed their respective hands the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED
 BY THE WITHIN NAMED CORPORATION
 BY THE HAND OF

Shri. Smt. D. D. Ghude

[Signature]
 18-7-17
 Assistant Marketing Officer

(Designation)
 Asst. Marketing Officer (Hsg.)
 CIDCO Ltd.



IN THE PRESENCE OF :

- (1) Shri/Smt. y.l. Patil [Signature]
- (2) Shri/Smt. N.V. Patil [Signature]

SIGNED, SEALED AND DELIVERED
 BY THE WITHIN NAMED
Mr. SANDEEP VITTAL SALEKAR

By the hand of its signatory

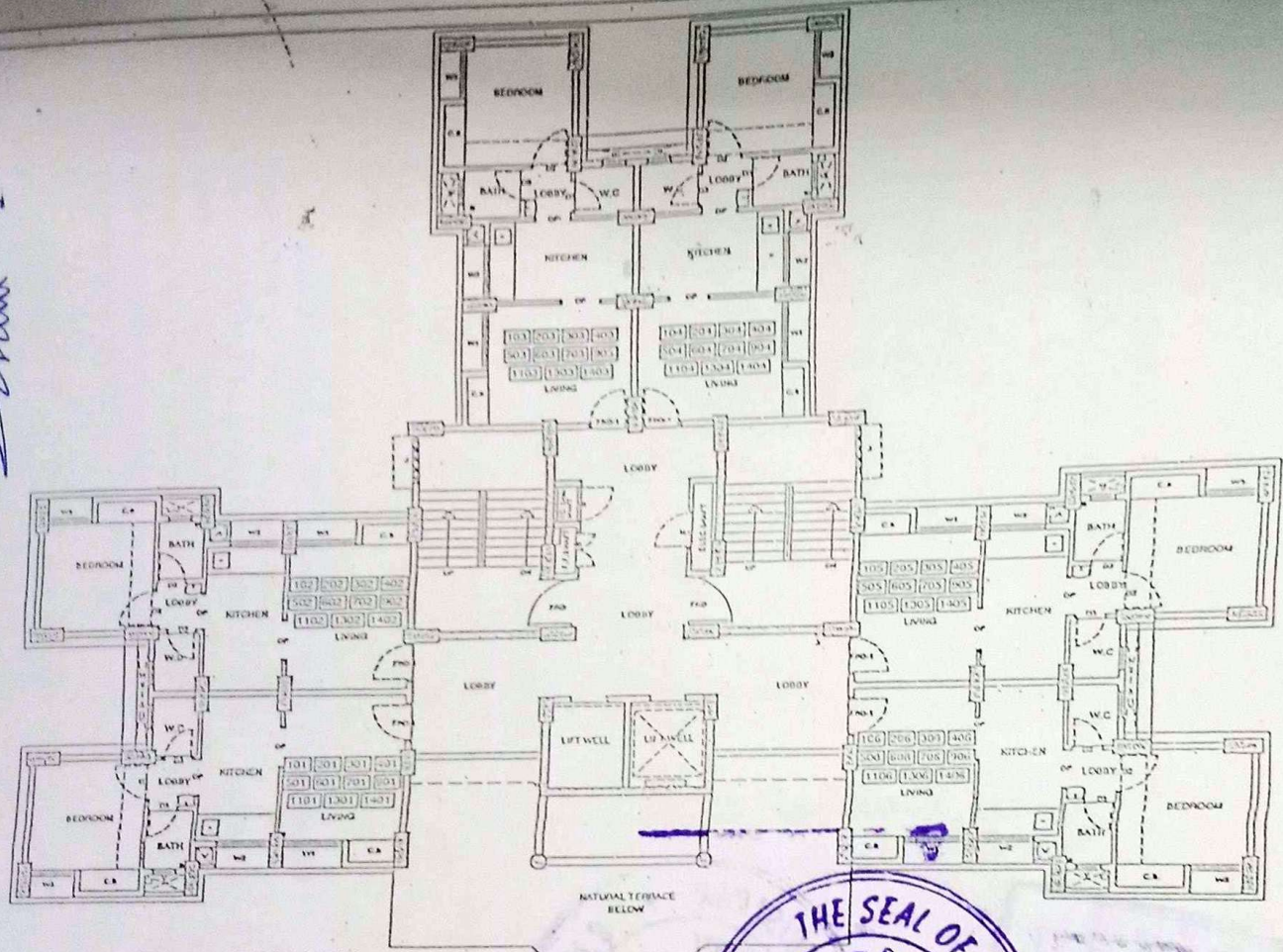


IN THE PRESENCE OF :

- (1) Shri/Smt. y.l. Patil [Signature]
- (2) Shri/Smt. N.V. Patil [Signature]

CARPET AREA STATEMENT (TYPICAL)		
1	LIVING ROOM	= 11.28 SQM.
2	KITCHEN	= 7.58 SQM.
3	OPENING (LIV. & KIT.)	= 0.10 SQM.
4	OPENING (KIT. & PASS.)	= 0.09 SQM.
5	BED ROOM	= 8.47 SQM.
6	LOBBY	= 1.44 SQM.
7	BATH	= 1.80 SQM.
8	WC	= 1.80 SQM.
9	D2	= 0.03 SQM.
10	D3	= 0.15 SQM.
11	CB (LIVING ROOM)	= 0.69 SQM.
12	CB (BED ROOM)	= 0.87 SQM.
	CARPET AREA OF FLAT	= 34.36 SQM.
		= 369.85 SQFT.

For my use
 CIDCO Ltd. Engineer (Hsg.)



TYPICAL FLOOR PLAN
(1ST TO 7TH, 9TH, 11TH, 13TH, 14TH FLOOR PLAN)

I ARCHITECT S.D. KHADILKAR, DO HEREBY CERTIFY THAT THIS IS AN ACCURATE COPY OF THE FLOOR PLAN SHOWN ALONGSIDE AND APPROVED BY THE LOCAL AUTHORITY NAMELY CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD WITHIN WHOSE JURISDICTION THE BUILDINGS ARE LOCATED AND THAT THE SAID PLAN AND THE DIMENSIONS OF THE APARTMENT AREA AS BUILT.

I SOLEMNLY AFFIRM THAT WHAT IS STATED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Signature
 S.D. KHADILKAR



FOR FLAT NO. - 431
 OF BUILDING NO. - 431
 CHECKED & FOUND CORRECT
 T. J. VADYA
 SR. ARCHITECT, (HSG.)/CIDCO LTD.

ARCHITECT
 S. D. KHADILKAR
 B. G. SHIRKE CONSTRUCTION TECHNOLOGY PVT. LTD.
 72-75 MUNDHWA, PUNE - 411036.
 SOLEMNLY AFFIRMED AT NAVI MUMBAI
 THIS 22ND DAY OF NOV. 2016

- NOTES :-
- 1) THE CONCLUDED AGREEMENT IS FOR THE BUILT UP AREA
 - 2) FOR THE SAKE OF CONVENIENCE APPROXIMATE CARPET AREA IS INDICATED & ANY MARGINAL VARIATION IN THE CARPET AREA DOES NOT VIOLATE THE CONCLUDED AGREEMENT.

MASS HOUSING SCHEME LIG-EWS TYPE HOUSE
 AT SECTOR - NO. 36, KHARGHAR, NAVI MUMBAI

BUILDING TYPE
 LIG - RESI.

CIDCO
 CITY INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.
 CIDCO BHAVAN, C.B.D, BELAPUR NAVI MUMBAI - 400 614.

BHIRKE®
 B. G. SHIRKE CONSTRUCTION TECHNOLOGY PVT LTD
 72-75 MUNDHWA, PUNE - 411036.

**CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LTD.**

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Office of the MMH,
3rd floor, Raigad Bhavan
CBD Belapur,
Navi Mumbai 400 614

Date : 18 JUL



TAKING OVER POSSESSION BY THE ALLOTTEE

TYPE: **LIG** Aptt. No: **702** Floor **7TH**

Building No: **L-31** Sector: **36**, Kharghar.

- 1 Date of Allotment : **02/02/2016**
- 2 Name of Hire/Outright Purchaser : **Mr. SANDEEP VITTAL SALEKAR**
- 3 Date of execution of Agreement : **18 JUL 2017**

The Executive Engineer
Kharghar

[Signature]
Asstt. Marketing Officer
Asst. Marketing Officer (Hsg.)
CIDCO Ltd.

POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No **702** in building no. **L-31** Type **LIG** in Sector **36**, at Kharghar on the day of **18 JUL 2017** after proper inspection of the fittings and fixtures provided therein.

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. SANDEEP VITTAL SALEKAR**

Ref. No. : 12275/2015-16/2279/SBP/Chembur

Dated : 23/03/2016

VALUATION REPORT

Name & Address of the Branch : **STATE BANK OF PATIALA,**
Chembur Branch, Mumbai.

Name & Address of Customer (S) / Borrowal Unit : **Mr. Sandeep Vittal Salekar**
(For which valuation report is sought)

A). Name & Address of Property Owner : **Mr. Sandeep Vittal Salekar**
(As per Allotment Letter)

B). Property Details

1). Address of Property : Flat No. 0702, 7th Floor,
(‘LIG’ Type B-KHG-SWP-L31-702)
Swapnapoorti Housing Scheme,
Sector-36, Kharghar, Navi Mumbai
Taluka Panvel, District Raigad - 410 210.

2). Nearby Landmark / Google Map independent : Near Kharghar Valley Shilp Apartment
access to the property (Google Map Attached)

3). If the property is under joint ownership / : Ownership
co-ownership share of each such owner /
are the share is undivided?

4). Brief description of the property : Residential Apartment
(Whether open land, house)

5). Whether covered under corporation / : Navi Mumbai Municipal Corporation
panchayat / municipality?

6). Whether covered under any land ceiling of : Leasehold Land by CIDCO
State / Central Govt. is the land
freehold / leasehold?

7). Are there any restrictive covenants in regard to : Residential Use
use of land? If so, attach a copy of the covenant.

8). Type of the property - whether agricultural, : N. A.
commercial, industrial, government
& non-government?



(Page 1)

- 9). In case agricultural land: any conversion to house site is obtained? Whether dry or wet land? type of crops, irrigation facility and annual income/yield : N. A.
- 10). Year of acquisition / purchase : 02/02/2016
Purchase Value : ₹ 24,40,475/-

C). Documents Details

		Name of Approving Authority		
Layout Plan	No	N. A.	Approval No.	N. A.
Building Plan	Yes	CIDCO	Approval No.	CIDCO Project
Construction Permission	Yes	CIDCO	Approval No.	CIDCO Project
Legal Documents	Yes	1. Xerox copy of Allotment Letter Ref. No. 20011555/90037301, Customer No. 24536 dated 02/02/2016 2. Xerox copy of Grant of Permission to Mortgage dated 02/02/2016 from CIDCO		

D). Physical Details

- 1). Adjoining Properties
 North : Valley Shilp Apartment
 South : Building
 East : Road
 West : Building
- 2). Matching Boundaries (Yes / No) : Yes
- 3). Plot Demarcated (Yes / No) : Yes
- 4). Approved Land Used : Yes
- 5). Type of Property : Residential Flat
- 6). Number of Rooms
 : Living Room - 1 No.
 : Bedroom - 1 No.
 : Kitchen - 1 No.
 : Toilet - 1 No.
 : Bathroom - 1 No.
 : Gallery / Terrace -



- 7). Total Number of Floors : Ground + 14 storied building
- 8). Floor on which the property is located : 7th Floor
- 9). Approx age of the Property : The Building is Under Construction
- 10). Residual age of the Property : 60 Years
- 11). Type of structure (RCC frame / stone / steel structure / masonry / load bearing) : RCC frame structure

E). Tenure / Occupancy Details

- 1). Status of Tenure : The building under construction (Builder possession)
- 2). Owned / Rented : The building under construction
- 3). Number of Years of Occupancy : N. A.
- 4). Relationship of Tenant or Owner : N. A.
- 5). Rent received per month : N. A.
- 6). Has the tenant to bear the whole or part of the cost of repairs and maintenance? : N. A.
- 7). Has any standard rent been fixed for premises : N. A.
- 8). Taxes and other outings : N. A.
- 9). Property Insurance : Such Details not available

F). Stage of Construction

- 1). Stage of Construction : The building RCC work, bricks work, Plastering work & Flooring work is completed.
The builder / representative did not allowed to take photographs & measurement of the said property.
- 2). Under construction / completed? : The building is under construction
(If under construction, extent of completion)

G). Violations if any observed
(Nature and extent of violations)

: No



H). Area details of the Property

- | | |
|---|------------------------------|
| 1). Plinth area | : N. A. |
| 2). Carpet area | : - |
| 3). Carpet Area (As per Allotment Letter) | : 370 Sq. ft. (34.36 Sq. m.) |
| 4). Built up Area (370 Sq. ft. X 1.2) | : 444 Sq. ft. (41.25 Sq. m.) |

I). VALUATION (Flat / Office / Shop / Land & Building)

- | | |
|--------------------------------|---|
| 1). Government Stamp Duty Rate | : ₹ 38,600/- Sq. m. (₹ 3,586/- Sq. ft.) |
|--------------------------------|---|

- | | |
|------------------------------|-----------------------------------|
| Value as per Stamp Duty Rate | : = Built up area X Govt. Rate |
| | = 444 Sq. ft. X ₹ 3,586/- Sq. ft. |
| | = ₹ 15,92,184/- |

- | | |
|------------|--|
| 2). Note : | The builder / representative did not allowed to take Photographs & measurement of the said property. |
|------------|--|

- | | |
|--------------------------------|--|
| 2). Rate adopted for valuation | : = ₹ 6,500/- Sq. ft. on Built up area |
|--------------------------------|--|

- | | |
|--|-----------------------------------|
| 3). Market value of the Property
(After Completion) | : = Built up area X Market Rate |
| | = 444 Sq. ft. X ₹ 6,500/- Sq. ft. |
| | = ₹ 28,86,000/- |
| | ≅ ₹ 28,90,000/- |

(Rupees Twenty Eight Lakhs Ninety Thousand only)

- | | |
|--|--|
| 5). Realizable Value
(10% less than the market value) | (After Completion)
: = ₹ 26,01,000/-
≅ ₹ 26,00,000/- |
|--|--|

- | | |
|---|--------------------------------------|
| 6). Distress Sale Value
(15% less than the market value) | : = ₹ 24,56,000/-
≅ ₹ 24,60,000/- |
|---|--------------------------------------|



J). Assumption / Remarks :

- I Qualifications in TIR/Mitigation suggested, if any
- II Properties is SARFAESI compliant: Yes
- III Whether Property is belongs to social infrastructure like hospital, School, Old age home etc. : No
- IV Whether entire pieces of land on which the unit is set up/Property is situated has been Mortgaged or to be mortgaged. : No
- V Details of last two transactions in the locality/area to be provided, if available.
- VI Whether address of property valued as mentioned the report, matches with description as per copy of title deeds of the property given by the Branch official : Yes
- VII Any other aspect which has relevance on the value or marketability of the property.

K). Declaration :

- I. The property was inspected by our representative on 22/03/2016.
- ii. The rates for valuation of the property are in accordance of the Govt. approved rates.
- iii. The undersigned does not have any direct/indirect interest in the above property.
- iv. The information furnished herein is true and correct to the best of our knowledge.
- v. I have submitted Valuation report directly to the Bank.

Date of Valuation : 23/03/2016

Mr. Basavaraj Masanagi
Wealth Tax Reg. No. CAT I - 350

for **BASAVARAJ MASANAGI & Co.**

R
BASAVARAJ MASANAGI
B.E (C), MIE, FIV
Chartered Engineers, Valuers
Surveyor & Loss Assessor



CERTIFICATE FROM BRANCH MANAGER

We certified that :

- The panel advocate has already cleared the title of the property now being valued.
- The purpose of present valuation is _____
- All necessary precautions have been taken and photograph & route map of the property is placed on record.
- Enquiries made regarding identity of the mortgagor with the neighbors and a photograph of the mortgager was placed on record.
- We have inspected the property in the valuation report and we have made our own assignment on _____ and we are satisfied that the fair reasonable \ value of the property is Rs. _____ (Rupees _____)
- The Necessary fee was paid to the valuer through Banker's Cheque/ Draft bearing No. _____ dated _____ and the amount is being recovered from the borrower.
- if the property is valued earlier,
Date of valuation :
Name of the valuer :
Amount valued :
Purpose of valuation :
Reasons for variation, if any :

Asst. /Dy. Manager (Adv)
Date:

Branch Manager/ Manager of the Division
Date:

Location Map

