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भाबरी १५ दिनांक

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

17/11/2018

दस्त क्रमांक : 15876/2018

नोदणी :

Regn:63m

गावाचे नाव : कोपरखेरणे

(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	6600000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5879500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: विभाग क्र 3/76... प्लॉट नं.106,पहिला मजला,केपी हेरिटीज सीएचएस ली., प्लॉट नं. 41,सेक्टर - 7,कोपरखैराणे,नवी मुंबई -400709. 571.35 चौ. फूट कारपेट एरिया. 685.62 चौ. फूट. बिल्टअप एरिया.दस्त क्र टनन 3-14609-2018 दि 20/10/2018 अन्वये मु शु रु 396000 व नों फी रु 30000 वसूल ( ( Plot Number : 41 ; SECTOR NUMBER : 7 ; ) )
(5) क्षेत्रफळ	1) 685.62 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-उमेश शेटी - - वय:-39; पत्ता:-प्लॉट नं: 106, माळा नं: -, इमारतीचे नाव: केपी हेरिटीज सीएचएस लीमीटेड, प्लॉट नं. 41, , ब्लॉक नं: सेक्टर - 6, कोपरखैराणे, नवी मुंबई, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400709 पॅन नं:-AQMP54836Q
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अरविंद प्रल्हाद गंगणे - - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अपार्टमेंट नं. एस एस 1, रूम नं. 77, , ब्लॉक नं: सेक्टर - 7, कोपरखैराणे, नवी मुंबई, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400709 पॅन नं:-ATEPG4182C
(9) दस्तऐवज करुन दिल्याचा दिनांक	17/11/2018
(10)दस्त नोंदणी केल्याचा दिनांक	17/11/2018
(11)अनुक्रमांक,खंड व पृष्ठ	15876/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	



सह दुय्यम निबंधक बर्म ?  
ठाणे क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

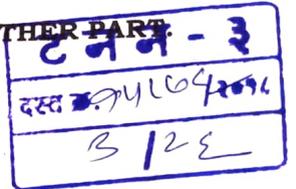
**THIS DEED OF ASSIGNMENT** made at Navi Mumbai on this **26<sup>th</sup>** day of **October, 2018**, BETWEEN **MR. UMESH SHETTY**, aged **39 years**, adult, Indian Inhabitant, residing at **Flat No. 106, 1<sup>ST</sup> floor, Kaypee Heritage CHS Ltd, Plot No. 41, Sector- 7, Koperkhairane, Navi Mumbai - 400709**, hereinafter referred to as "**The ASSIGNOR**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators, successors and assigns) of the **ONE PART**.

**AND**

**MR. ARVIND PRALHAD GANGANE** aged **33 years**, an adult, Indian Inhabitant, residing at **Apartment no. SS I, Room 77, Sector - 7, Koperkhairane, Navi Mumbai -400709**, hereafter referred to as "**The ASSIGNEE**" (which expression shall unless it be repugnant to the context of meaning thereof be deemed to mean and include their heirs, executors, administrators, successors and assigns) of the **OTHER PART**.

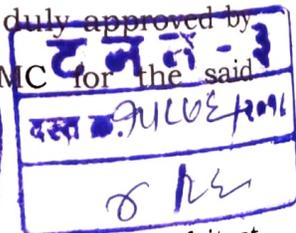
**WHEREAS:**

1. The City and Industrial Development Corporation of Maharashtra Ltd., is the new Town Development Authority (hereinafter called as the Corporation) declared for the area designated as site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its power under sub-section (1) and (3-a) of Section 113 of the Maharashtra Regional & Town Planning Act 1966 (Mah. XXXVII of 1966) (hereinafter referred to as the said Act).
2. AND WHEREAS The State Government in pursuant to Section 113A of the said Act has acquired lands described therein and vested such lands in the Corporation for development and disposal.
3. AND WHEREAS by virtue of being Development Authority, the Corporation has been empowered under section 118 of the said Act

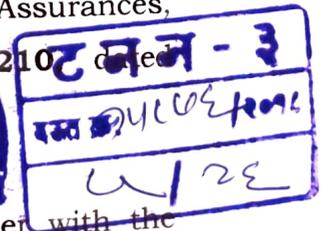


to dispose of any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the said Act.

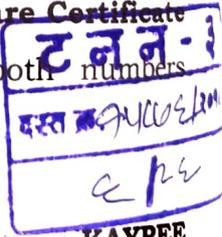
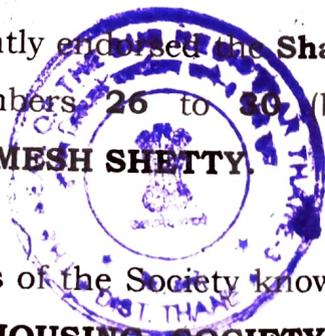
4. WHEREAS the City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as the CIDCO/ Corporation), vide an **Agreement to Lease** dated **13/05/1994**, leased a Plot of land bearing **Plot No. 41, Sector-7**, admeasuring about **1089 Sq. Mtrs.**, at **Koparkhairne, Navi Mumbai, Tal & Dist. Thane** in favour of **M/s. KAYPEE DEVELOPERS**, after receiving entire lease premium and handed over possession of the said plot to **M/s. KAYPEE DEVELOPERS**.
5. AND WHEREAS **M/s. KAYPEE DEVELOPERS**, was seized and possessed of the said **Plot No. 41, Sector-7**, at **Koperkhairane, Navi Mumbai** which hereinafter referred to as "the said Plot), (more particularly described in SCHEDULE-I).
6. AND WHEREAS **M/s. KAYPEE DEVELOPERS** (hereinafter referred to as "the said Developers") after obtaining the Development permission and Commencement Certificate from the CIDCO/ NMMC, commenced the construction of the building on the said Plot namely "**KAYPEE HERITAGE**" consisting of **Ground + 3 upper floors** as per the plans and specifications duly approved by the Town Planning Authority of CIDCO/ NMMC for the said building.
7. AND WHEREAS THE SAID DEVELOPERS has appointed Architect & Structural Engineer for preparation of Structural design and drawings of the building & the SAID DEVELOPERS have engaged the professional supervision of the Architect & Structural Engineer till the completion of the building.



8. THE SAID DEVELOPERS commenced and completed the construction on the said Plot in accordance with the plans and specifications duly approved by the Town Planning Authority of NMMC for the said building and obtained the **Occupancy Certificate No. NMMC/ TPO/ OC/ 3426** dated **30/09/1999** from **Navi Mumbai Municipal Corporation.**
9. AND WHEREAS THE SAID DEVELOPERS was the lawful owners of the **Flat No.106** admeasuring about **571.35 Sq. Ft., carpet area (Built up area 685.62 Sq. Ft.)** as shown in floor plan on the **1<sup>ST</sup> floor** in the "**KAYPEE HERITAGE**" building been constructed on the **Plot No. 41, Sector-7, Koparkhairne, Navi Mumbai-400709, Dist. Thane** (hereinafter referred to as the said flat) and was in lawful possession of the same.
10. WHEREAS vide an **Agreement for Sale** dated **26/07/1994**, **MR. ASHWANI KUMAR SHARMA** have purchased the **Flat No.106** admeasuring about **571.35 Sq. Ft., carpet area (Built up area 685.62Sq. Ft.)** as shown in floor plan on the **1<sup>ST</sup> floor** in the "**KAYPEE HERITAGE**" building been constructed on the **Plot No. 41, Sector-7, Koparkhairne-400709, Navi Mumbai, Dist. Thane** and **CONFIRMING PARTY M/s. STEEL AUTHORITY OF INDIA LTD** from **M/s. KAYPEE DEVELOPERS** for proper consideration and the said Developers handed over the possession of the said flat to **MR. ASHWANI KUMAR SHARMA** the said **Agreement for Sale** has been duly registered with the Sub-Registrar of Assurances, Vashi, **Thane No.03** under **Registration No. 1210** dated **05/08/1994.**
11. WHEREAS **MR. ASHWANI KUMAR SHARMA** together with the other owners of flats in the building constructed on the said plot have formed a Housing Society named **KAYPEE HERITAGE CO-OPERATIVE HOUSING SOCIETY LTD**, bearing registration no. **NBOM/ CIDCO/ HSG (OH)/ 879/ JTR/ 1999-2000** dated **28/02/2000.**



12. By a **Lease Deed** made between the CIDCO therein referred to as the Lessor of the one part and the Society therein referred to as the Lessee of the other part, the CIDCO has demised unto the Society the lease of the said plot.
13. By a **Agreement for Sale** dated **11/06/2004** between **MR. ASHWANI KUMAR SHARMA** therein referred to as the "Sellers" and **CONFIRMING PARTY M/s. STEEL AUTHORITY OF INDIA LTD** of the **One Part** and **MR. UMESH SHETTY** therein referred to as the Purchaser of the **Other Part**, the said Sellers have sold the **Flat No.106**, on the **1<sup>ST</sup> Floor**, in the building known as "**KAYPEE HERITAGE Cooperative Housing Society Limited**" Plot No. 41, Sector-7, Koparkhairne, Navi Mumbai-400709, Dist. Thane, admeasuring about **571.35 Sq. Ft.**, carpet area (Built up area **685.62 Sq. Ft.**) and the said **Agreement for Sale** has been duly registered with the Sub-Registrar of Assurances, **Thane No.8**, under **Registration No. TNN8-05728-2004** under **Receipt No.5721** dated **22/02/2008**.
14. The said Society has subsequently endorsed the **Share Certificate No.6**, having distinctive numbers **26 to 30** (both numbers inclusive) in the name of **MR. UMESH SHETTY**.
15. The **ASSIGNOR** is the members of the Society known as **KAYPEE HERITAGE CO-OPERATIVE HOUSING SOCIETY LTD** (having Registration No. **NBOM/ CIDCO/ HSG (OH)/ 879/ JTR/ 1999-2000** dated **28/02/2000** in respect of **Flat No.106**, on the **1<sup>ST</sup> Floor**, in the building known as "**KAYPEE HERITAGE Cooperative Housing Society Limited**" Plot No. 41, Sector-7, Koparkhairne, Navi Mumbai, Dist. Thane, admeasuring about **571.35 Sq. Ft.**, carpet area (Built up area **685.62 Sq. Ft.**) (hereinafter for the sake of brevity referred to as the said Premises).



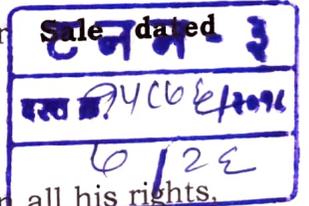
16. And whereas by virtue of membership of the said Society, the ASSIGNOR is holding **five** shares of **Rs. 50/-** each bearing Shares distinctive Nos. from **26** to **30** under **Share Certificate No. 06** (hereinafter for the sake of brevity referred to as "the said Shares") and interests and title in the property of the said society i.e. the said premises.

17. The ASSIGNOR is absolutely seized and possessed of and/ or otherwise well and sufficiently entitled to, the said Premises and Shares as owners thereof.

18. AND WHEREAS The ASSIGNEE has paid a sum of **Rs.10,34,000/- (Rupees Ten Lacs Thirty Four Thousand Only)** to the ASSIGNOR for the purchase of the said **Flat No.106**, on the **1<sup>st</sup> Floor**, in the building known as "**KAYPEE HERITAGE Cooperative Housing Society Limited**" Plot No. **41**, Sector-**7**, **Koparkhairne**, **Navi Mumbai-400709**, **Dist. Thane**, admeasuring about **571.35 Sq. Ft.**, carpet area (Built up area **685.62 Sq. Ft.**) being the part amount of Sale consideration, as per the Agreement for Sale dated **20/10/2018**.

19. AND WHEREAS the ASSIGNOR has agreed to assign all his rights, interest, title and benefits under the said **Agreement for Sale** dated **20/10/2018** to The ASSIGNEE free from all encumbrances.

20. NOW THIS INDENTURE WITNESSETH that in pursuance of the said **Agreement for Sale** dated **20/10/2018** and in consideration of the sum of **Rs.66,00,000/- (Rupees Sixty Six Lacs Only)**, (Subject to Income Tax TDS Deduction of 1% on the total sale Price of **Rs.66,00,000/-**) being the **full and final amount** of Sale Consideration, paid by The ASSIGNEE to the ASSIGNOR (the receipt whereof the ASSIGNOR do hereby admit, acknowledge and confirm and forever discharge, acquit and release the ASSIGNEE of



the same and every part thereof the ASSIGNOR do hereby ~~grant~~ convey, sell, assign and transfer all their estate, right, interest, title in and all benefits of the **Flat No.106**, on the **1st Floor**, in the building known as **"KAYPEE HERITAGE Cooperative Housing Society Limited"** Plot No. **41, Sector-7, Koparkhairne, New Mumbai-400709, Dist. Thane**, admeasuring about **571.35 Sq. Ft. carpet area (Built up area 685.62 Sq. Ft.)** including the deposits standing to the credit of the ASSIGNOR - TO HAVE AND TO HOLD the same unto and to the use of the ASSIGNEE absolutely and enjoy all benefits thereof but subject to the conditions in which the ASSIGNOR held the same and also subject to the terms and conditions as entered in the Lease Deed been executed in between CIDCO Ltd., and **"KAYPEE HERITAGE CHS LTD"**, and the ASSIGNEE doth hereby agree to take the said Flat subject to said conditions contained therein. AND the ASSIGNOR do hereby covenant with and agree to indemnify and keep indemnified the ASSIGNEE his estate, heirs, executors, administrators and representatives against all losses and damages occasioned as a result of any defect in title or want of title to the said Flat or for any reason the said Flat is not transferred in the name of the ASSIGNEE or in the event the ASSIGNEE are not made a member of the Society of the said building known as **"KAYPEE HERITAGE CHS LTD"**, or refused membership of the said Society for any reason whatsoever. The ASSIGNOR further agree and covenant with the ASSIGNEE to do, execute any and all things and documents and/or deeds and to do all acts and things and take any steps that may be necessary to complete and make perfect the title of the ASSIGNEE in respect of the said Flat.

21. The said **"KAYPEE HERITAGE CHS LTD"**, by its NOC under **Reference No. 001/18** dated **28/08/2018**, granted its permission to the **ASSIGNOR** to transfer and sell his premises in the name of **"ASSIGNEE"**.



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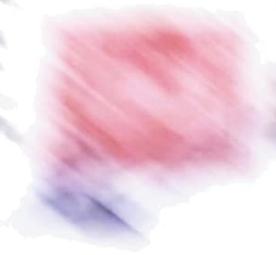
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# RECEIPT

Received a sum of **Rs.66,00,000/- (Rupees Sixty Six Lacs Only)** from **MR. ARVIND PRALHAD GANGANE** the ASSIGNEE, being the **FULL AND FINAL** amount of the sale price of **Flat No.106**, on the **1<sup>st</sup> Floor**, in the building known as **"KAYPEE HERITAGE Cooperative Housing Society Limited"** Plot No. 41, Sector-7, Koparkhairne, Navi Mumbai-400709, Dist. Thane, admeasuring about **571.35 Sq. Ft.**, carpet area (Built up area **685.62 Sq. Ft.**);

**WE SAY RECEIVED**

**Rs.66,00,000/-**



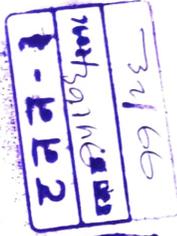
**MR. UMESH SHETTY**

**ASSIGNOR**

**Witness:-**

1. Pralhad D. Gangane *प्रल्हाद द. गंगाने*

2. Ashwini A. Gangane *अश्विनी अ. गंगाने*



**Details of Payment:-**

1. IMPS No. **P2A/822323916168** dated **11/08/2018** drawn on Bank **OF Baroda, CBD BELAPUR** Branch, of **Rs.1,000/-**.
2. IMPS No. **P2A/822412467573** dated **12/08/2018** drawn on Bank **OF Baroda, CBD BELAPUR** Branch, of **Rs.1,00,000/-**.
3. IMPS No. **P2A/823723959167** dated **25/08/2018** drawn on Bank **OF Baroda, CBD BELAPUR** Branch, of **Rs.2,00,000/-**.
4. IMPS No. **P2A/823910678911** dated **27/08/2018** drawn on Bank **OF Baroda, CBD BELAPUR** Branch, of **Rs.2,00,000/-**.

**FIRST SCHEDULE ABOVE REFERRED TO**  
**DESCRIPTION OF LAND**

All that piece or parcel of land known as **Plot No. 41, Sector-7, Koparkhairne, Navi Mumbai** and containing by Admeasurements **1089 Sq. Mtrs.** Or thereabouts and bounded as follows:

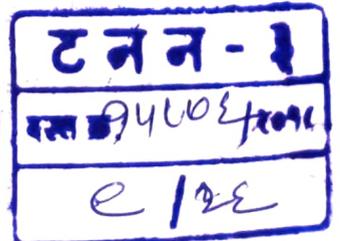
THAT IS TO SAY:

ON THE NORTH BY : Plot No.42  
ON THE SOUTH BY : Road  
ON THE EAST BY : Plot No. 40  
ON THE WEST BY : Road

**SECOND SCHEDULE ABOVE REFERRED TO**  
**DESCRIPTION OF FLAT**

**Flat No.106, on the 1<sup>st</sup> Floor, in the building known as "KAYPEE HERITAGE Cooperative Housing Society Limited" Plot No. 41, Sector-7, Koparkhairne, Navi Mumbai -400709, Dist. Thane, admeasuring about 571.35 Sq. Ft., carpet area (Built up area 685.62 Sq. Ft.) and bounded as under:**

Towards the North By :  
Towards the East By :  
Towards the South By :  
Towards the West by :



IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND  
SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY  
AND THE YEARS FIRST HEREINABOVE WRITTEN

Signed and Delivered by the  
Within named **ASSIGNOR**

**MR. UMESH SHETTY**  
(PAN:- AQMPS 4836 Q)



In the presence of .....

1. Pralhad D. Gangane

2. Ashwini A. Gangane

Signed and Delivered by the  
Within named **ASSIGNEE**

**MR. ARVIND PRALHAD GANGANE**  
(PAN:- ATEPG 4182 C)

In the presence of .....

1. Pralhad D. Gangane

2. Ashwini A. Gangane





03/2018

सूची क्र.2

दुय्यम विभाग : सह दु.नि. ठाणे 3

दस्त क्रमांक : 14609/2018

नोंदणी :

Regn 63m

गावाचे नाव : कोपरखैरणे

1) विलेखाचा प्रकार	करारनामा
2) मालकी बदला	6600000
3) बाजारभावाचा साडेपट्टयाच्या वरून वेतपट्टाकाराच्या आकारणी देतो की नोंदणी करणे नमुद करावे)	5879500
4) मू-मापन, पोटो-हिस्सा व घरक्रमांक देणे (व्यास)	1) पाकिस्तेचे नाव: नवी मुंबई मनपा इतर वर्णन :; इतर माहिती: विभाग क्र 3/78... प्लॉट नं. 106 पहिला मजला, केपी हेरिटीज सीएचएस ली., प्लॉट नं. 41, सेक्टर - 7, कोपरखैरणे, नवी मुंबई - 400709. 571.35 चौ. फूट कारपेट एरिया. 885.62 चौ. फूट. बिग्टअप एरिया. (( Plot Number : 41 ; SECTOR NUMBER : 7 ; ))
5) क्षेत्रफळ	1) 685.62 चौ.फूट
6) आकारणी विषय जुळी देण्यात असेल कि नाही	
7) अस्तऐवज वास्तु देणा-या/लेहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाला हुकुमन मा किंवा प्रमाण असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-उमेश शेटी - - वय:-39; पत्ता:-प्लॉट नं: 106, माळा नं: -, इमारतीचे नाव: केपी हेरिटीज सीएचएस लीमीटेड, प्लॉट नं. 41, ब्लॉक नं: सेक्टर - 8, कोपरखैरणे, नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 फॅन नं:-AQMP54838Q
8) अस्तऐवज करून देणा-या पक्षकाराचे किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अरविंद प्रल्हाद गंगणे - - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अपार्टमेंट नं. एस एस 1, रूम नं. 77, ब्लॉक नं: सेक्टर - 7, कोपरखैरणे, नवी मुंबई, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400709 फॅन नं:-ATEPG4182C
9) अस्तऐवज वास्तु दिल्याचा दिनांक	20/10/2018
10) अस्त नोंदणी केल्याचा दिनांक	20/10/2018
11) अनुक्रमांक, रोड व पृष्ठ	14609/2018
12) बाजारभावाप्रमाणे सुद्धांक शुल्क	396000
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) जेरा	



सह दुय्यम विभाग वर्ग 2  
ठाणे क्र. 3

ह्या कनासाठी विचारात घेतलेला क्षेत्रफळ :-

ह्या शुल्क आकारताना निवालेला क्षेत्रफळ :-

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



नवी मुंबई  
महानगरपालिका

पत्रिका माळा, वेणुपूर भवन, ती. वी. टी.  
नवी मुंबई - ४०० ५१४.  
ग्राहकी त. : ७५७ १७ १२, ७५७ १७ २६  
७५७ २५ ९१  
फॅक्स : ७५७ ३७ ८५

NAVI MUMBAI  
Municipal Corporation

1ST FLOOR, DELAPUR BHAVAN, C.B.D.  
NAVI MUMBAI - 400 514  
TEL. No. 757 17 33, 757 17 34  
757 26 91  
FAX : 757 37 85

जा.क्र./नमुंमपा/नरवि/गो.पा./२६२६३  
दिनांक ३०/१२/१९

प्रति,  
गो. कयपी डेव्हलपर्स,  
भूखंड क्र.-४१, सेक्टर-७, कोपरखैरणे,  
नवी मुंबई.

नस्ती क्र.-नमुंमपा/वि. १.क्र.-केके-५६७.

विषय- भूखंड क्र.-४१, सेक्टर-७, कोपरखैरणे, नवी मुंबई.

येथे भोगवटा प्रमाणपत्र मिळणे गरजेचे.

संदर्भ- आपले वास्तुविशारद यांचा दि.-१२/०५/९८. रोजीचा अर्ज.

महोदय,

उपरोक्त संदर्भाधीन विषयाबाबत भूखंड क्र.-४१, सेक्टर-७, कोपरखैरणे, नवी मुंबई येथे स्थिती आणि वाणिज्य वापरासाठी भोगवटा प्रमाणपत्र (ऑक्युपन्सी सर्टीफिकेट) या प्रकरणाबत जोडले आहे.

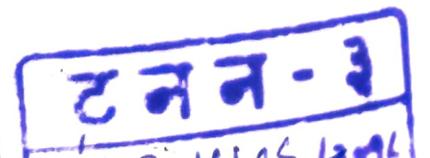
आपला

नगररचनाकार

नवी मुंबई महानगरपालिका

प्रत माहितीसाठी:-

- १) मनोज विजन, वास्तुविशारद  
एफ-३/०१, सेक्टर-२९, वाशी, नवी मुंबई.
- २) उप-आयुक्त-उपकर, नमुंमपा, तुर्भे.
- ३) उपकर निधीरक व संकल्पक, नमुंमपा, तुर्भे.
- ४) विभाग अधिकारी नमुंमपा, कोपरखैरणे.





नवी मुंबई  
महानगरपालिका

अदालत भवन, बेलपुर भवन, सी.बी.डी.,  
नवी मुंबई - ४०० ६१४.  
दुरध्वनी क्र. : ७५७ १७ २२, ७५७ १७ २८  
७५७ २५ ९९  
फॅक्स : ७५७ ३७ ८५

Navi Mumbai  
Municipal Corporation

1ST FLOOR, BELAPUR BHAVAN, C.B.D.,  
NAVI MUMBAI - 400 614.  
TEL NO. : 757 17 33, 757 17 26  
757 25 91  
FAX : 757 37 85

जा.क्र./नमुंगणा/नरवि/भो.प्र./३५२६  
दिनांक ३०/१२/१९

## भोगवटा प्रमाणपत्र

नवी मुंबई येथील भूखंड क्र. ४१, सेक्टर-७, कोपरखैरणे, नवी मुंबई, या जागेचे

कंपनी डेव्हलपर्स, यांनी जागेवरील बांधकाम दि. ०६/०८/९८ रोजी पूर्ण केलेले आहे.

सध्या संबंधित वास्तुविशारद मनोज विजन, यांनी सदर केलेला आहे. सदर जागेची

०६/०८/९९ रोजी वास्तुविशारदसह करण्यात आलेली आहे. जागेवरील बांधकाम विकास

प्रमावलीतील तरतुदीनुसार करण्यात आलेले असून बांधकाम प्रारंभ प्रमाणपत्र दि.

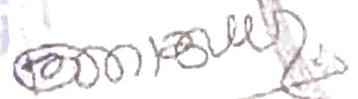
मध्ये नमूद केलेल्या शर्तीप्रमाणे पूर्तता केलीली आहे. त्यामुळे सदर जागेत रहिवात आणि

करण्यास हरकत नाही. क्षेत्रफळाचा तपशील खालीलप्रमाणे आहे.

सारखालील बांधकाम क्षेत्र :- ६८७.४३६ चौ.मी. आहे.

खालील बांधकाम क्षेत्र :- ४०२.४१३ चौ.मी. आहे.

एकूण :- १०८९.८४९ चौ.मी. आहे.



नगररचनाकार

नवी मुंबई महानगरपालिका



टनन - ३

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ARVIND PRALHAD GANGANE  
PRALHAD DHONDIRAM GANGANE

20/01/1985

75  
1  
77681

Permanent Account Number

ATEPG4182C

*Arvind*

Signature



भारतीय विनिर्देश प्रमाण प्राधिकरण  
भारत सरकार  
National Identification Authority of India  
Government of India



वीरगी प्रमाण - Enrollment No. 121860835400210

Arvind Pralhad Gangane (अरविंद प्रल्हाद गंगने)  
SS-11, Room No. - 77, Near Annasaheb Patil  
Garden, Sector - 11, Koperkhairane, Navi Mumbai,  
Thane  
Maharashtra - 400709

सूचना

- आधार अविनाशक प्रमाण आहे. तासरीकलेचे मार्गे
- कोटेशनचे प्रमाण अविनाशक अर्थव्यवस्था आणि शांतता
- इ इलेक्ट्रॉनिक पद्धतीने द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- To establish identity, authenticate online
- This is electronically generated letter

2593 2571 0924



माझे आधार, माझी ओळख

- आधार अविनाशक प्रमाण आहे.
- कोटेशनचे प्रमाण अविनाशक अर्थव्यवस्था आणि शांतता
- इ इलेक्ट्रॉनिक पद्धतीने द्वारा तयार झालेले एक पत्र आहे.

- Aadhaar is valid throughout the country
- You need to authenticate only once for Aadhaar
- Please update your mobile number and e-mail address  
This will help you avail various services online



भारतीय विनिर्देश प्रमाण प्राधिकरण  
National Identification Authority of India



अरविंद धन्दाद गंगने  
Arvind Pralhad Gangane  
व्यवसायिक / DOB 20/01/1985  
पुरुष / MALE



पत्ता  
कक्षा - 1, कमरा - 77  
अन्नासाहेब पटिल गार्डन  
कोपर खैरणे - 7, ठाणे  
पिन कोड - 400709

Address  
SS-1, Room No. - 77 Near  
Annasaheb Patil Garden, Sec-11  
Koperkhairane, Navi



टनन-  
पत्र नं. 2593  
02/1/85

भारत सरकार  
GOVERNMENT OF INDIA

प्रल्हाद धोंडीराम गंगणे  
Pralhad Dhondiram Gangane

जन्म वर्ष / Year of Birth : 1962  
पुरुष / Male

5506 0424 6712



आधार - सामान्य माणसाचा अधिकार

पॉ. प्रो.

आयकर विभाग

INCOME TAX DEPARTMENT

ASHWINI ARVIND GANGANE

ATMARAM KARBHARI SABALE

10/09/1991

Permanent Account Number

BNHPS2540E

Signature



भारत सरकार  
GOVT. OF INDIA



19102016

# QSL

1513

## HLST - NAVI MUMBAI

Saving AC NO		RHS REF NO	
CIP NO		Top up no of times	1
LOS Reference No		By Take Over / New / Resale / Top up / LAP	1
Applicant Name	Mr. PRVIND GANNANE		
Co-Applciant Name	Mrs. PRVIND GANNANE		
Co-Applciant Name	Mrs. PRVIND GANNANE		
Co-Applciant Name			
Contract (Res)	Mobile	9571366694	
Loan Amount	Rs 80 lacs	Tenure	
Interest Rate		EMI	
Loan Type	Top up	BI LIFE	No
Mortatorium Require	Yes/No	Mortatorium Period	

Property Location			
Property Cost			
Name of Developer / Vendor			
RBO NAVI MUMBAI ZONE - THANE	Branch	Bhamburda (Blamburda No) 40584	
Contact Person	Tanya	7880353	Mobile No 8850552384
Name of RAC/PC Co-ordinator along with Mob No			
SEARCH - 1	Signature	DATE	17/07/2023
SEARCH - 2	Signature	DATE	19/07/23
VALUATION - 1	Signature	DATE	18/07/23
VALUATION - 2	Signature	DATE	18/07/23
HLST /BST / BM / ALONG WITH MOB NO			
AC NO			
SR LIFE AC NO			
NAME	1		
	2		
	3		
CERSAI NO	ASSET ID		
FILE NO	SHD		
COMPACTOR NO			

1513



1513

# HLST - NAV MUMBAI

Saving A/C No	RMS REF NO
OF NO	Top up to (Applicable)
LCS Reference No	<input type="checkbox"/> Take Over <input type="checkbox"/> New <input type="checkbox"/> RESALE <input checked="" type="checkbox"/> Top up / LAP
Applicant Name	MR. BRUNO GANGANE
Co-Applicant Name	MRS. BSHWINI GANGANE
Co-Applicant Name	
Co-Applicant Name	
Contract (Res)	Mobile 9594366694
Amount	Tenure
Rate	EMI
Type	BI LIFE
Sum Require	Yes/No
	Probation Period

Rs 20 lacs

Top-up

No