

08/07/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

दस्त क्रमांक : 8276/2016

नोंदणी :

Regn.63m

गावाचे नाव : 1) ऐरोली

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	5600000
(3) बाजारभाव(भाडेपट्टयाच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5326200
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका नं-डी-601,डी-विंग,6 वा मजला,रिद्धी सिद्धी हेरिटेज को.ऑप.हौ.सोसा.लि.,प्लॉट नं.56 व 57,सेक्टर-19,ऐरोली,नवी मुंबई,610 चौ. फुट. बिल्टअप एरिया , टनन 8, दस्त क्रं-4963/2016, दि 28/04/2016 , मु थू-336000 , नो फी -30000, अन्वये फी वसुल( ( Plot Number : 56 व 57 ; SECTOR NUMBER : 19 ; ) )
(5) क्षेत्रफळ	1) 610 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:-- सचिन डॅनियल खंडागळे वय:-41; पत्ता:-प्लॉट नं: डी-601,डी-विंग,6 वा मजला, माळा नं: रिद्धी सिद्धी हेरिटेज को.ऑप.हौ.सोसा.लि., इमारतीचे नाव: प्लॉट नं.56 व 57, सेक्टर-19, , ब्लॉक नं: ऐरोली,नवी मुंबई,, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:- ANOPK6499G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-- योमेश हरीशंकर पंडया वय:-40; पत्ता:-प्लॉट नं: 8,मल्लीनाथ अपार्टमेंट, , माळा नं: सर्वोदय नगर, , इमारतीचे नाव: मुलुंड पश्चिम मुंबई, , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AGHPP5298A 2): नाव:-- निलेश हरीशंकर पंडया वय:-37; पत्ता:-प्लॉट नं: 8,मल्लीनाथ अपार्टमेंट, , माळा नं: सर्वोदय नगर, , इमारतीचे नाव: मुलुंड पश्चिम मुंबई, , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AHAPP4640C 3): नाव:-- नरेंद्र हरीशंकर पंडया वय:-35; पत्ता:-प्लॉट नं: 8,मल्लीनाथ अपार्टमेंट, , माळा नं: सर्वोदय नगर, , इमारतीचे नाव: मुलुंड पश्चिम मुंबई, , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-ALCPP6483F
(9) दस्तऐवज करून दिल्याचा दिनांक	08/07/2016
(10) दस्त नोंदणी केल्याचा दिनांक	08/07/2016
(11) अनुक्रमांक, खंड व पृष्ठ	8276/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेल्या (1) within the limits of any Municipal Corporation or any Cantonment area अनुच्छेद :- : annexed to it.



*(Signature)*  
सह दुय्यम निबंधक ठाणे क्र-८





28/04/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

दस्त क्रमांक : 4963/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) ऐरोली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	5600000
(3) बाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5326200
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :सदनिका नं: डी-601,डी-विंग,6 वा मजला, माळा नं: रिद्धी सिद्धी हेरिटेज को.ऑप.हौ.सोसा.लि.,, इमारतीचे नाव: प्लॉट नं.56 व 57,सेक्टर-19, ब्लॉक नं: ऐरोली,नवी मुंबई, रोड : 610 चौ. फुट. बिल्टअप एरिया( ( Plot Number : 56,57 ; SECTOR NUMBER : 19 ; ) )
(5) क्षेत्रफळ	1) 610 चौ.फुट
(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:- - सचिन डॅनियल खंडागळे वय:-40; पत्ता:-प्लॉट नं: डी-601,डी-विंग,6 वा मजला, माळा नं: रिद्धी सिद्धी हेरिटेज को.ऑप.हौ.सोसा.लि.,, इमारतीचे नाव: प्लॉट नं.56 व 57, सेक्टर-19, ब्लॉक नं: ऐरोली,नवी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-ANOPK6499G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- - योगेश हरिशंखर पंडया वय:-40; पत्ता:-प्लॉट नं: 8,मल्लीनाथ अपार्टमेंट, माळा नं: सर्वोदय नगर, इमारतीचे नाव: मुलुंड पश्चिम मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AGHPP5298A 2): नाव:- - निलेश हरिशंखर पंडया वय:-36; पत्ता:-प्लॉट नं: 8,मल्लीनाथ अपार्टमेंट, माळा नं: सर्वोदय नगर, इमारतीचे नाव: मुलुंड पश्चिम मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AHAPP4640C 3): नाव:- - नरेंद्र हरिशंखर पंडया वय:-34; पत्ता:-प्लॉट नं: 8,मल्लीनाथ अपार्टमेंट, माळा नं: सर्वोदय नगर, इमारतीचे नाव: मुलुंड पश्चिम मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-ALCPP6483F
(9) दस्तऐवज करून दिल्याचा दिनांक	28/04/2016
(10)दस्त नोंदणी केल्याचा दिनांक	28/04/2016
(11)अनुक्रमांक,खंड व पृष्ठ	4963/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	336000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



सह दुय्यम निबंधक ठाणे क्र-6



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AGREEMENT FOR SALE

This AGREEMENT is made and entered into at Navi

Mumbai on this 28 day of April 2016

BETWEEN

MR. SACHIN DANIEL KHANDAGALE

Age-40 Years P.A.N.: ANOPK6499G

An adult, Indian Inhabitant, residing at

Flat No. D-601, 'D' Wing, on 6<sup>th</sup> Floor, in RIDDHI  
SIDDHI HERITAGE Co-op. Hsg. Socy Ltd., situated at Plot  
No. 56 & 57, Sector-19, AIRODI Navi Mumbai-400-708

hereinafter referred to as 'THE VENDOR/ TRANSFEROR'

(Which expression shall unless it be repugnant to the  
context or meaning thereof be deemed to mean and include

his heirs, executors, administrators and assigns)

of the One Part AND

*(Signature)*

AP

Narandea

*(Signature)*

*(Signature)*  
*(Signature)*  
AP  
Narandea

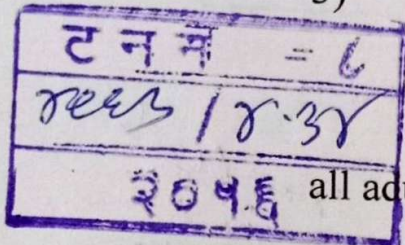




1) MR. YOGESH HARISHANKAR PANDYA  
Age-40 Years P.A.N.: AGHPP5298A

2) MR. NILESH HARISHANKAR PANDYA  
Age-36 Years P.A.N.: AHAPP4640C

3) MR. NARENDRA HARISHANKAR PANDYA  
Age-34 Years P.A.N.: ALCPP6483F



all adults, Indian Inhabitants, residing at

8, Malinath Apartment, Sarvodaya Nagar, Mulund (W),

Mumbai-400 080

hereinafter referred to as 'THE PURCHASERS/  
TRANSFEREES'

(Which expression shall unless it be repugnant to the  
context or meaning thereof be deemed to mean and include  
their heirs, executors, administrators and assigns)

of the Other Part

WHEREAS:

The City & Industrial Development Corporation of  
Maharashtra Ltd. a Company incorporated under the  
Companies Act, 1956, (1 of 1956) and having its Registered  
office at Nirmal, 2<sup>nd</sup> Floor, Nariman Point, Mumbai-400  
021, (hereinafter referred to as 'The Corporation')



*Signature*

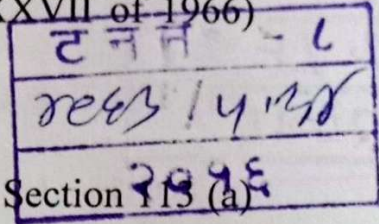
*Signature*

*Signature*

Narendra

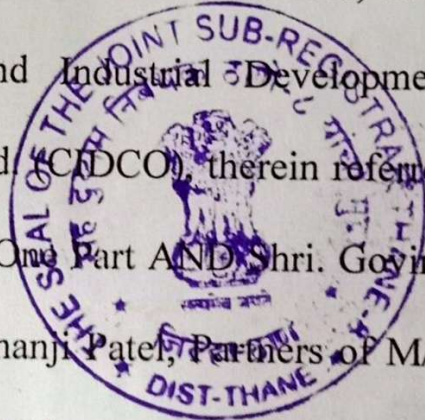


2) The Corporation is the New Town Development Authority declared for the area designated as a site for the New Town of Navi Mumbai by Government of Maharashtra in exercise of its power under Sub. Section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as 'The said Act')



3) The State Government in pursuance of Section 113 (a) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.

4) By Agreement To Lease dated: 16<sup>th</sup> November, 2004 made Between The City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO), therein referred to as 'The Corporation' of the One Part AND Shri. Govind Karman Patel & Shri. Jivraj Dhanji Patel, Partners of M/s. RIDDHI SIDDHI ENTERPRISES, therein referred to as 'The Builders' of the Other Part; the Builders leased a Plot of land being Plot No. 56 & 57, Admeasuring about 1775.36 Sq. Mtrs. & 1412.25 Sq. Mtrs. respectively, at



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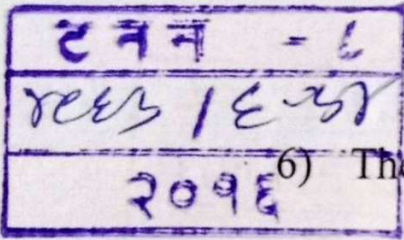
AP  
Narendra

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Sector-19, AIROLI, Navi Mumbai-400 708, District-  
Thane as per the terms and conditions mentioned therein.

5) The Builders have obtained the requisite permission  
from CIDCO for amalgamation of Plot Nos. 56 & 57.



6) The Title Clearance Certificate dated: 20<sup>th</sup> March, 2005  
issued by Advocate R. R. Jindal in respect of the plot  
property.

7) The Town Planning Authority of the Navi Mumbai  
Municipal Corporation by its Commencement Certificate  
Ref. No. NMMC/TPD/BP/Case No. A-3165/536/05 dated:  
21-2-2005 has granted the development permission.

The Occupancy Certificate Ref. No. B-4080/2062/07  
dated: 11-6-2007 has been issued by the NMMC.



8) The RIDDHI SIDDHI HERTIAGE Co-op. Hsg.  
Ltd., as a Registered Society under the Maharashtra  
Co-operative Housing Societies, Act, 1960 having Regn.  
No. NBOM/CIDCO/HSG(OH)/2621/JTR/Year-2007-2008

(hereinafter referred to as 'The said Society')

HP

Narandru



AND WHEREAS:

By Agreement For Sale dated: 29<sup>th</sup> April, 2005 made  
 Between M/s. RIDDHI SIDDHI ENTERPRISES, therein  
 referred to as 'The Builders' of the One Part AND Mr.  
 Rajesh Malesh Reddy, therein referred to as 'the  
 Purchasers' of the Other Part; and the same has been  
 Registered with the Jt. Sub. Registrar, Thane-8, vide  
 Document Srl. No. TNN8-02067-2005 Receipt No. 2065  
 dated: 29-4-2005 in respect of the Following Flat:

FLAT No. D-601, 'D' Wing, on 6<sup>th</sup> Floor,

Admeasuring about 26.975 Sq. Mtrs. Carpet Area

32.370 Sq. Mtrs. Built-up Area

3.000 Sq. Mtrs. Actual Terrace

1.200 Sq. Mtrs. Chargeable Terrace

610 Sq. Ft. Built-up Area

In RIDDHI SIDDHI HERITAGE CHS Ltd.,

Situated at Plot No. 56 & 57, Sector-19,

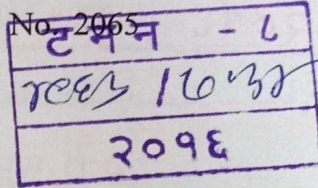
AIROLI, Navi Mumbai-400 708, District-Thane

(hereinafter referred to as 'The said Flat')

*(Signature)*

*(Signature)*

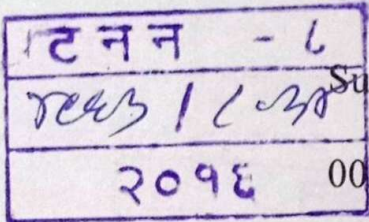
Narayan





AND WHEREAS:

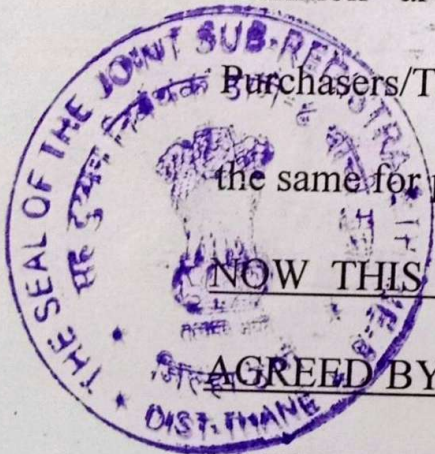
By Agreement For Re-sale dated: 1<sup>st</sup> January, 2006 made Between Mr. Rajesh Malesh Reddy, therein referred to as 'The Seller' of the One Part AND Mr. Sachin Daniel Khandagale, therein referred to as 'The Purchasers' of the Other Part; and the same has been Registered with the Jt.



Sub. Registrar, Thane-9, vide document Srl. No. TNN9-00305-2006 Receipt No. 305 dated: 01-02-2006 in respect of the said Flat.

AND WHEREAS:

The Vendor/Transferor has agreed to sell, transfer and assign all his rights, title, interest, deposits and benefits along with the undivided interest in the said property and common areas to the Purchasers/Transferees; and the Purchasers/Transferees has agreed to purchase and acquire the same for proper consideration.



NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO

AS FOLLOWS:

*yogesh*

*Sachin*

MP  
Narendra

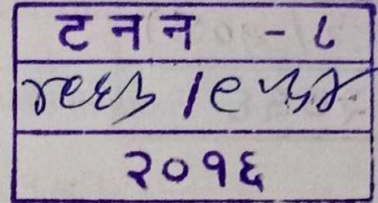


1. The Vendor/Transferor has agreed to sell, transfer and assign all his rights, title and interest with deposits etc. along with the open and common space appurtenant thereto; in respect of the Flat No. D-601, 'D' Wing, on 6<sup>th</sup> Floor, in RIDDHI SIDDHI HERITAGE Co-op. Hsg. Soc. Ltd., situated at Plot No. 56 & 57, Sector-19, AIROLI, Navi Mumbai-400 708, District-Thane

to and in favour of the Purchasers/Transferees

For consideration a sum of Rs. 56,00,000/-

(RUPEES FIFTY SIX LAKHS ONLY)



2. The Purchasers/Transferees has agreed to make the payment in the following manner:

a) a sum of Rs. 11,76,000/-

(Rupees Eleven Lakhs and Seventy Six Thousand only)

already paid as Part Payment on or before

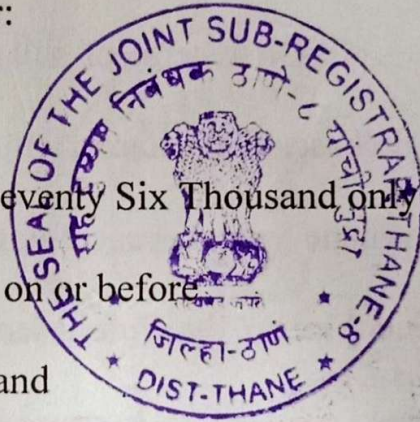
execution of these presents; and

b) The Balance sum of Rs. 44,24,000/-

(Rupees Forty Four Lakhs and Twenty Four Thousand only)

agreed to be paid on raising the Loan from

Bank/Financial Institution.



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*Handwritten initials*

Narendra



SCHEDULE-I (PLOT No. 56)

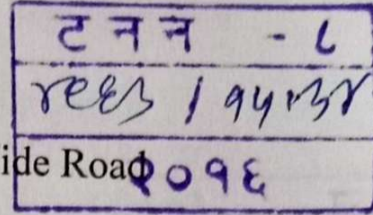
ALL THAT piece or parcel of land known as Plot No. 56,  
in Sector-19, AIROLI, Navi Mumbai, District-Thane  
containing by admeasurements 1775.36 Sq. Mtrs. Or  
thereabouts and bounded as follows:

On or towards the North by : Plot No. 71

On or towards the South by: 30.00 Mtrs. Wide Road

On or towards the East by : Plot No. 57

On or towards the West by : 15.00 Mtrs. Wide Road

SCHEDULE-I (PLOT No. 57)

ALL THAT piece or parcel of land known as Plot No. 57,  
in Sector-19, AIROLI, Navi Mumbai, District-Thane  
containing by admeasurements 1412.25 Sq. Mtrs. Or  
thereabouts and bounded as follows:

On or towards the North by : Plot No. 70

On or towards the South by: 38.00 Mtrs. Wide Road

On or towards the East by : Plot No. 56

On or towards the West by : Plot No. 56

SCHEDULE-II

FLAT No. D-601, 'D' Wing, on 6<sup>th</sup> Floor,

Admeasuring about 26.975 Sq. Mtrs. Carpet Area

32.370 Sq. Mtrs. Built-up Area

3.000 Sq. Mtrs. Actual Terrace

1.200 Sq. Mtrs. Chargeable Terrace

610 Sq. Ft. Built-up Area

In RIDDHI SIDDHI HERITAGE CHS Ltd.,

Situated at Plot No. 56 & 57, Sector-19,

AIROLI, Navi Mumbai-400 708, District-Thane

*Shree*

*gogesh*

*AP*

*Narayan*



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and sealed, the day and the year first hereinabove written.

SIGNED AND DELIVERED by the  
Within named 'VENDOR/TRANSFEROR'

MR. SACHIN DANIEL KHANDAGALE

*Sachin*

टनन - 6  
२०१६  
२०१६

In the presence of .....

1. Nitesh Singh Nitesh

2. Rajendra sodgi

SIGNED AND DELIVERED by the

Yogesh

Within named 'PURCHASERS/TRANSFEREES'

MR. YOGESH HARISHANKAR PANDYA

MR. NILESH HARISHANKAR PANDYA

MR. NARENDRA HARISHANKAR PANDYA

in the presence of .....

Narendra

1. Nitesh Singh Nitesh

2. Rajendra Sodgi





# RIDDHI SIDDHI HERITAGE CO.OP HOUSING SOCIETY LTD.

Registration No. NBOM/CIDCO/HSG(OH)2621/JTR/YEAR 2007-2008  
Plot No. 56 & 57, Sector - 19, Airoli, Navi Mumbai - 400 708.

Date 24-04-2016

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TEB/198/38
२०१६

## TO WHOMSOEVER IT MAY CONCERN

SUBJECT: ISSUE OF NOC FOR SALE OF FLAT No.D-601, D-Wing, Of Mr.SACHIN DANIEL KHANDAGALE.

Mr.SACHIN DANIEL KHANDAGALE, is the member of our society and owner of FLAT No.D-601, D-Wing, in the premises. The said member intends to transfer the Flat No. D-601,D-Wing, and shares to 1)MR.YOGESH HARISHANKAR PANDYA,2)MR.NILESH HARISHANKAR PANDYA,3)MR.NARENDRA HARISHANKAR PANDYA.

The society has no objection to the said transfer of the Flat No.D-601,D-Wing to 1)MR.YOGESH HARISHANKAR PANDYA, 2)MR.NILESH HARISHANKAR PANDYA,3)MR.NARENDRA HARISHANKAR PANDYA, and to accept them as member of the society.

We certify that Mr.SACHIN DANIEL KHANDAGALE, have cleared all the dues up to 30/06/2016 and the maintenance charge w.e.f.01/07/2016 shall be paid by the new member 1)MR.YOGESH HARISHANKAR PANDYA,2)MR.NILESH HARISHANKAR PANDYA,3)MR.NARENDRA HARISHANKAR PANDYA. The society does not take any responsibility about the transaction/payments towards the sale deed between the parties and also request the either parties and also request the either parties to take care of the financial/bank loans, if any, themselves and satisfy each other.

The NOC thus issued shall remain in force until 30/06/2016 and the purchaser is required to complete the CIDCO transfer orders and registration process within this period and submit the papers to the society to complete the transfer formalities.

For Riddhi Siddhi Heritage, C.H.S. Ltd

(P.H.HELWATKAR)

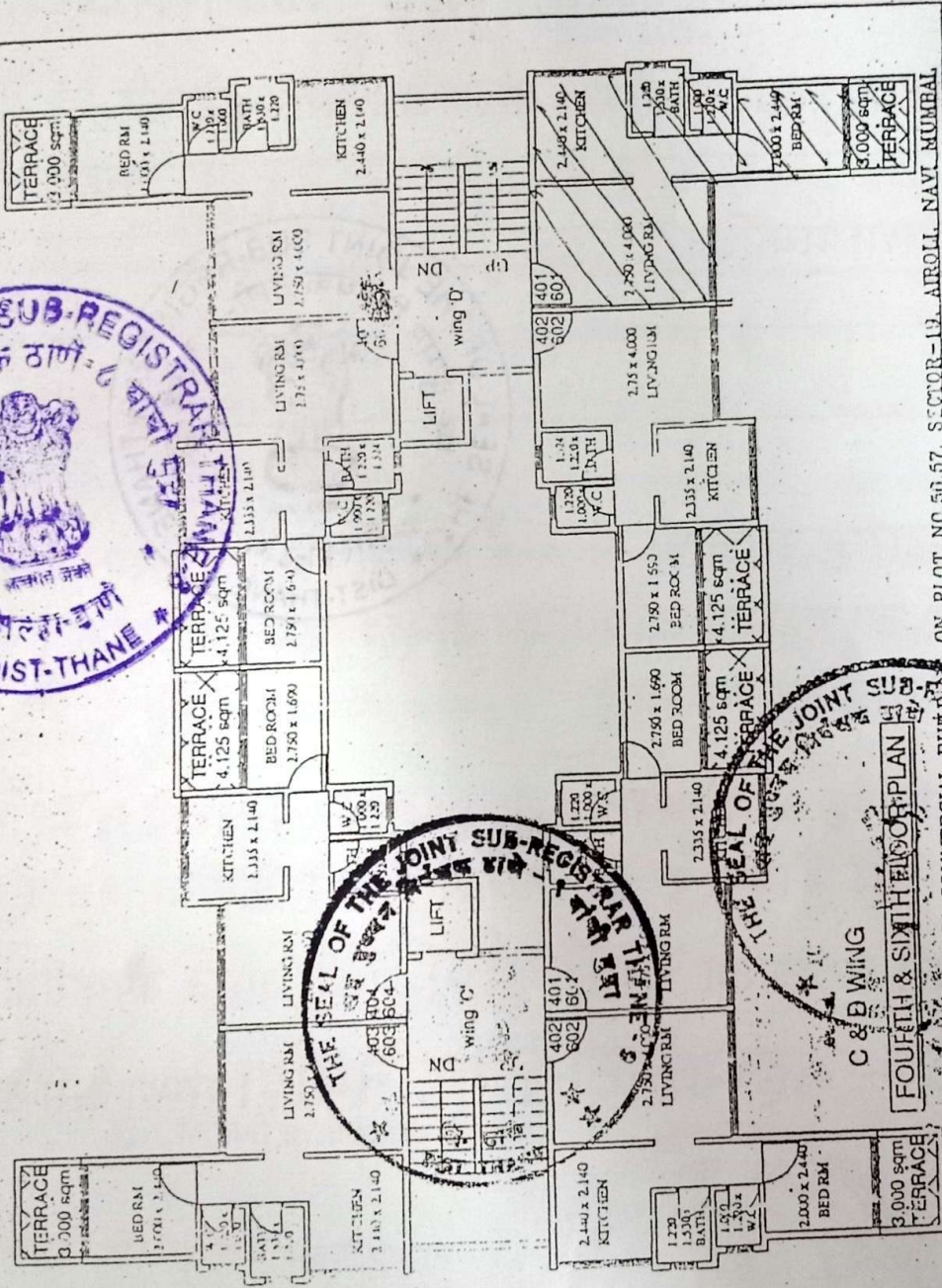
Hon. Secretary.





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# RIDDHI SIDDHI HERITAGE

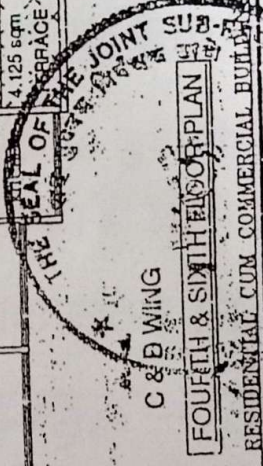
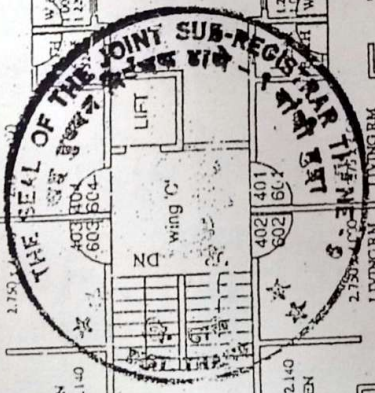


ON PLOT NO. 57, SECTOR-19, AIRROLL, NAVI MUMBAI

Satish V. Ahuja  
 ADDRESS: ANHOLA C-2, MIDWAY,  
 SECTOR 17, VAFS,  
 NAVI MUMBAI - 401 705.  
 TEL: 2758 8544 Mobile: 9821180128  
 email: vafsa@vafsnv.com

SIGNATURE OF PURCHASER

SIGNATURE OF VENDOR



FOURTH & SIXTH FLOOR PLAN

C & B WING

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING

DEVELOPERS  
 RIDDHI-SIDDHI ENTERPRISES  
 PLOT NO. 57, SECTOR 19  
 AIRROLL

FLAT NO.	FLOOR & WING	CARPET AREA	BUILT UP AREA	TERRACE AREA	TOTAL

*Signature*  
 Narendar

तमन 9  
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 20 80

तमन - 6  
 2080 / 3009  
 2004





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 ४२६३ १५५४  
 २०१६

## -: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : एन.बी.ओ.एम./सिडको/एच एस् जी.(ओ एच) / २६२१ / जे टी आर / सन २००७ -२००८

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

गृहनिर्माण संस्था मर्यादित \_\_\_\_\_ सहकारी  
 रिट्टी तिट्टी व्हेरिटेज

सुंड क्र-५६ विपय सेक्टर-११

ररोली, नवी मुंबई



ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील  
 (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१)  
 अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र  
 सहकारी संस्थेचे नियम: १९६१ मधील नियम क्रमांक १० (१)  
 अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण  
 भाडेकरु - सहभागिदारी गृहनिर्माण संस्था असे आहे.

कार्यालयीन मोहर



सही

नवी मुंबई

[र. के. चव्हाण]  
 सहनिबंधक

दिनांक : १२/१२/२००७

सहकारी संस्था (सिडको), नवी मुंबई.





# नवी मुंबई महानगरपालिका

# Navi Mumbai Municipal Corporation

पहिला भागा, बेलपुर भवन, सी.बी.डी.,  
नवी मुंबई - ४०० ६१४.  
दूरध्वनी क्र. : २७५७ ७० ७०  
२७५७ ५७ ००  
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,  
NAVI MUMBAI - 400 614.  
TEL. No. : 2757 70 70  
2757 57 00  
FAX : 2757 37 85

जा.क्र. नमुंमपा/नरवि/मोप्र/प्र. क्र. बी - ४००७/२००६  
दिनांक :- ११ / ०६ / २००६

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२०१६  
२०१६

## भोगवटा प्रमाणपत्र

- १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंमपा/ससंनर/नरवि/बांप/प्र. क्र. ए - ३१६५/५३६/२००५, दि. २१-०२-२००५
- २) नवी मुंबई महानगरपालिकेचे दि. २९-११-२००२ रोजीचे धोरणात्मक परिपत्रक.
- ३) वास्तुविशारद सतिश अहुजा यांनी दि. १५-०१-२००७ रोजी सादर केलेला बांधकाम पूर्णत्वाचा दाखला.

नवी मुंबई येथे भूखंड क्र. ५६ व ५७, सेक्टर क्र. १९, ऐरोली, नवी मुंबई या जागेचे मालक मे. रिधी सिध्दी एंटरप्रायझेस यांनी जागेवरील बांधकाम दि. ०६-०२-२००६ रोजी पूर्ण केलेले आहे. त्याबाबतचे दाखला संबंधित वास्तुविशारद, सतिश अहुजा यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दि. २१-०२-२००५ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. २९-११-२००२ च्या धोरणात्मक परिपत्रकानुसार विविध शुल्क वसुली बाबतची कार्यवाही केलेली आहे. त्यामुळे सदर जागेत.



१) निवासी वापराखालील बांधकाम क्षेत्र (निवासी वापराखालील सदनिका - १०८)	:	४०१२.९७४ चौ.मी.
२) वाणिज्य वापराखालील बांधकाम क्षेत्र (वाणिज्य वापराखालील दुकाने - २८)	:	७६५.०१० चौ.मी.
एकूण बांधकाम क्षेत्र	:	४७७७.९८४ चौ.मी.
३) बाल्कनी खालील बांधकाम क्षेत्र	:	६०६.०१ चौ.मी.

यानुसार वापर करणेस परवानगी देण्यात येत आहे.

नगर रचनाकार  
नवी मुंबई महानगरपालिका

२०



नवी मुंबई  
महानगरपालिका

Navi Mumbai  
Municipal Corporation

पहिला माळ, बेलपूर भवन, सी.बी.डी.,  
नवी मुंबई - ४०० ६१४.  
दूरध्वनी क्र. : २७५७ ७० ७०  
२७५७ ५७ ००  
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,  
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जा.क्र.नमुंमपा/नरवि/मोप्र/प्र.क्र.बी-४०८०/२००५/१  
दिनांक :- ११/०६/२००६

भोगवटा प्रमाणपत्र

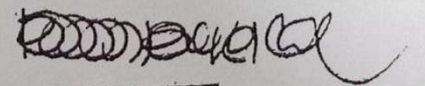
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४०८३/१२१/३०  
२०१६

- वाचले - १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंमपा/ससंनर/नरवि/बांप/  
प्र. क्र. ए - ३१६५/५३६/२००५, दि. २१-०२-२००५
- २) नवी मुंबई महानगरपालिकेचे दि. २९-११-२००२ रोजीचे धोरणात्मक परिपत्रक.
- ३) वास्तुविशारद सतिश अहुजा यांनी दि. १५-०१-२००७ रोजी सादर केलेला बांधकाम  
पूर्णत्वाचा दाखला.

नवी मुंबई येथे भूखंड क्र. ५६ व ५७, सेक्टर क्र. ११, रोली, नवी मुंबई या जागेचे मालक  
मे. सिध्दी सिध्दी एंटरप्रायझेस यांनी जागेवरील बांधकाम दि. ०१-०२-२००६ रोजी पूर्ण केलेले आहे.  
त्याबाबतचा दाखला संबंधित वास्तुविशारद, सतिश अहुजा यांनी सादर केलेला आहे. नवी मुंबई  
महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दि. २१-०२-२००५ मध्ये नमूद केलेल्या अटी व शर्ती तसेच  
महानगरपालिकेचे दि. २९-११-२००२ च्या धोरणात्मक परिपत्रकानुसार विविध शुल्क वसुली बाबतची  
कार्यवाही केलेली आहे. त्यामुळे सदर जागेत.

- |   |  |
|---|--|
| १) निवासी वापराखालील बांधकाम क्षेत्र<br>(निवासी वापराखालील सदनिका - १०८)                          | ४०१२.९७४ चौ.मी.                            |
| २) वाणिज्य वापराखालील बांधकाम क्षेत्र<br>(वाणिज्य वापराखालील दुकाने - २८)<br>एकूण बांधकाम क्षेत्र | ७६५.०१० चौ.मी.<br>-----<br>४७७७.९८४ चौ.मी. |
| ३) बाल्कनी खालील बांधकाम क्षेत्र  | ६०६.०१ चौ.मी.                              |

यानुसार वापर करणेस परवानगी देण्यात येत आहे.

  
नगर रचनाकार  
नवी मुंबई महानगरपालिका



Share Certificate No. **102/136** Member's Regn. No. **RSH/D601/506-510** No. of Shares : **05**

# RIDDHI SIDDHI HERITAGE CO-OP. HSG.SOC.LTD.

PLOT NO. 56/57, SECTOR - 19, AIROLI, NAVI MUMBAI - 400 708.

SHARE CERTIFICATE

(Registered Under Maharashtra Co-operative Societies Act 1960)

Registration No. **NBOM/CIDCO/HSG(OH)2622/JTR/YEAR 07a** Date 12-12-07

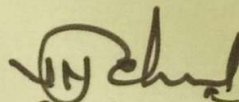
This is to certify that MR. RAJESH MALESH REDDY

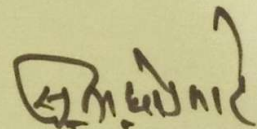
of Rs. FIFTY each bearing distinctive number is the Registered Holder of 05 fully paid up share  
numbered from 506 to 510 both inclusive, in Flat/Shop/Office No. D/601 RIDDHI SIDDHI  
HERITAGE Co-operative Housing Subject to the Bye-laws of the Said Society. Ltd. AIROLI Given under

the Common Seal of the Said Society on

this 28th day of July 2011.

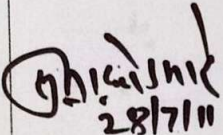
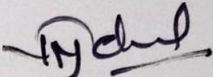
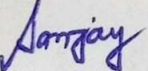
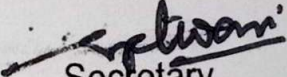
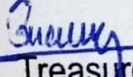
Authorised

  
Secretary

  
Chairman



# MEMORANDUM OF TRANSFER OF THE WITHIN SHARES

Date of Transfer (Agm / Mcm)	Transfer No.	Reg.. No. of Transferee	To Whom Transferred	Reg.. No. of Transferee
10th March 2013	1	 28/7/11 Chairman	MR. SACHIN DANIEL KHANDAGALE   Secretary	Sr . No.  102  Treasurer
21 st Aug. 2016	2	Sr . No. 102  Chairman	YOGESH HARISHANKAR PANDYA NILESH HARISHANKAR PANDYA NARENDRA HARISHANKAR PANDYA   Secretary	Sr . No. 153  Treasurer
		Chairman	Secretary	Treasurer
		Chairman	Secretary	Treasurer





**D S ENTERPRISES**

Chartered Engineers, Reg. Valuers & Project Consultants

(Reg. Govt. Valuer no. CCIT-Th/350/25/24/7 & Approved Valuer no. A-13295)

2

Ref. No. : PNB-Mulund/004/ Valuation/ Market Value/February-2017

Date: 10/02/2017

To,

The Chief Manager,  
Punjab National Bank,  
51, Bhagwandas Apartment, Zaver Road,  
Mulund (W), Mumbai-400 080.

Client Name/s: **Mr. YOGESH HARISHNKAR PANDYA,**  
**Mr. NILESH HARISHANKAR PANDYA &**  
**Mr. NARENDRA HARISHANKAR PANDYA**

Dear Sir,

Please find enclosed herewith the subject Valuation Report of the residential property (i.e. **flat**) as per below mentioned property address.

**Property Address** : **Flat No. D/601 on Sixth floor, In D- Wing,**  
of the society named as "**RIDDHI SIDDHI HERITAGE CHS Ltd**"  
Near NHP School & Above ICICI Bank,  
Constructed on land bearing C.D. hold land  
Plot no. 56 & 57, Sector no. 19, Airoli,  
Navi Mumbai- 400 708. Tal. & Dist. Thane.

**A) FAIR MARKET VALUE (F.M.V.) of Flat = Rs. 61, 00,000/- (Rupees Sixty One Lakhs Only)**

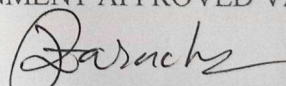
**B) REALIZABLE VALUE (90% of F.M.V. for flat) = Rs. 54, 90,000/-**

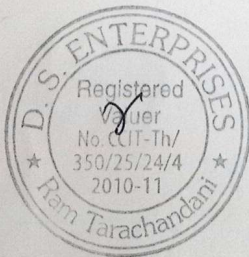
**C) DISTRESS SALE VALUE ON PROPORTIONATE VALUE (80% of F.M.V.) = Rs. 48, 80,000/-**

This report includes 1 + 8 = 9 Pages (with photos)

Thanking you,

GOVERNMENT APPROVED VALUER

  
(RAM D. TARACHANDANI)



Flat A/103, 1st Floor, Bldg. No. 1, Shree Krishna Puram CHS,  
Near Zojwala Petrol Pump, Shahad Bridge, Murbad Road,  
Kalyan (W) - 421 301.

Shop No. A/14, Bldg. No. 1, Shree Krishna Puram CHS,  
Near Zojwala Petrol Pump, Shahad Bridge, Murbad Road,  
Kalyan (W) - 421 301.

Call.: 9324551620, 9320667050, 9004601600 • Email : ramtarachandani@yahoo.com, ramtarachandani@dsent.in • Web.: www.dsent.in





**D S ENTERPRISES**

Chartered Engineers, Reg. Valuers & Project Consultants

Page 1

(Reg. Govt. Valuer no. CCIT-Th/350/25/24/7 & Approved Valuer no. A-13295)

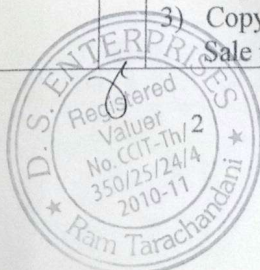
**FORM-0-1**

**REPORT OF VALUATION OF IMMOVABLE PROPERTY:**

**PART-I**

**I. GENERAL INFORMATION :**

1.	Purpose for which valuation made	:	To ascertain present Fair Market Value & forced sale price of the property i.e. <b>Flat</b> for PNB Bank, Mulund branch.
2.	(i) Date on which valuation made	:	09.02.2017
	(ii) Date of property inspection	:	10.02.2017
3.	(i) Name of the Applicant	:	<b>Mr. YOGESH HARISHNKAR PANDYA, Mr. NILESH HARISHANKAR PANDYA &amp; Mr. NARENDRA HARISHANKAR PANDYA</b>
	(ii) Name of the present owner	:	Mr. YOGESH HARISHNKAR PANDYA, Mr. NILESH HARISHANKAR PANDYA & Mr. NARENDRA HARISHANKAR PANDYA
4.	If the property is under joint ownership / share of each owner. Is the share undivided?	:	<u>Joint ownership</u>
5.	Property details	:	<b>Property Address:-</b> <b>Flat No. D/601 on Sixth floor,</b> <b>In D- Wing, of the society named as</b> <b>"RIDDHI SIDDHI HERITAGE CHS Ltd"</b> Near NHP School & Above ICICI Bank, Plot no. 56 & 57, Sector no. 19, Airoli, Navi Mumbai- 400 708. Tal. & Dist. Thane  <b>b. Brief Description of property:</b> The property under valuation was purchased by Mr. Yogesh H. Pandya, Mr. Nilesh H. Pandya & Mr. Narendra H. Pandya from Mr. Sachin Danial Khandagale on 08/07/2016. The society named as "RIDDHI SIDDHI HERITAGE CHS Ltd" consists 04 wings (i.e. A to D) and the said building was constructed in & around year 2007 and the construction is @ 10 years old. The building comprises of <u>Ground + 7<sup>th</sup> upper floor</u> and is situated at about 1.00 Km from Airoli Railway Station. Market, School, Hospital are within 1.00 Km circle and Bus, Auto rikshas, private taxis available for transport.
6.	Documents received from the client	:	We referred to the Xerox copies of following documents provided to us: 1) Registered sale deed of flat dated 28/04/2016 between Mr. Sachin Danial Khandagale (Seller) & Mr. Yogesh H. Pandya, Mr. Nilesh H. Pandya & Mr. Narendra H. Pandya (Purchaser). 2) Registered deed of assignment dated 08/07/2016 3) Copy of Occupancy Certificate dated 11/06/2007 & Sale plan







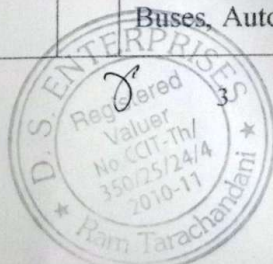
# D S ENTERPRISES

Chartered Engineers, Reg. Valuers & Project Consultants

(Reg. Govt. Valuer no. CCIT-Th/350/25/24/7 & Approved Valuer no. A-13295)

Page 2

7.	Date of visit	:	Our representative <u>Mr. Umesh Patankar</u> has carried out the visit on 09.02.2017		
8.	a. General Specifications	:	The society named <u>RIDDHI SIDDHI CHS Ltd.</u> consists 04 wings (i.e. A to D) and the said building was constructed in & around year 2007 and the construction is @ 10 years old.  The constructed building is of RCC framed structure with 6" thick external brick walls & 4" internal walls, external sand faced plastered walls, internal neeru finished walls, wooden joinery and Snowcem paint to external walls with OBD paint to internal walls.		
	b. Accommodation	:	<b>1 BHK type flat</b> ( 1 Living + kitchen + 1 bedroom + 1 toilet + 1 w.c. + 1 terrace)		
	c. Amenities	:	1) Spartex tiles flooring for all rooms. 2) L shaped Green Marble kitchen platform with full height wall tiles. 3) Wooden framed wooden flush doors for all rooms. 4) Full height wall tiles for bathroom/ toilet and passage. 5) P/coated aluminum sliding windows with M.S. grills.		
	d. Area Measurements	:	<u>Measured Carpet Area</u> = 391 Sft + 36 Sft (Terrace area)  <u>Documented carpet area</u> = 26.975 Sq.mtrs/290 Sft + 3.00 Sq.mtrs/32 Sft (terrace area)		
	e. Built up area	:	<u>Super Built up area</u> = 610 Sft (Documented Built up area @ 47% loading on measured area with 100% of terrace area)  Documented Built up area (as per regd. agreement) = 610 Sq.ft.		
9.	<b>Landmark</b>	:	Near NHP School & Above ICICI Bank		
10.	<b>Property is bounded by</b>	:	Towards	As per agreement	As per site visit
		:	East	Plot No 58	Plot No 58 Sagar Vihar
		:	West	Plot No 56	Road
		:	North	Plot No 70	Plot No 70 Sai In Top Heights
		:	South	38.00 Mtrs. Wide road	Road
11. a.	Location, Street, Ward No.	:	Near NHP School.		
b.	Survey / Plot No. of land	-	Plot no. 56 & 57, Sector no. 19.		
12.	Is the property situated in residential/ commercial/ mixed/ industrial area?	-	Residential cum Commercial area		
13.	Classification of locality- high class/ middle class/ poor class.	-	Middle Class		
14.	a. Proximity to civic amenities like schools, offices, hospitals, market, cinemas, Railways etc.	:	Building is situated at about 1.00 Km from Airoli Railway Station.  Market, School, Hospital are within 1.00 km circle and local Buses, Auto rikshwas, etc. are available for transport.		







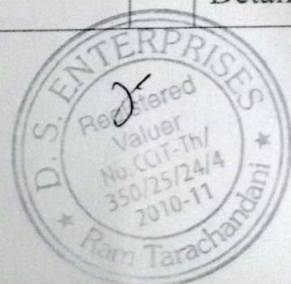
# D S ENTERPRISES

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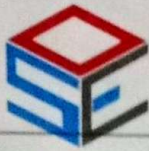
(Reg. Govt. Valuer no. CCIT-Th/350/25/24/7 & Approved Valuer no. A-13295)

Page 3

	b. Means and proximity to surface communication by which the locality is served.	:	Local Railway train, local buses or auto services, private vehicles, etc.
	c. Is the IP in question or any part of it is under encroachment	-	No
15.	Furnish technical details of the building on separate sheet (the annexure to this form may be used).	:	-
	a) Is the property owner occupied, tenant, or both	:	Flat is presently occupied by <u>owner Mr. Yogesh Pandya &amp; family.</u>
	b) If partly occupied, specify portion and extent of area under owner occupation.	:	Not Applicable.
16.	Name and Registration No. of Co-Op. Housing Society.	:	NBOM/CIDCO/HSG/(OH)/2621/JTR/YEAR-2007-08.
	Share Certificate No. and Face values	:	Detail is not available.
	Is the construction/built up property is as per the plan approved by the competent authority:	-	Yes- The Additional Town Planning Officer, CIDCO Ltd.
17.	Whether floor space index permissible and percentage – Actually utilized?	-	Allowable = 1.50 & Utilized = 1.49
7.	It is freehold or leasehold land	-	<b>Lease hold.</b>
8.	If leasehold, the name of Lessor/Lessee nature of lease, date of commencement, termination of lease and terms of renewal of lease.	-	Not Applicable
	a) Ground rent payable p.a.:		Not Applicable
9.	Is there any restrictive covenant in regards to use of land? If so, details be given.	-	Not Applicable.
10.	a) Does the land falls in an area included : in any Town planning scheme or any development Plan of Govt. or any statutory body? If so, give particulars	-	Not Applicable.
	b) Has any contribution been made : Towards development or is any demand For such contribution still outstanding:	-	Not known
21	Electricity connection details		Detail was not available during property inspection.







# D S ENTERPRISES

Chartered Engineers, Reg. Valuers & Project Consultants

Page 4

(Reg. Govt. Valuer no. CCIT-Th/350/25/24/7 & Approved Valuer no. A-13295)

## PART II. APPROVAL & OTHER DETAILS: -

Whether the approved drawing is available?	Not necessary as Occupancy Certificate is available for verification.
b. Approval No. & date	Building is approved by Navi Mumbai Municipal Corporation. <b>Occupancy Certificate</b> vide no. NMMC/ NRV/BP/Case No-B-4080/20, dated 11.06.2007 {For Total B.U.A= 4777.984 M <sup>2</sup> with 108 flats & 28 shops (Residential B.U.A. = 4012.974 M <sup>2</sup> + Commercial B.U.A. = 765.010 M <sup>2</sup> )}
c. What are the deviations between approved drawings & actual?	N.A. (Construction as per O.C)
d. Whether deviations are minor / major in nature	N.A.
e. Society registration no.	NBOM/CIDCO/HSG/(OH)/2621/JTR/YEAR-2007-08.
f. No. of floor/flats	<b>D-Wing</b> = Ground + 7 <sup>th</sup> upper floors with 27 flats & 28 Shops in A to D Wing. (Ground floor = Shops & 04 flats on 1 <sup>st</sup> to 6 <sup>th</sup> floor & 03 flats on 7 <sup>th</sup> floor)

## PART III. SALES AND MARKETABILITY: -

1. Give instances of sale of immovable property in the locality on a separate sheet, including the name and address of the property, registration No., sale price and area of land sold.	: Sales instances are not readily available. As such, local estate agents, builders and other related agencies were contacted to ascertain fair market value.
2. If sale instances are not available or relied upon, basis of arriving at the land rate.	: Enquired with local Real estate consultants about the current market rates in that area and on this basis, property is valued under " <u>Composite Rate Method</u> "
3. Market Valuation: Definition	Market Value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without any compulsion. The characteristics of the Market Value are:- i) It is free will sale (ii) It is estimated amount and not a predetermined or actual sale price. (iii) It is time specific as on the given date. (iv) Buyer and seller are actuated by business principles. They are unrelated and are acting independently. (v) Asset would be exposed to the market in the most appropriate manner to affect its disposal at the best possible price.
Market Rates adopted.	: <b>Prevalent market rate :</b> Rs. 9500/- to Rs.11000/- per Sft. on Super Built up Area <b>Rate adopted for this valuation = Rs.10,000/- per Sft.</b> (Considering location & age of building), which is fair & reasonable. <b>Factors considered for valuation</b> Location & locality, facilities & amenities, quality of construction, residual life of building, business potential, supply of demand, local nearby enquiry, market feedback of investigation.
<b>Guideline value/value</b> of IP as per Circle rates, If any, applicable in the area where IP is situate:	At @ Rs. 99400/- per Sq.Mts i.e. Rs. 9234/- per Sft (On documented area).
Re-instatement/ Replacement Cost	610 Sft * 1300/- = <u>Rs.7, 93,000/-</u>







# D S ENTERPRISES

Chartered Engineers, Reg. Valuers & Project Consultants  
(Reg. Govt. Valuer no. CCH-Th/350/25/24/7 & Approved Valuer no. A-13295)

Page 5

## Valuation of the property:-

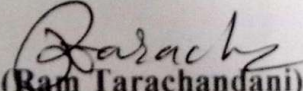
i. Age of the building & Residual Life	Age- @ 10 years old; Expected Residual Life- @ 50 years.			
ii. Undivided Share of Land (If applicable)	N.A.			
iii. Built up area of the flat	<b>Super Built up area</b> = 610 Sft (Documented Built up area @ 47% loading on measured area with 100% of terrace area) Documented built up area (as per regd. agreement) = 610 Sq.ft.			
iv. Carpet Area of the flat	<b>Measured Carpet Area</b> = 391 Sft + 36 Sft (Terrace area) <b>Documented carpet area</b> = 26.975 Sq.mtrs/290 Sft + 3.00 Sq.mtrs/32 Sft (terrace area)			
v. Adopted unit composite Rate	<b>Rs.10,000 /-per Sft on Super Built up area</b> considering location, age of building, etc.			
v. Estimated Value of the Flat	Unit Rate Rs.10,000/- per Sft on Super Built-up area.	Market value Rs. 61, 00,000/- (610 Sft * 10,000/-)	Guideline Rate Rs.9234/- per Sft. on B.U.A.	Guideline Value Rs.56, 32,740/- (610 Sft * 9234/-)
vi. State the source for arriving at the Market Value:	Estate agents & local enquiry.			
vii. Remarks, if any-	N.A.			

## X. CERTIFICATE

- a. I hereby certify that the Fair Market value of the property (i.e. Flat) is Rs. 61, 00,000/- (Rupees Sixty One Lakhs Only)
- b. REALIZABLE VALUE (90% of F.M.V.) = Rs. 54, 90,000/-
2. Number of title deed(s) involved in this property is One. The relevant document for the subject property in the opinion of this valuer is the deed dated 28/04/2016, with registration number TNN-8-4963-2016 registered in the Sub-Registrar's office, Thane-8.
3. I declare that I am not associated with the builder or with any of his associated companies or with the borrower directly or indirectly in the past or in the present and this report has been prepared by me with the highest professional integrity.
4. I declare that my representative has inspected the site and building on 09.02.2017 I further declare that all the above particulars and information given in this report are true to the best of my knowledge & belief.
5. We have considered fair market value of the property based on market survey & prevailing market rates in the locality and effect of demonetization is not observed during market survey in the locality. Pre-Demonetization rates/value is given above as recent transactions are not available for verification and future impact cannot be assessed at this moment. There is possibility of future correction on Fair Market value of the property due to Demonetization effect.

Place: Kalyan  
Date : 10.02.2017

SIGNATURE OF THE PANEL VALUER

  
(Ram Tarachandani)





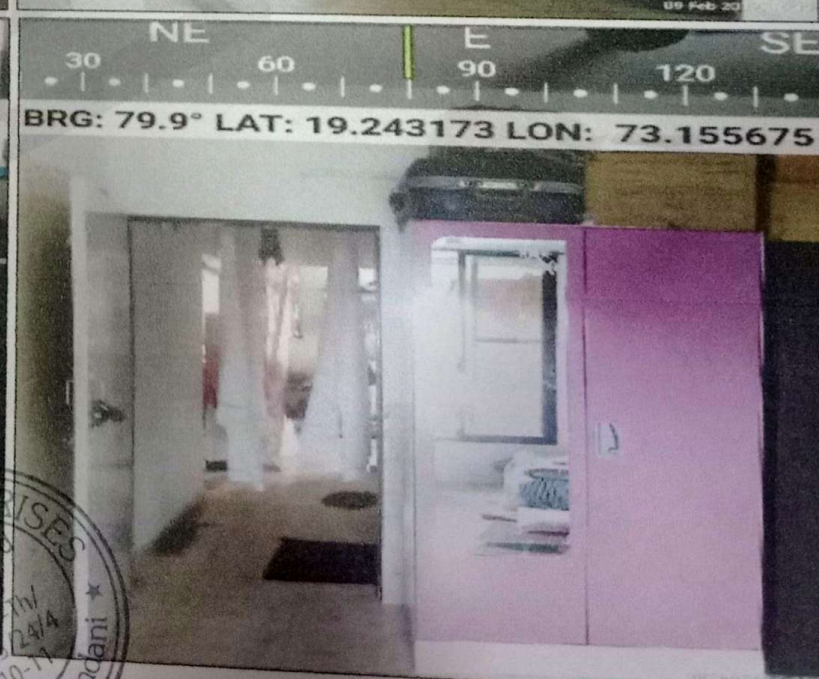
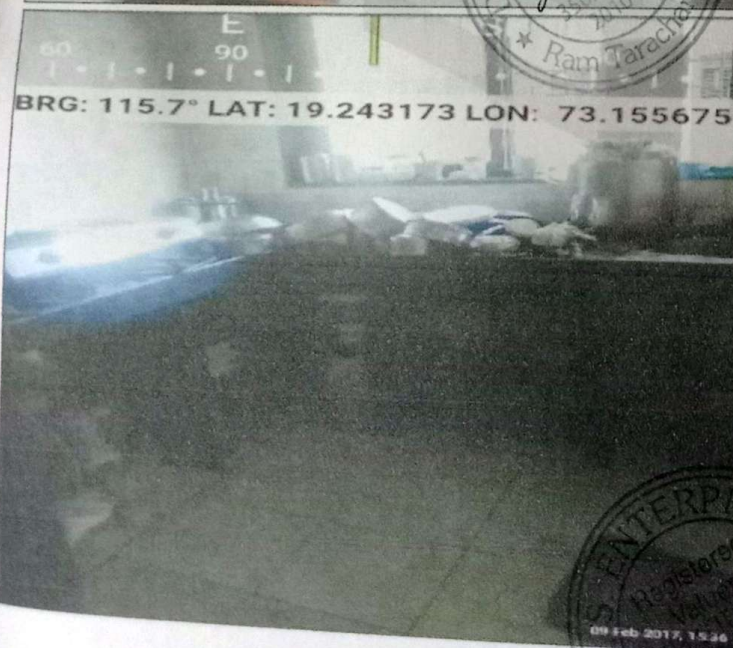
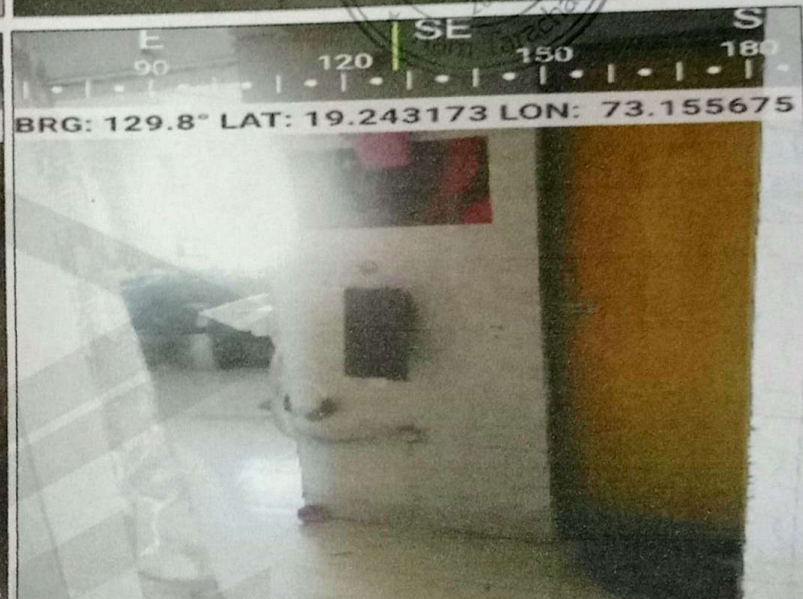
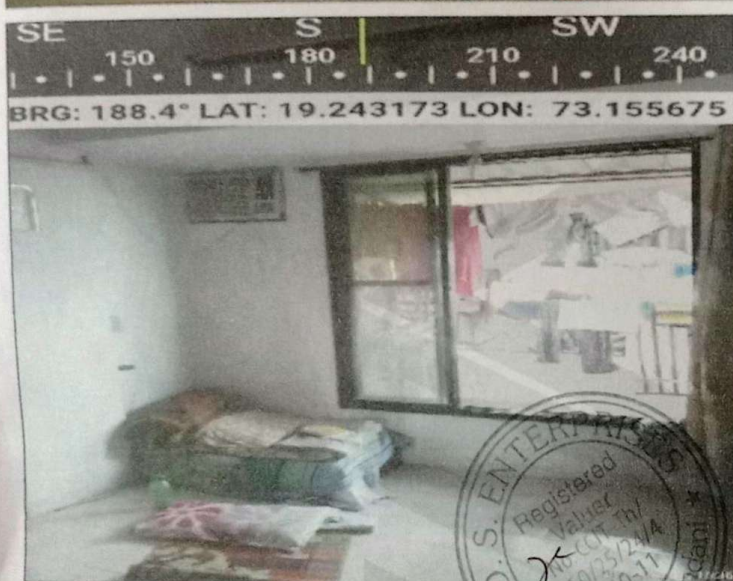
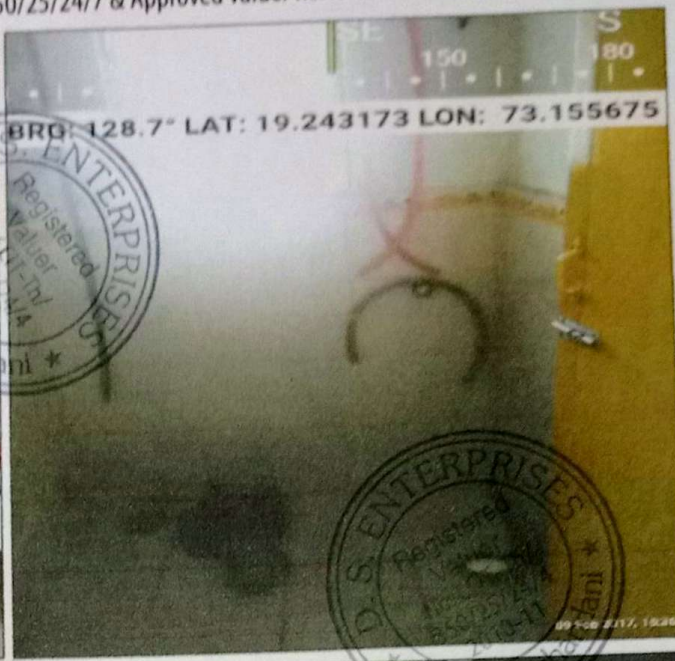
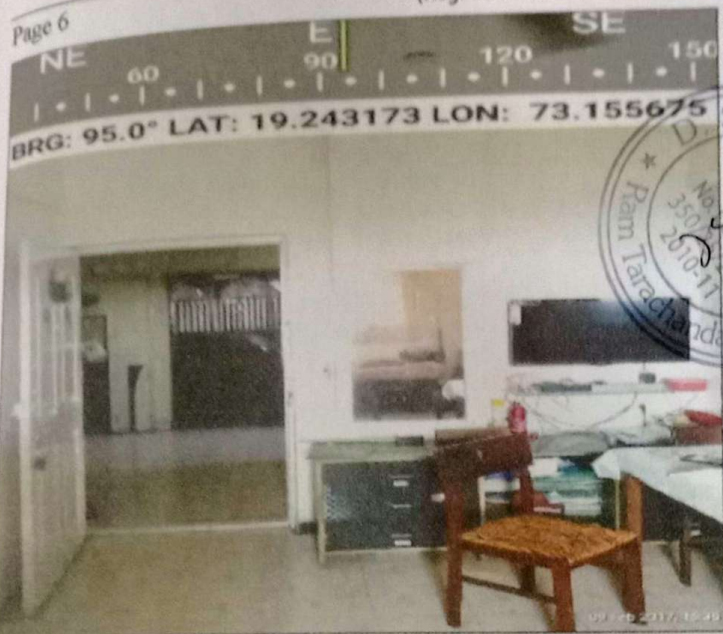


# D S ENTERPRISES

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(Reg. Govt. Valuer no. CCIT-Th/350/25/24/7 & Approved Valuer no. A-13295)

Page 6



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NARENDRA