

# SUNIL DESHPANDE

B. Arch. M.C.A. A.I.I.A., FIV, IT Regn. CCIT(N)-7 of 2001-2002

Architects & Govt. Approved Valuers

Mumbai : B/17, 'Darshan' Shree Gavdevi Complex Co-op. Hsg. Soc. Ltd., Jijai Nagar, Dombivali (E) - 421201

Pune : Office No. 11/12, 3rd floor, Yashoda Niwas, opp. Hotel Yatri, Paud Phata, Karve Road, Erandwane, Pune-411038

Mobile : +91 9819196554 / 8422812490 / 9850963117 / 9850971799 Email : sdadma2@gmail.com / archtechsunil@gmail.com

**REF.NO. SDA/DMA/SEP-02/2019-20**

**Date: 26/09/2019**

## VALUATION REPORT

**Name & Address of Branch: -STATE BANK OF INDIA, SION RACPC.**

**Name of Owner: - MR. MAHESH DATTATRAY PURANIK  
MR. GANESH DATTATRAY PURANIK &  
MRS. LATA DATTATRAY PURANIK**

<b>1</b>	<b>Customer Details</b>		
	<b>Name</b>	MR. MAHESH DATTATRAY PURANIK MR. GANESH DATTATRAY PURANIK & MRS. LATA DATTATRAY PURANIK	
	<b>Apl no.</b>	---	<b>Date of Visit</b> 24/09/2019
<b>2</b>	<b>Property Details</b>		
	<b>Address</b>	Residential Row House consisting of Ground + 1 Upper Floor on Plot No. F-46, Sub Plot No. 22, in Building "Sumangal Co-Op. Hsg Society LTD" (Reg. No. NBOM/CIDCO/ HSG (OH)/ 195 / JTR/ 95-96), Sector - 12 of Village Kharghar, Near Shivaji Chowk, Navi Mumbai -410210.	
	<b>Nearby Landmark</b>	Near Shivaji Chowk Latitude -19.042317 Longitude- 73.067458	

<b>3</b>	<b>Document Details</b>		<b>Name of Approving Authority</b>
	<b>Layout plan</b>	N.A	Details not furnished
	<b>Building plan</b>	N.A	Details not furnished

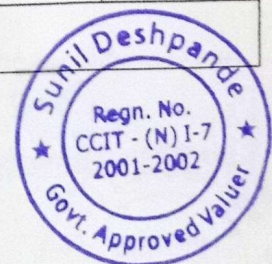


<b>Construction Permission</b>	N.A	Details not furnished
<b>Occupancy certificate</b>	Yes	Ref. No. CIDCO/ATPO (BP)/1651 dtd. 29/03/2010 issued by Additional Town Planning Officer (B.P.), Navi Mumbai & Khopta ,CIDCO.
<b>Legal Documents</b>	Yes	<ol style="list-style-type: none"> <li>1. Copy of Index II vide reg. no- PVL4-5812-2019 dtd. 07/06/2019.</li> <li>2. Copy of Agreement Sale made between Mr. Mahesh Ramchandra Gandhale &amp; Mrs. Swati Mahesh Gandhale <b>"THE SELLERS"</b> and Mr. Mahesh Dattatray Puranik, Mr. Ganesh Dattatray Puranik &amp; Mrs. Lata Dattatray Puranik <b>"THE PURCHASERS"</b> vide reg. no- PVL4-5812-2019 dtd. 07/06/2019.</li> </ol>

**4 Physical Details**

<b>Adjoining Properties</b>	<b>East</b>	By Road	<b>West</b>	Row House	<b>North</b>	Shivneri CHSL	<b>South</b>	Shivshakti CHSL
<b>Matching of Boundaries</b>	Yes	<b>Plot demarcated</b>	Yes	<b>Approved Land use</b>	Residential Flat	<b>Type of Property</b>	Residential Flat	
<b>No. of rooms</b>	<b>Living /Dining</b>	01 No.	<b>Bed Room</b>	01 No.	<b>Toilet</b>	01 No.	<b>Kitchen</b>	01 No.
<b>Total no. of floors</b>	Ground + 2 Upper Floor	<b>Floor on which the property is located</b>	Gr+1 <sup>st</sup> Floor	<b>Approx. age of the property</b>	10 Years (as per OC)	<b>Residual age of the property</b>	50 Years Subject to proper care & Maintenance	<b>Type of structure-Load Bearing</b>

**5 Tenure/Occupancy Details**



<b>Status of Occupancy</b>	Ground floor is given on rent, 1 <sup>st</sup> & 2 <sup>nd</sup> floor is Owner Occupied	<b>No of Years of occupancy</b>	From 10 Years
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6 **Stage of construction- 100 % Completed**

7 **Violations if any observed**

**Nature and extent of violations** Nothing such observed

8 **Area Details of the property**

**Plinth area** Documented Built-up area of the flat= 24 Sq.mtrs. i.e. 258.33 sq.ft. Say ~258 sq.ft. **(As per Index II)**

**Carpet area** ---

**Measured Carpet area** 250 sq.ft.

**Remarks** Please Call for CC.

9 **Valuation**

Area sq.ft	Rate adopted sq.ft	Value in Rs.
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<b>FAIR MARKET VALUE OF THE PROPERTY</b>	258 sq.ft Built up	Rs.14,500/sq.ft	37,41,000/-
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<b>GOVERNMENT VALUE OF THE PROPERTY</b>	---	---	21,57,600/-
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<b>RENTAL</b>			7,500/-
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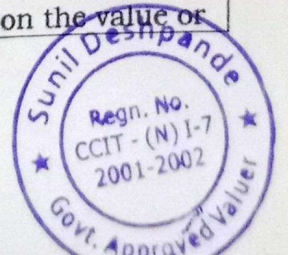
<b>REALIZABLE SALE VALUE</b>			33,66,900/-
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<b>DISTRESS SALE VALUE</b>			29,92,800/-
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<b>INSURANCE VALUE</b>	258 sq.ft built up area	Rs.1800/-sq.ft Built up	4,64,400
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10 **Assumptions/ Remark**

- i. Qualifications in TIR/Mitigation suggested, if any: **TIR not furnished**
- ii. Property is SARFAESI compliant: **YES**
- iii. Whether property belongs to social infrastructure like hospital, school, old age home etc.: **NO**
- iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.: **Refer legal Opinion**
- v. Details of last two transactions in the locality/area to be provided, if available.: **NO**
- vi. Any other aspect which has relevance on the value or

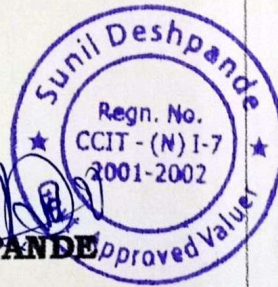


marketability of the property: **N.A**

**11 Declarations**

- 1) The property was inspected by Mr. Rakesh our site official , dated on 24.09.2019.
- 2) The undersigned does not have any direct/indirect interest in the above property.
- 3) The information furnished herein is true and correct to the best of our knowledge.
- 4) I have submitted Valuation report directly to the Bank

**Name Address & Signature of valuer with Wealth Tax Registration No**



**SUNIL DESHPANDE**

**Govt. Regd. Valuer**

**CCIT (N) I-7/2001-2002**

**Date of Valuation: 26.09.2019**

**Enclosures Documents & Photographs (Geo stamping with date) etc.**

**Enclosed**

of Client

: MR. MAHESH DATTATRAY PURANIK  
MR. GANESH DATTATRAY PURANIK &  
MRS. LATA DATTATRAY PURANIK

Visit Date

: 24.09.2019

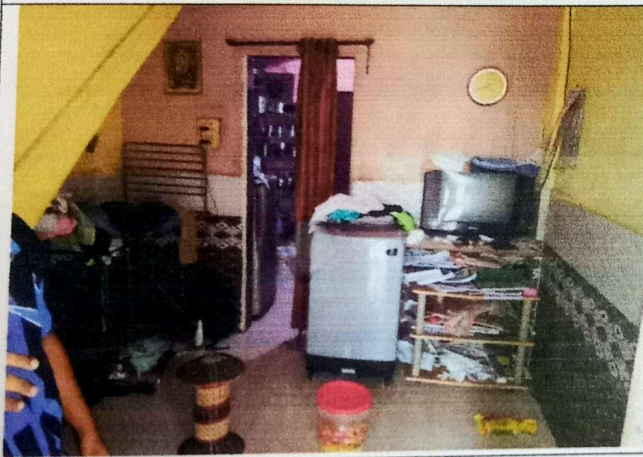
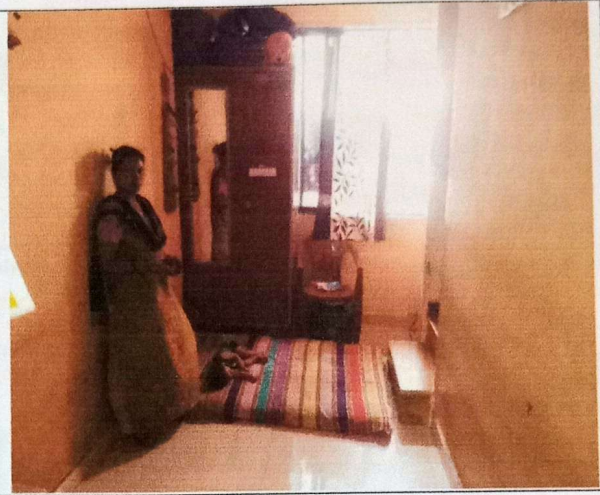


Name of Client

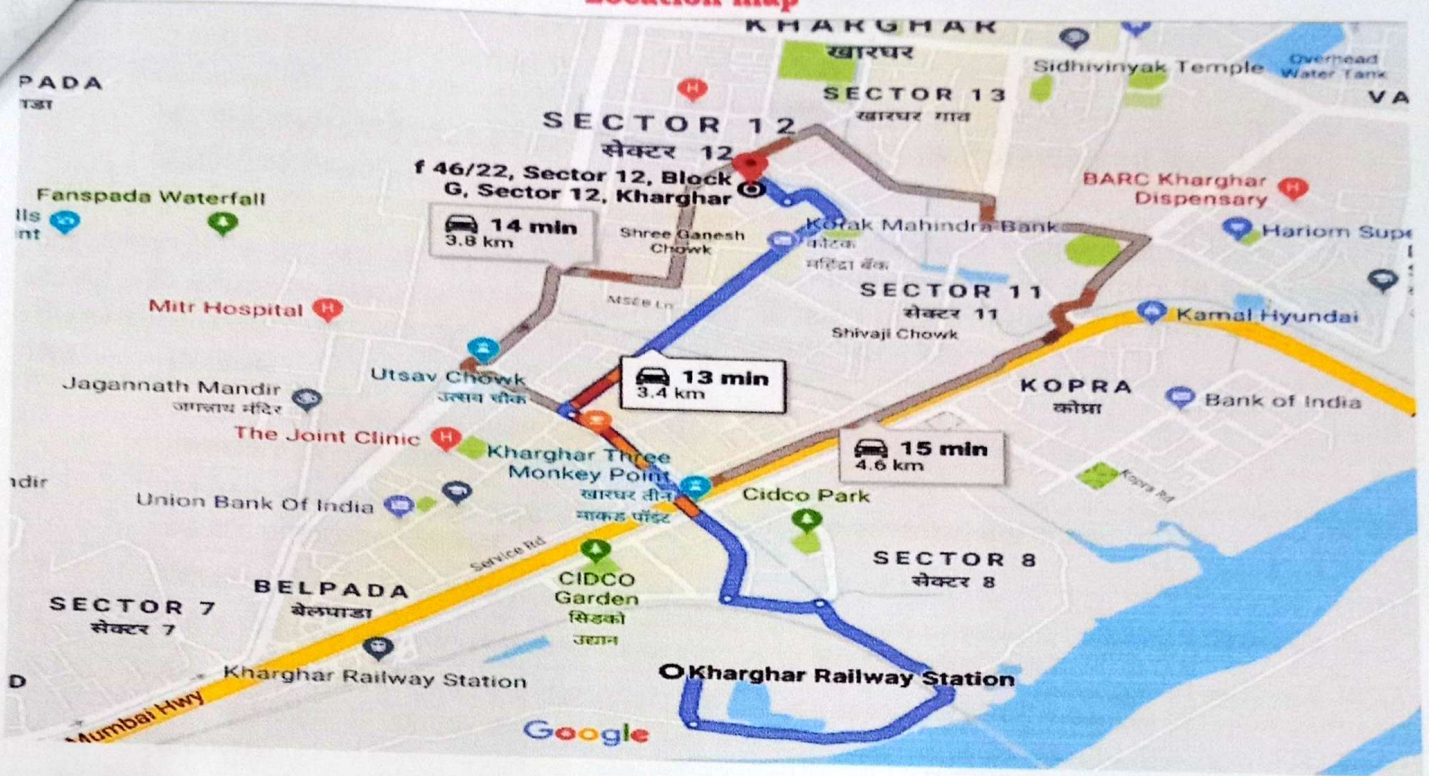
: **MR. MAHESH DATTATRAY PURANIK  
MR. GANESH DATTATRAY PURANIK &  
MRS. LATA DATTATRAY PURANIK**

Visit Date


: **24.09.2019**



### Location map



### Government rate



Government of Maharashtra

महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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Valuation Rules
User Manual
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**Year**  
20192020

**Annual Statement of Rates**

**Selected District** रायगड

**Select Taluka** पनवेल

**Select Village** मौजे : पनवेल ( पनवेल महानगरपालिका)

**Search By**  Survey No  Location

Select	उपविभाग	खुनी बमीन	निवासी सदनिका	ऑफिस	दुकाने	बौचोरिक	एकक (Rs./)
SurveyNo	18-मौजे (गांध) बांदा सिडको विभाग	25900	58900	69400	84200	69400	चौ मीटर
SurveyNo	19/12-खारघर सिडको से.क्र.12	43700	89900	106200	126200	106200	चौ मीटर





13/01/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 488/2020

नोंदणी :

Regn:63m

गावाचे नाव : खारघर

(9)दस्तऐवज करुन दिल्याचा दिनांक	13/01/2020
(10)दस्त नोंदणी केल्याचा दिनांक	13/01/2020
(11)अनुक्रमांक,खंड व पृष्ठ	488/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

(9)दस्तऐवज करुन देणा-या/लिहून ठेवणा-पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश सल्ल्यास,प्रतिवादिचे नाव व पत्ता.	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: प्लॉट नं. एफ-46,सब प्लॉट नं. 22,सुमंगल को.ऑप.हौ.सो.लि.,सेक्टर 12,खारघर,नवी मुंबई,क्षेत्र. 24 चौ.मी. एरीया या मिळकतीचा करारनामा दस्त क्र. पवल-4-5812-2019 दिनांक 07/06/2019 रोजी अन्वये मुद्रांक शुल्क व नोंदणी फि वसुल करण्यात आली आहे( ( Plot Number : एफ-46 ; SECTOR NUMBER : 12 ; ) )
(10)दस्तऐवज करुन घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा वा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) 24 चौ.मीटर
(11)दस्तऐवज करुन घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा वा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-महेश रामचंद्र गंधाले -- वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं. एफ-48/8, शिवरचना सीएचएस, सेक्टर 12, खारघर, नवी मुंबई, महाराष्ट्र, रायघर (एमएच). पिन कोड:-410210 पॅन नं:-AMBPG2283Q 2): नाव:-स्वाती महेश गंधाले -- वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं. एफ-48/8, शिवरचना सीएचएस, सेक्टर 12, खारघर, नवी मुंबई, महाराष्ट्र, रायघर (एमएच). पिन कोड:-410210 पॅन नं:-BSMPG9014R
(12)दस्तऐवज करुन घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा वा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-महेश दत्तात्रय पुराणिक -- वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गांधी चौक, वांबोरी, अहमद नगर, राहुरी, महाराष्ट्र, अहमदनगर. पिन कोड:-413704 पॅन नं:-BKFPP0376Q 2): नाव:-गणेश दत्तात्रय पुराणिक -- वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गांधी चौक, वांबोरी, अहमद नगर, राहुरी, महाराष्ट्र, अहमदनगर. पिन कोड:-413704 पॅन नं:-BPLPP3856E 3): नाव:-लता दत्तात्रय पुराणिक -- वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गांधी चौक, वांबोरी, अहमद नगर, राहुरी, महाराष्ट्र, अहमदनगर. पिन कोड:-413704 पॅन नं:-

*Handwritten signature*

सह. दुय्यम निबंधक वर्ग २  
पनवेल क्र. ४

13 JAN 2020

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणचा तपशील करारनामा अलाहिदा नोंदविला आहे

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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





07/06/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 5812/2019

नोंदणी :

Regn.63m

## गावाचे नाव : खारघर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3480000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2157600
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: दर रु 89900 प्रती चौ.मी-प्लॉट नं. एफ-46,सब प्लॉट नं. 22,सुमंगल को.ऑप.हौ.सो.लि.,सेक्टर 12,खारघर,नवी मुंबई,क्षेत्र. 24 चौ.मी. एरीया या मिळकतीचे( ( Plot Number : एफ-46 ; SECTOR NUMBER : 12 ; ) )
(5) क्षेत्रफळ	1) 24 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:-महेश रामचंद्र गंधाले -- वय:-34; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. प्लॉट नं. एफ-48/8, शिवरचना सीएचएस, सेक्टर 12, खारघर, नवी मुंबई, महाराष्ट्र, राईगार:(००). पिन कोड:-410210 पॅन नं:-AMBPG2283Q 2): नाव:-स्वाती महेश गंधाले -- वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. प्लॉट नं. एफ-48/8, शिवरचना सीएचएस, सेक्टर 12, खारघर, नवी मुंबई, महाराष्ट्र, राईगार:(००). पिन कोड:-410210 पॅन नं:-BSMPG9014R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-महेश दत्तात्रय पुराणिक -- वय:-29; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. गांधी चौक, वांबोरी, अहमद नगर, राहुरी, महाराष्ट्र, अहमद नगर. पिन कोड:-413704 पॅन नं:-BKFPP0376Q 2): नाव:-गणेश दत्तात्रय पुराणिक -- वय:-27; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. गांधी चौक, वांबोरी, अहमद नगर, राहुरी, महाराष्ट्र, अहमद नगर. पिन कोड:-413704 पॅन नं:-BPLPP3856E 3): नाव:-लता दत्तात्रय पुराणिक -- वय:-50; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. गांधी चौक, वांबोरी, अहमद नगर, राहुरी, महाराष्ट्र, अहमद नगर. पिन कोड:-413704 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	07/06/2019
(10)दस्त नोंदणी केल्याचा दिनांक	07/06/2019
(11)अनुक्रमांक,खंड व पृष्ठ	5812/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	208800
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



प्र.सह. दुय्यम निबंधक वर्ग-२  
पनवेल-४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



CHALLAN  
MTR Form Number-6



GRN	MH002421058201920E	BARCODE					Date	07/06/2019-17:17:39	Form ID	25.2
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)						
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR			PAN No.(If Applicable)						
Location	RAIGAD			Full Name	MAHESH D.PURANIK AND OTHER ONE					
Year	2019-2020 One Time			Flat/Block No.	PLOT NO F 46					
Account Head Details		Amount In Rs.		Premises/Building	PLOT NO F 46					
0030046401	Stamp Duty		208800.00	Road/Street	SUB PLOT 22 SUMANGAL CHS LTD					
0030063301	Registration Fee		30000.00	Area/Locality	KHARGHAR					
				Town/City/District						
				PIN	4 1 0 2 1 0					
				Remarks (If Any)	SecondPartyName=MAHESH R.GANDHALE AND OTHER ONE					
Total		2,38,800.00		Amount In Words	Two Lakh Thirty Eight Thousand Eight Hundred Rupees Only					
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332019060715807 218280105				
Cheque/DD No.				Bank Date	RBI Date	07/06/2019-17:18:01 Not Verified with RBI				
Name of Bank				Bank-Branch	IDBI BANK					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. 9702898989

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**AGREEMENT FOR SALE**

THIS RESALE AGREEMENT is made and entered into at Kharghar, Navi Mumbai, on this 07 day of June 2019.

**B E T W E E N**

**MR. MAHESH RAMCHANDRA GANDHALE** age years (PAN NO.AMBPG2283Q) & **MRS. SWATI MAHESH GANDHALE** age years (PAN NO.BSMPG9014R) an adult, Indian Inhabitants, both residing at Plot No.F-48/8, Shivrachana CHS, Sector-12, Kharghar, Navi Mumbai-410210 hereinafter referred to as "**SELLERS**" (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 One Part.

Mahesh  
Gandhale

Punamk Punamk G.D.  
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..2..

AND

1) **MR. MAHESH DATTATRAY PURANIK** age 30 years (PAN NO.BKEPP03760), 2) **MR. GANESH DATTATRAY PURANIK** age 29 years (PAN NO.BPLPP3856E), 3) **MRS. LATA DATTATRAY PURANIK** age 50 years an adult, Indian Inhabitants, all residing at Gandhi chouk, Vambori, Ahmed Nagar, Rahuri, Maharashtra-413704 hereinafter referred to as "**THE PURCHASERS**" (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.

DESCRIPTION OF PROPERTY

-----  
PLOT NO. : F-46  
SUB-PLOT NO. : 22  
PLOT AREA : 24SQ.MTRS Plus  
Residential construction of ground +  
1<sup>st</sup> floor having area 24 sq.mtrs.  
SECTOR : 12  
NODE : KHARGHAR, NAVI MUMBAI  
-----

SOCIETY : SUMANGAL CO-OP HSG SOCIETY LTD.,  
REGN. NO. : N.B.O.M./CIDCO/HSG(OH)/195/JTR/95-96.  
=====

**SALE PRICE : RS.34,80,000/-**  
=====

(hereinafter referred to as the said Sub Plot)

WHEREAS :

The City & Industrial Development Corporation of Maharashtra Limited (CIDCO/CORPORATION) has with the intent to promote the cause of housing to the poorer sections of the community of weaker and lower income groups decided to allot **Plot No.F-46, Sub Plot NO.22, SUMANGAL CO-OP HSG SOCIETY LTD, Sector-12, Kharghar, Navi Mumbai-**

RAMCHANDRA  
GANDHALE.

AND WHEREAS

THE SELLER has  
by paying the  
Corporation has  
**Sub Plot NO.2**  
**Sector-12, Kha**  
**area 24 sq.mtr**  
PLOT).

AND WHEREAS

CIDCO has a  
**SUMANGAL**  
**Kharghar, Na**  
**sq.mtrs** to M  
allotment lett  
17/10/1995.

AND WHEREAS

That the Own  
Society under  
**SOCIETY LTD**  
**195/JTR/95**

AND WHEREAS

The Seller is  
LTD hold Sh  
up shares of  
110.

*Amthale*  
*Sumangal*

*Puranik*

*Puranik 03*

*Amthale*  
*Sumangal*

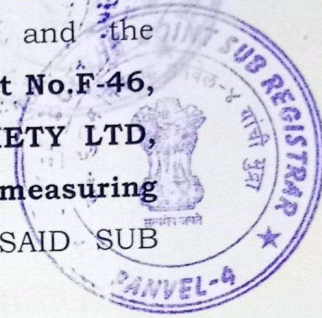
*३० ५० पुराणिक*

RAMCHANDRA GANDHALE & MRS. SWATI MAHESH  
GANDHALE.

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1/29/2	2029
82/80	

**AND WHEREAS :**

THE SELLER has applied under the Scheme vide Application by paying the required Registration charges and the Corporation have agreed to allot of land being **Plot No.F-46, Sub Plot NO.22, SUMANGAL CO-OP HSG SOCIETY LTD, Sector-12, Kharghar, Navi Mumbai-410210 admeasuring area 24 sq.mtrs** (hereinafter referred to as "THE SAID SUB PLOT).



**AND WHEREAS :**

CIDCO has allotted a **Plot No.F-46, Sub Plot NO.22, SUMANGAL CO-OP HSG SOCIETY LTD, Sector-12, Kharghar, Navi Mumbai-410210 admeasuring area 24 sq.mtrs** to MR. CHANGDEV CHANDRAKANT NAIK vide allotment letter No.CIDCO/BUDP/VPSA/391/4067 dated 17/10/1995.

**AND WHEREAS :**

That the Owner have formed / in the process of forming the Society under the name style of the **SUMANGAL CO-OP HSG SOCIETY LTD.,REGN. NO. : N.B.O.M. /CIDCO/ HSG(OH)/ 195/JTR/95-96.**

**AND WHEREAS :**

The Seller is the one of **SUPRABHAT CO-OP HSG SOCIETY LTD** hold Share certificate No.22, comprising of 5 fully paid up shares of Rs.50/-each bearing distinctive Nos. from 106 to 110.

*Ramchandra Gandhale*  
*Swati Mahesh Gandhale*

*Changdev Chandrakant Naik*

*Puramnik G.D*

*स. द. गुराडगा*

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 १० / ४०



**AND WHEREAS :**  
 The trustee MR. CHANGDEV CHANDRAKANT NAIK has sold and transfer the said Plot No.F-46, Sub Plot NO.22, SUMANGAL CO-OP HSG SOCIETY LTD, Sector-12, Kharghar, Navi Mumbai-410210 admeasuring area 24 sq.mtrs to SMT. MADHAVI ANANDA OMBLE vide Deed of Assignment dated 10<sup>th</sup> day of November 2009 registered at Panvel document No. Pan-97165-2009 dated 10/11/2009 Receipt No.7374.

**AND WHEREAS :**

The owner SMT. MADHAVI ANANDA OMBLE has sold and transfer the said Plot No.F-46, Sub Plot NO.22, SUMANGAL CO-OP HSG SOCIETY LTD, Sector-12, Kharghar, Navi Mumbai 410210 admeasuring area 24 sq.mtrs to present sellers MR. MAHESH RAMCHANDRA GANDHALE & MRS. SWATI MAHESH GANDHALE vide Deed of Assignment dated 20<sup>th</sup> day of May 2016 registered at Panvel document No. PVLS 3818-2016 dated 20/05/2016 Receipt No.4128.

**AND WHEREAS**

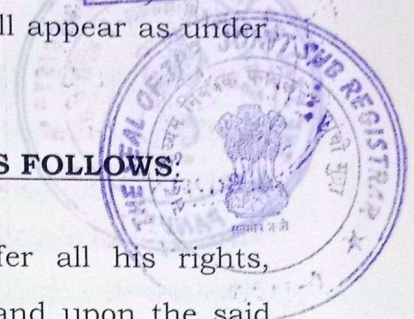
The seller, due to certain problems not interested now in the said constituted plot of land being the said constituted plot and the purchaser being interested in a similar such like under HUDA scheme, approached the seller and requested to sell and assign all his rights, interest in and upon the said constituted plot of land Plot No.F-46, Sub Plot No.22, SUMANGAL CO-OP HSG SOCIETY LTD, Sector-12, Kharghar, Navi Mumbai 410210 admeasuring area 24 sq.mtrs to the purchaser the proper consideration.

*[Faint handwritten text]*

*[Faint handwritten text]*

BOTH THE PARTIES have agreed to certain terms and conditions administering the sale and transfer of the said Constructed plot to the Purchaser and are in desirous of recording the same into writing, which shall appear as under :

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**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. THE SELLER shall sell and transfer all his rights, interest, title and other benefits in and upon the said Constructed Plot.

-----

PLOT NO. : F-46  
 SUB-PLOT NO. : 22  
 PLOT AREA : 24SQ.MTRS Plus  
 Residential construction of ground +  
 1<sup>st</sup> floor having area 24 sq.mtrs.  
 SECTOR : 12  
 NODE : KHARGHAR, NAVI MUMBAI

-----

SOCIETY : SUMANGAL CO-OP HSG SOCIETY LTD.,  
 REGN. NO. : N.B.O.M./CIDCO/HSG(OH)/195/JTR/95-96.

**SALE PRICE : RS.34,80,000/-**

(hereinafter referred to as the said Sub Plot) to the Purchaser for a total price of **RS.34,80,000/- (Rupees Thirty Four Lakhs Eighty Thousand Only).**

2. THE PURCHASER shall purchase the said Constructed plot together with all rights, interest thereon whatsoever to be acquired by the said Seller from the Corporation and shall pay the said price of **RS.34,80,000/- (Rupees Thirty Four Lakhs Eighty Thousand Only)** in the following manner:

*Sumank*  
*Sumank*

*Sumank* Puram K. Co.  
क. य. पुरामिक



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A sum of **Rs.2,80,000/- (Rupees Two Lakhs Eighty Thousand Only)** paid to the Seller.

Balance sum of **Rs.32,00,000/- (Rupees Thirty Two Lakhs Only)** shall be paid within 60 days on raising loan from any Bank / Financial Institution.



THE SELLER do hereby acknowledge the receipt of the said consideration **Rs.2,80,000/- (Rupees Two Lakhs Eighty Thousand Only)** Part Payment from the Purchaser at the foot of this Agreement and discharge thereof in favour of the Purchaser for ever all his rights, interest in and upon the said Constructed plot of land with all rights to enter upon the said Constructed plot when allotted and start the construction as prescribed thereof by the CIDCO.

4. THE PURCHASER for and on behalf of the Seller shall make the payments due to and payable to the CIDCO / SOCIETY AND the PURCHASER shall obtain the physical possession of the said Constructed plot by executing necessary documents and shall take over the physical possession of the said Constructed plot from the society without any recourse to the Seller.
5. THE PURCHASER, upon possession of the said Constructed plot shall be liable to enter into it and contribute the construction cost if the same are constructed collectively by the society and/or at his own cost and expenses and prescribed and approved by the CIDCO and shall bear all such charges taxes and other outgoings as may be applicable to the said Constructed

*[Handwritten signature]*  
S. D. Purani

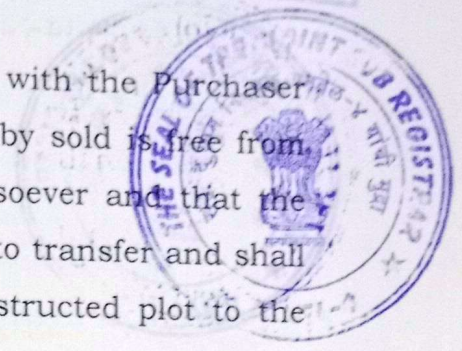
*[Handwritten signature]*  
S. D. Purani



plot to the authorities concerned as required for the said  
constructed Plot.

10/02/2022  
92780

6. The Vendor doth hereby covenants with the Purchaser that the said Constructed plot hereby sold is free from encumbrances of any nature whatsoever and that the vendor has full and obsolete power to transfer and shall deliver possession of the said Constructed plot to the Purchaser.



7. THE SELLER do hereby covenant with the Purchaser that prior to this Agreement, he has not entered into any agreement with any other third party nor created any lien over the said Constructed plot which is free from all encumbrances and INDEMNIFY the Purchaser to remove all such objections if any, at his own cost.

8. THE SELLER further agree and undertake to execute or cause to be executed any documents / which may be required by the Purchaser for availing the construction loan and more perfectly securing and assuring all his interests, title in and upon the said Constructed plot with its development and rights to sell the Constructed plot but at the cost and expenses of the Purchaser without demanding any extra premium.

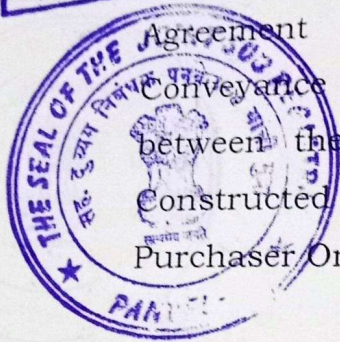
9. IT IS further agreed by the Purchaser that the Seller shall obtain the required permission for transfer of the said Constructed plot but the Purchaser shall be liable to bear all such charges payable for getting the said Constructed plot transferred in his name to the authorities concerned.

MP Muthale  
Strandhale

Purami < G2  
c50 40 9210/5



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..8.  
ALL COSTS, charges, expenses incidental to this Agreement and also execution of the Deed of Conveyance or any other documents to be executed between the parties herein in respect of the said Constructed plot shall be borne and paid by the Purchaser Only.

11. THE SELLER shall co-operate in forming a Co-operative Housing Society, and shall also co-operate the Purchaser to become the member of the said Society, as and when it is formed.
12. The Seller do hereby agree to submit / or admitted his resignation as a member of the Society which is formed under the name and style of **SUMANGAL CO-OP HSG SOCIETY LTD.,** REGN. NO. : N.B.O.M. /CIDCO/ HSG(OH)/ 195/JTR/95-96.

Schedule of the property

Plot No.F-46, Sub Plot NO.22, SUMANGAL CO-OP HSG SOCIETY LTD, Sector-12, Kharghar, Navi Mumbai-410210 admeasuring area 24 sq.mtrs.

malhale  
malhale

Purankar  
Purankar

डॉ. ए. सुराजि

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IN WITNESS WHEREOF THE PARTIES hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written.

SIGNED AND DELIVERED BY  
the withinnamed SELLERS  
**MR. MAHESH RAMCHANDRA GANDHALE**



**MRS. SWATI MAHESH GANDHALE**  
in the presence of...

1.

*S Gandhale*



2.

SIGNED AND DELIVERED BY  
the withinnamed PURCHASERS  
**MR. MAHESH DATTATRAY PURANIK**

*M Puranik*



**MR. GANESH DATTATRAY PURANIK**

*Puranik G.D.*



**MRS. LATA DATTATRAY PURANIK**

in the presence of...

*ल. द. पुराणिक*

1. *Sachin H. Kharat*

2. *Chaitan Chauran*



प व ल-४

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३०/१०

# सहकारी गृहनिर्माण संस्था (मर्यादित)

जो. एम. / सिडको / एच.एस.जी. (ओ.एच.) / १९५ / जे.टी.आर. / सन १९९५-९६

पत्ता : ... ..

दिनांक : ७/३/२०१५



प व ल-४  
५८९८ २०१९  
३०/१०

विषय : सौ. माधवी आनंदा ओंबळे यांना त्यांच्याकडील शेअर्स व भूखंड हस्तांतर करण्यास परवानगी मिळणेबाबत.

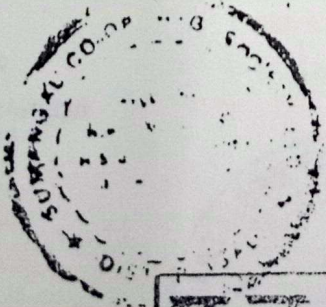
महाराशय,

सौ. माधवी आनंदा ओंबळे हे आमच्या संस्थेचे सभासद आहेत. ते आपल्यावर नमुद केलेले भूखंड व शेअर्स सर्टीफिकेट श्री. महेश रामचंद्र गंधाले आणि सौ. स्वाती महेश गंधाले यांना हस्तांतर करू इच्छितात. श्री. महेश रामचंद्र गंधाले आणि सौ. स्वाती महेश गंधाले यांना सभासद करून घेण्यास संस्था तयार आहे. तरी कृपया शेअर्स सर्टीफिकेट व भूखंड हस्तांतर करण्यास परवानगी देण्यात यावी अशी विनंती आहे.

सौ. माधवी आनंदा ओंबळे यांनी आजअखेर सेवा आकार भरलेले आहे व त्यांच्याने उरविलेले हस्तांतर शुल्क भरण्यास तयार असेल.

आपला,

आपला विश्वासू,

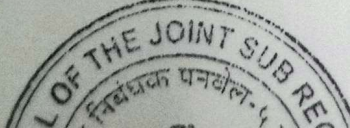


सहकारी गृहनिर्माण संस्था (मर्यादित)  
... ..

प व ल-४

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३०/१०



No. : CIDC

To, The Chair Mr. A...

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2nd  
2nd

Sir, all...

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पवल-४  
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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Office of the Senior Project  
 Coordinator, BUDP (Mktg) Section,  
 3rd floor, Raigad Bhavan,  
 C.B.D. - Belapur,  
 Navi Mumbai - 400 614.  
 Date :- 7 / 10 / 2019

पवल-६  
 ६६२०१५  
 ३९/१०

No. : CIDCO/BUDP/SR.P.CO./3756  
 To,  
 The Chairman, Chief promoter (Sumanjal  
 Mr. Ananda Lakshman Ambale  
 2/4 Pushpasadah Building  
 2nd Floor, Room No. 15  
 2nd Sutar Galli, Mumbai  
 Pin - 400 004.

Sub:- Allotment of plot for society's office.  
 in cluster F/46 sec-12 at Kharghar.

Sir,

Our Corporation has reserved one plot in the cluster for being  
 allotted to your society.

2. Our Corporation is pleased to offer your society the said  
 plot subject to the following terms and conditions.

(a) Your society will pay premium at the rate of Rs. 500  
 per sq.mtr.

(b) The plot allotted to your society measures

and hence the premium to be paid works out to Rs. 8690 = 00  
 Your society will pay the said premium in two equal  
 instalments of Rs. 4345 = 00. The first instalment of

Rs. 4345 = 00 shall be paid on or before  
 and the second instalment of Rs. 4345 = 00 shall be

(c) Your society will construct the office building on the  
 said plot within a period of 3 years from the date of  
 execution of agreement. The society will submit to the  
 Corporation plans for the proposed office building  
 a period of 6 months from the date of execution of  
 agreement and shall commence the erection of intended

पवल-५  
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 १७.३८ sq.mtr.

THE JOINT SUB-REGISTRAR  
 THE SEAL OF THE JOINT SUB-REGISTRAR  
 सत्यमेव जयते

EE(BP) | ATPO | 760  
CITY AND THERMAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

4160/2094

33/100  
DATE: 8-8-97

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966)

to THE CHAIRMAN, SUMANGAL CO-OP. HSG. SOCIETY  
on unit/Plot No:- F-46 Road No. -  
sub sector:- - Phase:- - at KHAJURNAVA, Navi Mumbai

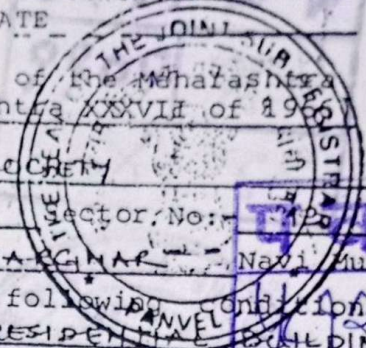
As per the approved plans and subject to the following conditions for the development work of the proposed:- RESIDENTIAL BUILDING

BUA-582.283 M<sup>2</sup> SAY 583.00 M<sup>2</sup> UNIT AREA 24 M<sup>2</sup>, NO. OF UNIT-25 NO. 22/80

- a) The development work in respect of which permission is granted under this certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
- b) Any of the conditions subject to which the same is granted of the restrictions imposed up on by the corporation is contravened.
- c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and or any person deriving title through such an event shall be deemed to have carried out the development work in contravention of section 48 of the Maharashtra Regional and Town Planning Act, 1966.

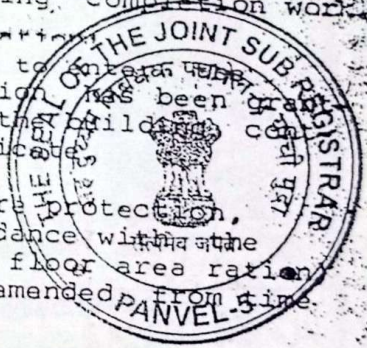
(2) THE APPLICANT SHALL:-

- a) Give a notice to the corporation for completion upto the plinth level and 7 days before the commencement of the further work
- b) Give written notice to the corporation regarding completion work
- c) Obtain an occupancy certificate from the corporation
- d) Permit authorised officers of the corporation to enter the building or premises for which the permission has been granted at any time for the purpose of ensuring that the building complies with the provisions of the National Building Code of India and other regulations and conditions of this certificate
- 3) The structural design, building materials, fire protection, electrical installation etc. shall be in accordance with the provisions (except for provision in respect of floor area ratio) as prescribed in the National building code amended from time to time by the Indian standard Institutions.
- 4) The certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation as per GDCR is necessary.
- 5) The conditions of this certificate shall be binding not only on



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पु. व. ल-४  
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**प व ल - ४**  
**५८२ २०१९**  
**२४ १४०**



... on its site...  
 ... through or under...

- (6) A certified copy of the approved plan of the plot shall be submitted on site.
- (7) The plot boundaries shall be physically demarcated immediately and intimation be given to this section before completion of plinth work.
- (8) The amount of Rs. 8300/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other building control regulation and condition attached to the permission covered by the commencement certificate. such.
- (2) Forfeiture shall be without prejudice to any other remedy or right the corporation.

**प व ल - ५**  
**५८६ २०१५**  
**३० ११५**

- (9) You shall provide overhead water tank on buildings as per Bombay Municipal Corporation Standards.
- (10) You should approach Executive Engineer, MSEB for the power requirements, locations of transformer if any etc.

As per Government of Maharashtra Memorandum, vide No. TBP/4393/1504/CR-287/94/UD-11/(RDP) dated 19th July 1994 for all buildings following additional conditions shall apply.

As soon as the development permission for new construction is obtained by the owner/developer, shall install a "Display BOARD" on the conspicuous place on site indicating following details:-

(a) Name and address of the owner/developer, architect and contractor.

**प व ल - ५**  
**३८९८ २०१६**  
**३० १४०**

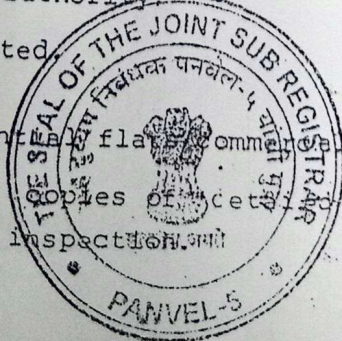
of land under reference along with description of its boundaries.

(c) Order number and date of grant of development permission or redevelopment permission issued by the planning authority or any other authority.

(d) F.S.I. Permitted.

(e) No. of residential and commercial units with areas.

(f) Address where copies of approved plans shall be available for inspection.



SCHEDULE - I  
 T.P.S. - 20-1A  
 24/11/1994  
 M. K. Kulkarni

Bumqalco of

Sr. No.	Name of Allottee	Plot No.	Amount of Lease Premium	Amount of Lease Premium	Total Instalment amount to be paid	Rate of Interest to be paid

Bumpaco of

SCHEDULE I  
TYPE - 50-1A AREA - 24 / M<sup>2</sup> ROAD Kharqor

Sr. No.	Name of allottee	Plot No.	Amount of Lease Premium paid	Amount of Lease Premium	Monthly amount towards lease Premium	Monthly instalment towards lease Premium	Total instalment to be paid every month	Rate of interest payable in case of payment made after due date
01	Vinod S. Jadhav	01	12,270/-	1,203/-	125/-	138/-	18% per annum if it is delayed upto 6 months from the date of its due and 2% per annum in other cases or any other higher rate as may be decided by the corporation from time to time.	
02	Vinod P. Pahl	02	"	"	"	"	"	
03	Vinod K. Shinde	03	"	"	"	"	"	
04	Anand R. Kote	04	"	"	"	"	"	
05	Chand V. Shalish	05	"	"	"	"	"	
06	Chandra B. Jadhav	06	"	"	"	"	"	
07	Anand L. Dombare	07	"	"	"	"	"	
08	Anand N. Gule	08	"	"	"	"	"	
09	Sharda B. Shindole	09	"	"	"	"	"	
10	Chandamul N. Kowale	10	"	"	"	"	"	
11	Sukhes K. Chodga	11	"	"	"	"	"	
12	Mahadeo B. Paim	12	"	"	"	"	"	
13	Abadras M. Melvankar	13	"	"	"	"	"	
14	Mahadeo J. Kharin	14	"	"	"	"	"	
15	Mahadeo B. Yendire	15	"	"	"	"	"	
16	Vaichudeo G. Suwanik	16	"	"	"	"	"	
17	Mahadeo J. Jadhav	17	"	"	"	"	"	
18	Mahadeo R. Jadhav	18	"	"	"	"	"	
19	Balika Maheshwar	19	"	"	"	"	"	
20	Gautshel I. Chindan	20	"	"	"	"	"	

प व ल-५  
39/80



प व ल-५  
39/60



प व ल-५  
39/80





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

REGD. OFFICE:

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.

PHONE : (Reception) +91-22-6650 0900 / 6650 0928

FAX : +91-22-2202 2509 / 6650 0933



**CIDCO**  
WE MAKE CITIES

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614.

PHONE : +91-22-6791 8100

FAX : +91-22-6791 8166

Ref. No.

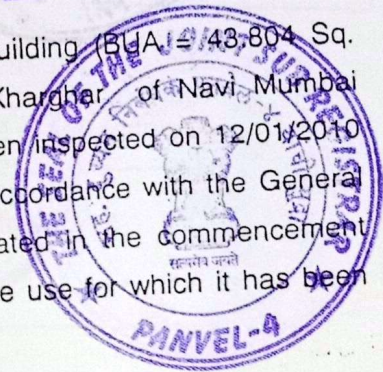
NO: CIDCO/ATPO(BP)/ 1651 - -

Date: 29 MAR 2010

प व ल-४	
५८९२	२०१९
२००/१८०	

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (BUA: 43,804 Sq. mtrs.) on Plot No. F-46, Unit No. 22 & 23, Sector-12 at Kharghar of Navi Mumbai completed under supervision of M/s. A1 Consultant has been inspected on 12/01/2010 and I declare that the development has been carried out in accordance with the General Development Control Regulations and that conditions stipulated in the commencement certificate dated 08/08/1997 and the development is fit for the use for which it has been carried out.



प व ल-५	
५८६६	२०१५
२००/१८०	

*R. B. Patil*  
29/3

( R. B. Patil )

Add. Town Planning Officer ( B.P. )  
Navi Mumbai & Khopta.

प व ल - ४  
४९२ २०१९  
२६/१०

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:  
"NIRMAL" 2nd Floor, Noida Point,  
Mumbai - 400 022  
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FAX : +91-22-2202 2509 + 6650 0933

Ref. No.

CIDCO/AI/PO (BP) 1651 --

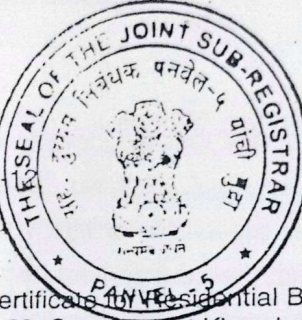
To  
M/s. Sumangal Co-Op. Hsg. Soc. Ltd.  
Plot No. F-46, Unit No. 22 & 23 Sector  
Kharthar NAVI MUMBAI.

CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE:  
CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614.  
PHONE : +91-22-6791 8166  
FAX : +91-22-6791 8166

Date: 29 MAR 2010

प व ल - ५  
४६६ २०१५  
२५/१०



Sub:- Occupancy Certificate for Residential Building on Plot No. F-46,  
Unit No. 22 & 23, Sector-12 at Kharghar, Navi Mumbai.  
Ref:- Your Architect letter dtd. 16/12/2009 & 19/03/2010.

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot alongwith as built drawing duly approved.

You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate Section, CIDCO for their record. However, if the said premises is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society members shall be made aware of the said terms & conditions at the time of execution of conveyance deed.

Thanking you,

Yours faithfully,

( R. B. Patil )

Add. Town Planning Officer ( B.P. )  
Navi Mumbai & Khopta.

प व ल - ५  
३६७६ २०१६  
४०/१०



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED  
REGD. OFFICE:  
"NIRMAL" 2nd Floor,  
Mumbai - 400 022  
Phone : 00-91-22-6650 0900  
Fax : 00-91-22-2202 2509

Ref. No. CIDCO

To:

The Secretary,  
M/s. Sumangal

Plot No.

Kharghar

Sir,

The  
Shri. / Smt. C.

Plot No. F-46

Sumangal Co-Op. Hsg. Soc. Ltd.  
for the purpose

Thanking

C.C.to

- 1) A. A. O. (EM)
- 2) N. M. M.
- 3) M. S. E. B.

प व ल - ४  
 २२/१२/२०१९

CLUSTER DRAWING  
 Cluster No. - F/46  
 Sector No. - 12  
 Scheme - BUDP KHARGHAR  
 Area of Block No.1: 216.00 M<sup>2</sup>  
 Area of Block No.2: 168.00 M<sup>2</sup>  
 Area of Block No.3: 168.00 M<sup>2</sup>  
 Type of unit - 24 M<sup>2</sup>  
 No. of units - 25

Senior Planner  
 Sr. Proj. Co-ordinator  
 Date : 4th December, 1995  
 Scale : Not to scale

NORTH

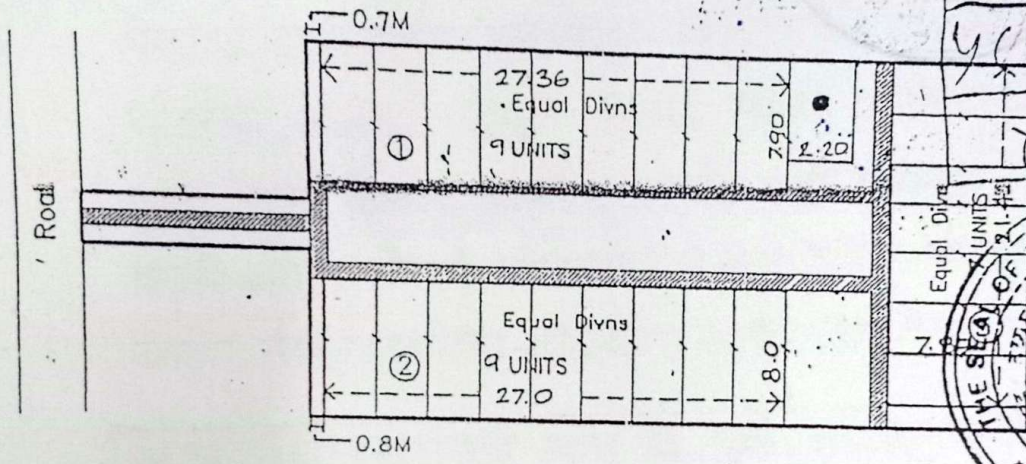
LAND-USE STATEMENT

Area under open-space 349.275 M<sup>2</sup>  
 Area under residential(1+2+3): 600.00 M<sup>2</sup>  
 TOTAL AREA OF CLUSTER: 949.275 M<sup>2</sup>  
 (including society office)

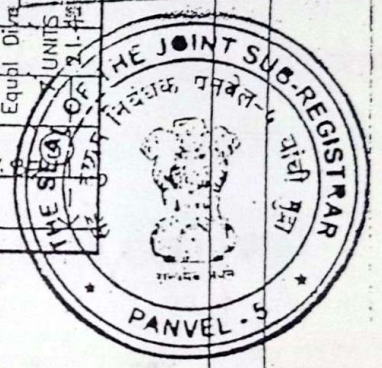


LEGEND

Cluster boundary ———  
 Plot boundary ———  
 Condominium office ●

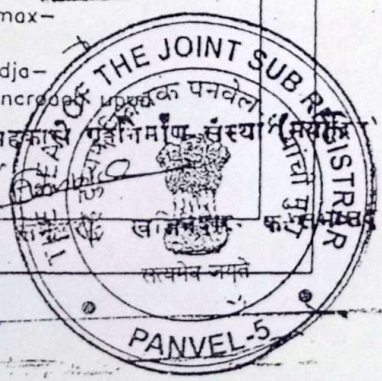


प व ल - ५  
 ५/१२/२०१५  
 ३/१/२०



- NOTE:
- F.S.I of 1.0 is permitted on residential plots 1,2 & 3 separately.
  - The location, dimensions and areas of the residential plots within the clusters, as indicated above are mandatory.
  - Eccentric foundation is mandatory for all columns and walls abutting the plot boundary.
  - For any R.C.C. structure proposed (includ: society office) it is mandatory to get the building plans approved by the Executive Engineer (Building Permission) prior to commencement of work.
  - In case of only ground floor structure without R.C.C. the building permission need not be obtained if the enclosed architectural plan is followed, however, at the time of occupancy certificate shall be obtained from the competent authority after fulfilling the formalities.
  - Society office : Minimum clear width shall be 2.1m and maximum permissible built-up area shall be 20 M<sup>2</sup>.
  - One wall of the society office shall be common to the adjacent end unit and the plinth of society office shall not encroach under ground services.

प व ल - ५  
 ३/१२/२०१६  
 ३/१/२०



Asstt. Marketing Officer  
 [BUDP]

Puranik & Co.

U. D. Puranik

उ. ड. पुराणिक

Amethale  
 Amethale