



16/02/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 1758/2018

नोंदणी :

Regn:63m

गावाचे नाव : 1) कळंबोली

(1) विलेखाचा प्रकार	वक्षीसपत्र
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	515760
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पनवेल इतर वर्णन ; इतर माहिती: विभाग क्र.3/15/2, दर-61400/- प्रचीमी, घसारा-30%, अपार्टमेंट नं. एल आय जी -1/ए/63, तळ मजला, रुम नं ए-63, प्लॉट नं 2/1 सेक्टर 2, गट नं 437/259, कळंबोली, नवी मुंबई क्षेत्र 12.00 चौ मी बिल्ट अप (Plot Number : 2/1 ; SECTOR NUMBER : 2 ;))
(5) क्षेत्रफळ	1) 12.00 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:-रामलाखी रामजीवन गौड - - वय:-86; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: एल आय जी -१/ए/६३, सेक्टर २, कळंबोली, नवी मुंबई ४१०२१८, महाराष्ट्र, राईगाड:(००). पिन कोड:-410218 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रेमकुमार छोटेलाल गौड - - वय:-22; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: एल आय जी -१/ए/६३, सेक्टर २, कळंबोली, नवी मुंबई ४१०२१८, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410218 पॅन नं:-AYUPG5199E
(9) दस्तऐवज करून दिल्याचा दिनांक	17/01/2018
(10) दस्त नोंदणी केल्याचा दिनांक	16/02/2018
(11) अनुक्रमांक, खंड व पृष्ठ	1758/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	5400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14) शेरा	



सह दुय्यम निबंधक, पनवेल-५ (वर्ग-२)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.

**VALUATION REPORT**in format prescribed by the bank

Full name of the valuer : Mr. Ravindra Dinkar Deshpande
 Registration no : CAT/I/688 of 2003- 04

Educational qualification : B.Arch, M.Arch(URP)

Ref no : \\Server\f\Valuation 2021\Cosmos\Kalamboli\Sector 2\Premkumar Goud\Goud Report.docx

Subject : Valuation for Residential property for home loan processing.

Client name : **Mr. Premchand Chhotelal Goud**

Sir/ madam,

Please find herewith the valuation report for **Mr. Premchand Chhotelal Goud**

Location and brief description of the property : **Apartment No. LIG-I / A-63, Plot no 2/1, Sector -2, Kalamboli, Navi Mumbai, Dist Raigad - 410218**

Fair market value as on today (in words & figures)	Rs. 32,28,000/- (Rupees Thirty Two Lakhs Twenty Eight Thousand Only)
Realizable value	Rs. 29,05,200/- (Rupees Twenty Nine Lakhs Five Thousand Two Hundred Only)
Distress value	Rs.24,21,000/- (Rupees Twenty Four Lakhs Twenty One Thousand Only)
Registration sale value (as per guidelines of ready reckoner for stamp duty purposes)	Rs. 9,28,800/- (Rupees Nine Lakhs Twenty Eight Thousand Eight Hundred Only)
Cost price as per agreement & date of agreement	Rs 0/- CIDCO Transfer Order
Insurable value	Rs. 3,87,360/- (Rupees Three Lakhs Eighty Seven Thousand Three Hundred Sixty Only)

Detailed report as per annexure 1 enclosed herewith.

Signature of the firm

**ANNEXURE -1**
VALUATION REPORT

Name & Address of Branch	M/s. The Cosmos Co- op Bank Ltd Airoli Branch.
Name of Customer (s)/ Borrowers unit	Mr. Premchand Chhotelal Goud
1 Customer Detail	

GIFT DEED OF IMMOVEABLE PROPERTY

THIS GIFT DEED of ownership rights being LIG-I / A / 63, SEC-2, KALAMBOLI, NAVI MUMBAI-410218. Admeasuring about:12.00 Sq. Meters , Built up Area, within the limits of Joint Sub-Registrar of Assurance Pannel, THIS GIFT DEED is made & entered into at: Kalamboli, Navi Mumbai on this 16 day of Feb -2018(Year. Two Thousand Eighteen)

BETWEEN

MRS. RAMLAKHO RAMJIVAN GOUD an adult Indian Inhabitant, residing at : LIG-I / A / 63, SEC-2, KALAMBOLI, NAVI MUMBAI-410218 (hereinafter called "THE DONOR" which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include heirs executors, legal representatives administrators and assigns) of the ONE PART AND .

MR. PREMKUMAR CHHOTELAL GOUD, an adult Indian Inhabitant Residing at: LIG-I / A / 63, SEC-2, KALAMBOLI, NAVI MUMBAI-410218 (hereinafter for brevity's sake called and referred to as "THE DONEE" which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include heirs executors, legal representatives administrators and assigns) of the OTHER PART.

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AND WHEREAS

upon possession of the said flat the above said party is in possession LIG-I / A / 63, SEC-2, KALAMBOLI, NAVI MUMBAI-410218 and enjoying the said possessory rights of the above said Apartment and the party is entitled to sell, mortgage, dispose of the above said Apartment to any intending as per his wish and desire.



AND WHEREAS party of the first part agreed without consideration and mutual understanding and discussion with the party of second part in order to, in respect of the said Apartment to release her ownership rights in favour party of second part and transferred Apartment in the name of the party of the second part .

डा. रमलक्ष्मी रामजीव गोड

प्रेमकुमार

DR

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Office of the Asst. Estate Officer
CIDCO Ltd., Admn. Building, Sector - 7E,
Navi Mumbai, New Bombay - 410 210.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :
MUMBAI - 400 021.
PHONE : 00-91-22-6650 0900
FAX : 00-91-22-2202 2509

NODEL OFFICE :
Office of the Assistant Estate Officer,
CIDCO Ltd., Sector - 7E Kalamboli,
Navi Mumbai - 400 218.

HEAD OFFICE :
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 814.
PHONE : 6791 8100
FAX : 00-91-22-6791 8166

Date: 12 JAN 2018

Ref No. CIDCO/EMS/AEO(KLM) /20 10 / 70

Smt. RAMLAKHO RAMJIVAN GOD
LIG-I/A-63, SECTOR-2
KALAMBOLI.

पवल - ५
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१५ / ३०

(GIFT OF DEED)

Sub. : Grant of Apartment No. LIG-I/A-63

Sector 2 at Kalamboli

Sir/Madam,

Please refer to your Letter dated 4/1/2018

The Corporation is pleased to permit you to sell the aforesaid apartment to SHRI SANKAR PRERAKUWAR subject to the following terms and conditions:

- The transfer shall be effected after obtaining permission of the Competent Authority under Urban Land (Ceiling and Regulation) Act. 1976, by a regular conveyance according to law at the cost of the parties.
- The Conveyance shall be registered with the sub-register of Assurances on or before 11 APR 2018
- The Conveyance shall contain the following covenant. The purchaser shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said premises save and except with the previous written permission of the corporation. Which permission shall not be refused if the purchaser performs or is willing to perform the following conditions, that is to say:
 - The Apartment Owner pays to the Corporation additional price in consideration of such permission.
 - In the instrument by which the purchaser shall transfer the said premises, the purchaser binds the transferee not to sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said premises save and except upon the observance and performance of the conditions herein written.
 - A true certified copy of the instrument of transfer executed between the purchaser and the transferee is deposited with the Estate of the Corporation within seven days from the date of its execution.

(PTO)

r/gy