

Receipt (DAV)

394 15386

पावती

Original/Duplicate

Saturday, September 16, 2023

नोंदणी क्र. 39म

4 08 PM

Regn..39M

पावती क्र. 16096 दिनांक: 16/09/2023

गावाचे नाव, नेरुळ

दम्नपत्रजाचा अनुक्रमांक: टनन11-15386-2023

दम्नपत्रजाचा प्रकार, करारनामा

मादर करणाऱ्याचे नाव: श्रेया राजेंद्र देसाई - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 540.00

पृष्ठांची संख्या: 27

एकूण:

₹. 30540.00

आपणाम मुळ दस्त, थवनेल प्रिंट, सूची-२ अदाजे

4:28 PM ह्या वेळेस मिळेल.

  
Joint Sub Registrar Thane 11

वाजार मुल्य: ₹.4198709.2 /-

मोवदना ₹.4900000/-

भरलेले मुद्रांक शुल्क : ₹. 294000/-

1) देयकाचा प्रकार: DHC रक्कम: ₹.540/-


डीडी/घनादेश/पे ऑर्डर क्रमांक: 0923150003104 दिनांक: 16/09/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: ₹.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008171972202324R दिनांक: 16/09/2023

बँकेचे नाव व पत्ता: Panjab National Bank

  
धक्षकारीची सही  
मुळ दस्त परत मिळाला



16 09 2023

सूची क्र.2

दृष्यम निबन्धक सत्र दि. टाणे 11

दस्त क्रमांक 15386/2023

नोंदणी

Regn 63m

गावाचे नाव : नेरुळ

(1) शिक्काचा प्रकार	करारनामा
(2) भावदरा	4900000
(3) बाजार भाव (भाडेपट्ट्याच्या बाबत नोंद घेण्याकरिता अकांणी देणे की परत घेणे व तसे करणे)	4198709 2
(4) अ.भावन पॉट्टिसमा व धरकामाक (असल्यास)	1) पानिकेचे नाव तवी मुंबई मनपा इतर वर्णन इतर माहिती सदतिका न 7 पत्रिका मजला विल्डींग न 28 शिवदर्शन मि.एच.एम.लि., सेक्टर न 48 नेरुळ, तवी मुंबई 400706 अं 34 873 चौ. मि. (SECTOR NUMBER 48.)
(5) क्षेत्रफळ	1) 34 873 चौ.मीटर
(6) अकांणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून घेणा-या/किटून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -प्रमिला नितीन वाघमारे -- वय -49, पत्ता -प्लॉट नं. - माळा नं. - इमारतीचे नाव सदतिका न 28 विल्डींग न. सी - 28, दुसरा मजला, खेद्र मिलन मि.एच.एम.लि., सेक्टर नं. 48, नेरुळ, तवी मुंबई, ब्रॉक नं. - रोड नं. - महाराष्ट्र THANE. पिन कोड:-400706 पॅन नं.-AAUPW1122F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -श्रेया राजेंद्र देसाई -- वय -24, पत्ता -प्लॉट नं. - माळा नं. - इमारतीचे नाव सदतिका न 28 विल्डींग नं. सी - 28, दुसरा मजला, ओम प्रथमेश मि.एच.एम.लि., सेक्टर नं. 48, नेरुळ, तवी मुंबई, ब्रॉक नं. - रोड नं. - महाराष्ट्र THANE पिन कोड -400706 पॅन नं. -DIRPD6559K 2) नाव -राजेंद्र राजानन देसाई -- वय -58, पत्ता -प्लॉट नं. - माळा नं. - इमारतीचे नाव सदतिका न 28 विल्डींग नं. सी - 28, दुसरा मजला, ओम प्रथमेश मि.एच.एम.लि., सेक्टर नं. 48, नेरुळ, तवी मुंबई, ब्रॉक नं. - रोड नं. - महाराष्ट्र THANE. पिन कोड -400706 पॅन नं. -AEJPD5064J
(9) दस्तऐवज करून दिल्याचा दिनांक	16/09/2023
(10) दस्त नोंदणी केल्याचा दिनांक	16/09/2023
(11) अनुक्रमांक खड व पृष्ठ	15386/2023
(12) बाजार भावाप्रमाणे मूद्राक शुल्क	294000
(13) बाजार भावाप्रमाणे नोंदणी शुल्क	30000
(14) अरब	

महाराष्ट्र शासनाच्या विभागात घेतलेल्या नोंदणीक.

मूद्राक शुल्क प्रकाशनात निवडलेला अनुक्रमांक.

(ii) within the limits of any Municipal Council Nagarpanchayat or Cantonment Area annexed to it or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i) or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995



सह दुय्यम निलंबक सर्ग-२  
जिल्हा क्र. ११

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

खुल्या जागेचे अंक: १०२३  
 क्षेत्र: ३४८  
 मूल्यांकन क्षेत्र: तीलका हाण  
 ल. मूल्यांकन क्षेत्र: १००० नं. रु. नो. डी. सेक्टर नंबर ४८  
 क्षेत्र देणक: Nava Mumbai Municipal Corporation

सर्किल नंबर न भू क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुल्या जागेचे अंक	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मांजमायनाचे एकक चौ मीटर
१०२३	१२०४००	१३५०००	१५०४००	१३५०००	

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)-	३४८३ चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	१-आर सी सी	मिळकतीचे वय -	० TO २ वर्षे	बांधकामाचा दर-	Rs 2000/-
उद्देशाने सुविधा -	नाही	मजला -	Ground Floor Stilt Floor		

Sale Type - Resale

First Sale Date -

Sale Resale of built up Property constructed after circular dt 02/01/2018

मजला निहाय घट वाढ 100 - 100 Apply to Rate - Rs 120400 -

घसा यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर  
 = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा यानुसार टक्केवारी) + खुल्या जमिनीचा दर  
 = ((120400-47400) \* (100 - 100)) + 47400  
 = Rs 120400 -

A) मुख्य मिळकतीचे मूल्य - वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 120400 \* 34 873  
 Rs 4198709 2 -

Applicable Rates 3 9 18 19

एकत्रित अंतिम मूल्य

मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य - मेझॅनाईन मजला क्षेत्र मूल्या - लगतच्या गाळीचे मूल्य, खुली वाल्कनी - उरीन गाळीचे मूल्य - बंदिल  
 वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य - बंदिल बाल्कनी - स्वयंचलित वाहनतळा  
 A - B - C - D + E + F + G - H + I - J  
 = 4198709 2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 Rs. 4198709 -  
 = २ एकेचाळीस लाख अठ्ठायाणव हजार सात शे नऊ/-

Home Print

सह दुय्यम निबंधक बर्ग - २

तारीख २९.११



ट.न.न. ९९

९५३८६ २०२३



CHALLAN  
MTR Form Number-6



GRN	MH008171972202324R	BARCODE		Date	15/09/2023-12 32 41	Form ID	B25
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Bank Portal - Simple Receipt	TAX ID / TAN (If Any)					
Office Name	THN11_THANE NO 11 JOINT SUB REGISTR	PAN No.(If Applicable)	AEJPD5064J				
Location	THANE	Full Name	Rajendra Gajanan Desai				
Year	2023-2024 One Time	Flat/Block No.	Flat No. 7 1st,Fir Bldg N. C 28,Shiv Darshan				
		Premises/Building	CHS.Ltd				

Account Head Details	Amount In Rs.	Road/Street	Sector - 48
0030046401 Stamp Duty(Bank Portal)	294000.00		
0030063301 Registration Fee	30000.00	Area/Locality	Nerul Navi Mumba,Thane,Maharashtra
		Town/City/District	
		PIN	4 0 0 7 0 6
		Remarks (If Any)	Prop rnvblty=Immovable~Prop Amt=4900000.00~Prop area=34.87~Prop area UOM= Sq.Meter~oth Prop ID=PAN-AAUPW1122F~oth Prop Name=:Pramila Nitin Waghmare~
		Amount In	Three Lakh Twenty Four Thousand Rupees Only
Total	3,24,000.00	Words	

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN			
Cheque-DD Details		Bank CIN	Ref. No.	03006172094915500015093M26102	
Cheque/DD No.		Bank Date	RBI Date	15/09/2023 18:58 Not Verified with RBI	
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK		
Name of Branch		Scroll No. , Date	Not Verified with Roll THANE		



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 दुय्यम निवधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी नंतर चलन लागू नाही.

99	9867932136
15/09/2023	
8	20

*P.N. Waghmare*

*[Signature]*

*[Signature]*

**CHALLAN**  
MTR Form Number 6

QRN	MTR00017197202404R	BARCODE	Date 15/09/2023 12:32:41
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<b>Department</b> Inspector General Of Registration Bank Portal - Simple Receipt <b>Type of Payment</b> <b>Office Name</b> THANE THANE NO 11 JOINT SUBREG OFFICE <b>Location</b> THANE <b>Year</b> 2023-2024 One Time	<b>Payer Details</b> <b>TAX ID / TAN (If Any)</b> <b>PAN No (If Applicable)</b> AI JPD5064J <b>Full Name</b> Paryatra Gajanan Desai <b>Flat/Block No.</b> Flat No. 7 1st,Flr Bldg N. C. 28, S. V. Dastane <b>Premises/Building</b> GHS Ltd
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Account Head Details	Amount In Rs.	Road/Street
0030046401 Stamp Duty(Bank Portal)	294000.00	Sector - 4B
0030063301 Registration Fee	30000.00	Area/Locality Nerul Navi Mumbai, Thane Maharashtra
		Town/City/District
		PIN 4 0 0 7 0 6
		Remarks (If Any)
		Prop rnvblty=Immovable-Prop Amt=4900000.00-Prop area=34.87-Prop area UOM=Sq.Meter-oth Prop ID=PAN-AAUPW1122F-oth Prop Name::Pramila Nitin Waghmare-
<b>Total</b>	<b>3,24,000.00</b>	<b>Amount In Words</b> Three Lakh Twenty Four Thousand Rupees Only

Payment Details	FOR USE IN
PUNJAB NATIONAL BANK	
Cheque-DD Details	Bank CIN Ref. No. 03006729248155001509330261122
Cheque/DD No.	Bank Date RBI Date 15/09/2023 18:58 Not Verified with RBI
Name of Bank	Bank-Branch PUNJAB NATIONAL BANK
Name of Branch	Scroll No. . Date Not Verified with



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 निवधक कार्यालयात नोंदणी करावयाच्या दस्तासठी लागू आहे. नोंदणी न करावयाच्या दस्तासठी सदर चलन लागू नाही.

ट ७७ ११ १५३१८२०२३	986732136 ०२४
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*P. N. Waghmare*

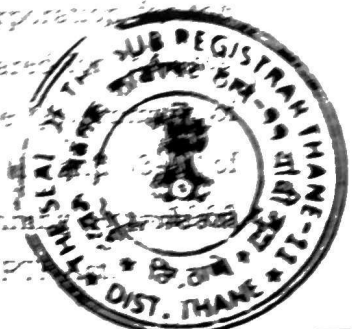
*[Handwritten signatures]*

**AGREEMENT FOR SALE**

THIS AGREEMENT is made and entered into on this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ between **Smt. Pramila Nalin Waghmare**, (hereinafter referred to as "the Seller") who is a Hindu widow, age 49 years, Indian Inhabitant, residing at Flat No. 11, 2<sup>nd</sup> Floor, Building No. C - 20, Nish Milan CHS Ltd, Sector - 42, Nerul, Navi Mumbai - 400 706 hereinafter referred to as "the Seller" whose expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, administrators, representatives, assigns and assigns) of the **First Part** AND 1) **Miss. Shreya Rajendra Desai**, (hereinafter referred to as "the Purchaser") age 24 years, and 2) **Mr. Rajendra Gajanan Desai**, (hereinafter referred to as "the Purchaser") age 28 years, Indian Inhabitants, residing at Flat No. 9, 2<sup>nd</sup> Floor, Building No. B - 1, Om Prathamesh Co-operative Housing Society Ltd., Sector - 48A, Nerul, Navi Mumbai - 400 706 hereinafter referred to as "the Purchasers" whose expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, administrators, representatives, assigns and assigns) of the **Second Part**.

WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) (Hereinafter referred to as the Corporation for the sake of brevity) is the New Town Development Authority declared and designated as a site for the new town of New Bombay by the Government of Maharashtra, in exercise of its powers under sub section 4 of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) hereinafter referred to as "the MRTP Act";

AND WHEREAS the State Government, in pursuance to Section 113 of the MRTP Act, is acquiring lands described therein and vesting the Corporation for Development and disposal.



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**AND WHEREAS** the Corporation has constructed on one of such lands, C - type buildings of ground and Three upper floors, such building, comprising of Flats.

Contd ... 2

P.N. Waghmare

[Signature]

[Signature]

AND WHEREAS the Corporation, on application bearing No. 64601 of Mr. Sahani Harbanslal Isherdas, herein has allotted to him on **“Ownership Basis”** the **Flat No. 7, admeasuring 34.873 sq. mtrs. Built - up area, situated at 1<sup>st</sup> Floor, building No. C - 28, Sector - 48, Nerul, Navi Mumbai - 400 706** vide allotment letter dt. 22/12/1997 for the consideration and upon the terms and conditions mentioned in the said letter.

AND WHEREAS vide an Agreement of Sale dt. 03/07/1998 entered into at CBD Belapur, between the CIDCO and Mr. Sahani Harbanslal Isherdas herein therein mentioned as the Purchaser, the CIDCO has sold the above said Flat to him for the consideration and upon the terms and conditions mentioned therein and handed over the possession of the said Flat vide letter of taking over possession by allottee dt. 03/07/1998.

AND WHEREAS the Seller herein alongwith other purchasers of the flats have formed and registered the society as **Shiv Darshan Co-operative Housing Society Ltd.**, bearing its registration No. NBOM/CIDCO/HSG(OH)/1105/JTR/ YEAR - 2001 - 2002 and registered address at Building No. C - 27 to C - 34, Sector - 48, Seawood, Nerul, Navi Mumbai - 400 706.

AND WHEREAS in view of the registration of the Society the said flat is known as the **Flat No. 7, admeasuring 34.873 Sq. Mtrs. Built - up area, situated on the 1<sup>st</sup> Floor in building No. C - 28, known as Shiv Darshan Co - operative Housing Society Ltd, Sector - 48, Nerul, Navi Mumbai - 400 706** hereinafter referred to as the **“said Flat”** for the sake of brevity) and which is particularly mentioned in the schedule appearing herein below.

AND WHEREAS 1) Mr. Pralhad Kisan Bhagile and 2) Mrs. Draupadi Pralhad Bhagile, herein have purchased the above said Flat from Mr. Sahani Harbanslal Isherdas vide Agreement of Re-Sale dt. 25/10/2001 by paying part consideration as mentioned therein which Agreement has been duly registered with the Sub Registrar, Thane3 on 15/10/2001 under the document No. TNN3 - 9431810-2002 and on payment of entire remaining amount of consideration vide Deed of Assignment dt. 01/11/2001 which Deed has been duly registered with



T. J. 11/10/99	
9431810-2002	2002
Deed of Assignment	

AND WHEREAS the Seller has decided to sell and transfer the above said Flat to intending Purchaser/s

AND WHEREAS the Purchasers, who are in need of the accommodation approached the Seller to acquire and purchase the above said Flat.

AND WHEREAS the Seller has agreed to sell and transfer and the Purchasers have agreed to purchase and acquire all rights, title and interest of the Seller in the said Flat on "Ownership basis" and the shares in respect of the said flat in the Society along with all deposits with MSEDCCL, NMMC, Mahanagar Gas and CIDCO upon the terms and conditions appearing herein below.

AND WHEREAS the parties herein have decided to record the same upon the terms and conditions appearing herein below

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER:**

1. The Seller, in pursuance of this Agreement and for consideration shall sell and transfer and the Purchasers shall purchase and acquire the **Flat No. 7, admeasuring 34.873 Sq. Mtrs. Built - up area, situated on the 1<sup>st</sup> Floor in building No. C - 28, known as Shiv Darshan Co - operative Housing Society Ltd, Sector - 48, Nerul, Navi Mumbai - 400 706** together with the permanent and absolute right of use and occupation and the benefits of the shares in the Society in price of **Rs. 49,00,000/- (Rs. Forty Nine Lakhs only)** and a sum of **Rs. 2,00,000/- (Rs. Two Lakhs only)** by cheque No. **109/09/2023** drawn on Abhyudaya Co-operative Bank Ltd., Mumbai has been paid towards **part payment** by the Purchaser/s.



2023/09/09  
2023  
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whereof the Seller herein doth hereby admits and (note of this agreement)

2. The Seller shall obtain the N.O.C of "Shiv Darshan Co-operative Housing Society Ltd," for selling the said flat in favour of the Purchasers. The Seller shall also obtain Society mortgage NOC, CIDCO sell and mortgage NOCs before execution of the Deed of Assignment for selling the said flat in favour of the Purchaser

P. V. Ghosh



... 8 ...

RECEIPT

RECEIVED from 1) Miss. Shreya Rajendra Desai and 2) Mr. Rajendra Gajanan Desai, the Purchasers, an amount of **Rs. 2,00,000/-** (Rs. Two Lakhs only) by cheque No 100105 dt. 09/09/2023 drawn on Abhyudaya Co-operative Bank Ltd., Nerul, Navi Mumbai Branch as the **part payment** towards sell of the **Flat No. 7** admeasuring **34.873 Sq. Mtrs. Built - up area, situated on the 1<sup>st</sup> Floor in building No. C - 28, known as Shiv Darshan Co - operative Housing Society Ltd, Sector - 48, Nerul, Navi Mumbai - 400 706** as per the clause No. 1 of this agreement.

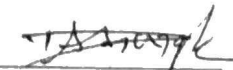
I, say received **Rs. 2,00,000/-**



**Smt. Pramila Nitin Waghmare**  
(Seller)

Witness:-

1) Mr. Dilip B. Adhangale

sign 

2) Mr. Sujit A. Biradar

sign 

10/11/11

Flat No. 7, sub-tenement of H/1 by Mrs. Datta ... situated in ... building No. ... known as ... Housing Society Ltd. ...

in which ... of the parties ... subscribed their respective names and seals on the day ...

SIGNED, SEALED AND DELIVERED by

The within named "The Seller,"

Mrs. Pramila Nitin Wagle-mare

*M. Wagle-mare*



In the presence of

1 Mr. Dilip B. Adhangale

*Dilip B. Adhangale*

2 Mr. Sujit A. Biradar

*Sujit A. Biradar*



SIGNED, SEALED AND DELIVERED by The within named "the Purchasers"

1) Miss. Shreya Rajendra Desai

2. 11. 11. 99	
9431E	2023
92	20

2) Mr. Rajendra Gajanan Desai



In the presence of

1 Mr. Dilip B. Adhangale

*Dilip B. Adhangale*

2 Mr. Sujit A. Biradar

*Sujit A. Biradar*



NOTICE

Flat No. 7, measuring 14 B 1 Sq Meter Built up area, situated on the 1<sup>st</sup> Floor in building No. 42B, known as Shri Dardhan Co-operative Housing Society Ltd, Sector 4B, Naval, Naval Mumbai - 400 706

BE WITNESSED WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day month and the year first hereinafore written

SIGNED, SEALED AND DELIVERED by

The within named "the Seller"

Smt. Pramila Nitin Waglmare

*P. N. Waglmare*



In the presence of

1 Mr. Dilip B. Adhangale

*Dilip B. Adhangale*

2 Mr. Sujit A. Biradar

*Sujit A. Biradar*



SIGNED, SEALED AND DELIVERED BY

The within named "the Purchasers"

1) Miss. Shreya Rajendra Desai

*Shreya Rajendra Desai*  
2. 99

943/E	2023
92	20

2) Mr. Rajendra Gajanan Desai

*Rajendra Gajanan Desai*



In the presence of

1 Mr. Dilip B. Adhangale

*Dilip B. Adhangale*

2 Mr. Sujit A. Biradar

*Sujit A. Biradar*



... 7 ...  
SCHEDULE

Flat No. 7, admeasuring 34.873 Sq. Mtrs. Built - up area, situated on the 1<sup>st</sup> Floor in building No. C - 28, known as Shiv Darshan Co - operative Housing Society Ltd, Sector - 48, Nerul, Navi Mumbai - 400 706.

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

SIGNED, SEALED AND DELIVERED by )  
The within named "the Seller" )

Smt. Pramila Nitin Waghmare )

*P.N. Waghmare*



In the presence of )

1 Mr. Dilip B. Adhangale )

*Dilip B. Adhangale*

2 Mr. Sujit A. Biradar )

*Sujit A. Biradar*



SIGNED, SEALED AND DELIVERED  
The within named "the Purchasers"

1) Miss. Shreya Rajendra Desai )

ट.ज.नं. ११

१५३८६ २०२३

2) Mr. Rajendra Gajanan Desai )

१२ २०

*Rajendra Gajanan Desai*



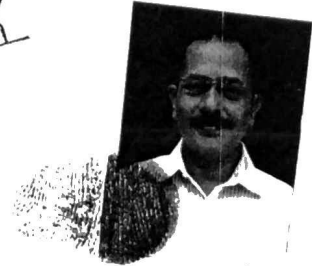
In the presence of )

1 Mr. Dilip B. Adhangale )

*Dilip B. Adhangale*

2 Mr. Sujit A. Biradar )

*Sujit A. Biradar*





# CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Asstt Marketing Officer  
(DPS. 27)  
Manager Town Services Office  
CIDCO Bhavan, CBD-Belapur,  
Navi Mumbai-400 614.

Date: 3/12/98

## TAKING OVER POSSESSION BY THE ALLOTTEE

Type C Aptt. No. C-28/117 Sector 48 at Vashi/CBD-Belapur/Parvel  
Nerul/Kalamboli/Airoli/Koper/Khairane

1. Date of allotment : 22/12/97
2. Name of Hire/Outright Purchaser : Sahani Harbanstal Isherdas
3. Date of execution of Agreement : 3/12/98

Asstt Marketing Officer  
(DPS. 27) Asstt Estate Officer  
CIDCO LTD.

Civil Maistry

## POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. C-28/117  
Type C Sector 48 at Vashi/CBD-Belapur/Parvel Nerul  
Kalamboli/Airoli/Koper/Khairane on the day of \_\_\_\_\_ after proper inspection of the fittings  
and Fixtures provided therein.

Before taking over possession I have verified the fittings, fixtures and amenities in the above apartment and they are according to the items listed and according to plans and specifications enclosed with the agreement. I have inspected the apartment and satisfied myself. I accept the above said apartment and have no complaint against the same. I would not claim another apartment from CIDCO later on.

Received Lock No. \_\_\_\_\_



Sahani  
Signature of allottee)

Name Sahani Harbanstal Isherdas  
Aptt. No. C-28/117 Sect-48  
943182023 Nerul  
9E 2Q

- Copy to :
- Maharashtra State Electricity Board
  - Maharashtra Water Supply & Sewerage Board

TO SAHANI HARBANSLAL ISHERDAS  
15/685  
GTB NAGAR  
SION BOMBAY

400037

Sub : Allotment of tenement under DRS-87 Scheme - Priority III, on "First-come-First served basis"

Ref : Your DRS-87 Application No. 64601

dam.

With reference to your application no. 1997/..... 2487 ..... dated 22/12/97 ..... for booking of tenement on "First come First served" basis, our Corporation is pleased to allot to you the below mentioned tenement as per your choice under the terms and conditions mentioned herein and in the Annexure overleaf.

A) DETAILS OF TENEMENT ALLOTTED TO YOU :

(a) Location: NE RIJL (b) Sector No: 48 (c) Bldg. Type: C-28  
(d) Building No: \*\*\*\* (e) Wing: Floor / 1 (f) Tenement No.: 7

B) AREA OF THE TENEMENT ALLOTTED TO YOU :

	AREA M2	AMOUNT (in Rs)
(i) Tenement Area :	34.873	
(ii) Addl. Area-1 :	0.000	
(iii) Addl. Area-2 :	0.000	
		3,60,224

C) TOTAL COST OF TENEMENT :

D) AMOUNT ALREADY PAID :

(i) Registration Amount (Subject to Verification of Original receipt) : 3,000  
(ii) Accrued interest @ 14% p.a. on Registration Amount : 8,783  
(iii) 15% of the cost of tenement paid at the time of booking. : 50,000

Sub-Total (D) 61,783

E) Balance Amount Payable towards the sale price (C - D) :

F) MISCELLANEOUS CHARGES :

- a) MSEB Connection charges -
- b) Share Money -
- c) Documentation charges -
- d) Water connection charges including three phase power supply to common water pump -

Sub-Total

NOTE : The amount of miscellaneous charges (i.e. 'F') should be paid by separate Demand Draft/Pay order alongwith the third installment.

G) PAYMENT SCHEDULE :

Installment No.	Amount	Due date
1st	1,04,454	21/01/98
2nd	1,04,454	20/02/98
3rd	89,533	23/03/98



Handwritten text in a box: ट.न.न. 99, 94326, 2023, 9020

Yours faithfully  
( B. R. GAE )

Marketing M&R-II

# CIDCO NERUL HOUSING ESTATE

ANNEXTURE

A TO THE AGREEMENT FOR SALE OF APARTMENT  
B TO THE DEED OF APARTMENT

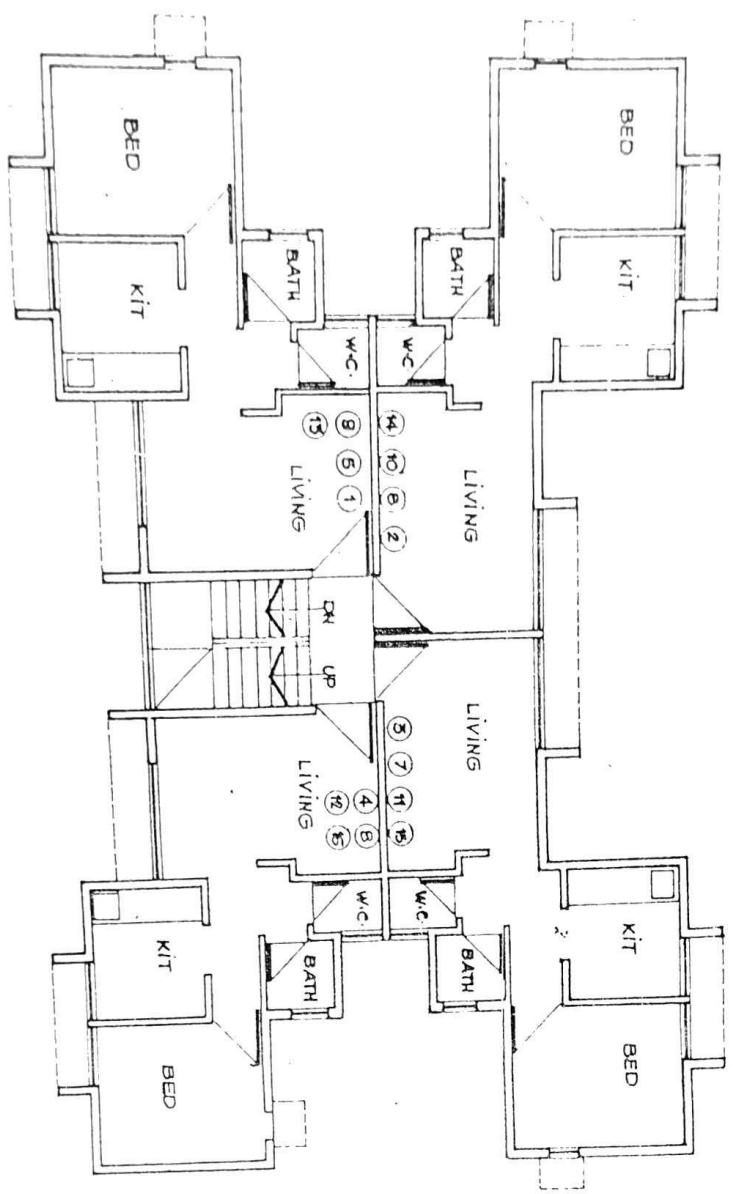


APARTMENT NO. 103  
FL. G+3  
NERUL NAVI MUMBAI

HOUSING IN SECTOR 46, 48 AND 48A,  
NERUL NAVI MUMBAI

AREA STATEMENT

ACCOMMODATION	CARPET AREA	BUILT-UP AREA
LIVING	10.93 SQ. M.	
BED	7.48	
KITCHEN	4.51	
BATH	1.47	
W.C.	1.12	
PASSAGE	3.11	
	27.72	34.87 SQ. M.



TYPICAL FLOOR PLAN  
G+3  
(TYPE - C)

I, Shri. A.R. Shinkre, Architect, do hereby certify that this is a copy of the typical floor plan of type building as shown above to the local authority namely City & Industrial Development Corporation, Maharashtra Limited within whose jurisdiction the building is situated. The said plans fully and accurately depict the line dimensions and dimensions of apartment as built.

I solemnly affirm that what is stated above is true to the best of information and belief.

Solely affirmed at CBD Belapur.

This 20th January 1998.

*A.R. Shinkre*

( A.R. SHINKRE )  
Architect, CIDCO LTD.,  
CIDCO Bhavan, CBD/Belapur,  
New Bombay.

BEFORE ME.

*S. K. Patil*



भारत सरकार  
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

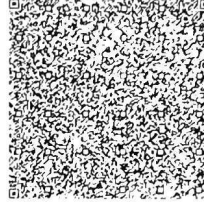
नोटदिवण्याचा क्रमांक / Enrollment No. : 2722/17101/22608

To  
Shreya Rajendra Desai  
श्रेया राजेंद्र देसाई  
D/O Rajendra Desai,  
B-1, Om Prathamesh CHS, Room No-09,  
Near Gaimukh Police Chowki,  
Sector-48A, Seawoods-W, Nerul, Pin Code-400706,  
VTC: Navi Mumbai,  
District: Thane,  
State: Maharashtra, PIN Code: 400615  
Mobile: 9619096318

58192061



KF581920610FI



आपला आधार क्रमांक / Your Aadhaar No. :

**6004 9991 1941**

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



Issue Date: 29/12/2011



श्रेया राजेंद्र देसाई  
Shreya Rajendra Desai  
जन्म तारीख \* DOB 06/03/1995  
स्त्री / Female

6004 9991 1941

माझे आधार, माझी ओळख



ट.नं.नं. 99	
9431E	2023
22	20

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आधार

भारतीय विशिष्ट ओळख प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंद देण्याची क्रमांक / Enrollment No 1190/18470/02560

To:

राजेंद्र गजानन देसाई

Rajendra Gajanan Desai

S/O Gajanan Desai

B-1, Om Prithamesh CHS, Room No:09

Near Gaimukh Police Chowki

Sector-48A Seawoods-W Nerul, Pin Code-400706

Navi Mumbai

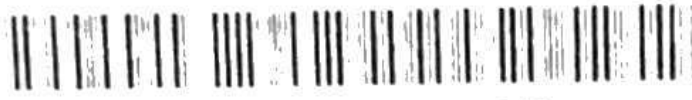
Thane

Maharashtra 400615

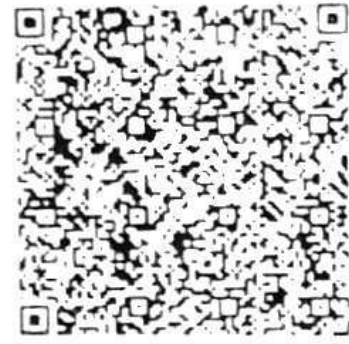
9867332136

29-12-2011

Ref 8 05E 14709 15960 P



UE4144757361N



आपला आधार क्रमांक / Your Aadhaar No. :

**3579 0085 7619**

आधार – सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA

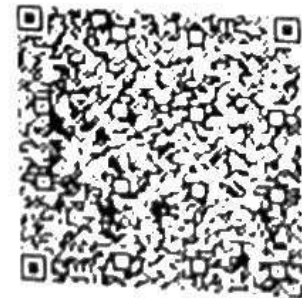


राजेंद्र गजानन देसाई

Rajendra Gajanan Desai

जन्म वर्ष / Year of Birth 1964

पुरुष / Male



**3579 0085 7619**

आधार – सामान्य माणसाचा अधिकार

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER  
AEJPD5064J



नाम /NAME

RAJENDRA GAJANAN DESAI

पिता का नाम





भारतीय विशिष्ट ओळख प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविण्याच्या क्रमांक / Enrollment No 1190:18470:02560

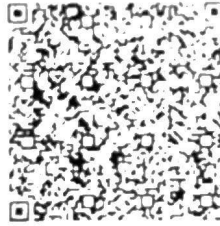
29.12.2011

To,  
राजेंद्र गजानन देसाई  
Rajendra Gajanan Desai  
S/O Gajanan Desai  
B-1, Om Prathamesh CHS Room No 09  
Near Gairmukhi Police Chowki  
Sector-48A Seawoods W Neri Pin Code 400716  
Navi Mumbai  
Thane  
Maharashtra 400615  
9867332136

Ref 8 / 05E / 14709 / 15960 P



UE4144757361N



आपला आधार क्रमांक / Your Aadhaar No. :

**3579 0085 7619**

आधार – सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



राजेंद्र गजानन देसाई  
Rajendra Gajanan Desai  
जन्म वर्ष / Year of Birth 1964  
पुरुष / Male



**3579 0085 7619**



आधार

२०११



भारतीय विशिष्ट ओळख प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1190/18470/02560

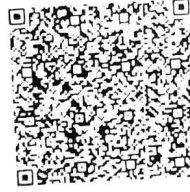
To,  
राजेंद्र गजानन देसाई  
Rajendra Gajanan Desai  
S/O Gajanan Desai  
B-1, Om Prathamesh CHS Room No-09  
Near Gaimukh Police Chowki  
Sector-48A, Seawoods-W, Nerul, Pin Code-400706  
Navi Mumbai  
Thane  
Maharashtra 400615  
9867332136

29/12/2011

Ref 8 / 05E / 14709 / 15960 / P



UE414475736IN



आपला आधार क्रमांक / Your Aadhaar No. :

**3579 0085 7619**

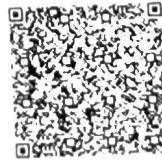
आधार — सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



राजेंद्र गजानन देसाई  
Rajendra Gajanan Desai  
जन्म वर्ष / Year of Birth 1964  
पुरुष / Male



**3579 0085 7619**

आधार — सामान्य माणसाचा अधिकार

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

**AEJPD5064J**

नाम / NAME

RAJENDRA GAJANAN DESAI



ट.ज.ज.

94318 2

23

*(Handwritten signature)*

Valuation ID: 20230916\_42

मूल्यांकन वर्ष: 2023  
 ठाणे  
 मूल्यांकन विभाग: तालुका ठाणे  
 हप्त मूल्यांकन: 26/306 - नेरुळ नोड सेक्टर नंबर 48  
 क्षेत्राचे नाव: Navi Mumbai Municipal Corporation

सर्व्हे नंबर न भू क्रमांक

**वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.**

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
47400	120400	135000	150400	135000	

**बांधीव क्षेत्राची माहिती**

बाधकाम क्षेत्र (Built Up)-	34 873 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	वांधीव
बाधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बाधकामाचा दर-	Rs 26620/-
उद्ववाहन सुविधा -	नाही	मजला -	Ground Floor Stilt Floor		

Sale Type - Resale

First Sale Date -

Sale Resale of built up Property constructed after circular dt 02/01/2018

मजला निहाय घट वाढ 100 - 100 Apply to Rate - Rs 120400 -

घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर  
 = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर  
 = ((120400-47400) \* (100 - 100)) + 47400  
 = Rs 120400 -

1) मुख्य मिळकतीचे मूल्य वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 120400 \* 34 873  
 Rs 4198709 2 -

Applicable Rules 3, 9, 18, 19

**एकत्रित अंतिम मूल्य**

मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य + मेझॅनार्ईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + खुली बाल्कनी, वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी - स्वयंचलित वाहनतळ  
 A + B + C + D + E + F + G + H + I + J  
 = 4198709 2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
 Rs. 4198709/-  
 = २ एक्केचाळीस लाख अठ्ठ्याणव हजार सात शे नऊ/-