

Please fill

Saving A/C No _____ Branch FILE No.: _____
 CIF NO _____ Tie up no (if applicable) _____
 LOS Reference No _____ PAL/Take Over/NEW/Resale/Top up _____
 Applicant Name **MR. PRATHAMESH RANE (91335026613)**
 Co-Applicant Name **MRS. MRUNAL RANE (80401298211)**
MRS. PRATEEKSHA RANE (80719699802)
 Mobile : **9869256820**

Contract (Resi.) : _____ Tenure : _____
 Loan Amount : **1.15 Cr (BT)** EMI : _____
 Interest Rate : **8.30 %** SBI LIFE : _____
 Loan Type : **HL-BT**
 Hsg. Loan **Term Loan** Maxgain _____
 Realty _____ Home Top up _____

Property Location : **VASHI**
 Property Cost : **1.8 Cr**
 Name of Developer / Vendor : _____

RBO - _____ ZONE - _____ Branch : _____ (Code No) _____
 Contact Person : **Swapnil Band** Mobile No. _____

Name of RACPC Co-ordinator along with Mob No: _____

	DATE		DATE
SEARCH - 1	LCN Newk 04/11/23	RESIDENCE VERIFICATION	
SEARCH - 2	Adv. Jadhav 04/11/23	OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob No. : _____



RASMECCC - PANVEL
 Sharda Terrace, Plot No. 55,
 Sector 11, CBD Belapur,
 Navi Mumbai 400 614

HL TO BE PARKED AT _____ BRANCH

Customer Yes No
CT No. Account No.
First Name

MRINAL
DAS
05220100022
MRINAL MURTHY@FRYINGMAIL.COM
MRINAL MURTHY DADA IN PANE
LENDON MAHARAJ MADHAG

Male Female Third Gender
Single Married Divorced Widowed

Minimum one to be filled!

No. 795907994677



Visualize

National Population Register Containing Name and Address.

Resident Indian (RI)

Non-Resident Indian (NRI)

Person Of Indian Origin (PIO)

Foreign Citizen

DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

YOUR SERVICE UNDER:

Older benefit Pension New Pension Scheme

Permanent Address:

Current Address:

G-27 2/3 MASS HOUSING

SECTOR E-29

VASHI NAVI MUMBAI

VASHI City NAVI MUMBAI

THANE State MAHARASHTRA

INDIA Pin Code 400705

Address same as the permanent address Yes No

Address:

Barcode area with vertical lines.

PERSONAL DETAILS

APPLICANT

Account No

First Name: MRUNAL Middle Name: PRATHAMESH Last Name: RANE
PAN: BBYPM2972B

Source: mrunal.margaj8@gmail.com

Source: PRATHAMESH PARADIP RANE
Father: SUBHASHI MAHADEV MARGAJ

Gender: Male Female Third Gender
Status: Single Married Divorced Widowed

Documents of KYC (Minimum one to be filled)
Aadhaar UID No: 795907994677
Voter ID No:
Passport No:
Driving License No:
GNREGA Job card No:

Letter issued by National Population Register Containing Name and Address:

Residence Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL:
 Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:
 Defined Benefit Pension New Pension Scheme

Residential Address:
Permanent Address:

Address 1: G-27 2/3 MASS HOUSING
Address 2: SECTOR F-29
Address 3: VASHI NAVI MUMBAI
District: VASHI City: NAVI MUMBAI
State: MAHARASHTRA
Country: INDIA Pin Code: 400705

Permanent address same as the permanent address Yes No

Address 1:
Address 2:
Address 3:
Page:

गावाचे नाव : 1) वाशी

(1) लिखाचा प्रकार	करारनामा
(2) मोबदला	18500000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाका आकारणी देतो की पट्टेदार ते तमुद करावे)	12200000
(4) भू-मापन, पोटोहिस्सा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: झोन नं 5/77 सदनिका नं. जी-27/2:3, दुसरा मजला, पंच-ज्योत को. ऑप. ही. सो. लि., प्लॉट नं. 4, सेक्टर-29, वाशी, नवी मुंबई, क्षेत्र 85.130 चौ.मी. बिल्टअप + 22.643 चौ.मी. एफ.एस.आय. ((Plot Number : 4 ; SECTOR NUMBER : 29 ;))
(5) क्षेत्रफळ	1) 85.130 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:-एम.दाम -- वय:-79; पत्ता:-प्लॉट नं: सदनिका नं. जी-27/2-3, सेक्टर-29, माळा नं: -, इमारतीचे नाव: पंच ज्योत सोसायटी, ब्लॉक नं: -, रोड नं: वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ABNPD9795P 2): नाव:-सुदीप्तो दाम -- वय:-53; पत्ता:-प्लॉट नं: सदनिका नं. जी-27/2-3, सेक्टर-29, माळा नं: -, इमारतीचे नाव: पंच ज्योत सोसायटी, ब्लॉक नं: -, रोड नं: वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AIPPD1526F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रथमेश प्रदीप राणे -- वय:-31; पत्ता:-प्लॉट नं: सदनिका नं. डी-18/3-2, सेक्टर-29, माळा नं: -, इमारतीचे नाव: सागर सोसायटी, ब्लॉक नं: -, रोड नं: वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AOKPR9379B 2): नाव:-मृणाल प्रथमेश राणे -- वय:-30; पत्ता:-प्लॉट नं: सदनिका नं. डी-18/3-2, सेक्टर-29, माळा नं: -, इमारतीचे नाव: सागर सोसायटी, ब्लॉक नं: -, रोड नं: वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-BEYPM2972B 3): नाव:-प्रतीक्षा प्रदीप राणे -- वय:-56; पत्ता:-प्लॉट नं: सदनिका नं. डी-18/3-2, सेक्टर-29, माळा नं: -, इमारतीचे नाव: सागर सोसायटी, ब्लॉक नं: -, रोड नं: वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AGQPR0667N
(9) दस्तऐवज करून दिल्याचा दिनांक	02/02/2018
(10) दस्त नोंदणी केल्याचा दिनांक	02/02/2018
(11) अनुक्रमांक, खंड व पृष्ठ	1669/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1110000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक वर्ग २
अपे क्र. १



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	301802021	02 February 2018 07:43:14 AM				
मूल्यांकनाचे वर्ष	2017					
जिल्हा	ठाणे					
मूल्य विभाग	तालुका ठाणे					
उप मूल्य विभाग	5/177-वाशी, नोड सेक्टर क्र. 29					
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation	सर्व्हे नंबर / न भू क्रमांक				
वार्षिक मूल्य दर तत्त्वानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर	
55700	113200	127700	153000	127700		
बांधीव क्षेत्राची माहिती						
मिळकतीचे क्षेत्र	107.77चौ मीटर	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार	बांधीव	
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे वय	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर	Rs 113200/-	
उद्ववाहन सुविधा	आहे	मजला	1st To 4th Floor			
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ						
= (113200 * (100 / 100)) * 100 / 100						
= Rs 113200/-						
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र						
= 113200 * 107.77						
= Rs.12199564/-						
एकत्रित अंतिम मूल्य						
= मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य - लगतच्या गच्चीचे मूल्य - वरील गच्चीचे मूल्य - वंदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य						
= A + B + C + D + E + F + G - H						
= 12199564 + 0 + 0 + 0 + 0 + 0 + 0 + 0						
= Rs.12199564/-						



FIRM
 NAME
 ADDRESS
 CITY
 STATE
 ZIP
 PHONE
 FAX
 E-MAIL
 WEBSITE
 YEAR

[Faint handwritten notes and illegible text in the right margin]

[Faint handwritten entries in the middle section of the form]

Total
 Payment Details
 Name of bank
 Name of branch

[Faint handwritten notes and illegible text in the bottom right margin]

[Large handwritten scribbles on the left side of the page]

[Handwritten signatures or scribbles on the right side of the page]

Get Payment Successful Your Payment Confirmation Number is 151534576

CHALLAN

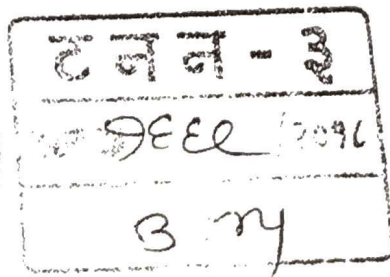
MTR Form Number - 6

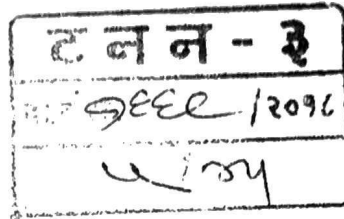
Challan Number	MBH009816219201718R	Barcode	Form ID	Date 24-01-2018
Department	IGR	Payee Details		
Receipt Type	RE IGR120 11HS8, THANE NO 8 JOINT SUB	Dept ID (If Any)		
Office Name	REGISTRA	Location	PAN No. (If Applicable) PAN-AOKPR9379B	
Year	Period From 24/01/2018 To 31/03/2019	Full Name PRATHAMESH PRADIP RANE		
Object	Amount in Rs	Flat/Block Premises/ Bldg No.	FLAT NO G 27 2 3	
0030046401-75	1110000.00	Road/Street, Area /Locality	PANCH JYOT CHS LTD PLOT NO 4	
0030043301 70	30000.00	Town/ City/ District	SECTOR 29 VASHI NAVI MUMBAI THANE Maharashtra	
	0.00	PIN	4 0 0 7 0 5	
	0.00	Remarks (If Any) :		
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
Total	1140000.00	Amount in words	Rupees Eleven Lakhs Forty Thousand Only	
Payment Details:IDBI NetBanking Payment ID : 151534576		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 69103332018012451010		
Cheque- DD No.		Date	24-01-2018	
Name of Bank		Bank-Branch		
Name of Branch		Scroll No.		

Handwritten signatures and initials.

APRANE
Muralkar
APRANE

Pradip Rane





AGREEMENT OF RESALE

FLAT NO.G-27/2:3, 2nd Floor,
BUILDING NO.G-27,
PANCH-JYOT CO-OP. HSG. SOC. LTD.
PLOT NO.4, SECTOR-29,
VASHI, NAVI MUMBAI,
TAL. & DIST. THANE

=====
AREA : 85.130 sq. mtrs. built up area
plus 22.643 sq. mtrs. additional F.S.I.
=====

=====
SALE PRICE : Rs.1,85,00,000/-
=====

=====
STAMP DUTY : Rs. 11,10,000/-
REGISTRATION FEE : Rs. 30,000/-
=====

THIS AGREEMENT made on this 2nd day of Feb 2018, at Navi Mumbai, BETWEEN 1) MR M.DAS, (having I.T.PAN No. ABNPD9795P) and 2) DR. SUDIPTO DAS, (having I.T.PAN No.AIPPD1526P), Adults, Indian Inhabitants, residing at Flat No.G-27/2:3, Panch Jyot Co-op.Hsg.Society Ltd., Sector-29, Vashi, Navi Mumbai, hereinafter jointly referred to as "THE VENDORS" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include their heirs, executors and administrators) of the ONE PART and

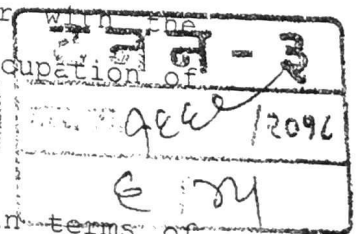
[Handwritten signature]

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

1) MR PRATHAMESH PRADIP RANE (having I.T.PAN No. AOKPR9379B) and 2) MRS MRUNAL PRATHAMESH RANE, (having I.T.PAN no.BBYPM2972B) and 3) MRS PRATIKSHA PRADIP RANE, (having I.T.PAN no.AGQPR0667N), Adults, Indian Inhabitants, residing at Flat no.D-14/3:2, Sagar Co-operative Housing Society Limited, Sector-29, Vashi, Navi,Mumbai, hereinafter jointly referred to as "THE PURCHASERS" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include their heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS by an Agreement made at Vashi, Navi Mumbai, on the 11th June 1993 between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a Company incorporated under the Companies Act 1956, having its registered office at 2nd floor, Nirmal, Nariman Point, Mumbai-400021, (hereinafter referred to as "the CIDCO") of the One Part and the Original Flat Owner MR RANJITSINGH GANATRA of the Other Part (hereinafter referred to as "the said Agreement"), the CIDCO agreed to sell and transfer and the Original Flat Owner agreed to purchase and acquire Flat bearing No. G-27/2:3, admeasuring 85.130 sq. mtrs. built up area on the second floor of the building no.G-27, on Plot no.4, situated at Sector-29, Vashi, Navi Mumbai, Tal. & Dist. Thane, (hereinafter brevity's sake referred to as "the said Flat") together with the permanent and absolute right of use and occupation of the said Flat No.G-27/2:3.

AND WHEREAS the Original Owner has in terms of the said Agreement paid to CIDCO the entire consideration of Rs.4,80,814/--(RUPEES FOUR LAKHS EIGHTY THOUSAND EIGHT HUNDRED FOURTEEN ONLY) mentioned in Clause No.9 thereof.ss



[Handwritten signature]

[Handwritten signature]
[Handwritten signature]

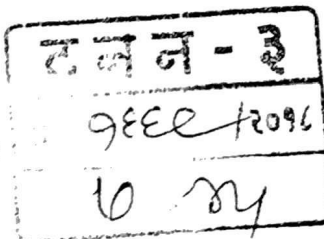
AND WHEREAS the ORIGINAL FLAT OWNER together with the other Flat Owners have formed the Co-operative Housing Society namely PANCH-JYOT Co-operative Housing Society Ltd., duly registered under the Maharashtra Co-operative Housing Societies Act 1960 bearing Registration No.TANA/(TANA)/HSG(TC)/6819/93-94. And the said Society had admitted the original Flat Owner as the member of the Society and issued 5 fully paid up shares of Rs.50/- each bearing distinctive nos. from 286 to 290 (both inclusive) covered by share certificate No.09 hereinafter referred to as the said shares.

AND WHEREAS after obtaining permission from CIDCO vide its ref. no.CIDCO/EMS/AEO(Vashi)/NOC/6788 dated 22nd December 1997, the Original Flat Owner MR RANJJI SINGH GANATRA assigned and transferred all his rights, title, interest and benefits in the said Flat in favour of 1) MR M. DAS, 2) MRS GEETA DAS and 3) DR. SUDIPTO DAS vide a Deed of Assignment dated 31st December 1997 registered with the Sub-Registrar Thane on 1st January 1998 under serial no.P-5 vide receipt no.2365991 for proper consideration and handed over the possession of the said flat to 1) MR M. DAS, 2) MRS GEETA DAS and 3) DR. SUDIPTO DAS.

AND WHEREAS the Society after receiving the permission from CIDCO, vide its ref. no.CIDCO/EMS/AEO(V)/07/338 dated 2nd February 2007 obtained permission for addition/alteration of area admeasuring 317 sq. mtrs. (total 14 Flats). The Society commenced and completed the construction of the additional FSI on the said Building No.G-27 (total 14 Flats) and obtained the Occupancy Certificate bearing ref. no./TPD/O.C./Case no.B-5710/2272/2009 dated 15th June 2009 from the Navi Mumbai Municipal Corporation and therefore the area of the Flat No.G-27/2:3 is 85.130 sq. mtrs. builtup area plus 22.643 sq. mtrs. additional F.S.I.

Handwritten signature

Handwritten signature



Handwritten signatures: P.P. Rawe, P.P. Rawe

AND WHEREAS Late MRS GEETA DAS expired on 9th October 2012 and her husband MR M. DAS and Son DR. SUDIPTO DAS, also her co-owners, applied to the PANCH-JYOT Co-operative Housing Society Limited and CIDCO to delete the name of their co-owner from their records.

AND WHEREAS the Society vide its Resolution passed in the Managing committee Meeting on 28th October 2012 deleted the name of MRS GEETA DAS from its records and retained the names of MR M. DAS and DR. SUDIPTO DAS as its members and owners of the said Flat.

AND WHEREAS CIDCO vide its ref. no. CIDCO/EMS/AEO(V)/2013/1048 dated 14th May 2013 deleted the name of MRS GEETA DAS from its records and retained the names of MR M. DAS and DR. SUDIPTO DAS as owners of the said Flat.

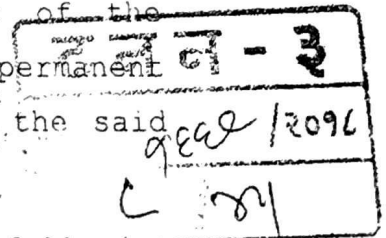
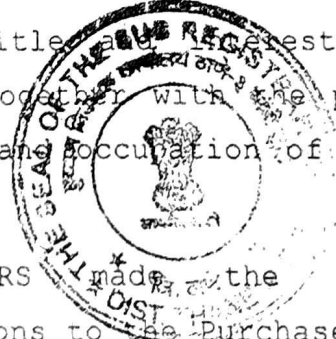
AND WHEREAS MR M. DAS and DR. SUDIPTO DAS are hereinafter jointly referred to as the VENDORS.

AND WHEREAS the VENDORS are in possession of the said Flat No. G-27/2:3, Sector-29, Vashi, Navi Mumbai.

AND WHEREAS the VENDORS have agreed to sell and transfer and the PURCHASERS have agreed to purchase and acquire the right, title and interest of the VENDORS in the said Flat together with the permanent and absolute right of use and occupation of the said Flat.

AND WHEREAS The VENDORS made the following presentations and declarations to the Purchasers:-

a. There are no suits, litigations, civil or criminal or any other proceedings pending in any competent court as against the VENDORS personally affecting the said premises.



APPROVED
Handwritten signature

AND WHEREAS the ORIGINAL FLAT OWNER together with the other Flat Owners have formed the Co-operative Housing Society namely PANCH-JYOT Co-operative Housing Society Ltd., duly registered under the Maharashtra Co-operative Housing Societies Act 1960 bearing Registration No.TANA/(TANA)/HSG(TC)/6819/93-94. And the said Society had admitted the original Flat Owner as the member of the Society and issued 5 fully paid up shares of Rs.50/- each bearing distinctive nos. from 286 to 290 (both inclusive) covered by share certificate No.09 hereinafter referred to as the said shares.

AND WHEREAS after obtaining permission from CIDCO vide its ref. no.CIDCO/EMS/AEO(Vashi)/NOC/6788 dated 22nd December 1997, the Original Flat Owner MR RANJJI SINGH GANATRA assigned and transferred all his rights, title, interest and benefits in the said Flat in favour of 1) MR M. DAS, 2) MRS GEETA DAS and 3) DR. SUDIPTO DAS vide a Deed of Assignment dated 31st December 1997 registered with the Sub-Registrar Thane on 1st January 1998 under serial no.P-5 vide receipt no.2365991 for proper consideration and handed over the possession of the said flat to 1) MR M. DAS, 2) MRS GEETA DAS and 3) DR. SUDIPTO DAS.

AND WHEREAS the Society after receiving the permission from CIDCO, vide its ref. no.CIDCO/EMS/AEO(V)/07/338 dated 2nd February 2007 obtained permission for addition/alteration of area admeasuring 317 sq. mtrs. (total 14 Flats). The Society commenced and completed the construction of the additional FSI on the said Building No.G-27 (total 14 Flats) and obtained the Occupancy Certificate bearing ref. no./TPD/O.C./Case no.B-5710/2272/2009 dated 15th June 2009 from the Navi Mumbai Municipal Corporation and therefore the area of the Flat No.G-27/2:3 is 85.130 sq. mtrs. builtup area plus 22.643 sq. mtrs. additional F.S.I.

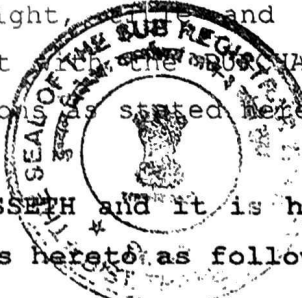


Handwritten signatures and initials:
 P.P. Raw
 M. Das
 P.P. Raw

h. The VENDORS have good and clear title free from encumbrances of any nature whatsoever of the said premises and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise however outstanding against the VENDORS and/or against the said premises or any part thereof.

i. The VENDORS are not restricted either under the Income Tax Act, Gift Tax Act, Wealth Tax Act, or under any other statute from disposing off the said premises under this Agreement.

j. The VENDORS have not done any act, deed, matter or thing whereby they are prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the PURCHASERS and the VENDORS have all the right, title and interest to enter into this Agreement with the PURCHASERS on the various terms and conditions as stated herein.



Handwritten text in a box: 'क न न - ३', '१९९२/२०१६', and '१० म'.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

1. Subject to the prior permission being obtained in writing by the VENDORS from the CIDCO, the VENDORS shall sell and transfer and the PURCHASERS shall purchase and acquire the said Flat No.G-27/2:3, admeasuring 85.130 sq. mtrs. built up area plus 22.643 sq. mtrs. additional F.S.I. on the second floor of the building no.G-27 in PANCH-JYOT Co-operative Housing Society Limited, on Plot no.4, situated at Sector-29, Vashi, Navi Mumbai Tal. & Dist. Thane, together with the permanent and absolute right of use and occupation of the said Flat together with the benefits in the deposit lying with CIDCO, for a Lump Sum price of Rs.1,85,00,000/- (RUPEES ONE CRORE EIGHTY FIVE LAKHS ONLY).

Handwritten signature or initials on the bottom left corner.

Handwritten signatures: 'PPRave', 'Maulber', and 'PPRave'.

2. The PURCHASERS have paid to the VENDORS on or before the execution of these presents a sum of Rs.22,50,000/- (RUPEES TWENTY TWO LAKHS FIFTY THOUSAND ONLY) as advance and Part payment (the receipt of which the VENDORS doth hereby admit and acknowledge) and the balance amount of Rs.1,62,50,000/- (RUPEES ONE CRORE SIXTY TWO LAKHS FIFTY THOUSAND ONLY) to be paid as under:

i) Rs.12,50,000/- (RUPEES TWELVE LAKHS FIFTY THOUSAND ONLY) to be paid on or before 10th February 2018

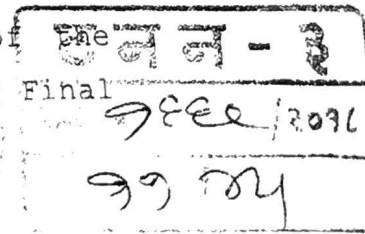
ii) Rs.1,50,00,000/- (RUPEES ONE CRORE FIFTY LAKHS ONLY) to be paid within a period of forty five days from the date of registration of this Agreement on getting loan.

TIME IS THE ESSENCE OF THE CONTRACT.

3. The VENDORS doth hereby covenant with the PURCHASERS that the said flat agreed to be hereby sold is free from encumbrances and that they have power to transfer and deliver possession of the said Flat No.G-27/2:3 to the PURCHASERS.

4. The VENDORS in pursuance of the said Agreement and in consideration of the said sum of Rs.1,85,00,000/- (RUPEES ONE CRORE EIGHTY FIVE LAKHS ONLY) to be paid by the PURCHASERS to the VENDORS shall deliver to the PURCHASERS vacant possession of the said Flat No.G-27/2:3 on receiving Full and Final payment.

5. The VENDORS shall apply to the CIDCO and seek permission from the CIDCO for permitting them to transfer and assign to the PURCHASERS their rights, interest and benefits under the said Agreement and also permitting them to sell and transfer to the PURCHASERS the said Flat No.G-27/2:3, admeasuring



Handwritten signature or initials in the bottom left corner.

Handwritten signature or initials in the bottom right corner.

85.130 sq. mtrs. built up area plus 22.643 sq. mtrs. additional F.S.I. on the second floor of the building no.G-27 in PANCH-JYOT Co-operative Housing Society Limited, on Plot no.4, situated at Sector-29, Vashi, Navi Mumbai Tal. & Dist. Thane, together with the permanent and absolute right of use and occupation of the said Flat, within stipulated period from the date hereof. The PURCHASERS agree to bear and pay to the CIDCO wholly and exclusively such transfer charges as may be determined by CIDCO under Clause No.12 of the said Agreement.

6. On obtaining permission in writing from the CIDCO, the VENDORS shall assign and transfer all their rights, interest, title and benefits arising out of the said Agreement dated 11th June 1993 mentioned hereinabove including the deposits standing to the credit of the VENDORS with the CIDCO by executing a Deed of Assignment in favour of the PURCHASERS and registering it with the Sub-Registrar of Assurances within stipulated period from the date of obtaining permission in writing from the CIDCO permitting the VENDORS to sell and transfer to the PURCHASERS the said Flat.



Handwritten notes and stamps in a rectangular box. At the top right, there is a handwritten number '3'. Below it, there is a handwritten signature '92/504' and a date '12/09/96'. There are also some illegible handwritten marks.

7. The VENDORS doth hereby further covenant with the PURCHASERS that the VENDORS shall pay to the Society the service charges, property tax, water charges and other charges which are payable by the VENDORS to the Society in respect of the said Flat till the period of handing over of possession.

8. The VENDORS doth hereby further covenant with the PURCHASERS that from the date of possession, the PURCHASERS shall quietly and peacefully possess and occupy and enjoy the said premises without let,

Handwritten signature or initials at the bottom left corner of the page.

Handwritten signature or initials at the bottom right corner of the page.

hindrance, denial, demand, interruption or eviction by the VENDORS or any other person or persons lawfully or equitably claiming through under or in trust for the VENDORS.

9. That from the date of possession the PURCHASERS shall be entitled to have and hold the possession, occupation and use of the said Flat and the PURCHASERS shall so hold the same unto and to the use and benefit of the PURCHASERS themselves, their heirs, successors and assigns forever without any claim, charge, right, interest, demand or lien of the VENDORS or any person or persons claiming through or under them or in trust for them subject to payment by the PURCHASERS of all taxes, assessments, charges, duties or calls made by the Housing Society, Government, Revenue or Local Authorities hereafter in respect of the premises and the Land.

10. The PURCHASERS doth hereby covenant with the VENDORS that save and except as aforesaid the PURCHASERS shall from the date of possession pay their share of taxes and outgoings as mentioned in the said Agreement dated 11th June 1993 and shall also become members of the PANCH-JYOT Co-Operative Housing Society Ltd. formed by all the Flat Owners of the said building and shall carry out the terms and conditions of the said Agreement and also abide by the rules and regulations of the said Society.



Handwritten notes and stamps: 'पं. न - 3', '9882/2096', and '93 24'.

11. The PURCHASERS doth hereby covenant with the VENDORS that they shall abide by the rules and regulations and the bye-laws of the said Society on admission as members thereof and that they agree and undertake to pay and discharge all calls, demands, contributions and dues which the said Society may thereafter make in respect of the said premises.

12. The VENDORS hereby further covenant with the PURCHASERS that the VENDORS shall from time to time and at all times whenever called upon by the PURCHASERS or his Advocate or Attorneys do and execute or cause to be done or executed all such acts, deeds and things whatsoever for more perfectly securing the interest of the PURCHASERS in the premises agreed to be hereby sold unto and to the use of the PURCHASERS as shall or may be reasonably required but at the cost of the PURCHASERS.

13. The said Agreement dated 11th June 1993 and all other relevant papers and receipts for payments made by the VENDORS shall be duly delivered by them to the PURCHASERS on receiving the full and final payment.

14. Save and except as aforesaid all the terms and conditions of the said Agreement dated 11th June 1993 shall be binding on the PURCHASERS as if all the terms and conditions were bodily incorporated in this Agreement.

15. The Purchasers shall pay the aforesaid sale price of Rs.1,85,00,000/- (RUPEES ONE CRORE EIGHTY FIVE LAKHS ONLY) to the Vendors after deducting the TDS of 1% of the Sale price i.e. Rs.1,85,000/- (RUPEES ONE LAKH EIGHTY FIVE THOUSAND ONLY). The Purchasers shall hand over the TDS certificate to the Vendors.

16. THE Purchasers shall be entitled to specific performance of contract.

17. The Vendors hereby indemnify and agree to keep indemnified the Purchasers from all loss, harm or damage that may be caused to the Purchasers for any lack of title on the part of the Vendors or if the said premises could not transferred in the name of the Purchasers for any shortcoming on the part of the Vendors, the Vendors shall make good all such loss, harm or damage caused to or suffered by the Purchasers in respect thereof.



Handwritten stamp: 'तलम - 3' (Talam - 3), '9/2096', and '9x/84'.

Handwritten initials 'H' and a signature.

Handwritten signature 'H. Malhotra'.

10. Disputes or differences, if any, that may arise regarding any of the terms and conditions of this Agreement shall be referred to the Arbitration of an arbitrator mutually agreed to by the parties, and all such arbitration shall be held at Navi Mumbai and shall be governed by the Provisions of the Arbitration Act for the time being in force in India and his/her Award shall be final and binding on the parties hereto.

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

SIGNED, SEALED AND DELIVERED by the withinnamed VENDORS

1) MR M. DAS

Handwritten signature of Mr. M. Das



2) DR. SUDIPTO DAS
in presence of

1) Navin M. Patil

Handwritten signature of Dr. Sudipto Das

2) BISWAJIT RAY

Handwritten signature of Biswajit Ray



SIGNED, SEALED AND DELIVERED by the Withinnamed PURCHASERS

1) MR PRATHAMESH PRADIP RANE

Handwritten signature of Mr. Prathamesh Pradip Rane



2) MRS MRUNAL PRATHAMESH RANE

Handwritten signature of Mrs. Mrunal Prathamesh Rane



3) MRS PRATIKSHA PRADIP RANE

Handwritten signature of Mrs. Pratiksha Pradip Rane

in presence of

1) Navin M. Patil

2) BISWAJIT RAY

Handwritten signatures of Navin M. Patil and Biswajit Ray



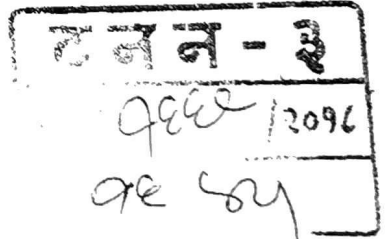
RECEIPT

RECEIVED from the withinnamed PURCHASERS 1) MR PRATHAMESH PRADIP RANE, 2) MRS MRUNAL PRATHAMESH RANE and 3) MRS PRATI KSHA PRADIP RANE, the sum of Rs.22,50,000/- (RUPEES TWENTY TWO LAKHS FIFTY THOUSAND ONLY) being the Advance and Part payment withinmentioned to be paid by them to me in respect of the Flat No.G-27/2:3, admeasuring 85.130 sq. mtrs. built up area plus 22.643 sq. mtrs. additional F.S.I., on the second floor of the building no.G-27 in PANCHJYOT Co-operative Housing Society Limited, on Plot no.4, situated at Sector-29, Vashi, Navi Mumbai Tal. & Dist. Thane.

MODE OF PAYMENT:-

- 1) Rs.10,00,000/- by Cheque no.127008 dated 7th November 2017 drawn on Bank of India, Vashi branch
- 2) Rs.10,00,000/- by Cheque no.127016 dated 23rd January 2018 drawn on bank of India, Vashi branch
- 3) Rs.2,50,000/- by Cheque no.100070 dated 23rd January 2018 drawn on Abhyudaya Co-operative Bank Ltd., Vashi branch

WE SAY



1) MR M. DAS

Sudipto Das

2) DR. SUDIPTO DAS

WITNESS:

D Narmoth m. p. s. m. p. s.

PANCH-JYOT CO-OP HOUSING SOCIETY LTD.

Regn No TANA/(TANA)/HSG/(TC)/6819/93-94)

COND NO 4, (H-23, F-24, E-25, E-26 & G-27)

SECTOR 29, VASHI, NAVI MUMBAI - 400 703.

Date 21-01-2015

पति,
व्यवस्थापक (नगरसेवा)
शहर व औद्योगिक विकास महामंडळ मर्यादित,
सिडको भवन, १ ला मजला,
सी.बी.डो., बेलपूर,
नवी मुंबई - ४०० ७०६

विषय : श्री/श्रीमती M Das & Dr. Sudipto Das (सभासद)
सदनिका क्र. G-27/2:3 Sector-29, VASHI
यांना त्यांचेकडील शेअर्स व सदनिका हस्तांतर करणेस परवानगी बाबत.

महाशय,

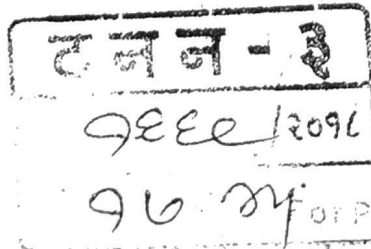
श्री / श्रीमती M. Das & Dr. Sudipto Das

हे/ह्या आमच्या संस्थेचे सभासद आहेत, ते आपली वर
नमुद केलेली सदनिका व शेअर्स सर्टिफिकेट श्री/श्रीमती Prathamesh Pradip Rane
(3) Mrs. Mrunal Prathamesh Rane (3) Mrs. Pratiksha Pradip Rane
यांना हस्तांतर करू इच्छितात. श्री/श्रीमती Prathamesh Pradip Rane
(3) Mrs. Pratiksha Pradip Rane
यांना सभासद करून घेणेस संस्था तयार आहे.

वरील दोघांच्या दरम्यान केलेल्या करारपत्रांची प्रत सोबत आहे. तरी कृपया संस्थेस
शेअर्स सर्टिफिकेट व सदनिका हस्तांतर करणेस परवानगी देण्यात यावी अशी
विनंती आहे.

श्री/श्रीमती M. Das & Dr. Sudipto Das

यांना आज अखेर सेवा आकार भरलेला आहे व सिडकोचे हस्तांतर शुल्क
भरण्यास तयार आहेत.



आपला विश्वासु

for Panchjyot Co-op. Hsg. Soc. Ltd.
Chairman Secretary Treasurer



नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला पाठ्य, बेलापुर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६११.
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./नरवि/भोप्र/ प्र. क्र. बी-५७१०/२२७३/२००९
दिनांक :- १५/०६/२००९

भोगवटा प्रमाणपत्र

- वाचते- १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंमपा/नरवि/वाप/ प्र.क्र. ए-६५०७/५३०/२००७, दि.१४/०२/२००७
- २) नवी मुंबई महानगरपालिकेचे दि. ३१/०७/२००८ रोजीचे अधिमूल्य शुल्क आकारणाबाबतचा परिपत्रक.
- ३) वास्तुविशारद स्पॅस यांनी दि.२३/०४/२००९रोजी सादर केलेला बांधकाम पूर्णात्वाचा दाखला.

नवी मुंबई येथे भुखंड क्र. ०४, इमारत क्र. जी-२७, (सदनिका क्र. ०:१ व ०:४ वगळून) सेक्टर क्र. २० वाशी, नवी मुंबई या जागेचे मालक वाढीव बांधकाम समिती, मे. पंचज्योत को. ऑप. हौ. रोसा. लि. यांनी जागेवरील बांधकाम दि.२०/१०/२००८ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद, यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दि. १४/०२/२००७ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. ३१/०७/२००८ च्या अधिमूल्य शुल्क आकारणाबाबतचा परिपत्रकानुसार विविध शुल्क वसुली बाबतची कार्यवाही केलेली आहे. त्यामुळे सदर जागेत.

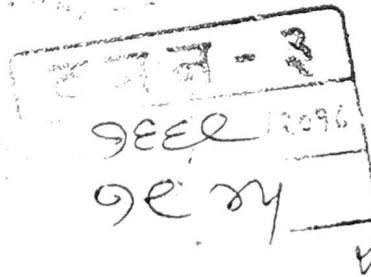
- | | | |
|--|----|----------------|
| १) भुखंडाचे क्षेत्रफळ | :- | ६०००.०० चौ.मी. |
| २) अनुज्ञेय चटई क्षेत्र निर्देशांक | :- | १.०० |
| ३) निवासी वापराखालील बांधकाम क्षेत्र
(निवासी वापराखालील एकूण सदनिका - १४) | :- | ३१७.००२ चौ.मी. |
| ४) बाल्कनी खालील बांधकाम क्षेत्र | :- | १९६.७९८ चौ.मी. |

यानुसार वापर करणेस परवानगी देण्यात येत आहे.

आपला,

(मंजय शा. वापईना)

सहाय्यक संचालक नगररचना
नवी मुंबई महानगरपालिका



“जन्म असो वा मरण आवश्यक नोंदणीकरण”



नवी मुंबई
महानगरपालिका

पहिला मळा, बेलापुर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दुरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ६५

Navi Mumbai
Municipal Corporation

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./नरवि/भोप्र/ प्र. क्र. बी-१७१०/२२७२/२००९
दिनांक :- १५/०६/२००९

प्रति,

वास्तु बांधकाम समिती, मे. पंचज्योत को. ऑप. ही. सोसा. लि.
भुखंड क्र.०४, इमारत क्र. जी-२७, (सदनिका क्र. ०:१ व ०:४ वगळून) सेक्टर क्र.२९, वाशी
नवी मुंबई.

नस्ती क्र. - नमुंमपा/वि.प्र.क्र.१०४/२००७,

प्रकरण क्रमांक बी-१७१०/२२७२/२००९

विषय :- भुखंड क्र.०४, इमारत क्र. जी-२७, (सदनिका क्र. ०:१ व ०:४ वगळून) सेक्टर क्र.२९, वाशी
नवी मुंबई बाबत भोगवटा प्रमाणपत्र मिळणेबाबत.

संदर्भ :- आपले वास्तुविशारद यांचा दि.२३/०४/२००९ रोजीचा प्राप्त अर्ज.

महोदय,

संदर्भाधिन अर्जाच्या अनुषंगाने भुखंड क्र. ०४, इमारत क्र. जी-२७, (सदनिका क्र. ०:१ व ०:४ वगळून) सेक्टर क्र.२९, वाशी, नवी मुंबई येथील निवासी वापरासाठी भोगवटा प्रमाणपत्र (ऑक्युपन्सी सर्टीफिकेट) पत्रासोबत जोडले आहे.

सदर बांधकाम प्रारंभ प्रमाणपत्रातील अटीनुसार जोता प्रमाणपत्र न घेता जोत्यावरील बांधकाम पूर्ण केल्यास असल्यामुळे चलन क्र. २४७४२ दि. १४/०२/२००७ रोजी भरणा केलेली सुरक्षा अनामत रक्कम रु.८२४८/- जप्त करण्यात आलेली आहे. याची कृपया नोंद घ्यावी.

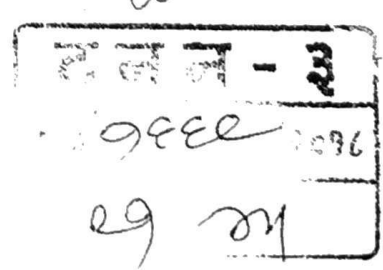
आपला,

(संजय शां. बाणाईत)

सहाय्यक संचालक नगररचना
नवी मुंबई महानगरपालिका

प्रत माहितीसाठी:-

१. सॉस, वास्तुविशारद,
डी-३, ०:१२, सी विंग, सेक्टर-१, वाशी, नवी मुंबई
२. उप आयुक्त (उपकर), कोपरखैरणे
३. उप - आयुक्त, परिमडळ -१, नुंमंमपा
४. उपकर निर्धारक व संकलक नमुंमपा
५. मुख्य वास्तुशास्त्रज्ञ व नियोजनकारा, सि.बी.डी. को. लि.
६. विभाग अधिकारी, नमुंमपा, वाशी





**नवी मुंबई
महानगरपालिका**

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

**Navi Mumbai
Municipal Corporation**

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./नमूमपा/नवि/वा.प./प्र. क्र. प - २००७/२३०
दिनांक :- १४/०२/२००७

पति,
वाढीव बांधकाम समिती,
भुखंड क्र. ४, इमारत क्र. जी-२७, पंचज्योत को.ऑप.हौ.सोसायटी,
सेक्टर २९, वाशी, नवी मुंबई.

नरती क्र.-नमूमपा/वि.प्र.क्र.- १०४/२००७ प्र. क्र. प - २००७
विषय :- भुखंड क्र. ४, इमारत क्र. जी-२७, पंचज्योत को.ऑप.हौ.सोसायटी, सेक्टर २९,
वाशी, या जागेत निवासी या कारणासाठी वाढीव बांधकाम परवानगी देण्याबाबत
संदर्भ :- आपले वास्तुविशारद यांचे दि. २३/०१/२००७ रोजीचा अर्ज.

महोदय,

भुखंड क्र. ४, इमारत क्र. जी-२७, (प्लॉट नं. ०:१ व ०:४ वगळून) पंचज्योत को.ऑप.हौ.सोसायटी, सेक्टर २९, वाशी, नवी मुंबई येथे निवासी या कारणासाठी वाढीव बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेकडून घेतला आहे. पत्रान्वये प्राप्त झालेला आहे. संदर्भाधिन भुखंडावरील जागेत निवासी उपयोगासाठी वाढीव बांधकाम परवानगी भुखंड परत महानगरपालिका अधिनियम १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६२ च्या कलम २५(१)(३) मधील तरतुदीनुसार मंजूर करण्यात येत आहे. बांधकाम प्रारंभ प्रमाणपत्र सोबत निर्वाचित बांधकामशास्त्र जाडित आहे. नसेच खाली नमुद केलेल्या बाबींची नोंद घ्यावी.

पाणी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील

रस्त्यावर व गटारोत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम रस्त्यावर आढळून आल्यास आपणास रितसर दंड भरावा लागेल. तसेच बांधकाम परवानगी रद्द करण्याबाबतची कोटेशन सुद्धा करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे/सदनिका यांची संरक्षणाची जबाबदारी संवर्धित जागेवरील भुखंडधारक/गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संवर्धित भागात कुंपण भिंत बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास नकाशा कार्यादेश कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भुखंड सखल भागामध्ये असल्यास जमिनीची पातळी (Ground Level) भरणी करून उंच करावी. जमिनीची पातळी रचना आणि Sewer Line यांच्या पेशा उंचावर असली पाहीजे. सांडपाणी, पावसाळ्याचं पाणी आणि नगर नदी यांच्या योग्यपणे होऊन भुखंडामध्ये पाणी साचणार नाही. अशी भुखंडाची पातळी तयार करावी.

इमारतीचं बांधकाम मंजूर नकाशाप्रमाणेच करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारित बांधकाम नकाशा मंजूर करावे. आवश्यक आत्रे, मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कायद्यातून पातळी नोंद घ्यावी.

इमारतीचे बांधकाम करणारे मजूरांचे निवासकरीता (Labour Shed) भुखंडाच हद्दीत आवश्यकता पडल्यास त्यांचे तात्पुरत टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भुखंडाचे एका वाजुचे सामासिक अंतरात ३.०० मी. अंतरात शॅड्स टॉयलेट करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जोता लॅटलच पुरतीन काम शेत परवानगी देवा घेणार नाही. तसेच भुखंडा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर शॅड स्वयंचराने काढून टाकणत यावी.



१६६२ १०९६
२३/०१/०७

"जन्म असो वा मरण आवश्यक नोंदणीकरण"

THE PANCH JYOT HOUSING SOCIETY LIMITED CO-OPERATIVE
(Registered under the Maharashtra Co-operative Societies Act. 1960.)

(Registration No. Registration No. TANA/(TANA)/HSG/(TC)/6819/93-94 Date 16/03/94)

Serial No. 09

Authorised Share Capital Rs. 20000/- Divided into 400 Shares each of Rs. 50/- only
Member's Registration No. 58

THIS IS TO CERTIFY that Shri/Smt. GANATRA RANJITSINGH (G-27/2:3)

of BOMBAY is the Registered Holder of Five Shares No. from 286
to 290 of Rs. 250/- (Rupees TWO HUNDRED FIFTY ONLY)

in THE PANCH JYOT CO-OPERATIVE HOUSING SOCIETY
LIMITED Sector 29, VASHI subject to the Bye-laws of the said Society

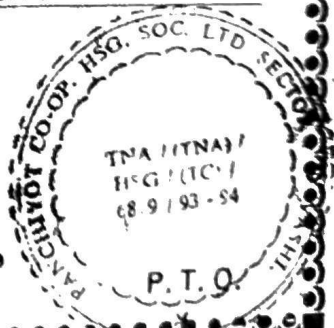
and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at BOMBAY

this Day of SEPTEMBER 1994

58
0320
P.T.O.

W. Shamus Chairman
Ambekar Hon. Secretary
P.P. Shergale Member of the Committee



3/6-20
ec

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

SIGNED AND DELIVERED by the)
withinnamed Assignor)
MR. RANJIT SINGH GANATRA)
in the presence of... MBKhang)

X M Ganatra
attested
through C.A. Mr. M. D.

SIGNED AND DELIVERED by the)
withinnamed 'Assignees)
1. MR. M. DAS)
2. MRS. GEETA DAS)
3. DR. SUDIPTO DAS)
through C.A. M. Das
in the presence of MBKhang)

X M Ganatra
attested
X M Ganatra

R E C E I P T

RECEIVED from 1. MR. M. DAS, 2. MRS. GEETA DAS & 3. DR. SUDIPTO DAS, the sum of Rs.10,00,000/- (RUPEES TEN LAKHS ONLY) being Full & Final payment the price of the purchase of Flat No.G-27/2:3, on the Second Floor, Sector-29, VASHI, NAVI MUMBAI, Tal. and Dist. Thane.

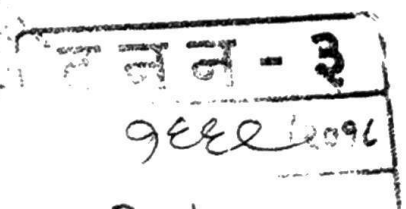
I SAY RECEIVED

X M Ganatra

(MR. RANJIT SINGH GANATRA)

WITNESS :

MBKhang



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRATHAMESH PRADEEP RANE
PRADEEP BALKRISHNA RANE

16/07/1986
Permanent Account Number
AOKPR9379B

PRane
Signature

PRane

PRane



75/1669

पावती

Original/Duplicate

Friday, February 02, 2018

नोंदणी क्र.: 39म

8:47 AM

Regn.: 39M

पावती क्र.: 2068

दिनांक: 02/02/2018

गावाचे नाव: वाशी

दस्तऐवजाचा अनुक्रमांक: टनन3-1669-2018

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: प्रथमेश प्रदीप राणे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण:

रु. 30900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
8:48 AM ह्या वेळेस मिळेल.

सह दुय्यम मिळवक कार्या ३

बाजार मुल्य: रु.12200000/-

मोबदला रु.18500000/-

भरलेले मुद्रांक शुल्क : रु. 1110000/-

टाणे क्र. ३

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009816239201718R दिनांक: 02/02/2018

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 900/-

APane

पक्षधराची सही

मिलाला



02/02/2018

सूची क्र. 2

दुय्यम निबंधक : मह. दु.नि. ठाणे 3

दस्त क्रमांक . 1669/2018

नोंदणी :

Regn 63m

गावाचे नाव : 1) वाशी

(1) विविधांचा प्रकार	करारनामा
(2) मोबदला	18500000
(3) वाजारभाव (भाडेपट्टयाच्या बाबतिसपट्टाकार आकारणा देतो की पट्टेदार ने नमुद करावे)	12200000
(4) भू-मापन, पोटट्रिम्मा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: डोन नं 5/77 , सदनिका नं. जी-27/2:3, दुसरा मजला, पंच-ज्योत क्रो. ऑप. ही. सो. लि., प्लॉट नं 4, सेक्टर-29, वाशी, नवी मुंबई, क्षेत्र 85.130 चौ.मी. बिल्टअप + 22.643 चौ.मी एफ.एस.आय. ((Plot Number : 4 ; SECTOR NUMBER : 29 ;))
(5) क्षेत्रफळ	1) 85.130 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:-एम.दाम - - वय:-79; पत्ता:-प्लॉट नं: सदनिका नं. जी-२७/२-३, सेक्टर-२९, माळा नं: - इमारतीचे नाव: पंच ज्योत सोसायटी, ब्लॉक नं: -, रोड नं: वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ABNPD9795P 2): नाव:-सुदीप्तो दास - - वय:-53; पत्ता:-प्लॉट नं: सदनिका नं. जी-२७/२-३, सेक्टर-२९, माळा नं: -, इमारतीचे नाव: पंच ज्योत सोसायटी, ब्लॉक नं: -, रोड नं: वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AIPPD1526P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रथमेश प्रदीप राणे - - वय:-31; पत्ता:-प्लॉट नं: सदनिका नं. डी-१४/३-२, सेक्टर-२९, माळा नं: -, इमारतीचे नाव: सागर सोसायटी, ब्लॉक नं: -, रोड नं: वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AOKPR9379B 2): नाव:-मृणाल प्रथमेश राणे - - वय:-30; पत्ता:-प्लॉट नं: सदनिका नं. डी-१४/३-२, सेक्टर-२९, माळा नं: -, इमारतीचे नाव: सागर सोसायटी, ब्लॉक नं: -, रोड नं: वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-BBYPM2972B 3): नाव:-प्रतीक्षा प्रदीप राणे - - वय:-56; पत्ता:-प्लॉट नं: सदनिका नं. डी-१४/३-२, सेक्टर-२९, माळा नं: -, इमारतीचे नाव: सागर सोसायटी, ब्लॉक नं: -, रोड नं: वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AGQPR0667N
(9) दस्तऐवज करून दिल्याचा दिनांक	02/02/2018
(10) दस्त नोंदणी केल्याचा दिनांक	02/02/2018
(11) अनुक्रमांक, खंड व पृष्ठ	1669/2018
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	1110000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेण	

मह. दु.नि. निबंधक वर्ग २
ठाणे क्र. ३



मुल्यांकनामाठी विचारात घेतलेला नपथीवः-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -

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