

Receipt (pavl)

75/21116

पावती

Original/Duplicate

Tuesday, October 31, 2023

नोंदणी क्र.: 39म

2:03 PM

Regn. 39M

पावती क्र.: 23259 दिनांक: 31/10/2023

गावाचे नाव: घणसोली

दस्तऐवजाचा अनुक्रमांक: टनन3-21116-2023

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: मिलिंद धोंडीराम गुरव --

नोंदणी फी

₹. 30000.00

रकम वाक्यातकी फी

₹. 400.00

पृष्ठांची संख्या: 20

एकूण:

₹. 30400.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

2:23 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

श्री. जी. पी. खोस

सह दुय्यम निबंधक वर्ग - २

ठाणे क.३

वाजार मुन्व: ₹.3012398.4 /-

मोवदना ₹.3200000/-

भरलेले मुद्रांक शुल्क: ₹. 192000/-

1) देयकाचा प्रकार: DHC रकम: ₹.400/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: 1023308017571 दिनांक: 31/10/2023

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: MH009955213202324E दिनांक: 31/10/2023

विक्रेते नाव व पत्ता:

M. Khosla



सूची क्र.2

दुयम निबंधक : मह. दु. नि. ठाणे 3

दमन क्रमांक : 21116/2023

नोंदणी :

Regn.63m

31/10/2023

गावाचे नाव : घणसोली

(1) किमत्तांचा प्रकार	करागनामा
(2) मॉडेल नं.	3200000
(3) वातावरण (भाडेपट्ट्याच्या)	3012398.4
(4) अ-भागात पांढरिल्ल्या व पत्रक्रमांक (अगल्यात)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: गदनिष्ठ क्रमांक 4 नळ मजला विनिष्ठ नंबर एफ-15 चणेदा एफ टाईप को ऑपरेटिव्ह हॉमिंग सोसायटी लिमिटेड नं. 9 घणसोली नवी मुंबई नमुब्रा व जिन्हा ठाणे 400701 क्षेत्रफळ 335 .200 चौगम फूट बांधीच. ((SECTOR NUMBER 9))
(5) क्षेत्रफळ	1) 335.200 चौ. फूट
(6) आकारणी किंवा नुकी देण्यात असेल किंवा	
(7) दमनांत व वचन देणा-या/विहीन देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश अगल्यात प्रविष्टात नाव व पत्ता	1): नाव:- विनांद घाळकृष्ण निवाळकर -- वय:-49; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: प्रथम प्रविष्टात 1 जयळ शिवमदन नेहरू नगर कांजूरमार्ग डेम्प्ट मुंबई , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400042 पॅन नं:-ADNPN7220R
(8) दमनांत व वचन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश अगल्यात प्रविष्टात नाव व पत्ता	1): नाव:- मिलिंद धोंडीराम गुरव -- वय:-49; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए-1003 , पत्ता मजला शिवाई मीण्चणस दोस्ती वेल्लेजा जी डी ऑबेडकर मार्ग परेज व्हिलेज मुंबई , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI. पिन कोड:-400012 पॅन नं:-AIJPG2886M 2): नाव:- मनिषा मिलिंद गुरव -- वय:-44; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ए-1003 दशाया मजला शिवाई मीण्चणस दोस्ती वेल्लेजा जी डी ऑबेडकर मार्ग परेज व्हिलेज मुंबई , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400012 पॅन नं:-ARTPG7540B
(9) दमनांत व वचन दिल्याचा दिनांक	31/10/2023
(10) दमन नोंदणी केल्याचा दिनांक	31/10/2023
(11) अनुक्रम नं. खड व पृष्ठ	21116/2023
(12) वातावरण भावाप्रमाणे मुद्रांक शुल्क	192000
(13) वातावरण भावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

श्री. जी. पी. खोत
सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. ३

मुल्यांकनासाठी विचारात घेतलेला नपथील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद:-

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

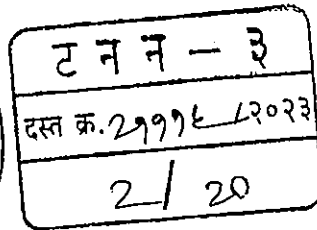
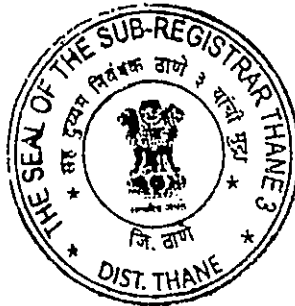


Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MILIND DHONDIRAM GURAV	eChallan	69103332023102319626	MH009955213202324E	192000.00	SD	0005399349202324	31/10/2023
2		DHC		1023308017571	400	RF	1023308017571D	31/10/2023
3	MILIND DHONDIRAM GURAV	eChallan		MH009955213202324E	30000	RF	0005399349202324	31/10/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधाव)					
Valuation ID : 202310314087			31 October 2023 01:55:16 PM		
टनन ३					
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्यांनियम	ठाणे नगरपालिका				
मूल्यांकन विभाग	ठाणे नगरपालिका मांड संकेत नंबर ५				
क्षेत्राचे नाव	Nagar (Dombivli Municipal Corporation)		सर्व्हा नंबर न भू क्रमांक		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु					
सुवाणी	निवासी सुवाणी	कार्यालय	दुकान	औद्योगिक	गोडामापनाचे एकक ची मीटर
10000	96700	111200	120000	111200	
बांधीय क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	311.15 चौ. मीटर	मिळकतीचा वापर	निवासी सुवाणी	मिळकतीचा प्रकार	बांधीय
बांधकामाचे वर्गीकरण	1. बांधकाम	मिळकतीचे वय	01102वर्ष	बांधकामाचा दर	Rs 20020/-
उद्देशाने सुविधा	वाढ	मजला	Ground Floor Stilt Floor		
Sale Type - First Sale Sale - Resale of built up Property (as noted after circular dt 02/01/2018)					
मजला निहाय घट वाढ : 100 - 100 Apply to Rate - Rs 96700/-					
नशा यानुसार मिळकतीचा प्रति चौ. मी. र मूल्यदर : (वार्षिक मूल्यदर * खुल्या जमिनीचा दर) + घस यानुसार टक्केवारी) * खुल्या जमिनीचा दर) = (96700 * 35/100) * (100 - 100) + (35/100) = Rs 96700/-					
आवक्या मिळकतीचे मूल्य		वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		96700 * 31152			
		= Rs 30123984/-			
Applicable Rules : 18-19					
एकत्रित अंतिम मूल्य					
1. मिळकतीचे मूल्य (करभाराचे मूल्य - मॅगिस्ट्रेट मजला दर मूल्य - जमिनीचा मूल्य - खोब मूल्य - खुली साल्फनी - वरील मजलीय मूल्य) 2. घस तक्त्याचे मूल्य (खुल्या जमिनीतील मांडन तक्त्याचे मूल्य - इमारती मजलीय मूल्य - बांधकाम मूल्य - बांधकाम मूल्य - बांधकाम मूल्य) 3. H.C.C.D.I. + T + G + H + I + J = 123984 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs 30123984/- = तीस लाख वारा हजार तीन शें अठ्ठ्याणव्व :-					



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1023308017571	Date 30/10/2023
Received from MILIND DHONDIRAM GURAV, Mobile number 8082018739, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Thane 3 of the District Thane.	
Payment Details	
Bank Name sbiapay	Date 30/10/2023
Bank CIN 10004152023103016470	REF No. 202330340710518
This is computer generated receipt, hence no signature is required.	

Bhimbalakar

Milind Gurav

mm



ट न न - ३
दस्त क्र. २१११६ / २०२३
३ / २०



CHALLAN
MTR Form Number-6



GRN	MH009955213202324E	BARCODE	[Barcode]		Date	23/10/2023-17:46:49	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	THIN3_THANE NO 3 JOINT SUB REGISTRAR			Full Name	MILIND DHONDIRAM GURAV			
Location	THANE			Flat/Block No.	FLAT NO 4,GROUND FLOOR,BUILDING NO F			
Year	2023-2024 One Time			Premises/Building	15,GHARONDA F TYPE CHS LTD			
Account Head Details		Amount In Rs.		Road/Street	SECTOR 9,GHANSOLI			
0030046401	Stamp Duty	192000.00		Area/Locality	NAVI MUMBAI			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4 0 0 7 0 1			
				Remarks (If Any)	SecondPartyName=VINOD BALKRISHNA NIMBALKAR-			
				Amount In	Two Lakh Twenty Two Thousand Rupees Only			
Total			2,22,000.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332023102319626 2834923020		
Cheque/DD No.				Bank Date	RBI Date	23/10/2023-17:48:23 25/10/2023		
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	100 , 25/10/2023			

Department ID :

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

Mobile No. : 9892356404

सदर चलन केवल दुयम निबंधक कार्यालयत नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

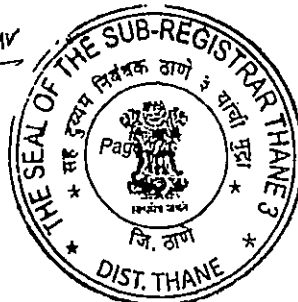
Signature Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 02
Date: 2023.10.23 21:22:26 IST
Reason: GRAS Secure Document
Location: India

Milind Gurav

[Signature]

Nimbalkar



ट न न - ३
दस्त क्र. 29996/2023
Print Date 30-10-2023 09:22:25
8/20

AGREEMENT FOR SALE

Flat No. 4, Ground Floor, Admeasuring Built up area 335.200 Sq. Ft., Building No. F-15, Gharonda 'F' type Co-op. Housing Society Ltd., Sector-9, Ghansoli, Navi Mumbai, Taluka & Dist. Thane -400701

MARKET VALUE	: 30,12,500/-
AGREEMENT VALUE	: 32,00,000/-
STAMP DUTY	: 1,92,000/-
REGISTRATION FEE	: 30,000/-

SALE PRICE **Rs. 32,00,000/-**

THIS AGREEMENT FOR SALE is made and entered into at Ghansoli (Navi Mumbai) on this 31st day of October 2023

W. Vinubalkar

M. J. J. J.

(M. J. J. J.)



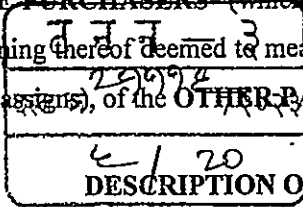
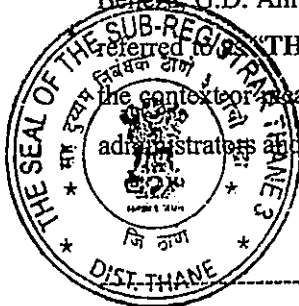
ट न न - ३
दस्त क. २९९९६ / २०२३
५ / २०

BETWEEN

MR. VINOD BALKRISHNA NIMBALKAR, age-49 years, (Pan No.ADNPN7220R) adult, Indian Inhabitant, residing at Near Ankur Hospital, 1, Shivsadan Neharu Nagar, Kanjurmarg East, Mumbai-400042, hereinafter called and referred to as "THE SELLER" (which expression shall unless it be repugnant to the context or meaning thereof deemed to mean and include their legal heirs, executors, administrators and assigns), of the ONE PART.

AND

1) MR. MILIND DHONDIRAM GURAV, age-49 years, (Pan No. AIJPG2886M),
2) MRS. MANISHA MILIND GURAV, age-44 years, (Pan No. ARTPG7540B),
both are adults, Indian Inhabitant, residing at A-1003, 10th Floor, Shivai chs, Dosti Belieze, G.D. Ambekar Marg, Parel Village, Mumbai City-400012, hereinafter called & referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof deemed to mean and include their legal heirs, executors, administrators and assigns), of the OTHER PART.



Flat No. 4, Ground Floor, Admeasuring Built up area 335.200 Sq. Ft., Building No. F-15, Gharonda 'F' type Co-op. Housing Society Ltd., Sector-9, Ghansoli, Navi Mumbai, Taluka & Dist. Thane -400701

Sale Price: Rupees 32,00,000/- (Rupees Thirty Two Lakhs only)

Hereinafter referred to as "THE SAID FLAT"

AND WHEREAS: THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD, a Company incorporated under the Companies Act, 1956 and having its registered office at "Nirnal" 2nd Floor, Nariman Point, Mumbai -400 021, (hereinafter referred to as "THE CIDCO ") as a New Town Planning Authority declared and appointed by the State Government exercise its power under section 113 (3)A of the Maharashtra Regional and Town planning Act, 1966 (hereinafter referred to as "the MRTP Act" for the New Towns of New Bombay.

AND WHEREAS: Pursuant to Section 113A of the MRTP Act, the State Government has been acquiring the lands and vesting in the Corporation the said lands for development and disposal.

VNimbalkar

Milind Gurav

Manisha Gurav

AND WHEREAS: The Corporation has constructed on one of such land building of GROUND and 03 upper floors such building comprising of flats and being designated as F-15 type building of Gharonda-1 housing scheme, at Sector No-9, Ghansoli Node.

AND WHEREAS: The present Seller was applying to the corporation for purchase of the flat in the said building & made requisition for inspection from the Corporation and the Corporation has given inspection to the present Seller of original plans of the building and specifications which the present Seller Purchase the said Flat from Corporation.

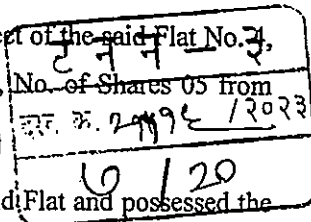
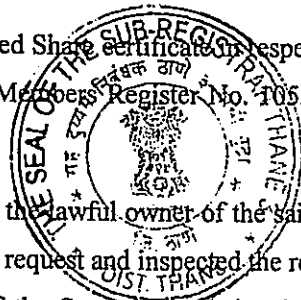
AND WHEREAS: The Certificate of title and Deeds as disclosed by the Corporation pertaining to the said land has been inspected by the present Seller.

AND WHEREAS: The Corporation has disclosed to the present Seller the nature of fixtures, fittings and amenities provided for in the said building.

AND WHEREAS: Present Seller MR. VINOD BALKRISHNA NIMBALKAR Purchased the Flat No. 4, Ground Floor, Admeasuring Built up area 335.200 Sq. Ft., Building No. F-15, Gharonda 'F' type Co-op. Housing Society Ltd., Sector-9, Ghansoli, Navi Mumbai, Taluka & Dist. Thane-400701 from CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED vide Agreement to Sale 14th day of July 2006 and said document is registered before the office of Sub registrar office at Thane-8, vide document No. TNN8-04457-2006, Receipt No.4608, on dated 26/09/2006

AND WHEREAS: Society had issued Share certificate in respect of the said Flat No. 3, bearing Share Certificate No. 105, Members Register No. 105, No. of Shares 05 from 521 to 525

AND WHEREAS: Present Seller is the lawful owner of the said Flat and possessed the same the party of the Second Part on request and inspected the relevant documents of the said Flat, and whereas the party of the Second Part being in need of the residential purpose requested to the party of the First Part, to transfer to them all rights, title and interest in the deed whatsoever they be free from all encumbrance for Sale Price of Rs. 32,00,000/- (Rupees Thirty Two Lakhs only) and the party of the First Part has agreed to sale of the said Flat No. 4, Ground Floor, Admeasuring Built up area 335.200 Sq. Ft., Building No. F-15, Gharonda 'F' type Co-op. Housing Society Ltd., Sector-9, Ghansoli, Navi Mumbai, Taluka & Dist. Thane-400701 to the party of the Second Part and on the terms and conditions hereinafter appearing.



Vinod Balkrishna Nimbalkar

M. Kumar

M. Kumar

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. The Seller hereby agrees to sell, transfer and assign all their rights, titles and interests in and upon the following Flat.

Flat No. 4, Ground Floor, Admeasuring Built up area 335.200 Sq. Ft., Building No. F-15, Gharonda 'F' type Co-op. Housing Society Ltd., Sector-9, Ghansoli, Navi Mumbai, Taluka & Dist. Thane-400701, for Sale Price of Rs. 32,00,000/- (Rupees Thirty Two Lakhs only) and the Purchasers has agreed to acquire the same and shares and interest of the Seller in respect of said flat that Purchasers has paid PART AMOUNT of Rs. 4,00,000/- (Rupees Four Lakhs only) to the Seller details as bellows.

- i) Rs.4,00,000/- (Rupees Four Lakhs only) through Cheque No. 000137, Bank-HDFC Bank, Branch- Worli Mumbai, dt. 19/10/2023

Balance of Rs. 28,00,000/- (Rupees Twenty Eight Lakhs only) Purchasers shall be paid to the Seller before executing the Sale Deed by raising Housing Loan from any Bank or financial institution within 45 days from the execution of this part payment Agreement for Sale.

2. The party of the first part has informed to the Purchasers that under the existing laws and rules of the Society the seller may not without the prior consent in writing of the said Society shall sell/ transfer assign or part with the interest or benefit under the said deed in any manner in favour of any person or persons however Seller shall obtain No Objection Certificate from Society dt. 23/10/2023



The Purchasers shall responsible to transfer the said flat in the record of CIDCO and whatever transfer charges of CIDCO shall be paid by Purchasers to the CIDCO on or before registration of Sale Deed.

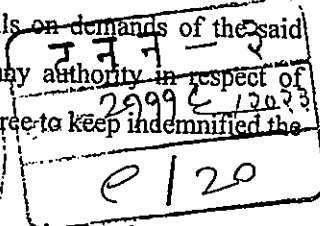
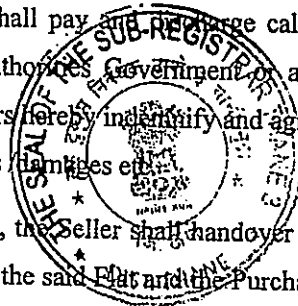
The parties hereto further declare and agrees that the Seller shall be responsible for the payment to said Society and all outgoing including Municipal taxes, water charges, maintenance charges etc. in respect of the said Flat till executing Sale Deed.

VR Vinayakbhar

M. Suman

M. Suman

5. After signing Sale Deed with full and final payment the Seller shall have no right, title, interest, claim demand or charge of whatsoever nature of the said Flat. The Seller has done all the needful acts in all in respects of transfer the title of the said Flat to the Purchasers and indemnified from all liabilities and/or claim of the said Flat. Further Seller Shall responsible for handover original documents to the Purchasers or Purchasers Bank for the purpose of disbursement of loan in time.
6. The Seller has not received any notice from CIDCO/Municipal Corporation/MSED Co. Ltd., and any other statutory body or authorities regarding the acquisition of the said Flat.
7. The Seller is not restricted either in the Income Tax Act, Gift tax Act, or under any other statute from disposing off the said flat or any other statute prevented from disposing stated in the Agreement.
8. After signing Sale Deed, the Purchasers shall be entitled to have and hold the occupation and the same for themselves unto and use and benefit for themselves their heirs, executors, successors forever without any claim through their interest for their subject on their part, the Purchasers are to pay the taxes, assessment charges, duties or calls made by the said Society, Municipal Authorities, Government or any authority in respect of said Flat.
9. After signing this Agreement for Sale that the Purchasers hereby covenant with the seller that they shall abide all the rules and regulation and by-laws of the said Society and shall pay ~~and discharge~~ calls on demands of the said Society, Municipal Authorities ~~Government or any authority in respect of~~ said Flat, and Purchasers hereby indemnify and agree to keep indemnified the Seller against all claims /damages etc.
10. After signing sale deed, the Seller shall handover to the Purchasers peaceful & vacant possession of the said Flat and the Purchasers giving receipt thereof and undertake that from time to time and at all-time hereafter and at the sole cost of the Purchasers, their heirs executors, administrator and counsels in law shall as may be reasonably required to be done or executed and procure all documents and such further assurances in law for better and such further assurances in law for proper transfer of rights, title, interests and benefits in the said Flat every part thereof into and to the Purchasers as aforesaid.

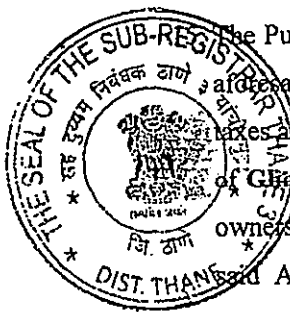


V. Umberkar

M. Swamy

CPA.

11. That the Seller hereby declares that they has paid all taxes and outgoing up to date in respect of the said Flat and that if any amount is due to said Society, or government and/or any other person/persons or authorities relating to the said Flat that such amount is recovered from the Seller.
12. The Seller shall execute all papers, forms declarations and documents as required by the said society and as per law, in favour of the Purchasers for the effectual transfer of the shares and other interests in the said society in respect of the said Flat.
13. Subject to the provision and terms and conditions of this Agreement for sale , and after signing the sale deed, the Seller hereby agrees to transfer their share and the interests in respect of the said Flat to the Purchasers and Purchasers is entitled to hold, possess, occupy and enjoy the said Flat without any interruptions from the Seller. The Seller further declares that they has full right and absolute authority to enter into this deed subject to Flat Ownership Act or any other Act and that the Seller has not done or performed any act, deeds, matter or thing whatsoever, whereby they may be prevented from entering into this deed as purported to be done hereby or whereby the Purchasers may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in his favour or whereof the quiet and peaceful enjoyment or possession of the Purchasers in respect of the said Flat may be disturbed and in the event of it being found that the Seller is not entitled to enter into this deed and transfer his rights to be transferred hereby and the Purchasers is not able to enjoy quiet and peaceful possession of the said Flat due to any such reasons, the Seller shall reimburse to Purchasers the loss, damage, which the Purchasers may suffer or sustain in this behalf.
14. The Purchasers do hereby agree to pay the stamp duty, registration charges payable to the revenue authorities for registration of the Agreement for Sale/Sale deed as it is mandatory to pay the stamp duty, registration charges as per provision of the Bombay Stamp Act 1908.



The Purchasers do hereby covenant with the Seller 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 and become member of Gharonda Type Co-op. 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.

Bhushakar

M. J. J. J.

M. J. J. J.

SCHEDULE OF FLAT

Flat No. 4, Ground Floor, Admeasuring Built up area 335.200 Sq. Ft., Building No. F-15, Gharonda 'F' type Co-op. Housing Society Ltd., Sector-9, Ghansoli, Navi Mumbai, Taluka & Dist. Thane-400701 bounded as follows:

ON Or towards the NORTH by : Flat No.1
 ON Or towards the SOUTH by : Building No. F 16
 ON Or towards the EAST by : Pathway
 ON Or towards the WEST by : Flat No.3

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and on the day and the year first herein above stated.

SIGNED SEALED AND DELIVERED

By the within named "SELLER" V Vinobalkar
 MR. VINOD BALKRISHNA NIMBALKAR



In the Presence of:

1. Sanjay Shinde. Shinde
2. Sangata mungde Shinde

SIGNED SEALED AND DELIVERED,

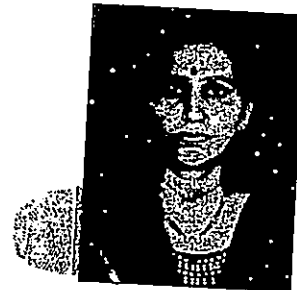
By the within named "PURCHASERS"

1) MR. MILIND DHONDIRAM GURAV



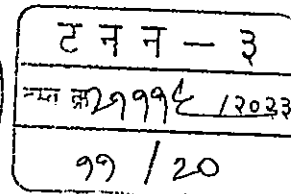
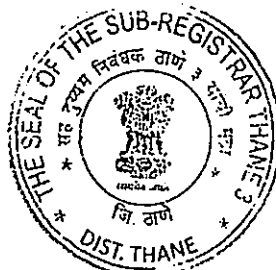
2) MRS. MANISHA MILIND GURAV

Milind



In the Presence of:

1. Shinde
2. Shinde



RECEIPT

RECEIVED WITH THANKS FROM "PURCHASERS" 1) MR. MILIND DHONDIRAM GURAV, 2) MRS. MANISHA MILIND GURAV, SUM OF Rs.4,00,000/- (Rupees Four Lakhs only) as per details below as PART PAYMENT against the sale of Flat No. 4, Ground Floor, Admeasuring Built up area 335.200 Sq. Ft., Building No. F-15, Gharonda 'F' type Co-op. Housing Society Ltd., Sector-9, Ghansoli, Navi Mumbai, Taluka & Dist. Thane-400701 details as bellows.

- i) Rs.4,00,000/- (Rupees Four Lakhs only) through Cheque No. 000137, Bank-HDFC Bank, Branch- Worli Mumbai, dt. 19/10/2023

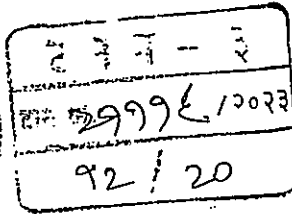
I SAY RECEIVED
Rs.4,00,000/-
(Rupees Four Lakhs only)

MR. VINOD BALKRISHNA NIMBALKAR
(SELLER)

In the Presence of:

1.

2.



4457373

30-10-2023

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : ठाणे 8

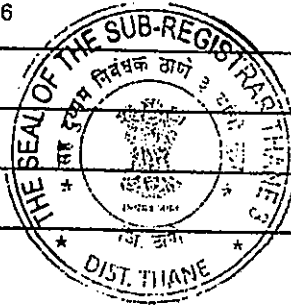
दस्त क्रमांक : 4457/2006

नोंदणी :

Regn:63m

गावाचे नाव : धनसोली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.315088
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 0
(4) भू-भापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :सदनिका नं. 4 , एफ- 15 , तळमजला , से . 9 , घरांदा , धनसोली , नवी मुंबई .
(5) क्षेत्रफळ	335.200 चौ.फुट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सिडको तर्फे इस्टेट ऑफिसर श्री. व्ही.जे. के. जोसेफ - - वय:-पत्ता:-पिन कोड:-पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-श्री. निंबाळकर विनोद बाळकृष्ण - - वय:-32पत्ता:-पिन कोड:-पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	14/07/2006
(10)दस्त नोंदणी केल्याचा दिनांक	26/09/2006
(11)अनुक्रमांक,खंड व पृष्ठ	4457/2006
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2070
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	3160
(14)शेरा	-



र न न - ३
दस्त क्र. 2999 E / 2023
73 / 20

City and Industrial Development Corporation of Maharashtra Ltd.

TAKING OVER POSSESSION BY THE ALLOTTEE

Ref No: 20001247/80008271/B-GHA-G1-F15-0-4

Date: 14.7.06

Flat No: 4, Floor No: 00, Building No: F15, Gharonda-1 Scheme, Sector No: 9 at Ghansoli along with parking No.-.

- 1. Date of allotment : 09.07.2004
- 2. Name of Purchaser : Mr. VINOD BALKRISHNA NIMBALKAR,
- 3. Date of execution of Agreement : 14.7.06

[Handwritten Signature]
Marketing Manager-III

POSSESSION RECEIPT

I hereby certify that I have taken over possession of the Flat No: 4, Floor No: 00, Building No: F15, Gharonda-1 (Scheme), Sector No: 9 at Ghansoli along with Parking No.-.

on this day of _____ after proper inspection of the fittings and fixtures provided therein. The particulars in a separate form provided for fittings and fixtures are ~~attached~~ attended to by CIDCO for which I am remaining present myself through my representative in the apartment during office hours from 9.30 a.m. to 5-30 p.m. I have no claim whatsoever in case of my failing to remain present during the above period.

I am aware that the power supply is not made available yet for which I am ready to wait till such time electricity is made available by the MSEB.

Before taking over possession, I have verified the fittings, fixtures and amenities in the above apartment and ~~found them~~ 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 of any nature whatsoever and I would not claim another apartment from CIDCO later on.

Received Lock No. _____ with duplicate key.

[Handwritten Signature]
(Signature of allottee)

Copy to: i) Maharashtra State Electricity Board
ii) Water Supply Department (CIDCO/NMMC)

E. A - C
2004/2-93
2004

ट न न - ३
दस्त क्र: 2999E/2003
98/20



GHARONDA F-TYPE CO-OPERATIVE HOUSING SOCIETY LIMITED

Share Certificate No. 105 Members's Register No. 105 No. of Shares 05

SHARE CERTIFICATE

GHARONDA F-TYPE CO-OPERATIVE HOUSING SOCIETY LIMITED.
Gharonda, Sector -9, Ghansoli, Navi Mumbai - 40u 701

(Register under Maharashtra Co-operative Societies Act 1960)

Registration No. N.B.O.M/CIDCO/H.S.G Date 30/08/2007
(O.H.)/2568/J.T.R./Year 2007-08

This is to Certify that Shri/Smt./M/s. VINOD BALKRISHNA
NIMBALKAR - F-15-04

is the Registered Holder of 05 fully paid up shares of Rs. FIFTY each numbered
from 521 to 525 both inclusive, in GHARONDA F-TYPE
CO-OP HSG. SOC. LTD., Ghansoli, Navi Mumbai
subject to the Bye-law of the said society.

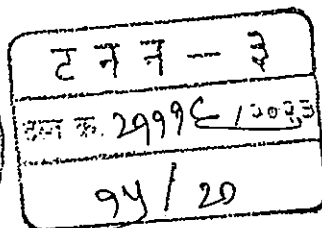
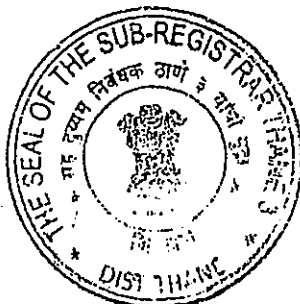
Given under the Common Seal of the said Society at Ghansoli
this 24th day of FEB 2008

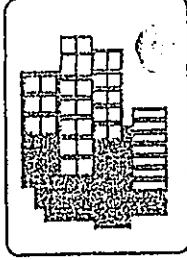
R. Smozdk
Authorised
M. C. Member

[Signature]
Secretary

[Signature]
Chairman

[Handwritten Note]
107/2012





घरांदा 'एफ' टाईप को-ऑपरेटिव्ह हौसिंग सोसायटी लि.

नोंदणी क्र.: एन.बी.ओ.एम./सिडको/एच.एम.जी. (ओ.एच.)/२५६८/जे.टी.आर./सन २००७-०८

इमारत क्र. एफ-१ ते एफ-२८, सेक्टर ९, घणसोली, नवी मुंबई - ४०० ७०९. फोन : ८९२८८९४०९०

जावक क्र.: ६९

दिनांक : 23/10/2023

TO WHOMSOEVER IT MAY CONCERN

This is certify that 1) **MR.VINOD BALKRISHNA NIMBALKAR** is member of our society and he is owner of F-15/04 in Ground Floor, having area admeasuring about 335.200 sq. ft. (built-up area) in our society and society allotted Share Certificate No.105

Further we also confirm that there are no outstanding dues/charges payable by the member in respect of the said flat and he has paid all the dues in respect of the same up to date. Also we confirm that there is no any financial liability regarding said flat as per our record.

We further confirm that, we have **NO OBJECTION TO SELL / TRANSFER** the said flat in name of 1) **MR.MILIND DHONDIRAM GURAV** 2) **MRS MANISHA MILIND GURAV** AS per rules and regulation of the society under provision of MAHARASHTRA CO. OPERATIVE HOUSING SOCIETY ACT 1961.

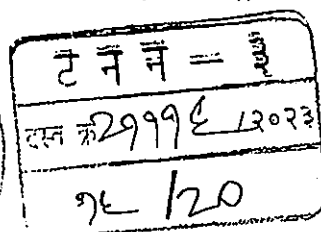
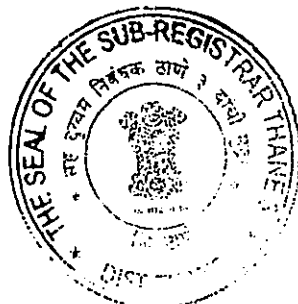
Yours Faithfully



Gharonda E Type Co. Op. Housing Society Ltd

Mr. Atmaram S. Sanas
(Chairman)

Mr. Pravin P. Bangar
(Secretary)



आयकर विभाग
INCOME TAX DEPARTMENT
VINOD BALKRISHNA NIMBALKAR

भारत सरकार
GOVT. OF INDIA

BALKRISHNA NIMBALKAR

07/10/1974

ADNPN7220R

B. Nimbalkar



B. Nimbalkar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

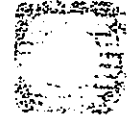
MILIND DHONDIRAM GURAV
DHONDIRAM TUKARAM GURAV

23/10/1974

Permanent Account Number
AIJPG2886M

M. Gurav

Signature



M. Gurav

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MANISHA MILIND GURAV
DINKAR ANANDA GURAV

20/01/1979

Permanent Account Number

ARTPG7540B

M. Gurav

Signature



M. Gurav

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANJAY R SHINDE
RAU PUNDLIK SHINDE

01/06/1969

Permanent Account Number

AMMPS8800N

S. Shinde

Signature

S. Shinde

आयकर विभाग
INCOME TAX DEPARTMENT

MENGDE SANGEETA DILIP

JAYRAM BALWANT KHILARI

23/01/1977

Permanent Account Number

AOOPM9033R

M. Mengde

Signature



M. Mengde

ट न न - ३
दस्ता क्र 29996 / 2023
१० / २०

75/21116

मंगळवार 31 ऑक्टोबर 2023 2:03 म.न.

दस्त गोपवारा भाग-1

दनन3

9L-20

दस्त क्रमांक: 21116/2023

दस्त क्रमांक: दनन3 /21116/2023

वाजारा मूल्य: रु. 30,12,398/-

मोबदला: रु. 32,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,92,000/-

द. नि. मं. द. नि. दनन3 बांचे कार्यालय

गावर्नी: 23259

गावर्नी दिनांक: 31/10/2023

अ. क्र. 21116 वर दि. 31-10-2023

मादरगणाराचे नाव: मिलिंद धोंडीराम गुरव - -

गेजी 2:02 म.न. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हानाळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

मूल्य: 30400.00

दस्त हजर करण्याच्याची मही:

Joint Sub Registrar Thane, 3

सह दुय्यम निबंधक वर्ग - २

Joint Sub Registrar Thane, 3

सह दुय्यम निबंधक वर्ग - २

ठाणे ज.३

दस्ताचा प्रकार: क. ३

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उग-खंड (दोन) मध्ये तमद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 31 / 10 / 2023 02 : 02 26 PM ची वेळ: (मादगीकरण)

शिक्का क्र. 2 31 / 10 / 2023 02 : 03 00 PM ची वेळ: (फी)

- प्रातिज्ञा पत्र -

पर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपूर्ण गजकुर लिप्यादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तामधील सत्यता कायदेशीर शर्दी नाही खात्रील लिप्यादक व्यक्ती संपूर्णपणे नसायदार आहेत. याच कागदपत्रांमध्ये दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणत्याही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

M. S. Suray
महान धंधार सही

V. Simbalbar
लिहव दणोर सही

M. S. Suray





31/10/2023 2 09 38 PM

दम्न घोषणा भाग-2

दम्न क्रमांक 9820
दम्न क्रमांक: 21116/2023

दम्न क्रमांक: 21116/2023
दम्नाना प्रकार: अज्ञातनामा

अनु क्र.	पक्षकारांचे नाव व पत्ता	पक्षकारांचा प्रकार	द्वाराचित्र	दम्ना प्रमाणित
1	नाम: मिनिंद्र धोंडीराम गुन्व - पत्ता: प्लॉट नं. - , माळानं. - , पणजीचे नाव, ए-1003 दहावा मजला शिवाई सीएचएम रोस्नी येथील सी.टी. ऑक्टोकर मार्ग पर्यंत व्हिलेज मुंबई , ज्यॉक नं. - , रोड नं. - , महाराष्ट्र, MUMBAI. फोन नंबर: AIJPG2886M	निहून घणार वय :-49 स्वाक्षरी:- <i>M Ghunwar</i>		
2	नाम: मनिंरा मिनिंद्र गुन्व - पत्ता: प्लॉट नं. - , माळानं. - , पणजीचे नाव, ए-1003 दहावा मजला शिवाई सीएचएम रोस्नी येथील सी.टी. ऑक्टोकर मार्ग पर्यंत व्हिलेज मुंबई , ज्यॉक नं. - , रोड नं. - , महाराष्ट्र, मुम्बई. फोन नंबर: ARTPG7540B	निहून घणार वय :-44 स्वाक्षरी:- <i>M Ghunwar</i>		
3	नाम: विनोद बाळकृष्ण निंबोळकर - पत्ता: प्लॉट नं. - , माळानं. - , पणजीचे नाव: अंकुर हॉस्पिटल 1 बयळ शिवनंदन नेहरू नगर पणजी मार्ग ईस्ट मुंबई , ज्यॉक नं. - , रोड नं. - , महाराष्ट्र, मुम्बई. फोन नंबर: ADNPN7220R	निहून घणार वय :-49 स्वाक्षरी:- <i>V Nimboalkar</i>		

वरील दम्नांचा अंमल देणार न्यायाधीश वरिष्ठ न्यायाधीश दम्न प्रवृत्त करून दिव्याचे कवून करताना.
शिक्का क्र.3 डी वेळ: 31 / 10 / 2023 02 : 04 : 31 PM

ओळख -
मागील दम्नां अंमल निवृत्तीत करताना की ते दम्नांचा अंमल देणार-यांना व्यक्तीशः ओळखताना, व त्यांची ओळख पारवितात

अनु क्र.	पक्षकारांचे नाव व पत्ता	द्वाराचित्र	दम्ना प्रमाणित
1	नाम: मन्जय शिंदे - वय 55 पत्ता: पणजीची नवी मुंबई फोन नंबर: 400701	<i>M Shinde</i> स्वाक्षरी	
2	नाम: मनिंरा मंगई - वय 46 पत्ता: पणजीची नवी मुंबई फोन नंबर: 400701	स्वाक्षरी <i>M Ghunwar</i>	

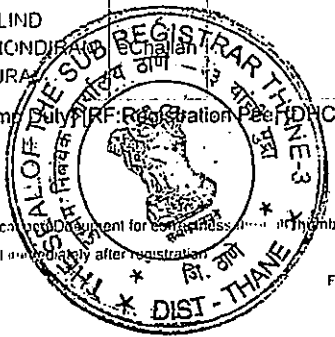
शिक्का क्र.4 डी वेळ: 31 / 10 / 2023 02 : 09 : 20 PM

अज्ञातनामा
जरी सुनील गणेश खोसले 3

सह न्याय निबंधक वर्ग - २
Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MILIND DHONDIRAM - GURAV	eChallan	6910032023102319626	MH009955213202324E	192000.00	SD	0005399349202324	31/10/2023
2		DHC		1023308017571	400	RF	1023308017571D	31/10/2023
3	MILIND DHONDIRAM GURAV			MH009955213202324E	30000	RF	0005399349202324	31/10/2023

[SD: Stamp Duty | RF: Registration Fee | DHC: Document Handling Charges]



Know Your Rights as Registrants

- 1. Verify Scanned Document for correctness in the manual (4 pages on a side) printout after scanning
- 2. Get printout immediately after registration

For feedback, please write to us at feedback.isarita@gmail.com

21116 / 2023

ट न न - ३
दस्ता क्र. 2999६/२०२३
20 / 20

प्रमाणित करण्यात येते की सदर दस्तास
एकूण.....२०.....पाने आहेत.

श्री. जी. पी. खोत
सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
पुस्तक क्र. १
कमाल.....२९९९६.....वर नोंदला.

श्री. जी. पी. खोत
सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
दिनांक ३१ ऑक्टो. १० सन. २०२३



GHARONDA F-TYPE CO-OPERATIVE HOUSING SOCIETY LIMITED

Share Certificate No. 105

Members's Register No. 105

No. of Shares 05

SHARE CERTIFICATE

GHARONDA F-TYPE CO-OPERATIVE HOUSING SOCIETY LIMITED.

Gharonda, Sector -9, Ghansoli, Navi Mumbai - 400 701

(Register under Maharashtra Co-operative Societies Act 1960)

Registration No. N.B.O.M/CIDCO/H.S.G Date 30/08/2007
(O.H.)/2568/J.T.R./Year 2007-08

This is to Certify that Shri/Smt./Ms. VINOD BALKRISHNA
NIMBALKAR - F-15-04

is the Registered Holder of 05 fully paid up shares of Rs. FIFTY each numbered
from 521 to 525 both inclusive, in GHARONDA F-TYPE
CO-OP HSG. SOC. LTD., Ghansoli, Navi Mumbai

subject to the Bye-law of the said society.

Given under the Common Seal of the said Society at Ghansoli
this 24th day of FEB 2008

R. Smozdk
Authorised
M. C. Member

[Signature]
Secretary

[Stamp]
11/07/2012

[Signature]
Chairman



नवी मुंबई महानगरपालिका

मालमत्ता कर दायक

2023-2024(II)

लेखा क्रमांक	GH0002148952	मालमत्तेचे वर्णन	HOUSE:
मालमत्ता क्रमांक	GHA-9-0GHR-F/015-0004		
कर द्यावाची नावे	LESSOR:CIDCO, LEASEE: VINOD B NIMBALKAR		
Building :	F/015,Unit : 0004,Plot NO : 0GHR,Sector : 9,Node : GHANSOLI,Ward : GHANSOLI,Navi Mumbai,Maharashtra.		

You may pay bill on
www.nmmc.gov.in -> click
 on property -> insert
 property code -> pay online!

Cheque/D.D./Pay Order
 please drawn in favour
 of "NMMC".

दिनांक पासून पर्यंत	निवासी कारपात्र मूल्य		श्रमिकनिवासी कारपात्र मूल्य	
01-OCT-23 31-MAR-24	3534		0	
देयकाचा तपशील	दर %	निवासी कर	दर %	श्रमिकनिवासी कर
सर्वमावनाथ कर	23.5	416.00	0	0.00
जल लागू कर	1	18.00	0	0.00
मलनिःसारण लाभ कर	3	54.00	0	0.00
मलनिःसारण लाभ कर	1	18.00	0	0.00
शिवप उपकर	1	18.00	0	0.00
दृष्ट उपकर	0.5	9.00	0	0.00
पथ कर	2.67	48.00	0	0.00
ग मि कर	5	89.00	0	0.00
गवाम्बर हवी कर	10	0.00	0	0.00
मोट्या निवासी जागेवार्गील कर		670		0
देयकाची एकूण रक्कम		670		
या रकमेवजावतीचा भूमी भरलेली रक्कम		0		
मार्गाने भरवलेली		3377		
पानु खालवतामाटीचा एकूण कर		4047		

First Assess.Date: 01-JUL-2006

Current Area (in Sq.m)

Resi Area: 31.15

Com Area: 0.0

Indus Area: 0.0

LAST PAYMENT MADE
 ON
 21/05/2021 Rs 670 00

As On 31/10/2023 4047

Before 30/11/2023 4100

Before 31/12/2023 4154

Before 31/01/2024 4221

Before 29/02/2024 4288

Before 31/03/2024 4355

23 OCT 2023
 RECEIVED
 NMMC

(Signature)
 मुजगा विलीप जोले
 अधिकारिण आपुस्त (१)

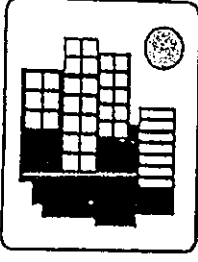
Property Receipt

<http://www.nmmc.gov.in:9092/NMMC-Online-property>



Navi Mumbai Municipal Corporation

Receipt ID	:	NMMC-PT-480026R9290
Receipt Date	:	2023-10-23
Property Code	:	GH0002148952
Collector Name	:	gh_axsadm
Collection Center	:	AxS Ghansoli
Amount	:	4047.0
Payment Mode	:	Cash
This is a computer generated receipt and does not require a signature		



घरोंदा 'एफ' टाइप को-ऑपरेटिव्ह होसिंग सोसायटी लि.

नोंदणी क्र. : एन.वी.ओ.एम. / सिडको / एच.एस.जी. (ओ.एच.) / २५६८ / जे.टी.आर. / सन २००७-०८

इमारत क्र. एफ - १ ते एफ - २८, सेक्टर ९, घणसोली, नवी मुंबई - ४०० ७०१. फोन : ८९२८८९४०९०

जावक क्र. :

दिनांक :

TO WHOMSOEVER IT MAY CONCERN

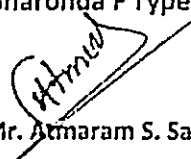
This is certify that 1) MR.VINOD BALKRISHNA NIMBALKAR is member of our society and he is owner of F-15/04 in Ground Floor, having area admeasuring about 335.200 sq. ft. (built-up area) in our society and society allotted Share Certificate No.105

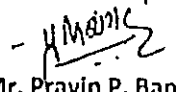
Further we also confirm that there are no outstanding dues/charges payable by the member in respect of the said flat and he has paid all the dues in respect of the same up to date. Also we confirm that there is no any financial liability regarding said flat as per our record.

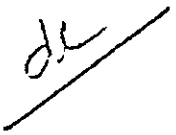
We further confirm that, we have NO OBJECTION TO SELL / TRANSFER the said flat in name of 1) MR.MILIND DHONDIRAM GURAV 2)MRS MANISHA MILIND GURAV AS per rules and regulation of the society under provision of MAHARASHTRA CO. OPERATIVE HOUSING SOCIETY ACT 1961.

Yours Faithfully

Gharonda F Type Co. Op. Housing Society Ltd


Mr. Atmaram S. Sanas
(Chairman)


Mr. Pravin P. Bangar
(Secretary)





STATE BANK OF INDIA
KANJURMARG BRANCH,
"AKASHDEEP", KANJUR VILLAGE ROAD,
MUMBAI - 400 042.
BRANCH CODE : 06249


TEL NO.: 022-25782701 | TELEFAX: 022-25795498 | E-MAIL: sbi.06249@sbi.co.in

Date: 05/11/2013

CIDCO
CIDCO Bhawan,
CBD Belapur,
Navi Mumbai,
Pin-400614.

This is to certify that Mr. VINOD BALKRISHNA NIMBALKAR had availed Housing loan
(Loan Account No. 10034308308) from this branch for flat no-4, Ground floor, Buildg No-F 15,
Gharonda-1, Sector-9. Ghansoli. He has fully repaid the loan amount on 12/04/2013 and the said
Loan Account stands closed on 12/04/2013.


BRANCH MANAGER

RECEIVED
ACCOUNT STATE OFFICER
Branch Name
CIDCO ID
DATE 6/11/13
Sign 

आक ६० - 266



STATE BANK OF INDIA
KANJURMARG BRANCH,
"AKASHDEEP", KANJUR VILLAGE ROAD,
MUMBAI - 400 042.
BRANCH CODE : 06249

TEL NO.: 022-25782701 | TELEFAX: 022-25795498 | E-MAIL: sbi.06249@sbi.co.in


Date: 05/11/2013


CIDCO
CIDCO Bhawan,
CBD Belapur,
Navi Mumbai,
Pin-400614.

This is to certify that Mr. VINOD BALKRISHNA NIMBALKAR had availed Housing loan (Loan Account No. 10034308308) from this branch for flat no-4, Ground floor, Buildg No-F 15, Gharonda-1, Sector-9, Ghansoli. He has fully repaid the loan amount on 12/04/2013 and the said Loan Account stands closed on 12/04/2013.


BRANCH MANAGER



Received

8/12/13

RECEIVED	
ASSTT. ESTATE OFFICER	
Kedar Khairne	
CIDCO LTD.	
Date.....	6/11/13
Sign.....	



STATE BANK OF INDIA
KANJURMARG BRANCH,
"AKASHDEEP", KANJUR VILLAGE ROAD,
MUMBAI - 400 042.
BRANCH CODE : 06249

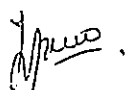
TEL NO.: 022-25782701 | TELEFAX: 022-25795498 | E-MAIL: sbi.06249@sbi.co.in

Date: 13/04/2013

TO WHOM SO EVER IT MAY CONCERN

This is to certify that Mr. VINOD BALAKRISHNA NIMBAI.KAR had availed Housing loan of Rs. 2.46.000/- (Loan Account No. 10034308308) from this branch.

He has fully repaid the loan amount on 12/04/2013 and the said Loan Account stands closed on 12/04/2013.


BRANCH MANAGER



RECEIPT

Circle:Marketing Main

ReceiptNo.1400007288/2004

Date:07.09.2004

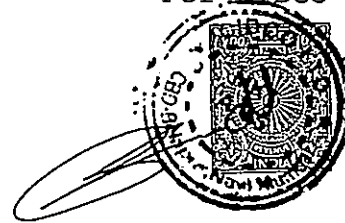
Received with thanks from Mr. VINOD BALKRISHNA NIMBALKAR
(your account No.with us 9783)an amount of Rs.73,772.00
(Rs.Seventy Three Thousand Seven Hundred Seventy Two Only)vide
cash/Cheque/DL No. 438763dt06.09.04 drawn on Stae bank of
india,kanjur marg towards following

Docu.No.	Due Date.	Amount Due	Amount Paid
100003147	10.09.2004	73,772.00 /	73,772.00

Sr. Sales Order No. Invoice Reference	Property Code Property Description
1) 20001247 90002257	B-GHA-G1-F15-0-4 GHANSOLI GHARONDA HSG. SCHEME IN SEC-9

Subject to realisation of cheque

For,CIDCO Ltd.



133

RECEIPT

Circle:Marketing Main

ReceiptNo.1400011705/2004

Date:08.12.2004

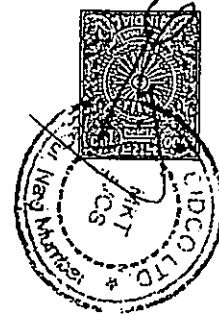
Received with thanks from Mr. VINOD BALKRISHNA NIMBALKAR
(your account No.with us 9783)an amount of Rs.73,772.00
(Rs.Seventy Three Thousand Seven Hundred Seventy Two Only)vide
cash/Cheque/DD No. 439104,dt06.12.04 drawn on State bank of
india,mumbai towards following

Docu.No.	Due Date.	Amount Due	Amount Paid
100003147	10.12.2004	73,772.00	73,772.00

Sr. Sales Order No. Invoice Reference	Property Code Property Description
1) 20001247 90002257	B-GHA-G1-F15-0-4 GHANSOLI GHARONDA HSG. SCHEME IN SEC-9

Subject to realisation of cheque

For CIDCO Ltd.



Printed On: 08.12.2004

RECEIPT

Circle:Marketing Main

ReceiptNo.1400015606/2004

Date:03.03.2005

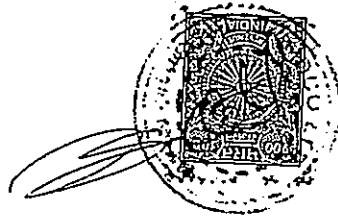
Received with thanks from Mr. VINOD BALKRISHNA NIMBALKAR
(your account No.with us 9783)an amount of Rs.73,772.00
(Rs.Seventy Three Thousand Seven Hundred Seventy Two Only)vide
cash/Cheque/DD No. 439449dt02.03.05 drawn on State bank of
india,kanjur marg towards following

Docu.No.	Due Date.	Amount Due	Amount Paid
100003147	04.03.2005	73,772.00	73,772.00

Sr. Sales Order No. Invoice Reference	Property Code Property Description
1) 20001247 90002257	B-GHA-G1-F15-0-4 GHANSOLI GHARONDA HSG. SCHEME IN SEC-9

Subject to realisation of cheque

For CIDCO Ltd.



CIDCO

WE MAKE CITIES

RECEIPT

Circle:Marketing Main

ReceiptNo.1400002897/2005

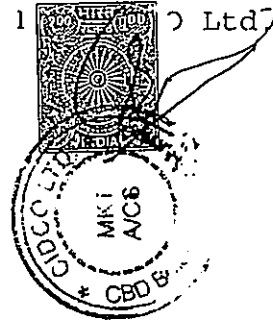
Date:01.06.2005

Received with thanks from Mr. VINOD BALKRISHNA NIMBALKAR
(your account No.with us 9783)an amount of Rs.73,772.00
(Rs.Seventy Three Thousand Seven Hundred Seventy Two Only)vide
cash/Cheque/DD No. 439830 dt 31.05.05 drawn on State Bank of
India, Mumbai towards following

Docu.No.	Due Date.	Amount Due	Amount Paid
100003147	03.06.2005	73,772.00	73,772.00

Sr. Sales Order No. Invoice Reference	Property Code Property Description
1) 20001247 90002257	B-GHA-G1-F15-0-4 GHANSOLI GHARONDA HSG. SCHEME IN SEC-9

Subject to realisation of cheque



Printed On: 01.06.2005

133

RECEIPT

Circle:Marketing Main

ReceiptNo.1400002898/2005

Date:01.06.2005

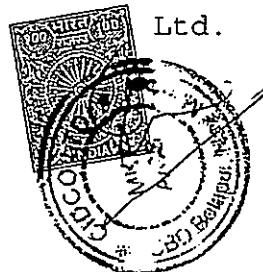
Received with thanks from Mr. VINOD BALKRISHNA NIMBALKAR
(your account No.with us 9783)an amount of Rs.18,675.00
(Rs.Eighteen Thousand Six Hundred Seventy Five Only)vide
cash/Cheque/DD No. 439827 dt 30.05.05 drawn on State Bank of
India, Mumbai towards following

Docu.No.	Due Date.	Amount Due	Amount Paid
90007893	01.06.2005	18,675.00	18,675.00

Sr. Sales Order No. Invoice Reference	Property Code Property Description
1) 20001247 90007893	B-GHA-G1-F15-0-4 GHANSOLI GHARONDA HSG. SCHEME IN SEC-9

Subject to realisation of cheque

For
CIDCO Ltd.



Printed On: 01.06.2005

RECEIPT

Circle:Marketing Main

ReceiptNo.1400002952/2004

Date:22.06.2004

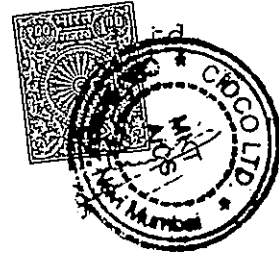
Received with thanks from Mr. VINOD BALKRISHNA NIMBALKAR
(your account No.with us 9783)an amount of Rs.20,000.00 (Rs.Twenty
Thousand Only)vide cash/Cheque/DD No. 593239 dt 21.06.04 drawn on
Abhyudaya Co op Bank, Parel towards following

Docu.No.	Due Date.	Amount Due	Amount Paid
100001722	22.06.2004	20,000.00	20,000.00

Sr. Sales Order No. Invoice Reference	Property Code Property Description
1) 20001247	B-GHA-G1-F15-0-4 GHANSOLI GHARONDA HSG. SCHEME IN SEC-9

Subject to realisation of cheque

For



CIDCO

WE MAKE CITIES

City and Industrial Development
Corporation of Maharashtra Ltd.

MarketingManager-III
CIDCO Bhawan,
CBD Belapur,
Navi Mumbai,
Pin:400614
Tel:55918171

Reference No: 20001247/90002257

ANNEXURE

1. Sale Price may be enhanced upto 10%.

2. Mode of Payment:

The payment should be made by Demand Draft / Pay Order / Cheque payable at Navi Mumbai / Mumbai drawn in favour of CIDCO Ltd. The payment will be accepted at CIDCO Bhavan, Ground Floor Cash Counter, from Monday to Friday (excluding Public Holidays) during 10.00 am to 1.00 pm and 2.00 pm to 4.30 pm only. Observance of payment schedule is considered to be essence of the contract and failure to observe the same shall render the offer revocable without future notice. In case of genuine hardship, extension of time for payment will be considered at the discretion of the Management subject to payment of Delayed Payment Charges (DPC) at the prevailing rates.

3. Fulfilling of Eligibility Conditions:

Applicant shall submit (if not submitted earlier) affidavit duly notarized in the form available in Scheme Booklet in support of 15 years continuous stay in Maharashtra or either he/she shall submit Domicile Certificate / School Leaving Certificate / Ration Card / Employment Certificate etc.

4. Mode of Disposal of Tenement:

The Tenement will be sold on "Outright Purchase Basis" only. A Co-operative society of buyers is required to be formed and registered by the buyers at their own cost. NOC for registration of Society will be issued by the Corporation.

5. We have to inform you that if you fail to pay agreed sale price or if you fail to execute the agreement and take over the possession of the tenement within the time prescribed in the payment schedule or if you fail to produce the necessary documents about your eligibility under the Scheme, our Corporation will be constrained to cancel the allotment and allot this tenement to another person. Under such circumstances no representation from you will be entertained by our Corporation. In case of cancellation of allotment or withdrawal from the scheme, the registration charges/Booking Amount (EMD) paid at the time of allotment and 25% of the House price and DPC accrued will be deducted and rest of the amount will be refunded without interest to the applicant after submission of original Allotment Letter, Original receipts and original No Objection Certificate for mortgage to CIDCO.

Agwath

CIDCO

WE MAKE CITIES

City and Industrial Development
Corporation of Maharashtra Ltd.

MarketingManager-III
CIDCO Bhawan,
CBD Belapur,
Navi Mumbai,
Pin:400614
Tel:55918171

6. Execution of Agreement to Sale:

Agreement to sale will be executed between the corporation and you and thereupon possession of the tenement will be handed over to you. You will have to execute the Agreement to Sale in the standard form and take the possession of the tenement within 15 days from the date of acceptance of the final installment of sale price and payment towards Miscellaneous Charges by our Corporation.

7. Mortgage of Tenement to Financial Institutes:

We have no objection to mortgage allotted tenement under construction to the Financial Institution at any time for the purpose of releasing Housing Loan. The financial institute shall be from CIDCO Approved List.

8. You will have to pay stamp duty as per the provision of the Bombay Stamp Act, 1958.

9. You will have to take Electric connection in the tenement by applying to MSEB and will have to pay deposits, other charges and bills for electric supply.

10. Maintenance of the water meter and water supply line within the condominium is the collective responsibility of all the allottees within the condominium. Allottees will have to pay water charges to the appropriate authority separately.

11. All the terms and conditions given in the Scheme Booklet are applicable for this allotment letter.

12. The due date for last installment is the date indicated hereby in this Letter of Allotment unless and otherwise changed by further communication to you.

13. If any installment payment is delayed by 90 days, the booking of the tenement is likely to be cancelled without any further notice to you.

14. The built up areas in the Scheme Booklet are chargeable at the rates given according to the floor and if there is marginal change in the overall built up area of the tenement same will be communicated in due course of time. The marginal changes in area will not be charged.


Marketing Manager (III)

CIDCO

WE MAKE CITIES

City and Industrial Development
Corporation of Maharashtra Ltd.

MarketingManager-III
CIDCO Bhawan,
CBD Belapur,
Navi Mumbai,
Pin:400614
Tel:55918171

Reference No: 20001247/90002257

D. PAYMENT SCHEDULE

Installment No	Amount in Rs.	Due Date
01.	73,772.00	10.09.2004
02.	73,772.00	10.12.2004
03.	73,772.00	04.03.2005
04.	73,772.00	03.06.2005

* Payments to be made on next working day if due date for installment is a holiday.

E. MISCELLANEOUS CHARGES (Rs)

1.Share money	:	200.00
2.Documentation Charges	:	500.00
3.Water Connection Charges	:	8,500.00
4.Power Supply Network Development Charges	:	7,475.00
5.Lock Recovery Charges	:	0.00
6.Charges M & R (Fixed)	:	2,000.00
7.Charges M & R (Area Based)	:	0.00
8.Gas Connection Charges	:	0.00
9.Water Distribution Betterment Charges	:	0.00
10.Power Connection Charges	:	0.00
11.Other Misc.Charges	:	0.00
12.Deposit M & R (Fixed)	:	0.00
13.Deposit M & R (Area Based)	:	0.00
Total Miscellaneous Charges	:	18,675.00

Note:

- 1.The amount of miscellaneous charges should be paid by separate Demand Draft/Pay order along with the last installment.
- 2.Variation in area & price if any shall be acceptable to you.
- 3.Other terms and conditions of allotment are as per attached annexure.
- 4.Please always quote the reference number for all your future transactions.

We thank you and look forward to a long lasting relationship with you.

Yours faithfully,


MarketingManager-III

CIDCO

WE MAKE CITIES

City and Industrial Development
Corporation of Maharashtra Ltd.

MarketingManager-III
CIDCO Bhawan,
CBD Belapur,
Navi Mumbai,
Pin:400614
Tel:55918171

Reference No: 20001247/90002257
Customer No: 9783

Date:09.07.2004

To,
Mr. VINOD BALKRISHNA NIMBALKAR
1 / SHIVA SADAN,
NEHRU NAGAR,
NEAR ANKUR HOSPITAL,
KANJURMARG (E),
Mumbai-400042

Sub: Allotment of Apartment in our "Gharonda-1" Housing
scheme in sector 9, Ghansoli, Navi Mumbai.

Dear Sir/Madam,

With reference to your application No.4358, we are
thankful to you for booking an Apartment in our "Gharonda-1"
Housing Scheme in sector 9, Ghansoli, Navi Mumbai. We are pleased
to allot you the apartment mentioned below as per your choice
under the terms and conditions mentioned herein and the Annexure
overleaf.

A. DETAILS OF APARTMENT ALLOTTED

Tenement Alloted	Building No.	Floor No.	Flat No.	(Area in SQF) Flat Terrace
B-GHA-G1-F15-0-4	F15	00	004	335.200

Rate of Flat/SQF:940.00

B. DETAILS OF PARKING SPACE

Parking Space Alloted :
Description :

C. PRICE

Price-Parking Space (Rs)	Price-Terraces (Rs)	Sales Price of Tenement (Rs)	Amount Paid (Demand Regi + EMD) (Rs)	Balance Amount (Rs)
0.00	0.00	315,088.00	20,000.00	295,088.00

Bhadi