

# SUNIL DESHPANDE

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

Architects & Govt. Approved Valuers

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

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

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

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

Date: 26/09/2019

## VALUATION REPORT

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

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

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

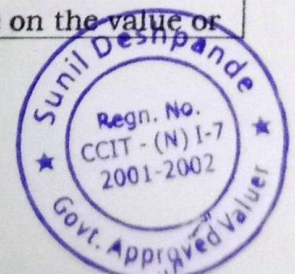
3 Document Details		Name of Approving Authority	
Layout plan	N.A	Details not furnished	
Building plan	N.A	Details not furnished	



<b>Construction Permission</b>	N.A	Details not furnished						
<b>Occupancy certificate</b>	Yes	Ref. No. CIDCO/ATPO (BP)/1651 dtd. 29/03/2010 issued by Additional Town Planning Officer (B.P.), Navi Mumbai & Khopta ,CIDCO.						
<b>Legal Documents</b>	Yes	<ol style="list-style-type: none"> <li>1. Copy of Index II vide reg. no- PVL4-5812-2019 dtd. 07/06/2019.</li> <li>2. Copy of Agreement Sale made between Mr. Mahesh Ramchandra Gandhale &amp; Mrs. Swati Mahesh Gandhale <b>"THE SELLERS"</b> and Mr. Mahesh Dattatray Puranik, Mr. Ganesh Dattatray Puranik &amp; Mrs. Lata Dattatray Puranik <b>"THE PURCHASERS"</b> vide reg. no- PVL4-5812-2019 dtd. 07/06/2019.</li> </ol>						
<b>4</b>	<b>Physical Details</b>							
<b>Adjoining Properties</b>	<b>East</b>	By Road	<b>West</b>	Row House	<b>North</b>	Shivneri CHSL	<b>South</b>	Shivshakti CHSL
<b>Matching of Boundaries</b>	Yes	<b>Plot demarcated</b>	Yes	<b>Approved Land use</b>	Residential Flat	<b>Type of Property</b>	Residential Flat	
<b>No. of rooms</b>	<b>Living /Dining</b>	01 No.	<b>Bed Room</b>	01 No.	<b>Toilet</b>	01 No.	<b>Kitchen</b>	01 No.
<b>Total no. of floors</b>	Ground + 2 Upper Floor	<b>Floor on which the property is located</b>	Gr+1 <sup>st</sup> Floor	<b>Approx. age of the property</b>	10 Years (as per OC)	<b>Residual age of the property</b>	50 Years Subject to proper care & Maintenance	<b>Type of structure-Load Bearing</b>
<b>5</b>	<b>Tenure/Occupancy Details</b>							



<b>Status of Occupancy</b>	Ground floor is given on rent, 1 <sup>st</sup> & 2 <sup>nd</sup> floor is Owner Occupied	<b>No of Years of occupancy</b>	From 10 Years
<b>5 Stage of construction- 100 % Completed</b>			
<b>7 Violations if any observed</b>			
<b>Nature and extent of violations</b>		Nothing such observed	
<b>8 Area Details of the property</b>			
<b>Plinth area</b>	Documented Built-up area of the flat= 24 Sq.mtrs. i.e. 258.33 sq.ft. Say ~258 sq.ft. <b>(As per Index II)</b>		
<b>Carpet area</b>	---		
<b>Measured Carpet area</b>	250 sq.ft.		
<b>Remarks</b>	<b>Please Call for CC.</b>		
<b>9 Valuation</b>	<b>Area sq.ft</b>	<b>Rate adopted sq.ft</b>	<b>Value in Rs.</b>
<b>FAIR MARKET VALUE OF THE PROPERTY</b>	<b>258 sq.ft Built up</b>	<b>Rs.14,500/sq.ft</b>	<b>37,41,000/-</b>
<b>GOVERNMENT VALUE OF THE PROPERTY</b>	---	---	<b>21,57,600/-</b>
<b>RENTAL</b>			<b>7,500/-</b>
<b>REALIZABLE SALE VALUE</b>			<b>33,66,900/-</b>
<b>DISTRESS SALE VALUE</b>			<b>29,92,800/-</b>
<b>INSURANCEVALUE</b>	<b>258 sq.ft built up area</b>	<b>Rs.1800/-sq.ft Built up</b>	<b>4,64,400</b>
<b>10 Assumptions/ Remark</b>	i. Qualifications in TIR/Mitigation suggested, if any: <b>TIR not furnished</b> ii. Property is SARFAESI compliant: <b>YES</b> iii. Whether property belongs to social infrastructure like hospital, school, old age home etc.: <b>NO</b> iv. Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.: <b>Refer legal Opinion</b> v. Details of last two transactions in the locality/area to be provided, if available.: <b>NO</b> vi. Any other aspect which has relevance on the value or		



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

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**Declarations**

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

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

**SUNIL DESHPANDE**

**Govt. Regd. Valuer**

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



**Date of Valuation: 26.09.2019**

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

**Enclosed**

of Client

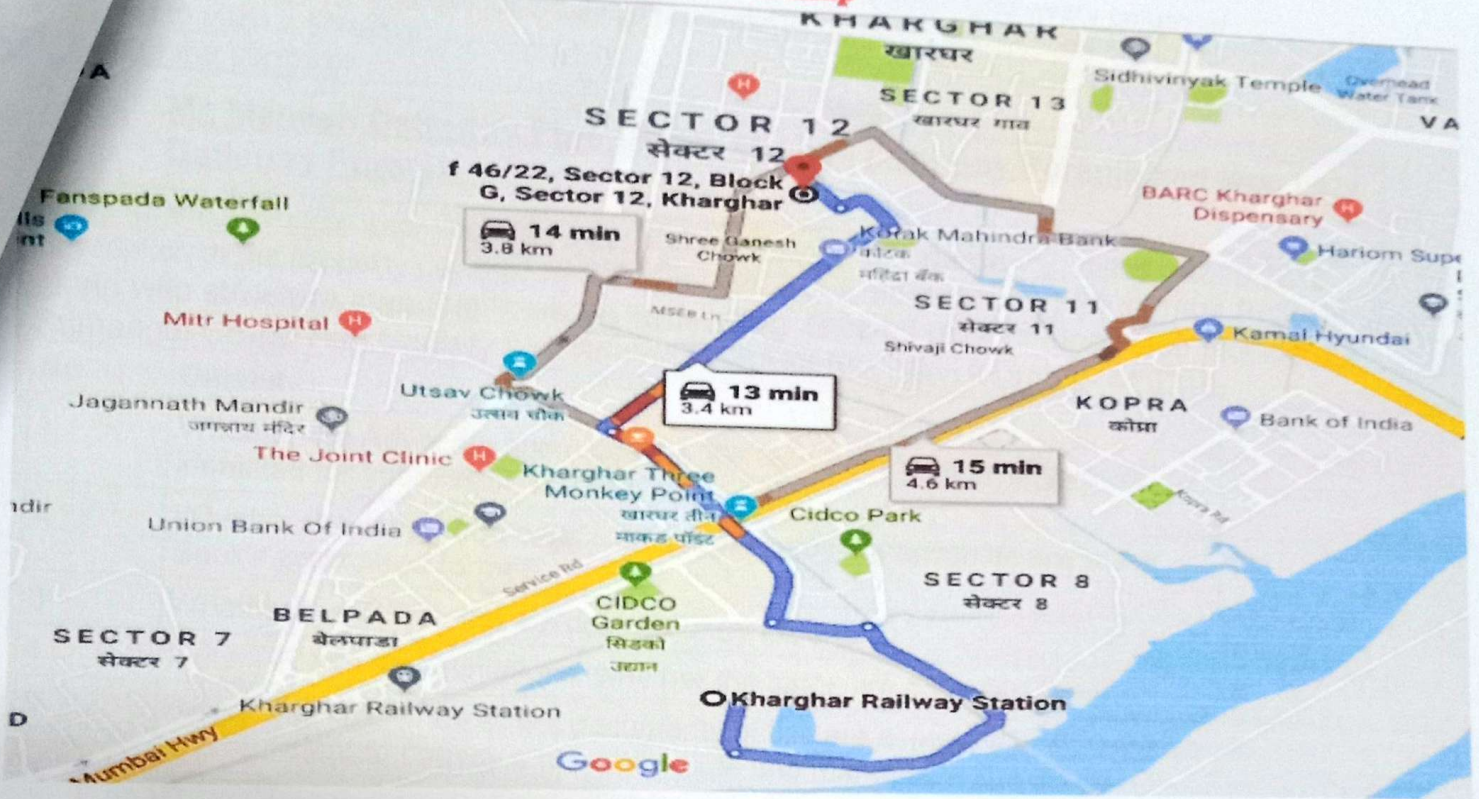
: MR. MAHESH DATTATRAY PURANIK  
MR. GANESH DATTATRAY PURANIK &  
MRS. LATA DATTATRAY PURANIK

Date

: 24.09.2019



### Location map



### Government rate



Government of Maharashtra

महाराष्ट्र शासन

### नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

### बाजारमूल्य दर पत्रक

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### Annual Statement of Rates

Year

20192020 ▾

Selected District

Select Taluka

Select Village

Search By  Survey No  Location

Select	उपविभाग	धुनी बगीचा	निवासी सदनिका	बॉफ्रीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	18-मौजे (गांव) खांदा सिडको विभाग	25900	58900	69400	84200	69400	चौ मीटर
SurveyNo	19/12-खारघर सिडको से क्र. 12	43700	89900	106200	126200	106200	चौ मीटर





13/01/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 488/2020

नोंदणी :

Regn:63m

गावाचे नाव : खारघर

1) विलेखाचा प्रकार	असाईनमेंट डीड
2) भोबदला	3480000
3) बाजारभाव (भाडेपट्ट्याच्या त्रितपट्टाकार आकारणी देतो की टेटेदार ते नमुद करावे)	2157600
4) भू-मापन, पोटहिरसा व घरक्रमांक (सल्यास)	1) पालिकेचे नाव: पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: प्लॉट नं. एफ-46, सब प्लॉट नं. 22, सुमंगल को. ऑप. हौ. सो. लि., सेक्टर 12, खारघर, नवी मुंबई, क्षेत्र. 24 चौ.मी. एरीया या मिळकतीचा करारनामा दस्त क्र. पवल-4-5812-2019 दिनांक 07/06/2019 रोजी अन्वये मुद्रांक शुल्क व नोंदणी फि वसुल करण्यात आली आहे ( ( Plot Number : एफ-46 ; SECTOR NUMBER : 12 ; ) )
5) क्षेत्रफळ	1) 24 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल का	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश न्यायास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-महेश रामचंद्र गंधाले - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं. एफ-48/8, शिवरचना सीएचएस, सेक्टर 12, खारघर, नवी मुंबई, महाराष्ट्र, रायघर (एमएच). पिन कोड:-410210 पॅन नं:-AMBPG2283Q 2): नाव:-स्वाती महेश गंधाले - - वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं. एफ-48/8, शिवरचना सीएचएस, सेक्टर 12, खारघर, नवी मुंबई, महाराष्ट्र, रायघर (एमएच). पिन कोड:-410210 पॅन नं:-BSMPG9014R
8) दस्तऐवज करून घेणा-या पक्षकाराचे व नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-महेश दत्तात्रय पुराणिक - - वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गांधी चौक, वांबोरी, अहमद नगर, राहुरी, महाराष्ट्र, अहमदनगर. पिन कोड:-413704 पॅन नं:-BKFP0376Q 2): नाव:-गणेश दत्तात्रय पुराणिक - - वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गांधी चौक, वांबोरी, अहमद नगर, राहुरी, महाराष्ट्र, अहमदनगर. पिन कोड:-413704 पॅन नं:-BPLPP3856E 3): नाव:-लता दत्तात्रय पुराणिक - - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गांधी चौक, वांबोरी, अहमद नगर, राहुरी, महाराष्ट्र, अहमदनगर. पिन कोड:-413704 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	13/01/2020
(10) दस्त नोंदणी केल्याचा दिनांक	13/01/2020
(11) अनुक्रमांक, खंड व पृष्ठ	488/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरा	

सह. दुय्यम निबंधक वर्ग २  
पनवेल क्र. ४

13 JAN 2020

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

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



07/06/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 5812/2019

नोंदणी :

Regn:63m

गावाचे नाव : खारघर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	3480000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2157600
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: दर रु 89900 प्रती चौ.मी--प्लॉट नं. एफ-46,सब प्लॉट नं. 22,सुमंगल को.ऑप.हौ.सो.लि.,सेक्टर 12,खारघर,नवी मुंबई,क्षेत्र. 24 चौ.मी. एरीया या मिळकतीचे( ( Plot Number : एफ-46 ; SECTOR NUMBER : 12 ; ) )
(5) क्षेत्रफळ	1) 24 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-महेश रामचंद्र गंधाले -- वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं. एफ-48/8, शिवरचना सीएचएस, सेक्टर 12, खारघर, नवी मुंबई, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410210 पॅन नं:-AMBPG2283Q 2): नाव:-स्वाती महेश गंधाले -- वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं. एफ-48/8, शिवरचना सीएचएस, सेक्टर 12, खारघर, नवी मुंबई, महाराष्ट्र, राईगाड:(००:). पिन कोड:-410210 पॅन नं:-BSMPG9014R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-महेश दत्तात्रय पुराणिक -- वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गांधी चौक, वांबोरी, अहमद नगर, राहुरी, महाराष्ट्र, अहमद नगर. पिन कोड:-413704 पॅन नं:-BKFP0376Q 2): नाव:-मणेश दत्तात्रय पुराणिक -- वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गांधी चौक, वांबोरी, अहमद नगर, राहुरी, महाराष्ट्र, अहमद नगर. पिन कोड:-413704 पॅन नं:-BPLPP3856E 3): नाव:-लता दत्तात्रय पुराणिक -- वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गांधी चौक, वांबोरी, अहमद नगर, राहुरी, महाराष्ट्र, अहमद नगर. पिन कोड:-413704 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	07/06/2019
(10)दस्त नोंदणी केल्याचा दिनांक	07/06/2019
(11)अनुक्रमांक,खंड व पृष्ठ	5812/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	208800
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



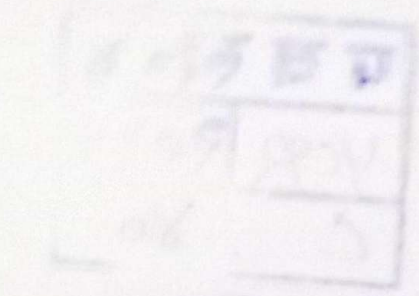
*Shaji*  
प्र.सह. दुय्यम निबंधक वर्ग-२  
पनवेल-४.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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





प व र -	
492	2019
01/80	



**AGREEMENT FOR SALE**

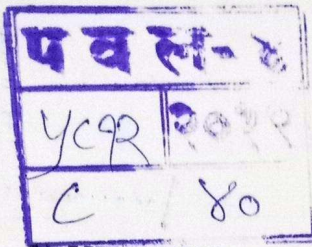
THIS RESALE AGREEMENT is made and entered into at Kharghar, Navi Mumbai, on this 07-day of June 2019.

**BETWEEN**

**MR. MAHESH RAMCHANDRA GANDHALE** age years (PAN NO.AMBPG2283Q) & **MRS. SWATI MAHESH GANDHALE** age years (PAN NO.BSMPG9014R)an adult, Indian Inhabitants, both residing at Plot No.F-48/8, Shivrachana CHS, Sector-12, Kharghar, Navi Mumbai-410210 hereinafter referred to as "**SELLERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns), of the One Part.

Mahesh Gandhale  
Swati Gandhale

Puravik GD.  
ज. द. पुराविक



..2..

**AND**

1) **MR. MAHESH DATTATRAY PURANIK** age 30 years (PAN NO. BNEPP0376Q), 2) **MR. GANESH DATTATRAY PURANIK** age 29 years (PAN NO. BPLPP3856E), 3) **MRS. LATA DATTATRAY PURANIK** age 50 years an adult, Indian Inhabitants, all residing at Gandhi chouk, Vambori, Ahmed Nagar, Rahuri, Maharashtra-413704 hereinafter referred to as "**THE PURCHASERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the OTHER PART.

**DESCRIPTION OF PROPERTY**

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

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

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

(hereinafter referred to as the said Sub Plot)

**WHEREAS :**

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

*Pr. Amalhale*  
*Sumangal*

*Pr. Puranik*

*Puranik*

*उ. द. पुराणिक*

RAMCHAND  
GANDHALE

**AND WHERE**  
THE SELLE  
by paying  
Corporation  
**Sub Plot N**  
**Sector-12,**  
**area 24 sq**  
PLOT).

**AND WHERE**  
CIDCO ha  
**SUMANGAL**  
**Kharghar,**  
**sq.mtrs** to  
allotment  
17/10/199

**AND WHERE**  
That the C  
Society un  
**SOCIETY**  
**195/JTR/**

**AND WHERE**  
The Seller  
LTD hold  
up shares  
110.

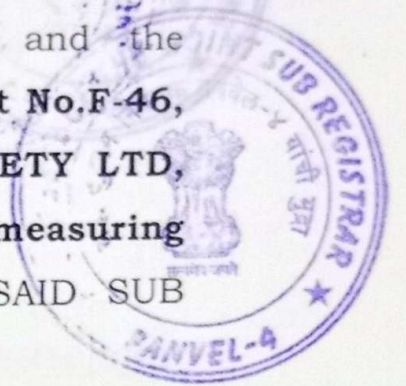
*Pr. Amalhale*  
*Er. Amalhale*

RAMCHANDRA GANDHALE & MRS. SWATI MAHESH GANDHALE.

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**AND WHEREAS :**

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



**AND WHEREAS :**

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

**AND WHEREAS :**

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

**AND WHEREAS :**

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

*Ramchandra Gandhale*  
*Swati Mahesh Gandhale*

*Changdev Naik*  
*Puramnik G.D.*  
*स. द. गुराविका*

90 / 80



**AND WHEREAS :**

The first allottee MR. CHANGDEV CHANDRAKANT NAIK has sold and transfer the said Plot No.F-46, Sub Plot NO.22, SUMANGAL CO-OP HSG SOCIETY LTD, Sector-12, Kharghar, Navi Mumbai-410210 admeasuring area 24 sq.mtrs to SMT. MADHAVI ANANDA OMBLE vide Deed of Assignment dated 10<sup>TH</sup> day of November 2009 registered at Panvel document No.Uran-07165-2009 dated 10/11/2009 Receipt No.7374.

**AND WHEREAS :**

The owner SMT. MADHAVI ANANDA OMBLE has sold and transfer the said Plot No.F-46, Sub Plot NO.22, SUMANGAL CO-OP HSG SOCIETY LTD, Sector-12, Kharghar, Navi Mumbai-410210 admeasuring area 24 sq.mtrs to present sellers MR. MAHESH RAMCHANDRA GANDHALE & MRS. SWATI MAHESH GANDHALE vide Deed of Assignment dated 20<sup>th</sup> day of May 2016 registered at Panvel document No. PVL5-3818-2016 dated 20/05/2016 Receipt No.4128.

**AND WHEREAS**

THE SELLER, due to certain problems not interested now in the said Constructed plot of land being the said Constructed plot and the Purchaser being interested in acquiring such Unit under BUDP Scheme, approached the Seller and requested to sell and assign all his rights, interest in and upon the said Constructed plot of land **Plot No.F-46, Sub Plot NO.22, SUMANGAL CO-OP HSG SOCIETY LTD, Sector-12, Kharghar, Navi Mumbai-410210** admeasuring area 24 sq.mtrs in favour of the Purchaser for proper consideration.

*Handwritten signature: Mahesh Ramchandra Gandhale*

*Handwritten signature: Purnima*  
5. 4. 9/11/09

*Handwritten signature: Smt. Ananda Ombale*

BOTH THE conditions a Constructed recording the :

**NOW THIS A**

1. THE S interest Constru

-----  
PLOT NO.  
SUB-PLOT NO  
PLOT AREA

SECTOR  
NODE

-----  
SOCIETY :  
REGN. NO. :  
=====

**SALE PRICE**  
=====

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2. THE PU plot toge to be ac and sha **Thirty** following

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

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

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

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

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

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

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

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

*Sumangal*  
*Sumangal*

*Sumangal* *Puram K. Co.*  
८५.५० *पुणे*

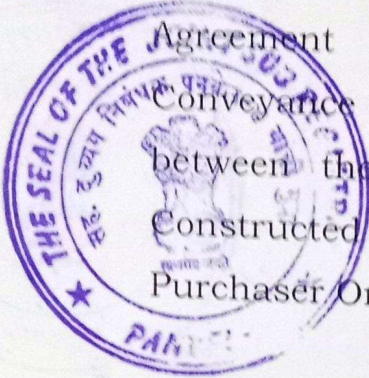
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10. ALL COSTS, charges, expenses incidental to this Agreement and also execution of the Deed of Conveyance or any other documents to be executed between the parties herein in respect of the said Constructed plot shall be borne and paid by the Purchaser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



11. THE SELLER shall co-operate in forming a Co-operative Housing Society, and shall also co-operate the Purchaser to become the member of the said Society, as and when it is formed.

12. The Seller do hereby agree to submit / or admitted his resignation as a member of the Society which is formed under the name and style of **SUMANGAL CO-OP HSG SOCIETY LTD.,** REGN. NO. : N.B.O.M. /CIDCO/ HSG(OH)/ 195/JTR/95-96.

Schedule of the property

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

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सामधले

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MRS.  
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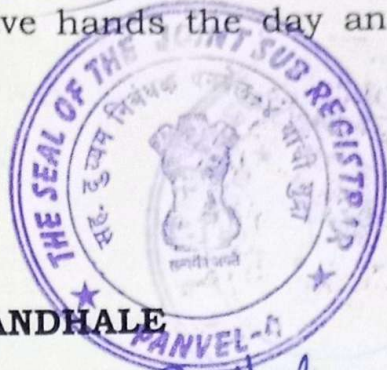
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१५/१०

५५ ५७

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

SIGNED AND DELIVERED BY  
the withinnamed SELLERS

**MR. MAHESH RAMCHANDRA GANDHALE**



*M. Mahale*



**MRS. SWATI MAHESH GANDHALE**

in the presence of...

1.

*S. Gandhale*



2.

SIGNED AND DELIVERED BY  
the withinnamed PURCHASERS

**MR. MAHESH DATTATRAY PURANIK**

*M. Puranik*



**MR. GANESH DATTATRAY PURANIK**

*Puranik G.D.*



**MRS. LATA DATTATRAY PURANIK**

in the presence of...

1. *Sachin H. Kulkarni*

*उ. द. पुराणिक*

2. *Uday Chauram*



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२९/१०

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

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

Date :- 7/10/19

No. : CIDCO/BUDP/SR.P.CO./3756

To, The Chairman, chief promoter (Sumanjay Garg Htg.) Mr. Ananda Lakman Ambale 2/4 Pushpasada Building 2nd floor, Room No. 15 2nd Sutar Galli, Mumbai Pin - 400 004.



प व ल - ५  
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३९/१०

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

Sir,

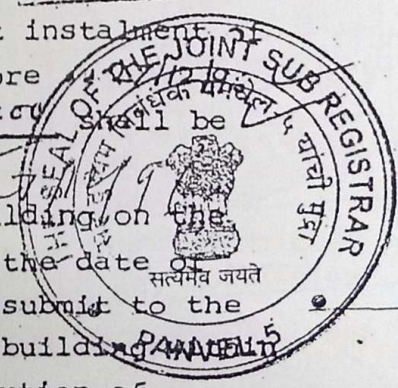
Our Corporation has reserved one plot in the cluster for being allotted to your society for the office building of the society.



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

- (a) Your society will pay premium at the rate of Rs. 500/- per sq.mtr.
- (b) The plot allotted to your society measures 17.38 sq.mtr. and hence the premium to be paid works out to Rs. 8690 = 00. Your society will pay the said premium in two equal instalments of Rs. 4345 = 00. The first instalment of Rs. 4345 = 00 shall be paid on or before 12/10/19 and the second instalment of Rs. 4345 = 00 shall be paid on or before 12/10/19.
- (c) Your society will construct the office building on the said plot within a period of 3 years from the date of execution of agreement. The society will submit to the Corporation plans for the proposed office building within a period of 6 months from the date of execution of agreement and shall commence the erection of intended

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१७.३८ sq.mtr.  
३९८६० = ००





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

4274  
4/60/2024

33/100  
DATE: 8-8-97

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966)

to THE CHAIRMAN, SUMANGAL CO-OP. HSG. SOCIETY

on unit/Plot No:- F-46 Road No. \_\_\_\_\_  
sub sector:- \_\_\_\_\_ Phase:- \_\_\_\_\_ at KHAJINAR, Navi Mumbai

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

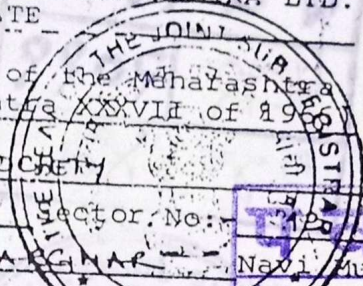
BUA - 582.283 M<sup>2</sup> SAY 583.000 M<sup>2</sup> UNIT AREA 24 M<sup>2</sup> / NO. OF UNIT - 25 NOS

This certificate is liable to be revoked by the corporation if:-

- a) The development work in respect of which permission is granted under this certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
- b) Any of the conditions subject to which the same is granted or of the restrictions imposed upon by the corporation is contravened.
- c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and or any person deriving title through operation in such an event shall be deemed to have carried out the development work in contravention of section 48 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

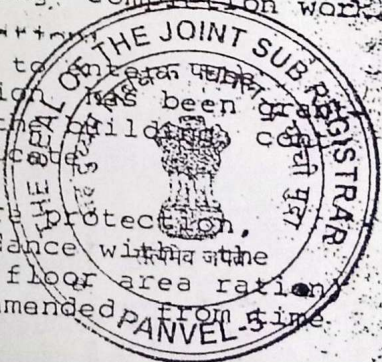
(2) THE APPLICANT SHALL:-

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



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2022

पुनर्ल-४  
30/11/2022



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:  
"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : (Reception) +91-22-6650 0900 / 6650 0928  
FAX : +91-22-2202 2509 / 6650 0933



HEAD OFFICE:  
CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614.  
PHONE : +91-22-6791 8100  
FAX : +91-22-6791 8166

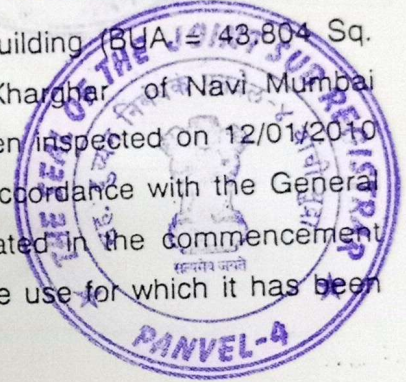
Ref. No.  
NO: CIDCO/ATPO(BP)/ 1651 --

Date: 29 MAR 2010

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OCCUPANCY CERTIFICATE

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



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*R. B. Patil*  
29/3

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

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 २८/१०

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:  
 "NIRMAL", 2nd Floor, Northside Point,  
 Marine Drive, Mumbai.  
 PHONE: (Reception) +91-22-6650 0900 + 6650 0928  
 FAX: +91-22-2202 2509 + 6650 0933

Ref. No.

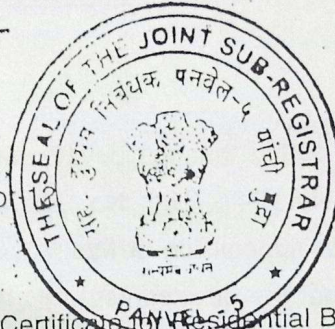
CIDCO/ATRO (BP) 1651 --



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 २५/१०

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

Date: 29 MAR 2010



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

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

Dear Sir,

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

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

Thanking you,

Yours faithfully,

*(Signature)*  
 (R. B. Patil)

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

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 १०/१०



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED  
 REGD. OFFICE:  
 "NIRMAL", 2nd Floor,  
 Mumbai - 400 614.  
 Phone : 00  
 Fax : 00

Ref. No. CIDCO/ATRO (BP) 1651 --  
 To  
 The Secretary  
 M/s. Sumangal Co-Op. Hsg. Soc. Ltd.  
 Plot No. F-46  
 Kharthar NAVI MUMBAI.

Sir,  
 Shri. / Smt.  
 Plot No. F-46  
 Kharthar NAVI MUMBAI.  
 Thanking you

C.C.to  
 1) A. A. O. (E)  
 2) N. M. M.  
 3) M. S. E. B.

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

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

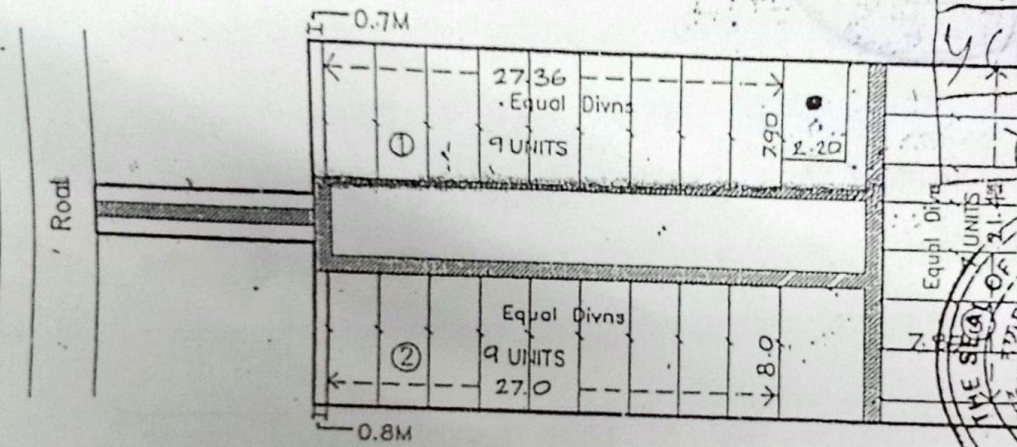
LAND-USE STATEMENT

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

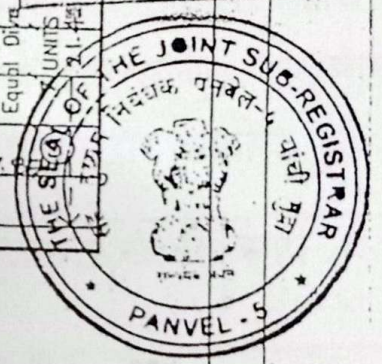


LEGEND

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

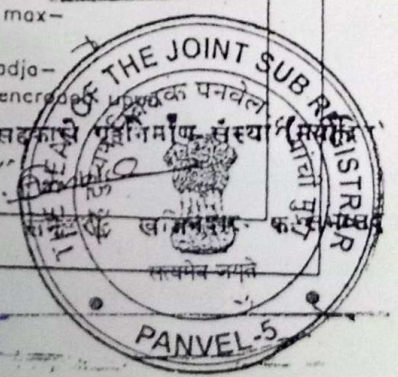


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- NOTE:
- F.S.I of 1.0 is permitted on residential plots 1,2 & 3 separately.
  - The location, dimensions and areas of the residential plots within the clusters, as indicated above are mandatory.
  - Eccentric foundation is mandatory for all columns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

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Asstt. Marketing Officer  
 [BUDP]

Puranik & Co.

सुमंगल सदाकाले पुनर्निर्माण संस्था (संस्था)  
 चक्रमन

Amethale  
 G. Madhale

उ. ड. पुराणिक

35  
330001

Sudhir.pedamkar@sbicapsec.com  
Anup.duduskar@sbicapsec.com

17504243 (PMAY)

ANTOPHILL  
07483  
Self.

Disbursement Date

A/c - 38913475310  
CoU - 77891724573

~~11/123/6~~

Applicant Name

Ganesh D Puranik

Applicant Name

Ganesh D Puranik, Lata D Puranik

Date of Birth

11/04/1989, 09/12/1991, 01/01/1969.

Pan Card Number

BKFPPO376A, BPLPP3856E, FFLPP3169E

Bank Account Number

50100123274867, 915010024550756.

E-mail ID

mdpuranik5050@gmail.com / ganesh.puranik91291@gmail.com

Mobile No.

9594961787, 9021209915, 9209136991.

Loan Amount & Interest Rate

30,00,000/- @ 8.35%

Tenure

30 years.

Connector Name & Code

Self

Proposal Type

Home loan

Property Final : Yes / No

Yes

RACPC

Sion

RBO

Sion

AMT NO.



8/594/598/598/599

SSL MUM99999

AMT	
PROCESSING OFFICER	Gruy Kal
RESI/OFF	Deshpande Gruy Kal
TIR	Canganade 17/09/19 feed
VALUATION	Deshpande 17/09/19 feed
SITE	Broadly
LOAN A/C	

OF INDIA  
TH MUMBAI