

Please Tick

Saving A/C No. :

Branch FILE No.:

CIF NO. : 2800265071

Tie up no.
(if applicable)

LOS Reference No. :

PAL/Take Over/NEW/Resale/Top up

Applicant Name : Pawan Gurav

Co-Applicant Name :

Contract (Resi.) :

Mobile : 9702626503

Loan Amount : 38 Lakhs

Tenure : 30 years

Interest Rate :

EMI :

Loan Type : TL (Resale)

SBI LIFE :

Hsg. Loan _____

Maxgain _____

Realty _____

Home Top up _____

Property Location : Nerul

Property Cost : 42 lakhs

Name of Developer / Vendor :

New Panvel Circle

RBO - ZONE -

Branch :

~~Khandeshwar~~

(Code No)

63808

Contact Person :

Vishant

Mobile No.

9507000088

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

	DATE		DATE
SEARCH - 1	L.G. Naik	RESIDENCE VERIFICATION	
SEARCH - 2	Vastukala	OFFICE VERIFICATION	
VALUATION - 1	Thakore	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

~~Khandeshwar~~

BRANCH

Tuesday, November 21, 2023
8:16 PM

पावती

Original/Duplicate
नोंदणी क्र. 39M
Page 39M

पावती क्र.: 17307 दिनांक 21/11/2023


गावाचे नाव: नेरुळ
दस्तावेजाचा अनुक्रमांक: टनन6-16430-2023
दस्तावेजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: पवन रामराव गुरव - -

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 25

रु. 30000.00
रु. 500.00

एकूण:

रु. 30500.00


Joint Sub Registrar Thane 6
सह दुय्यम निबंधक वर्ग - २ ठाणे क्र - ६

बाजार मुल्य: रु.4198709.2 /-
मोबदला रु.4200000/-
भरलेले मुद्रांक शुल्क : रु. 252000/-

- 1) देयकाचा प्रकार: DHC रक्कम: रु.500/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123211302777 दिनांक: 21/11/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011182119202324R दिनांक: 21/11/2023
बँकेचे नाव व पत्ता: Panjab National Bank

मुळ दस्तावेज परत दिला

सह दुय्यम निबंधक वर्ग - २ ठाणे क्र. ६
मुळ दस्तावेज परत दिला

सूची क्र.2

दुय्यम निबंधक वर्ग - २ ठाणे क्र ६

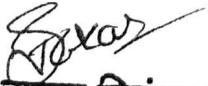
दस्तावेज क्रमांक: 16430/2023

नोदणी

Regn:63m

गावाचे नाव : नेरुळ

करारनामा	पट्ट्याच्या बाबत पट्टाकार (इतर नं नमुद करावे)	पट्ट्याच्या बाबत पट्टाकार (अमल्यास)	देण्यात असेल तेव्हा.
4200000	4198709.2	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: सदनिका नं. 12, दुसरा मजला, विन्डीग नं. सी / 12, सुखसागर सि.एच.एस.लि., सेक्टर नं. 48, नेरुळ, नवी मुंबई 400706 क्ष. 34.873 चौ. मि. बांधिव ((SECTOR NUMBER : 48 ;))	
		1) 34.873 चौ.मीटर	
		1): नाव:-प्रदीप कानजीभाई दोंगा -- वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं. सी-१२/२:१२, सुखसागर सि.एच.एस.लि., सेक्टर नं. ४८, नेरुळ, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:-AGFPD1084L	
		2): नाव:-सोनल प्रदीप दोंगा -- वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं. सी-१२/२:१२, सुखसागर सि.एच.एस.लि., सेक्टर नं. ४८, नेरुळ, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:-ALGPD0760M	
		1): नाव:-पवन रामराव गुरव -- वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं. सी-१२/२:११, सुखसागर सि.एच.एस.लि., सेक्टर नं. ४८, नेरुळ, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400706 पॅन नं:-CIGPG1023B	
दिनांक	21/11/2023		
दिनांक	21/11/2023		
प्लॉट	16430/2023		
प्लॉट	252000		
प्लॉट	30000		


सह दुय्यम निबंधक वर्ग - २ ठाणे क्र - ६

तपशील:-

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



Valuation ID

202311218126

मूल्यांकन पत्रक (शहरी क्षेत्र बांधीव)

21 November 2023 08:02:57 PM

ट.नं.६

मूल्यांकनचे वर्ष 2023
 जिल्हा ठाणे
 मूल्य विभाग तालुका : ठाणे
 उप मूल्य विभाग 26-306 - नेरुळ नोड सेक्टर नंबर 48
 क्षेत्रचे नाव Navi Mumbai Municipal Corporation

सर्व्हे नंबर / न भू क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुल्या जमिनी 47400	निवासी सदनिका 120400	कार्यालय 135000	दुकाने 150400	औद्योगिक 135000	मोजमापनाचे एकक चौ. मीटर
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बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)-	34.873 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्वहन सुविधा -	आहे	मजला -	1st To 4th Floor		

Sale Type - First Sale

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

मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.120400/-

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

मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 120400 * 34.873

= Rs.4198709.2/-

Applicable Rules

= 3, 9, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ

= A + B + C + D + E + F + G + H + I + J

= 4198709.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

=Rs.4198709/-

= ₹ एक्केचाळीस लाख अठ्याण्णव हजार सात शे नऊ/-

Home

Print



Data of Bank Receipt for GRN MH011182119202324R
Bank - PUNJAB NATIONAL BANK

Bank/Branch		Simple Receipt	
Pmt Txn id	: 201123M1185635	Print DtTime	
Pmt DtTime	: 20/11/2023 03:54:37	GRAS GRN	: MH011182119202324R
ChallanIdNo	: 03006172023112050222	GRN Date	: 20/11/2023 19:08:54
District	: 1201 / THANE		
Office Name	: IGR118 / THN6_THANE NO 6 JOINT SUB REGISTRA		
StDuty Schm	: 0030046401-75/ Stamp Duty(Bank Portal)		
StDuty Amt	: Rs 2,52,000.00/- (Rs Two Lakh Fifty Two Thousand Rupees Only)		
RgnFee Schm	: 0030063301-70 / Registration Fee		
RgnFee Amt	: Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)		

Only for verification-not to be printed and used

Article	: B25	Consideration	: 42,00,000.00/-
Prop Mvblty	: Immovable		
Prop Descr	: Flat No. 12 2nd,Flr Bldg N. C 12,Sukh Sagar CHS,Ltd , Sector - 48		
	: Nerul Navi Mumba,Thane,Maharashtra		
	: 400706		
Duty Payer	: PAN-CIGPG1023B Pawan Ramrao Gurav		
Other Party	: PAN-AGFPD1084L Pradip Kanjibhai Donga		



D. N.
98030
2

Bank Scroll No :
 Bank Scroll Date :
 RBI Credit Date :
 Mobile Number : 9702626503
282000.00

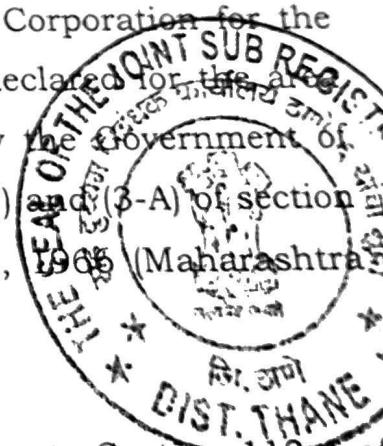
DEFACED
 Defaced Details

No.	Remarks	Defacement No.	Defacement Date	UserId
	(iS)-336-16430	0005886443202324	21/11/2023-20:16:23	IGR118
	(iS)-336-16430	0005886443202324	21/11/2023-20:16:23	IGR118
Total Defacement Amount				

AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Nerul, Navi Mumbai this 21st day of November, 2022 between 1) Mr. Pradip Kanjibhai Donga, age 45 years, PAN - AGFDD1084L, and 2) Mrs. Sonal Pradip Donga, age 38 years, PAN - ALGPD0760M, Indian Inhabitants, residing at Flat No. C-12/2:12, Sukh Sagar CHS Ltd., Sector - 48, Nerul, Navi Mumbai - 400706 hereinafter referred to as "the Sellers" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, administrators, representatives, successors and assign) of the First Part AND Mr. Pawan Ramrao Gurav, age 28 years, PAN - CIGPG1023B, Indian Inhabitant, residing at Flat No. C-12/2:11, Sukh Sagar CHS Ltd., Sector - 48, Nerul, Navi Mumbai - 400706 hereinafter referred to as "the Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, administrators, representative successors and assigns) of the Second Part.

WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) (Hereinafter referred to as the Corporation for the sake of brevity) is the New Town Development Authority declared for the area designated as a site for the new town of New Bombay by the Government of Maharashtra, in exercise of its powers under sub section (1) and (3-A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) hereinafter referred to as "the MRTP Act."



9830	2
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AND WHEREAS the State Government, in pursuance to Section 113 A of the MRTP Act, is acquiring lands described therein and vesting such lands in the Corporation for Development and disposal.

AND WHEREAS the Corporation has constructed on one of such lands buildings of ground and Three upper floors, such building, comprising of Flat and being designated as 'C' type building /s.

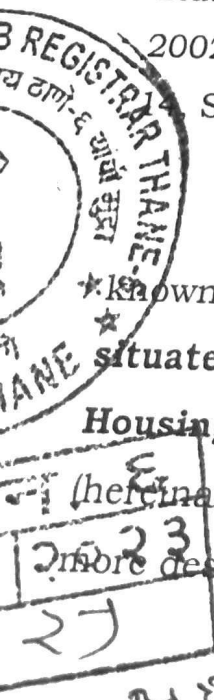
AND WHEREAS the Corporation, on application bearing No. ND1036 of Mr. Tanaji Yashwant Deshmukh, herein has allotted to him on "Ownership Basis" the Flat No. 12, admeasuring 34.873 sq. mtrs. Built - up area, situated at 2nd Floor, building No. C - 12, Sector - 48, Nerul, Navi Mumbai - 400 706 vide allotment letter dt. 22/02/1999 for the consideration and upon the terms and conditions mentioned in the said letter.

AND WHEREAS the Corporation has entered into at C.B.D.an Agreement of Sale dt. 16th March, 1999 with Mr. Tanaji Yashwant Deshmukh for sell of the above said Flat for the consideration and upon the terms and conditions mentioned therein and handed over the possession of the said Flat to him vide letter of taking over possession by allottee dt. 16/03/1999.

AND WHEREAS due to some bonafide mistake and over sight, the above said Agreement of Sale dt. 16th March, 1999 could not be produced by the parties before the concerned office of the Sub - Registrar of Assurances for registration and hence the said Agreement of Sale dt. 16th March, 1999 is grant of Deed by execution of the Deed of Confirmation dt. 26/08/2002 which Agreement has been duly registered with the Sub Registrar of Assurances, Thane6 under document No. TNN6 - 8583 - 2002 dt. 21/10/2002.

AND WHEREAS the purchasers of the flats including Sellers have formed and registered the society known as Sukh Sagar Co - operative Housing Society Ltd., under registration No. NBOM/CIDCO/HSG(OH)/1169/JTR/Year - 2001 - 2002 dt. 12/10/2001 having its registered address at Building No. C - 9 to C - Sector - 48, Nerul, Navi Mumbai.

AND WHEREAS in view of registration of the society the said flat is now known as Flat No. 12, admeasuring 34.873 Sq. Mtrs. Built - up area, situated on the 2nd Floor in building No. C - 12, Sukh Sagar Co-operative Housing Society Ltd., Sector - 48, Nerul, Navi Mumbai - 400 706 (hereinafter referred to as the "said Flat" for the sake of brevity) and which is more described in schedule appearing herein below.



Handwritten signature in Devanagari script.

S.P. DONGA

Handwritten signature.

Contd..3

AND WHEREAS the Sellers have purchased the above said Flat from Mr. Taraji Yashwantrao Yashwantrao Chavan Agreement No. 21/08/2010 in part payment as mentioned therein which Agreement has been duly registered with Joint Sub Registrar, Thane on 21/08/2010 under the document No. TNNS 4287/2010 and in payment of entire remaining amount of consideration vide Deed of Assignment No. 28/08/2010 which Deed has been duly registered with Joint Sub Registrar, Thane on 28/08/2010 under the document No. TNNS 4665/2010.

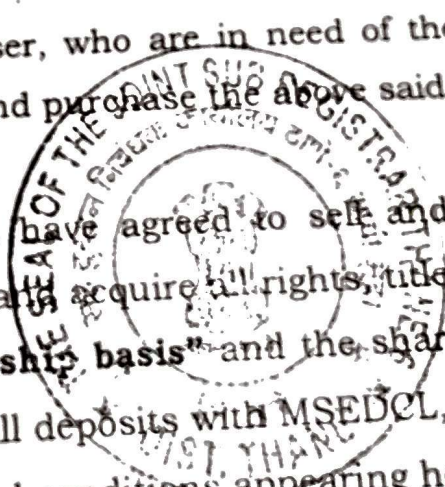
AND WHEREAS the Sellers are the members of Sukh Sagar Co-operative Housing Society Ltd. Holding the Share Certificate No. 60 and five shares of Rs 50/- each distinctive from 296 to 300.

AND WHEREAS the Sellers are well and sufficiently seized and possessed of and entitled to the above said Flat and is empowered to dispose of the same to intending purchaser/s by observing terms and conditions of Agreement to Lease and other documents executed by Corporation in favour of the Society by obtaining necessary permissions from all the concerned authorities.

AND WHEREAS the Sellers have decided to sell and transfer the above said Flat to intending Purchaser/s.

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

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



T. N. N. &	
9883	2023
2	27

Contd..4

21/8/2011

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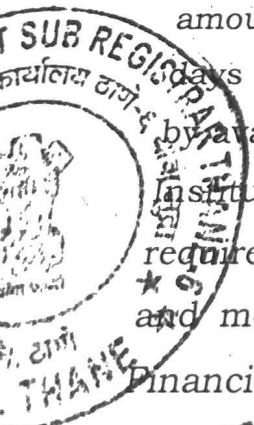
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER:

1 The Sellers, in pursuance of this Agreement and for consideration have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire the **Flat No. 12, admeasuring 34.873 Sq. Mtrs Built - up area, 2nd Floor, Building No. C - 12, Sukh Sagar Co-operative Housing Society Ltd., Sector - 48, Nerul, Navi Mumbai - 400 706** together with the permanent and absolute right of use and occupation and the benefits of the shares in the Society for a lump sum price of **R Rs. 42,00,000/- (Rs. Forty Two Lakhs only)** out of which an amount of **Rs. 2,00,000/- (Rs. Two Lakhs only)** by cheque No. 437713 dt. 20/11/2023 drawn on State Bank of India, Seawoods, Branch has been paid by the Purchaser to the Seller.

(The receipt whereof the Sellers herein doth hereby admits and acknowledges at the footnote of this agreement)

2 The Sellers have agreed to obtain the N.O.C. of "Sukh Sagar Co-operative Housing Society Ltd," before registration of the Agreement for Sale and Society mortgage NOC and CIDCO sell and mortgage NOCs before registration of the Deed of Assignment for transferring the said flat in favour of the Purchaser.

3 The Purchaser declare that they shall pay to the Sellers the remaining amount of **Rs. 40,00,000/- (Rs. Forty Lakhs only)** within the period of 45 days from the date of the execution and registration of the Agreement for Sale by availing loan from Bank of India, Seawoods Branch or any Bank / Financial Institution subject to the condition that both the parties shall execute and sign required papers / documents for availing mortgage NOC of the society and sell and mortgage NOCs of CIDCO and producing the same before the Bank / Financial Institution for sanction and disbursement of loan without any negligence which period shall increase or decrease depending upon the circumstances of availing said NOCs.



4	27
4	27

The Sellers declare that the loan of DHFL obtained by Sellers by mortgaging the said Flat has been duly repaid and they have obtained the loan clearance certificate and all the original documents of the Flat from said DHFL to that effect.



IN WITNESS WHEREOF the said ... hereunto set and
subscribed their respective hands and ... month and the year
first hereinabove written

12/01/2020
12/01/2020
12/01/2020

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

- 1) Mr. Pradip Kanjibhai Donga
- 2) Mrs. Sonal Pradip Donga

Pradip



In the presence of

1 S.P. DONGA

1 Mr. Ramrao Gurav *(Signature)*

2 Mr. Suresh. C. Acharya
Acharya



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

Mr. Pawan Ramrao Gurav

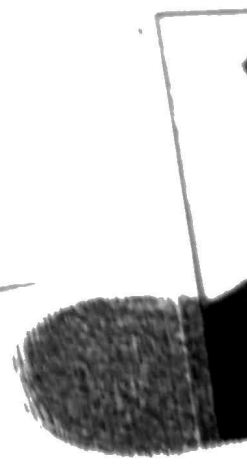
In the presence of

(Signature)

1 Mr. Ramrao Gurav *(Signature)*

2 Mr. Suresh. C. Acharya.

Acharya



RECEIPT

RECEIVED from Mr Pawan Ramrao Gurav, the Purchaser, an amount of Rs. 2,00,000/- (Rs. Two Lakhs only) by cheque No. 437213 dt. 20/11/2023 drawn on State Bank of India, Seawoods, Branch as the part payment towards Flat No. 12, admeasuring 34.873 Sq. Mtrs Built - up area, 2nd Floor, Building No. C - 12, Sukh Sagar Co-operative Housing Society Ltd., Sector - 48, Nerul, Navi Mumbai - 400 706 as the clause No. 1 of this agreement

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

प्रदीप कान्जिबाई

1) Mr. Pradip Kanjibhai Donga

S.P. DONGA

2) Mrs. Sonal Pradip Donga
Sellers

sign 

sign 



त. न. न. &	
२०२३	२०२३
७३	२७

Witness:-

1) Mr. Ramrao Gurav

2) Mr. Suresh. C. Acharya.

CIDCO DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Manager Town Service's Office
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai-400 614.

Date: 16/03/99

TAKING OVER POSSESSION BY THE ALLOTTEE

Type C-12 Aptt. No. 2012 Sector 48 at Vashi/CBD-Belapur/Parvel
Nerul/Kalamboli/Airoli/Koper Khairane

Date of allotment : 22/02/99
Name of Hire/Outright Purchaser : Tanaji Yashwant Deshmukh
Date of execution of Agreement : 16/03/99

[Signature]
Asstt. Marketing Officer
(DRS-87) CIDCO LTD.

Asst. Estate Officer

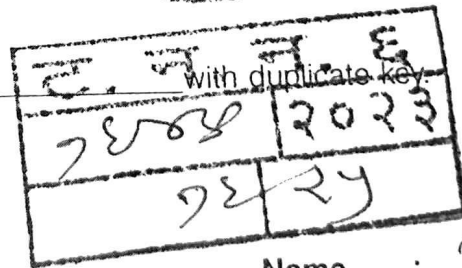
Civil Maistry

POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment
Type C-12 Sector 48 at Vashi/CBD-Belapur/Parvel/
Nerul/Kalamboli/Airoli/Koper Khairane on the day of 16/03/99
after proper inspection of the fittings
and fixtures provided therein.

On taking over possession I have verified the fittings, fixtures and amenities in the above apartment and they are according
to the items listed and according to plans and specifications enclosed with the agreement I have inspected the apartment
and I am satisfied myself. I accept the above said apartment and have no complaint of any nature whatsoever and I shall not
take any other apartment from CIDCO later on.

Received Lock No. 494863



[Signature]
(Signature of all)

Name : Tanaji Y. Deshmukh

Appt. No. : M/148/C-12/1

- i) Maharashtra State Electricity Board
- ii) Maharashtra Water Supply & Sewerage Board

111136 L
94 24

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

DRS-Section, Raigad Bhavan, 3rd Floor, CBD - Belapur, Navi Mumbai 400 614.

DRS-87

Date: 22/02/99

TANAJI YASHWANI DESHMUKH
BRIHANMUMBAI MATHADI
KAMGAR SAH. PATHPEDHI LTD
MASHID MANDAR,
MUMBAI-400 003

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

Ref : Your ~~DRS-87~~ Application No. ND1036

Sir/Madam,

With reference to your application no. 1997/1998/401 dated 22/02/99 for booking of tenement on "First come First served" basis, our Corporation is pleased to allot to you the below mentioned tenement as per your choice under the terms and conditions mentioned herein and in the Annexure overleaf.

A) DETAILS OF TENEMENT ALLOTTED TO YOU :

(a) Location : NERUL

(b) Sector No : 48

(c) Bldg. Type : C-12

(d) Building No. : ****

(e) Wing / Floor : /

(f) Tenement No. : 12

B) AREA OF THE TENEMENT ALLOTTED TO YOU :

- (i) Tenement Area :
- (ii) Addl. Area-1 :
- (iii) Addl. Area-2 :

AREA M2

AMOUNT (in Rs)

34.873
0.000
0.000

C) TOTAL COST OF TENEMENT :

D) AMOUNT ALREADY PAID :

- (i) Registration Amount (Subject to Verification of Original receipt)
- (ii) Accrued interest @ 14% p.a. on Registration Amount
- (iii) 15% of the cost of tenement paid at the time of booking.



9883	2023	26
70	27	30
		950
		8.510

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

F) MISCELLANEOUS CHARGES :

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

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

G) PAYMENT SCHEDULE :

Installment No.

Amount

Due date

Sub-Total (F)



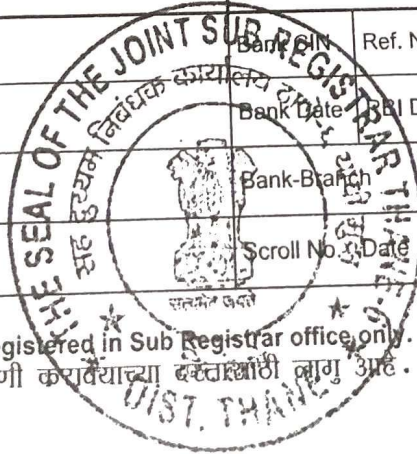
CHALLAN
MTR Form Number-6



GRN	MH011182119202324R	BARCODE			Date	20/11/2023-19 08 54	Form ID	B25
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Bank Portal - Simple Receipt			TAX ID / TAN (If Any)				
Office Name	THN6_THANE NO 6 JOINT SUB REGISTRA			PAN No.(If Applicable)	CIGPG1023B			
Location	THANE			Full Name	Pawan Ramrao Gurav			
Year	2023-2024 One Time			Flat/Block No.	Flat No. 12 2nd,Flr Bldg N. C 12,Sukh Sagar			
				Premises/Building	CHS,Ltd			

Account Head Details	Amount In Rs.	Road/Street	Sector - 48
0030046401 Stamp Duty(Bank Portal)	252000.00		
0030063301 Registration Fee	30000.00	Area/Locality	Nerul Navi Mumba,Thane,Maharashtra
		Town/City/District	
		PIN	4 0 0 7 0 6
		Remarks (If Any)	Prop mvbty=Immovable~Prop Amt=4200000.00~Prop area=34.87~Prop area UOM= Sq.Meter~oth Prop ID= PAN-AGFPD1084L~oth Prop Name=Pradip Kanjibhai Donga~
		Amount In	Two Lakh Eighty Two Thousand Rupees Only
Total	2,82,000.00	Words	

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details	Bank PIN	Ref. No.	03006172023112050222
Cheque/DD No.	Bank Date	RBI Date	20/11/2023-03:54:37
Name of Bank	Bank-Branch	PUNJAB NATIONAL BANK	
Name of Branch	Scroll No. & Date	Not Verified with Scroll	



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 970262

प्रधान कॅशिंग
P. DONGA

र. न. न. ६
७४०३ २०२३
२२५

G. Das

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

AREA STATEMENT

ACCOMMODATION	CARPET AREA	BUILT-UP AREA
LIVING	10.08 SQ. M.	
BED	7.40 . . .	
KITCHEN	4.81 . . .	
BATH	1.47 . . .	
W.C.	1.12 . . .	
PASSAGE	5.11 . . .	
	27.98 . . .	34.87 SQ. M.

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

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

Solemnly affirmed at CBD Bolepur.

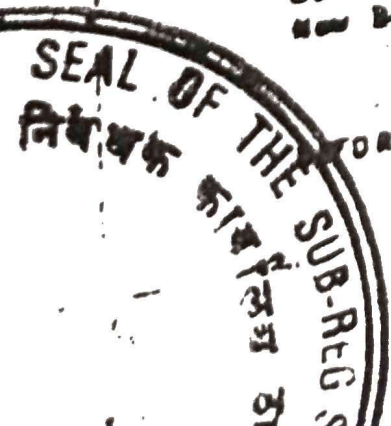
This 20th January 1998.

A.R. Shinkre

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

[Signature]
Asstt. Marketing Officer
(DRS-87) CIDCO LTD.

[Signature]
Asstt. Marketing Officer
(DRS-87) CIDCO LTD.



[Signature]

भारत सरकार
Government of India



Download Date: 12/08/2021



पवन रामराओ गुराव
Pawan Ramrao Gurav
जन्म तारीख/DOB: 15/04/1995
पुरुष/ MALE

Issue Date: 29/04/2013

3898 1780 9242

VID : 9197 2242 9292 2112

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CIGPG1023B

नाम/Name
PAWAN RAMRAO GURAV

पिता का नाम /Father's Name
RAMRAO ATMARAM GURAV

जन्म की तारीख /Date of Birth
15/04/1995

हस्ताक्षर /Signature



Certificate No. 60 Member's Regn No. 60 No. of Shares 5

Share Certificate

SUKH SAGAR Co-operative Housing Society Ltd.
TOR NO-48, NERUL-400706

(Registered under the Maharashtra Co-operative Societies Act, 1960)

No. 60 Date 20-6-99

This is to certify that Shri/Smt./Ms. TANAJIRAO YASHAWANT
BHIMUKH is the Registered Holder of 250/- fully paid up share

FIFTY each numbered from 296 to 300 both inclusive, in
SUKH SAGAR Co-operative Housing Society Ltd., NERUL

to the Bye-laws of the Said Society.

Given under the Common Seal of the Said Society on SUKH SAGAR CO-OP. HSG
SOCIETY LTD

SUN day of 19-9 - 2010

[Signature]
Authorised
M.C. Member

[Signature]
Secretary

[Signature]
Chairman



City & Industrial Development Corporation of Maharashtra Ltd.

EMS / B No. 334556

Branch M

Date 31/8/10

Received with thanks from Shri./Smt. Jangji. yaswant. Deshmukh

an amount of Rs. 15500/- (Rupees Fifteen

thousand five hundred only

in by Cash/Cheque*/D.D. No. 112438 dt. 23/8/10

drawn on Sec B in respect of Apt./R.H./Plot No. _____

Sec. _____ Plot No. _____ Location Sec

Tenements Code No. _____ towards as mentioned below :-

Apartment No.	Plot No.	Amount Rs.	P.	Upto period ended (Month)
<u>48</u>	<u>C-12/2/12</u>			
1) Monthly Equ.Instal/HDFC/BUDP/HUDCO (including D.P.C.)		<u>15500</u>		
2) Monthly Service Charges (including D.P.C.)				
3) Lease Rent				
4) Certificate Charges				
5) Transfer Charges				
6) Addl. Lease Premium				
7) Water Resource Development Charges				
8) Documentation Charges				
9) Others				



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

CIDCO

REGD. OFFICE :
"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : 5650 0900
FAX : 00-91-22-2202 2509

NODAL OFFICE :
Office of the Assistant Estate Officer,
CIDCO Site Office, Sector-3,
Nerul, Navi Mumbai - 400 706.

HEAD OFFICE :
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 814.
PHONE : 5591 8100
FAX : 00-91-22-5591 8166

CIDCO/EMS/AEO/NERUL/SANPADA/2000/2001 2010/3198 Date : 31/08/2010

To,
The Secretary,
SUKHSAGAR CO-OP HSG.SOC.LTD.
" C " Type, Sector-48,
Nerul, Navi Mumbai.



Sub.: Transfer of Apt. No. C-12/2:12
Sector-48, Nerul.

Please refer to your letter dated 13/08/2010

Our Corporation is pleased to permit your society to allow
Shri./Smt. TANAJI YASHWANT DESHMUKH, a member of your society to
transfer to Shri./Smt. PRADIP KANJIBHAI DONGA & MRS. SONAL PRADIP DONGA, his share and
rights to occupy the flat No. C-12/2:12 Subject to the provision contained in the
Sector-48, Nerul.
laws adopted by your society.

Please furnish a copy of Deed of Assignment & the resolution approving
the request of the member Shri./Smt. TANAJI YASHWANT DESHMUKH.
Record within 3 months i.e. date 30/11/2010 from the date of receipt of this letter.

Thanking you,

Yours faithfully,

Joshi
31/08/2010
ASSTT. ESTATE OFFICER



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE

MUMBAI - 400 001, Naraina Road, Colaba
Mumbai - 400 001
PHONE (022) 2344 1111, 2344 1112, 2344 1113
FAX (022) 2344 1114, 2344 1115

HEAD OFFICE
101, Naraina Road, Colaba
Mumbai - 400 001
PHONE (022) 2344 1111, 2344 1112, 2344 1113
FAX (022) 2344 1114, 2344 1115

Ref No

Ref No. CIDCO/ALO/NERUL/SANPADA 2010 **3212**

Date

01/10/2010

To,
**THE SECRETARY,
SUKHSAGAR CO-OP. HSG. SOC. LTD.
'C' TYPE, SECTOR-48, NERUL,
NAVI MUMBAI.**



Sub : Transfer of Apt No. C-12/2:12, Sector-48, at
NERUL, NAVI MUMBAI.

Ref : Your letter dated 13/08/2010

Sir,

The action taken by your society in transferring the shares and membership of **SHRI TANAJI YASHWANT DESHMUKH** in respect of Apartment No. **C-12/2:12, SECTOR-48, NERUL, NAVI MUMBAI** to **MR.PRADIP KANJIBHAI DONGA & MRS.SONAL PRADIP DONGA** is noted in our record for the purpose of administration of the said flat.

Thanking you,

Yours faithfully,

ASSTT. ESTATE OFFICER

(NERUL/SANPADA)