

Shailesh S. Chondekar

B.Com, LLM

Advocate High Court

Flat No.A-403, 4th floor, A wing, Shubh
Shaqun Complex, Bhoomi Homes, Plot
No.29, 30, 31, Sector 34, Kamothe.

Mobile 9869229531

Report of Investigation of Title in respect of immovable Property

1.	a	Name of the Branch/ Business Unit/Office seeking opinion.	The Assistant General Manager, RACPC/RASMECC, State Bank of India, Belapur, Navi Mumbai.
	b	Reference No. and date of the letter	Nil
	c	Name of the Borrowers	Mr. Vivek Mohanrao Thakare & Mrs. Kalyani Vivek Thakare
2	a	Type of Loan	Housing Loan
	b	Type of Property	Residential
3	a	Persons offering the property as security.	Mr. Vivek Mohanrao Thakare & Mrs. Kalyani Vivek Thakare
	b	Constitution of the persons offering the property for creation of charge.	Individuals
	c	State as to under what capacity is security offered	Borrowers
4	a	Value of Loan (Rs. In Crores)	Not known
5		Complete or full description of the immovable property offered as security including the following details	Flat No.1302 on 13 th floor of B wing in building known as Twins of Twins Co- operative Housing Society Limited
	a	Survey No.	Plot No.57, Sector 20
	b	Door/House No.	Flat No.1302 on 13 th floor of B wing in building known as Twins of Twins Co- operative Housing Society Limited
	c	Extent/area including plinth/built up area in case of house property	110.14 Sq Mtrs Built-up + 3.25 Sq Mtrs Terrace
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries	Village Kharghar, Taluka Panvel, District Raigad

Sr	Date	Name/Nature of Document	Original/Certified
			In cas

Receipt (pavti)

398/306
Friday, January 05, 2024
10:44 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 335 दिनांक: 05/01/2024

गावाचे नाव: खारघर
दस्तऐवजाचा अनुक्रमांक: पवल3-306-2024
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: विवेक मोहनराव ठाकरे - -

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 45

रु. 30000.00
रु. 900.00

एकूण:

रु. 30900.00

आपणास मूळ दस्त, यंत्रनेल प्रिंट, सूची-२ अंदाजे
11:04 AM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.

बाजार मुल्य: रु. 13234639.22/-
मोबदला रु. 17000000/-
भरलेले मुद्रांक शुल्क: रु. 1190000/-

- 1) देयकाचा प्रकार: DHC रकम: रु. 900/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0124052701719 दिनांक: 05/01/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013477526202324E दिनांक: 05/01/2024
बँकेचे नाव व पत्ता:

6
K. Thakur

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Application ID 20240105515

(05 January 2024, 10:30:36 AM)

पवल 3

मूल्यांकनाचे वर्ष 2023
जिल्हा रायगड
मूल्य विभाग तालुका : पनवेल
उप मूल्य विभाग 19/20-खारघर सिडको से.क्र.20
क्षेत्राचे नांव A Class Palika सर्व्हे नंबर /न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
44400	167100	120800	133500	120800	चौ. मीटर

बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	बांधकामाचे वर्गीकरण-	उद्ववाहन सुविधा -	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचे वय -	मजला -	मिळकतीचा प्रकार-	बांधीव
	110.41चौ. मीटर	1-आर सी सी	आहे	मिळकतीचा वापर-	निवासी सदनिका	0 TO 2वर्षे	11th to 20th Floor	मिळकतीचा प्रकार-	बांधीव
				मिळकतीचे वय -				बांधकामाचा दर-	Rs.25289/-
				मजला -					

Sale Type - First Sale

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

मजला निहाय घट/वाढ = 107.5 / 100 Apply to Rate= Rs.115132/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)
= (((115132-44400) * (100 / 100)) + 44400)
= Rs.115132/-

- A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 115132 * 110.41
= Rs.12711724.12/-
- E) बंदिस्त वाहन तळाचे क्षेत्र 13.94चौ. मीटर
बंदिस्त वाहन तळाचे मूल्य = 13.94 * (107100 * 25/100)
= Rs.373243.5/-
- F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र 3.25चौ. मीटर
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य = 3.25 * (115132 * 40/100)
= Rs.149671.6/-

Applicable Rules = 3, 9, 18, 19, 14, 15

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझोनाईट मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + खुली बाल्कनीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुली भागाचे मूल्य + बंदिस्त मिळकतीचे स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 12711724.12 + 0 + 0 + 0 + 373243.5 + 149671.6 + 0 + 0 + 0 + 0 + 0
= Rs.13234639/-
= □ एक करोड बत्तीस लाख चौतीस हजार सहा शे एकोणचाळीस /-

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Home

Print



CHALLAN
MTR Form Number-6



GRN	MH013477526202324E	BARCODE		Date	04/01/2024-17:53:34	Form ID	251
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR	PAN No.(If Applicable)	AIYPT3826H
Location	RAIGAD	Full Name	VIVEK MOHANRAO THAKARE AND OTHER
Year	2023-2024 One Time	Flat/Block No.	FLAT NO B 1302 13 TH FLOOR B WING
		Premises/Building	TWINS CHSL

Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	1190000.00	Road/Street	PLOT NO 57 SEC 20
0030063301 Registration Fee	30000.00	Area/Locality	KHARGHAR
		Town/City/District	
		PIN	4 1 0 2 1 0
		Remarks (If Any)	
		SecondPartyName=NEHA LUSHAR ANDHARE AND OTHER	
		Amount In	Twelve Lakh Twenty Three Thousand Rupees Only
		Words	
Total	12,20,000.00		

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3/84

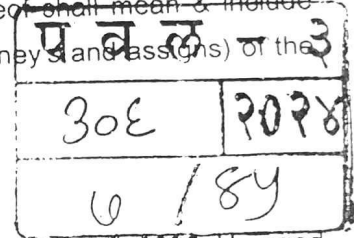
Payment Details	IDBI BANK	FOR USE IN RECEIPT OF THE SUB REGISTRAR	
Cheque/DD Details		Bank CIN	Ref. No. 69103330240104193281286855
Cheque/DD No.		Bank Date	RBI Date 04/01/2024-17:54:00 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करवावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करवावयाच्या दस्त्यासाठी सदर चालन लागू नाही.

AGREEMENT TO SELL

This **AGREEMENT TO SELL** of Flat is made and entered at **KHARGHAR**, on this 05th day of **JANUARY, 2024**, BETWEEN (1) Mrs. **NEHA TUSHAR ANDHARE**, having **PAN- BKCPA 1558 G**, aged about- 38 years, (2) Mr. **TUSHAR GAJANAN ANDHARE**, having **PAN- APFPA 7164 P**, aged about- 39 years, both adult(s), Indian Inhabitant(s), addressed at- **FLAT NO- B-1302, 13th FLOOR, "B" WING, M/s. TWINS CHS Ltd., PLOT NO - 57, SECTOR NO- 20, KHARGHAR, NAVI MUMBAI - 410 210, TAL- PANVEL, DIST- RAIGAD**, hereinafter called the **TRANSFEROR(S)/ VENDOR(S)** (in which expression shall unless it be repugnant to the context or meaning thereof shall mean & include their heirs, executors, administrators, successors, attorney's and assigns) of the **ONE PART**.



AND

(1) Mr. **VIVEK MOHANRAO THAKARE**, having **PAN- AIYPT 3826 H**, aged about- 41 years, (2) Mrs. **KALYANI VIVEK THAKARE**, having **PAN- BMNPK 7720 D**, aged about- 36 years, both adult(s), Indian Inhabitant(s), residing at- **FLAT NO- B- 105, TODAY WISDOM, PLOT NO- 83, SECTOR NO- 19, KAMOTHE, PANVEL, JCI KAMOTHE, RAIGAD, MAHARASHTRA- 410 206**, hereinafter called the **TRANSFEREE(S)/ PURCHASER(S)** (in which expression shall unless it be repugnant to the context or meaning thereof shall mean & include their heirs, executors, administrator, successors, attorney's and assigns) of the **OTHER PART**.

DESCRIPTION OF PROPERTY

FLAT NO:	FLOOR:	WING:	PLOT NO:	SECTOR NO:
B-1302	13 th	B	57	20

BUILDING KNOWN : "TWINS".
SOCIETY KNOWN A : M/s. TWINS CHS Ltd.
NODE : KHARGHAR, NAVI MUMBAI,
TAL- PANVEL, DIST- RAIGAD.



Handwritten signature: Neha Andhare

Handwritten signature: Thakare

FLAT AREA : 990 SQ. FT. (92 SQ. MTRS) CARPET [1188 SQ. FT. (110.41 SQ. MTRS.) BUILT-UP + 35 SQ. FT. (3.25 SQ. MTRS.) CHARGEABLE BUILT-UP TERRACE, along with transfer of allotted Podium Level Stilt Car Parking Space bearing No- 6 A on the First Floor.

BUILDING STRUCTURE : GROUND + 16 UPPER FLOORS WITH LIFT.

SALE PRICE : Rs.1,70,00,000/- (Rupees. One Crore Seventy Lakhs Only).

Hereinafter collectively referred to as "the said FLAT".

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WHEREAS THE NODE KHARGHAR falls within the working limit of CIDCO (CITY AND INDUSTRIAL DEVELOPMENT CORPORATION LIMITED) and under the Panvel Municipal Corporation.



AND WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION LIMITED is a Company incorporated under the Companies Act 1956 hereinafter referred to as "THE CORPORATION" and having its office at 2nd Floor, Nariman Point, Mumbai-400 021

3) AND WHEREAS the Corporation in the New Town Development Authority declared of the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under sub-section (1) and (3-A) of Section 113 of MRTP Act 1966 (Maharashtra XXXVII 1966), hereinafter referred to as "the said Act".

4) AND WHEREAS the State Government, pursuant to Section 113-A of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.

5) BY Virtue of being Development Authority The Corporation has been empowered under Section 118 of the Said Act to dispose of any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the Said Act.

Richard A. ...
TRANSFEROR(S) / VENDOR(S)

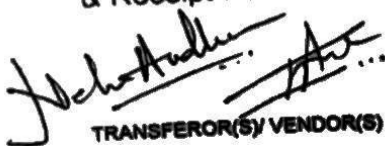
...
TRANSFeree(S) / PURCHASER(S)

6) AND WHEREAS BY AN AGREEMENT to lease on 30th April, 2003 between the Corporation of ONE PART and SHRI. MAUJJAM MAKSOOD BHAJI & SHRI. IBRAHIM MAKSOOD BHAJI of the SECOND PART, the Corporation has leased Plot No. 57, admeasuring of about 6950.86 Sq. Mtrs at Sector No- 20, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad under 12.5% G.E.S. Scheme (hereinafter referred as THE SAID PLOT) to SHRI. MAUJJAM MAKSOOD BHAJI & SHRI. IBRAHIM MAKSOOD BHAJI in consideration of a premium of RS. 88,375/- (RUPEES.EIGHTY EIGHT THOUSAND THREE HUNDRED AND SEVENTY FIVE ONLY) subject to observance of the terms and conditions mentioned in the said Agreement to Lease.

7) AND WHEREAS the above named Original Licensee has paid the said premium in full to the Corporation and the Corporation granted permission of license to the Lessee to other upon the said land for the purpose of creating Commercial- Cum - Residential buildings as per plan approved by the concerned authority of CIDCO Ltd.

8) AND WHEREAS the said Original Lessee/Licensee **SHRI. MAUJJAM MAKSOOD BHAJI & SHRI. IBRAHIM MAKSOOD BHAJI** has transferred, assigned & relinquished all their leasehold rights in respect of the said Plot No. 57, Situated at Sector No- 20, in village Kharghar, Navi Mumbai, Dist. Raigad, to M/S. SAHYOG HOMES (therein referred as the NEW LICENSEE for proper consideration Vide Tripartite Agreement dated 15th January, 2004 executed between 1) M/S. CIDCOLTD., 2) SHRI. MAUJJAM MAKSOOD BHAJI & SHRI. IBRAHIM MAKSOOD BHAJI (Original Licensee) & M/S. SAHYOG HOMES (through its partners) 1) Mr. Balkrishna B. Jadhav, 2) Mrs. Shyama B. Jadhav, 3) Mr. Balkrishna B. Jadhav (HUF) & 4) Mr. Yogesh B. Jadhav, (New Licensee) and registered at Sub- registered office Kharghar/ Panvel, Vide Document No. URAN- 381/ 2004, dated 15th January, 2004.

9) AND WHEREAS in-turn the New Licensee M/s. Sahyog Homes had sold, transferred, assigned & relinquished all their leasehold rights in respect of the said Plot No- 57, situated at Sector No- 20, in village Kharghar, Navi Mumbai, Dist- Raigad to M/s. CREATIVE ENTERPRISES (therein referred as the PRESENT LICENSEES for proper consideration vide Tripartite Agreement dated 28th January, 2005 executed between 1) M/s. CIDCO Ltd., 2) M/s. SAHYOG HOMES (New Licensee) & 3) M/s. CREATIVE ENTERPRISES (through its partners SHRI. TULSIDAS KHIMJI SENGHANI (PATEL) & SHRI. VITHAL JETHALAL CHOPDA) and the said Agreement is registered at Sub- Registered office Panvel, dated 28th January, 2005, vide Document No- URAN- 00970/ 2005 & Receipt No- 969.


TRANSFEROR(S)/ VENDOR(S)


TRANSFEEE(S)/ PURCHASER(S)

10) AND WHEREAS the Corporation has transferred the said plot in the name of M/S CREATIVE ENTERPRISES vide its letter bearing No. CIDCO/ATPO/166, dated- 4th February, 2005.

11) AND WHEREAS the said New Licensee handed over the peaceful possession of the said Plot No. 57 to the PRESENT LICENSEE DEVELOPERS.

12) AND WHEREAS by the virtue of the said Tripartite Agreement dated- 28 January, 2005 M/S. CREATIVE ENTERPRISES was in lawful possession of the said Plot No. 57, situated at Sector No- 20, Kharghar, Navi Mumbai (more particularly described herein under SCHEDULE- I).

13) AND WHEREAS by virtue of "The Certificate of Title" in respect of the said land issued by R. SHARMA & Associates the title of the said land is adjudged clear and marketable.

14) AND WHEREAS the Developer has through its Architect M/s. VISTAAR have prepared building plans by proposing to construct two wings of Residential-Cum-Commercial buildings each of Ground Plus Sixteen Upper Floors, hereinafter collectively called the said COMPLEX. The Developers has submitted designs for the said plot CIDCO Ltd., and other authorities the building plans, specifications and designs submitted by the Developers and granted to the Developer the Commencement Certificate and Development permission vide its Letter No. CIDCO/ATPO/ 166, dated 4th February, 2005.

15) AND WHEREAS THE SAID DEVELOPERS commenced the construction of the building thereon namely "TWINS" consisting of the GROUND PLUS SIXTEEN UPPER FLOORS ONLY as per the plan and specifications duly approved by the Town Planning Authority of CIDCO Ltd., and duly received Occupancy Certificate from the Corporation vide its letter bearing Ref no. CIDCO/ BP/ ATPO/ 670, dated - 29/03/2007.

16) AND WHEREAS

(i) Mr. HARPAL SINGH BASSAN, (the First Purchaser), purchased the said Flat from The Developer M/s CREATIVE ENTERPRISES for proper consideration vide AGREEMENT FOR SALE duly executed on 26/05/2005 and the same was registered with the Sub- Registrar Of Assurance Office Panvel- 3 vide Document bearing no- PVL3- 01418-2005 and Receipt No - 1419, dated- 26/05/2005.


TRANSFEROR(S) / VENDOR(S)


TRANSFEREE(S) / PURCHASER(S)

Plot in the names
CIDCO/ ESTATE/
vacant
SEES/

(ii) The Mr. HARPAL SINGH BASSAN, became the members of M/s. TWINS Co-Operative Housing Society Ltd.; duly registered under no NBOM/ CIDCO/ HSG (OH)/ 3189/ JTR/ 2009-2010, dated- 16/02/2010, under the Maharashtra Co -Operative Societies Act 1960 and as such members they are occupying as owners the FLAT No. B-1302 on 13thFLOOR, "B" Wing, in the building known as Twins, standing on Plot no. 57, Sector No- 20, belonging to the said Society in Kharghar node of Navi Mumbai.

(iii) AND WHEREAS the Mr. HARPAL SINGH BASSAN, were bonafied member of the said Society, however the said Society has issued the Share Certificate, dated- 31/12/2011 bearing no. 135 for 5 Shares bearing distinctive serial no. 671 to 675 each of Rs. 50/- both inclusive in the name of the TRANSFEROR(S)/ VENDOR(S).

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(iv) AND WHEREAS the said Mr. HARPAL SINGH BASSAN, in turn sold the said Flat to (1) Mrs. NEHA TUSHAR ANDHARE, (2) MR. TUSHAR GAJANAN ANDHARE, for proper consideration vide AGREEMENT TO SELL duly executed on 02/03/2021 and the same was registered with the Sub-Registrar Of Assurance Office Panvel-2 vide Document bearing no PV/02/3842-2021, Receipt No. 4518, dated- 02/03/2021 & DEED OF ASSIGNMENT duly executed on 05/04/2021 and the same was registered with the Sub- Registrar Of Assurance Office Panvel-3 vide Document bearing no PV/03/6565-2021, Receipt No. 7715, dated- 05/04/2021.



(v) The area of the said FLAT is admeasuring about- 990 SQ. FT (92 SQ. MTRS) CARPET [1188 SQ. FT. (110.41 SQ. MTRS) BUILT-UP] + 35 SQ. FT. (3.25 SQ.MTRS) CHARGEABLE BUILT-UP TERRACE.

(vi) The TRANSFEROR(S)/ VENDOR(S) are the lawful owners of the said Flat and well sufficiently seized and possessed and are entitled to sale and transfer the said Flat to the TRANSFEREE(S)/ PURCHASER(S) by virtue of the said Agreement/s.

17) The TRANSFEREE(S)/ PURCHASER(S) intend to purchase the said Flat and with such intention approached the TRANSFEROR(S)/ VENDOR(S).

18) The TRANSFEROR(S)/ VENDOR(S) have agreed to transfer/seil their right to occupy the said FLAT and all their rights, title, interest and membership therein to the TRANSFEREE(S)/ PURCHASER(S) on such terms and conditions agreed and set between the parties hereto in writing.

[Handwritten signature]

[Handwritten signature]

NOW T

19) AND WHEREAS the TRANSFEROR(S)/ VENDOR(S) are absolutely and possessed of or otherwise well and sufficiently entitled to the said Flat and undivided interest appurtenant to the said Flat and to the common areas and facilities of the said land & building as mentioned above.

20) AND WHEREAS the TRANSFEROR(S)/ VENDOR(S) have agreed to sell the above described Flat to the TRANSFEREE(S)/ PURCHASER(S) together with all their rights, title and interest therein the undivided interest appurtenant to the said Flat along with transfer of allotted Podium Level Stilt Car Parking Space bearing No- 6 A on the First Floor, and to the common areas and facilities as specified in the aforesaid declaration and together with electricity

meter for a total price of Rs.1,70,00,000/- (Rupees. One Crore Seventy Lakhs Only).
208 2028
SY

meter for a total price of Rs.1,70,00,000/- (Rupees. One Crore Seventy Lakhs

21) AND WHEREAS the TRANSFEROR(S)/ VENDOR(S) have paid service charges, maintenance, water and electricity charges, subscription of the said Flat to the respective authorities up-to-date.



22) AND WHEREAS the TRANSFEROR(S)/ VENDOR(S) have agreed to apply to the Sub Registrar for the grant of permission to sell and transfer the said Flat to the TRANSFEREE(S)/ PURCHASER(S).

23) AND WHEREAS the TRANSFEROR(S)/ VENDOR(S) have agreed to transfer/ sell and the TRANSFEREE(S)/ PURCHASER(S) have agreed to purchase the FLAT NO- B-1302, 13th FLOOR, "B" WING, in the building known as "TWINS", M/s. TWINS CHS Ltd., PLOT NO - 57, SECTOR NO- 20, KHARGHAR, NAVI MUMBAI - 410 210, TAL- PANVEL, DIST- RAIGAD, measuring area of about- 990 SQ. FT (92 SQ. MTRS) CARPET [1188 SQ. FT. (110.41 SQ. MTRS) BUILT-UP] + 35 SQ. FT. (3.25 SQ.MTRS) CHARGEABLE BUILT-UP TERRACE (i.e. the said FLAT), along with transfer of allotted Podium Level Stilt Car Parking Space bearing No- 6 A on the First Floor, for valuable consideration of Rs.1,70,00,000/- (Rupees. One Crore Seventy Lakhs Only).

AND WHEREAS the parties are desirous of recording the terms and conditions as follows

[Signature]
TRANSFEROR(S)/ VENDOR(S)

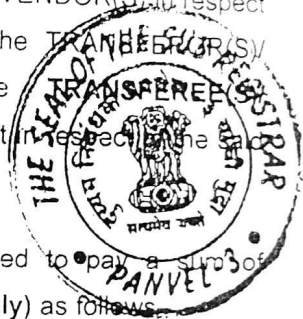
[Signature]
TRANSFEREE(S)/ PURCHASER(S)

NOW THIS INDENTURE WITNESSTH AS FOLLOWS:

1. The TRANSFEROR(S)/ VENDOR(S) have agreed to transfer/sell and the TRANSFEREE(S)/ PURCHASER(S) have agreed to purchase the AND WHEREAS the TRANSFEROR(S)/ VENDOR(S) have agreed to transfer/ sell and the TRANSFEREE(S)/ PURCHASER(S) have agreed to purchase: the FLAT NO- B-1302, 13th FLOOR, "B" WING, in the building known as "TWINS", M/s. TWINS CHS Ltd., PLOT NO - 57, SECTOR NO- 20, KHARGHAR, NAVI MUMBAI - 410 210, TAL- PANVEL, DIST- RAIGAD, admeasuring area of about- 990 SQ. FT (92 SQ. MTRS) CARPET [1188 SQ. FT. (110.41 SQ. MTRS) BUILT-UP] + 35 SQ. FT. (3.25 SQ.MTRS) CHARGEABLE BUILT-UP TERRACE, (i.e. the said FLAT) along with transfer of allotted Podium Level Stilt Car Parking Space bearing No- 6 A on the First Floor for valuation consideration of Rs.1,70,00,000/- (Rupees. One Crore Seventy Lakhs Only) together with all rights, title, interests and membership.

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2. The TRANSFEREE(S)/ PURCHASER(S) have agreed to acquire all rights, title, interests and membership of the TRANSFEROR(S)/ VENDOR(S) in respect of the said FLAT with all its assets and deposits. The TRANSFEROR(S)/ VENDOR(S) shall transfer and assign to the PURCHASER(S) all their rights, title, interests and benefit in respect of the FLAT.



3. The TRANSFEREE(S)/ PURCHASER(S) have agreed to pay a sum of Rs.1,70,00,000/- (Rupees. One Crore Seventy Lakhs Only) as follows:

a. MODE OF PAYMENT:

Sr. no	Bank Name	Cheque/Transfer/ NEFT/ RTGS No	D.D. Dated	Amount (Rs)
1	HDFC Bank, Turbhe	000038	24/12/2023	Rs 5,00,000/-
2	HDFC Bank, Turbhe	000039	28/12/2023	Rs 5,00,000/-

b. T.D.S. at the rate of 1% amounting to Rs.1,70,000/- (Rupees. One Lakh **Seventy Thousand Only**) as defined in the Income Tax Act, 1961 shall be deducted from the total sale consideration & will be deposited/paid to the Bank/ Tax Authority by the TRANSFEREE(S)/ PURCHASER(S) on account of TRANSFEROR(S)/ VENDOR(S) and the Original Challan shall be handed over to the TRANSFEROR(S)/ VENDOR(S). Further the said T.D.S. amount shall be adjusted against the total sale consideration.

[Handwritten signature]
TRANSFEROR(S)/ VENDOR(S)

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TRANSFEREE(S)/ PURCHASER(S)

c. The balance sum of Rs.1,58,30,000/- (Rupees. One Crore Fifty Eight Lakhs Thirty Thousand Only) shall be paid on availing the loan from any Bank or Financial Institution or/ and Own Contribution.

4. On registration of Deed Of Assignment as required by the law & CIDCO and on confirmation of receiving the full and final payment, the TRANSFEROR(S)/ VENDOR(S) have agreed to hand over the possession of the said FLAT along with the original keys and other documents relating to the said FLAT (if any) in possession of the TRANSFEROR(S)/ VENDOR(S) to the TRANSFEREE(S)/ PURCHASER(S).

5. The TRANSFEROR(S)/ VENDOR(S) shall execute all papers, forms, declaration and documents as required by the said Society and as per law in favour of the TRANSFEREE(S)/ PURCHASER(S) for effectual transfer of his interest in respect of the said FLAT.

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6. The TRANSFEREE(S)/ PURCHASER(S) have agreed to pay the entire expenses incidental towards the payments of Stamp Duty, Registration Charges and CIDCO Transfer Charges to any lawful authority.



7. The Parties hereto further declare and agree that the TRANSFEROR(S)/ VENDOR(S) shall be liable for the payment to the lawful authority of all outgoing including Municipal Taxes, Land Revenue, Society Maintenance Charges Water Charges, Pipe Gas Charges, etc. (as applicable in the node) in respect of the said Flat till the end of the deal i.e upto the date of delivery of possession of the said Flat and thereafter the TRANSFEREE(S)/ PURCHASER(S) shall be liable to pay all such outgoing i.e after the possession.

8. The TRANSFEROR(S)/ VENDOR(S) doth hereby covenant with the TRANSFEREE(S)/ PURCHASER(S) that notwithstanding any act, deed, matter of things whatsoever by the TRANSFEROR(S)/ VENDOR(S) or any person or persons lawfully or equitably claiming by, from, though, under or in trust for their made (if any), done, committed, omitted or willingly suffered to the contrary and TRANSFEROR(S)/ VENDOR(S) now and have in themselves good right, title and absolute authority to agree to sell, transfer and assign the benefits of the said Flat to the TRANSFEREE(S)/ PURCHASER(S) in manner aforesaid.

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9. The TRANSFEROR(S)/ VENDOR(S) shall from time to time execute all what...

Table with columns: No., the Bo..., De of Loan..., Type of Pr..., Person..., as..., b...

SCHEDULE OF PROPERTY

FIRST SCHEDULE ABOVE REFERRED TO

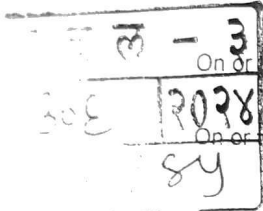
All that piece and parcel of land or thereabout being Plot under 12.5% GES Scheme bearing Plot no. 57 or thereabout situated in Sector No-20, Kharghar, Navi Mumbai- 410210. Taluka- Panvel Dist- Raigad, containing by admeasurements 6950.86 Sq. Mtrs. Registration District and Sub- District Uran/ Panvel and bounded as follows that is to say:

On or towards the North by - 15 Mtrs. WIDE ROAD

On or towards the East by - PLOT NO. 56

On or towards the South by - 15 Mtrs. WIDE ROAD

On or towards the West by - 15 Mtrs. WIDE ROAD



SECOND SCHEDULE ABOVE REFERRED TO:



That FLAT NO- B-1302, 13th FLOOR, "B" WING, in the building known as M/s. TWINS CHS Ltd., PLOT NO - 57, SECTOR NO- 20, KHARGHAR, NAVI MUMBAI - 410 210, TAL- PANVEL, DIST- RAIGAD, comprising area of about- 990 SQ. FT (92 SQ. MTRS) CARPET [1188 SQ. FT (110.41 SQ. MTRS) BUILT-UP] + 35 SQ. FT. (3.25 SQ.MTRS) TRANSFERABLE BUILT-UP TERRACE (i.e. the said FLAT), along with transfer of allotted Podium Level Stilt Car Parking Space bearing No- 6 A on the First Floor.

ANNEXURES

Sr. no	<u>COPY OF DOCUMENTS</u>	<u>MARKED AS</u>
1	FLOOR PLAN	
2	COMMENCEMENT CERTIFICATE	ANNEXURE-1
3	TITLE REPORT OF PLOT	ANNEXURE-2
4	OCCUPANCY CERTIFICATE	ANNEXURE-3
5	SOCIETY REGISTRATION CERTIFICATE	ANNEXURE-4
6	SHARE CERTIFICATE	ANNEXURE-5
7	CAR PARKING LETTER	ANNEXURE-6
		ANNEXURE-7

[Signature]
TRANSFEROR(S)/ VENDOR(S)

[Signature]
TRANSFEREE(S)/ PURCHASER(S)

IN WITNESS WHEREAS THE PARTIES
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Under 12.5% GES
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IN WITNESS WHEREAS THE PARTIES herein have hereunto set and subscribe
their respective hand the day and the year hereinabove mentioned

SIGNED, SEALED AND DELIVERED

By the within named TRANSFEROR(S)/ VENDOR(S)

(1) Mrs. NEHA TUSHAR ANDHARE

PAN- BKCPA 1558 G.

Neha Andhare



(2) Mr. TUSHAR GAJANAN ANDHARE

PAN- APFPA 7164 P.

Tushar Andhare



In the presence of

- Uykar*
- Apoorva*

SIGNED, SEALED AND DELIVERED

By the within named TRANSFEREE(S)/ PURCHASER(S)

(1) Mr. VIVEK MOHANRAO THAKARE

PAN- AIYPT 3826 H.

Vivek Thakare



(2) Mrs. KALYANI VIVEK THAKARE

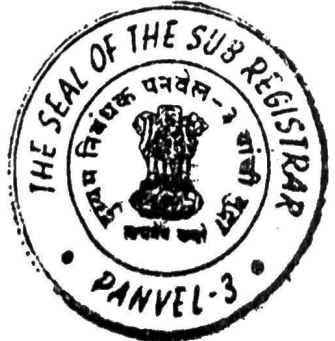
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Kalyani Thakare



In the presence of

- Uykar*
- Apoorva*



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RECEIPT

RECEIVED a sum of Rs.10,00,000/- (Rupees. Ten Lakhs Only) from and of TRANSFEREE(S)/ PURCHASER(S) (1) Mr. VIVEK MOHANRAO THAKARE, (2) Mrs. KALYANI VIVEK THAKARE, as a Part payment amount adjustable from the total consideration amount of Rs.1,70,00,000/- (Rupees. One Crore Seventy Lakhs Only) in respect of sale of the FLAT NO- B-1302, 13thFLOOR, "B" WING, in the building known as "TWINS", M/s. TWINS CHS Ltd., PLOT NO - 57, SECTOR NO- 20, KHARGHAR, NAVI MUMBAI - 410 210, TAL- PANVEL, DIST- RAIGAD, admeasuring area of about- 990 SQ. FT (92 SQ. MTRS) CARPET [1188 SQ. FT. (110.41 SQ. MTRS) BUILT-UP] + 35 SQ. FT. (3.25 SQ.MTRS) CHARGEABLE BUILT-UP TERRACE(i.e. the said FLAT), along with transfer of allotted Podium Level Stilt Car Parking Space bearing No- 6 A on the First Floor, as agreed under this present.

MODE OF PAYMENT:

Sr no	Bank Name	Cheque/Transfer/ NEFT/ RTGS No	D.D. Dated	Amount (Rs.)
1	HDFC Bank, Turbhe	000038	24/12/2023	Rs.5,00,000/-
2	HDFC Bank, Turbhe	000039	28/12/2023	Rs.5,00,000/-

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WE SAY RECEIVED

Rs.10,00,000/-

(Rupees. Ten Lakhs Only)

(1) Mrs. NEHA TUSHAR ANDHARE

(2) Mr. TUSHAR GAJANAN ANDHARE.

TRANSFEROR(S)/ VENDOR(S)

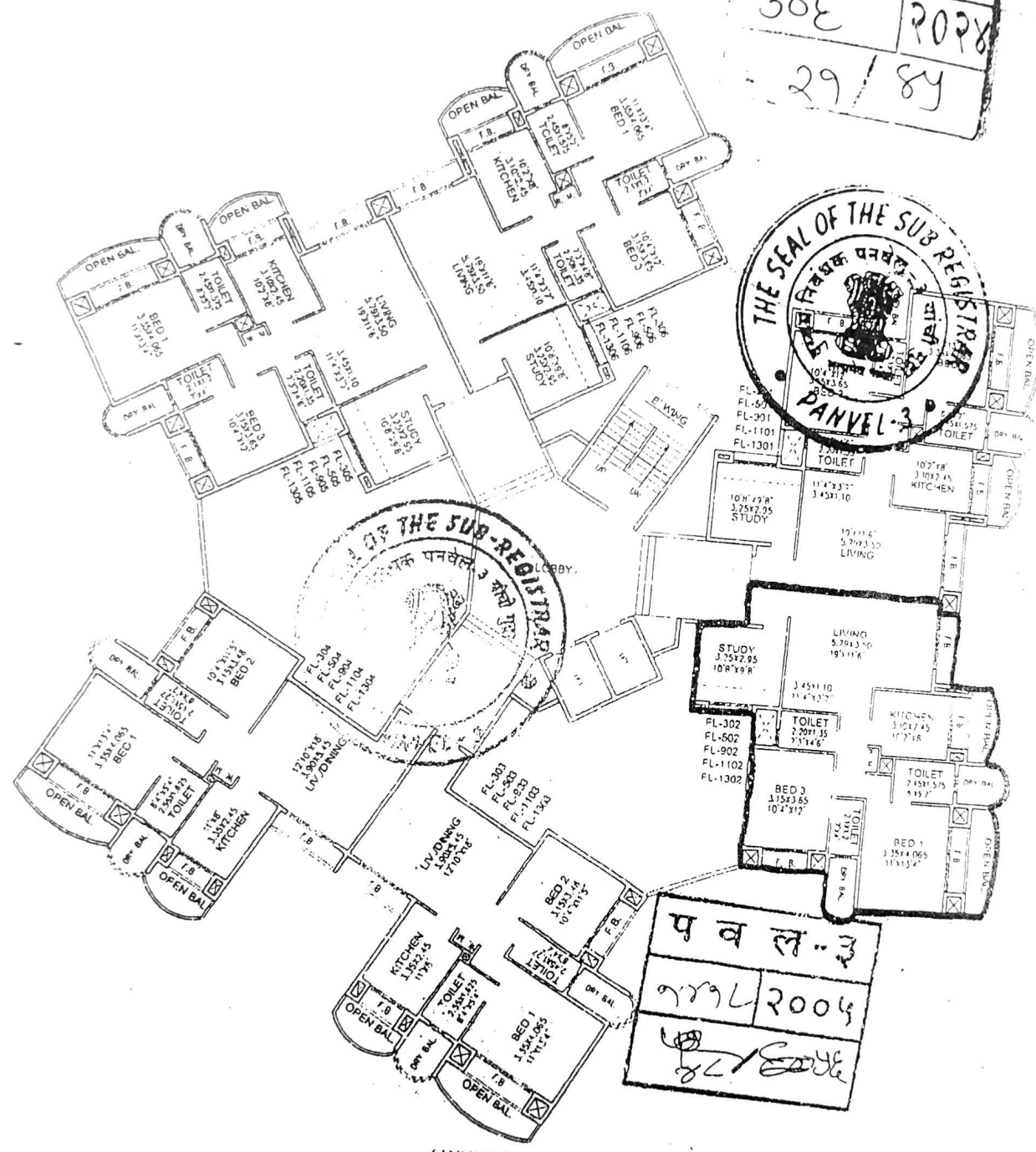
WITNESSES

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(WNIG-B)

TYPICAL (3RD, 5TH, 9TH, 11TH, 13TH) FLOOR PLAN

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29/84

FLAT NO.	WING	FLOOR	PROJECT	SIGN. OF PURCHASER	SIGN. OF DEVELOPER
			"TWINS"	<i>[Signature]</i>	Lotus 76
			PLOT NO. 57, SECTOR-20, KHARGHAR, NAVI MUMBAI.		

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MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-43 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to M/s. Creative Enterprises.

Plot No. 57 Road No. --- Sector 20 Node Kharghar SES of
 Greater Mumbai. As per the approved plans and subject to the following conditions for the
 development work of the proposed Residential Bldg. (G+16) Str.
 Area BUA = 9063.152 m²; Comm. BUA = 1359.789 m²
 Total BUA = 10,422.941 m²
 Nos. of Residential Units 153 Nos. of Commercial units 48

This Certificate is liable to be revoked by the Corporation if :-

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(1) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

(2) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.

(3) 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 under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 of the Maharashtra Regional and Town Planning Act-1966.

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 22/84



(4) The applicant shall give notice to the Corporation for completion of development work upto plinth at least 7 days before the commencement of the further work.

(5) The applicant shall give written notice to the Corporation regarding completion of the work.

(6) The applicant shall obtain Occupancy Certificate from the Corporation.

(7) 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 the building control Regulations and conditions of this certificate.

The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GDCRs - 1975 in force.

The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision 48 of MRTP Act- 1966 and as per regulation, no. 16.172) of the GDC.

RP

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MHARASHTRA REGIONAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.
FOUNDATION CERTIFICATE

is hereby granted under section-13 of the Maharashtra Regional and Town Planning Act-1966 (Maharashtra XXIV) of 1966 to M/s. Creative Enterprises.

Plot No. 57 Road No. --- Sector 22 Node Kharghar CEZ
The amount payable for the approved plans and subject to the following conditions for the development work of the proposal: Regional Sidg (Gr-16) Str.---
1. Block-8063 57 m² Area BUR-1259.789 m²
2. BUR-10,421.041 m²
3. Residential Units-53 Nos. of Commercial units 48

This Certificate is liable to be revoked by the Corporation if:-

1. Development work in respect of which permission is granted under this Act is not carried out in accordance with the approved plans.
2. The conditions subject to which the same is granted or any of the conditions imposed upon by the Corporation is contravened.
3. The Managing Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and/or any person claiming title under him, in such an event shall be deemed to have carried out the development work in contravention of section-13 or section-14 of the Maharashtra Regional and Town Planning Act-1966.



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The Enclosures of all documents shall be submitted to the Corporation and the Corporation shall be responsible for the safe custody of the same.

A certified copy of the approved plans shall be provided to the applicant.

The amount of the fee payable for the approved plans shall be deposited with the Corporation in advance.

Every Building shall be provided with the necessary facilities for the purpose of the Act.

The Corporation shall be responsible for the safe custody of the same.

The Corporation shall be responsible for the safe custody of the same.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to M/s - Creative Enterprises

Plot No. 57 Road No. --- Sector 20 Node Khaaghar CES of Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Bldg. (G+16) str.
 Total BUA = 9063.152 m²; Comm. BUA = 1359.789 m²
 Total BUA = 10,422.941 m²
 Nos. of Residential Units 153 Nos. of Commercial units 48

This Certificate is liable to be revoked by the Corporation if :-

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The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

Any of the conditions subject to which the same is granted or any of the conditions imposed upon by the Corporation is contravened.

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 under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or section-44 of the Maharashtra Regional and Town Planning Act-1966.

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Notice to the Corporation for completion of development work upto plinth level shall be given at least 7 days before the commencement of the further work.

Written notice to the Corporation regarding completion of the work. Obtain Occupancy Certificate from the Corporation. 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 the building control Regulations and conditions of this certificate.

The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GDCRs - 1975 in force.

The Certificate shall remain valid for period of 3 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision 48 of MHTP Act- 1966 and as per regulation no. 16.1(c) of the GDCRs.

RP



पिनडायें

औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्य कार्यालय

सिडको भवन, जी वी डी

नवी मुंबई - ४०० ६९६

दूरध्वनी : ००-९१-२२-५५९९ ८५००

फॅक्स : ००-९१-२२-५५९९ ८५६६

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दिनांक

कार्यालय
क्र. ११२२-२२०२ / ५५९९ / ५६५० ०९३३

फोन क्रमांक) ००-९१-२२-५६५० ०९००

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००-९१-२२-२२०२ २५०९ / ५६५० ०९३३

CIDCO/BPI/ATPO/ 1580

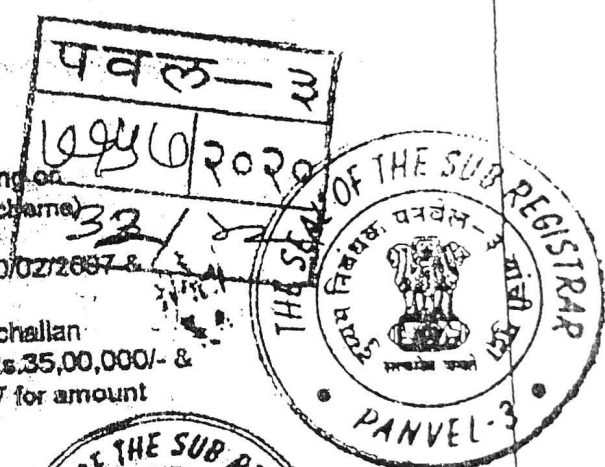
To,

M/s Creative Enterprises,
22/23, Crystal Plaza, Sector-07, Kharghar,
NAVI MUMBAI

Sub :- Occupancy Certificate for Residential Building on
Plot No.57, Sector -20 at Kharghar (12.5 Scheme)
Navi Mumbai.

Ref :- 1) Your architect's letter dated 16/10/2006, 20/02/2007 &
28/03/2007

2) IDC (100%) paid of Rs. 69,50,860/- vide challan
no. 89252, dtd. 05/10/2004 for amount Rs.35,00,000/- &
vide challan no. 106307, dtd. 20/03/2007 for amount
Rs. 34,50,860/-



Dear Sir,

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

Thanking you,

Yours faithfully,

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20/07/10	

(N.S.Swami) Additional Town Planning Officer
Navi Mumbai & Khopta



सिडको

राज्य औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

सिडको कार्यालय
नवी मुंबई, नरीमन पोईट
दूरध्वनी : ००-९१-२२-५६५० ०९००
फॅक्स : ००-९१-२२-५६५० ०९३८
०९-२२-२२०२ ३५०९ / ५६५० ०९३३

पुरवठा कार्यालय
'सिडको' भवन, सी.बी.डी., नवी मुंबई - ४०० ६३४.
दूरध्वनी : ००-९१-२२-५६९९
फॅक्स : ००-९१-२२-५६९९

दिनांक : 29/3/07

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REF NO: CIDCO/BPI/ATPOI / 6200

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OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building
Total ~~337~~ 10416.68 Sq.mtrs. Res. BUA=9070.789 Sq. mtrs. Comm.
BUA=1345.878 Sq.mtrs. (No. of Units R-153, C-48) on Plot No. 57, Sector-20
at Kharghar (12.5 Scheme) of Navi Mumbai completed under the supervision of
M/s. Vistaar has been inspected on 30/10/2006 and I declare that the
development has been carried out in accordance with the General Development
Control Regulations and the conditions stipulated in the commencement
certificate dated 20/02/2005 and that the development is fit for the use for which
it has been sanctioned.

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(N.S. Swami) 29/03/07
Additional Town Planning Officer,
Navi Mumbai & Khopta





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-: नांदणीचे प्रमाणपत्र :-

क्रमांक : एन.बी.ओ.एम/ सिडको/ एच एस् जी (ओ एच) / ३१८९ / जे टी आर / सन २००९ -२०१०

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

द्वीन्त सहकारी

गृहनिर्माण संस्था मर्यादित

भूखंड क्र. ५७, सेक्टर-२०,
वारधर, नवी मुंबई.



ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.



उपनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक ११ (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपपधनांक ११ भाडेकरू-सहभागिदारी गृहनिर्माण संस्था असे आहे.

कार्यालयीन मोहर
नवी मुंबई.



[Signature]

सहनिबंधक
सहकारी संस्था (सिडको), नवी मुंबई

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दिनांक : १६/०२/२०१०

Twins Co-operative Housing Society Ltd

NAV/MLDCO/HSG(OH)/0189/JTR/2009-10
Plot No. 20, Kharghar, Navi Mumbai 410 201

Share Certificate

Certificate No. 135

Member's Registration No.

Flat No. E/302

[Registered under the Maharashtra Co-op. Society Act 1960 (Maharashtra Act XXIV 1961)]

This is to Certify That Smt. MR. HARPAL SINGH BASSAN

is the registered Holder of 5 (Five) Fully paid up Shares of Rs. Fifty each numbered from 671
to 675 to total Rs. 250/- Rupees: Two Hundred Fifty (only) in the TWINS
CO-OPERATIVE HOUSING SOCIETY LTD. subject to the Bye-laws of the said Society. Given
under the Common Seal of the Said Society at Kharghar, Navi Mumbai this 31st Day of Dec.




[Signature]
Chairman

[Signature]
Secretary

[Signature]
Committee Member



भारत सरकार
INDIA

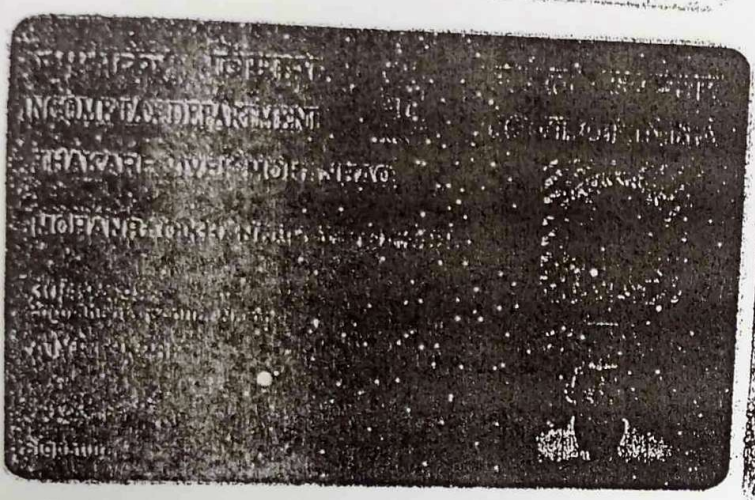
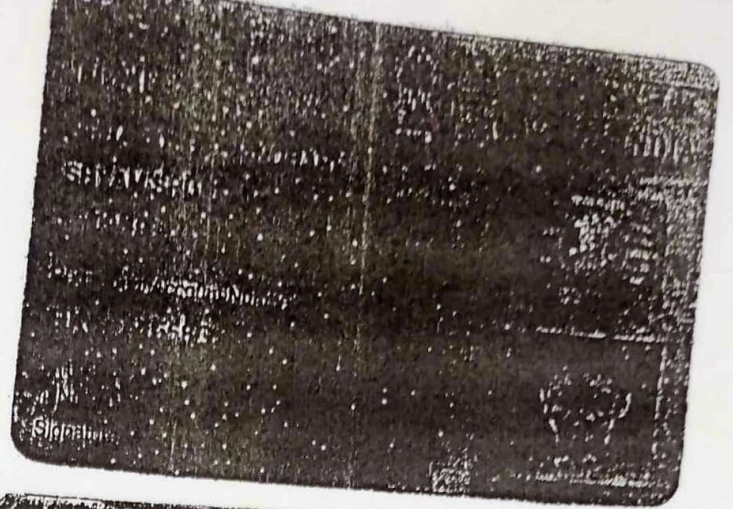


नेहा तुषार अंधारे
Neha Tushar Andhare
जन्म तारीख/DOB: 15/09/1985
महिला/ FEMALE

Neha Andhare

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माझे आधार, माझी ओळख



भारत सरकार
INDIA



विवेक मोहनराव ठाकरे
Vivek Mohanrao Thakare
जन्म तारीख / DOB : 30/12/1982
पुरुष / Male

V Thakare

5357 6130 7069

THE SEAL OF THE
भारत सरकार
ANVEL-3

माझे आधार, माझी ओळख

भारत सरकार
INDIA



कल्याणी ठाकरे
Kalyani Thakre
जन्म तारीख / DOB : 06/12/1987
स्त्री / Female

Kalyani

3268 9345 1074

माझे आधार, माझी ओळख



भारत सरकार
INDIA



ओम प्रकाश शिवपूजन यादव
Om Prakash Shivpujan Yadav
जन्म तारीख / DOB: 15/04/1972
पुरुष / MALE

Om Prakash

7636 9637 9501

माझे आधार, माझी ओळख

भारत सरकार
INDIA



अपूर्वा सुरेश गुडपे
Apoorva Suresh Gudpe
DOB: 12-04-1984
Gender: Female

Apoorva

3193 0517 8317

आधार - आम आदमी का अधिकार

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 306/2024

नोंदणी :

Regn:63m

गावाचे नाव : खारघर

चाचा प्रकार	करारनामा
ला	17000000
रभाव(भाडेपट्टयाच्या पट्टाकार आकारणी देतो की पट्टेदार ते वे)	13234639.22
पन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन :, इतर माहिती: सदनिका क्र.बी-1302,तेरवा मजला,बी विंग,टिवन्स सी.एच.एस.लि.,प्लॉट क्र.57,सेक्टर 20,खारघर,ता.पनवेल,जि.रायगड. क्षेत्र 110.41 चौ.मी.बिल्टअप + 3.25 चौ.मी.टेरेस + पोडीयम लेवल स्टील्ट कार पार्किंग स्पेस क्र.6 ए पहिल्या मजल्यावर.((Plot Number : 57 ; SECTOR NUMBER : 20 ;))
कळ	1) 110.41 चौ.मीटर
रणी किंवा जुडी देण्यात असेल तेव्हा.	
ऐवज करून देणा-या/लिहून ठेवणा-या चे नाव किंवा दिवाणी न्यायालयाचा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-नेहा तुषार अंधारे - वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र.बी-१३०२, तेरवा मजला, बी विंग, टिवन्स सी.एच.एस.लि., प्लॉट क्र.५७, सेक्टर २०, खारघर, ता.पनवेल, जि.रायगड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगार:(०); पिन कोड:-410210 पॅन नं:-BKCPA1558G 2): नाव:-तुषार गजानन अंधारे - वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र.बी-१३०२, तेरवा मजला, बी विंग, टिवन्स सी.एच.एस.लि., प्लॉट क्र.५७, सेक्टर २०, खारघर, ता.पनवेल, जि.रायगड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगार:(०); पिन कोड:-410210 पॅन नं:-APFPA7164P
ऐवज करून घेणा-या पक्षकाराचे व किंवा न्यायालयाचा हुकुमनामा किंवा आदेश प्रतिवादिचे नाव व पत्ता	1): नाव:-विवेक मोहनराव ठाकरे - वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र.बी-१०५, टुडे विस्डम, प्लॉट क्र.८३, से.१९, कामोडे, ता.पनवेल, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगार:(०); पिन कोड:-410206 पॅन नं:-AIYPT3826H 2): नाव:-कल्याणी विवेक ठाकरे - वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका क्र.बी-१०५, टुडे विस्डम, प्लॉट क्र.८३, से.१९, कामोडे, ता.पनवेल, जि.रायगड., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, राईगार:(०); पिन कोड:-410206 पॅन नं:-BMNPK7720D
ऐवज करून दिल्याचा दिनांक	05/01/2024
नोंदणी केल्याचा दिनांक	05/01/2024
क्रमांक,खंड व पृष्ठ	306/2024
रभावाप्रमाणे मुद्रांक शुल्क	1190000
रभावाप्रमाणे नोंदणी शुल्क	30000

सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३,

गासाठी विचारात घेतलेला तपशील:-

शुल्क आकारताना निवडलेला अनुच्छेद :- : (I) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

LOAN A/C No. :	LOS No.:
CIF NO. (1) : 90325992553	CIF NO. (2) : 91356007124
CIF NO. (3) :	PAL/Take Over/NEW/Resale/Top up <input checked="" type="checkbox"/>

Applicant Name **THAKARE VIVEK MOHANRAO**
 Co - Applicant Name **RASHMI A**

Contact (Resi.) : _____ Mobile : _____

Loan Amount : 1,30,00,000/- Tenure : 25, YEARS

Interest Rate : _____ EMI : _____

Loan Type : **TL** SBI LIFE : _____

Hsd. Loan Maxgain _____

Realty _____ Home Top up _____

Property Location : **KHARGHAR**

Property Cost : 1,70,00,000/-

Name of Developer/Vender : **NEHA TUSHAR ANDHARE**

RBO - III ZONE - THANE Branch **PBB** (Code No) **50878**

Contact Person : **AMIT NAIK** Mobile No: **9930275375**

HLC SSL / BRANCH : **PBB Kharghar** **MUMML03048**

	DATE		DATE
SEARCH-1	<i>Choodekar</i>	RESIDENCE VERIFICATION	<i>Excel</i>
SEARCH-2	—	OFFICE VERIFICATION	
VALUATION-1		SITE INSPECTION	
VALUATION-2			



PBB Kharghar BRANCH **50878**

① Tee Salary Slip

FORM A: PERSONAL DETAILS

Existing Customer: Yes No

APPLICANT CO-A

If Yes, CIF No/ Account No.

Name: THAKARE VIVEK MOHANRAO

Date of Birth: 30121982

PAN: AITPT3826H

Mobile: 9702861282

e-mail:

Name of Spouse:

Name of Father: MOHANRAO KHANDERAO THAKARE

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 535761307069

2) Voter ID No.

Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

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

FOR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1: FLAT NO-1403 HEX 2 HEX BLOX CHSL

Address 2: PLOT NO-269 SECTOR-10

Address 3: KHARGHAR

Village: KHARGHAR City: NAVI MUMBAI

District: RAIGAD State: MAHARASHTRA

Country: INDIA Pin Code: 410210

Current address same as the permanent address Yes No

Current Address:

Address 1:



K. Thakare

① Tee salary slip

FORM A: PERSONAL DETAILS

APPLICANT C

Existing Customer: Yes No

If Yes, CIF No/ Account No.

Name: First Name Middle Name Last Name
THAKARE VIVEK MOHANRAO

Date of Birth: PAN:
30121982 AIYPT3826H

Mobile:
9702861282

e-mail:

Name of Spouse:

Name of Father:
MOHANRAO KHANDERAO THAKARE

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No.
535761307069

2) Voter ID No.

Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

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

FOR DEFENCE PERSONNEL:
 Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:
Defined Benefit Pension New Pension Scheme

FORM A: PERSONAL DETAILS

APPLICANT CO-A



V. Thakare
 (Signature)

Existing Customer Yes No

If Yes, CIF No/ Account No.

Name: First Name: THAKARE Middle Name: VIVEK Last Name: MOHANRAO

Date of Birth: 30/12/1982 PAN: AITPT3826H

Mobile: 9702861282 e-mail:

Name of Spouse:

Name of Father: MOHANRAO KHANDERAO THAKARE

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 535761307069

2) Voter ID No.

3) Passport No.

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

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

FOR DEFENCE PERSONNEL:
 Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:
 Defined Benefit Pension New Pension Scheme

Residential Address:
 Permanent Address:

Address 1: FLAT NO-1403 HEX 2 HEX BLOX CHSL

Address 2: PLOT NO-269 SECTOR-110

Address 3: KHARGHAR

Village: KHARGHAR City: NAVI MUMBAI

District: RAIGAD State: MAHARASHTRA

Country: INDIA Pin Code: 410210

Current address same as the permanent address Yes No

Current Address:
 Address 1:

Address 2:

Address 3:

Village: City:

District: State:

Country: Pin Code:

① Tee Salary Sup

FORM A: PERSONAL DETAILS

Existing Customer: Yes No
If Yes, CIF No/ Account No.

APPLICANT CO-A

Name: First Name: THAKARE Middle Name: VIVEK Last Name: MOHANRAO
Date of Birth: 30/12/1982 PAN: AITPT3826H

Mobile: 9702861282
e-mail:

Name of Spouse:

Name of Father: MOHANRAO KHANDERAO THAKARE

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 535761307069

2) Voter ID No.

Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

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

FOR DEFENCE PERSONNEL:
 Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER:
Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1: FLAT NO-1403 HEX 2 HEX BLOX CHSL

Address 2: PLOT NO-269 SECTOR-110

Address 3: KHARGHAR

Village: KHARGHAR City: NAVI MUMBAI

District: RAIGAD State: MAHARASHTRA

Country: INDIA Pin Code: 410210

Current address same as the permanent address Yes No

Current Address:

