



16/03/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

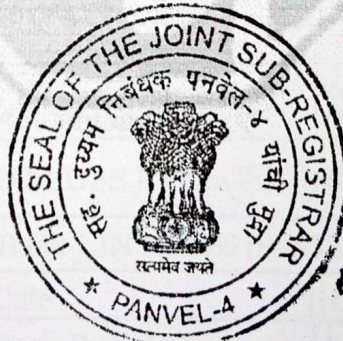
दस्त क्रमांक : 2366/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2408825
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2408825
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: एलआयजी टाईप,बिल्डिंग नं. एल20,रूम नं. 503,पाचवा मजला,स्वप्नपूर्ती,सेक्टर 36,खारघर,नवी मुंबई ता. पनवेल, जि. रायगड, एरिया 34.360 चौ. मी. कारपेट((SECTOR NUMBER : 36 ;))
(5) क्षेत्रफळ	1) 34.36 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:-सिडको लि. तर्फे आर.के.वेटा - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सीबीडी बेलापूर नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:- 400614 पॅन नं:-AACCC3303K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गणेश सहदेव परब - - वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गणेश निवास चाळ नं. २, रूम नं. ४, न्यू शिवाजी नगर, तलाव पाली कळवा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AKNPP9142M
(9) दस्तऐवज करून दिल्याचा दिनांक	16/03/2017
(10) दस्त नोंदणी केल्याचा दिनांक	16/03/2017
(11) अनुक्रमांक, खंड व पृष्ठ	2366/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	144600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	24100
(14) शेरा	



सह दुय्यम निबंधक पनवेल क्र. 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.



महाराष्ट्र MAHARASHTRA

2016

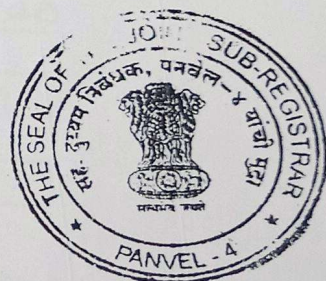
RM 612623

प्रधान मुद्रांक कार्यालय, मुंबई
प. मु. वि. क. ८००००२
- 7 FEB 2017
सक्षम अधिकारी

श्री. प्र. ना. चिंचघरे

AGREEMENT TO SELL
BETWEEN
CITY AND INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LTD.
CBD BELAPUR, NAVI MUMBAI.
AND
SHRI/SMT. Ganesh
Sahadev Parab
APT. NO. 503/20 SECTOR- 56
ETG Khayne

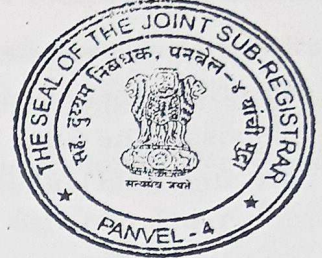
पवल - ४
२२६६/२०१९
०३/२९



Asst. Marketing Officer (Hsg.)
CIDCO Ltd.

पवल - ४
२३६६ / २०१७
०५ / २९

Mortgaged To
S. B. I. Bank
Branch Ghatkhor
Date: 7.12.2015



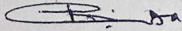
AGREEMENT FOR SALE

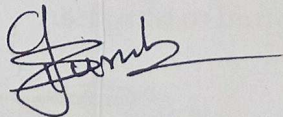
Ref : Sale order/Scheme : 20011080/Swapnaparti
Customer/Property NO. : 24007 / B-KH6 -SWP-L20-503

THIS AGREEMENT is made at C.B.D. Belapur, Navi Mumbai on 16th
day of March TWO THOUSAND seventeen between **CITY
AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA
LIMITED**, A Company incorporated under the Companies Act 1956, having its registered
office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400021, hereinafter referred to as
"The Corporation" (which expression shall, unless it be repugnant to the context or
meaning there of, includes its successors and assignees) of the One part And

MR./MRS./MS. Ganesh Sahdev parab.
Ganesh Niwas chawl No 2
Room No. 4 New Shivaji Nagar
Talav pada kalwa E.
Thane 400605

HEREINAFTER REFERRED to as "The Purchaser" Adult Indian inhabitant,
(which expression shall unless repugnant to the context or meaning thereof
include his/her heirs, executors administrator and permitted assigns etc.) of the other
part.


Asst. Marketing Officer (Hsg.)



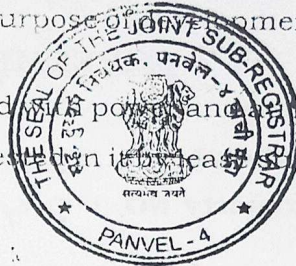
WHEREAS:

1. The Corporation is the New Town Development Authority declared for 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-Sections (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 MRTPA Act.)

प व ल - ४
2366 / 2089
09 / 21

2. The State Government in pursuance to section 113 (A) of the MRTPA Act, is acquiring lands described there in and is vesting such lands with the Corporation for development and disposal. The State Government has under section 113 A of the MRTPA Act, acquired privately held lands in the Corporation for purpose of development and disposal.

Further the Corporation has been confirmed its powers and authority under section 118 of the MRTPA Act to dispose of the lands so vested in it in accordance with subject to rules, regulation & direction of the State.



AND WHEREAS :

3. The Corporation under its power & authority, in order to provide affordable Housing to the public, has constructed on one of such lands buildings with Ground and 7 upper floors for EWS type apartment and Ground and 14 upper floors LIG type. These buildings comprises of apartments and is being designated as **Swapnapurti Housing Scheme, at Sector No. 36, Kharghar Node NAVI MUMBAI. 410 210**. The Corporation has published the Scheme in the newspaper inviting applications from the general public on the terms & conditions stated in the said Scheme Also, the Sr. Architect (Hsg./BP-IHP, CIDCO, Navi Mumbai) vide letter. **CIDCO/Sr.Arch (Hsg/BP-IHP)/2016, dated 6th December 2016** has issued Part Occupancy Certificate to No. of Units 2622 (LIG) + 968 (EWS) = Total 3590 Nos.

AND WHEREAS :

The Applicant has applied to the Corporation & his application having found in order, was allowed to participate in the draw and where his application succeeded by drawl of lots and the apartment No. L20-503 Admeasuring carpet area 34.360 (Sq. Mtr.) Situated in Swapnapurti Housing Scheme / LIG /EWS was allotted to him/her.

Asst. Marketing Officer (Hsg.)
CIDCO Ltd.

[Handwritten signature]

4. That on or before receiving Purchaser's application, the Corporation had on inspection all relevant documents, such as building plan, specifications, all relevant permission, premises etc. That on inspection, the Purchaser has satisfied himself/herself about all the aspects and had no queries or doubts.

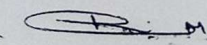
प व ल -
23/06/2019
06/29

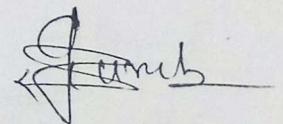
5. The Corporation has decided that apartments constructed in the said scheme be sold on "Ownership Basis" to the allottees and the individual purchaser shall become member of the proposed Co-op Housing Society registered under the Maharashtra Co-operative Housing Societies Act 1960. The Purchaser has executed signed all necessary documents, forms, declarations etc. required for registering Co-operative Housing Society of the Purchasers of the apartments under the said Scheme. Thereafter, the Corporation would grant lease of the land to the respective Co-Operative Housing Society on which the said buildings are constructed and more particularly described in the schedule herein for a period of 60 years on a nominal rent of Rs. 100/- per year.

6. The Purchaser has agreed to purchase from the Corporation on "Ownership Basis" Apartment bearing no 503 admeasuring Carpet Area 34.360 Sq. Mtr. situated in building no 20 in the Swapnapurti Housing Scheme and the same shall be referred to as "the said apartment" hereinafter, for the total sale price of Rs. 24,08,825/- (Rupees Twenty Four Lacs Eight Hundred Thousand Eight Hundred Twenty Five only) Subject to the terms and conditions of lease of the said land and buildings to be granted by the Corporation to the Co-operative Housing Society as aforesaid.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERTO AS UNDER :

The allotment of the said apartment shall be subject to the observance of the provisions of rules, Regulations and policies framed by the Corporation including the provisions contained in Navi Mumbai, Disposal of Lands (Amendment) Regulations, 2008, so far as it relates to disposal of apartment.

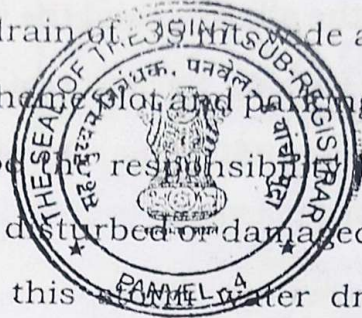
I/c 
Asst. Marketing Officer (Hsg.)
CIDCO Ltd.



1. The purchaser has prior to the execution of this Agreement to Sale, satisfied himself/herself about the title of the said land and on which the housing scheme has been constructed by the Corporation.

पवल - ४	
वृत्त	२०१७
०८ / २१	

2. The storm water drain along 35 m. wide road in front of the scheme is provided by CIDCO to cater to storm water discharge of occupants of the scheme and adjoining area along with the openings to external drain of the scheme. The access road to the scheme and the storm water drain is inside the scheme plot and parking area is situated over it and is a part of the plot area, it shall be the responsibility of the Society/plot owner to maintain the same and it shall not be disturbed or damaged without the written consent of CIDCO. The safety concern of this storm water drain /property shall be the responsibility of the society & no claim for compensation shall be entertained by CIDCO. Further the CIDCO shall have right to inspect the scheme plot drain and undertake maintenance if desired. No claim or charges regarding this inside condominium drain shall be entertained by CIDCO on any ground whatsoever.



3. The Corporation has agreed to sell and the purchaser has agreed to purchase the said apartment bearing No. 503 in Building No. 20 on 5th Floor. Admeasuring Carpet Area 34.360 Sq. Mtr. or there about as per the plan and specifications seen verified and approved by the Purchaser. The copy of the plan and specifications of the said apartment is annexed herewith as "Annexure A". The price of the said apartment is Rs. 24,08,825 (Rupees Twenty Four Lakh Eight Thousand Eight Hundred Twenty Five only) which shall be paid by the Purchaser before the execution of this agreement, the receipt of the payment is hereby acknowledged by the Corporation. In addition to the said price, purchaser shall be liable to pay all relevant taxes, cess, N.A. Tax etc as may be applicable from time to time and also agrees to pay share money at the rate of Rs. _____ per share for 5 shares of the Proposed Co-operative Housing Society and Rs. 2801 towards cost and expenses of formation of the Proposed society.

4. Possession of the said apartment (having Carpet Area = 34.360 Sq. Mtr.) is being delivered to the purchaser on the date of the registration of this Agreement. T

Arub

SCHEDULE

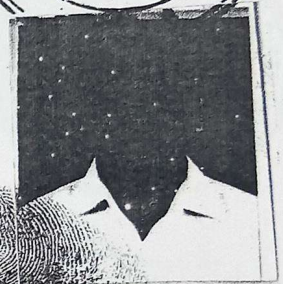
ALL THAT Apartment admeasuring Carpet Area 34,360 (Sq. Mtrs.) having building No. L 20, Apartment No 503, of layout of land situated and being at Sector No. 36 Village Khoryhor, Navi Mumbai, and bounded as follows that is to say

On or towards the North by
On or towards the South by
On or towards the East by
On or towards the West by

पवल - ४	
23/11	2019
१५/२९	

IN WITNESS WHEREOF THE Parties hereto have hereunto and to a duplicate hereof and subscribed their respective hands the day and year first hereinabove written.

**SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED CORPORATION
BY THE HAND OF**



Shri. / Mrs. R. K. Veta

18.3.2019
Asst. Marketing Officer (Hsg.)
CIDCO Ltd.

(Designation)

IN THE PRESENCE OF :

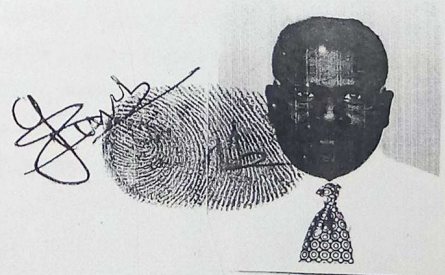
- (1) Shri / Mrs A. R. Bansode abb
- (2) Shri / Mrs R. R. Patil R

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED

Mr. / Mrs. / Ms. Ganesh sahdan parab

By the hand of its signatory



IN THE PRESENCE OF :

- (1) Shri / Mrs A. R. Bansode abb
- (2) Shri / Mrs R. R. Patil R

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

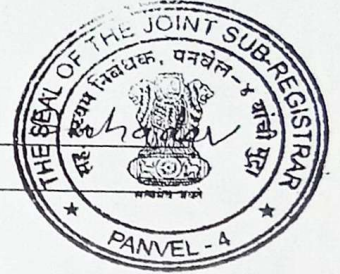
 Office of the MM-II,
 3rd floor, Raigad Bhavan
 CBD Belapur,
 Navi Mumbai 400 614

 Date: 15-3-2017
TAKING OVER POSSESSION BY THE ALLOTTEE

पंचल - ४	
२३६६	२०१७
९६	/ २१

 TYPE: LIG Aptt No: 503 Floor 5th
 Building No: 20 Sector: 36, Kharghar, Navi Mumbai.

- 1 Date of Allotment : 7-12-2015
- 2 Name of Hire/Outright Purchaser : Shri Ganesh Parab
- 3 Date of execution of Agreement : 15-3-2017



[Signature]
 Asstt. Marketing Officer
 Asstt. Marketing Officer (Hsg.)
 CIDCO Ltd.

POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. 503 in building No. 20 Type LIG on the day of 15-3-2017 after proper inspection of the fittings and fixtures provided therein.

Before 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 satisfied myself. I accept the above said apartment and have no complaint of any nature whatsoever and I would not claim another apartment from CIDCO later on.

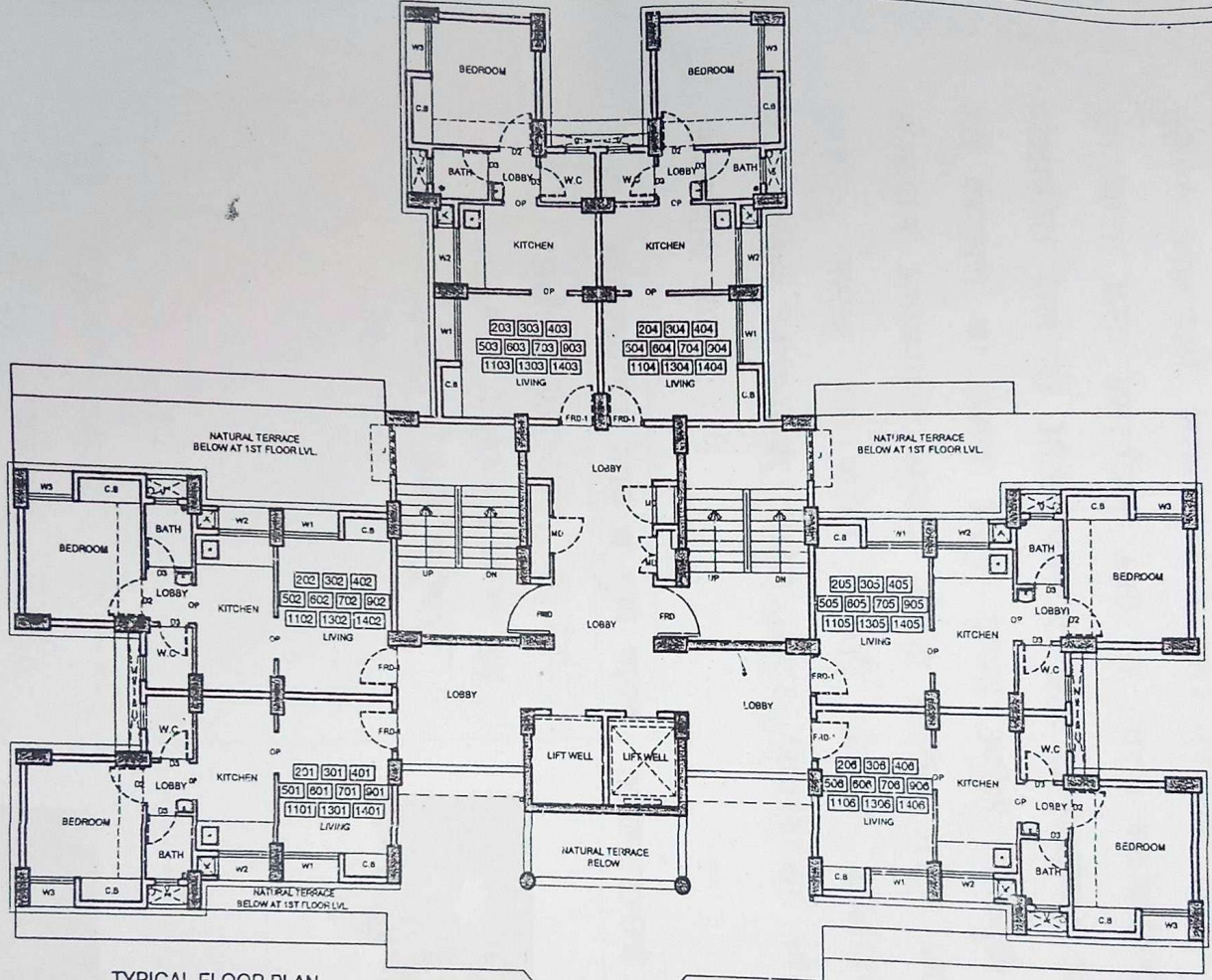
Received Lock No _____ with duplicate key

[Signature]
 (Signature of allottee)

Name: Ganesh S. Parab

CARPET AREA STATEMENT (TYPICAL)	
1	LIVING ROOM = 11.28 SQM.
2	KITCHEN = 7.58 SQM.
3	OPENING (LIV. & KIT.) = 0.10 SQM.
4	OPENING (KIT. & PASS.) = 0.09 SQM.
5	BED ROOM = 8.47 SQM.
6	LOBBY = 1.44 SQM.
7	BATH = 1.80 SQM.
8	WC = 1.80 SQM.
9	D2 = 0.09 SQM.
10	D3 = 0.15 SQM.
11	CB (LIVING ROOM) = 0.69 SQM.
12	CB (BED ROOM) = 0.87 SQM.
CARPET AREA OF FLAT = 34.36 SQM.	
= 369.85 SQFT.	

Asst. Marketing Officer (II)
 CIDCO LTD.
 Navi Mumbai.



TYPICAL FLOOR PLAN
(2ND TO 7TH, 9TH, 11TH, 13TH & 14TH FLOOR PLAN)

I, ARCHITECT S.D. KHADILKAR, DO HEREBY CERTIFY THAT THIS IS AN ACCURATE COPY OF THE FLOOR PLAN SHOWN ALONGSIDE AND APPROVED BY THE LOCAL AUTHORITY NAMED CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD WITHIN WHOSE JURISDICTION THE BUILDINGS ARE LOCATED AND THAT THE SAID PLANS AND THE DIMENSIONS OF THE APARTMENT AREA AS BUILT.

I SOLEMNLY AFFIRM THAT WHAT IS STATED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

- NOTES :-
- 1) THE CONCLUDED AGREEMENT IS FOR THE BUILT UP AREA
 - 2) FOR THE SAKE OF CONVENIENCE APPROXIMATE CARPET AREA IS INDICATED & ANY MARGINAL VARIATION IN THE CARPET AREA DOES NOT VIOLATE THE CONCLUDED AGREEMENT.

FOR FLAT NO. - 503
OF BUILDING NO. - 120

BLDG. NO. - L3, L4, L19, L20, L21

CHECKED & FOUND CORRECT.

T. J. Vaidya

T. J. VAIDYA
SR. ARCHITECT, (HSG)/C CIDCO LTD.

THE SEAL OF

ARCHITECT

S. D. KHADILKAR

B.G. SHIRKE CONSTRUCTION TECHNOLOGY PVT. LTD.

72-76 MUNDHWA, PUNE - 411 036.

SOUTH CAMP, BHEDE, NAVI MUMBAI - 400 615

2016

96 / 29
 2844 / 209
 2016

MASS HOUSING SCHEME LIG-EWS TYPE HOUSE
AT SECTOR - NO. 36, KHARGHAR, NAVI MUMBAI

BUILDING TYPE
LIG - COMM+RESI.

CIDCO
CITY INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.
CIDCO BHAVAN, C.B.D, BELAPUR NAVI MUMBAI - 400 614.

BHIRKE
B. G. SHIRKE CONSTRUCTION TECHNOLOGY PVT. LTD.
72-76 MUNDHWA, PUNE - 411038

ANNEXURE :-

CARPET AREA STATEMENT (TYPICAL)			
1	LIVING ROOM	=	11.28 SQM.
2	KITCHEN	=	7.58 SQM.
3	OPENING (LV. & KIT.)	=	0.10 SQM.
4	OPENING (KIT. & PASS.)	=	0.09 SQM.
5	BED ROOM	=	8.47 SQM.
6	LOBBY	=	1.44 SQM.
7	BATH	=	1.80 SQM.
8	WC	=	1.80 SQM.
9	D2	=	0.09 SQM.
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11	CB (LIVING ROOM)	=	0.69 SQM.
12	CB (BED ROOM)	=	0.87 SQM.
	CARPET AREA OF FLAT	=	34.36 SQM.
		=	369.85 SQFT.

8928605324

9323666226.

sahilparab6717@gmail

com

RESPONDENCE
APPLICABLE]

RESIDENTIAL ADDRESS / OFFICE ADDRESS / PERM

(II) PRESENT BANKER DETAILS

S	STUDENT	FATHER / HUSBAND	
	SBI		
H IFSC	Ghatkopar (East)		
NO.	42620495621		