

4168

41 APR 2024 1506068677

CFR

LOAN A/C No. :	LOS No.:
CIF NO. (1) :	CIF NO. (2) :
CIF NO. (3) :	PAL/Take Over/NEW/Resale/Top up

Applicant Name **RAJEEV BHAGAT - 80300071316**
 Co - Applicant Name **REKHA BHAGAT - 85787280818**

Contact (Resi.): **9870366155** Mobile : **9223222261**

Loan Amount : 15,00,000/-	Tenure :
Interest Rate :	EMI :
Loan Type : TL	SBI LIFE :
Hsg. Loan <input checked="" type="checkbox"/>	Maxgain _____
Realty _____	Home Top up _____

Property Location :
 Property Cost :
 Name of Developer/Vender :

RBO - III ZONE - THANE Branch : **NERUL (E) (Code No) 11785**

Contact Person : ~~ANIL K~~ Mobile No: ~~970003305~~ **800 72**
~~SSL~~ BRANCH: **BHUSHAN K** ~~ANIL K~~

	DATE		DATE
SEARCH-1	DEMLA	RESIDENCE VERIFICATION	3 XCEL
SEARCH-2	—	OFFICE VERIFICATION	
VALUATION-1	Vastu Kals	SITE INSPECTION	
VALUATION-2	19/11/24		

Branch login

**HARESH B. DEMLA
ADVOCATE HIGH COURT**

Off. No. 19, Mahavir Niwas, Plot no.301, Sec -21, Nerul (E), Navi Mumbai – 400706

Mob No.: 8850593828 / 8097931248

Email: demla67@gmail.com

**Ref. No. N. Mum/SBI/1992
PAN No AEAPD9210P**

Date: 15th January, 2024

To,

The Assistant General Manager,
RACPC/RASMECC,
State Bank of India,
Belapur, Navi Mumbai.

Sub:- Title Investigation Report in respect of Apartment No. NL-2/16/A-1, admeasuring 14.09 Sq. Mts. of Built-up area, on 1st Floor, building no. NL-2/16 in the building known as, “NL-2 Type Apartment Owner’s Association” Situate at Sector 1A, Village-Nerul Navi-Mumbai, Tal & Dist. Thane.

Borrowers: Rajeev Ghurbindram Bhagat and Mrs Rekha Rajeev Bhagat

Dear Sir,

Find enclosed herewith Title Investigation Report in respect of the above said property belonging to Rajeev Ghurbindram Bhagat and Mrs Rekha Rajeev Bhagat. In this regard you are kindly requested to send Cheque of Rs. 4000/- towards my legal fees.

Encl:- Report

CARE: You may credit bill in:



**Haresh B. Demla
Advocate High Court**

Account Holder Name	Haresh B Demla
Bank Name	State Bank of India
Branch	Ruparel Garden, Nerul
Account No	32122434727
IFSC code:	SBIN0070692.
UPI Mobile No	8850593828

on 1st Floor, building
Association" Situated
of Navi Mumbai

**HARESH B. DEMLA
ADVOCATE HIGH COURT**

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UPI Mobile No	8850593828

12/23, 12:26 PM

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

20231230457

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

30 December 2023, 12:26:49 PM

मूल्यांकनाचे वर्ष 2023
जिल्हा ठाणे
मूल्य विभाग तासुका ठाणे
रप मूल्य विभाग 26-286-नेरुळ नोड सेक्टर नं 1अ, 1, 3, 5, 7, 11
क्षेत्राचे नाव Navi Mumbai Municipal Corporation

सर्व्हे नंबर / न भू क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुल्या जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
3 / 100	103800	142400	186300	142400	

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)	14.09 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर -	Rs 26620/-
सुदवाहन सुविधा -	नाही	मजला -	Ground Floor/Stilt Floor		

Sale Type - Resale

First Sale Date -

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

मजला निहाय घट वाढ = 100 / 100 Apply to Rate = Rs. 103800/-

घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
= ((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर
= ((103800-37400) * (100 / 100)) + 37400
= Rs. 103800/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 103800 * 14.09
= Rs. 1462542/-

Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + खुली बाळकनी + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोंवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 1462542 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs. 1462542/-
= ₹ चौदा लाख बासठ हजार पाच शें बेचाळीस /-

Home

Print

सह दुय्यम विबंधक वर्ग-२

ठाणे क्र. ११





च.अ.नं. ११	
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Market Value

Built up area	:	14.09 sq.mtrs
Agreement Value	:	Rs.27,00,000/-
Stamp Duty	:	Rs. 1,62,000/-
Reg. fee	:	Rs. 27,000/-

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Nerul, Navi Mumbai, on this 20th day of December, 2023 BETWEEN SHRI.ARVIND VIPIN GUPTA (PAN NO.AJHPG 5969 J) AND SHRI.ARJUN VIPIN GUPTA (PAN NO.AZUPG 6117 F) adults, Indian Inhabitant, residing at Apartment NO.NL-2/16/A-1, Sector-1A, Nerul, Navi Mumbai, hereinafter referred to as "THE VENDOR" (Which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the ONE PART AND SHRI.RAJEEV GHURBINDRAM BHAGAT (PAN NO.AELPR 6468 J) AND MRS.REKHA RAJEEV BHAGAT (PAN NO.AQVPR 8847 F) adults, Indian Inhabitant, residing at, Apartment No.C-28/2:12, Om Shree Ashtavinayak CHS LTD., Sector-24, Sanpada, Navi Mumbai, hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and Assigns) of the OTHER PART.

Arvind
Arjun

Rajeev Bhagat
R.R. Bhagat

WHEREAS the Corporation is the New Town Planning Authority declare for the area designated as a site for the new town of New Mumbai 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 said "MRTP ACT).

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

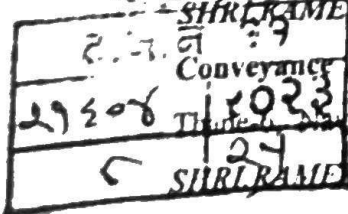
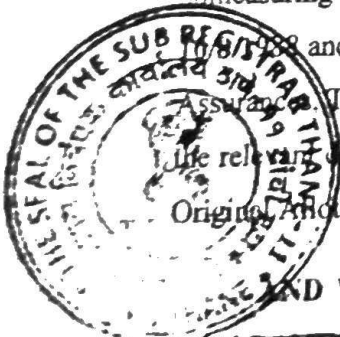
AND WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., developed the said land and constructed on a portion thereof building consisting of ground plus one upper floor only and designated as NL-2 type building situated at Sector-1A, Nerul, Navi Mumbai.

AND WHEREAS a Corporation had agreed to sale and SHRI.NANDKUMAR VASUDEV SUTAR (hereinafter referred to as the Original Allottee) has agreed to purchase the said Apartment on ownership basis Apartment NO. NL-2/16/A-1, Sector-1A, Nerul, Navi Mumbai, or thereabout as per the plan and specification seen and approved by him.

AND WHEREAS the Original Allottee was allotted the said Apartment No. NL-2/16/A-1, Sector-1A, Nerul, Navi Mumbai, by the CIDCO OF MAHARASHTRA LTD., (hereinafter referred to as the said Apartment) measuring about 14.09 sq.mtrs after entering into Agreement to Sell dated-

25/11/2003 and Deed of Apartment was duly registered with the Sub-Registrar of Assurances, Thane-6, Navi Mumbai, on 25/11/2003 vide Sr.No.8667/2003 and all the relevant documents pertaining to the said apartment stands in the name of the Original Allottee only.

AND WHEREAS the Original Allottee had sold the said apartment to SHRI.RAMESHWAR VAIJNATH KANJE for proper consideration and Conveyance Deed was duly registered with the Sub-Registrar of Assurances, Thane-6, Navi Mumbai, on 17/12/2003 vide Sr.No.9258/2003 and thereafter SHRI.RAMESHWAR VAIJNATH KANJE has again sold the said apartment to MS.SONALI DASHRATH DAREKAR for proper consideration and Agreement for sale was duly registered with the Sub-Registrar of Assurances, Thane-6, Navi Mumbai, on 27/4/2011 vide Sr.No.2094/2011 and Conveyance Deed was duly registered with the Sub-Registrar of Assurances, Thane-6, Navi Mumbai, on



3/6/2011 vide Sr.No.2348/2011 and thereafter **MS.SONALI DASHIRATH DAREKAR** has again sold the said apartment to the Vendor and Agreement for Sale was duly registered with the Sub-Registrar of Assurances, Thane-6, Navi Mumbai, on 5/2/2013 vide Sr.No.607/2013 and Conveyance Deed was duly registered with the Sub-Registrar of Assurances, Thane-6, Navi Mumbai, on 25/6/2013 vide Sr.No.3005/2013 and the CIDCO LTD., has transferred the said apartment in the name of the Vendor only.

AND WHEREAS the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Apartment together with the certain area common undivided interest appurtenant to the said Apartment to the Purchaser on ownership basis as hereinafter mentioned and upon the Purchaser paying in full and all the dues payable to the Vendor under these presents and complying with all the terms and conditions hereof.

AND WHEREAS the Purchaser has agreed to purchase the said Apartment and the Vendor has agreed to sell the said Apartment No. NL-2/16/A-1, Sector-1A, Nerul, Navi Mumbai, upon and subject to the terms and conditions of the lease of the said land subject to be executed by the CIDCO in favour of the Vendor as per the terms of the lease.

AND WHEREAS the Vendor is absolutely owner of the said Apartment and is fully and possessed of the necessary documents relating thereto and is entitled to transfer and assigns all their rights, title and interest in favour of the Purchaser for valuable consideration subject to formal permission for sale from CIDCO.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Vendor has agreed to sell and the Purchaser has agreed to purchase the said Apartment No. NL-2/16/A-1, Sector-1A, Nerul, Navi Mumbai together with certain percentages the declaration made by the Corporation under the said Act, of the undivided interest appurtenant to such Apartment as tenant in common area and facilities of the said land and building of the said Apartment and percentages hereinafter collectively referred to as the premise is heritable, transferable and immoveable property for the total consideration of **Rs.27,00,000/- (Rupees Twenty seven lakhs only)** and the Purchaser has agreed to pay the sale price on the following



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a) The Sum of Rs.1,00,000/- (Rupees One lakh only) has been paid by cheque No.426076 drawn on Bank of India, Sanpada, Navi Mumbai, and the sum of Rs.5,00,000/-(Rupees Five lakhs only) has been paid by cheque No.426077 drawn on Bank of India, Sanpada, Navi Mumbai, being the part payment of the sale price of the said Apartment on or before the execution of this Agreement.

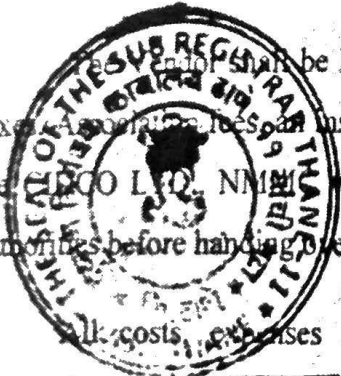
b) The balance amount of Rs.21,00,000/- (Rupees Twenty one lakhs only) shall be paid by cheque on raising housing loan from any financial institution / Bank within forty five days from the registration of Agreement for Sale with the Sub-Registrar of Assurances, Thane, Navi Mumbai.

2. The possession of the said Apartment shall be delivered to the Purchaser immediately on getting the full and final payment of sale price of the said Apartment mentioned hereinabove.

3. Upon possession of the said Apartment being delivered to the Purchaser, the Purchaser shall be entitled to the use and occupation of the said premises and thereafter shall have no claim against the Vendor respect of any item of work in the said premises which may be alleged no to have been carried out or completed.

4. The Purchaser shall be liable and responsible to pay all municipal Property tax, Association fees, an installment if any, Service charges & water charges of the PDCO LTD, NMDC water bill, Electricity charges etc. to the concerned authorities before handing over the physical possession of the said Apartment.

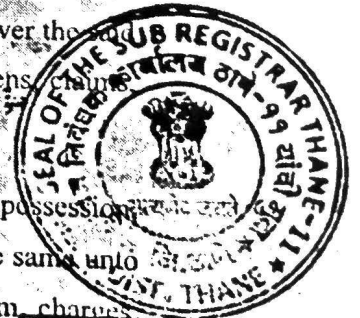
5. All costs, expenses and charges in connection with the formation, preparation, approving, engrossing, stamping and registration of the Conveyance Deed to be executed between the parties shall be borne and paid by the Purchaser only.



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6. The Vendor shall at all times thereafter at the request and cost of the Purchaser execute any other document or documents as the Purchaser may require for perfectly assuring unto and to the Purchaser all the rights, title and interest into

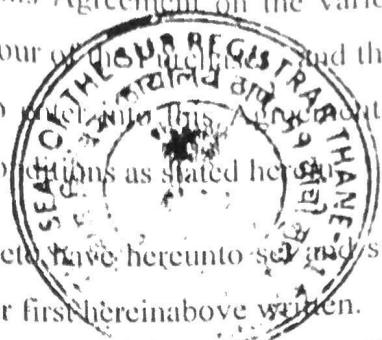
8. The Vendor do hereby further declare the they have not received any notice from the registration authority for deficient payment of stamp registration charges. The Vendor shall indemnify to the Purchaser against that demand if made by the authorities concerned.
9. The Vendor do hereby covenant that they have executed all or any documents, papers which may be required by the Purchaser for perfectly securing and assuring his rights, in and upon the said Apartment without any hindrance, objections, undue delay.
10. The Vendor do hereby covenant with the Purchaser that notwithstanding any act, deed, matter of things whatsoever by the Vendor or by any person lawfully or equitably claiming by any person. The Vendor has good and marketable title to the said Apartment.
11. The Vendor has obtained N.O.C. from VIGHNAHARTA SAHAKARI GRIHNIRMAN SANSTHA MARYADIT a Association registered under the Apartment Ownership Act, vide Reg. No. NBOM/CIDCO/HSG/TC/7817/JTR/2018-2019 for the sale of the said Apartment in favour of the Purchaser.
12. The Vendor does hereby covenant that there is no claim, lien over the Apartment and the said Apartment is free from all encumbrances, liens, claims, attachments etc.
13. The Vendor shall be entitled to have and to hold the possession, occupation and of the said Apartment and the Purchaser shall hold the same unto and to the use and occupation and assigns for ever without any claim, charge, right, interest, demand or lien or Vendor or any person claiming through or under as or in trust for his subject to payment by the Purchaser the all said associations, Government, Revenue, or local authorities hereafter in respect of the said premises and the land.
14. The Vendor shall handover the Original documents relevant papers, receipts of payment made by the Vendor in respect of the said Apartment to the Purchaser for obtaining the loan on execution of these presents.
15. **IT IS FURTHER DECLARED BY THE VENDOR THAT:**



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the said premises or any part thereof.

h. The Vendor has not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the Purchaser and the Vendor has all the right, title and interest to the property as stated herein with the Purchaser on the various terms and conditions as stated herein and subscribed their respective hands on the day and the year first hereinabove written.



SIGNED SEALED AND DELIVERED)

by the within named THE VENDOR)

SHRI. ARVIND VIPIN GUPTA)

SHRI. ARJUN VIPIN GUPTA)

In the presence of

20.12.99	
29208	2023
93	24

Arvind

Arjun

VENDOR

1. Sachin B. Jagdale. *Jagdale*

2. Jayesh Rajeev Bhagat. *Bhagat*

SIGNED SEALED AND DELIVERED)

by the within named THE PURCHASER)

SHRI. RAJEEV GHURBINDRAM BHAGAT)

MRS. REKHA RAJEEV BHAGAT)

In the presence of

Rajeev Bhagat

R. R. Bhagat

PURCHASER

1. Sachin B. Jagdale. *Jagdale*

2. Jayesh Rajeev Bhagat. *Bhagat*



RECEIPT

RECEIVED OF AND FROM SHRI. RAJEEV GHURBINDRAM BHAGAT AND MRS. REKHA RAJEEV BHAGAT, the Purchaser above named the sum of Rs. 5,00,000/- (Rupees Five lakhs Only) by cheques being the part payment of the sale price of Apartment No. NL-2/16/A-1, Sector-1A, Nerul, Navi Mumbai.

We say Received. Rs. 6,00,000/-

*Arvind
Arjun*

(SHRI. ARVIND VIPIN GUPTA)
(SHRI. ARJUN VIPIN GUPTA)
THE VENDOR

WITNESS:

1. Sachin B. Jagdale *Sachin B. Jagdale*
2. Jayesh Rajeev Bhagat *Jayesh*



सिडको
 महाराष्ट्र मर्यादित
 विकास महागंडळ (महाराष्ट्र) मर्यादित

मुख्य कार्यालय
 सिडको भवन, सीबीडी बेलगाण, नवी मुंबई - ४०० ०२१
 (महाराष्ट्र) भारत - ४०० ०२१
 फोन : २२२३३३३३

मुख्य कार्यालय:
 'सिडको' भवन, सीबीडी बेलगाण, नवी मुंबई - ४०० ०२१
 दूरध्वनी : +९१-२२-६७९१४१००
 फॅक्स : +९१-२२-६७९१४१००

CIDCO/AEO/NERUL/SANPADA/2013/4847

To:
MR. ARVIND VIPIN GUPTA &
MR. ARJUN VIPIN GUPTA
NL-2/16/A L SECTOR-1A, NERUL
NAVI MUMBAI

दिनांक: DL 12/17/2013



To:
MRS. SONALI DASHRATH DAREKAR
NL-2/16/A L SECTOR-1A, NERUL
NAVI MUMBAI

Subject: Transfer of Apt. No. NL-2/16/A-1, SECTOR-1A, NERUL at
NAVI MUMBAI.

Reference: This Office letter No. CIDCO/EMS/AEO/NERUL/SANPADA/2013/5607
 Date : 20/06/2013

Sir/Madam

Necessary Conveyance Deed has been executed by MRS. SONALI DASHRATH DAREKAR in favor of MR. ARVIND VIPIN GUPTA & MR. ARJUN VIPIN GUPTA transferring the above Apartment. The said conveyance deed has been registered with the Sub-Registrar THANE-06 on 25/06/2013 Sr. No. TNN-06-3005-2013 we have to inform you that pursuant to the said conveyance deed, we have corrected our record showing MR. ARVIND VIPIN GUPTA & MR. ARJUN VIPIN GUPTA as Apartment owner.

Yours faithfully,

ASSTT. ESTATE OFFICER
 CIDCO LTD. (NERUL/SANPADA)



- C.C. to :
1. A.A.O (MS)
 2. FO/OA/CT for information & necessary changes in the Register.
 3. The Executive Engineer, MSEDCL
 4. The Secretary NL-2 Apartment Owners Association, Nerul
 5. NMMC (Tax)
 6. NMMC (Water Supply)

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शुभ नं २

मुद्रण विभाग - ११६ मुद्रण भाग ११
नवी दिल्ली - ११०००१
दिनांक
११/०६/२०१३

नाम नं १) लेख

अधिकृत/...

१२/०६/१३

१२/०६/१३

१) पार्लिकेव नाम लवी मुखे राजगणेश प्रीत, पुत्र साहिनी, पुत्र साहिनी पुत्र
पुत्र साहिनी, सीकर १९ लेख (नाम नं १) वरत नंबर - १००/२०१३ नुसार मुद्रण
व जी पी प्रमुख कार्यालय आवेती आहे ((Plot Number : -))

१) १४/०६/१३



१) नाम सीतली वसन्त बरेकर वय २०, पत्ता - प्लॉट नं. १, साळा नं. १,
दुमारीचे नाव, प्लॉट नं १९, १२ रुम नं २, सेक्टर १, शिवप्रीगाव, लेख, ब्लॉक नं. १,
शेड नं. १, महाराष्ट्र, ठाणे पिन कोड ४००७०६ पॅन नं. AMW1439010

१) नाम अशोक विपिन गुप्ता वय २९, पत्ता - प्लॉट नं. १, साळा नं. १,
दुमारीचे नाव, प्लॉट नं १९, १२ रुम नं २, सेक्टर १, शिवप्रीगाव, लेख, ब्लॉक नं. १,
शेड नं. १, महाराष्ट्र, ठाणे पिन कोड ४००७०६ पॅन नं. AZI1439099

२) नाम अशोक विपिन गुप्ता वय १९, पत्ता - प्लॉट नं. १, साळा नं. १,
दुमारीचे नाव, प्लॉट नं १९, १२ रुम नं २, सेक्टर १, शिवप्रीगाव, लेख, ब्लॉक नं. १,
शेड नं. १, महाराष्ट्र, ठाणे पिन कोड ४००७०६ पॅन नं. AZUPG0117F

20/06/2013

20/06/2013

30/06/2013

12100

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२९/०६/२०१३	२९/०६/२०१३
१२	२९

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3005/2013

सूची क्र.2

मुख्यम निबंधक : सह मु.नि.ठाणे ७
दस्ता क्रमांक : 3005/2013
नोंदणी :
Regn 63m

माळाचे नाव : 1) नेरूळ

1) विवेक वरदा देवदार

अभिहस्तांतरणपत्र

2) अर्ज

1200000

3) बाजारभावाप्रमाणे मूल्यांकन व
दस्तावेजांच्या आकारणी देतो
की पत्र (दस्तावेज नमुद करावे)

824500

4) अर्ज व अर्जावरील
दस्तावेजांच्या आकारणी देतो

1) पालिकेचे नाव नवी मुंबई मनपा इतर वर्णन : इतर माहिती : इतर माहिती : एन
एल-२/१८/ए-१, सेक्टर-१ए नेरूळ (ठाणे क्र 6 दस्त नंबर - 607/2013 नुसार मु मु
व नो फ्री वसुल करण्यात आलेली आहे) (Plot Number : - :)

(5) अर्ज

1) 14.09 चौ.मीटर

6) अर्जाची किंवा जुडी देण्यात
आलेली किंवा

7) दस्तऐवज करून देणा-
याला किंवा ठेवणा-या पक्षकाराचे
नाव किंवा दिवाणी न्यायालयाचा
हुकूमनामा किंवा आदेश
अस्तित्वात किंवा दिवाणीचे नाव व
पत्ता

1): नाव:-सांनाली दशरथ दरेकर वय:-26; पत्ता-प्लॉट नं:-, माळा नं:-,
इमारतीचे नाव:- एन एल-२/१८/ए-१, सेक्टर-१ए नेरूळ, ब्लॉक नं:-, रोड नं:-,
महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AMWPD3901D

8) दस्तऐवज करून घेणा-या
पक्षकाराचे किंवा दिवाणी
न्यायालयाचा हुकूमनामा किंवा
आदेश अस्तित्वात किंवा दिवाणीचे नाव
व पत्ता

1): नाव:-अरविंद विपिन गुप्ता वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-,
इमारतीचे नाव:- प्लॉट नं 11, 12 रूम नं 2, सेक्टर-1, शिरवणेगाव, नेरूळ, ब्लॉक नं:-,
रोड नं:-, पिन कोड:-400706 पॅन नं:-AJHPG5969J

2): नाव:-अर्जुन विपिन गुप्ता वय:-19; पत्ता:-प्लॉट नं:-, माळा नं:-,
इमारतीचे नाव:- प्लॉट नं 11, 12 रूम नं 2, सेक्टर-1, शिरवणेगाव, नेरूळ, ब्लॉक नं:-,
रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AZUPG6117F

9) दस्तऐवज करून दिल्याचा
दिनांक

25/06/2013

10) दस्तऐवज नोंदणी केल्याचा दिनांक

25/06/2013

11) अर्जाचा खंड व पृष्ठ

3005/2013

12) बाजारभावाप्रमाणे मूल्यांकन
शुल्क

12100

13) बाजारभावाप्रमाणे नोंदणी

100



दिनांक 9/7
27/6/2023
19/7/24

CITY INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.,

55000

Manager Town Services office
City & Industrial Development
Corporation of Maharashtra Ltd.
CIDCO Bhavan, CBD-Belapur,
New Bombay-400 614.

Date: 10/8/1988

TAKING OVER POSSESSION BY THE ALLOTTEE

Ap. No. 16/A/0:1 Sector 1A at Vashi/CBD-Belapur/Panvel
Nerul/Kalamboli/Anoli.

14.6.88

Buyer/Outright Purchaser: Shri Sutar Nandkumar V.

Duration of Agreement: 10/8/88

[Signature]
Asst. Estate Officer

POSSESSION RECEIPT

I hereby that I have taken over possession of the apartment No. NW/16/A/0:1
Sector 1A at Vashi / CBD-Belapur / Panvel /
Nerul on the day of 10/8/88 after proper inspection of the fittings and
amenities provided therein. The points noted in a separate form provided for fittings and fixtures are required to be
paid by CIDCO for which I am remaining present myself or through my representative in the apartment
for hours from 9:30 a.m. to 5:30 p.m. I have no claim whatsoever in case of my failing to remain present
for above period.

As the power supply is not made available as yet for which I am ready to wait till such time electricity
is available by the MS&B.

On taking over possession, I have verified the fittings, fixtures and amenities in the above apartment and they are
in accordance with 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
therein and I would not claim another apartment from CIDCO on

Lock No. 67-9685 with duplicate key.

[Signature]
(Signature of allottee)

Shri Sutar N.V.
No. NW/16/A/0:1 Sect. 1A

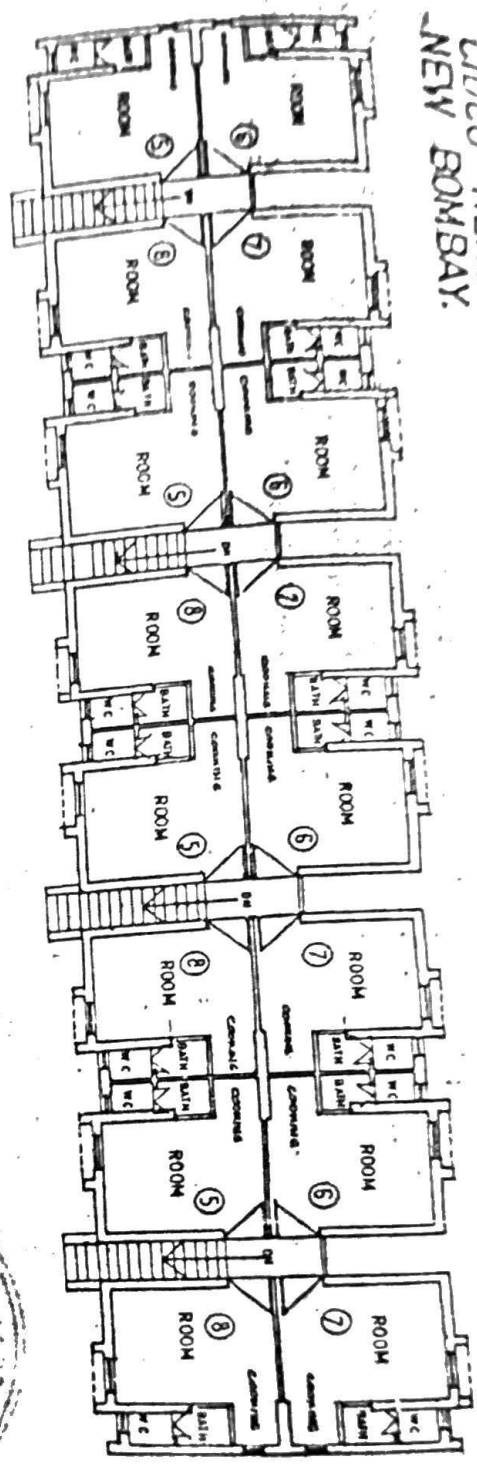


1988	
29/07	2023
92	24

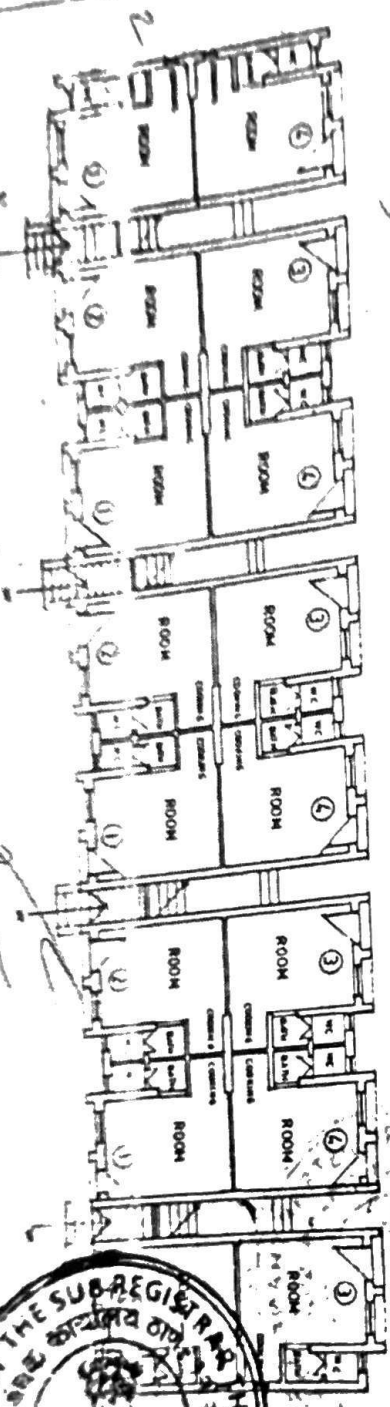
- 1) Maharashtra State Electricity Board
- 2) Maharashtra Water Supply & Sewerage Board

CIDCO NERUL HOUSING ESTATE, ANNEXURE A TO THE AGREEMENT FOR SALE OF APARTMENT
 NEW BOMBAY.

FIRST FLOOR PLAN



GROUND FLOOR PLAN



NU-2 TYPE BUILDING IN
 SECTOR 1A, 3 & 5, NEW BOMBAY,
 NERUL, NEW BOMBAY

CARPET & BUILDUP AREA STATEMENT

ACCOMMODATION	CARPET AREA	BUILDUP AREA
ROOM	18.00 SQ.MTS.	
COOKING SPACE	1.00 "	
W.C.	0.85 "	
BATH	1.05 "	
TOTAL	21.75 "	21.75 SQ.MTS.

I, E.S. Gokhale, Architect, do hereby certify that this is an accurate copy of the Ground & First floor plan of this type building as shown above and approved by the local authority namely City & London (L) Development Corporation of Maharashtra Limited of this above jurisdiction the building is located and that the said plan fully and accurately depicts the true dimensions, layout, and construction of the building as built.

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

Solely attested at C.A.B. Nerul.

Date: 20th day of August 1993

E.S. Gokhale



20.8.99
 29204/10233
 20th/8/99

99/93

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्वामी लेखा संख्या कार्ड
Permanent Account Number Card
A JHPG5969J



ARVIND GUPTA
JHPG5969J
17-07-1984

Arvind

भारत सरकार
Government of India



अरविंद विपिन गुप्ता
Arvind Vipin Gupta
जन्म तिथि / DOB: 06/02/1984
पुरुष / MALE
Mobile No.: 8652060466
9229 4538 4794
VID : 9186 7888 7222 3426

Arvind

मेरा , मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARJUN VIPIN GUPTA
VIPIN GANGAPRASAD GUPTA
17-07-1994
AZUPG6117F



भारत सरकार
GOVERNMENT OF INDIA



अरजुन विपिन गुप्ता
Arjun Vipin Gupta
जन्म तिथि / DOB: 17/07/1994
पुरुष / MALE

Arjun

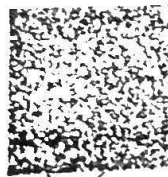
मेरा पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्वामी लेखा संख्या कार्ड
Permanent Account Number Card
AELPR6468J



REKHA RAJEEV BHAGAT
13/06/1982
AOLVPR8847F

Rekha

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

REKHA RAJEEV BHAGAT
PRABHU JAISWAL
13/06/1982



REKHA RAJEEV BHAGAT
जन्म तिथि / DOB: 13/06/1982
महिला / FEMALE

20208 1023
29 27

3847 3524 2599

पता आधार क्रमांक / Your Aadhaar No. :

8626 0759 2223

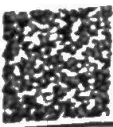
आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



सचिन बट्रिशा जगदले
Sachin Bhatrisha Jagdale
जन्म तिथि / DOB: 23/01/1979
पुरुष / MALE
Mobile No.: 9773312198



4200 2303 0574

माझे आधार, माझी ओळख

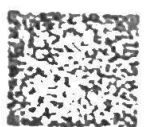
Sachin Jagdale



भारत सरकार
Government of India



जयेश राजीव भगत
Jayesh Rajeev Bhagat
जन्म तिथि / DOB: 12/02/2005
पुरुष / Male



8626 0759 2223

आधार - सामान्य माणसाचा अधिकार

शिविर अपार्टमेंट ऑनर्स असोसिएशन

राज्य न. पी. ११५५

...

दि. २९/१/२०१३

291

शिविर,
संस्थापक सो.,
गहर व औद्योगिक विकास महामंडळ,
मडको, नवी मुंबई यांसी



विषय : - ना हरकत दाखला देणे बाबत.

महोदय,

प्रमाणित करण्यात येते की घर क्र. एन.एल. २, / १६ / अ/१ हे घर
श्री. सोळावी दशरुज दरेकर
यांच्या मालकीचे असून त्यांनी सदर घर श्री. अरविंद विपिन गुप्ता यांचे
यांच्या विपिन गुप्ता यांना विकले आहे. त्याची प्रमाणपत्र मिळणेबाबत
वनंती अर्ज व घर खरेदीची कागदपत्र तपासण्यात आली आहेत.

सचिव
सराचिटणीस
सचंद्र डेब

सदर घराची असोसिएशन फी गा. १०९३ पर्यंत पूर्ण जमा आहे.



खजिनदार
कोषाध्यक्ष
राजोराम कुरु

सदर क्र. एन.एल. २ / १६ / अ/१ हे श्री. अरविंद विपिन गुप्ता
यांच्या नावे करण्यास असोसिएशनची
काहीही हरकत नाही.



आपला विश्वासू
अध्यक्ष
गजानन मुळीक

ट. न. न. ६	
६०७	२०१३
२३	२६

EXPLANATION

(i) The Additional price means the price calculated at such rate or rates as may be determined by the Corporation in the months of January and July each year in respect of Apartment which reference to their carpet and permitted user and displayed in the office of the Corporation.

EXPLANATION

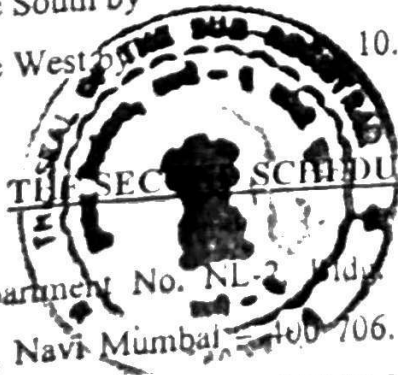
(ii) Nothing contained herein shall apply to mortgage of the said premises or any part thereof, to the Central Government, State Government, Nationalized Bank, the Life Insurance Corporation of India, The Maharashtra State Financial Corporation Ltd. Or an Employer of may be approved by the Board or directors of the corporation from time to time for the purpose of security a lone borrowed from any of the forgoing Institutions.

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece of land contained by admeasuring 9116.00 Sq. meters of thereabout being Plot No.03, in Sector-1-A of the layout of land bearing Survey No. 205 pt 272 pt and other lands situate, lying and being at Village Shiravane/Nerul, Tehsil Thane, Dist-Thane, in the Registration sub- District Thane, Dist-Thane, and bounded as follows.

THAT IS TO SAY

On the North by - 10.00 Mtrs Wide Road
On the East by - 30.00 Mtrs Wide Road
On the South by - Plot No.04.
On the West by - 10.00 Mtrs Wide Road.



~~THE SECOND SCHEDULE ABOVE REFERRED TO~~

ट न न - ६
दस्त क्रमांक २६४५२०११
२१२९

Apartment No. NL-2 Bldg. No.16, Room No.A-0:1, Sector-1A, Nerul, Navi Mumbai - 400 706. admeasuring about 14.09 sq. meters Built up area on the GROUND FLOOR, of building No.NL-2/16, on Plot No.03 in sector-1 A, other lands (more particularly described in the first schedule hereinabove written) and which the said apartment is bounded as follows.

Ranje

D. D. D. D.

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोदणीकृत कार्यालय:

'निर्मल', दुसरा भजला, नरीमन पॉईंट, मुंबई-४०० ०२१

दूरध्वनी : (स्वागत कक्ष)+९१-२२-६६५००९००

फॅक्स : +९१-२२-२२०२२५०९

मुख्य कार्यालय:

'सिडको' भवन, सीबीडी बेलापूर, नवी मुंबई-४०० ६१४.

दूरध्वनी : +९१-२२-६७९९८९००

फॅक्स : +९१-२२-६७९९८९६६

संदर्भ क्र.:

CIDCO/AEO/NERUL/SANPADA/2013/1847

दिनांक:

Dt. 16/07/2013

To,

MR. ARVIND VIPIN GUPTA &
MR. ARJUN VIPIN GUPTA
NL-2/16/A-1, SECTOR-1A, NERUL
NAVI MUMBAI.

To,

MRS. SONALI DASHRATH DAREKAR
NL-2/16/A-1, SECTOR-1A, NERUL
NAVI MUMBAI.



Sub : Transfer of Apt. No. NL-2/16/A-1, SECTOR-1A, NERUL at
NAVI MUMBAI.

Ref : This Office letter No. CIDCO/EMS/AEO/NERUL/SANPADA/2013/5607
Date : 20/06/2013

Sir/Madam,

Necessary Conveyance Deed has been executed by MRS. SONALI DASHRATH DAREKAR in favor of MR. ARVIND VIPIN GUPTA & MR. ARJUN VIPIN GUPTA transferring the above Apartment. The said conveyance deed has been registered with the Sub-Registrar THANE-06 on 25/06/2013 Sr. No. TNN-06-3005-2013 we have to inform you that pursuant to the said conveyance deed, we have corrected our record showing MR. ARVIND VIPIN GUPTA & MR. ARJUN VIPIN GUPTA as Apartment owner.

Yours faithfully,

Bhims

ASSTT. ESTATE OFFICER
CIDCO LTD. (NERUL/SANPADA)
Asst. Estate Officer
CIDCO Nerul/Sanpada

C.C. to :

1. A.A.O(EMS)
2. FO/OA/CT...for information & necessary changes in the Register.
3. The Executive Engineer, MSEDCL
4. The Secretary NL-2 Apartment Owners Association, Nerul
5. NMMC (TAX)
6. NMMC (Water Supply)

City & Industrial Development Corporation of Maharashtra Ltd.

EMS / B No.:

445323

Branch

M

Date

20/6/13

Received with thanks from Shri/Smt. Somali. Dashrath. Darekar

an amount of Rs. 1331/- (Rupees Thirteen One

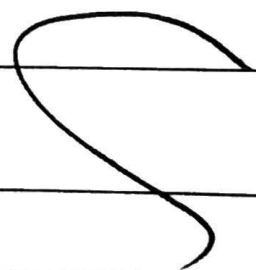
Thousand Three Hundred Thirty One Only

in by Cash/Cheque/B.D. No. _____ dt. _____

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

Sec 1A Plot No. _____ Location M

Tenements Code No. _____ towards as mentioned below :-

Apt. No. <u>M2</u> Plot No. <u>16/A1</u>	Amount ₹	Upto period ended (Month)
1) Monthly Equ./Install HDFC / BUDP / HUDCO (including D.P.C.)		
2) Monthly Service Charges Resi / Plot (including D.P.C.)		
3) Lease Rent		
4) Certificate Charges		
5) Transfer Charges		1331
6) Addl. Lease Premium Plot / GES		
7) Water Resource Development Charges		
8) Documentation Charges/Adm. Charges		
9) Others / Maveja		
10) _____		
TOTAL	1331	



* Subject to realisation of Cheque/D.D.

TY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE:

HEAD OFFICE:
CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400 614.

PHONE : (Reception) +91-22-6650 0900 / 6650 0928
FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:

PHONE : +91-22 6791 8100
FAX : +91-22 6791 8166

Ref. No.

CIDCO/EMS/AEO (NL)/SANPADA/2013/ 5807

Date :

20/06/2013

To,
KUM.SONALI DASHARATH DARIKAR
NL-2/16/A-1, SECTOR-1A,
NERUL, NAVI MUMBAI.

Sir/Madam

Sub : Extension of Registration of Deed of Assignment in respect of
Apartment No. NL-2/16/A-1, Sector-1A, Nerul,
Navi Mumbai.

Ref:- This Office Permission Letter No.
CIDCO/AEO/NERUL/2013/3884 Dt. 28/02/2013.

Please refer to your application Dt. 20/06/2013.

The Corporation is pleased to grant you the extension of time limit up to **19/07/2013** for Registration of the Deed Of Assignment with your Purchaser. Please note that in case the declared price will revised before registration of the Deed you will be liable to pay the Differential Transfer Charges as may be determined by our Corporation, which you have already paid.

You are therefore requested to execute & register a Deed Of Assignment on or before **19/07/2013** and furnish the certified true copy of the same immediately. The other terms and conditions incorporation our aforesaid previous better will remain unchanged.

Thanking you,

Yours faithfully,



ASSTT..ESTATE OFFICER
(NERUL/SANPADA)
ASST. ESTATE OFFICER
CIDCO/NERUL/SANPADA