

Receipt (pavti)

394/1268

Saturday, January 20, 2024

12:44 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 1346 दिनांक: 20/01/2024

गावाचे नाव: नेरुळ

दम्तऐवजाचा अनुक्रमांक: टनन11-1268-2024

दम्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: पल्लवी प्रशांत सावर्डेकर --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकूण:

रु. 30500.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:04 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 11

सदर मुद्रांक निरंकुश सर्वा-२
दि. २०.११

वाजार मूल्य: रु.4198709.2 /-

मोवदला रु.4900000/-

भरलेले मुद्रांक शुल्क : रु. 294000/-

1) देयकाचा प्रकार: DHC रकम: रु.500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124194717909 दिनांक: 20/01/2024

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014296224202324E दिनांक: 20/01/2024

वँकेचे नाव व पत्ता:

पक्षकारांनी साही
मुळ दस्त परत निलंबला

शेळार

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 11

दम्न क्रमांक : 1268/2024

नोंदणी :

Regn:63m

20/01/2024

गावाचे नाव : नेरुळ

(1) विलेखाचा प्रकार	करागनामा
(2) नोंदवदला	4900000
(3) वाजारभाव(भाडेपट्ट्याच्या वाववितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4198709.2
(4) भू-मापन, पोटहिन्मा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: मदनिका नं. 10, दुमरा मजला, विल्डींग नं. 10 / 15, खेह मिलन को. ऑप. हौ. नो. लि., सेक्टर नं. 48, नेरुळ, नवी मुंबई 400706 क्षेत्र. 34.873 चौ. मि. बाधिव ((SECTOR NUMBER : 48 ;))
(5) क्षेत्रफळ	1) 34.873 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नग्वेज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-विजय वसंत तवटे -- वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मदनिका नं. १०, दुमरा मजला, खेह मिलन को. ऑप. हौ. सो. लि., सेक्टर नं. ४८, नेरुळ, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 वॉन नं:-ABCPT6532F
(8) दम्नग्वेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-पल्लवी प्रशांत सावर्डेकर -- वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मदनिका नं. ई-९/२:१०, अन्नपुर्णा मि.एच.एम.लि., सेक्टर नं. ४८, नेरुळ, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 वॉन नं:-AIHPA5724C
(9) दम्नग्वेज करून दिल्याचा दिनांक	20/01/2024
(10) दम्न नोंदणी केल्याचा दिनांक	20/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	1268/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	294000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



सह दुय्यम निबंधक दर्ज-२
ठाणे क्र.११

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

Shelkar

01/2024

Deface Data

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20240120432	20 January 2024, 12:31:46 PM			
मूल्यांकनाचे वर्ष	2023	टनन।।			
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	26/306 - नेरुळ नोड सेक्टर नंबर 48				
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation	सर्व्हे नंबर / न भू क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
47400	120400	135000	150400	135000	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	34.873 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs. 26620/-
उद्घवाइन सुविधा -	आहे	मजला -	1st To 4th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.120400/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((120400-47400) * (100 / 100)) + 47400) = Rs.120400/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 120400 * 34.873 = Rs.4198709.2/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य - झेनेनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 4198709.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.4198709/- = ₹ एककेचाळीस लाख अठ्ठाण्णव हजार सात शे नऊ/-				

Home Print

सह दुय्यम निबंधक वर्ग-२
ठाणे क्र.९९



ठाणे क्र. ९९
१२ एल २०२४
९ २५

<http://10.10.246.39/valuation20232024/Urban/HTMLReports/Built.aspx>

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CHALLAN
MTR Form Number-6



GRN	MH014296224202324E	BARCODE	[Barcode]			Date	20/01/2024-11:07:52	Form ID	25.2
Department	Inspector General Of Registration				Payor Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)						
Office Name	THN6_THANE NO 6 JOINT SUB REGISTRAR		PAN No.(If Applicable)	AIIHPA5721C					
Location	THANE		Full Name	Pallavi Prashant Savardokar					
Year	2023-2024 One Time		Flat/Block No.	C-15/2:10, Sneh Milan CHSL					
Account Head Details		Amount In Rs.	Premises/Bulding						
0030046401 Stamp Duty		294000.00	Road/Street	Sector 48, Nerul					
0030063301 Registration Fee		30000.00	Area/Locality	Navi Mumbai					
			Town/City/District						
			PIN	4 0 0 7 0 6					
			Remarks (If Any)	PAN2=ABCPT6532F-SecondPartyName=Vijay Vasant Tavate-CA=4900000					
			Amount In	Three Lakh Twenty Four Thousand Rupees Only					
			Words						
		3,24,000.00							
Payment Details			FOR USE IN RECEIVING BANK						
STATE BANK OF INDIA			Bank CIN	Ref. No.	000754702202324				
Cheque-DD Details			Bank Date	RBI Date	20/01/2024-11:07:52				
Cheque/DD No.			Bank-Branch	STATE BANK OF INDIA					
Name of Bank			Scroll No. , Date	Not Verified with Scribble					
Name of Branch			9820153227						

DEFACED
₹ 324000.00
DEFACED

CHALLAN
SUB REGISTRAR
THANE-11
STATE BANK OF INDIA
Not Verified with Scribble

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 दुरयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करता घेतलेल्या दस्तावेजासाठी चालन लागू नाही.

9261 2028
2 24

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-394-1268	0007547072202324	20/01/2024-12:44:22	IGR123	30000.00
2	(IS)-394-1268	0007547072202324	20/01/2024-12:44:22	IGR123	294000.00
Total Defacement Amount					3,24,000.00

Atellan

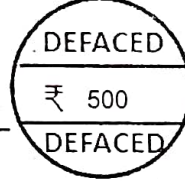


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0124194717909 Receipt Date 20/01/2024

Received from Pallavi P Savardekar, Mobile number 9820153227, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 1268 dated 20/01/2024 at the Sub Registrar office Joint S.R. Thane 11 of the District Thane.



Payment Details

Bank Name SBIN	Payment Date 19/01/2024
Bank CIN 10004152024011916648	REF No. 401903782746
Deface No 0124194717909D	Deface Date 20/01/2024

This is computer generated receipt, hence no signature is required.



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Atellan



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0124194717909

Receipt Date 20/01/2024

Received from Pallavi P Savardekar, Mobile number 9820153227, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 1268 dated 20/01/2024 at the Sub Registrar office Joint S.R. Thane 11 of the District Thane.

DEFACED

₹ 500

DEFACED

Payment Details

Bank Name SBIN

Payment Date 19/01/2024

Bank CIN 10004152024011916648

REF No. 401903782746

Deface No 0124194717909D

Deface Date 20/01/2024

This is computer generated receipt, hence no signature is required.



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CHALLAN
MTR Form Number-6



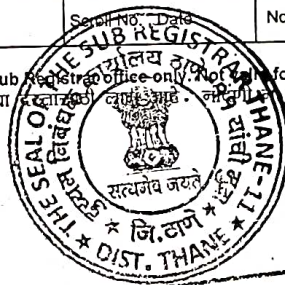
GRN	MH014296224202324E	BARCODE	[Barcode]		Date	20/01/2024-11:07:52	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	THN6_THANE NO 6 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AIHPA5724C			
Location	THANE			Full Name	Pallavi Prashant Savardekar			
Year	2023-2024 One Time			Flat/Block No.	C-15/2:10, Sneh Milan CHSL			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401	Stamp Duty	294000.00		Road/Street	Sector 48, Nerul			
0030063301	Registration Fee	30000.00		Area/Locality	Navi Mumbai			
				Town/City/District				
				PIN	4 0 0 7 0 6			
				Remarks (If Any)	PAN2=ABCPT6532F--SecondPartyName=Vijay Vasant Tavate--CA=4900000			
Total		3,24,000.00		Amount In Words	Three Lakh Twenty Four Thousand Rupees Only			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572024012024482	IK0CPNUMR8	
Cheque/DD No.				Bank Date	RBI Date	20/01/2024-11:24:09	Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Serial No. Date		Not Verified with Scroll		

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करतावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Mobile No. : 9820153227



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Tavate

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AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Nerul, Navi Mumbai this 20th day of January, 2024 between **Mr. Vijay Vasant Tavate**, PAN - ABCPT6532F, age 62 years, Indian Inhabitant, residing at **Flat No. C-15/2:10, Sneh Millan CHS Ltd., Sector - 48, Nerul, Navi Mumbai - 400706** hereinafter referred to as **"the Seller"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, administrators, representatives, successors and assign) of the **First Part** AND **Mrs. Pallavi Prashant Savardekar**, PAN - AIHPA5724C, age 43 years, Indian Inhabitant, residing at **Flat No. E-6/2:10, Annapurna CHS Ltd., Sector - 48, Nerul, Navi Mumbai - 400706** hereinafter referred to as **"the Purchaser"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, administrators, representative successors and assigns) of the **Second Part**.

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

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

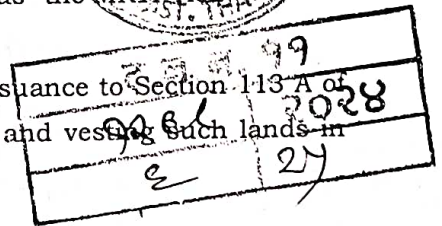
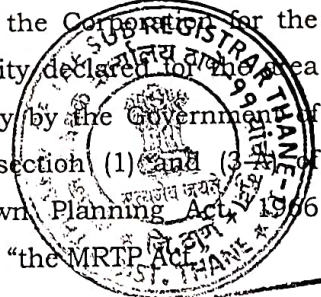
AND WHEREAS the Corporation has constructed on one of such lands, buildings of ground and Three upper floors, such building, comprising of Flats and being designated as 'C' type building /s.

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AND WHEREAS the Corporation, on DRS - 87 application bearing No. 57440 of the Seller herein allotted to him on "Ownership Basis" the Flat No. 10, admeasuring 34.873 Sq. Mtrs. Built - up area, situated on the 2nd Floor in building No. C - 15, Sector - 48, Nerul, Navi Mumbai - 400 706 under DRS - 87 Scheme, vide allotment letter dt. 23/09/1998 for the consideration and upon the terms and conditions mentioned in the said letter.

AND WHEREAS the Corporation has entered into at C.B.D. an Agreement of Sale dt. 17th December, 1998 with the Seller herein for sell of the above said Flat for the consideration and upon the terms and conditions mentioned therein and handed over the possession of the said Flat vide letter of taking over possession by allottee dt. 17/12/1998.

AND WHEREAS the said Agreement of Sale dt. 17th December, 1998 is registered executed between the City and Industrial Development Corporation Maharashtra Ltd, (CIDCO) therein referred to as the Corporation of the one part and the Seller therein referred to as the Purchaser of the other part which has been duly registered with the Sub Registrar of Assurances, Thane on 17/12/1999 under document No. TNN-3 - 233 - 1999.



AND WHEREAS the purchasers of the flats including Seller has formed and registered the society known as Sneh Milan Co - operative Housing Society Ltd., under registration No. NBOM/CIDCO/HSG(OH)/1189/JTR/Year - 2001 - 2002 having its registered address at Building No. C - 15 to C - 20, Sector - 48, Nerul, Navi Mumbai.

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AND WHEREAS in view of registration of the society the said flat is now known as Flat No. 10, admeasuring 34.873 Sq. Mtrs. Built - up area, situated on the 2nd Floor in building No. C - 15, Sneh - Milan Co-operative Housing Society Ltd., Sector - 48, Nerul, Navi Mumbai - 400 706 (hereinafter referred to as the "said Flat" for the sake of brevity) and which is more described in schedule appearing herein below.

AND WHEREAS the Seller herein is the member of the Sneh - Milan Co-operative Housing Society Ltd., It is declared by the Seller that the Society has not issued the Share Certificate in respect of the said Flat to him and the same shall be transferred in the name of the Purchaser by the Society on compliance of the required formalities by both the parties

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

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

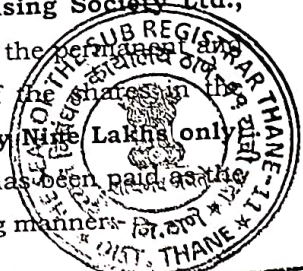
AND WHEREAS the Purchaser, who is in need of the accommodation approached the Seller to acquire and purchase the above said Flat.

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

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

1 The Sellers, in pursuance of this Agreement and for consideration shall sell and transfer and the Purchaser shall purchase and acquire the Flat No. 10, admeasuring 34.873 Sq. Mtrs. Built - up area, situated on the 2nd Floor in building No. C - 15, Sneh - Milan Co-operative Housing Society Ltd., Sector - 48, Nerul, Navi Mumbai - 400 706 together with the permanent and absolute right of use and occupation and the benefits of the shares in the Society for a lump sum price of Rs. 49,00,000/- (Rs. Forty Nine Lakhs only) out of which Rs. 19,00,000/- (Rs. Nineteen Lakhs only) has been paid as the part payment by the Purchaser to the Seller in the following manners:

- I) Rs. 5,00,000/- (Rs. Five Lakhs only) by cheque No. 014680 dt 08/01/2024 drawn on State Bank of India, Trombay, Mumbai Branch.
- II) Rs. 1,000/- (Rs. One Thousand only) deposited on 18/01/2024 transfer in the account of the Seller by NEFT / RTGS Ref. No. IT00TUIZT6 through State Bank of India.



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III) Rs. 4,99,000/- (Rs. Four Lakhs Ninety Nine Thousand only) deposited on 18/01/2024 transfer in the account of the Seller by NEFT / RTGS Ref. No. IT00TUJAC4 through State Bank of India.

IV) Rs. 9,00,000/- (Rs. Nine Lakhs only) deposited on 19/01/2024 transfer in the account of the Seller by NEFT / RTGS / Cheque through State Bank of India.

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

2 The Seller has obtained the N.O.C of "Sneh - Milan Co-operative Housing Society Ltd," under Ref. No. 22 dt. 13/01/2024 for selling the said flat in favour of the Purchasers and Society mortgage NOC and CIDCO sell and mortgage NOCs for selling the said flat in favour of the Purchaser shall be obtained after registration of this agreement but before execution and registration of Deed of Assignment.

3 The Purchaser shall pay to the Seller the remaining amount of **Rs. 30,00,000/- (Rs. Thirty Lakhs only)** within the period of 45 days from the date of the execution and registration of the Agreement for Sale by availing loan from State Bank of India, Belapur, Navi Mumbai or any Bank / Financial Institution subject to the condition that both the parties shall execute and sign required papers / documents for availing mortgage NOC of the society and sell and mortgage NOCs of CIDCO and producing the same before the Bank / Financial Institution for sanction and disbursement of loan without any ~~circumstances~~ ^{circumstances} which period shall increase or decrease depending upon the circumstances of availing said NOCs.

The Seller declares that there is no loan of any other Bank, no legal proceedings pending in any court in respect of the said Flat and the same is free from all encumbrances of whatsoever nature (subject to compliance of the terms and conditions of Lease executed by CIDCO in favour of the Society).

5 The Seller agrees and confirms that after execution and registration of the Agreement for Sale and after receipt of the balance amount of consideration, they will execute Deed of Assignment / Conveyance and other necessary papers and documents in favour of the Purchaser and will assist and / or co-operate to the Purchasers for registering the same with the Registering Authorities and hand over the possession of the said Flat in favour of the Purchaser.

Contd ... 5

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...5 ...

6 The Seller doth admits and confirms that she has paid the entire dues of the Society and also paid to the CIDCO, NMMC, MSEDCL, Mahanagar Gas, service charges, water charges, electricity charges, property taxes and other charges which are payable by him in respect of the said Flat till this date and further undertakes to clear entire dues in respect of the Flat till the date of handing over possession of the said Flat in favour of the Purchaser.

7 The Seller doth hereby covenants with the Purchaser that after receipt of remaining amount as stated hereinabove and on handing over the vacant, peaceful and physical possession of the said Flat to the Purchaser, the Purchaser and her family member, thereafter are entitled to possess, occupy and enjoy the said Flat without any let, hindrance, denial, demand, interruption or eviction by the Seller herein or any other person lawfully claiming through or under trust for him.

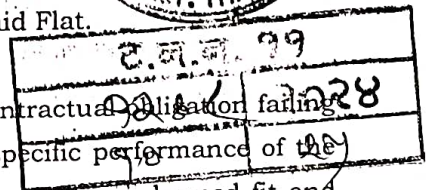
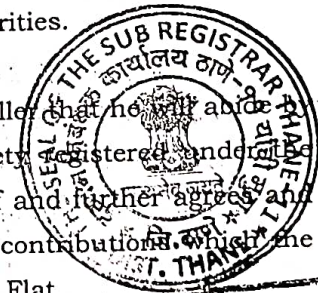
8 The Seller agrees, confirms, admits and acknowledges that the Purchaser shall be entitled **TO HAVE** and **TO HOLD** the said Flat unto her use and benefit and her heirs, successors and assigns without any claim, charges, right, interest, demand, lieu of the Seller or any person or persons claiming through or under him.

9 The Purchaser doth hereby covenant with the Seller that save and except as aforesaid the Purchaser shall, from date of possession of the said Flat pay her share of taxes and out goings to all the concerned authorities.

10 The Purchaser doth hereby covenant with the Seller that he shall abide by the Rules and Regulations and Bye-laws of the Society registered under the provisions of Law on admission as the member thereof and further agrees and undertakes to pay and discharge all calls, demands, contributions which the said Society may hereinafter make in respect of the said Flat.

11 Both the parties undertake to perform their contractual obligation faithfully which the aggrieved party shall have right to seek specific performance of the contract and / or suit for damages, loss or for other reliefs as deemed fit and proper.

12 This agreement shall always be treated under the provisions of the Maharashtra ownership Flat (Regulations of the promotion of Construction sale and Management and transfer) Act, 1963 and the Maharashtra ownership Rules, 1964.



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Abellani

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13 It is agreed by and between the parties that the Purchasers shall pay the CIDCO transfer charges as determined by CIDCO, stamp duty and registration charges, GST and other charges that may be levied by concerned authorities.

SCHEDULE

Flat No. 10, admeasuring 34.873 Sq. Mtrs. Built - up area, situated on the 2nd Floor in building No. C - 15, known as Sneh Millan Co-operative Housing Society Ltd, Sector - 48, Nerul, Navi Mumbai - 400 706.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day and the year first hereinabove written.

SIGNED, SEALED AND DELIVERED by)
The within named "the Seller")

Mr. Vijay Vasant Tavate)

V. Tavate



In the presence of)

1 Mr. Dilip B. Adhangale *[Signature]*)

Bachin More *[Signature]*)



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

Mrs. Purnima Prashant Savardekar)

P. Savardekar



In the presence of)

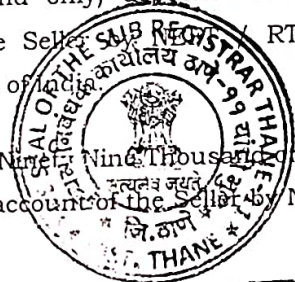
1 Mr. Dilip B. Adhangale *[Signature]*)

2 Mr. Bachin More *[Signature]*)

RECEIPT

RECEIVED from Mrs. Pallavi Prashant Savardekar, the Purchaser, an amount of Rs. 19,00,000/- (Rs. Nineteen Lakhs only) as the part payment towards sell of the Flat No. 10, admeasuring 34.873 Sq. Mtrs. Built - up area, situated on the 2nd Floor in building No. C - 15, known as Sneh Millan Co - operative Housing Society Ltd, Sector - 48, Nerul, Navi Mumbai - 400 706 as per the clause No. 1 of this agreement in the following manner:-

- i. Rs. 5,00,000/- (Rs. Five Lakhs only) by cheque No. 014680 dt. 08/01/2024 drawn on State Bank of India, Trombay, Mumbai Branch.
- ii. Rs. 1,000/- (Rs. One Thousand only) deposited on 18/01/2024 transfer in the account of the Seller by RTGS Ref. No. IT00TUIZT6 through State Bank of India.
- iii. Rs. 4,99,000/- (Rs. Four Lakhs Nine Thousand only) deposited on 18/01/2024 transfer in the account of the Seller by NEFT / RTGS through State Bank of India.
- iv. Rs. 9,00,000/- (Rs. Nine Lakhs only) deposited on 19/01/2024 transfer in the account of the Seller by NEFT / RTGS / Cheque through State Bank of India.



92	24
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I, say received Rs. 19,00,000/-

Mr. Vijay Vasant Tavate
Mr. Vijay Vasant Tavate
(Seller)

Witness:-

- 1) Mr. Dilip B. Adhangale
- 2) Mr. Sachin More

sign *[Signature]*

sign *[Signature]*

[Signature]

16

पावती क्र.

२५००/

जो.

नोंदणी ३९ म.
Regn. 39 m.

दस्तावेजाचा/यर्जाचा अनुक्रमांक २३३

दिनांक १२ जानेवारी १९६६

दस्तावेजाचा प्रकार- कबारनामा

क्र. ३,५६,४०२/

सादर करणाराचे नाव- श्री विजय वसंत

खालीलप्रमाणे फी मिळाली:-

- नोंदणी फी
- नक्कल फी (फोटो)
- पृष्ठांकनाची नक्कल फी
- टपालाखर्च
- नकला किंवा सापने (कलम ६४ ते ६७)
- शोध किंवा निरीक्षण
- दंड-कलम २५ अन्वये
- कलम ३४ अन्वये
- असाधारण नकला (कलम ५७) (फोटो)
- इतर फी (मागील पानावरील) दाख क्र.

१००

र.	रु.
३५६०	००
००	००
०२	००
१	००
१२	००
	३६६५
एकूण	३६६५

३६६५/-

दस्तावेज
नक्कल

नोंदणीकृत डाकेने पाठवली जाईल.
या कार्यालय देण्यात येईल.

मुख्य निबंधक, ठाणे इमार्क-३

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

हवाली करावा.



द.व.न. ११	
१२६५	२०२४
१२	२५

Shilpa

१९७३/०७५
 ११

AGREEMENT OF SALE

THIS AGREEMENT made at C.B.D New Bombay, this 17th
 day of Dec. One Thousand Nine Hundred
 Ninety Eight 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,
 Bombay - 400 021. Hereinafter referred to as "The Corporation" (which expression shall,
 unless it be repugnant to the context or meaning there of include its successors and
 assigns) of the One Part AND Tavate Vijay Vasant
Mulund Sagar Prasad Co.
Housing Society Bldg. A
Road c/o G. G. G. Road
Mulund Mumbai 400 081
 Indian inhabitant



HEREINAFTER REFERRED to as "The Purchaser" (which expression shall unless
 it be repugnant to the context or meaning thereof include his/her heirs, executors,
 administrators and permitted assigns) of the other part:

११	११
११	११
११	११

WHEREAS

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

[Signature]
 Asstt. Marketing Officer
 (DRS-67)

[Signature]

[Signature]

2. The State Government is pursuant to Section 113A of the MRTP Act, is acquiring lands described therein and vesting such lands in the Corporation for Development and disposal.
3. The Corporation has constructed on one of such lands building of ground and _____ upper floors, such building, comprising of flats and being designated as C type building.
4. The Purchaser has before applying to the Corporation for purchase of flat in the said buildings made requisition for inspection from the Corporation and the Corporation has given inspection to the Purchaser of the original building plans and its specifications which the Purchaser both hereby confirm and which has been duly approved by the Corporation.
5. The Certificate of title and Deeds as disclosed by the Corporation pertaining to the said land have been inspected by the Purchaser.
6. The Corporation has decided that the said flat should be sold on what is known as "ownership basis" with the condition that the allottees of the flats in the said buildings shall from themselves constitute into Co-operative Housing Societies, duly registered under the provisions of the Maharashtra Co-operative Societies Act 1960 after payment by them in full to the Corporation of the sale price of the flats allotted to them and all other money payable by them under their respective Agreements for sale with the Corporation and that the Corporation would thereafter grant to such Co-operative Societies a Lease of land on which the said building is constructed together with the _____ and more particularly described in the Schedule hereunder written for a _____ years on the nominal rent of Rupees One Hundred per year.

7. The Corporation has disclosed to the Purchaser the nature of fixtures, fittings and amenities provided for in the said building.

8. A draft of the Lease Deed annexed hereto to be executed with the Co-operative housing Societies, on its formation by the allottees of the said flats has been shown to the Purchaser for inspection and the Purchaser doth hereby confirm to have inspected and approved to their satisfaction.



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The Purchaser has agreed to purchase from the Corporation on what is known as "Ownership Basis" a flat No. C-157/2-10 Sec-48 New at or for the total price of Rs. 3,56,472/- (Rupees Three Lacs Fifty Six Thousand Four hundred Seventy two only) upon the subject to the terms and conditions hereinafter contained and also upon subject to the terms and conditions of the Lease of the said land and building to be granted by the Corporation to the Co-operative Housing Society, as aforesaid.

2331C-94

W. K. ...

बहुपत्र क्रमांक २३३
 क्र. १९९९ से आनेवासी
 दि. १२ मार्च १९९९
 दि. दरम्यान ठाणे-३ से
 हुय्यत निबंधक नशि इचेरीत
 घाटून दिना.

W. Tawale

दस्तावेज
 २३३/१५.१५
 १९९९

श्री प्रतापी चौ-
 गौदपी मुहल ३५७०१-
 घोडो बागे (१९) ८०१-
 वंदे २१-
 फेरदेव ११-
 फेरदेव १२१-
 पकून नं. ३९९५१-

हुय्यत निबंधक, ठाणे क्रमांक-३

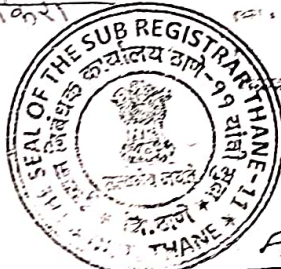
हुय्यत निबंधक, ठाणे क्रमांक-३

श्री. जे. एम. शमरे
 असिस्टंट मॅनेजिंग ऑफिसर
 सिडको लि. नवी मुंबई
 यांना कवुळी जवाबास उत्तर
 दाखव्यास झाली

२) श्री. विजय वसंत तवटे
 सहायक सहायक नोकरी
 रा. - मुमुंडे,
 मुंबई-८९

बाय. ए. तोपळे
 नोकरी रा. वाशी

हे निबंधक करीत बाहेत की, हे
 कल्प देण्यात आले आहे
 अर्जात जोडलेले व त्याची
 पडविवाज.



W. Tawale
 (Y.A. TOPALE)

दस्तावेज घडून देणाऱ्या

 हयाकथित कर्तारनामा
 हस्तोपद घडून घ्यावे

दस्तावेज १९
 १२९९ २०२४ २:११:०४/१६
 १९ २५ Nashi, Navi Mumbai
 ४००७२३

दि. १२/११/९९

W. Tawale



हुय्यत निबंधक, ठाणे क्रमांक-३

हुय्यत निबंधक पदविले
 क्रमांकपर नोंदक
 २३३

हुय्यत निबंधक
 क्रमांक १२ बाडे १९९९

W. Tawale



CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

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

Date: 17/12/98

TAKING OVER POSSESSION BY THE ALLOTTEE

Type C Aptt. No. C-1572-10 Sector 48 at Vashi/CBD-Belapur/Parvel
Nerul/Kalamboli/Airoli/Koper-Khairane

1. Date of allotment : 23/9/98
2. Name of Hire/Outright Purchaser : Tavate Vijay Vasant
3. Date of execution of Agreement : 17/12/98

J. V. Tavate
Asst. Estate Officer

Civil Maistry

POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. C-1572-10
Type C Sector 48 at Vashi/CBD-Belapur/Parvel/Nerul/
Kalamboli/Airoli/Koper-Khairane on the day of _____ 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. 425369
J. V. Tavate 17/12/98



J. V. Tavate 17/12/98
(Signature of allottee)

No. : N2C/48/C-1572-10

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

9225	2028
95	129

J. V. Tavate

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

DRS-Section, Rajgao Bhawan, 3rd Floor, CSD - Bangalore, New Mumbai - 400 614.

Date: 23/10/98

CIUDU/MAH/DRS-87

To

TAVATE VIJAY VASANT
MULUND NAGAR PRASAD CO...
HOUSING SOCIETY
BLDG-A ROOM-C/56
GAVANPADA MULUND EAST

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

Ref : Your DRS-87 Application No. 57440

Sir/Madam,

With reference to your application no. 1397 dated 23/09/98 for booking of tenement on "First come First served" basis, our Corporation is pleased to allot to you the below mentioned tenement as per your choice under the terms and conditions mentioned herein and in the Annexure overleaf.

- A) DETAILS OF TENEMENT ALLOTTED TO YOU :
- (a) Location: NERUL
 - (b) Sector No: 48
 - (c) Bldg. Type: C-15
 - (d) Building No.: xxx
 - (e) Wing / Floor: 2
 - (f) Tenement No.: 10

B) AREA OF THE TENEMENT ALLOTTED TO YOU :

	AREA M ²	AMOUNT (in Rs)
(i) Tenement Area :	34.873	
(ii) Addl. Area-1 :	0.000	
(iii) Addl. Area-2 :	0.000	
Total		3,56,472

C) TOTAL COST OF TENEMENT :

D) AMOUNT ALREADY PAID :

(i) Registration Amount (Subject to Verification of Original receipt) :	3,000
(ii) Accrued interest @ 14% p.a. on Registration Amount :	8,783
(iii) 15% of the cost of tenement paid at the time of booking :	54,000
Total	65,783

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

- F) MISCELLANEOUS CHARGES :
- a) MSES Connection charges -
 - b) Share Money -
 - c) Documentation charges -
 - d) Water connection charges including three phase power supply to common water pump -

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

G) PAYMENT SCHEDULE :

Installment No.	Amount
1st	1,01,741
2nd	1,01,741
3rd	57,207

Due date

23/10/98
23/11/98
22/12/98



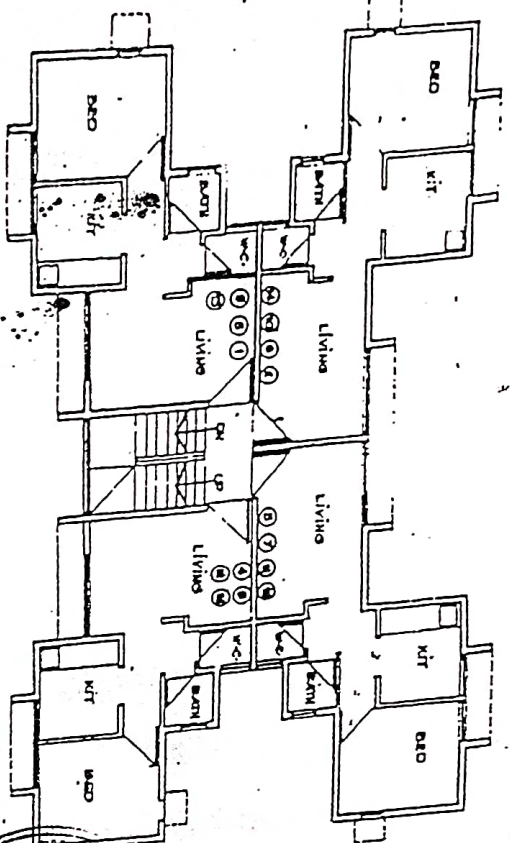
9235	1028
92	24

(B. R. GADHE)
Marketing Manager-I

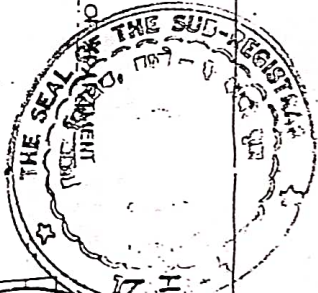
Shella

CIDCO NERUL HOUSING ESTATE

ANNEXURE
 A TO THE AGREEMENT FOR SALE OF
 B TO THE DEED OF APARTMENT



TYPICAL FLOOR PLAN
 G+5
 (TYPE - C)



HOUSING IN SECTOR
 NEERAJIBAI-KHUMBALI
 STATION, MUMBAI

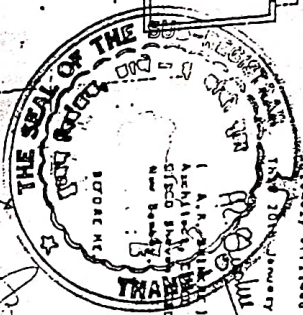


48A	48B	48C	48D	48E	48F	48G	48H	48I	48J	48K	48L	48M	48N	48O	48P	48Q	48R	48S	48T	48U	48V	48W	48X	48Y	48Z	

I, Shri. A. Ashokrao, Architect, certify that this is an accurate copy of the typical floor plan of Type Building as shown above and approved by the local authority namely City & Industrial Development Corporation of Maharashtra Limited within whose jurisdiction, the building is located and if the said plans fully and accurately depict the true design, apartment number and dimensions of apartment as shown above.

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

Signed and sealed at CIDCO station, Nerul, on 20th January 1980.



Asst Marketing Officer
 (DRS-87) CIDCO LTD.

Handwritten notes:
 82498
 21/1/80
 21/1/80

Handwritten signature: M. B. ...

1268
दिनांक: 20 जानेवारी 2024 12:44 म.नं.

दस्त गोषवारा भाग-1

दनन11

दस्त क्रमांक: 1268/2024

दस्त क्रमांक: दनन11 /1268/2024

बाजार मूल्य: रु. 4,98,709/-

मोवदला: रु. 49,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,94,000/-

दु. नि. मह. दु. नि. दनन11 यांचे कार्यालयात

पावती:1346

पावती दिनांक: 20/01/2024

अ. क्रं. 1268 वर दि.20-01-2024

सादरकरणाचा नाव: पल्लवी प्रशांत सावर्डेकर - -

रोजी 12:43 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकुण: 30500.00

दस्त हजर करणाऱ्याची सही:

सहस्रमुखी निबंधक वर्ग-२
ठाणे रु. ११सहस्रमुखी निबंधक वर्ग-२
ठाणे रु. ११

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 20 / 01 / 2024 12 : 43 : 20 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 20 / 01 / 2024 12 : 44 : 07 PM ची वेळ: (फी)



प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा, १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस आस्पाव केलेला आहे. कोणत्याही संपूर्ण मसुदा निबंधक कार्याची सादरद्वारे खोबत जोडलेल्या कागदपत्रांची आणि दस्तऐवजाची सत्यता, वैधता व कायदेशीर दर्जा यांची खात्रील निष्पत्ती व संपूर्णपणे जबाबदार राहिली आहे.

लिहून देणार

१) *W. T. ...*
२) *W. T. ...*

लिहून घेणार

१) *W. T. ...*
२) *W. T. ...**W. T. ...*

दस्त गोपवाग भाग-2

दनन11

दस्त क्रमांक:1268/2024

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दस्त क्रमांक :दनन11/1268/2024
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव:विजय वसंत नवटे -- पत्ता:प्लॉट नं: - माळा नं: -, इमारतीचे नाव: सदनिका नं. १०, दुमरा मजला, लेह मिलन को. ऑप. हौ. मो. लि., मेक्टर नं. ४८, नेरुळ, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:ABCPT6532F	लिहून देणार वय :-62 स्वाक्षरी:- <i>W. Tawade</i>		
2	नाव:पल्लवी प्रभांत मावडेंकर -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं. ई-६/२:१०, अरुपुर्णा सि.एच.एम.लि., मेक्टर नं. ४८, नेरुळ, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:AIHPA5724C	लिहून घेणार वय :-43 स्वाक्षरी:- <i>A. Khan</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कवून करतात.
शिक्का क्र.3 ची वेळ:20 / 01 / 2024 12 : 58 : 41 PM

ओळख:-

खाकीय इमम असे निवेदीत करतात की ते दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कवून करतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:मचिंत मोरे --

वय:36

पत्ता:मेक्टर नं. ४४, नेरुळ, नवी मुंबई
पिन कोड:400706

2 नाव:दिलीप अढांगळे --

वय:51

पत्ता:मेक्टर नं. ४८, नेरुळ, नवी मुंबई
पिन कोड:400706

स्वाक्षरी

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छायाचित्र

दस्ता प्रमाणित



शिक्का क्र.4 ची वेळ:20 / 01 / 2024 12 : 59 : 10 PM

सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. ११प्रमाणित करण्यात येते की सदर दस्तास
एकूण पाने... ११ आहेत.
पुस्तक क्र १ मधील
क्रमांक..... १२.६६... वर जोदला.

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A. Khan