

136410
Belapur -

Laxman Jadhav
9281318318

336-1639

पावती

Original/Duplicate

Friday, February 02, 2024

नोंदणी क्र.: 39म

1:54 PM

Regn.: 39M

पावती क्र.: 1730 दिनांक: 02/02/2024

गावाचे नाव: बेलापूर

दस्तऐवजाचा अनुक्रमांक: टनन6-1639-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मीना सखाराम नागरगोजे - -

नोंदणी फी

रु. 25000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

एकूण:

रु. 26200.00

Joint Sub Registrar Thane 6

सह दुय्यम निबंधक, ठाणे - २

ठाणे क्र. ६

बाजार मुल्य: रु.2197800/-

मोबदला रु.2500000/-

भरलेले मुद्रांक शुल्क : रु. 150000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0124304408992 दिनांक: 02/02/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.25000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014514856202324E दिनांक: 02/02/2024

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत दिला

सह दुय्यम निबंधक, ठाणे क्र. ६

मुळ दस्तऐवज परत मिळाला

पक्षकाराची सही

सूची क्र.2

दुय्यम निबंधक : सह द.नि.ठाणे 6

दम्न क्रमांक : 1639/2024

नोदणी :

Regn 63m

गावाचे नाव : बेलापूर

1) दिवेत्याचा प्रकार	करारनामा
2) मीबादना	2500000
3) बाजारभाव(भाडेपट्टयाच्या बाबत निवडणुका आकारणी देतो की पट्टेदार ते नमुद करावे)	2197800
4) भू-मापन,पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: अपार्टमेंट क्र. बी-10/1/4:4,सेक्टर-4,सीवीडी बेलापूर,नवी मुंबई .. क्षेत्रफळ 22.20 चौ.मी. वांधीव((SECTOR NUMBER : 4 ;)) 1) 22.20 चौ.मीटर
5) क्षेत्रफळ	
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दम्नगेवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुजाथा दिनेश बंगेरा - - वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अपार्टमेंट क्र. बी-१०/१/४/४, सेक्टर-४, सीवीडी बेलापूर, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AVLPB1780A 2): नाव:-मास्टर कौशिक बंगेरा आणि कुमारी सान्वी दिनेश बंगेरा (दोघेही अज्ञान तर्फे पालक सुजाथा दिनेश बंगेरा) - वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अपार्टमेंट क्र. बी-१०/१/४/४, सेक्टर-४, सीवीडी बेलापूर, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AVLPB1780A
8) दम्नगेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-मीना सखाराम नागरगोजे - - वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: लिंबा, पो. खालापुरी, ता. शिरूर, जिल्हा बीड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, बीड. पिन कोड:-414205 पॅन नं:-BILPN2662P 2): नाव:-सखाराम दादासाहेब नागरगोजे - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: लिंबा, पो. खालापुरी, ता. शिरूर, जिल्हा बीड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, बीड. पिन कोड:-414205 पॅन नं:-AJVPN2723P
9) दम्नगेवज करून दिल्याचा दिनांक	02/02/2024
10) दम्न नोदणी केल्याचा दिनांक	02/02/2024
11) अनुक्रमांक,खंड व पृष्ठ	1639/2024
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	150000
13) बाजारभावाप्रमाणे नोदणी शुल्क	25000
14) वेगळे	

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र - ६



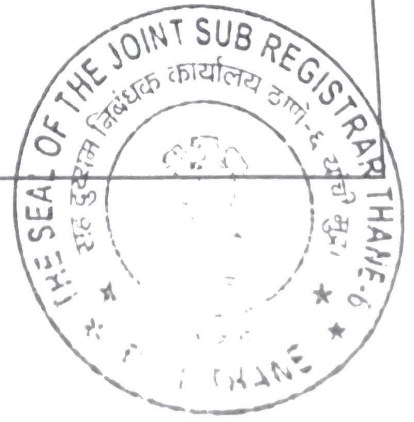
क्यासाठी विचारात घेतलेला तपशील -

शुल्क आकारनामा निवडलेला अनुच्छेद -

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

Joint Sub-Registration Summary (नगरपालिका पूर्व गांधीवाम)

Date of Sale: 22/02/2024		Municipal Form No. (शहर क्षेत्र - बांधीव)		02 February 2024 01:42:30 PM	
Year of Sale	2023				
Area	22.2				
Plot No.	330				
Address	330, Bhandarkar Road, Sector No. 4, Navi Mumbai Municipal Corporation				
Document No.	सर्वे नंबर / न. भू क्रमांक				
Category	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोबसापनाचे एकक
Rate	99000	113800	137800	113800	चौ मीटर
Category	बांधीव सदनिका प्रतिनिधी				
Category	बांधीव सदनिका Built Up -	22.2 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -
Category	बांधीव सदनिका	1-अच मी मी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधीव
Category	बांधीव सदनिका	अच	मरना -	Stilt floor Or Ground floor	बांधकामाचा दर -
					Rs 26620/-
Sale Type - First Sale					
Sale Period of built up Property, constructed after circular dt 02/01/2018					
Rate of Plot	= 100 / 100 Apply to Rate = Rs 99000/-				
Rate of Building	= (((वर्षिक मूल्य दर - खुल्या जमिनीचा दर) * घमा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)				
	= ((99000-38000) * (100 / 100)) + 38000				
	= Rs 99000/-				
A) Rate of Building	= वर्गीत प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 99000 * 22.2				
	= Rs 2197800/-				
Applicable Rule	= 3 9 18 19				
Final Sale Price	<p>मूल्य मिळकतीचे मूल्य + बांधकाम मूल्य + वसुली कर शुल्क + जमातल्या मालकी मूल्य (पुढी बांधकाम) + वर्गीत मालकीचे मूल्य + बंदिले वाढातल्या मूल्य + जुना वसुली कर शुल्क + इतर शुल्के</p> <p>- A + B + C + D + E + F + G + H + I + J</p> <p>2197800 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0</p> <p>= Rs. 2197800/-</p> <p>= एकत्रीय लागू मल्याणव इतर शुल्क :-</p>				



Home Print

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Signature

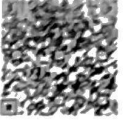
ट. न. न. ६	
१६३९	२०२४
१	६०

Signature

Signature

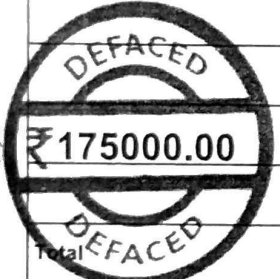


CHALLAN
MTR Form Number-6

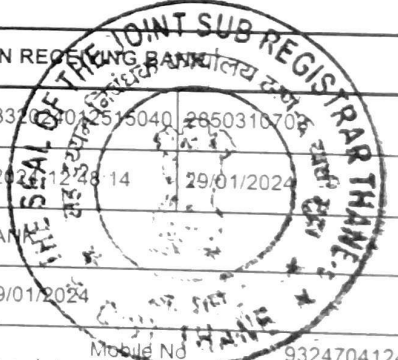


RN	MH014514856202324E	BARCODE		Date	25/01/2024-12 47 32	Form ID	25.2
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name		THN6_THANE NO 6 JOINT SUB REGISTRAR		PAN No.(If Applicable)		BILPN2662P	
Location		THANE		Full Name		MEENA SAKHARAM NAGARGOJE	
Year		2023-2024 One Time		Flat/Block No.		APARTMENT NO B-10/1/4 4	
Account Head Details		Amount In Rs.		Premises/Building			
0030046401 Stamp Duty		150000.00		Road/Street		SECTOR-4, CBD BELAPUR	
0030063301 Registration Fee		25000.00		Area/Locality		NAVI MUMBAI	
				Town/City/District			
				PIN		4 0 0 6 1 4	
				Remarks (If Any)			
				PAN2=AVLPB1780A--SecondPartyName=SUJATHA DINESH BANGERA-			
				Amount In		One Lakh Seventy Five Thousand Rupees Only	
				Words			
Total		1,75,000.00					



Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
Cheque/DD No.				Bank Date		RBI Date	
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		100 , 29/01/2024	



Department ID -
NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालान केवल दृश्यम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तऐवजाठी लागू आहे. नोंदणी न करावयाची दस्तऐवजाठी लागू नाही.

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 02
Date: 2024.02.13 58:25:57
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-336-1639	0007882308202324	02/02/2024-13 54 21	IGR118	25000 00
2	(IS)-336-1639	0007882308202324	02/02/2024-13 54 21	IGR118	150000 00
Total Defacement Amount					1,75,000.00

AGREEMENT FOR SALE
(PART PAYMENT)

**Apartment No.B-10/1/4:4,
Sector-4, C.B.D. Belapur,
Navi Mumbai.**

Built-up Area : 22.20 sq. Mtrs.
Sale Value : Ps.25,00,000/-
Stamp - Duty paid : Ps.1,50,000/-

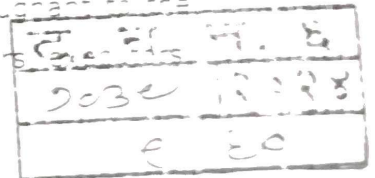
THIS AGREEMENT made and entered into at Navi Mumbai on this 2nd day of February 2024,

BETWEEN

SMT. SUJATHA DINESH BANGERA Age 43 years, Indian Inhabitant (PAN NO : AVLPB1780A, AADHAR NO : 375256041651, **MASTER KAUSHIK BANGERA** Age 17 years (AADHAR No : 931955686341 & **KUMARI SANVI DINESH BANGERA** Age 10 years, (AADHAR NO : 967562318224) Both Minors, Indian Inhabitant, residing at Flat No B-10/1/4:4, Sector-4, C.B.D Belapur, Navi Mumbai 400614 hereinafter called "**THE APARTMENT OWNERS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators & assigns) of the ONE PART

AND

MRS. MEENA SAKHARAM NAGARGOJE Age 31 years, (PAN NO : BILPN2662P, AADHAR NO : 375823191152) & **MR. SAKHARAM DADASAHEB NAGARGOJE** Age 40 years, (PAN NO : AADHAR NO : 996311449342) Indian Inhabitants, residing at House No 20 Khalapuri, Tal. Shirur, Dist Beed, Maharashtra 414205 hereinafter called "**THE PURCHASERS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators & assigns) of the SECOND PART



- 1. WHEREAS THE STATE GOVERNMENT** in pursuant of Section 113-A of the Maharashtra Regional and Town Planning Act 1966 acquired the land and vested in City and Industrial Development Corporation of Maharashtra Ltd., (hereinafter known as "CIDCO") for Development and disposal inter alias a piece or parcel of land situated at Sector-4 C.B.D Belapur, Navi Mumbai, Dist. Thane (hereinafter referred to as 'THE SAID LAND').

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AGREEMENT FOR SALE
(PART PAYMENT)

**Apartment No.B-10/1/4:4,
Sector-4, C.B.D. Belapur,
Navi Mumbai.**

Built-up Area : 22.20 in Sq. Mtrs.
Sale Value : Rs.25,00,000/-
Stamp - Duty paid : Rs.1,50,000/-

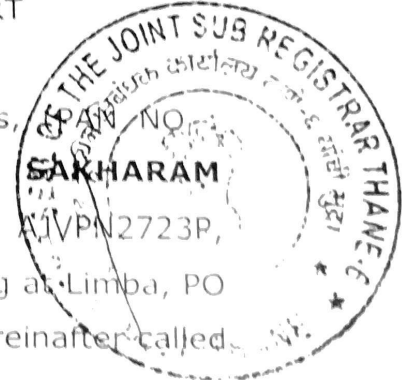
THIS AGREEMENT made and entered into at Navi Mumbai, on this 2nd day of Febuary 2024,

BETWEEN

SMT. SUJATHA DINESH BANGERA Age 43 years, Indian Inhabitant, (PAN NO : AVLPB1780A, AADHAR NO : 375256041651) **MASTER KAUSHIK BANGERA** Age 17 years (AADHAR No : 931955686541) & **KUMARI SANVI DINESH BANGERA** Age 10 years, (AADHAR NO : 967562318224) Both Minors, Indian Inhabitant, residing at Flat No.B-10/1/4:4, Sector-4, C.B.D Belapur, Navi Mumbai 400614 hereinafter called "**THE APARTMENT OWNERS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators & assigns) of the ONE PART

AND

MRS. MEENA SAKHARAM NAGARGOJE Age 31 years, (PAN NO : BILPN2662P, AADHAR NO : 375823191152) & **MR. SAKHARAM DADASAHEB NAGARGOJE** Age 40 years, (PAN NO : AAVPN2723P, AADHAR NO : 996311449342) Indian Inhabitants, residing at Limba, PO Khalapuri, Tal. Shirur, Dist Beed, Maharashtra 414205 hereinafter called "**THE PURCHASERS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators & assigns) of the SECOND PART



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C 80	

1. WHEREAS THE STATE GOVERNMENT in pursuant of Section 113-A of the Maharashtra Regional and Town Planning Act 1966 acquired the land and vested in City and Industrial Development Corporation of Maharashtra Ltd., (hereinafter known as "CIDCO") for Development and disposal inter alias a piece or parcel of land situated at Sector-4, C.B.D. Belapur, Navi Mumbai, Dist. Thane (hereinafter referred to as 'THE SAID LAND').

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2. WHEREAS THE CIDCO has developed the said land and constructed on a portion thereof, building consisting of Ground plus four upper floors and designated as "B-10" type building situated at Sector-4, C.B.D. Belapur, Navi Mumbai.

DESCRIPTION OF PROPERTY				
TYPE	BLDG	FLOOR	TENEMENT	SECTOR
B-10	1	FOURTH	4	4
NODE		AREA		
C.B.D, NAVI MUMBAI		22.20 SQ.MTRS (BUILT UP AREA)		

SALE PRICE : Rs.25,00,000/-
(RUPEES : TWENTY FIVE LAKHS ONLY)

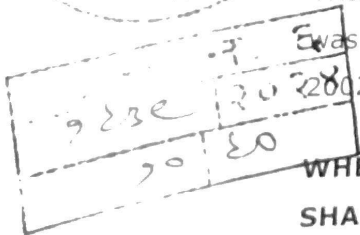
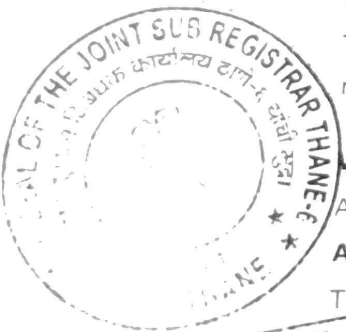
hereinafter referred to as "THE SAID APARTMENT"

3. WHEREAS MR. ARSHAD. S. SHAIKH (THE FIRST AND THE ORIGINAL APARTMENT OWNER) purchased the Apartment from CIDCO Ltd vide Agreement to Sell dated 01.02.1983

WHEREAS MR. ARSHAD. S. SHAIKH (THE FIRST AND THE ORIGINAL APARTMENT OWNER) sold and transferred the said Apartment to MR. NARENDRA. A. SONPARATE (THE SECOND APARTMENT OWNER) vide Tripartite Agreement and Deed of Apartment dated 20.04.1993 was registered at the Sub registrar Thane vide Serial No.1126 .

WHEREAS MR. NARENDRA. A. SONPARATE (THE SECOND APARTMENT OWNER) sold and transferred the said Apartment to MR. ARVIND SHANKAR MORE & MR. SAMBHAJI SHANKAR MORE (THE THIRD APARTMENT OWNER) vide Deed of Apartment dated 25.11.2002 was registered at the Sub-registrar Thane vide Serial No.TNN6-09513-

WHEREAS MR. ARVIND SHANKAR MORE & MR. SAMBHAJI SHANKAR MORE (THE THIRD APARTMENT OWNER) sold and transferred the said Apartment to MR. SINGH MANJEET



Singh

Singh

Manjeet

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28.04.2002
No. TNN11
27.07.20
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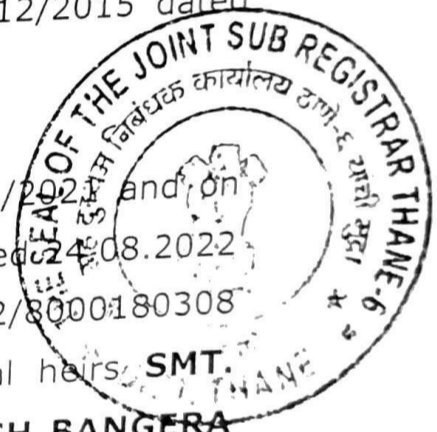
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SHRIKAMAL (THE THIRD APARTMENT OWNER) vide Sale Deed dated 28.04.2005 was registered at the Sub registrar Thane vide Serial No.TNN11-02134-2005. **MR. SINGH MANJEET SHRIKAMAL** expired on 27.07.2006 and the Apartment was transferred vide Heirship Certificate to legal heir **SMT. OMBATI SHRIKAMAL SINGH** (THE FOURTH APARTMENT OWNER).

WHEREAS SMT. OMBATI SHRIKAMAL SINGH (THE FOURTH APARTMENT OWNER) sold and transferred the said Flat to **MRS. HAMIDA KALIM SHAIKH & MR. KALIM SALIM SHAIKH** (THE FIFTH APARTMENT OWNER) vide Sale Deed dated 24.09.2009 and registered at the Sub registrar Thane vide Serial No.TNN11-03456-2009.

WHEREAS MRS. HAMIDA KALIM SHAIKH & MR. KALIM SALIM SHAIKH (THE FIFTH APARTMENT OWNER) sold and transferred the said Apartment to **MR. DINESH. S. BANGERA & MRS. SUJATA DINESH BANGERA** (THE SIXTH APARTMENT OWNER) vide Conveyance Deed registered at the Sub registrar Thane vide Serial No.3512/2015 dated 30/06/2015.

WHEREAS MR. DINESH. S. BANGERA expired on 10/04/2021 and on submission of Heirship Certificate order M.A 1415/2021 dated 24.08.2022 CIDCO Ltd vide letter of Heirship No.CIDCO/ESTATE-1/2022/8000180308 dated 18.11.2022 transferred the said Apartment to legal heirs **SMT. SUJATHA DINESH BANGERA, MASTER KAUSHIK DINESH BANGERA & KUMARI SANVI DINESH BANGERA** (THE PRESENT OWNERS).



APARTMENT	7. 5
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WHEREAS MASTER KAUSHIK DINESH BANGERA & KUMARI SANVI DINESH BANGERA being Minor children's, the Hon'ble Court has given permission to sell their share in the property to their mother **SMT. SUJATHA DINESH BANGERA**.

4. **WHEREAS 'THE PURCHASERS'** before agreeing with the 'APARTMENT OWNER' for the purchase of the said Apartment demanded from Apartment Owner and the Apartment Owner have given inspection to the Purchasers of the original building, plans and its specifications which the Purchasers do hereby confirm and which has been duly approved by the Apartment Owner.

Gray
Bhull

DESCRIPTION OF PROPERTY			
TYPE	BLDG	FLOOR	TENEMENT
B-10	1	FOURTH	4
NODE			AREA
C.B.D NAVI MUMBAI			22.20 SQ.MTRS (BUILT UP AREA)
			SECTOR
			4

from the Corporation under its Agreement to Sell, with all benefits for a total sum of **Rs.25,00,000/- (RUPEES : TWENTY FIVE LAKHS ONLY)**. And the Purchasers agrees to pay to the Apartment Owner the said price of **Rs.25,00,000/- (RUPEES : TWENTY FIVE LAKHS ONLY)** as follows :

i. **Rs.3,50,000/- (RUPEES : THREE LAKHS FIFTY THOUSAND ONLY)** paid by the Purchasersto the Apartment Owner on the execution of this Agreement by way of **PART PAYMENT**.

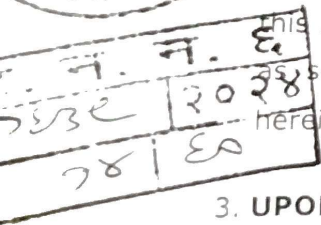
ii. The remaining balance of **Rs.8,00,000/- (RUPEES : EIGHT LAKHS ONLY)** shall be payable by the Purchasers to the Apartment Owner through Housing Loan on or before registration of Sale Deed by way of

FULL AND FINAL PAYMENT

THE POSSESSION of the said Apartment shall be delivered to the Purchasers immediately on execution of Deed of Apartment and the Purchasers shall take the possession of the said Apartment in terms of this Agreement to Sale executed by and between the parties hereto and soon as the execution of Deed of Apartment is made as, agreed hereinabove.

3. **UPON POSSESSION** of the said Apartment being delivered, the Purchasers shall be entitled to use and occupy the said Apartment and shall there after have no claim against the Apartment Owner in respect of any item or work in the said Apartment which may be alleged not to have been carried out or completed.

4. **THE PURCHASERS** is aware that all those who have purchased the Apartment in the said buildings shall automatically be the member of 'B- the said Act (hereinafter referred to as the Act) as constituted



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be paid to CIDCO in the name of the Apartment Owner. The Apartment Owner are not to incur expenses of any nature whatsoever for transfer of the said Apartment in the name of the Purchasers or Assignees.

12. **BOTH** the parties reserve the right of specific performance of Agreement as agreed herein above.

13. **THE APARTMENT OWNER** hereby agrees and declare that the said Apartment is free from all encumbrances and/or liabilities and that he is entitled to sell, assign and transfer the said Apartment to the Purchasers and that he has not done any Act whereby he is prevented from transferring/selling the said Apartment. The Apartment Owner further agrees that he has not created any liability against the same.

IN WITNESS WHEREOF the parties have hereunto and subscribed their respective hands the day and the year hereinabove written.

SIGNED SEALED AND DELIVERED by the within named 'Apartment Owner'

Sujatha

SMT. SUJATHA DINESH BANGERA
(PAN NO : AVLPB1780A)



**MASTER KAUSHIK DINESH BANGERA
KUMARI SANVI DINESH BANGERA
(MINORS)**

Signed by Mother
SMT. SUJATHA DINESH BANGERA

In the presence of

- 1. *D. Divakarum*
- 2. *Maharaj D Jori Maharajen*

SIGNED SEALED AND DELIVERED BY the within named 'Purchaser'

MRS. MEENA SAKHARAM NAGARGOJE
(PAN NO : BILPN2662P)

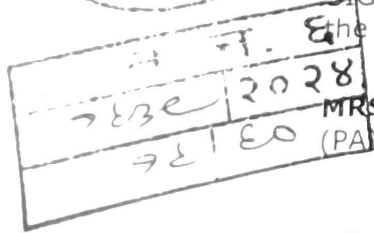
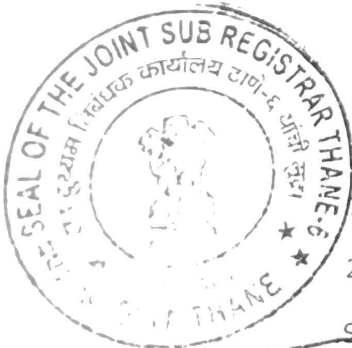
Meena



MR. SAKHARAM DADASAHEB NAGARGOJE
(PAN NO : AJVFN2723P)

In the presence of

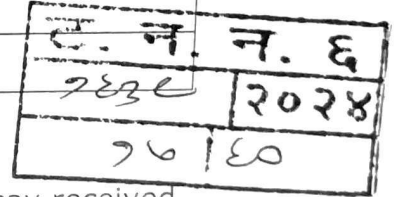
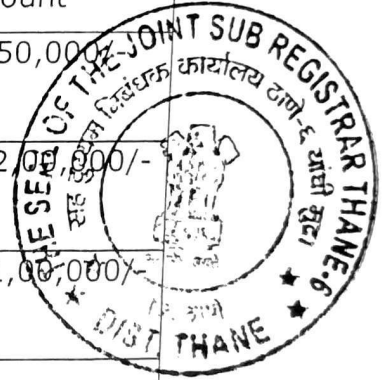
- 1. *D. Divakarum*
- 2. *Maharaj D Jori Maharajen*



RECEIPT

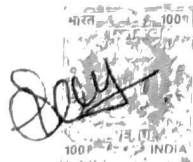
RECEIVED the sum of **Rs.3,50,000/- (RUPEES : THREE LAKHS FIFTY THOUSAND ONLY)** from the Purchasers **MRS. MEENA SAKHARAM NAGARGOJE MR. SAKHARAM DADASAHEB NAGARGOJE** towards the PART PAYMENT against the Total Sale Price of **Rs.25,00,000/- (RUPEES : TWENTY FIVE LAKHS ONLY)** to be paid to the Apartment Owner by the Purchasers in respect of the Sale of Apartment **No.B-10/1/4:4, Sector-4, C.B.D Belapur, Navi Mumbai.**

Sr.	Cheque/Transfer	Dated	Drawn on	Amount
1.	057904	23.06.2022	Union Bank of India	Rs.50,000/-
2.	057906	06.08.2023	Union Bank of India	Rs.2,00,000/-
3.	158443	30.11.2023	Bank of Maharashtra	Rs.1,00,000/-



I say received

Rs. Rs.3,50,000/-



SMT. SUJATHA DINESH BANGERA
(PAN NO : AVL PB1780A)

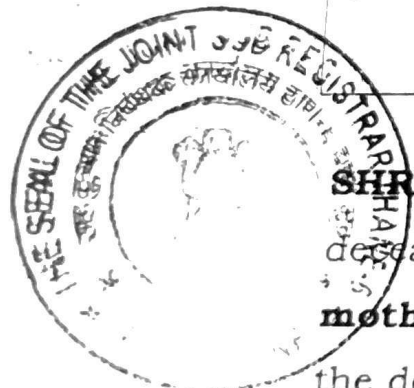
MASTER KAUSHIK DINESH BANGERA
KUMARI SANVI DINESH BANGERA
(MINORS)
Signed by Mother
SMT. SUJATHA DINESH BANGERA
(APARTMENT OWNER)

WITNESSES :

1. *D. D. Vaidya*
2. *Motaram D. Jais Mahajan*

1. That, the Applicant submits that the Applicant is wife being the legal heir and representative of the deceased **SHRI. DINESH SOMAPPA BANGERA**, who expired on **10.04.2021** at **Panvel**, leaving behind the following persons as his legal heirs and representatives :-

Sr. No.	Names of the persons & age	Relationship with deceased
1	Smt. Sujatha Dinesh Bangera (Applicant)	Wife
2	Master. Kaushik Dinesh Bangera Age:- 15 years	Minor Son
3	Kumari. Sanvi Dinesh Bangera Age 8 years	Minor Daughter



SHRI. SOMAPPA MANKAPPA MOOLYA the father of the deceased and **SMT. DEVAKI SOMAPPA MOOLYA** the **mother** of the deceased had expired prior to the death of the deceased and as such at present the aforementioned **SHRI. SOMAPPA MANKAPPA MOOLYA** are the only legal heir and representative of the deceased.

28	28
28	28

2. The Deceased **SHRI. DINESH SOMAPPA BANGERA** was having business . The deceased possessed and owned some immovable properties in Navi Mumbai and in Raigad District (as more particularly described in the Schedule "A" hereunder written).

Handwritten signature

VERIFICATION

I, SMT. SUJATHA DINESH BAMBRA, do hereby
certify that the above mentioned details are
correct and true to the best of my knowledge
and belief and I have not received any
information to the contrary.

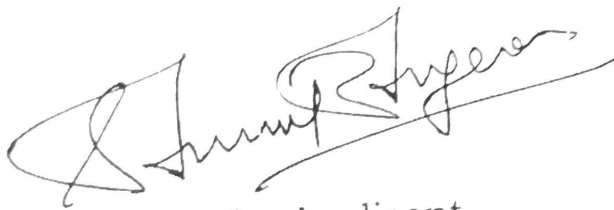
[Handwritten Signature]
Sujatha Dinesh Bambra

[Handwritten Signature]



VERIFICATION

I, **SMT. SUJATHA DINESH BANGERA**, the Applicant abovenamed do hereby State on solemn affirmation that whatever stated hereinabove is true and correct to the Best of my knowledge, information and belief and in witness whereof I have signed and verified this application today at Panvel, this 2 day of September 2021.



Advocate for the Applicant



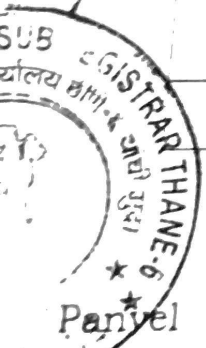
Applicant



2021	20
20	20

SCHEDULE "A" ABOVE REFERRED TO

Sr.No	Particulars	Value of Property
1	Flat No. 304, Jasmine Building, B-Wing, Channel Upvan, Sai Nagar, Old Panvel, Panvel Taluka, Raigad 410206 Area:- 660 sq. feet	Rs. 35,00000/-
2.	Apartment No. B-10/1/4/4 Sector 4, CBD Belapur, Navi Mumbai 400 614 Area:- 380 sq ft.	Rs. 38,00000/-
	Total:-	Rs. 73,00000/-



Dated 17/9/21

न. ६
२०२४
६०

[Signature]

Advocate for the Applicants.

[Signature]

Applicant No.1
For self and on behalf Of
minor Applicant No.2 & No. 3

IN COURT

- 1) SMT. S
- Age:- 4
- 2) MAST
- Age
- 3) KU
- A



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE

"NIRMAL", 2nd Floor
Narimar. Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
Fax : 00-91-22-2202 2509

HEAD OFFICE

CIDCO Bhavan
CBD Belapur
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100
Fax : 00-91-22-6791 8166

Letter of Heirship

Ref. No. CIDCO/ESTATE-1/2022/8000180308

Date : 18.11.2022

To,
SMT. SUJATHA DINESH BANGERA
B-10/1/4:4, SECTOR-04, CBD, BELAPUR
NAVI MUMBAI 400614

Subject : Your Request for Transfer by Heirship/Nomination

Reference : Application number 8000180308

In respect of property Flat No.B-10/1/4:4, Building Name/No. B10 TYPE APARTMENT OWNERS ASSOCIATION/1, Plot No. 1, Road No. , Sector 4, Belapur, Navi Mumbai

Sir/Madam,

As per the records available in this office, 1) MR. DINESH SOMAPPA BANGERA is owner of the Flat/Shop B-10/1/4:4, B10 TYPE APARTMENT OWNERS ASSOCIATION/ 1 Plot no. 1, Road No. , Sector 4, Belapur, Navi Mumbai 1) MR. DINESH SOMAPPA BANGERA , expired on 10/04/2021.

Subsequently, 1) SMT. SUJATHA DINESH BANGERA , 2) MASTER KAUSHIK DINESH BANGERA , 3) KUMARI SANVI DINESH BANGERA has obtained heirship certificate order M.A.1415/2021 DT.24.08.2022 from the IN THE COURT CIVIL JUDGE (S.D.) PANVEL AT PANVEL on which recognize 1) SMT. SUJATHA DINESH BANGERA , 2) MASTER KAUSHIK DINESH BANGERA , 3) KUMARI SANVI DINESH BANGERA as the legal heir of the deceased 1) MR. DINESH SOMAPPA BANGERA .

In the view of the above, our corporation has noted the name of 1) SMT. SUJATHA DINESH BANGERA , 2) MASTER KAUSHIK DINESH BANGERA , 3) KUMARI SANVI DINESH BANGERA in respect of Flat/Shop no. B-10/1/4.4, B10 TYPE APARTMENT OWNERS ASSOCIATION/ 1, Plot no. 1, Sector 4, Belapur, Navi Mumbai in the record of the corporation.

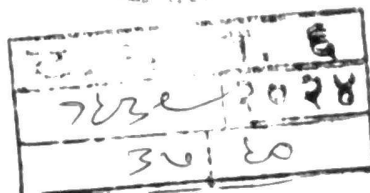
Thanking You



Yours Sincerely,

AMUL
BHASKARRAO
PUNDKAR

Asst. Estate Officer/Estate Officer



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

OFFICE
2nd Floor, Nariman Point
Mumbai - 400 021
PHONE (Reception) 00-91-22-6650 0900
00-91-22-6650 0926
00-91-22-2222 2500 6650 0930

CIDCO Bhavan, C.E.O. Bhavan
Navi Mumbai - 400 614
PHONE 00-91-22-6791 2
FAX 00-91-22-679 2

Date: 01/07/2015.

Ref No. CIDCO/EMS/AEO(CBD)/2015/ 7

To,

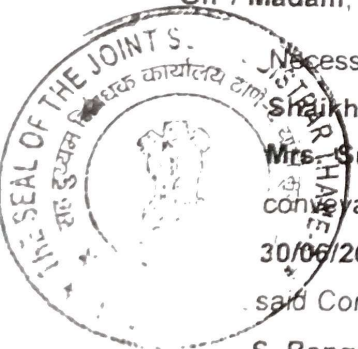
1. MRS. HAMIDA KALIM SHAIKH
MR. KALIM SALIM SHAIKH
Apartment No B-10/1/4:4, Sector-4,
C.B.D., Belapur, Navi Mumbai.
2. MR. DINESH S. BANGERA
MRS. SUJATA DINESH BANGERA
Apartment No. B-10/1/4:4, Sector-4,
C.B.D., Belapur, Navi Mumbai

Sub. : Transfer of Apartment No . B-10/1/4:4,
Sector- 4, at C.B.D., Belapur, Navi Mumbai.

Ref. : This office letter No. CIDCO /EMS/AEO(C.B.D)/1415
Date : 26.06.2015.

Sir / Madam,

Necessary conveyance Deed have been executed by **Mrs. Hamida Kalim Shaikh & Mr. Kalim Salim Shaikh**, in favour of **Mr. Dinesh S. Bangera & Mrs. Sujata Dinesh Bangera**, transferring the above apartment. The said conveyance Deed has been registered with sub-Registrar **THANE-6** on **30/06/2015, Sr. No. 3512/2015**, We have to inform you that pursuant to the said Conveyance Deed, We have corrected our record showing **Mr. Dinesh S. Bangera & Mrs. Sujata Dinesh Bangera**, as in Apartment owners.



Handwritten notes and stamps: 2028, 35, 20

- C.C. To :
1. A.A.O. (EMS)
 2. A.E.O. for information & necessary charges in the Registrar.
 3. The executive Engineer, Maharashtra State Electricity Board-CBD, Sector-4, CBD, Belapur, Navi Mumbai
 4. NMMC (Water Supply)

**ASSISTANT ENGINEER (C.B.D.)
CIDCO LIMITED**

Rajgad Bhavan, Navi Mumbai

GRN MH0072210082
Department Dist: 31
Type of Payment C
Office Name C
Location
Year
007
CIVIL ENGINEER

:: 02 ::
IN THE COURT OF THE CIVIL JUDGE SENIOR DIVISION, PANVEL
AT PANVEL

HEIRSHIP CERTIFICATE UNDER BOMBAY REGULATION, VIII OF
1827.

CIVIL MISC. APPLN. NO. 1415/2021

COURT FEE STAMP RS. 75,000/-

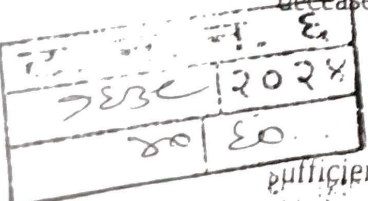
- 1) Smt. Sujatha Dinesh Bangera
Age 40 years, Occ.: Housewife
- 2) Mr. Kaushik Dinesh Bangera
Age 15 years, being minor
through applicant no. 1
- 3) Ku. Sanvi Dinesh Bangera
Age 8 years, being minor
through applicant no. 1
All R/o. Flat no. 304, Jasmine building,
B-wing, Channel Upvan, Sai nagar,
Old Panvel, Panvel Taluka,
Raigad 410206

.....APPLICANTS

WHEREAS, Late Dinesh Somappa Bangera, inhabitant of Panvel,
died on 10th April, 2021 at Panvel and an application was made by the
Applicants to this court to be formally recognized as legal heirs of the said
deceased - Late Dinesh Somappa Bangera.

And WHEREAS, the usual proclamation having been made no
sufficient objection was offered to the right of the said Applicants and
thereupon, Applicants gave proof to the satisfaction of this court to be
recognized as legal heir of the said deceased - Late Dinesh Somappa Bangera.

This is therefore, to certify that the Applicants are the recognized
legal heirs of deceased Late Dinesh Somappa Bangera.



HEIRSHIP

Pan
Da



HEIRSHIP CERTIFICATE :: 03 :: CIVIL MISC.APPLN.NO.1415/2021

Given under my hands and seal of the Court.

Panvel
Date : 14/09/2022



DISTRICT COURTS MAHARASHTRA
Digitally signed by
AMJADKHAN
MEHAR/DB
MUJAWAR
Date: 2022.09.14
17:56:47 +0530

(A. M. Mujawar)
Jt. Civil Judge, Sr. Dvn. Panvel.

NOTE :-

1) This Heirship Certificate has no concern with any right in any property and is merely a Certificate of Heirship.

2) The person to whom this certificate is granted or his representative, is required within six months from the date of this certificate, or within such further time as the court may from time to time appoint, to render to the Court a true account of the said property and credits, showing the assets which have come to their hands and the manner in which they have been complied or disposed of.

If you fail to do this, will be liable to punishment under section 176 of the Indian Penal Code in accordance with section 317 and 390 of the Indian succession Act, XXXIX of 1925.

Panvel
Date : 14/09/2022



DISTRICT COURTS MAHARASHTRA

(A. M. Mujawar)
Jt. Civil Judge, Sr. Dvn. Panvel



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२९/९	

:: 02 ::
IN THE COURT OF THE CIVIL JUDGE SENIOR DIVISION, PANVEL
AT PANVEL

HEIRSHIP CERTIFICATE UNDER BOMBAY REGULATION, VIII OF
1827.

CIVIL MISC. APPLN. NO.1415/2021

COURT FEE STAMP RS. 75,000/-

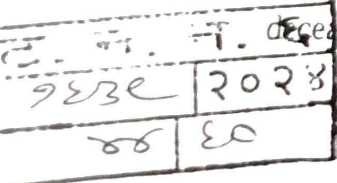
- 1) Smt. Sujatha Dinesh Bangera
Age 40 years, Occ.: Housewife
- 2) Mr. Kaushik Dinesh Bangera
Age 15 years, being minor
through applicant no. 1
- 3) Ku. Sanvi Dinesh Bangera
Age 8 years, being minor
through applicant no. 1
All R/o. Flat no. 304, Jasmine building,
B-wing, Channel Upvan, Sai nagar,
Old Panvel, Panvel Taluka,
Raigad 410206

.....APPLICANTS

WHEREAS, Late Dinesh Somappa Bangera, inhabitant of Panvel,
died on 10th April, 2021 at Panvel and an application was made by the
Applicants to this court to be formally recognized as legal heirs of the said
deceased - Late Dinesh Somappa Bangera.

And WHEREAS, the usual proclamation having been made no
objection was offered to the right of the said Applicants and
thereupon, Applicants gave proof to the satisfaction of this court to be
recognized as legal heir of the said deceased - Late Dinesh Somappa Bangera.

This is therefore, to certify that the Applicants are the recognized
legal heirs of deceased Late Dinesh Somappa Bangera.



(Old Civ MA No. 111/2023)

.. 2 .. Civil Misc. Appln. No.127/2023 Judt.
CNR : MHTH270048222023

JUDGMENT

(Delivered on this 22nd day of November, 2023.)

This application is filed under section 29 of Guardians and Wards Act 1890 for permission to sell the property of minors. The applicant is natural biological mother of Master Kaushik Dinesh Bangera and Kumari Sanvi Dinesh Bangera. It is contended that the applicant is legally wedded wife of Dinesh Somappa Bangera who died on 10.04.2021 leaving behind the applicant and minor children. The applicant and deceased Dinesh are owners and possessor of flat which is described in Schedule A of the application. The applicant and deceased have 50% each share in the property. After death of Dinesh, minor son Kaushik and minor daughter Sanvi got share in the share of their deceased father. The applicant wants to sell the share of minors from the property apartment no. B-10-1-4:4, Sector 4, CBD Belapur, Navi Mumbai 400614. Deceased died intestate. Hence, she prayed for permission to sell the share of minor children.



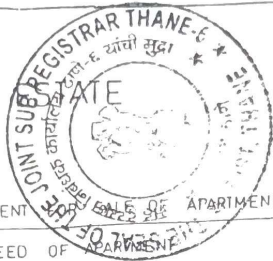
2023	12
7830	2028
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Citation notice and public notice was issued. Nobody has raised the objection.

3] The applicant has filed photocopies of death certificate, heirship certificate, copies of Aadhar card, application filed to the CIDCO for transfer of apartment, deed of



CIDCO CBD/PANVEL HOUSING
NEW BOMBAY



7380 2028
90160

B 10 TYPE BUILDINGS
IN SECTOR
AT CBD/PANVEL

ANNEXTURE A TO AGREEMENT
B TO THE DEED OF APARTMENT

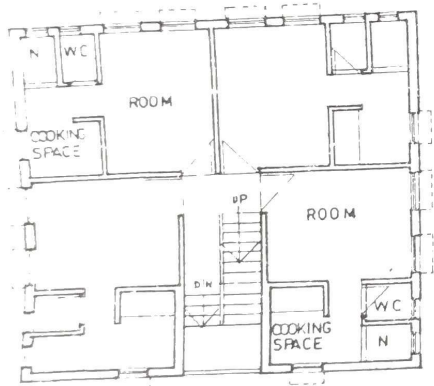
I, R.R. Mhashilkar, Architect do hereby certify that this is an accurate copy of the floor plan of B-10 type bldgs. as shown above and approved by the local authority namely City & Industrial Development Corporation of Maharashtra Limited within whose jurisdiction the bldgs. are located and that the said plans fully & accurately depict the line diagram, apartment numbers and dimensions of the apartments as built.

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

Solemnly affirmed at Vashi I
this 19th day of Oct., 1982 I

R.R. Mhashilkar
(R.R. Mhashilkar)
Architect, CIDCO Ltd., Vashi
Before me.

R. Ashid



TYPICAL FLOOR PLAN

ACCOMMODATION	CARPET AREA IN SQ. MTS.	BUILT UP AREA IN SQ. MTS.
ROOM	10.48	
COOKING SPACE	2.92	
W. C.	1.19	
NAHANI	1.17	
LOBBY	1.44	
TOTAL AREA	17.20	22.20

CIDCO CBD/PANVEL HOUSING
NEW BOMBAY



7330-2028
7918

B 10 TYPE BUILDINGS
IN SECTOR
AT CBD/PANVEL

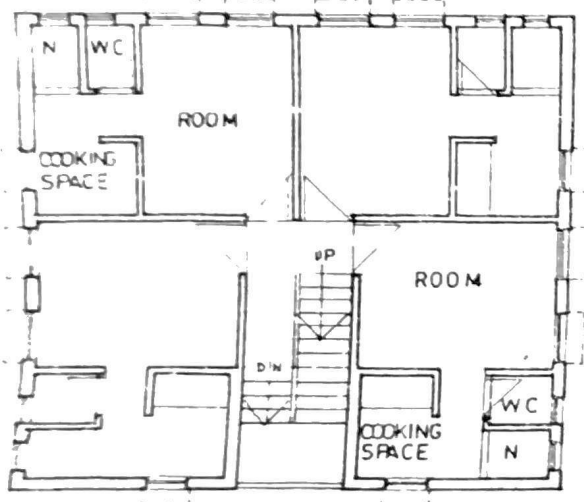
ANNEXTURE A TO AGREEMENT
B TO THE DEED OF

I, R.R. Mhaelskar, Architect do hereby certify that this is an accurate copy of the floor plan of B-10 type bldgs. as shown above and approved by the local authority namely City & Industrial Development Corporation of Maharashtra Limited within whose jurisdiction the bldgs. are located and that the said plans fully & accurately depict the line diagram, apartment numbers and dimensions of the apartments as built.

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

Solemnly affirmed at Vashi]
this 15th day of Oct., 1982]

R.R. Mhaelskar
(R.R. Mhaelskar)
Architect, CIDCO Ltd., Vashi
Before me. *R. Ashish*



TYPICAL FLOOR PLAN

ACCOMODATION	CARPET AREA IN SQ. MTS.	BUILT UP AREA IN SQ. MTS.
ROOM	10.48	
COOKING SPACE	2.92	
W.C.	1.19	
NAHANI	1.17	
LOBBY	1.44	
TOTAL AREA	17.20	22.20

THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Contract Manager's Office,
Adm. Bldg., Gr. Floor,
Vashi, New Bombay-400703.

Date: 2/2/83

Taking over possession by the Allottee

Type B 10 Aptt. No. B 10-1/4-4 Sector 4
Vashi/Turbhe/CDD/Panvel

1. Date of allotment : 21.12.82
2. Name of ~~the~~/Outright Purchaser : Sh. Shaikh A.S.
3. Date of execution of Agreement : 1-2-83

[Signature]
Asstt. Estate Officer

Civil Ministry/Male

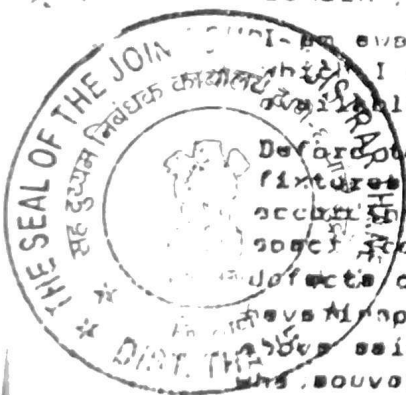
POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment no. B 10-1/4-4, Type B 10, Sector 4, Vashi/Turbhe/CDD/Panvel on this day of 2.2.83 after proper inspection of the fittings and fixtures provided therein. The following points are required to be attended to by CIDCO for which I am remaining present myself or through my representative in the apartment during office hours from 9.30 am to 5.30 pm. I have no claim whatsoever in case of my failing to remain present during the above period.

I am ready to wait till such time electricity is made available by the MSEB.

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 the plans and specifications enclosed with the agreement and there are no defects of incomplete items of work in the apartment and also I have inspected the apartment and satisfied myself. I accept the above said apartment and I have no complaint of any nature whatsoever and I would not claim another apartment from CIDCO

Nikh.



783E	2023
52	60

Appt. No. 576/42 with duplicate key.

[Signature]
(Signature of allottee)

Name Sh. Shaikh A.S.
Aptt. No. B 10-1/4-4 Sector 4 CDD
[Signature]

(Signature of representative of Engineering Section)

(Signature of Civil Ministry)

A LTD.
co.
03.

-:2:-

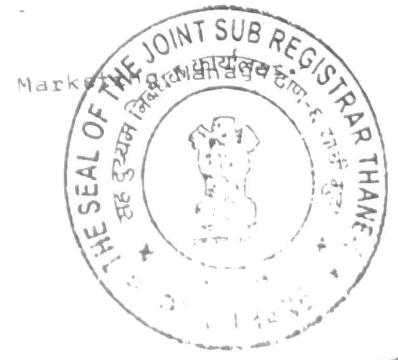
Payments as indicated at A & B above are required to be made separately by Demand Drafts drawn in favour of "CIDCO LTD", at Vashi from 10.00 a.m. and 1.00 p.m. and 2.00 p.m. to 3.00 p.m. on or before 3/1/83.

4. You will have to pay separately to the MSEB for meter deposit and to pay the energy charges to the MSEB as per their bill.
5. You will have to pay such monthly service, R & M charges from the month of Jan-83
6. The maintenance and repairs of the water meter and water line in the condominium is the collective responsibility of all the individual allottees.
7. The tenements are ready for possession: Possession of the tenement allotted to you will be given immediately on receiving the payments as indicated under Para-2 above and on execution of legal documents. In any case you will have to take over possession by 15-2-83

Thanking you,

Yours faithfully,

c c to M(TS)/C.O.
AAD (EMS)
Accountant (Mktg.)



783C	2028
431	2A

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Administrative Building,
Ground Floor,
Vashi, New Bombay: 400703.

Ref: MM/BEL.HSG./MIG-I/OP/S-68/71 Dt: 20/12/82

To
Shri ~~xxx~~ Shaikh A. S
A. N.P. Plant (Production)
R.C.F. Ltd Chembur
B'bay -74

Sir/Madam,
Sub: Allotment of MIG-I(B-10) type tenement
at Belapur

As a result of the lots drawn on 10/12/82 a MIG-I type tenement No. BEL./MIG-I(B-10)/4/1/4:4 in sector 3/4/5/6/ at Belapur has been allotted to you on Outright Purchase Basis. The price of the tenement has been escalated to the extent of 10% as has been stipulated in the scheme. The price is Rs. 29,150/-

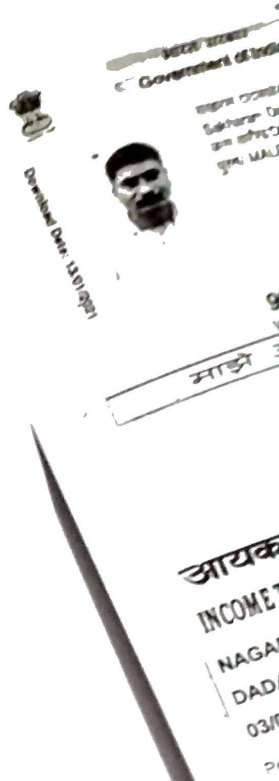
2. You will have to pay now the amounts as detailed below:

<p>A) Cost of the apartment (including 10% escalation)</p> <p>Rs. 29,150/-</p> <p>Add: Interest : <u>Due</u></p> <p><u>26,498/-</u></p> <p><u>26,348/-</u></p> <p><u>26,527/-</u></p> <p><u>2802/-</u></p>	<p>B) Misc. Deposits:</p> <p>1) Share Money & Entrance Fee of the Association : 101.00</p> <p>2) Deposit for service & R & M charges (3 months) : 211.90</p> <p>3) Service connection charges & stair-case as determined by MSEB : 220.00</p> <p>4) Documentation fee : 60.00</p> <p>5) a) Service charges for the month of <u>Jan 83</u> : 10.60</p> <p>b) R & M charges for the month of <u>Jan 83</u> : 60.00</p> <p>6) Cost of the lock : 35.00</p> <p>7) Water deposit : 50.00</p> <p>total : .. <u>748.40</u></p>
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2630	2023
yr	80

contd. 2/-



11/11/84

**B-10 TYPE APARTMENT OWNERS ASSOCIATION
(BUILDING NO. 1 TO 15) SECTOR 4.**

Regd. Office: BEHIND BUILDING NO. 7 B 3, C. B. D., NEW BOMBAY 400 034

REGD. NO. P-234/84

Ref. No. B-10/AOAS/Sect-4/NOC./94-95/

Date 27/3/05

Sr. No. 151



**NO DUES - CUM - NO OBJECTION
CERTIFICATE**

This is to certify that Shri/Smt. 1) Arvind Shankar More 2) Sambhaji Shankar More Apartment No. 101-1/91 Sector-4, CBD is a member of this Association. More

He has paid all the dues till date (upto March-2005). This Association has "NO OBJECTION" to the Apartment is owner for Transferred the name of any person of his choice.

Subject to Transfer of Flat
This certificate issued at the request of the member of the Association for submitting the same to the Manager (Town Services) CIDCO. Ltd.,/CIDCO. Bhavan, New Bombay.

To,
The Manager (Town Services),
CIDCO. Ltd.,
CIDCO. Bhavan, New Bombay.

B-10 TYPE APARTMENT OWNERS ASSO.
President/Secretary
Treasurer Secretary President
27/3/05

Copy to,

Shri/Smt. 1) Arvind Shankar More
2) Sambhaji Shankar More
Sector-4, CBD., New Bombay. B-10-1-101-1/91 Sect-4
C.B.D.

27/3/05
27/3/05

**B-10 TYPE APARTMENT OWNERS ASSOCIATION
(BUILDING NO. 1 TO 15) SECTOR 4.**

Regd Office : BEHIND BUILDING NO. 7 & 8, C. B. D., NEW BOMBAY 400 614

REGD. NO. P-234/84

Ref. No. B-10/AOAS/Sect-4/NOC./94-95/

Date 27/3/95

Sr. No. 151



**NO DUES - CUM - NO OBJECTION
CERTIFICATE**

This is to certify that Shri/Smt. 1) Arvind Shankar More
2) Sambaji Shankar More residing in Apartment No. 101-1/41 Sector-4, CBD is a member of this Association. More

He has paid all the dues till date (upto March-2005).
This Association has "NO OBJECTION" to the Apartment is owner for
Transferred the name of any person of his choice.

Subject to Transfer of Flat

This certificate issued at the request of the member of the
Association for submitting the same to the Manager (Town Services)
CIDCO. Ltd./CIDCO. Bhavan, New Bombay.

To,

The Manager (Town Services),
CIDCO. Ltd.,
CIDCO. Bhavan, New Bombay.

B-10 TYPE APARTMENT OWNERS ASSOCIATION

(Signatures)
Treasurer, Secretary, President

Copy to,

Shri/Smt. 1) Arvind Shankar More
2) Sambaji Shankar More
Sector-4, CBD., New Bombay. B-10-1: 4th Sect-4
C.B.D.

2137/95
23/7/95