



26/05/2022

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. पनवेल 2

दस्त क्रमांक : 7555/2022

नोदंणी :

Regn:63m

गावाचे नाव : खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4999000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	4870368.72
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन ; इतर माहिती: विभाग क्र-20/10, दर-108700/-सदनिका क्रमांक ए-703,7 वा मजला हरे कृष्णा को ऑप हौसिंग सोमायटी लिमिटेड, प्लॉट नं -189, सेक्टर -10, खारघर ता पनवेल जिल्हा रायगड ... क्षेत्र-361 चौरम फूट कागपेट व 6.03 चौरम फूट ओपन टेरेम ((Plot Number : 189 .))
(5) क्षेत्रफळ	1) 361 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1). नाव:- लक्ष्मण नागप्पा बोरा - - वय:-36; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, सदनिका क्रमांक ५७५, जेठा कंपाउंड, मुकुंद नगर, सायन वांद्रा लिंक रोड धरावी मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400017 पॅन नं:-APNPB0057L 2). नाव:- चंद्रा लक्ष्मण बोरा - - वय:-35; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, सदनिका क्रमांक ५७५, जेठा कंपाउंड, मुकुंद नगर, सायन वांद्रा लिंक रोड धरावी मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400017 पॅन नं:-AMMPB6361R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1). नाव:- पंकज वसंता खळोदे - - वय:-37; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, सदनिका क्रमांक ए-103, ए विंग, 1 ला मजला, श्री शांती निकेतन को ऑप हौसिंग सोमायटी लिमिटेड, प्लॉट नं -8 ए, सेक्टर -8, खारघर ता पनवेल जिल्हा रायगड, महाराष्ट्र, इंडिया (००). पिन कोड:-410210 पॅन नं:-BFPPK9738G
(9) दस्तऐवज करून दिल्याचा दिनांक	25/05/2022
(10) दस्त नोंदणी केल्याचा दिनांक	25/05/2022
(11) अनुक्रमांक, खंड व पृष्ठ	7555/2022
(12) बाजारभावाप्रमाणे मूद्रांक शुल्क	350000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सह दुय्यम निबंधक वग-२
(पनवेल-२)

AGREEMENT FOR SALE

Flat No. A-703, 7th Floor,
In the Hare Krishna Co. Op. Housing Society Ltd,
Plot No. 189, Sector No. 10, Kharghar, Navi Mumbai - 410210,
Tal. Panvel & Dist. Raigad.

Area : 361 Sq. Fits Carpet Area
6.03 Sq. Fits Open Terrace Area
Sale Price : Rs. 49,99,000/-
Stamp Duty : Rs. 3,50,000/-
Registration Fees : Rs. 30,000/-

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THIS AGREEMENT FOR SALE made and entered into at **Kharghar,**
Navi Mumbai on this 25th day of **May, 2022,** BETWEEN
1) **MR. LAXMAN NAGAPPA BORRA,** Age 36 years, PAN NO.
APNPB0057L, adult, Indian Inhabitant, Occupation Service, and
2) **MRS. CHANDRA LAXMAN BORRA** Age 35 years, PAN NO.
AMMPB6361R, adult, Indian Inhabitant, Occupation Service, Both
are residing At **575, Jetha Compound, Mukund Nagar, Sion Bandra**
Link Road, Dharavi, Mumbai- 400017, hereinafter called
“**SELLERS/TRANSFERORS**” (which expression shall unless it be
repugnant to the context or meaning thereof shall mean and include
theirs heirs, executors, administrators, attorney and assigns) of the
ONE PART.

AND

MR. PANKAJ VASANTA KHALODE, Age 37 years, **PAN NO. BFPPK9738G**, Adult, Indian Inhabitant, occupation Business, Residing At- Flat No. 103, "A- Wing", First Floor, Shree Shantiniketan Chs., Ltd., Plot No. 8A, Sector No. 8, Kharghar, Navi Mumbai, Taluka- Panvel, Dist- Raigad- 410210, Hereinafter called '**PURCHASER/TRANSFEREE**' (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs executors, administrators, attorney and assigns) of the **SECOND PART**.

- 1) WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd., a Government Company within the meaning of the Companies Act, 1956 (hereinafter referred to as '**THE SAID CORPORATION**') having it's registered office at Nirmal, Third Floor, Nariman Point, Mumbai - 400 021, is a new town Development Authority, under the provisions of sub-section (3.a) of section 113 of Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act, No. XXXVIII of 1966) hereinafter referred to as the said Act. THE STATE GOVERNMENT has acquired lands and vested such lands in the Corporation for development and disposal.

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- 2) THE SAID CORPORATION laid down residential Plot At Kopara Kharghar, Navi Mumbai, under 12.5% Gaothan Expansion Scheme (G.E.S.) for allotment, of the same to the Navi Mumbai Township Development Project affected persons.
- 3) AND WHEREAS the Corporation by an Agreement to Lease dated **23/11/2006** leased a piece or parcel of land to
1) **PRABHUDAS RAMDAS THAKUR** 2) **VANDANA RAMDAS THAKUR** 3) **PRAMILA RAMDAS THAKUR** 4) **MANDA BHARAT PATIL** 5) **CHANDRABAI KACHARYA MHATRE** (therein called






SCHEDULE-I

DESCRIPTION OF PLOT

All that piece and parcel of plot of land **Plot No. 189**, admeasuring **749.94 Sq. Mtrs.**, situated at **Sector No. 10, G.E.S., Kharghar, Navi Mumbai**, within the Registration and Revenue Tal. Panvel & District Raigad and within the limits of Panvel Municipal Corporation and which is bounded as under:-

THAT IS TO SAY:-

ON THE NORTH BY : Plot No. 179 To 182
ON THE SOUTH BY : 24.00 Mtrs. Wide Road
ON THE EAST BY : Plot No. 188A
ON THE WEST BY : 24.00 Mtrs. Wide Road

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SCHEDULE - II

DESCRIPTION OF FLAT

Flat No. A-703, Seventh Floor, Hare Krishna Co. Op. Housing Society Ltd., Plot No. 189, Sector No. 10, Kharghar, Navi Mumbai - 410210, Tal. Panvel & Dist. Raigad, Admeasuring 361 Sq. Fits. Carpet Area, (Equivalent to 33.54 Sq. Mtrs.), + Open Terrace 65 Sq. Fits. Area, (Equivalent to 6.03 Sq. Mtrs.), within the Registration and Revenue Tal. Panvel & District Raigad and within the limits of Panvel Municipal Corporation.



R. Khalode

[Signature]



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE:

HEAD OFFICE:
"NORMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.

PHONE : (Reception) +91-22-6650 0900 / 6650 0928

FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:

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

PHONE : +91-22-6791 8100

FAX : +91-22-6791 8166

Ref. No.

Date **3 OCT 2011**

CIDCO/ATPO(BP)/2011/278 - 1

Uniquo Code No. 2 0 1 1 0 3 0 2 1 0 2 0 9 9 8 0 2

OCCUPANCY CERTIFICATE

I hereby certify that, the development of Residential Building (Gr. +07 floors) [Res. BUA= 1045.949 Sq.mtrs. Comm. BUA=77.609 Sq.mtrs. Total BUA=1123.558 Sq.mtrs. (No. of Units, Res.35 Nos. & Comm. 02 Nos.) on Plot No.189, Sector-10 at Kharghar (12.5% scheme) of Navi Mumbai completed under the supervision of M/s. Rajesh R. C. has been inspected on 11/08/2011 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the commencement certificate dated 26/06/2011 and that the development is fit for the use for which it has been carried out.

पत्र सं-२
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R. B. Patil

Addr. Town Planning Officer(BP)
(Navi.Mumbai & Khopta)

