

529/2017

Thursday, February 08, 2024

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पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

गावाचे नाव: खारघर

दस्तावेजाचा अनुक्रमांक: पवल5-2017-2024

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: योगेश बोधे - -

पावती क्रं.: 2198

दिनांक: 08/02/2024

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 30640.00


Joint Sub Registrar Panvel 5

बाजार मुल्य: रु.14519364.75 /-

मोबदला रु.15200000/-

भरलेले मुद्रांक शुल्क : रु. 1064000/-

सह दुय्यम निबंधक बर्ग-५,
(पनवेल-५)

1) देयकाचा प्रकार: DHC रक्कम: रु.640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224083408229 दिनांक: 08/02/2024

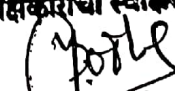
बँकेचे नाव व पत्ता:


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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015251780202324E दिनांक: 08/02/2024

बँकेचे नाव व पत्ता:

पदाधिकाऱ्याची स्वाक्षरी


मुळदस्तावेज परत मिळवण्यासाठी


सह दुय्यम निबंधक, पनवेल ५. (बर्ग-५)



08/02/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 2017/2024

नोंदणी :

Regn:83m

गावाचे नाव : खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	152C0000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14519364.75
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) प लेकेचे नाव:पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: विभाग क्र-19/20, दर-107100/-प्रती चौ.मी. सदनिका क्र.1301, तेरावा मजला, ए विंग, पार्क ड्यु र्. एच. एस. लि., प्लॉट क्र.73, सेक्टर 20, खारघर, ता.पनवेल, जि.रायगड. क्षेत्र 130.25 चौ.मी.बिल्टअप + 8.92 चौ.मी.टेरेस + स्टील कार पार्किंग स्पेस क्र.एच.एच-110 व 107((Plot Number : 73 ; SECTOR NUMBER : 20 ;)) -) 130.25 चौ.मीटर
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.):- नाव:-दुर्गादेवी राव येडामुरी - - वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.१००५, बी विंग, वज्र विहारी, माउंटलिटेरा झी स्कूल जवळ, मनिकोंडा, के.व्ही. रंगरिड्डे, तेलंगणा., ब्लॉक नं: -, रोड नं: -, आंध्र प्रदेश, क.व.राणारिड्डे. पिन कोड:-500089 पॅन नं:-ADAPR428CL
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवणी न्यायालयाचा हुकुमनाम किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता):- नाव:-योगेश बोधे - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट क्र.६३, श्रीकृपा हिंगणा रोड, सुभाष नगर, नागपूर., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, नागपूर. पिन कोड:-440022 पॅन नं:-AKYPB1131H
(9) दस्तऐवज करून दिल्याचा दिनांक	08/02/2024
(10) दस्त नोंदणी केल्याचा दिनांक	08/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	2017/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	:064000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Munda
सह दुय्यम निबंधक वर्ग-२,
(पनवेल-५)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 202402083939

05 February 2024, 01:02:21 PM

पवल 5

मूल्यांकनाचे वर्ष 2023
जिल्हा रायगड
मूल्य विभाग तालुका पनवेल
उप मूल्य विभाग 19/20-खारघर सिडको से.क्र.20
क्षेत्राचे नांव A Class Palika

सर्व्हे नंबर / न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमायनाचे एकक चौ. मीटर
44400	:07100	120800	133500	120800	

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)-	बांधकामाचे वर्गीकरण-	उद्भवान सुविधा -	बांधकाम क्षेत्र (Built Up)-	बांधकामाचे वर्गीकरण-	उद्भवान सुविधा -	मिळकतीचा प्रकार-	बांधीव
130.25 चौ. मीटर	1-आर सी सी	आहे	मिळकतीचा वापर-	मिळकतीचे त्रय -	मंजला -	निवासी सदनिका	16 वर्षे
						11th to 20th Floor	
						मिळकतीचा प्रकार-	बांधीव
						बांधकामाचा दर-	Rs.25289/-

Sale Type - Resale

First Sale Date - 05/12/2008

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

मजला निहाय घट/वाढ = 107.5 / 100 Apply to Rate= Rs.115132/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर
= ((115132-44400) * (34 / 100)) + 44400
= Rs.103815/-

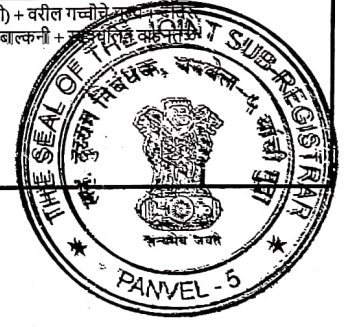
- A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 103815 * 130.25
= Rs.13521903.75/-
- E) बंदिस्त वाहन तळाचे क्षेत्र
बंदिस्त वाहन तळाचे मूल्य = 27.88 चौ. मीटर
= 27.88 * (89964 * 25/100)
= Rs.627049.08/-
- F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य = 8.92 चौ. मीटर
= 8.92 * (103815 * 40/100)
= Rs.370411.92/-

Applicable Rules = 3, 9, 18, 19, 14, 15

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅन्नाईन 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 + बंदिस्त बांधकामाचे मूल्य
= A + B + C + D + E + F + G + H + I + J
= 13521903.75 + 0 + 0 + 0 + 627049.08 + 370411.92 + 0 + 0 + 0 + 0
= Rs.14519365/-
= ₹ एक करोड पंचेचाळीस लाख एकोणवीस हजार तीन शें पासष्ट /-

पवल - 5
2024
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Home Print

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AGREEMENT TO SELL

This 'Agreement to Sell' made and entered into at Panvel, Navi Mumbai on this 8th Day of February - 2024;

BETWEEN

MRS. DURGADEVI RAO YENDAMURI (Pan No. ADAPR4280L), aged- 54 years is an adult, Indian inhabitant, and residing at **Flat No. 1001, B-wing, Vazhra Vihari, Near Mountlitera Zee School, Manikonda, K.V. Rangareddy, Telangana - 500089**, hereinafter called "The Seller" (which expression shall unless the same be repugnant to the context or meaning thereof shall mean and deemed to include her heirs, executors, administrators, assigns, agent and attorney) of the "FIRST PART".

AND

MR. YOGESH BODHE (Pan No. AKYPB1131H), aged- 44 years is an adult, Indian inhabitant, and residing at **Plot No. 73, Shrikrupa Hingna Road, Subhash Nagar, Nagpur, Maharashtra - 440022**, hereinafter called "The Purchaser" (which expression shall unless the same be repugnant to the context or meaning thereof shall mean and deemed to include his heirs, executors, administrators, assigns, agent and attorney) of the "SECOND PART". (The party of the First part and the party of the Second part are collectively referred to as "parties").

Durgadevi Rao

Bodhe

DESCRIPTION OF PROPERTY

FLAT NO.	FLOOR	Wing	PLOT NO.	SECTOR
"1301"	"13 th "	A	73	20

FLAT AREA	:	130.25 Sq. Meters Built Up
ATTACHED TERRACE AREA	:	8.92 Sq. Meters
STILT CAR PARKING SPACE NO.	:	SH-110 & 107
SOCIETY NAME	:	"PARK DEW" CHSL
NODE	:	KHARGHAR

Total Sale Consideration: Rs. 1,52,00,000/- (Rupees: One Crore Fifty Two Lakh Only)

(Hereinafter referred to as 'The Said Flat').

WHEREAS: The City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO), is a government company within the meaning of the Companies Act 1956 (hereinafter referred to as "The Corporation") having its registered office at Nirmal, 2nd floor, Nariman Point, Mumbai- 400021. The Corporation has been declared as a New Town Development Authority under the provision of Sub-section (3-A) of Section 113 of Maharashtra Regional and Town Planning Act 1966, (Maharashtra Act no. XXXVIII of 1966 hereinafter referred to as the said Act), for the New Town of Navi Mumbai. The area designated as the site for New Town under Sub-Sec. (1) and (3-A) of section 113 of the said Act.

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AND WHEREAS: The State Government has been acquiring lands under section 113-A of the said Act and has vested such lands in the Corporation for its development and disposal, on such time, conditions, stipulations, covenants, and for consideration as the Corporation may decide time to time.

AND WHEREAS: By being the development authority, the corporation has been empowered under section 118, of the said act to dispose of any land acquired by it or vested into by the proposal approved by the State Government under the said act.

AND WHEREAS: By and under 'Agreement to Lease' dated 03-04-2003 and executed between the CIDCO & 1. Shri. Gotiram Namdeo Bhagat, 2. Shri. Ganpat Namdeo Bhagat, 3. Smt. Lilabai Bhagwan Patil, 4. Shri. Baliram Kashinath Bhagat, 5. Smt. Krishnabai Kesrinath Bhoir, 6. Shri. Suresh Pandurang Bhagat, 7. Shri. Moreswar Pandurang Bhagat, & Shri. Namdeo Pandurang Bhagat, 9. Smt. Babubai Pandurang Bhagat, 10. Shri. Bhalchandra Pandurang Bhagat, 11. Smt. Sugandha Anant Bhoir, 12.

y. Durgadeo.

(Signature)

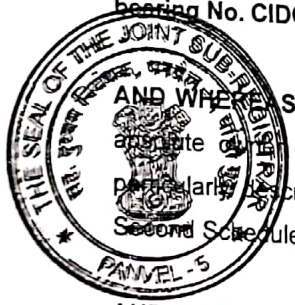
AND WHEREAS: The Promoters have now commenced & completed construction & obtained occupancy certificate No CIDCO/BP/ATPO/245 dated 1/2/2007 construction of the complex on the said Plot in accordance with sanctioned plans and the Promoters are desirous of selling flats /Shops/offices/ Car park in the said proposed Complex (which is intended to be named as "PARK DEW").

AND WHEREAS: MRS. DURGADEVI RAO YENDAMURI, (therein referred to as the Purchaser from the Builder), had purchased Flat No. 1301, 13th Floor, A- Wing, admeasuring area- 130.25 Sq. Meters Built Up + Terrace 8.92 Sq. Meters, along with 2 Stilt Car Parking Space no. SH-110 & 107, in the building known as "PARK DEW" Co-Operative Housing Society Limited, Plot No. 73, Sector- 20, Kharghar, Navi Mumbai, Taluka- Panvel, District- Raigad, Pin- 410210, (hereinafter referred to as the said Flat), from M/S. NAIKNAVARE & ASSOCIATES, vide Agreement for Sale dated- 06/12/2008, registered at Sub-Registrar Office URAN, dated- 06/12/2008, under document no.URAN-08499-2008 and receipt no. 8824.

AND WHEREAS: The "PARK DEW" CO-OPERATIVE HOUSING SOCIETY LTD." was originally formed by its members and Registered under Reg. No. CIDCO/HSG/OH/2390/JTR/YEAR2006-2007, Dated- 29/12/2006, By Registrar of Co-operative Societies (CIDCO, Navi Mumbai).

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AND WHEREAS: After completion of the building known as "PARK DEW" as per the approved plan CIDCO Ltd. issued an 'Occupancy Certificate' under Reference bearing No. CIDCO/BP/ATPO/245, Dated- 01/02/2007. (A Copy is enclosed).



AND WHEREAS: The seller MRS. DURGADEVI RAO YENDAMURI has become the possessor in possession and enjoyment of the residential flat which is more particularly described in the 'Second Schedule' hereunder and hereafter, called the Second Schedule of the said Premises.

AND WHEREAS: The Seller MRS. DURGADEVI RAO YENDAMURI offered to sell and transfer her shares, membership, and ownership right of said flat in favor of MR. YOGESH BODHE for a total sale consideration of Rs.1,52,00,000/- (Rupees: One Crore Fifty Two Lakh Only), and the purchaser herein has agreed to purchase and acquire said flat from the seller herein along with all her rights, title, interest, benefit, shares, and ownership upon the terms and conditions mutually agreed between the seller and the purchaser as mentioned herein thereafter.

y Durgadevi

THE FIRST SCHEDULE OF THE LAND

All the piece and parcel of land comprised and known as **Plot No. 73, Sector- 20, Kharghar, Navi Mumbai, Taluka- Panvel, District- Raigad, Pin- 410210**, containing by measurement 4700.00 Sq. Meters or thereabout and bounded as follows that is to say:

On the North by: Plot no.63 to 66

On the South by: 15 meter wide road

On the East by: Open Space

On the West by: Plot no.72

THE SECOND SCHEDULE OF THE PREMISES

The right, title, interest, membership, and ownership of **Flat No. 1301, 13th Floor, A-Wing**, admeasuring area- 130.25 Sq. Meters Built Up + Terrace 8.92 Sq. Meters, along with 2 Stalls Car Parking Space no. SH-110 & 107, in the building known as "**PARK DEW**" Co-Operative Housing Society Limited, Plot No. 73, Sector- 20, Kharghar, Navi Mumbai, Taluka- Panvel, District- Raigad, Pin- 410210.

y Dwarka

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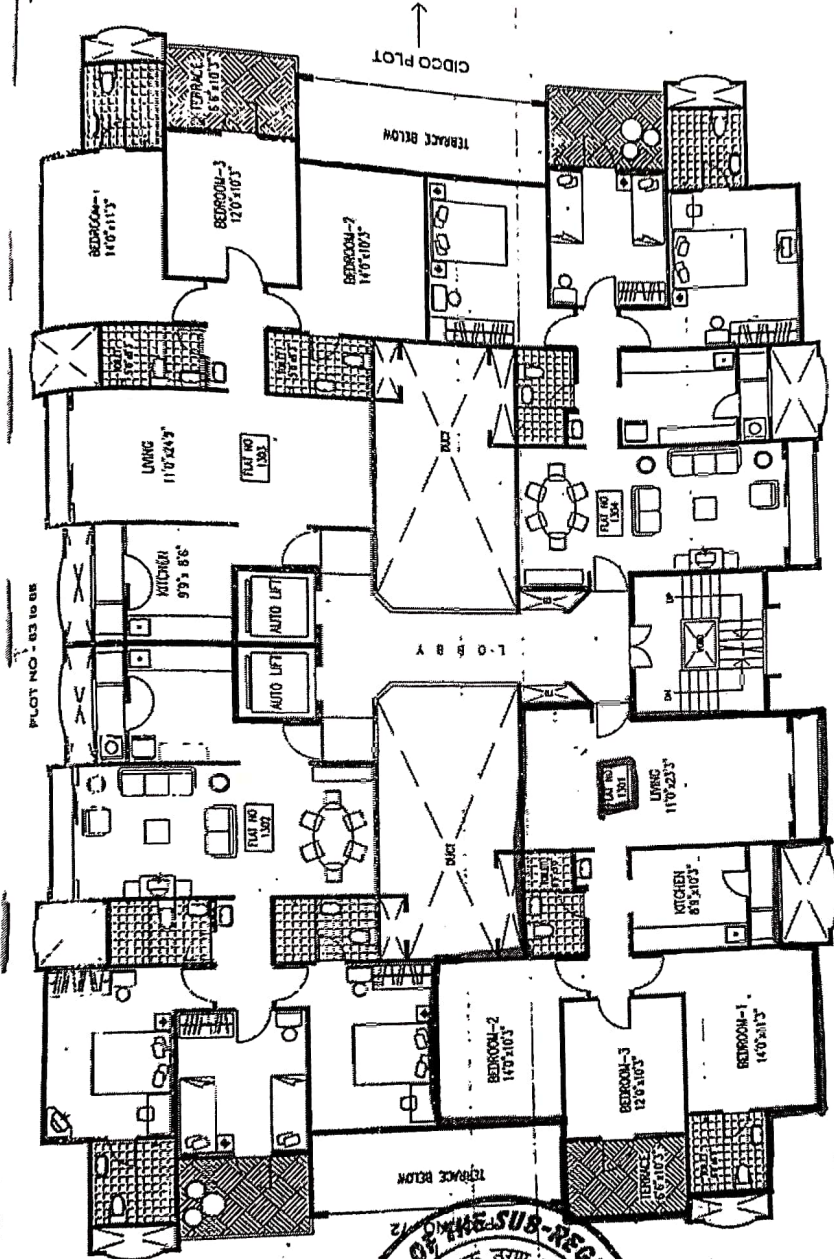
P. B. D. H.

Eight
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PARK DEW FLAT NO. A-1301

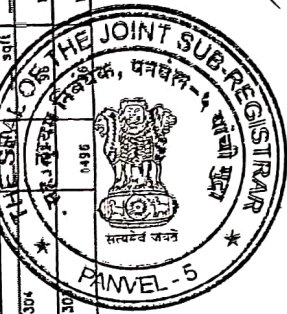
135th WARD
135th WARD
135th WARD

MISHRA & ASSOCIATES
135th WARD



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 २८ / ३२

Flat No.	Area	Total Area
1301	114.8	1598
1302, 1303	0.496	



y. Durgapao.



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Both

REF. NO. CIDCO/ATPO/753

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to M/s. Nonkavare Associates

Unit/Plot No. 83 Road No. 1 Sector 2 B Node Kharhar (E) of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (G+12th floor)

Resi. B.V.A. = 6561.468 m² } Net total B.V.A. = 7047.515 m²
Comm. B.V.A. = 486.047 m²

(Nos. of Residential Units 12 Nos. of Commercial units 4)

This Certificate is liable to be revoked by the Corporation if:

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

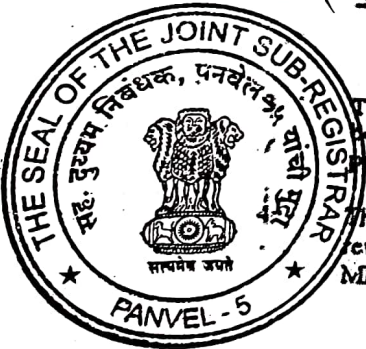
The applicant shall:

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorised officers of the Corporation to enter the building or premises, for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GDCRs - 1975 in force.

The Certificate shall be valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section-48 of MRTP Act. 1956 as per regulation no. 16.1(2) of the GDCRs - 1975.

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२६९९ / २००८
२९ / १२

पंढरचंणे

महाराष्ट्र) मर्यादित

पंढर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मुख्य कार्यालय :
'सिडको' भवन, सी.बी.डी., केलापूर,
पली प्लॉट - ४०० ६१५,
दुबळी : ००-९१-२२-४१९१ ८१००
फॅक्स : ००-९१-२२-४१९१ ८१६६

पंढर कार्यालय :
अधीनस्थ कार्यालय :
पंढर, पुणे नगर नवीपण ऑफिस
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OCCUPANCY CERTIFICATE

दिनांक : 1/2/2008

I hereby certify that the development of Residential Building
Total Res. BUA=7048.95 Sq. mtrs. (No. of Units R-102) on Plot No. 73,
Sector-20 at Kharghar (12.5% scheme) of Navi Mumbai completed under the
supervision of M/s. Nalkravare & Associates has been inspected on 13/11/2006
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 20/02/2006 and that the development is fit for
the use for which it has been carried out.

(N.S.Swami) 1/2/08
Additional Town Planning Officer
Navi Mumbai & Khopla

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Park Dew Co-Operative Housing Society Limited

(REGISTRATION NO. NBOM / CIDCO / HSG (OH) / 2390 / JTR / 2006-07 / DT. 29/12/2006)
PLOT NO. 73, SECTOR - 20, KHARGHAR, NAVI MUMBAI - 410 210

SHARE CERTIFICATE

No. 101

AUTHORISED SHARE CAPITAL RS. 2,00,000/-
DIVIDED INTO 4,000 SHARES EACH OF RS. 50/- ONLY

Member's Register No. 102

THIS IS TO CERTIFY that Shri/Smt/M/s. Y. DURGADEVI RAO

is / are the Registered Holder of Five fully paid up Shares of Rs. 50/- each Numbered from
No. 501 to 505 (both inclusive) in **Park Dew Co-Operative Housing**
Society Limited, Plot No. 73, Sector - 20, Kharghar, Navi Mumbai - 410 210 of Flat
No. A - 1301 Subject to the Bye-laws of the said Society 4th day of

Given under the Common Seal of the said Society at NAVI MUMBAI this _____ day of

DECEMBER 2010
2010 / 30
प व अ - 5
2028



[Signature]

Hon. Secretary

[Signature]

Chairman

M. C. Member

PARK DEW CO-OPERATIVE HSG. SOCIETY LTD.
Plot No.73, Sector-20, Kharghar, Navi Mumbai-410210.
Tel.: 022-27742350 Email : parkdewchs@outlook.com
(REGN. NO. NBOM/CIDCO/H.S.G.(O.H.)/2390/JTR/2006-2007 DT. 29/12/2006)

Ref No. PDCHS/NOC/A-1301-3

Date: - 13/02/2024

To,
The Assistant General Manager,
State Bank of India,
Shilp Chowk Branch,
Sector 21,
Kharghar – 410210.

Dear Sirs,

Re Flat No. 1301 on 13th floor (Hereinafter referred to as the said "Flat") of **Mrs. Y. Durgadevi Rao** (Member) in the building called Wing A of the Park Dew Co-operative Housing Society Ltd., situated at Plot No.73, Sector 20, Kharghar, Navi Mumbai - 410210 (Hereinafter referred to as the "said Property").

This is to confirm that our above-named society registered under no. NBOM/CIDCO/HSG(OH)/2390/JTR of 2006-07 dated 29.12.2006 is the lessee of the above building pursuant to the conveyance dated 04.09.2013 registered under No. PVL4-8313-2013 dated 10.09.2013.

We Park Dew CHS, here by certify that: -

1 **Mrs. Y. Durgadevi Rao** (Member) is the owner of property described below and are the bonafied member of the society.

2. The member have informed the Society that she has entered an agreement to sale as per registered document No. PVL5-2017-2024 dated 08/02/2024 under receipt No.2198 and as per INDEX II No. 2017/2024 to sell and transfer all their right, title, interest in the said shares and the said flat to the Proposed Transferee **Mr. Yogesh Bodhe** (the prospective Borrower of State Bank of India, Shilp Chowk Branch, Sector 21, Kharghar, Navi Mumbai – 410210), who has approached State Bank of india, Shilp Chowk Branch, Sector 21, Kharghar, Navi Mumbai – 410210 for a loan for acquiring the said flat.

Flat No / House No.	A/1301
Building No. / Name	Park Dew CHSL
Plot No.	73
Street No. / Name	Sector - 20
Locality Name	-
Area Name	Kharghar
City Name	Navi Mumbai
Pin Code	410 210


3. We confirm that our Society has no objection for transferring the above flat in the name of the proposed Transferee, subject to completion of the transfer formalities in respect of the said flat and the shares.



Branch Sourcing
KHARGHAR - SEC-2

LOS ID :	/ CAR / HL / ED. / 2023 -2024		
CIF :	85701108927		
Applicant Name :	YOGESH ARJUN BODHE		
Co-Applicant Name			
CIF :			
Contact Numbers (R)	8459350693	(O)	
A/c :			
Loan Amount :	1,22,00,000/-	Tenure :	240 months
Interest Rate :		EMI :	
Loan Type :	HL - Resale	SBI LIFE :	YES / NO
COLL :			
Property Location / Vehicle Details			
Cost of Flat / Vehicle :			
Name of Developer / Vendor			
Name of Sourcing Officer :	Lajiv Ranjan		
Mob. :			

S.D. Thakase
16.2.24.

 **SBI**
STATE BANK OF INDIA