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| PMAY Yes/No. | Annual Gross Income |
| CIF No.: 81369702702 | PAL : |
| Existing SBI A/C No. 11668747087 | Tie up : (If applicable) |
| LOS Reference No. | Take Over : |

Applicant Name : Mr SHIVAJI BABA ALDAR

Co-Applicant Name :

Contract (Resi.) Mobile :

| | |
|------------------------------|---------------------|
| Loan Amount : Rs. 20 LAKHS | Tenure : |
| Interest Rate : | EMI : |
| Loan Type : Resale Home Loan | SBI Life : Yes / No |
| Hsg. Type : _____ | Maxgain : _____ |
| Realty : _____ | Home Equity : _____ |

Property Location

Property Cost :

Name of Developer / Vendor :

| | | | |
|--|-------|----------------|----------|
| RBO- | Zone- | Branch- Govard | Code No. |
| Name of S.S.L. Co ordinator along with Mob No. : | | | |
| Name of RACPC Co ordinator along with Mob No. : | | | |
| Name of HLST / MPST / BM / FS along with Mob No. : | | | |

| | DATE | | DATE |
|---------------|------------|------------------------|----------|
| SEARCH - 1 | V.S. Legal | RESIDENCE VERIFICATION | } waived |
| SEARCH - 2 | | OFFICE VERIFICATION | |
| VALUATION - 1 | Vasudeva | SITE INSPECTION | |
| VALUATION - 2 | | | |

Gross Amount :

SB
STATE BANK
RACPC SOUTH

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| AMT | |
| PROCESSING OFFICER | |
| RESI/OFF | |
| TIR | |
| VALUATION | |
| SITE | |
| LOAN A/C | |
| T.D. | |
| D.E. | |

16/8/2024

AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA

HEAD OFFICE :
 CIDCO Bhavan, C1
 Navi Mumbai - 406
 PHONES : 757 2411-42-44 / 757 2501-1
 757 2631 / 757 2100
 FAX : 00-91-22-757 1066

HEAD OFFICE :
 CIDCO Bhavan, C1
 Navi Mumbai - 406
 PHONES : 757 2411-42-44 / 757 2501-1
 757 2631 / 757 2100
 FAX : 00-91-22-757 1066

SR(BP) | ATPO | 1146
 To,

The Chairman,
 Rajendra K. Gor,
 Anamika co-op Hsg. Society,
 A-10 Sonali Godhali Park, Near Ganesh Nivas,
 Chhara, Thane (W)

Date: 5-3-98

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ASSESSMENT ORDER NO. 272/97-98 Register No. 2 Page No. 95

SUB:- Payment of development charges for plot No. A-35 Sector No. 7 Type of unit 32 M², Nos. of unit (BUDP-SCHEME) AT NEW PANVEL, NAVI MUMBAI.

REF:- Your architect's application dated 23.2.98.

Sir,

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.
 (OFFICE ORDER NO CIDCO | ADM | 2449 / DATED | 18/11/92)



1. Name of Assessee :- THE CHAIRMAN | ANAMIKA CO-OP HSG. PANVEL
2. Location :- Plot No. A-35 Sector No. 7 at NEW PANVEL, Navi Mumbai.
3. Land use :- RESIDENTIAL
4. Plot area :- 800 M² (5) Type of unit :- 32 M²
6. No. of units :- 25 (7) Permissible FSI : ONE
8. AREA FOR ASSESSMENT :-
- a) PLOT AREA :- 797.20 M² (B) BUILT UP AREA :- 797.20 M²
9. DEVELOPMENT CHARGES :-
- a) ON PLOT AREA :- 797.20 M² X Rs. 30/- = Rs. 23916/-
- b) ON BUILT UP AREA :- 797.20 M² X Rs. 40/- = Rs. 31888/-
10. Total Development charges : (9.a + 9.b) = Rs. 55804/-
11. Date of Assessment :- 5-3-98
12. Due date for completion :- 13-6-1999
13. Total Assessed development charges Rs. 55804/-
14. Development charges paid of Rs. 56000/- vide ch No. 101606 dated 9.2.98.

Yours faithfully.

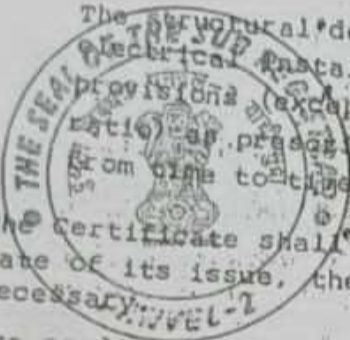
(S.V. JORAI)
 EXECUTIVE ENGINEER (B.D.G. PERMISSION)
 TOWN PLANNING OFFICER

ARCHITECT

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3) Obtain occupancy Certificate from the Corporation.

3) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted any time for the purpose of ensuring the building control regulations and conditions of this certificate.



The structural design, building materials, fire protection, electrical installation etc. shall be in accordance with the provisions (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard Institutions.

The certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation is as per GDCR is necessary.

The conditions of this certificate shall be binding not only on the applicant but also on its successors and or every person deriving title through or under him.

A certified copy of the approved plan shall be exhibited on site.

The plot boundaries shall be physically demarcated immediately and intimation be given to this section before completion of plinth work.

The amount of Rs. 12,200/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute Regulation and conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of corporation.

You shall provide overhead water tank on buildings as per the Bombay Municipal Corporation Standards.

You should approach Ex-Engineer, MSEB for the power requirements, locations of transformers if any etc.

As per Govt. of Maharashtra Memorandum, vide No. TBP/4393/1504/CR-87/94, UD-11/RDP dated 19th July 1994 for all buildings following additional conditions shall apply.

INDUSTRIAL DEVELOPMENT
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1/208 2500 / 202 2570
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ATPO/1146

The Chairman, Gor
Ajendra K.
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A-10 Sonali Jod
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ASSESSMENT OR
SBI-Payment
Sector No
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OFFICE ORDER

1. Name of
2. Location
3. Land use
4. Plot area
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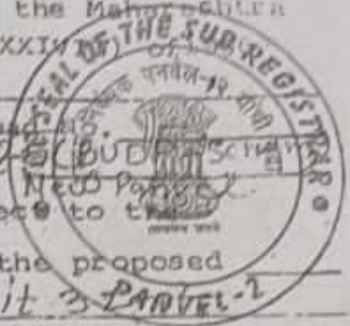
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5.3.98

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REGIONAL AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
COMMENCEMENT CERTIFICATE

Permission is hereby granted under Section 45 of the Maharashtra Regional And Town Planning Act, 1966 (Maharashtra XXIII of 1966) to Chairman/Anamika Co-Op Hsg. Soc.

of Unit/Plot No. A-35 Phase 1 Sector No. 7 Type of unit Sub-sector NOS of Unit 25 Navi Mumbai. As per the approved plans and subject to the



following conditions for the development work of the proposed Residential Building, G+1, Type of unit 3 PARCEL-2
NOS of unit 25 NET BUA = 7.97-20m²

This Certificate is liable to be revoked by the Corporation if

- 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.
- b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation and/or any person deriving title under him or her in an event shall be deemed to have carried out the development work in contravention of section 48 of 45 of the Maharashtra Regional And Town Planning Act, 1966.

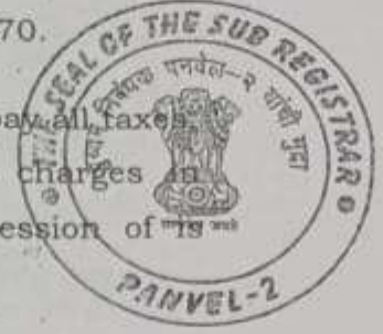
THE APPLICANT SHALL :-

- a) Give a notice to the Corporation for completion upto 1st level and 7 days before the commencement of the further work.
- b) Give written notice to the Corporation regarding completion of work.

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THE PURCHASER is aware that all persons who have purchased Unit in the said building shall automatically become the members of Society under the ownership Act. 1970.



2. THE PURCHASER shall be liable to bear and pay all taxes charges for electricity, water and other service charges in respect of the said Unit after the physical possession of the Unit handed by the VENDOR/S.

3. ALL COSTS and expenses, including transfer charges in connection with preparation approving engrossing stamping registration of the Agreement for Resale and Deed of Assignment/ conveyance Deed and any other legal documents such as stamp duty & registration, Society NOC, CIDCO NOC and any charges necessary for or in connection with the transfer of the said premises shall be borne and paid by the purchaser.

4. The Vendor/Seller shall keep the purchaser fully indemnified from and against any claim under or in respect of of any mortgage or charge or encumbrances created by the Seller and all cost, charges and expenses which the Purchaser may suffer incur or be put on the behalf.

Possession of the said **Plot No. A-35, Room / Unit No. 9, 'M/s. ANAMIKA CO-OPERATIVE HOUSING SOCIETY LTD.', Sector No. 7, New Panvel (W), Tal. Panvel, Dist. Raigad, admeasuring 32.00 Sq Mtrs. Built up area** under BUDP Scheme will be given only after the full and final payment.

THE SCHEDULE ABOVE REFERRED TO:

Plot No. A-35, Room / Unit No. 9, 'M/s. ANAMIKA CO-OPERATIVE HOUSING SOCIETY LTD.', Sector No. 7, New Panvel (W), Tal. Panvel, Dist. Raigad, admeasuring 32.00 Sq Mtrs. Built up area under BUDP Scheme.

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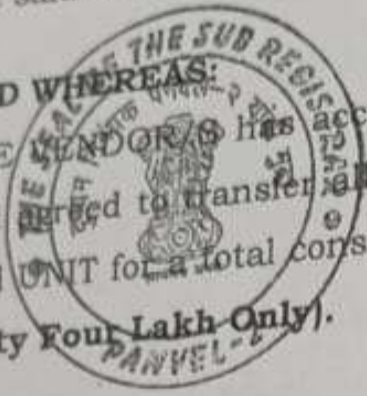
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AND WHEREAS:

THE PURCHASER having come to know and being in dire need of a residential accommodation approached the VENDOR/S with a request to obtain all rights, interest title in and upon the said Unit of whatsoever nature acquired from the builder under the said consideration.

AND WHEREAS:

THE VENDOR/S has acceded to the request of the purchaser, and agreed to transfer all rights, interest title in and upon the said UNIT for a total consideration of **Rs. 44,00,000/- (Rupees Forty Four Lakh Only)**.



AND WHEREAS:

ON DEMAND of the Purchaser the VENDOR/S has allowed the inspection of all the relevant documents, such as transfer, assigns agreement of CIDCO, ALLOTMENT letter, possession letter, payment receipts and also of the Unit in question.

NOW THIS AGREEMENT WITNESSETH THAT:

1. THE VENDOR/S has agreed to sell, transfer assign all rights, interest title in and upon the said Unit for a consideration of **Rs. 44,00,000/- (Rupees Forty Four Lakh Only)** The said amount of consideration is to be paid as under:

Rs. 5,00,000/- Paid by Cheque No. 846476, dt. 09/09/2023 drawn on State Bank of India, Kole Branch

Rs. 39,00,000/- Will be paid after passing the loan from any financial institution or bank within 45 days from the date of Agreement for Sale.

Rs. 44,00,000/- (Rupees Forty Four Lakh Only)

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Plot No. A-35, Room / Unit No. 9, 'M/s. ANAMIKA CO-OPERATIVE HOUSING SOCIETY LTD.', Sector No. 7, New Panvel (W), Tal. Panvel, Dist. Raigad, admeasuring 32.00 Sq Mtrs. Built up area under BUDP Scheme.



AND WHEREAS:

MR. MADHUKAR RATAN CHITTE has sold, transferred and assigned all his rights, title and interest in respect of the said Plot No. A-35, Room / Unit No. 9, 'M/s. ANAMIKA CO-OPERATIVE HOUSING SOCIETY LTD.', Sector No. 7, New Panvel (W), Tal. Panvel, Dist. Raigad, admeasuring 32.00 Sq Mtrs. Built up area under BUDP Scheme to 1) **MR. NITIN DURYAODHAN MARGALE** & 2) **MR. AKARAM DURYODHAN MARGALE** by Agreement for Sale Registration Document No. **PVL2-10040-2017** dated **29/08/2017** at Panvel Sub Registrar Office, Panvel. which was followed by Deed of Assignment Registration Document No. **PVL4-11151-2018** dated **18/09/2018** at Panvel Sub Registrar Office, Panvel.

AND WHEREAS :

That the members have formed and registered under the name and style of the **M/S. ANAMIKA CO-OP. HOUSING SOCIETY LTD.**, under the Registration No. **NBOM/CIDCO/HSG/(OH)/428/JTR/Year 1996-1997.**

AND WHEREAS:

THE VENDOR/S is fully seized and possessed of or otherwise sufficiently entitled to dispose off, or deal with the said premises, subject to the terms and conditions of the said Agreement to sell and the terms and conditions of this Agreement.

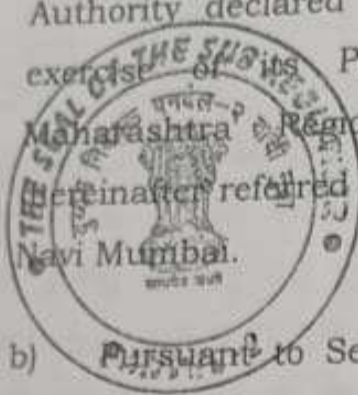
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 संजय शिवाजी आचरे

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 Akaram

WHEREAS :

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at The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED a company incorporated under the Companies Act, 1956 having its registered office at : 2nd Floor, Niramal, Nariman Point, Mumbai - 400 021, hereinafter referred to as "THE CORPORATION" as New Town Planning



Authority declared and appointed by the State Government exercise of its Power under Section (11313)-A of the Maharashtra Regional and Town Planning Act, 1966 hereinafter referred to as "the MRTP Act") for the New Town of Navi Mumbai.

b) Pursuant to Section 113 A of the MRTP Act, the State Government has been acquiring the lands and vesting in the corporation the said lands for development and disposal.

AND WHEREAS :

The City & Industrial Development Corporation of Maharashtra Ltd. (CIDCO/ CORPORATION) has with intent to promote the cause of Housing to the poorer sections of the community of weaker and low income group, decided to allot the Plot No. A-35, Room / Unit No. 9, 'M/s. ANAMIKA CO-OPERATIVE HOUSING SOCIETY LTD.', Sector No. 7, New Panvel (W), Tal. Panvel, Dist. Raigad, admeasuring 32.00 Sq Mtrs. Built up area under BUDP Scheme.

WHEREAS :

MR. MADHUKAR RATAN CHITTE, (ORIGINAL ALLOTTEE) has applied under the scheme vide Application No. सिडको/बी.यु.डी.पी. /वप्रसअ/६१६३९, Dt. 23/04/1996 by paying the required Registered charges and the Corporation allotted the

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383e 2028
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AGREEMENT FOR SALE
(PART PAYMENT)

THIS AGREEMENT is made and entered into on this 16th day of ^{February} ~~January~~ in the Year 2024



BETWEEN

1) **MR. NITIN DURYAODHAN MARGALE**, Age 33 years, (PAN No. : AXQPM4512J) (Aadhaar No. : 4873 2316 6221) & 2) **MR. AKARAM DURYODHAN MARGALE**, Age 31 years, (PAN No. : CZMPM1955P) (Aadhaar No. : 9273 7181 5962) Indian Inhabitant, Residing at- Near Acharya College, Room No. 4, Chawl No. 2, Maharashtra Co-op. Society, Khardev Nagar, Chembur, Mumba-400071; hereinafter called and referred to as **"THE VENDOR/S"** (which expression shall Unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and assigns), of the **ONE PART**

AND

1) **MR. ALDAR SHIVAJI BABA**, Age 52 years, (PAN No. : AIKPA0649K) (Aadhaar No. 7004, 0646 2261) & 2) **MRS. ALDAR SANGITA SHIVAJI**, Age 49 years, (PAN No. : AYWPA5274A) (Aadhaar No. : 5306 1802 5725) Indian Inhabitant, Both Residing at- Banurgad Road, Hande Vasti, Kole, Dist. Solapur, Maharashtra-413314; hereinafter referred to as **"THE PURCHASER/S"** (which expression shall unless it be repugnant to the context or meaning there of be deemed to mean and include his heirs, executors, administrators, and assigns) of the **OTHER PART.**

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नितीन दुर्याधन मार्गले

Handwritten signature of Akaram Duryodhan Margale.

अकराम



20/02/2024

सूचा क्र.2

दुप्यम निबंधक : सह दु.वि.पनवेल 2

दस्त क्रमांक : 3439/2024

नोंदणी :

Regn:63m

गावाचे नाव : पनवेल

| | |
|--|---|
| (1)चिन्हेबाचा प्रकार | करारनामा |
| (2)मोबदला | 4400000 |
| (3) बाजारभावा(बाहेरपट्ट्याच्या वायवितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे) | 3282720 |
| (4) भू-मापन,पोटिंग्या व घरकमांक(अमान्याम) | 1) पातिकेचे नाव-पनवेल म.न.पा. इतर वर्णन : इतर माहिती. विभाग क्र 1/13 बट 97700/- प्रती चौ. मी. रुम/ युनिट नं. 9,अनामिका को-ऑप.हीमिंग सोसायटी लि. प्लॉट नं. ए-35,सेक्टर नं. 7,नवीन पनवेल(बॅम्ब),तासुका पनवेल,जिल्हा रायगड.(क्षेत्रफळ 32.00 चौ.मी. विलेअप एरिया)((SECTOR NUMBER : 7 :)) |
| (5) क्षेत्रफळ | 1) 32.00 चौ.मीटर |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तावेज करून देणा-या/निवून ठेवणा-या पक्षकागचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमान्याम,प्रतिबादिचे नाव व पत्ता. | 1): नाव:-मितीन दुर्गोधन मरगळे -- वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रुम नं. 04, चाळ नं. 2, महाराष्ट्रीयन को-ऑप.हीमिंग सोसायटी, आचार्य कॉलेज जवळ, खारदेव नगर, बेंबुर, मुंबई., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400071 पॅन नं:-AXQPM4512J 2): नाव:-आकाराम दुर्गोधन मरगळे -- वय:-31; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रुम नं. 04, चाळ नं. 2, महाराष्ट्रीयन को-ऑप.हीमिंग सोसायटी, आचार्य कॉलेज जवळ, खारदेव नगर, बेंबुर, मुंबई., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400071 पॅन नं:-CZMPM1955P |
| (8)दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमान्याम,प्रतिबादिचे नाव व पत्ता | 1): नाव:-आलदर शिवाजी बाबा -- वय:-52; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बानुरगड रोड, हांडे बस्ती, कोळे, जिल्हा सोलापूर, महाराष्ट्र, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, सोलापूर. पिन कोड:-413314 पॅन नं:-AIKPA0649K 2): नाव:-आलदर संगिता शिवाजी -- वय:-49; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बानुरगड रोड, हांडे बस्ती, कोळे, जिल्हा सोलापूर, महाराष्ट्र, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, सोलापूर. पिन कोड:-413314 पॅन नं:-AYWPA5274A |
| (9) दस्तावेज करून दिल्याचा दिनांक | 16/02/2024 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 20/02/2024 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 3439/2024 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 308000 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14)शेरा | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद

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

सह दुप्यम निबंधक वर्ग-२
(पनवेल-२)

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