



14/03/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 4392/2024

नोंदणी :

Regn:63m

गावाचे नाव : तळोजा पाचनंद

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3350000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2160537.6
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: सदनिका क्र. 401, चौथा मजला, रचना रेसिडेन्सी सी एच एस ली, प्लॉट नं- 98, सेक्टर- 10 तळोजा पाचनंद, क्षेत्र- 27.654 चौ.मी कारपेट + टेरेस क्षेत्र- 3.598 चौ.मी ((SECTOR NUMBER : 10 ;))
(5) क्षेत्रफळ	1) 27.654 चौ.मीटर
(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:- प्रवीण दुबे सॅन ऑफ राम नायक दुबे -- वय:-46; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. 401, रचना रेसिडेन्सी सी एच एस ली, प्लॉट नं- 98, सेक्टर- 10 तळोजा, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड: (००). पिन कोड:-410208 पॅन नं:-AEKPD3547H 2): नाव:- आभा प्रवीण दुबे -- वय:-41; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र. 401, रचना रेसिडेन्सी सी एच एस ली, प्लॉट नं- 98, सेक्टर- 10 तळोजा, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड: (००). पिन कोड:-410208 पॅन नं:-ASPPD3092G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- कृष्ण कुमार सॅन ऑफ दुर्गा प्रसाद -- वय:-45; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 22, सरस्वती डी ए ई कॉर्टर्स, बी ए आर सी कॉलनी, अणुशक्ती नगर, मुंबई 400094 , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400094 पॅन नं:-AIYPD4597M 2): नाव:- स्वेतलता कृष्ण कुमार -- वय:-43; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 22, सरस्वती डी ए ई कॉर्टर्स, बी ए आर सी कॉलनी, अणुशक्ती नगर, मुंबई 400094, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400094 पॅन नं:-DNTPK4877C
(9) दस्तऐवज करून दिल्याचा दिनांक	06/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	06/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	4392/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	234500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

दस्तासोबतची सूची क्रमांक II

सह दुय्यम निबंधक वर्ग २,
पनवेल-४



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

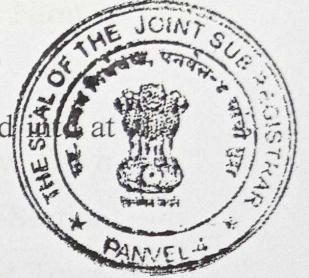
Flat No. 401, admeasuring Carpet area of about 27.654 Sq. mtrs. + Terrace area of about 3.598 Sq. mtrs. on the 4th floor of Society named RACHANA RESIDENCY CO-OP. HSG. SOC. LTD., standing on Plot No. 98, located in Phase-I, Sector – 10, at Taloja Pachnand, Tal. Panvel & Dist. Raigad.

Sale Consideration : Rs. 33,50,000/-
Stamp Duty & Regn. Ch. Paid : Rs. 2,64,500/-

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE, is made and entered at Navi Mumbai, on this 06th day of March, 2024,



B E T W E E N

(1) MR. PRAVEEN DUBEY, son of Mr. Ram Nayak Dubey (PAN : AEKPD3547H) & (2) MRS. ABHA PRAVEEN DUBEY (PAN : ASPPD3092G) both adult, Indian Inhabitant, having their address at Flat No. 401, Rachna Residency Co-op. Hsg. Soc. Ltd., Plot No. 98, Sector – 10, Taloja, Tal. Panvel, Dist., Raigad, hereinafter referred to as 'THE TRANSFEROR' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the ONE PART

A N D

(1) MR. KRISHNA KUMAR, Son of Mr. Durga Prasad (PAN ; AIYPD4597M) & (2) MRS. SWETLATA KRISHNA KUMAR (PAN : DNTPK4877C) both adults, Indian Inhabitants, having their address at 22, Saraswati DAE Qtrs., BARC Colony, Anushakti Nagar, Mumbai – 400 094,

P. Dubey
Abha Dubey

Krishna Kumar
swetlata

hereinafter called as **TRANSFEREE/PURCHASER** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrator and assign) of the OTHER PART.

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WHEREAS :

1. The City and Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act 1956, (hereinafter referred to as 'The Corporation') having its registered office at 'The Nirmal, 2nd floor, Nariman Point, Mumbai-400 021.



2. The Corporation has been declared as a New Town Development Authority, under the provisions of Sub-Section (3-A) of Section 113 of the 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 New Bombay by Government of Maharashtra in the exercise of its powers of the area designated as site for New Town under Sub-Section (I) of Section 113 of the said Act.

3. The State Government has acquired lands within the delineated area of New Bombay and vested the same in the Corporation by an order duly made in that behalf as per the provisions of Section 113 of the said Act.

4. By an Agreement to Lease on dt. **02.03.1995** the said Corporation under 12.5% Gaothan Expansion Scheme, has been allotted a piece of land bearing **Plot No. 98, in Sector - 10, at Taloja, Navi Mumbai, Tal. Parnel & Dist. Raigad, admeasuring area of about 800 Sq. mtrs.** (hereinafter referred to as **THE SAID PLOT**) to one **MR. NARAYAN GOVIND PATIL** (hereinafter referred to as **THE ORIGINAL**

P. Dabey

Abhi Dabey

Kaishma Kumar
swellata

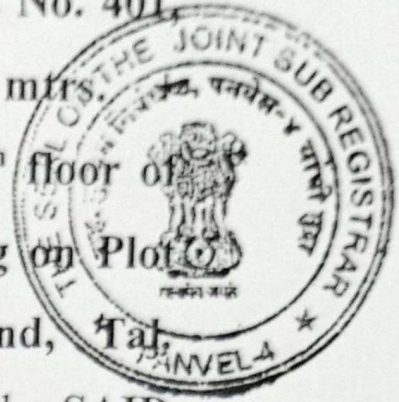
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; 6 ;

10. During the construction of the said building, the said Developers on request of the said Transferor/s, has been sold/allotted with a Residential premises, being Flat No. 401 admeasuring Carpet area of about 27.654 Sq. mtrs. Terrace area of about 3.598 Sq. mtrs. on the 4th floor of building named RACHNA RESIDENCY standing on Plot No. 98, located in Sector - 10, at Taloja Pachnand, Tal. Panvel & Dist. Raigad, (hereinafter referred to as the SAID PREMISES), for a proper consideration by executing an Agreement for Sale on dt. 14.08.2014 which was duly got registered with the office of Sub-Registrar of Assurances, Panvel-1, vide Doc. No. PVL1-4082-2014.



11. The said Transferor, alongwith all the other members in the building, formed and registered themselves in a Co-operative Housing Society under the name & style of M/S. RACHANA RESIDENCY CO-OP. HSG. SOC. LTD., registered under Maharashtra State Co-operative Housing Societies Act, 1961; vide Regn. No. NBOM/CIDCO/HSG(T.C.)/6284/JTR/2015-2016.

12. In the mean years, the said Developer/s, on obtaining valid Occupancy Certificate, applied and executed a Lease Deed with the said Corporation, in respect of the said Plot on dt. 29.09.2015, which was duly got registered with Sub-Registrar of Assurances, PVL4-13121-2015.

13. Further, the said Developer, applied for transfer of the said plot on the name of the said Society with the office of Manager(TS), M/s. CIDCO Ltd., Belapur. Pertaining to their said application, the said Corporation, on recovery of necessary transfer charges AND taking into consideration the registered

P. Dubeey
Abhi Dubeey

Keishma Kunal
swellata

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11. The Transferor and their heirs hereby indemnify the Transferee keep indemnified the Transferee and their heirs, executors and administrators against litigation/action/suit/either before or after these presents pending before any Court of Law in respect of the said premises as may be initiated by any person/s claiming through under or in trust for the Transferor.



12. This Agreement shall always be subject to the provisions of the Maharashtra Co-operative Societies Act, 1960 and the rules made there under.

FIRST LAND SCHEDULE

ALL THAT piece or parcel of land known as **Plot No. 98, in Sector – 10, at Taloja, Navi Mumbai, Tal. Panvel & Dist. Raigad** containing by admeasurements an area of about 800 Sq. mtrs. or thereabout and bounded as follows that is to say :

- On or towards the North by : Plot No. 97
On or towards the South by : Plot No. 99
On or towards the East by : Plot No. 84,85 & 86
On or towards the West by : 15 mtr. wide road

SCHEDULE OF THE SAID PREMISES

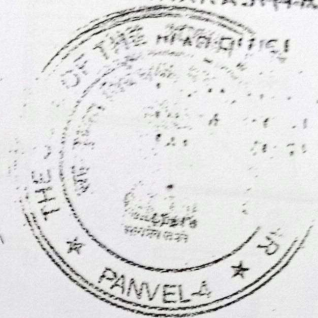
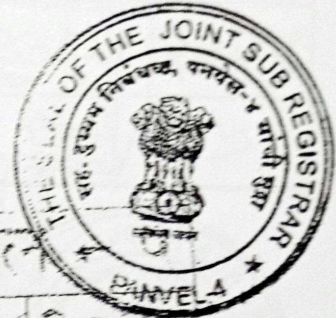
Flat No. 401, admeasuring Carpet area of about 27.654 Sq. mtrs. + Terrace area of about 3.598 Sq. mtrs. on the 4th floor of Society named RACHANA RESIDENCY CO-OP. HSG. SOC. LTD., standing on Plot No. 98, located in Phase-I, Sector – 10, at Taloja Pachnand, Tal. Panvel & Dist. Raigad.

P. Anshu
Abh. D. D. D.

Keishma Kumar
swetlata

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AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Office
 2nd Floor, Navi Mumbai
 410 201
 Director
 022 22 2202 2500
 022 22 2202 2500

CIDCO BP-8958 (ATPO (NM & K)/2014)

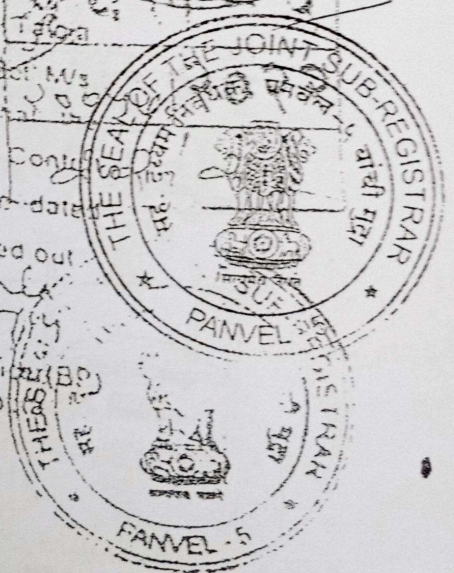
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 26 MAR 2014

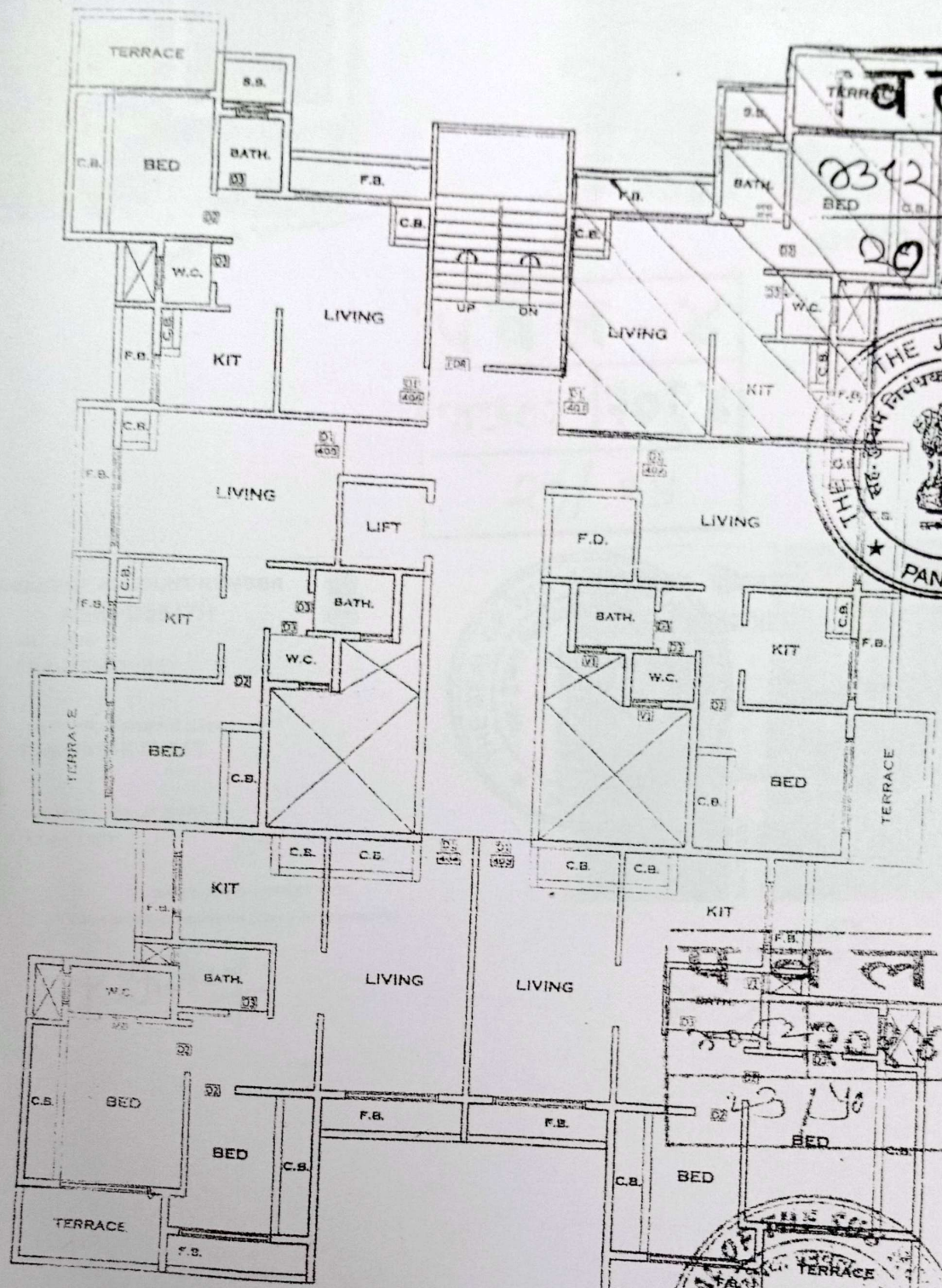
OCCUPANCY CERTIFICATE

I hereby certify that, the development of Residential Building of (Gr + 06 floors) [(Resi. BUA=1066.884 Sq.mtrs. Comm BUA=132.174 Sq.m Total BUA=1199.058 Sq.mtrs (No of Units- Resi-36 & Comm-08)] on Plot No. 99, Sector 10, (12.5% Scheme) of Navi Mumbai completed under the supervision of Manjula Patel & Associates has been inspected on 23/01/2014 and I declare that development has been carried out in accordance with the General Development Regulations and the conditions stipulated in the Commencement Certificate dated 23/12/2011 and that the development is fit for the use for which it has been carried out.

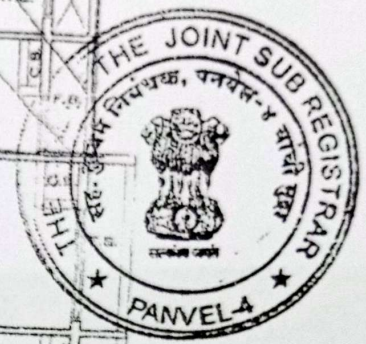
Manjula Patel
 (Manjula Nayak)
 Addl. Town Planning Officer (BP)
 Navi Mumbai & Kho

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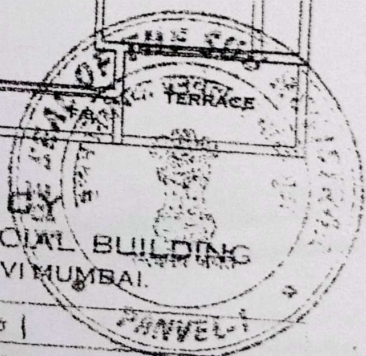




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" RACHANA RESIDENCY "
 PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING
 AT PLOT NO. 98, SECTOR. 10, TALOJA, NAVI MUMBAI.

DEVELOPERS M/s. RACHANA ENTERPRISES	FLAT NO.	401
	FLOOR	FOURTH
	CARPET AREA	27.654m ²
	TERRACE AREA	3.596m ²
SIGNATURE OF DEVELOPERS		SIGNATURE OF PURCHASER

FORM A: PERSONAL DETAILS

APPLICANT CO-APPLICANT

Existing Customer: Yes No

If Yes, CIF No/ Account No. 10536187279

Name: KRISHNA KUMAR
First Name Middle Name Last Name

Date of Birth: 20111978 PAN: AIYPD4597M

Mobile: 9833559362

E-mail: KK145925@gmail.com

Name of Spouse: SWETLATA KRISHNA KUMAR

Name of Father: DURGA PRASAD

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Documents of KYC (Minimum one to be filled)

Aadhaar / UID No. 352936969937

Voter ID No. [Blank]

Passport No.: [Blank]

Driving License No. [Blank]

GNREGA Job card No. [Blank]

Letter issued by National Population Register Containing Name and Address: [Blank]

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

ARMED AND DEFENCE PERSONNEL:
 Indian Army Indian Navy Indian Air force

YOUR SERVICE UNDER:
 Defined Benefit Pension New Pension Scheme

Permanent Address:

Current Address:

Address 1: 22/SARASWATI, DAE QUARTERS, BARC-COLONY, ANUSHAKTI
Address 2: R,
Address 3: [Blank]

City: MUMBAI
State: MAHARASHTRA
Pin Code: 400094

Address same as the permanent address Yes No

Address: 22/SARASWATI, DAE QUARTERS, BARC-COLONY, ANUSHAKTI



FORM A: PERSONAL DETAILS

Existing Customer: Yes No

If Yes, CIF No/ Account No. 41304235977

APPLICANT CO-APPLICANT

Name: First Name: SWEETLATA Middle Name: KRISHNA Last Name: KUMAR

Date of Birth: 26011981 PAN: DNTPK4877C

Mobile: 8291992051

e-mail: ~~SWEETLATA0609~~ SWETO699@umail.com
Name of Spouse: KRISHNA KUMAR
Name of Father:

Gender: Male Female Third Gender
Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)
Aadhaar / UID No. 631776567871
Voter ID No. _____
Passport No.: _____
Driving License No. _____
MGNREGA Job card No. _____

Letter issued by National Population Register Containing Name and Address: _____

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

OR DEFENCE PERSONNEL:
 Indian Army Indian Navy Indian Air force

YOUR SERVICE UNDER:
 Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1: 22/SARASWATI, DAE QUARTERS, BARC-COLONY, ANVUSHAKTIN
Address 2: _____
Address 3: _____

City: MUMBAI
State: MAHARASHTRA
Pin Code: 400094

Address same as the permanent address Yes No

Address: 22/SARASWATI, DAE QUARTERS, BARC-COLONY, ANVUSHAKTIN



Please Tick

PMAY Yes/No	Annual Gross Income	
CIF No.	PAL	
Existing SBI A/C No. <i>10536187279</i> <i>41304235937</i>	Tie up (If applicable)	
LOS Reference No.:	Take Over	

Applicant Name :	<i>KRISHNA KUMAR</i>
Co-Applicant Name :	<i>SWETLATA KRISHNA KUMAR</i>
Contract (Resi.) Mobile :	

Loan Amount : <i>30,15,000/-</i>	Tenure : <i>180</i>
Interest Rate :	EMI :
Loan Type : <i>TERM LOAN - PRIVATE</i>	SBI LIFE : YES / NO
Hsg. Loan _____ Maxgain _____	
Realty _____ Home Equity _____	

Property Location :
Property Cost :
Name of Developer / Vendor :

RBO-	Zone-	Branch- <i>ANUSHAKTI</i> <i>NANAP</i>	Code No. <i>10124</i>
Name S.S.L. Co ordinator along with Mob No.:			
Name RACPC Co ordinator along with Mob No.:			
Name of HLST / MPST / BM / FS alongwith Mob No. :			

	DATE		DATE
SEARCH - 1	<i>Subhedon 2013</i>	RESIDENCE VERIFICATION	<i>CRUX</i> <i>2013</i>
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	<i>Vastukada 2013</i>	SITE INSPECTION	<i>SIT</i> <i>2013</i>
VALUATION - 2			

Gross Amount:



Reference Staff PF ID :

Reference Staff Name :

STATE BANK OF INDIA
RACPC SOUTH MUMBAI