



27/02/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 3739/2024

नोंदणी :

Regn:63m

गावाचे नाव : कामोठे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3805532.979
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन :, इतर माहिती: विभाग क्र 15अ/ 34 दर रु 95200/ प्रती चौ मी.सदनिका क्र 1102 बी विंग अकरावा मजला श्री शिव शंकर सी एच एस लि.प्लॉट नं 32 ते 35 सेक्टर 34 कामोठे नवी मुंबई तालुका पनवेल जिल्हा रायगड. क्षेत्रफळ 321 चौ फुट कारपेट व 104 चौ फुट टेरेस.संकितांक क्र. KM3434353233007099B1102 PUI: KM3434353233007099B1102 ( ( Plot Number : 32, 33, 34 & 35 ; SECTOR NUMBER : 34 ; ) )
(5) क्षेत्रफळ	1) 321 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:-रमेशचंद्र भाईचंद्र मेर -- वय:-80; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 8/10 गांजावाला बिल्डींग तिसरा मजला रूम नं 6 दुसरा सुतार गली मुंबई गिरगाव महाराष्ट्र, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400004 पॅन नं:-AAOPM0400C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-दत्तात्रय हनुमंत गिरी -- वय:-55; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 215/28 महात्मा ज्योतिबा फुले गृह हाऊसिंग सोसायटी महाराष्ट्र नगर मांडला मानखुर्द मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-ACNPG2244F 2): नाव:-रेखा दत्तात्रय गिरी -- वय:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 215/28 महात्मा ज्योतिबा फुले गृह हाऊसिंग सोसायटी महाराष्ट्र नगर मांडला मानखुर्द मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-AKIPG4871F
(9) दस्तऐवज करून दिल्याचा दिनांक	26/02/2024
(10) दस्त नोंदणी केल्याचा दिनांक	26/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	3739/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	294000
(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.



CHALLAN  
MTR Form Number-6



GRN MH015935417202324E  
 BARCODE [Barcode]  
 Date 20/02/2024-19:37:35 Form ID 25.2

Department Inspector General Of Registration

Type of Payment Stamp Duty Registration Fee

Office Name PNL3\_PANVEL 3 JOINT SUB REGISTRAR

Location RAIGAD

Year 2023-2024 One Time

Account Head Details

0030046401 Stamp Duty Amount In Rs. 294000.00

0030063301 Registration Fee Amount In Rs. 30000.00

Total Amount In Rs. 3,24,000.00

Payment Details IDBI BANK

Cheque/DD No.

Name of Bank

Name of Branch

Bank CIN Ref. No. 69103332024022020214 2854686306

Bank Date RBI Date 20/02/2024-19:38:54 Not Verified with RBI

Bank-Branch IDBI BANK

Scroll No. , Date Not Verified with Scroll

Remarks (If Any)

PAN2=AAOPM0400C-SecondPartyName=RAMESHCHANDRA

BHAICHAND MER-CA=4200000-MarketVal=4058000

Amount In Words Three Lakh Twenty Four Thousand Rupees Only

FOR USE IN RECEIVING BANK

पं. नवल - ४  
 ३७३९ २०२४  
 ३ ४ १ ० २ ० ६



Mobile No. : 9322267458

Department ID :  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

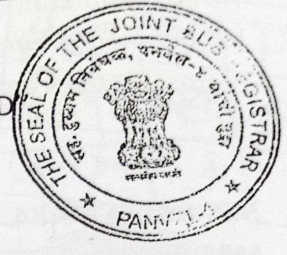
3  
 242-219 02/2024

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पवेल - ४  
३६३९/२०२४  
५/२९

**AGREEMENT TO SELL**

FLAT NO: 1102, 11<sup>TH</sup> FLOOR, B- WING,  
BLDG KNOWN AS "SHREE SHIV SHANKAR CHS LTD  
GES PLOT NO: 32,33,34 & 35, SECTOR: 34,  
KAMOTHE, NAVI MUMBAI.



NODE : KAMOTHE  
CARPET AREA IN SQ.FT. : 321  
TERRACE AREA IN SQ.FT. : 104  
RATE PER SQ. MTRS. : Rs.95,200/-  
ADD: FLOOR WISE 7.5 % : Rs.7,140/-  
NET MARKET RATE : Rs.1,02,340/-  
MARKET VALUE : Rs.40,58,000/-

=====

SALE PRICE : Rs.42,00,000/-

=====

TOTAL STAMP DUTY : Rs.2,94,000/-  
REGISTRATION FEES : Rs.30,000/-

=====

THIS AGREEMENT is made at Navi Mumbai, on this 16 day of FEB 2024.

सौ. शैलेश चंद्र गजगिरि

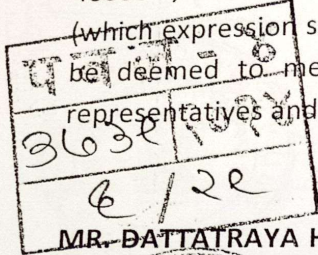
*(Handwritten signature)*

सौ. शैलेश चंद्र गजगिरि

# AGREEMENT TO SELL

## BETWEEN

MR. RAMESHCHANDRA BHAICHAND MER, aged 80 years, [PAN NO. AAOPM 0400 C], an adult, Indian Inhabitant, having address at 8/10, GANJAWALA BLDG 3<sup>RD</sup> FLOOR, ROOM NO: 6, 2<sup>ND</sup> SUTAR GALI, MUMBAI, GIRGAON MAHARASTRA 400004., hereinafter for brevity's sake called and referred to as 'THE SELLER' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**



AND

MR. DATTATRAYA HANUMANT GIRI, aged 55 years, [PAN NO. ACNPG 2244 F] & MRS. REKHA DATTATRAYA GIRI, aged 51 years, [PAN NO. AKIPG 4871 F], Both adults, Indians, Inhabitants, residing at 215/28, MAHATMA JYOTIBA PHULE, GRU HOUSING SOCIETY, MAHARASHTRA NAGAR, MANDALA, MANKHURD, MUMBAI 400 088, hereinafter for brevity's sake called and referred to as 'THE PURCHASER' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns ) of the **OTHERPART.**

## DESCRIPTION OF PROPERTY

FLAT NO:	WING	FLOOR	PLOT NO:	SECTOR
1102	B	11 <sup>TH</sup>	32,33,34 & 35	34
BUILDING KNOWN AS			: "SHREE SHIV SHANKAR CHS LTD"	
NODE			: KAMOTHE, NAVI MUMBAI	
CARPET AREA IN SQ.FT.			: 321	
TERRACE AREA IN SQ.FT.			: 104	

SALE PRICE : Rs.42,00,000/- (RUPEES FORTY TWO LAKHS ONLY)

Hereinafter referred to as 'THE SAID FLAT'

5 21/2/2012 वा. 12.

सौ. रेखा. द. गिरी.

WHEREAS THE MAHARASHTRA (I of 1956) and Mumbai-400 wholly owned Authority dec Mumbai by th Sections ( i ) Planning Act

## AND WHERE

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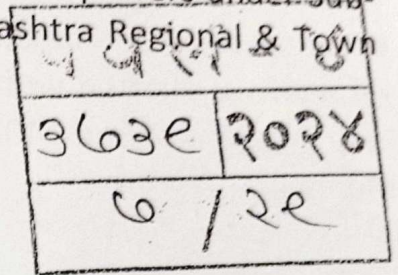
## AND W

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## AND V

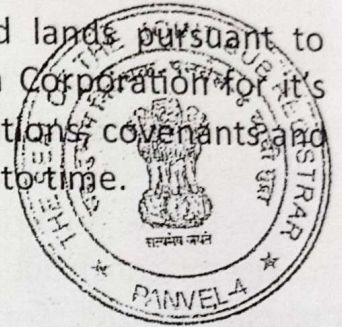
By vir No:22 Plot M Navi to th

WHEREAS THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a Company incorporated under the Companies Act, 1956, (1 of 1956) and having its Registered Office at Nirmal, 2<sup>ND</sup> Floor, Nariman Point, Mumbai-400 021, hereinafter referred to as "CIDCO" is Government Company wholly owned by the State Government and is also the New Town development Authority declared for the area designated as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Sections (i) and (3-A) of section - 113 of the Maharashtra Regional & Town Planning Act, ( hereinafter referred to as the said Act )



**AND WHEREAS:**

The State Government of Maharashtra has been acquired lands pursuant to Section -113 A of the said Act, and is vesting such lands in Corporation for its development and disposal on such terms, conditions, stipulations, covenants and for a consideration as the Corporation may decide from time to time.



**AND WHEREAS:**

By virtue of being the Development Authority the corporation has been empowered under section 118 of the said Act to dispose off any land acquired by it or vested into in accordance with proposal approved by the State Government under the said Act;

**AND WHEREAS:**

By an Agreement to Lease dated 7<sup>th</sup> May, 2002 by CIDCO of Maharashtra Limited in favour of Shri. Vishnu Rama Petkar and 7 others, lease of Plot No.22 admeasuring 949.94 sq.mtrs in Sector 21, Kamothe, Phase II, Navi Mumbai, was agreed to be granted lease to the said Petkar and 7 others.

**AND WHEREAS:**

By virtue of a Modified Agreement dated 19<sup>th</sup> August, 2003 the aforesaid Plot No:22 has been changed its description and in lieu thereof, CIDCO had allotted Plot No.32 and 33 admeasuring 949.94sq.mtrs in Sector 34, Kamothe, Phase II of Navi Mumbai, Taluka Panvel, District Raigad on the terms and conditions of Lease to the allottees.

21/8/2003 19.12

श्री. देवका - द. जिरी

श्री. देवका - द. जिरी

SCHEDULE OF FLAT

FLAT NO: 1102, in the B- WING, on the 11<sup>TH</sup> FLOOR, in the building known as "SHREE SHIV SHANKAR CHS LTD", constructed on PLOT NO:32,33,34 & 35, SECTOR:34, Kamathe, Navi Mumbai, admeasuring 321 Sq. ft (Carpet area) + 104

3030  
Sq. ft TERRACE  
96/20

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal the day and the year first hereinabove written:

SIGNED AND DELIVERED by the

Within named SELLER

MR. RAMESHCHANDRA BHAICHAND MER S

In presence of

1) Mahendra Ramlalit Chaudhari - Mchavdkay

2) Dinesh Mhatre - D

SIGNED AND DELIVERED by the

Within named PURCHASER

MR. DATTATRAYA HANUMANT GIRI P

MRS. REKHA DATTATRAYA GIRI P

In presence of

1) Mahendra Ramlalit Chaudhari - Mchavdkay

2) Dinesh Mhatre - D

Received of and From  
HANUMANT GIRI &  
(RUPEES FOUR LAKH F)

FLAT NO: WING

1102 B

BUILDING KNOWN

NODE

CARPET AREA IN SQ

TERRACE AREA IN S

CH.NO.

633427 18

100097 20

TO

# RECEIPT

Received of and From the within named PURCHASER, MR. DATTATRAYA HANUMANT GIRI & MRS. REKHA DATTATRAYA GIRI sum of Rs. 4,50,000/- (RUPEES FOUR LAKH FIFTY THOUSAND ONLY) being the PART PAYMENT OF FLAT: 8

FLAT NO: 1102 WING B FLOOR 11<sup>TH</sup> PLOT NO: 32,33,34 & 35

363E	2028
96/2E	
34	

BUILDING KNOWN AS  
NODE

: "SHREE SHIV SHANKAR CHS LTD"

: KAMOTHE, NAVI MUMBAI

CARPET AREA IN SQ.FT.

: 321

TERRACE AREA IN SQ.FT.

: 104



## DETAILS OF PAYMENT

CH.NO.	DATE	AMOUNT (RS.)	BANK
633427	18/01/2024	Rs.2,00,000/-	BANK OF INDIA
100097	20/02/2024	Rs.2,50,000/-	ABHYUDAYA CO-OP BANK
TOTAL:		Rs.4,50,000/-	

I SAY RECEIVED

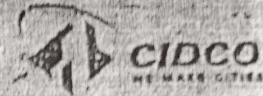
Rs.4,50,000/-



(MR. RAMESHCHANDRA BHAICHAND MER)

SELLER

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**



REGD. OFFICE:

REVENUE, 2nd Floor, Nariman Point,  
MUMBAI - 400 021

PHONES: (RECEPTION) +91-22-6620 0900 / 6650 0928  
FAX: +91-22-6622 2707 / 6650 0933

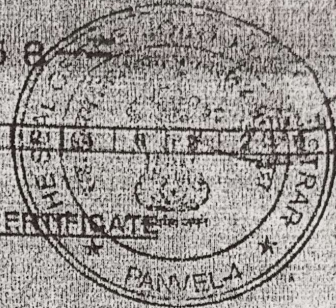
P.L. No.

पवल		HEAD OFFICE:
203E/2028		CIDCO Bhamburda CBD Scheme, Navi Mumbai - 400 614, +91-22-6791 8100 +91-22-6791 8166
20/2E		Date: 17 JUL 2013

GIDCO/BP-7340/ATPC(NM & K)/2013/1058

Unique Code No. 1 2 0 1 6 0 3 0

पवल - 3	
2793	2026
26/5C	



**OCCUPANCY CERTIFICATE**

I hereby certify that the development of Residential Building (Wing Gr.+13) [(Resl. BUA=3080.462 Sq.mtrs. Comm. BUA = 445.264 Sq.mtrs. Total BUA=3525.726 Sq.mtrs. No. of Units Resi- 00 Nos & Comm- 26 Nos] at Sector-33, 34 & 35, Sector-34 at Kamothe (12.5% scheme) of Navi Mumbai completed under its supervision of Architect Rajesh R.C. has been inspected on 23/04/2013 and I declare that the development has been carried out in accordance with the Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 11/10/2010 and that the development is fit for the use for which it has been carried out.



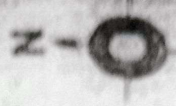
*Manjula Nayak*  
17/7  
(Manjula Nayak)  
Addl. Town Planning Officer (BP)  
Navi Mumbai & Khoptu

पवल - 4	
29890	2026
25/3A	

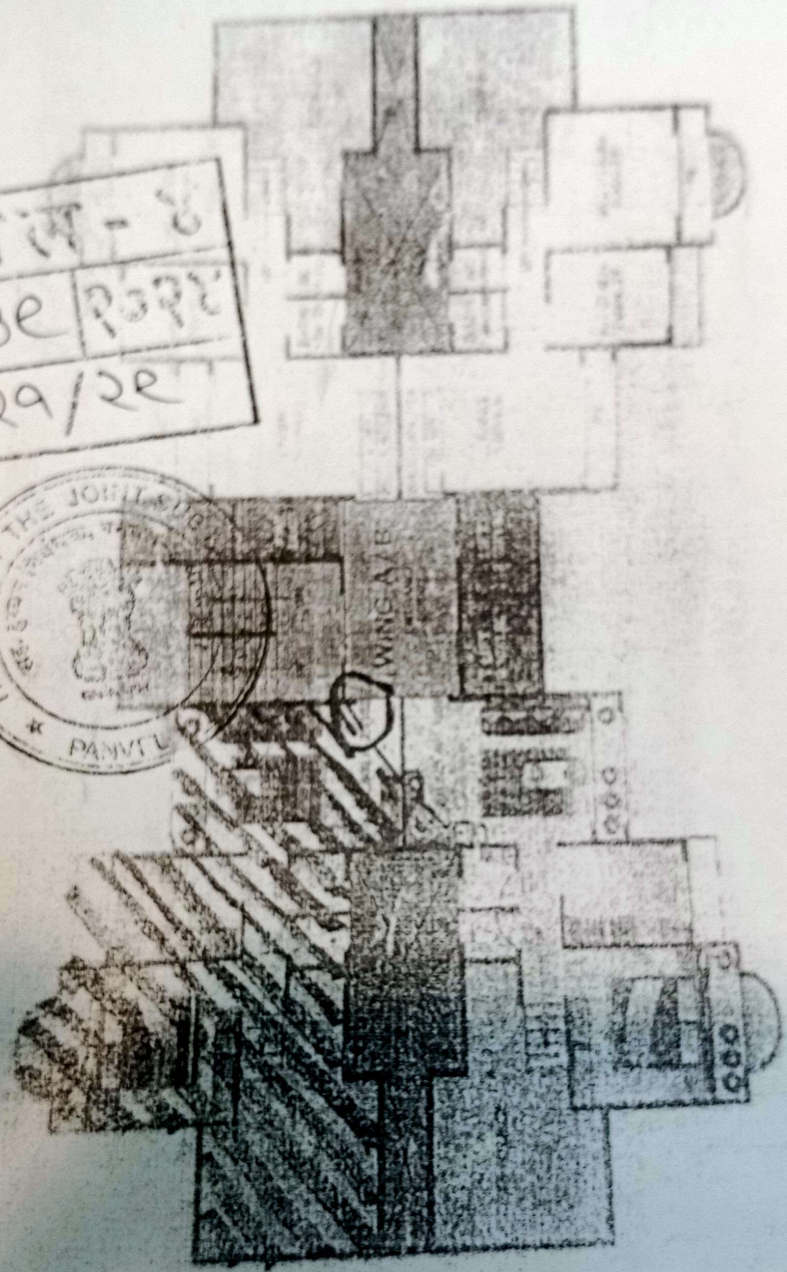




Typical  
Floor  
Plan  
2.5.8.11



घबल - ४  
३७३९ २३२९  
२९/२९





ग्राहक प्रत

नमना क्र. ४९

निमन क्र. ७८(1), ८१(१), ८५, ८९ (१) व ९१(१) यथा

पनवेल महानगरपालिका, पनवेल  
करांची पावती (आधिक वर्षे २०२३-२०२४)



Scan with QR Scanner  
Do not use UPI App Scanner

Counter Payment Receipt-Cash

पु.क्र.: PMCPCR२०२३ पा.क्र.: ३५८५  
सांकेतिक क्र.: KM३४३४, ३५, ३९, ३३००७०९ पां.सेक्टर: KM-३४ मालमत्ता क्र.: ७ - ९९  
विंग-फ्लॉट/दुकान क्र.: B-११०२ फ्लॉट क्र.: ३४, ३५, ३२, ३३ हस्तेचे नाव :  
सोसायटीचे नाव: श्री शिवशंकर को-ऑपरेटिव हाऊसिंग सोसायटी  
प्राथमिक कर धारक श्री/श्रीमती:- धारक - रमेशभाई मेर

भोगवटदार /भाडेकरीचे नाव श्री/श्रीमती:-  
पत्ता :- B-११०२, श्री शिवशंकर को-ऑपरेटिव हाऊसिंग सोसायटी, फ्लॉट क्र. ३४, ३५, ३२, ३३, सेक्टर क्र. ३४ कामाठे नोड, पनवेल  
सांख्यिकण सन 1-एप्रिल 2022 ते 31-मार्च- 2024 या वर्षाकरिता करापोटी रक्कम रु 21,440.00/-  
अक्षरी रु.- एकवीस हजार चारशे बाळीस रुपये फक्त बाळीस रुपविलेख्या संपत्तीलाप्रमाणे बसुली प्राप्त झाली.  
ट्रान्झॅक्शन आयडी - पूर्णता: भरलेली रक्कम २१४४० पेकी २१४४०

अ.क्र.	कराचे नाव	यकबाकी बसुली रु.	चालू बसुली रु.	एकूण रु.
१	सामान्य कर(घ.क.व्य.शुल्कसह)	६१५४	२११८	१०७२
२	रस्ता कर	१५०८	२३२	१७४०
३	सुधार आकार	१५०८	२३२	१७४०
४	अग्निशमन कर	७५४	११६	८७०
५	पाणी लाभ कर	७५४	११६	८७०
६	विशेष शिक्षण कर	२१६	११६	४१२
७	मलनिस्सारण कर	२२६२	३४८	२६१०
८	वृक्ष कर	४०६	११६	५२२
९	महा. शिक्षण उपकर	१७७५	६९५	२४७०
१०	रोजगार हमी कर			
११	मलनिस्सारण लाभ कर	७५४	११६	८७०
१२	सागणी नोटीस फी			
१३	अनाधिकृत बांधकाम शास्ती			
१४	माठी ईमारत कर			
१५	शास्ती		२६४	२६४
१६	एकूण मरदाबयाची रक्कम	१६१७९	५२६९	२१४४०
१७	शास्ती अथय योजनेन्वे " वजा सूट			
१८	मनपा ठरावा अंतर्गत सूट			
१९	डिसहॉनर घनादेशावरील दंड			
२०	शास्ती/सूट वजा नंतर एकूण भरणा	१६१७९	५२६९	२१४४०
२१	अग्रिम रक्कम /इतर कर			
	अग्रिम रक्कम नंतर एकूण भरणा	१६१७९	५२६९	२१४४०

\* सदर पावती ही म.प्र.अ. चे कलम २६७(अ) अन्वये अनाधिकृत बांधकामाच्या शास्तीत अविन राहून देण्यात येत आहे.  
\* कर भरणा पावती अथवा कराची आकारणी माधील ताबाची नोंद ही मालमत्ता धारक अथवा मादकी संबंधातील पुरावा अथवा दस्त  
म्हणून प्राप्त झाल्यात तेव्हा नये केवळ कर आकारणी बसुली पुर्न मर्यादित आहे  
\*मालमत्ता धारकाचे/भोगवटदाराचे नाव हे कराघान नियम १२ अन्वये केवळ कर बसुली करिवा मर्यादित असुन यास मालकी हक्का  
संबंधातील पुरावा अथवा दस्त म्हणुन प्राप्त झरवा वेगार नाही.



Meena Patil रोषपान  
संगणक ऑपरेटर पनवेल मनुष्य पनवेल मनपा

दिनांक: २६-०२-२०२४ १:३३PM  
Printed By: Meena Patil Print Date & Time: 26/02/2024 1:32:30PM

पनवेल - ४  
७६३९ २०२४  
२३ / २९



आयकर  
INCOME TAX  
RAMESHCH  
BHAICHAN  
18/08/19A  
Permanent AC  
AAOPMO  
Signature:

<b>SSL</b>		Code No.	
		File Ref No.	Mm03/1446
		RASS ID	
HLSE	NAHENDRA PRAJAPATI	8108989130	
HLSM	Sushant MORE		
HLCM	PREM GIRI	9321071557	PREM.GIRI@SBICAPSEC.COM
HLQM	NEHA MADYE	9702327740	NEHA.MADYE@SBICAPSEC.COM
RLMS	50124032707922		
Branch Name	KOHINOOR CITY		
Branch Code			
Source Type	Connector		
CIF ID	91447168720/91447312914		
Applicant Name	DATATRAYA HANUMANT GIRI		
Co-Applicant Name	REKH DATATRAYA GIRI		
Co-Applicant Name	N/A		
Date of Birth	21-11-1968 & 01-06-1972		
Pan Card Number	ACNPH2244F & AKIPH4871F		
Bank Account Number	03701100006621		
E-mail ID	DATATRAY4312@GMAIL.COM		
Mobile No.	9619794312		
Loan Amount	38L		
Tenure	230 / <del>240</del> to <del>240</del> & O.C. Resale		
Connector / Self	Connector		
Proposal Type	HOME LOAN		
Property Final : Yes / No	YES		
RACPC/RBO	SION		