

SH. MANIK MARUTI WAGARE  
HOUSING LOAN FOR RS. 8.50 L  
UNDER GRUH KAYA KALPA  
Yोजना

SB A/C - 55152609747

H/L A/C - 65261192587

DoD - 21/07/2016

ROI - 9.60%

TENURE - 360 MONTHS

R.R. A/C - 65261193579

R.R. AMOUNT - Rs. 34,795/- (Rs. 6959 x 5)

COLL - 70032009255

CERSAI -

PROP. INS. -

MOB. - 9833138849

Cersai Ref no - 200046218454

Guarantor - Tanaji Deltade - 9702252117

9833138849

Ref. No. : 13548/2016-17/345/SBP

Date: 20/06/2016

**EVALUATION REPORT**

Name & Address of the Branch : **STATE BANK OF PATIALA.**

Name & Address of Customer (S) / Borrowal Unit : **Mr. Manik Maruti Vagare**  
(For which valuation report is sought)

**A). Name & Address of Property Owner** : **Mr. Manik Maruti Vagare**  
(As per Deed of Assignment)

**B). Property Details**

1). Address of Property : **Flat No. A-1/1A-13, 1<sup>st</sup> Floor,  
Building No. 1, A Type,  
Shivsagar CHS Ltd.,  
Sector No. 30, Dronagiri,  
Uran, District Raigad-400 702.**

2). Nearby Landmark / Google Map independent : **Near CIDCO Training Center  
(Google Map Attached)**

3). Nearest Bus Stop : **App. 1.25 km from Bokadvira Bus Stop**

4). If the property is under joint ownership / : **Ownership**  
co-ownership share of each such owner /

are the share is undivided?

5). Brief description of the property : **Residential Flat**  
(Whether open land, house)

6). Whether covered under corporation / : **Uran Municipal Council**  
panchayat / municipality?

7). Whether covered under any land ceiling of : **Leasehold Land**  
State / Central Govt. is the land  
freehold / Leasehold?

8). Are there any restrictive covenants in regard to : **Residential Use**  
use of land? If so, attach a copy of the covenant.

(Page 1)



Type of the property - whether agricultural, commercial, industrial, government & non-government? : N. A.

10). In case agricultural land: any conversion to house site is obtained? Whether dry or wet land? type of crops, irrigation facility and annual income/yield : N. A.

11). Year of acquisition / purchase : 25/07/2011  
Purchase Value : ₹ 5,25,000/-

**C). Documents Details**

	Name of Approving Authority	Approval No.	Approval No.
Lay-out Plan	No	N. A.	N. A.
Building Plan	No	N. A.	N. A.
Construction Permission	No	N. A.	N. A.
Legal Documents	Yes	1. Xerox copy of Registration Receipt No. 1179/2006 dated 01/03/2006 2. Xerox copy of Deed of Assignment made between Mr. Rajendra Chandrakant Mhatre (Assignor) & Mr. Manik Maruti Vagare (Assignee) dated 25/07/2011. 3. Xerox copy of CIDCO Transfer Apartment No. CIDCO/EMS/AEO(PNL)-847 dated 27/04/2006 4. Xerox copy of Typical Floor Plan. 5. Xerox copy of Society NOC Letter dated 14/07/2011. 6. Xerox copy of Possession Allottee dated 02/07/1998 from CIDCO.	

**D). Physical Details**

1). Adjoining Properties

North : Road  
South : Open Plot  
East : Road  
West : Building

2). Matching Boundaries (Yes / No) : Yes

3). Plot Demarcated (Yes / No) : Yes

4). Approved Land Used : Yes

5). Type of Property : Residential Flat

(Page 2)



**Roof Rooms**

: Living Room	- 1 No.
Bedroom	--
Kitchen	- 1 No.
Toilet	- 1 No.
Bathroom	- 1 No.
Balcony	--

**Flooring**

: Mosaic Flooring

**Doors & Windows**

: Wooden Doors & Aluminum Sliding Windows.

**Kitchen**

: Cudappa Kitchen Platform with Sink & tiling.

**Bath & WC**

: IWC with concealed plumbing & half tiling.

**Electrical Wiring**

: Surface Wiring

**Basic Amenities**

: Water, electricity and drainage were available

**7). Total Number of Floors**

: G + 4 storied building

**8). Floor on which the property is located**

: 1<sup>st</sup> Floor

**9). Approx age of the Property**

: 19 Years (Construction 1997)

**10). Residual age of the Property**

: 41 years

**11). Type of structure (RCC frame / stone / steel structure / masonry / load bearing)**

: RCC frame structure

**E). Tenure / Occupancy Details**

- 1). Status of Tenure : -
- 2). Owned / Rented : Owner Occupied
- 3). Number of Years of Occupancy : N. A.
- 4). Relationship of Tenant or Owner : N. A.
- 5). Rent received per month : N. A.
- 6). Has the tenant to bear the whole or part of the cost of repairs and maintenance? : N. A.
- 7). Has any standard rent been fixed for premises : N. A.
- 8). Taxes and other outings : N. A.
- 9). Property Insurance : Such Details not available

**F). Stage of Construction**

- 1). Stage of Construction : 100% Completed
- 2). Under construction / completed? : Completed  
(If under construction, extent of completion)



ctions if any observed  
are and extent of violations)

: No

## Area details of the Property

Plinth Area

: N. A.

1). Carpet Area (As per Measurement)

: 163 Sq. ft. (15.14 Sq. m.)

2). Carpet Area (As per Agreement)

: -

3). Built up area (As per Deed of Assignment)

: 204 Sq. ft. (18.99 Sq. m.)

4). Super built up area

: -

## D. VALUATION (Flat / Office / Shop / Land & Building)

1). Government Stamp Duty Rate

: = ₹ 55,800/- Sq. m. (₹ 5,184/- Sq. ft.)

Value as per Stamp Duty Rate

: = Built up area X Govt. Rate

= 204 Sq. ft. X ₹ 5,184/- Sq. ft.

= ₹ 10,57,536/-

2). Replacement cost for insurance purpose

: = Built up area X Cost of Construction

= 204 Sq. ft. X ₹ 2,000/- Sq. ft.

= ₹ 4,08,000/-

≒ ₹ 4,10,000/-

: = ₹ 6,000/- Sq. ft. on Built up area

3). Rate adopted for valuation  
(After taking Depreciation)

4). Market value of the Property

: = Built up area X Market Rate

= 204 Sq. ft. X ₹ 6,000/- Sq. ft.

= ₹ 12,24,000/-

≒ ₹ 12,20,000/-

(Rupees Twelve Lakh Twenty Thousand Only)

Rent per month

: ₹ 3,000/- To ₹ 5,000/-per month

5). Fair Market value of the Property

: = ₹ 12,20,000/-

6). Realizable Value  
(10% less than the market value)

: = ₹ 10,98,000/-

≒ ₹ 11,00,000/-

7). Distress Sale Value  
(15% less than the market value)

: = ₹ 10,37,000/-

≒ ₹ 10,40,000/-



**Amption / Remarks:**

- IV Qualifications in TIR/Mitigation suggested, if any Properties is SARFAESI compliant : Yes
- V Whether Property is belongs to social infrastructure like hospital, School, Old age home etc. : No
- VI Whether entire pieces of land on which the unit is set up/Property is situated has been mortgaged or to be mortgaged. : No
- VII Details of last two transactions in the locality/area to be provided, if available. Whether address of property valued as mentioned the report, matches with description as per copy of title deeds of the property given by the Branch official : Yes
- VIII Any other aspect which has relevance on the value or marketability of the property.

**K). Declaration :**

- I. The property was inspected by our representative on 18/06/2016.
- ii. The rates for valuation of the property are in accordance of the Govt. approved rates.
- iii. The undersigned does not have any direct/Indirect interest in the above property.
- iv. The information furnished herein is true and correct to the best of our knowledge.
- v. I have submitted valuation report directly to the Bank.

Date of Valuation : 20/06/2016

**Mr. Basavaraj Masanagi**  
**Wealth Tax Reg. No. CAT I - 350**

for **BASAVARAJ MASANAGI & Co.**  
BASAVARAJ MASANAGI  
B.E (C), MIE, FIV  
Chartered Engineers, Valuers  
Surveyor & Loss Assessor



## carpet area as per Measurement

Description	Length in ft.	Width in ft.	Total area in Sq. ft.
Living room	10.50	9.50	99.75
Kitchen	7.75	5.50	42.63
Bath	3.00	4.00	12.00
WC	3.00	3.00	9.00
<b>Total</b>			<b>163.38</b>
			<b>≈ 164.00</b>



Asanagi & Co.

Area as per Measurement

Description	Length in ft.	Width in ft.	Total area in Sq. ft.
Living room	10.50	9.50	99.75
Kitchen	7.75	5.50	42.63
Bath	3.00	4.00	12.00
WC	3.00	3.00	9.00
<b>Total</b>			<b>163.38</b>

₹ 163,380/-





**CERTIFICATE FROM BRANCH MANAGER**

ertified that :

- The panel advocate has already cleared the title of the property now being valued.
- The purpose of present valuation is \_\_\_\_\_
- All necessary precautions have been taken and photograph & route map of the property is placed on record.
- Enquiries made regarding identity of the mortgagor with the neighbors and a photograph of the mortgagor was placed on record.
- We have inspected the property in the valuation report and we have made our own assignment on \_\_\_\_\_ and we are satisfied that the fair reasonable value of the property is Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_)
- The Necessary fee was paid to the valuer through Banker's Cheque/ Draft bearing No. \_\_\_\_\_ dated \_\_\_\_\_ and the amount is \_\_\_\_\_ being recovered from the borrower.
- if the property is valued earlier,  
Date of valuation : \_\_\_\_\_  
Name of the valuer : \_\_\_\_\_  
Amount valued : \_\_\_\_\_  
Purpose of valuation : \_\_\_\_\_  
Reasons for variation, if any : \_\_\_\_\_

Asst. /Dy. Manager (Adv)  
Date:

Branch Manager/ Manager of the Division  
Date:

**CERTIFICATE FROM BRANCH MANAGER**

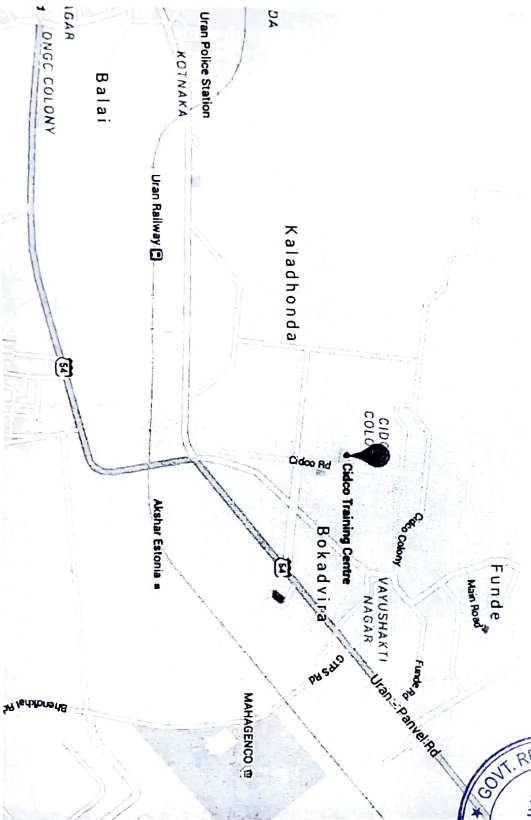
certified that :

- The panel advocate has already cleared the title of the property now being valued.
- The purpose of present valuation is \_\_\_\_\_
- All necessary precautions have been taken and photograph & route map of the property is placed on record.
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Date of valuation : \_\_\_\_\_  
Name of the valuer : \_\_\_\_\_  
Amount valued : \_\_\_\_\_  
Purpose of valuation : \_\_\_\_\_  
Reasons for variation, if any : \_\_\_\_\_

Asst. /Dy. Manager (Adv)  
Date: \_\_\_\_\_

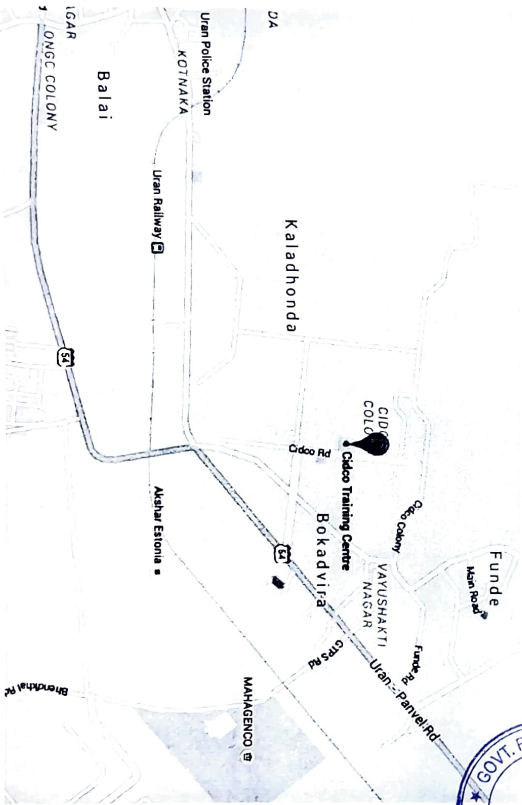
Branch Manager/ Manager of the Division  
Date: \_\_\_\_\_

LOCATION MAP



ASANAGI & CO. ENGINEERS & CHARTERED ENGINEERS  
ANARA  
ANAGI  
CATI-350  
GOVT REGISTERED

LOCATION MAP



**GOVT. STAMPE DUTY RATE 2016**



Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र भारत



नोंदणी व मुद्रांक विभाग, महाराष्ट्र भारत

राज्यस्तरीय दर एवम

Home

Valuation Rules User Manual

Class

**Annual Statement of Rates**

Year  
20162017 ▼

Selected District

राजराज ▼

Select Taluka

उरण (SEZ) ▼

Select Village

नोंदणे: उरण ▼

Search By

Survey  Location  
No

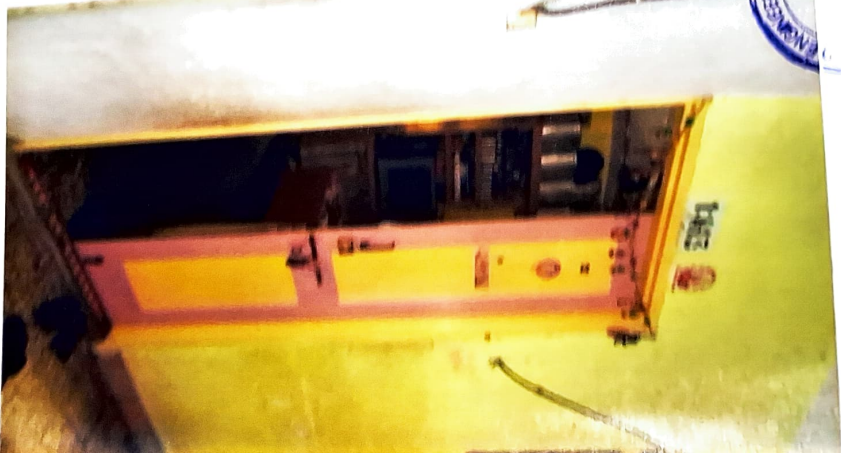
Select	उरणिया	मुद्रांक मूल्य	विभागीय मूल्य	संकीर्ण	उरण	संकीर्ण	एक रुप (Rs./)
Surachkh	3/1/2-नोंदणे-उरणनी नं 3 उरणिया गावठाण	8500	28200	35100	41800	35100	नोंदणे
Surachkh	3/1/30-नोंदणेनी नं 30 नं 30	24000	55800	85200	78900	85200	नोंदणे
Surachkh	3/1/31-नोंदणेनी नं 31 नं 31	19100	45300	57100	88300	57100	नोंदणे
Surachkh	3/1/3-नोंदणे-उरणनी नं 3 नं 3	2500	0	0	0	0	नोंदणे
Surachkh	3/2/32-नोंदणेनी नं 32 नं 32	16800	42100	51700	61300	51700	नोंदणे
		12345678910...					





Asmaji & Co.

Ref No: 2204/2024/27/25/2024



Masonry & Co.

Ref No - 13548/2016-17/145/580







# Shri M. Kulkarni

B.Sc., LL.B.

High Court

No. 20, C Wing, Kanak Sarovar,  
Plot No. 17(1,2,3 & 6), Old Thana Naka Road,  
Panvel - 410206, Dist. Raigad.  
E-mail : gayatrikulk@hotmall.com  
Phone : 022-2748 2331, Mob. : 98330 28520

Shop No. 3, Gurukul Co. Op. Hsg. Society,  
Ratnakar Shankar Khare Marg,  
Near Panvel Court, Lokhandi Pada, Panvel - 410 206.  
E-mail : gayatrikulk@hotmall.com  
☎ : 022-2748 2334, Mob. : 98330 28520

Date : 16/6/16

Ref. No.

## Annexure - G

### Certificate of Title

I have examined the Original title deeds intended to be deposited relating to the schedule property(ies) and offered as security by way of Registered/Equitable/~~English~~ Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and interest and that if the said Registered/Equitable Mortgage is created, it will satisfy the requirements of Registered/Equitable Mortgage and I further certified that:

1. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure C and the other relevant factors:
  - A. I confirm having made a search in the Land/Revenue records. I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am Liable/responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
  - B. I have compared the contents of latest title deed by which title has been passed on in favour of the mortgagor (borrower/guarantor) with the documents maintained in the office of Sub Registrar so as to ensure authenticity of the same and a copy of the same obtained from Sub Registrar is attached with Report.

C. I enclose the original receipt of fee paid for search/encumbrance certificate for your record.



D. Following scrutiny of Land Records/Revenue records and relative Title Deeds, I hereby certify the genuineness of the Title Deeds (based on physical comparison with certified copy of Title Deed obtained from respective office of Sub Registrar of Assurances. Suspicious /Doubt, if any, has been clarified by making necessary enquiries.

2. A. There are no prior Mortgage /Charges/encumbrances whatsoever, as could be seen from the Encumbrances Certificate for the period from 1<sup>st</sup> January 1987 to 8<sup>th</sup> June 2016 pertaining to the immovable property(ies) covered by above said Title Deeds. The property is free from all Encumbrances.

B. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the mortgagor and the Bank.

3. The Equitable Mortgage if created, will be available to the Bank for the liability of the intending Borrower Shri/Smt/M/s Mr. Manik Maruti Vagare.

4. I certify that Shri/Smt. M/s Mr. Manik Maruti Vagare has/have an absolute clear and Marketable title over the Schedule Property(ies) I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

In case of creation of Equitable Mortgage by deposit of title deeds, we certify that the deposit of following title deed/documents would create a valid and enforceable mortgage.

1. Original Deed of Assignment dt. 25.07.2011, entered into between Mr. Rajendra Chandrakant Mhatre and Mr. Manik Maruti Vagare, registered at Sr. No. URAN-1009-2011 dt25.07.2011, in the office of Sub Registrar of Assurances, Uran.
2. Original Registration receipt for ₹.5,780/-
3. Original Franking Receipt for payment of Stamp Duty of ₹.17,300/- to the Sub Registrar Uran, on 22.07.2011.
4. Original Deed of Assignment dt:01.03.2006, entered into between Shri. Jaikrishna Anand Panda and Mr. Rajendra Chandrakant Mhatre, registered at



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provisions  
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- Sr. No. URAN-01179-2006 dt. 01.03.2006, in the office of Sub Registrar of Assurances, Panvel.<sup>2</sup>
5. Original Share Certificate vide No.29, distinctive Nos.169 to 175, issued by Shivsagar Co.op. Hsg. Soc. Ltd, to Shri. Jaikrishna Anand Panda with borrowers name duly endorse.
  6. Original NOC that will be issued by CIDCO Ltd. to mortgage the captioned property to State Bank of Patiala, Panvel Branch.
  7. Original NOC that will be issued by Shivsagar Co.op. Hsg. Soc. Ltd, to mortgage the captioned property to State Bank of Patiala, Panvel Branch.

It is advised to keep following documents in the custody of the Bank in order to safeguard the interest of the Bank.

1. Copy of Allotment Letter vide No. CIDCO/(M/MKTG-II)/TENE /DRON/97/2286 dt.17.04.1997 issued by CIDCO Ltd., to Shri. Jaikrishna Anand Panda.
2. Copy of Agreement of Sale dt. 02.07.1998, entered into between CIDCO Ltd, and Shri. Jaikrishna Anand Panda.
3. Copy of Possession Receipt dt. 02.07.1998, issued by CIDCO Ltd, to Shri. Jaikrishna Anand Panda.
4. Copy of NOC cum No Dues Certificate vide No. SSH/NOCC.23 dt. 17.01.2006, issued by Shivsagar Co.op. Hsg. Soc. Ltd, to Shri. Jaikrishna Anand Panda.
5. Copy of Permission vide No.CIDCO/EMS/AEO/PANVEL/2006/94 dt. 20.01.2006 issued by CIDCI Ltd, to transfer the Share of Shri. Jaikrishna Anand Panda to Mr. Rajendra Chandrakant Mhatre.
6. Copy of Final Order vide No. CIDCO/EMS/AEO(PNL)/2006/847 dt. 27.04.2006, issued by CIDCO Ltd, mutating the name of Mr. Rajendra Chandrakant Mhatre as the new owner of the captioned property in their record.
7. Copy of NOC cum No Dues Certificate vide No. SSH /NOCC/57 dt. 14.07.2011, issued by Shivsagar Co.op. Hsg. Soc. Ltd, to Mr. Rajendra Chandrakant Mhatre.
8. Copy of Permission vide No.CIDCO/EMS/AEO(PANVEL)/2011/1017 dt. 22.07.2011 issued by CIDCO Ltd. to transfer the Share of Mr. Rajendra Chandrakant Mhatre to Mr. Manik Maruti Vagare.
9. Copy of Final Order vide No. CIDCO/EMS/AEO(PNL)/2011/1217 dt. 30.08.2011, issued by CIDCO Ltd., mutating the name of Mr. Manik Maruti Vagare as the new owner of the captioned property in their record.



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provisions  
The

However intimation of said mortgage by deposit of title deeds should be filed in the respective Office of Sub-Registrar of Assurance as per amended provisions of Indian Registration act 1908, Section 89B.

The charges of the Bank be recorded on captioned property in the records of CIDCO Ltd, and Shivsagar Co.op. Hsg. Soc. Ltd.

There are no legal impediments for creation of the Mortgage under any applicable Law / Rules in force.

Schedule of the Property(ies)

Apartment No A-1/1A-13, First Floor, Building No.1, "A" Type, admeasuring about 18.99 Sq.Mtrs. Built Up area in Shivsagar Co.op. Hsg. Soc. Ltd., at Sector-30, Dronagiri, Tal Uran, Dist. Raigad, Sub Registration district Uran, within the limits of Sub Registrar of Assurances Uran.

*Abhinav*

Signature of the Advocate

Place: *Panvel.*  
Date: *16/6/16*





**Kulkarni**  
B.Sc., LL.B.

Shop No. 3, Gurukul Co. Op. Hsg. Society,  
Ratnakar Shankar Khare Marg,  
Near Panvel Court, Lokhandi Pada, Panvel - 410 206.  
Email : gayatrikulk@hotmail.com  
☎ : 022-2748 2334, Mob : 98330 28520

Date : 16/6/16

**Annexure – F**

1.	Name of the Branch/BU seeking opinion	State Bank of Patiala, Panvel Branch.
2.	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forward	Mr. Manik Maruti Vagare .
3.	Name of the unit/concern/company/ person offering the property(ies) as security	Single Person, Mr: Manik Maruti Vagare.
4.	Constitution of the unit/concern/ person /body/ authority offering the property for creation of charge	As Borrower.
5.	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	1. Original Deed of Assignment dt. 25.07.2011, entered into between Mr. Rajendra Chandrakant Mhatre, and Mr. Manik Maruti Vagare, registered at Sr. No.URAN-1009-2011 dt25.07.2011, in the office of Sub Registrar of Assurances, Uran. Original Registration receipt for ₹.5,780/-
6.	Particulars of the documents scrutinized chronologically	



**Kulkarni**  
B.Sc., LL.B.



Kanak Sarovar,  
& 6), Old Thana Naka Road,  
Rajgad.  
Dist. Raigad.  
kulkarni@hotmail.com  
Mob.: 98330 28520

Shop No. 3, Gurukul Co. Op.Hsg. Society,  
Ratnakar Shankar Khare Marg,  
Near Panvel Court, Lohhandi Pada, Panvel - 410 206.  
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6.	Particulars of the documents and scrutinized chronologically	2. Original Registration receipt for ₹.5,780/-



3. Original Franking Receipt for payment of Stamp Duty of ₹.17,300/- to the Sub Registrar Uran, on 22.07.2011.
4. Copy of Plan of CIDCO Mass Housing Scheme at Sector 30, Dronagiri.
5. Copy of Allotment Letter vide No. CIDCO/M(MKTG-ID)/TENE /DRON/97/2286 dt.17.04.1997 issued by CIDCO Ltd., to Shri. Jaikrishna Anand Panda.
6. Copy of Agreement of Sale dt. 02.07.1998, entered into between CIDCO Ltd., and Shri. Jaikrishna Anand Panda.
7. Copy of Possession Receipt dt. 02.07.1998, issued by CIDCO Ltd., to Shri. Jaikrishna Anand Panda.
8. Copy of NOC cum No. Dues Certificate vide No. SSH/NOCC.23 dt. 17.01.2006, issued by Shivsagar Co.op. Hsg. Soc. Ltd., to Shri. Jaikrishna Anand Panda.
9. Copy of Permission vide No.CIDCO/EMS/AEO/PANVE I./2006/94 dt. 20.01.2006 issued by CIDCI Ltd., to transfer the Share of Shri. Jaikrishna Anand Panda to Mr. Rajendra Chandrakant Mhatre.
10. Copy of Deed of Assignment dt.01.03.2006, entered into between Shri. Jaikrishna Anand Panda and Mr. Rajendra Chandrakant Mhatre, registered at Sr. No. URAN-01179-2006 dt. 01.03.2006, in the office of Sub Registrar of Assurances, Panvel,2.
11. Copy of Final Order vide No. CIDCO/EMS/AEO(PNL)/2006/





- 847 dt. 27.04.2006, issued by CIDCO Ltd., mutuating the name of Mr. Rajendra Chandrakant Mhatre as the new owner of the captioned property in their record.
12. Copy of NOC cum No Dues Certificate vide No. SSH /NOC/57 dt. 14.07.2011, issued by Shivsagar Co.op. Hsg. Soc. Ltd., to Mr. Rajendra Chandrakant Mhatre.
13. Copy of Permission vide No.CIDCO/EMS/AEO/PANVE I./2011/1017 dt. 22.07.2011 issued by CIDCO Ltd.. to transfer the Share of Mr. Rajendra Chandrakant Mhatre to Mr. Manik Maruti Vagare.
14. Copy of Final Order vide No. CIDCO/EMS/AEO(PNL)/2006/ 847 dt. 27.04.2006, issued by CIDCO Ltd, mutating the name of Mr. Rajendra Chandrakant Mhatre as the new owner of the captioned property in their record.
15. Copy of Share Certificate vide No.29, distinctive Nos.169 to 175, issued by Shivsagar Co.op. Hsg. Soc. Ltd, to Shri. JaiKrishna Anand Panda with borrowers name duly endorsed.
16. Copy of Final Order vide No. CIDCO/EMS/AEO(PNL)/2011/ 1217 dt. 30.08.2011, issued by CIDCO Ltd, mutating the name of Mr. Manik Maruti Vagare as the new owner of the captioned property in their record.



	<p>Nature of the documents verified and as to whether they are originals or certified.</p> <p>Note: only originals or certified extracts from the registering /land/revenue/other authorities be examined</p>	<p>Deed of Assignment dt. 25.07.2011, entered into between Mr. Rajendra Chandrakant Mhatre and Mr. Manik Manub Vagare, registered at Sr. No.URAN-1009-2011 dt25.07.2011, in the office of Sub Registrar of Assurances, Uran.</p> <p><b>Original Title Deeds are produced before me.</b></p>
7.	<p>Complete or full description of the immovable property(ies) offered as security for creation of mortgage whether equitable / registered mortgage.</p>	<p>The immovable property is an Apartment which is described below.</p>
i.	Survey No.	Not Applicable.
ii.	Door No. (in case of house property)	Apartment No A-1/1A-13, on First floor, Building No.1, "A" Type, Shivsagar Co.op. Hsg. Soc. Ltd.
iii.	Exant /area including plinth/built up area in case of house property	18.99 Sq.mtrs. Built-up Area.
iv.	Location like name of the place, village, city, registration, sub-district etc.	Sector-30, Dronagiri, Uran, Taluka Uran, Dist. Raigad, Sub Registration District Uran.
v.	Boundaries	Not Applicable.
8.	<p>Flow of titles tracing out of the title, of the intended mortgagor and his/its predecessors in interest from the Mother Deed to the latest Title Deed. And wherever Minor's interest or other clog on title is involved, for a further period, depending on the need for clearance of such clog on the Title . (Separate Sheets may be</p>	<p>The City and Industrial Development Corporation of Maharashtra Ltd. (referred herein to as CIDCO Ltd), having its registered office at 'Nirmal', 2<sup>nd</sup> floor Naitman Point Mumbai-400021. The Corporation have been declared as New Town Development Authority under the provisions of sub sec (3A) of Section 113 of The</p>



b. Nature of the documents verified and as to whether they are originals or certified.

Note: only originals or certified extracts from the registering /land/revenue/other authorities be examined

Deed of Assignment dt. 25.07.2011, entered into between Mr. Rajendra Chandrakant Mhatre and Mr. Manik Manuti Vagare, registered at Sr. No.URAN-1009-2011 dt25.07.2011, in the office of Sub Registrar of Assurances, Uran.

**Original Title Deeds are produced before me.**

7. Complete or full description of the immovable property(ies) offered as security for creation of mortgage whether equitable / registered mortgage.

The immovable property is an Apartment which is described below.

i.	Survey No.	Not Applicable.
ii.	Door No. (in case of house property)	Apartment No A-1/1A-13, on First floor, Building No.1, "A" Type, Shivsagar Co.op. Hsg. Soc. Ltd.
iii.	Extant /area including plinth/built up area in case of house property	18.99 Sq.mtrs. Built-up Area.
iv.	Location like name of the place, village, city, registration, sub-district etc.	Sector-30, Dronagir, Uran, Taluka Uran, Dist. Raigad, Sub Registration District Uran.
v.	Boundaries	Not Applicable.
8.	Flow of titles tracing out of the title, of the intended mortgagor and his/its predecessors in interest from the Mother Deed to the latest Title Deed. And wherever Minor's interest or other clog on title is involved, for a further period, depending on the need for clearance of such clog on the Title . (Separate Sheets may be	The City and Industrial Development Corporation of Maharashtra Ltd. (referred herein to as CIDCO Ltd), having its registered office at 'Nirmal', 2 <sup>nd</sup> floor Nariman Point Mumbai-400021. The Corporation have been declared as New Town Development Authority under the provisions of sub sec (3A) of Section 113 of The



name by

used)

Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act No. XXXVIII of 1966) hereinafter referred to as the "said act" for the New Towns of Navi Mumbai by the Government of Maharashtra in the exercise of its powers of the area designated as site for New Town under the "Said Act". The state Government have acquired lands in Navi Mumbai and vested it in CIDCO Ltd as per directions and approval of the state government for the development of Navi Mumbai.

The Corporation had acquired land in Dronagiri, Dist. Raigad and constructed tenements namely CIDCO Mass Housing Project for the economically weaker section and allotted the same for specific people.

One Shri. Jalkrishna Anand Panda was allotted the captioned property by CIDCO Ltd. by an Allotment Letter vide No. CIDCO/M/MKTG-ID/TENE /DRON/97/2286 dt.17.04.1997 issued by CIDCO Ltd.

Subsequently, an Agreement of Sale dt. 02.07.1998 was entered into between CIDCO Ltd., and Shri. Jalkrishna Anand Panda.

A Possession Receipt dt. 02.07.1998 was issued by CIDCO Ltd., to Shri. Jalkrishna Anand Panda.

All the allottees formed Shivsager Co.op. Hsg. Soc. Ltd., and got it registered vide No. NBOM/CIDCO/



HSG/1140/JTR-2001-02

A NOC cum No Dues Certificate vide No. SSH/NOC.23 dt. 17.01.2006 was issued by Shivsagar Co.op. Hsg. Soc. Ltd., to Shri. Jaikrishna Anand Panda.

A Permission vide No.CIDCO/EMS /AEO/PANVEL/2006/94 dt 20.01.2006 was issued by CIDCI Ltd, to transfer the Share of Shri. Jaikrishna Anand Panda to Mr. Rajendra Chandrakant Mhate.

A Deed of Assignment dt.01.03.2006 was entered into between Shri. Jaikrishna Anand Panda and Mr. Rajendra Chandrakant Mhate, registered at Sr. No. URAN-01179, 2006 dt. 01.03.2006, in the office of 2006 dt. 01.03.2006, in the office of Sub Registrar of Assurances, Panvel, for a consideration of ₹.1,35,000/-. Mr. Rajendra Chandrakant Mhate had made full payment to Shri. Jaikrishna Anand Panda acknowledged receipt.

A Final Order vide No. CIDCO/EMS/AEO(PNL)/2006/847 dt. 27.04.2006 was issued by CIDCO Ltd., mutating the name of Mr. Rajendra Chandrakant Mhate as the new owner of the captioned property in their record.

A NOC cum No Dues Certificate vide No. SSH /NOC/57 dt. 14.07.2011 was issued by Shivsagar Co.op. Hsg. Soc. Ltd., to Mr. Rajendra Chandrakant Mhate.

A Permission vide No.CIDCO/EMS/



	<p>dt. AEO/PANVELJ/2011/1017 22.07.2011 was issued by CIDCO Ltd. to transfer the Share of Mr. Rajendra Chandrakant Mhatre to Mr. Manik Marut Vagare.</p> <p>Later, Deed of Assignment dt. 25.07.2011 was entered into between Mr. Rajendra Chandrakant Mhatre and Mr. Manik Marut Vagare, registered at Sr. No.URAN-1069-2011 dt.25.07.2011, in the office of Sub Registrar of Assurances, Uran, for a consideration of ₹.5,25,000/-. Mr. Manik Marut Vagare had maid full payment to seller acknowledge receipt.</p> <p>A Final Order vide No. CIDCO /EMS/AEO(PNL)/2011/1217 dt. 30.08.2011 was issued by CIDCO Ltd., mutating the name of Mr. Manik Marut Vagare as the new owner of the captioned property in their record.</p> <p>A Share Certificate vide No.29, distinctive Nos.169 to 175, issued by Shivsagar Co.op. Hsg. Soc. Ltd, to Shri. Jaikrishna Anand Panda with borrowers name duly endorsed.</p>
<p>9. Nature of title of the intended Mortgagee over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam holder or Govt. Grantee/Allotee etc.)</p>	<p>Full ownership rights.</p>
<p>10. a. Encumbrances, Attachments and /or claims whether of Government, Central or State or other Local authorities of Third</p>	<p>NIL</p>



OPANVEL/2011/1017  
 was issued by CIDCO Ltd.  
 the Share of Mr. Rajendra  
 to Mr. Manik  
 dr.  
 en

<p>party, claims, Liens etc. and details thereof. If yes, give the details thereof.</p>	
<p>b. The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so satisfaction of charge, if any?</p>	<p>1<sup>st</sup> January 1987 to 8<sup>th</sup> June 2016, No encumbrance created in favour of any person.</p>
<p>11. Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?</p>	<p>Property tax receipt is not produced to me.</p>
<p>12. Details of RTC extracts/mutation Extracts/katha extracts pertaining to the property in Question</p>	<p>Not Applicable.</p>
<p>13. Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.</p>	<p>The Title Deeds in respect of captioned property are registered in the Office of Sub Registrar of Assurances, Uran, on payment of registration charges of ₹.5,780/-.</p> <p>The Stamp duty of ₹.17,300/- was paid to the Sub Registrar Uran, on 22.07.2011.</p>
<p>14. In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified by the Bank in precaution to be taken by the Bank in this regard.</p>	<p>Original documents are available for creation of mortgage.</p>



15. The specific persons who are required to create mortgage/ to deposit documents creating mortgage.	Mr. Manik Maruti Vagare is required to create mortgage.
16. Property offered for mortgage is SERFAESI compliant	Yes

Date : 16/6/16  
Place : Panvel .

*Gayatri M. Kulkarni*  
Signature of the Advocate



**M. Court**  
C Wing, Kana  
No. 17(1, 2, 3 & 6),  
410206, Dist. Raigad  
gayatrikulk@hotmail.co  
748 2331, Mob.: 98330



**Kulkarni**  
B.Sc. LL.B.



Karvek Sarovar,  
S. 6/1, Old Thana Naka Road,  
Raigad  
raj.kulkarni@hotmial.com  
Mob.: 98330 28520

Shop No. 3, Gurukul Co. Op.Hsg. Society,  
Ratnakar Shankar Khare Marg,  
Near Panvel Court, Lokhandi Pada, Panvel - 410 206.  
Email : gayatrikulk@hotmial.com  
☎: 022-2748 2334, Mob.: 98330 28520

Date : 16/6/16

## SEARCH REPORT

To  
The Chief Manager,  
State Bank of Patiala,  
Panvel Branch.

Dear Sir,  
Sub- Search report of Apartment No A-1/1A-13, First Floor, Building No.1, "A"  
Type, admeasuring about 18,99 Sq.Mtrs. Built Up area in Shriyashree Co.op. Hsg.  
Soc. Ltd., at Sector-30, Dronagiri, Tal Uran, Dist. Raigad, Sub Registration district  
Uran, within the limits of Sub Registrar of Assurances Uran.

I have caused search to be conducted through my clerk in all the Office of  
Sub Registrar Uran for the period 1<sup>st</sup> January 1987 to 8<sup>th</sup> June 2016 for thirty  
years on payment of ₹. 750/- at <http://esearch.ignmaharashtra.gov.in>. Also, e-  
Search has been conducted at <http://esearch.ignmaharashtra.gov.in>. No  
Adverse entry could be traced from 1987 to 2016. Encumbrances for said  
period are verified and it is pertinent to note that, the computerized record is  
not maintained properly. Subject to available and intact Index II records  
following entries were traced during the search.

2006-Entry Found.

- Deed of Assignment dt.01.03.2006, entered into between Shri. Jankrishna Anand Panda and Mr. Rajendra Chandrakant Mhatre, registered at Sr. No.



# GAYATRI M. KULKARNI

B.S.C.LL.B.

ADVOCATE-HIGH COURT

Shop No. 20, Kanak Sarovar, F P No.17 (1,2,3&6)

Old Thana Naka Road, Panvel - 410 206.

☎ : 022 2748 2334, M. No. 98330 28520

To  
Mr. Manik Maruti Vagare  
A/c. State Bank of Patiala  
Panvel Branch

Date : 16th June 2016

Bill No. :

PARTICULARS	₹	₹
<b>Bill For :-</b>		
1) Documentation Charges,In respect of:-		
2) Legal Opinion,Consultation Fees,		6,000.00
3) Legal Notice,		
4) Legal Opinion in respect of Apartment No A-1/1A-13, First Floor, Building No.1, "A" Type, Shivesagar Co.op. Hsg. Soc. Ltd., at Sector-30, Dronagiri, Tal Uran, Dist. Raigad		
5) Judicial Matters including Court Attendance,		
6) Other Certification Work,		
7) Expenses on behalf of You/Out of Pocket Expenses.		
8) Vetting Certificate		
9) Obtaining Certified Copies from Subregistrar office		
<b>TOTAL</b>		<b>6,000.00</b>
Amount received from you		6,000.00



Gayatri M.Kulkarni  
Advocate

पत्रांक नं. 28942

नॉनली १९. ११.  
Regn 36 m

देवागिरी  
हरदोबरावा / अर्जावा अनुक्रमांक 9000E/2022

दिनांक 12/10 / सन २०२२

शु. ५२५०००/-  
का ५६००००/-

दस्तावेजाचा प्रकार : कसबतपत्रा  
सादर करणाऱ्याचे नाव : माणिक भादली वार

व्यक्तिनामपत्राची मिळाली :-

- नॉनली की " " " " " " " " " " " "
- नक्कल की (कोलिया) " " " " " " " " " " " "
- पुस्तिकावाची नक्कल की " " " " " " " " " " " "
- उपरोक्त खर्च " " " " " " " " " " " "
- नक्कल किनासापत्र (काला इ.म.नं. ६७) " " " " " " " " " " " "
- शोध किनासापत्रासाठी " " " " " " " " " " " "
- नक्ष काला इ.म. अन्वये " " " " " " " " " " " "
- काला इ.म. अन्वये " " " " " " " " " " " "
- प्रमाणित नक्कल (काला ५,७) (कोलिया) " " " " " " " " " " " "
- द्वार पी. (भागील यानावरील) बाब क्र. " " " " " " " " " " " "
- " BANK of Maharashtra " " " " " " " " " " " "
- " " O.D.No. 349443 " " " " " " " " " " " "
- " " " 25-7-2011 " " " " " " " " " " " "

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५०००/-	५४०/-
}	
₹ 320/-	



दस्तऐवज नक्कल

रोजी सवार रोईल व

नोंदणीकृत डाकेने पाठविली जाईल.  
या कार्यालयात देण्यात येईल

दुय्यम निबंधक  
दुय्यम तिलाराक उरुष

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा.  
हवालती करावा

समुद्र कोलार

वशिष्ठ शम शम  
सादरकर्ता

पत्रांक २८९९१

दोना जमिनि

श्रीमती प्र. म.  
P. No. 38 m

दस्तावेजाचा / अर्जाचा अनुक्रमांक १०००१२०११

दिनांक : २५/१०/२०११

श्री ५२५०००/-  
का ५६००००/-

दस्तावेजाचा प्रकार : कडवनामा  
सादर कारणाच्या बाबत : मासिक भाडाली वार

व्याजिजरापत्राची फिजिली :-

- नोंदणी की " " " " " " " " " " " "
- नक्कल की (फॉनल) " " " " " " " " " " " "
- पुस्तकावधी नक्कल की " " " " " " " " " " " "
- उपरोक्त खर्च " " " " " " " " " " " "
- नकाला किंवा भावने (कालम ६४ नं ६७) " " " " " " " " " " " "
- गोप्य किंवा निरीक्षण " " " " " " " " " " " "
- दंड कालम २५ अन्वये " " " " " " " " " " " "
- कालम ६४ अन्वये " " " " " " " " " " " "
- प्रमाणित नकाल (कालम ५७) (फॉनल) " " " " " " " " " " " "
- दलर फी (मार्गील पानावर्तल) बाबत रु. " " " " " " " " " " " "
- " BANK of Maharashtra " " " " " " " " " " " "
- " " O.D.No. 349443 " " " " " " " " " " " "
- " " " 23-7-2011 " " " " " " " " " " " "

क्र.	रु.
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५४०००/-	
)	
	₹ 3200/-



दस्तऐवज नक्कल

रोणी तपार ऑर्डर व

नोंदणीकृत डाकने पाठविली जाईल.  
या कार्यालयत देण्यात येईल.

*(Signature)*  
दुय्यम निंबंकर उरण  
दुय्यम निंबंकर

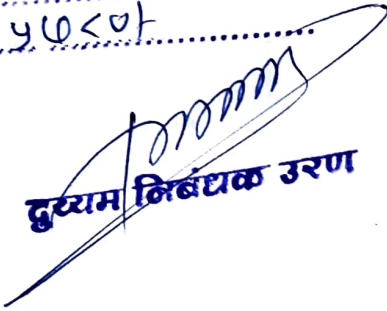
दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकने पाठवावा.  
दस्तावेजाचा प्रकार

दस्तावेजाचा प्रकार

सादर कारणा

वकील सादरकर्ता

मौजे-शहरी/ग्रामीण.....द्वोणागरी  
सदनिका/शाळा/कार्यालय नं.....ए-१/ए-११  
क्षेत्रफल/खुली.....१८.६६ चौ.मी  
मजला क्रमांक.....५१६/१  
मोबदला.....५२५०००/-  
बाजारभाव.....५०८०००/-  
मुद्रांक शुल्क.....१०३००/-  
दिनांक.....२२/०१/२०११  
नोंदणी फी.....५०८०/-

  
दुय्यम निबंधक उरण



9 / 20

मौजे-शहरी/ग्रामीण..... द्वोणागरी  
सदरिका/गाळा/कार्यालय नं. प-१/र-१३  
क्षेत्रफल/खुली..... १८.९९ चौ.मी  
मजला क्रमांक..... ५१६८/  
मोबदला..... ५२५०००/  
बाजारभाव..... ५०८०००/  
मुद्रांक शुल्क..... १०३००/  
दिनांक..... २१/०१/२०११  
नोंदणी फी..... ५०८०/

  
दुय्यम निबंधक उरण



मूल्यांकन पत्रक वा

Monday, July 25, 2011  
3:14:30PM

2011  
रायगड  
7-मौले, उरण  
3/1/30-दोषागिरी नोड, सेक्टर-30  
B and C Class Palika AND Influence Area  
इतर -

मूल्य दर तपत्यानुसार जमिनीचा दर

निवासी सदन 38000.00 काय 47500.00 दुकान 57000.00 औद्योग 47500.00

18.99 बांधकामाचे व 1-आर सी सी  
निवासी रू.निका उद्दवाहन सुव  
बांधीय बांधकामाचा  
11 to 20 वर्षे दर मजला

Ground Floor/Silt  
Floor

घसा-यानुसार ) \* मजला निसाय  
चट/वाढ  
= ( वार्षिक \* घसा-यानुसार ) \* ( 100.00 /100 )  
= (\$80000.00 \* 80 /100 ) \*( 100.00 /100 )

= 30400.00

= घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर \*

= मिळकतीचे क्षेत्र \* 18.99

= 577296.00

= अंतिम मूल्य दर +तळघराचे मूल्य + पोटमाळ्याचे मूल्य +  
खुल्या जमिनीवरील वाहन तळीचे मूल्य +बंदिस वॉहन तळीचे मूल्य +  
लगतच्या गच्चीचे मूल्य + यरील गच्चीचे मूल्य + इमारती भावतीच्या

= A + B + C + D + E + F + G + H

= 577,296.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00

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2 / 20



इत्या निबंधक उरण

रूपसे गतया हजारे तीनों मात्र



Sub Registrar  
Uran

REVENUE  
DEPARTMENT

MAH-CCRA/REG/1  
R. 007300/11  
INDIA STAMP DUTY REGULATIONS

उ र न
9005 2088
4 / 26

M. M. RAJENDRAKANT  
PROPER - OFFICER  
SUB - REGISTRAR  
URAN, DIST. RAIGAD.

REGISTRAR, URAN, DIST. RAIGAD

IF Registered name of S.R.O. is 32/10

590000

श्री. राजेंद्रकांत म्हात्रे / शिवसागर को-ऑप. सोसायटी

..... (Witness) Tel. .... S.R.No. ....

C.T.S. No. .... Area ....

शुद्धता (Amount)	५२५०००/-
प्राप्तकर्ता का पता (Purchaser's Name)	शिवसागर को-ऑप. सोसायटी
प्राप्तकर्ता का पता (Name of the Purchaser)	शिवसागर को-ऑप. सोसायटी
प्राप्तकर्ता का पता (Address)	प्लॉट नं. ३०, ड्रॉनगिरी, उरान, रायगड जिल्हा, महाराष्ट्र
प्राप्तकर्ता का पता (Signature & Seal)	म. म. राजेंद्रकांत म्हात्रे

**DEED OF ASSIGNMENT**

THIS DEED OF ASSIGNMENT made and entered into at Uran on this 25 day of July 2011.

BETWEEN

**MR. RAJENDRA CHANDRAKANT MHATRE**, Age 33 years,

Indian Inhabitant, Residing at Apartment No. A-1/1A-13, 1<sup>st</sup>

Floor, Building No. 1 Shivsagar Co-op. Housing Society Ltd.,

Sector 30, Dronagiri, Uran, Raigad, hereinafter called and

referred to as "THE ASSIGNOR/ SEELEER" (which expression

shall unless it be repugnant to the context or meaning thereof

be deemed to mean and include his heirs, executors,

administrators and assigns) of the ONE PARTY





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AND

**MR. MANIK MARUTI VAGARE**, Age 27 years, Indian Inhabitant, Residing at- **Apartment No. 2/1A-1** , **1st Floor**, **Building No. 1 Shivsagar Co-op. Housing Society Ltd., Sector 30, Dronagiri, Uran, Raigad**, hereinafter called and referred to as "THE ASSIGNEE / PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his ~~their~~ heirs, executors, administrators and assigns) PART.



WHEREAS :

WHEREAS **The CITY AND INDUSTRIAL DEVELOPMENT**

**CORPORATION OF MAHARASHTRA LIMITED** a company

incorporated under the Companies Act, 1956 having its registered office at : 2nd Floor, Nirmal, Nariman Point, Mumbai -

400 021, hereinafter referred to as "**THE CIDCO LTD.**" and

**Apartment /Flat No. A-1/1A-13**, on the **1st Floor**, admeasuring about **18.99 sq.mtrs. Built up area, Type A**,

Building No. **1** of building known "**SHIVSAGAR CO-OPERATIVE HOUSING SOCIETY LTD.**" **SECTOR 30**,

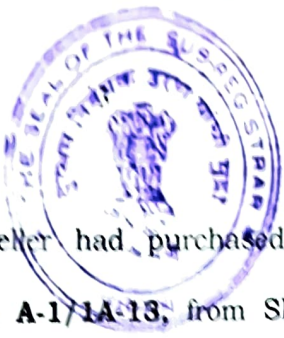
**DRONAGIRI, URAN, RAIGAD** (hereinafter referred to as "**THE**

SAID APARTMENT / FLAT").

दस्तावेजास सोबत जोडलेले कागदपत्रे कुलपत्राच्यापत्रे, द्याकती इत्यादी वनाबट आढळून आल्यास यांची संपूर्ण जबाबदारी दस्त निष्पादकाची राहिल.

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*(Signature)*



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The Assignor/ Seller had purchased the above said

**Apartment / Flat No. A-1/1A-13**, from SHRI. JAIKRISHNA ANANDA PANDA by Registration Document No. 01179-2006, dated 01/03/2006 at Panvel Sub Registrar Office, Panvel-2

AND WHEREAS the Assignee/Purchaser in terms of the said Agreement paid to the Assignor/ Seller the entire Sale price of **Rs. 5,25,000/- (Rupees Five Lacs Twenty Five Thousand Only)**.

AND WHEREAS the Assignor delivered to the Assignee vacant possession of the said **Apartment /Flat No. A-1/1A-13**, on the **1<sup>st</sup>** Floor, admeasuring about **18.99 sq.mtrs. Built up area**, Type **A**, Building No. **1** of building known **"SHIVSAGAR CO-OPERATIVE HOUSING SOCIETY LTD."** SECTOR **30**, DRONAGIRI, URAN, RAIGAD.

AND WHEREAS the Assignor has agreed to assign his rights, interest, title and benefits and to transfer and sell to the Assignee the said Apartment free from all encumbrances.

AND WHEREAS the Assignor applied to the CIDCO LTD. and obtained requisite permission from the CIDCO LTD. on payment or transfer shares for transfer and sale of the said Apartment/Flat to the Assignee under the **Letter No. CIDCO / EMS/AEO/PANVEL/ 2011 / 1017** dated **22-7-2011**

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*Signature*

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**NOW THIS INDENTURE WITNESSETH :**

That in consideration of the sum of **Rs. 5,25,000/- (Rupees**

**Five Lacs Twenty Five Thousand Only)** is paid by **CASH** SUBREGISTRAR  
Cheque to the Assignor/Seller as full and final payment

The payment detail as are under :

Rs. 1,25,000/- Paid at the time of Agreement For Sale.

Rs. 4,00,000/- Paid by Cash/ Cheque- No. \_\_\_\_\_

\_\_\_\_\_ drawn on \_\_\_\_\_

**Rs. 5,25,000/- (Rupees Five Lacs Twenty Five Thousand Only)**

(the receipt whereof the Assignor doth hereby admit and acknowledge and favors discharge, acquit and release the Assignee of the same ad every part thereof) the Assignor doth hereby assign and transfer all his right, interest, title and benefits arising out of the said Apartment/Flat mentioned herein above including the deposit standing to the credit of the Assignor with the said the CIDCO LTD. and others being the party of the First Part referred to in the Agreement. **TO HAVE**  
**AND TO HOLD** the same unto and to the Assignee absolutely but subject to the conditions on which the Assignor held the same under the Agreement, and the Assignee doth hereby agree to take the said Apartment/Flat subject to such condition contained therein AND the Assignor doth hereby agree to indemnify the Assignee against all loss and damage occasioned as a result of defect in title or want of title to the said



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**NOW THIS INDENTURE WITNESSETH :**

That in consideration of the sum of **Rs. 5,25,000/- (Rupees**

**Five Lacs Twenty Five Thousand Only**) is paid by Cash **Sub-Registrar** (the receipt whereof the Assignor doth hereby admit and acknowledge and favors discharge, acquit and release the Assignee of the same ad every part thereof) the Assignor doth hereby assign and transfer all his right, interest, title and benefits arising out of the said Apartment/Flat mentioned herein above including the deposit standing to the credit of the Assignor with the said the CIDCO LTD. and others being the party of the First Part referred to in the Agreement. **TO HAVE**

**AND TO HOLD** the same unto and to the Assignee absolutely but subject to the conditions on which the Assignor held the same under the Agreement, and the Assignee doth hereby agree to take the said Apartment/Flat subject to such condition contained therein AND the Assignor doth hereby agree to indemnify the Assignee against all loss and damage occasioned as a result of defect in title or want of title to the said

**Rs. 1,25,000/-** Paid at the time of Agreement For Sale.

**Rs. 4,00,000/-** Paid by Cash/ Cheque—No. \_\_\_\_\_

\_\_\_\_\_ drawn on \_\_\_\_\_

**Rs. 5,25,000/- (Rupees Five Lacs Twenty Five Thousand Only)**

(the receipt whereof the Assignor doth hereby admit and acknowledge and favors discharge, acquit and release the Assignee of the same ad every part thereof) the Assignor doth hereby assign and transfer all his right, interest, title and benefits arising out of the said Apartment/Flat mentioned herein above including the deposit standing to the credit of the Assignor with the said the CIDCO LTD. and others being the party of the First Part referred to in the Agreement. **TO HAVE**

**AND TO HOLD** the same unto and to the Assignee absolutely but subject to the conditions on which the Assignor held the same under the Agreement, and the Assignee doth hereby agree to take the said Apartment/Flat subject to such condition contained therein AND the Assignor doth hereby agree to indemnify the Assignee against all loss and damage occasioned as a result of defect in title or want of title to the said

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*(Signature)*

# CIDCO

## CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.



Manager Town Service's Office  
CIDCO Bhavan, CBD-Belapur,  
Navi Mumbai-400 614.

Date: 2/7/98

### TAKING OVER POSSESSION BY THE ALLOTTEE

Apt. No. 111: A-13 Sector 30 at Vashi/CBD-Belapur/Panvel  
Nerul/Kalamboli/Airoli/Koper Khairane

Date of allotment : 16th June 1997  
Name of the allottee : Shri. Jaikrishna Anand. Panda.  
Date of Execution of Agreement : 2nd July 1998

[Signature]  
Asst. Estate Officer

### POSSESSION RECEIPT

I, A, hereby certify that I have taken over possession of the apartment No. 111: A-13  
at Vashi/CBD-Belapur/Panvel/Nerul/  
bol/Airoli/Koper Khairane on the day of 30 after proper inspection of the fittings

fixtures provided therein.

I, the undersigned, being the duly authorised representative of CIDCO, hereby certify that I have verified the fittings, fixtures and amenities in the above apartment and they are according to the items listed and according to plans and specifications enclosed with the agreement. I have inspected the apartment and I am satisfied myself. I accept the above said apartment and have no complaint of any nature whatsoever and I would not be taking over possession from CIDCO later on.

Received of Lock No. \_\_\_\_\_ with duplicate key.

[Signature]  
(Signature of allottee)

Name : Mr. Jaikrishna A. Panda

Apt. No. : 30 | 1 | 11 : A-13

Maharashtra State Electricity Board  
Maharashtra Water Supply & Sewerage Board



TRUE COPY  
[Signature]

महेश बाबू  
विरोध कार्यकारी अधिकारी  
नगर-सेवक, उरण नगर परिषद



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

**REGD. OFFICE :**

1st Floor, Nariman Point,  
Mumbai - 400 021.

PHONE : 00-91-22-5650 0900  
FAX : 00-91-22-2202 2509

**NODAL OFFICE :**

Office of the Estate Management  
Sector 1/S, Panvel,  
Navi Mumbai - 410 206.

**HEAD OFFICE :**

CIDCO Bhavan, CBD-Belapur,  
Navi Mumbai - 400 614.  
PHONE : 00-91-22-5591 8100  
FAX : 00-91-22-5591 8166

Ref. No. : CIDCO / EMS / AEO (PANVEL) / 2008X -2011/ 1017

Date : 22.07.2011.



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The Secretary,

M/s Shriyagar CHS Ltd.

Building no. AB-1 & AF-2,

Sector-30, Dronagiri, Navi Mumbai,

- Subj.: Transfer of Apt. No. 1/1 : A-13,  
Sector-30, Dronagiri, Navi Mumbai,

Sir,

Please refer to your letter dated 14.07.2011.

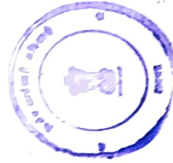
Our Corporation is pleased to permit your society to allow Shri/Smt. Rajendra Chandrakant Mhatre, a member of your society to transfer to Shri/Smt. Manik Maruti Vagare, his share and a rights to occupy the flat No. 1/1 : A-13, Subject to the provision contained in the bye-laws adopted by your society.

Please furnish a copy of Deed of Assignment & the resolution approving or disapproving the request of the member Shri/Smt. Rajendra Chandrakant Mhatre our record within 3 months i.e. date 21.10.2011. from the date of receipt of this letter.

Thanking you,

Yours faithfully,

*(Signature)*  
Asstt. Estate Officer  
A. S. P. PANVEL OFFICES  
NEW PANVEL.

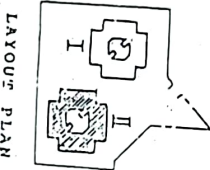
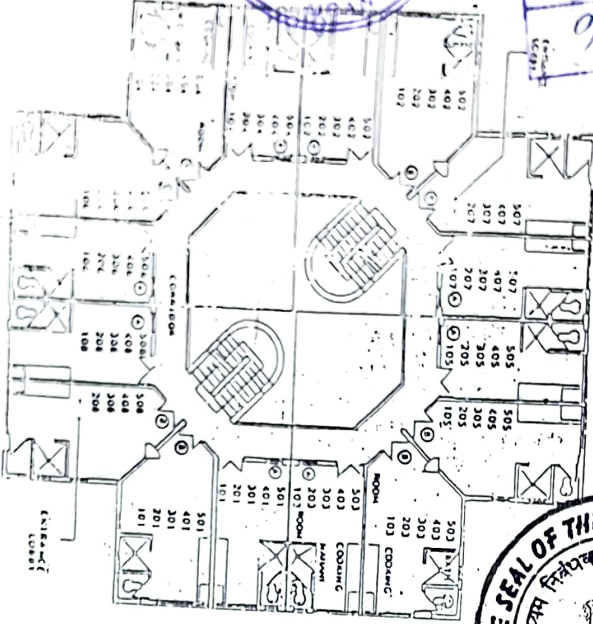


TRUE COPY

*(Signature)*  
श्री. अशोक शिंदे  
असिस्टंट रजिस्ट्रार  
नवी मुंबई



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KEY PLAN

LAYOUT PLAN



AREA STATEMENT

APP. CARPET AREA	TYPE A	TYPE B	TYPE C
LIVING	7.85	11.13	11.13
COOKING	3.85	4.37	4.37
NALANI/BATH	0.85	1.45	1.45
M.C.	1.11	1.12	1.12
TOTAL	13.68	18.58	18.58

APP. BUILT-UP AREA 189.00 2555.00

APARTMENT NOS.

FLOOR	TYPE A	TYPE B	TYPE C
4th	501 502 503 504 505 506 507 508		
3rd	401 402 403 404 405 406 407 408		
2nd	301 302 303 304 305 306 307 308		
1st	201 202 203 204 205 206 207 208		
Ground	101 102 103 104 105 106 107 108		

Kanvinde Rai & Co. Architects & Engineers  
B-12, Sector-10, Gurgaon, Haryana  
New Delhi-110 001 Tel: 3317251 3317252

CIDCO HOUSING SCHEME DRONAGIRI

TRUE COPY  
पदेन वाकदी  
कोष नगरपाली अधिकारी  
उदयपुर, उदयपुर नगर परिषद

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9008/2022  
98/20

# शिवसागर को-ऑप. हाऊसींग सोसायटी लि.

इमागत क्र. एचो १ व एचो २

( नोंदणी क्रमांक एन. बी. ओ. एम./ सिडको / एच. एस. जी./ ११४० / जं. टी. आर. २००१-२००२  
नवी मुंबई पिन ४०० ७०७. ना. उरण, जि. रायगड. ता. द्रोणागिरी, सेक्टर - ३०, द्रोणागिरी, ता. उरण, जि. रायगड. नवी मुंबई पिन ४०० ७०७.

मांक SSM/NO५/5७

"डरन	
१००९	२०११
१५/२०	

दिनांक १५/०४/२०११

ना. हरकत दाखला

- श्री. राजेंद्र चंद्रकांत खेत्रे, हे आमच्या सोसायटीचे खासदार असून त्यांची सदनिका नंबर १/१४३ वरून असून सोसायटीच्या निधमाद्वारे त्यांच्या सदनिकेवर सोसायटीचे कोठ्याही प्रकारचे यंत्रणे बाकी नाही. म्हणून हा ना हरकत दाखला देवात घेत जाई.
- तसेच वरिल्ले सर्व विविध तक्रारांवरून करव्यास सोसायटीची काहीही तक्रार काढिली जाणार नाही असा आदेश देण्यात येईल.



SHIVSAGAR CO-OP. HSG. SOCIETY LTD.



Treasurer

Secretary

President



TRUE COPY

महेश बाबरी  
विशेष कार्यकारी अधिकारी  
नगर-सेवक, उरण, नगर पाणवट





**CIDCO**

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD**  
Asstt. Estate Officer  
2<sup>nd</sup> floor, Sector-1s  
New Panvel, Navi Mumbai.

Date: 27/04/2006

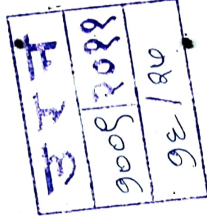
NO/CIDCO/EMS/AEO(PNL)/2006/ 847

To,  
New Member,

Shri Rajendra Chandrakant Mhatre,  
At- Vocolhar, Tah.-Pen  
Distt.-Raigad.

Old member,

Shri Jaikrishana Anand Panda,  
A-13/1.1, Sector-30,  
Dronagiri, Uran.



Sub: Transfer of Apartment No. AB-1/1A-13 Sector 30, Dronagiri  
~~xxxxxx~~ ~~xxxxxx~~ Navi Mumbai.

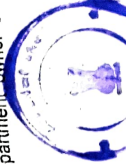
Ref: This Office letter CIDCO/EMS/AEO/PNL/TRINOC/ 2006/94  
Dated:- 20.01.2006.

Sir/Madam,

Necessary conveyance deed has been executed by Shri ~~xxxx~~ Shri Jaikrishna Anand-  
Panda in favour of Shri ~~xxxx~~ Rajendra Chandrakant Mhatre  
transferred the above apartment. The said Conveyance deed has been registered with the  
sub-register of Assurance Panvel On 01.03.2006 Sr.No 011179-2006 we have to  
inform you that pursuant to the said conveyance deed, we have corrected our record  
showing, Shri ~~xxxx~~ Rajendra Chandrakant Mhatre as an apartment owner.

- c.c.to
1. Accountants (New Panvel)
  2. The Executive Engineer(W/S)
  3. The Superintendent Engineer(MSEB)
  4. The Secretary AB-1&AB-2 type apartment owner association Sector 30 ~~xxxx~~ Dronagiri  
~~xxxxxx~~ Navi Mumbai.

Asstt. Estate Officer,  
New Panvel,  
New Panvel.



TRUE COPY

पहरेची बाबत  
कार्यकारी अधिकारी



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११० / १२०

Wednesday, March 01, 2006  
11:08:50 AM

पावती

Original  
नॉटणी 39 न.  
Regn 39 M

पावती नाम शोकरवीरा

पावती क्र. : 1179  
दिनांक 01/03/2006

दस्तावेजाचा अनुक्रमांक

उरण - 011179 - 2006

दस्ता वेजाचा प्रकार

अभिहितसंगणक

सादर करणाराचे नाव:सालंद कंदकांत मराठे

नॉटणी की

3810.00

नक्कल (अ. 11(1)), पुरांकनाची नक्कल (अ. 11(2)),


रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (18)

360.00

एकूण

4170.00

आपणार हा दस्त अंदाजे 11:23AM सा वळेस मिळेल

  
दुय्यम निबधक  
सहा सु. नि. पन्तले 2

शा.वा.र मुल्य: 380143 रु. मोबदला: 135000रु.  
भरलेले मुद्राक शुल्क: 9050 रु.

पुढे वसवणेकर परत दिता.

किर्तोड

दुय्यम निबधक, उरण  
मुळ दस्तऐवज हात मिळाला

पक्षकाराची सही



"FORM NO. 60"

(see third provision to rule 114B)

Form of Declaration to be filed by a person who does not have a return of permanent account number or General Index Register Number and makes payment in respect of transaction specified in clauses (a) & (b) of rule 114B.

1. Full Name of the declarant:

रविंद्र राधकांत भास्कर

2. Full Address of the Declarant:

उ र ग
9009/2022
22/20

3. Particulars of Transaction:

अ र क न म म

4. Amount of the transaction Rs.:

5,25,000/-

5. Are you assessed to tax? No.

Applied for

6. If yes,

7. Details of Ward/Block/Range where the last return of income was filed?  
(1) (i) Reasons for not having permanent account number/General Index Register Number?

8. Details of the document being produced in support of address in column (1).

### VERIFICATION

I/We

do hereby

declare that what is stated above is true to the best of my knowledge and belief.

Verified today, the 25 day of July 2021

Date:

Place:

*Ravindra*

Instruction: Documents which can be produced in support of the address are:-

- Ration Card
- Passport
- Driving Licence
- Identity Card issued by any institution
- Copy of the electricity bill or telephone bill showing residential address

Any document or communication issued by any authority of Central Government, State Government or local bodies showing residential address.





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