



गावाचे नाव : नेरुळ

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,000,000.00
वा.भा. रु. 0.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) गट क्र.: -फायनल प्लॉट क्र.: - मिळकत क्र.: - टिपीएस क्र.: - ग्रामपंचायत क्र.: - वर्णन: नेरुळ से 21 , सदनिका नंबर - 301 , 3 रा मजला , प्लाट नंबर - 149/152 सन प्लाझा से, 21नेरुळ
- (3) क्षेत्रफळ (1) 41.82 स्के.मी
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) रवी - गर्ग; घर/प्लॉट नं: 302, 3 रा मजला , ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: से21 नेरुळ; तालुका: -; पिन: -; पॅन नम्बर: ए ई आय पी जी 0102 आर., (2) निर्मल - गर्ग; घर/प्लॉट नं: सदर; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉर्म 60.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सोहेल अब्दुल्ला मुन्सी; घर/प्लॉट नं: एन एल 4/13/7; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: से3 नेरुळ; तालुका: -; पिन: -; पॅन नम्बर: ए एफ जी पी एम 8924 जी . (2) अब्दुल्ला आय मुन्सी; घर/प्लॉट नं: सदर; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ए बी एन पी एम 9708 आर.
- (7) दिनांक करून दिल्याचा 10/06/2004
- (8) नोंदणीचा 10/06/2004
- (9) अनुक्रमांक, खंड व पृष्ठ 4386 /2004
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 20.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 100.00
- (12) शेरा



सत्यप्रत

नवरतु नवरतु या अशोक र. विधाने
वाचा अर्थ क्र. ३ ... ६१४ / २०२३ कानून
त्यांना दिली तसे दि. १३/११/२०२३


सह दुय्यम निबंधक वर्ग - २ ठाणे क्र - ६

दुय्यम निबंधक ठाणे क्र. ६.



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RECEIPT

RECEIVED with thanks a sum of **Rs.32,47,472/- (Rupees Thirty Two Lakhs Forty Seven Thousand Four Hundred Seventy Two Only)** from **MR. ASHOK RAGHUNATH VIDHATE and MRS. NEETA ASHOK VIDHATE** "PURCHASERS" being the FULL AND FINAL Bid consideration amount, for the sale of the Schedule of property **Residential Flat No. 301, Third Floor, Sun Plaza Co-op. Hsg Society Ltd, Plot No.149/152, Near D Mart, Sector 21, Nerul, Navi Mumbai. Built up area 450 sq.ft.** as detailed in the Agreement for Sale Certificate Registration.

WE SAY RECEIVED,

Rs. 32,47,472/-

(Rupees Thirty Two Lakhs

Forty Seven Thousand Four Hundred Seventy Two Only)

कृते बैंक ऑफ बड़ौदा/For BANK OF BARODA
Zonal Stressed Assets Recovery Branch, Mumbai
अं.का.स.आ.व. शाखा, मुंबई

सहायक महा. प्रबंधक / Asstt. Gen. Manager

BANK OF BARODA

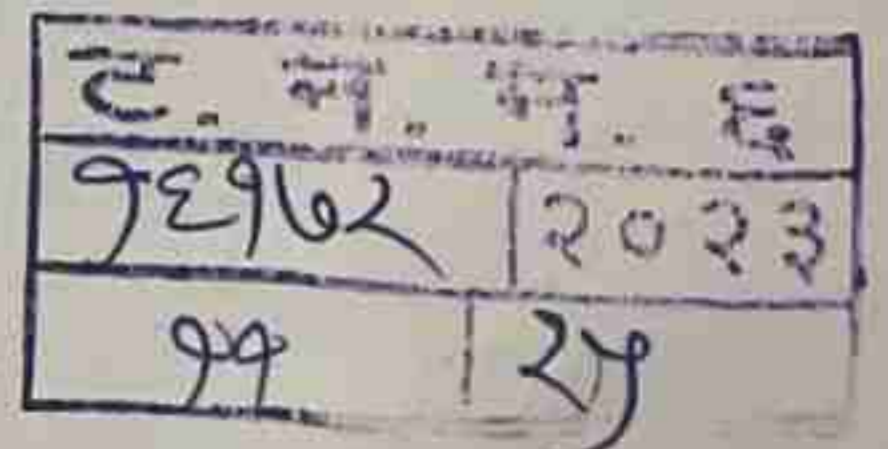
Through its Authorized Officer



WITNESSES:

1. Sanil Vidhate
- 2.

[Signature]



IN WITNESS WHEREOF the parties hereto have set subscribed hands on the day and the year first herein above written.

SIGNED AND DELIVERED BY THE)

Within named

"AUTHORIZED OFFICER"

कृते बैंक ऑफ बड़ौदा/For BANK OF BARODA
Zonal Stressed Assets Recovery Branch, Mumbai
अं.का.त.आ.व. शाखा, मुंबई

BANK OF BARODA

MR. Sandeep A. Pate

सहायक महा. प्रबंधक / Asstt. Gen. Manager

in the presence of.....)

- 1. Sunil Vidhate
- 2. Ganesh Pange

[Handwritten signatures of Sunil Vidhate and Ganesh Pange]



SIGNED AND DELIVERED BY THE)

Within named "PURCHASERS")

MR. ASHOK RAGHUNATH VIDHATE

and

MRS. NEETA ASHOK VIDHATE

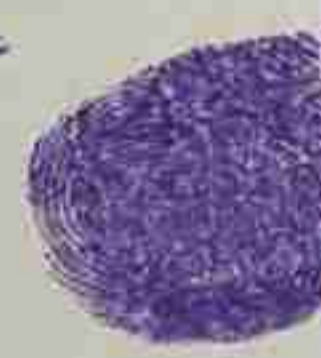
[Handwritten signature of Ashok Vidhate]

[Handwritten signature of Neeta Vidhate]

in the presence of.....)

- 1. Sunil Vidhate
- 2. Ganesh Pange

[Handwritten signatures of Sunil Vidhate and Ganesh Pange]



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3. That the AUTHORIZED OFFICER hereby declares that they have no objection for the transfer/regularization of the above said property and second Party's cost/deposit along with all its relevant documents and records in the name of the said purchasers in the Societies record.

4. The stamp duty, registration fees and legal fees shall be borne and paid by the purchasers on this agreement. IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and the year first hereinabove written.

SCHEDULE OF THE PROPERTY

Residential Flat No. 301, Third Floor, Sun Plaza Co-op. Hsg Society Ltd, Plot No.149/152, Near D Mart, Sector 21, Nerul, Navi Mumbai. Built up area 450 sq.ft.



[Signature]

Dinshat



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**AGREEMENT FOR SALE CERTIFICATE
REGISTRATION**

THIS AGREEMENT is made and entered into, Mumbai, on this 13th day of November, 2023,

BETWEEN

BANK OF BARODA (Secured Creditor) having its office at Zonal Stressed Asset Recovery Branch, Meher Chambers, Ground floor, Dr Sunderlal Behl Marg, Opp Petrol Pump, Ballard Estate, Mumbai - 400 001, **Represented by its Authorised Officer (Under SARFAESI Act 2002) Shri Sandeep A. Pate**, an adult, under rules of Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest (herein after to be referred as SARFAESI Act) hereinafter called the **"THE AUTHORISED OFFICER"** (which expression shall under repugnant to the context or meaning there of be deemed to mean and include executors, administrators and assigns) of the FIRST PART,

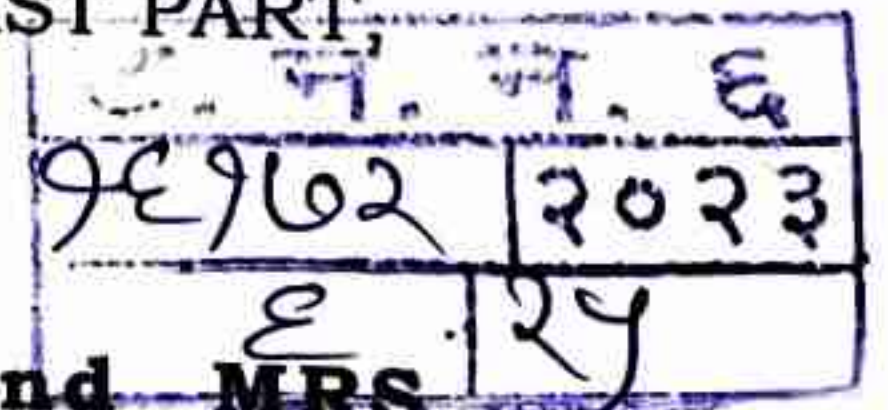
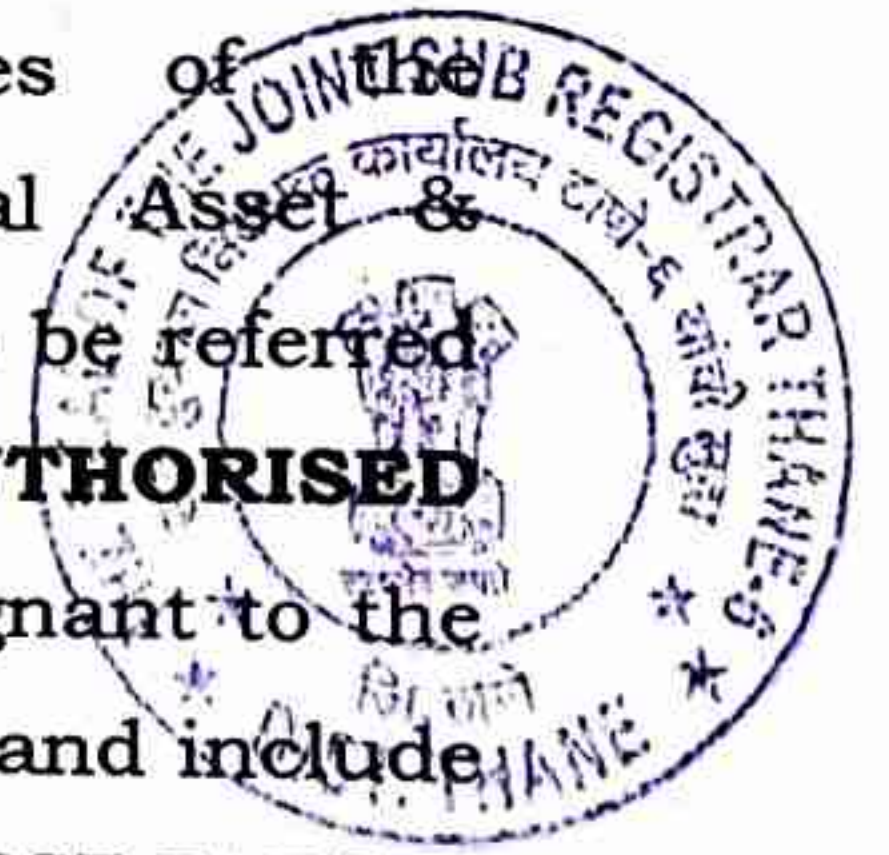
AND

MR. ASHOK RAGHUNATH VIDHATE and MRS. NEETA ASHOK VIDHATE, Adults, Indian Inhabitants, residing at **C-11, 0-1, Near Seventy Day School, Sector-7, Sanpada, Navi Mumbai - 400 705**, India hereinafter called the **"PURCHASERS"** (which expression shall unless repugnant to the context or meaning there of shall be deemed to mean and include their respective heirs executors, administrators and assigns) of the SECOND PART.



[Signature]

Vidhate





CHALLAN
MTR Form Number-6



GRN	MH010953458202324E	BARCODE			Date	13/11/2023-13:11:19	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	THN6_THANE NO 6 JOINT SUB REGISTRA			Full Name	MR. ASHOK RAGHUNATH VIDHATE AND MRS. NEETA ASHOK VIDHATE,			
Location	THANE			Flat/Block No.	Flat No. 301, Third Floor, Sun Plaza Co-op. Hsg Society Ltd, Plot No.149/152			
Year	2023-2024 One Time			Premises/Building	Near D Mart, Sector 21, Nerul, Navi Mumbai			
Account Head Details	Amount In Rs.		Road/Street					
0030046401 Stamp Duty	288000.00		NAVI MUMBAI					
0030063301 Registration Fee	30000.00		Area/Locality					
			Town/City/District					
			PIN					
			4 0 0 7 0 6					
			Remarks (If Any)					
			SecondPartyName=BANK OF BARODA-					
			Amount In					
			Three Lakh Eighteen Thousand Rupees Only					
Total	3,18,000.00		Words					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details	Bank CIN		Ref. No.		69103332023111311870		2838395374	
Cheque/DD No.	Bank Date		RBI Date		13/11/2023-13:13:53		Not Verified with RBI	
Name of Bank	Bank-Branch			IDBI BANK				
Name of Branch	Name of Branch			Not Verified with Scroll				

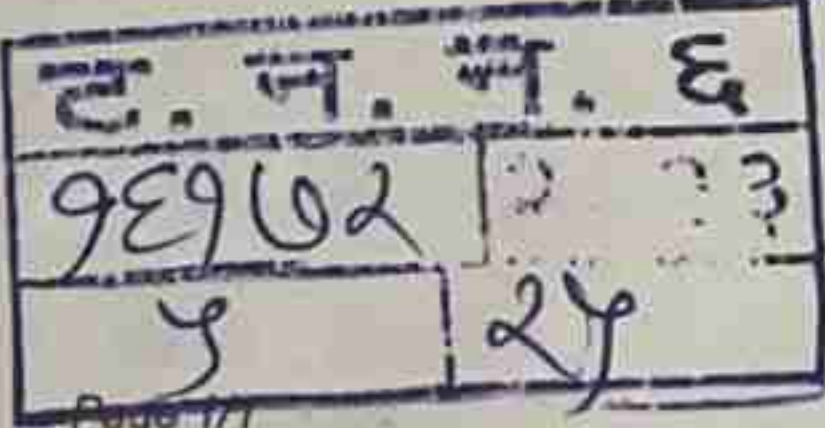
Department ID :

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

Mobile No. : 9320102255



Handwritten signature



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1123135804854 Date 13/11/2023

Received from THANE, Mobile number 9320102255, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 6 of the District Thane.

Payment Details

Bank Name SBIN Date 13/11/2023

Bank CIN 10004152023111304591 REF No. 331791801518

This is computer generated receipt, hence no signature is required.



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