



3/11/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 6

दस्त क्रमांक : 16173/2023

नोंदणी :

Regn:63m

गावाचे नाव : नेरुळ

(1) विलेखाचा प्रकार	सर्टिफिकेट ऑफ मेल
(2) मोबदला	6314528
(3) बाजारभाव(भाडेपट्ट्याच्या वावूनितपट्टाकार आकारणी देतो की पट्टेदार ने तमुद करावे)	8724319.07
(4) भू-मापन, पोटहिसमा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: मदनिका क्र -302, तिसरा मजला, मन प्लाझा सी एच एम ली. प्लॉट नं-149/152, सेक्टर-21, नेरुळ, नवी मुंबई क्षेत्र-875 चौ.फूट बांधीव((Plot Number : 149/152 ; SECTOR NUMBER : 21 :))
(5) क्षेत्रफळ	1) 875 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल नेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- वेंक ऑफ बरोडा अ. का. त. आ. व. शाखा मुंबई तर्फे सहायक महा. प्रबंधक संदीप अविनाश पाटे वय:-; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: मुंबई, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400001 पॅन नं:-AAACB1534F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- नीता अशोक विधाते -- वय:-37; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: मदनिका क्र -0-1, विल्डिंग नं-सी-11, सेक्टर-7, मानपाडा, नवी मुंबई, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AFDPV6953P 2): नाव:- अशोक रघुनाथ विधाते -- वय:-47; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: मदनिका क्र -0-1, विल्डिंग नं-सी-11, सेक्टर-7, मानपाडा, नवी मुंबई, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-ABYPV7315A
(9) दस्तऐवज करून दिल्याचा दिनांक	13/11/2023
(10) दस्त नोंदणी केल्याचा दिनांक	13/11/2023
(11) अनुक्रमांक, खंड व पृष्ठ	16173/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	559000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह दुय्यम निबंधक वर्ग - २ ठाणे क्र - ६

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Pre-Registration summary(नोंदणी पूर्व गोषवारा)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		13 November 2023,05:19:07 PM	
Valuation ID	202311132613	पृष्ठ 6	
मूल्यांकन वर्ष	2023		
जिल्हा	ठाणे		
मूल्य विभाग	तालुका : ठाणे		
उप मूल्य विभाग	26 / 273- वेल्ड नॉड सेक्टर नंबर 21		
संस्थांचे नाव	Thane Municipal Corporation	सर्व्हे नंबर / न. भू. क्रमांक	
वर्षिक मूल्य दर तक्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
56400	122500	159000	192300
औद्योगिक	मोडमापनाचे एकक		चौ. मीटर
159000			
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र(Built Up)-	81.31 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-अग सी सी	मिळकतीचे वय -	23 वर्षे
उद्वाहन सुविधा -	आहे	मजला -	1st To 4th Floor
			मिळकतीचा प्रकार-
			बांधकामाचा दर-
			बांधीव
			Rs.26620/-
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.122500/-		
प्रमा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वर्षिक मूल्यदर - खुल्या जमिनीचा दर) * प्रमा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)		
	= (((122500-56400) * (77 / 100)) + 56400)		
	= Rs.107297/-		
A) मूल्य मिळकतीचे मूल्य	= वर्गीत प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 107297 * 81.31		
	= Rs.8724319.07/-		
Applicable Rules	= 3, 9, 18, 19		
एकत्रित अंतिम मूल्य	= मूल्य मिळकतीचे मूल्य + वाढण्याचे मूल्य + मंडीनार्हेन मजला क्षेत्र मूल्य + स्वतःच्या मालकीचे मूल्य(खुली जमीन) + वर्गीत मालकीचे मूल्य + अतिरिक्त वाहन मूल्य + खुल्या जमिनीवरील वाहन मूल्य + इमारती बांधकामाच्या खुल्या जागेचे मूल्य + अतिरिक्त जमीन + स्वतःच्या वाहनमूल्य		
	= A + B + C + D + E + F + G + H + I + J		
	= 8724319.07 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0		
	=Rs.8724319/-		
	= <input type="checkbox"/> सव्वाऐशी लाख चोवीस हजार तीन शे एकुणवीस /-		

Home Print



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CHALLAN
MTR Form Number-6



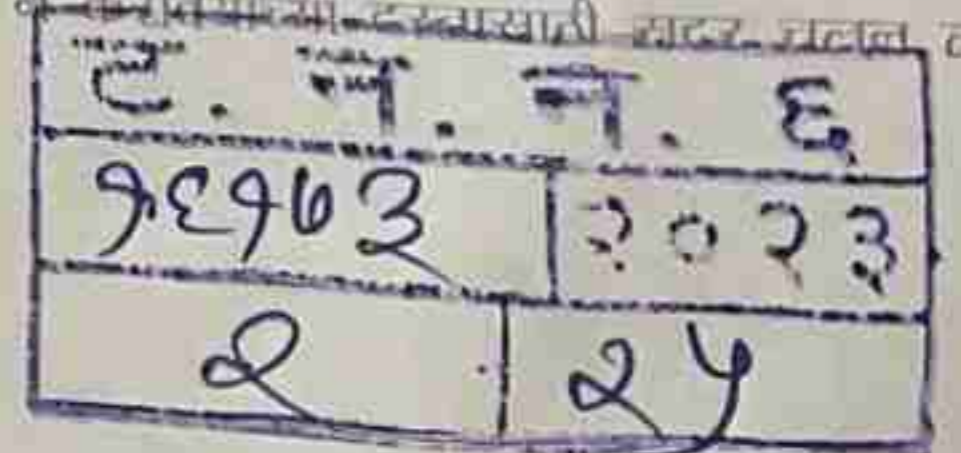
GRN	MH010953859202324E	BARCODE			Date	13/11/2023-13:19:22	Form ID	25.2			
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)								
Office Name	THN6_THANE NO 6 JOINT SUB REGISTRAR		PAN No.(If Applicable)	ABYPV7315A							
Location	THANE		Full Name	MRS. NEETA ASHOK VIDHATE and MR. ASHOK RAGHUNATH VIDHATE							
Year	2023-2024 One Time		Flat/Block No.	Residential Flat No.302, Third Floor, Sun Plaza							
Account Head Details		Amount In Rs.	Premises/Building	Co-op. Hsg Society Ltd							
0030046401	Stamp Duty	559000.00	Road/Street	Plot No.149/152, Near D Mart, Sector 21, Nerul, Navi Mumbai							
0030063301	Registration Fee	30000.00	Area/Locality	NAVI MUMBAI							
			Town/City/District								
			PIN	4 0 0 7 0 6							
			Remarks (If Any)	SecondPartyName=BANK OF BARODA-							
			Amount In	Five Lakh Eighty Nine Thousand Rupees Only							
Total			5,89,000.00	Words							
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK REGISTER OFFICE THANE							
Cheque-DD Details		Bank CIN	Ref. No.	69103332623111311930 2838396074							
Cheque/DD No.		Bank Date	RBI Date	13/11/2023-13:21:03 Not Verified with RBI							
Name of Bank		Bank-Branch		IDBI BANK							
Name of Branch		Scroll No. , Date		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.

9320102255

सदर चलन कॅबल दुय्याम निबंधक कार्यालयात नोंदणी करावयाच्या दस्ताव्याची लागू आहे. नोंदणी न करतावयाच्या दस्ताव्याची सदर चलन लागू नाही.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-336-16173	0005736119202324	13/11/2023-17:46:51	IGR118	30000.00
2	(IS)-336-16173	0005736119202324	13/11/2023-17:46:51	IGR118	559000.00
Total Defacement Amount					5,89,000.00



Document **H**andling **C**ha[₹]rges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1123133704826

Receipt 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 on Document No. 16173 dated 13/11/2023 at the Sub Registrar office Joint S.R.Thane 6 of the District Thane.



Payment Details

Bank Name SBIN

Payment Date 13/11/2023

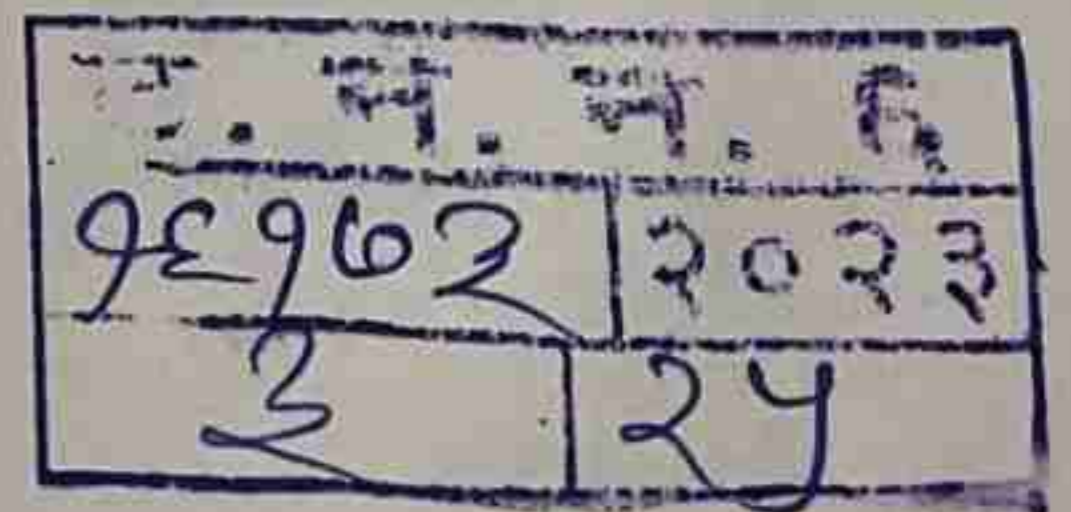
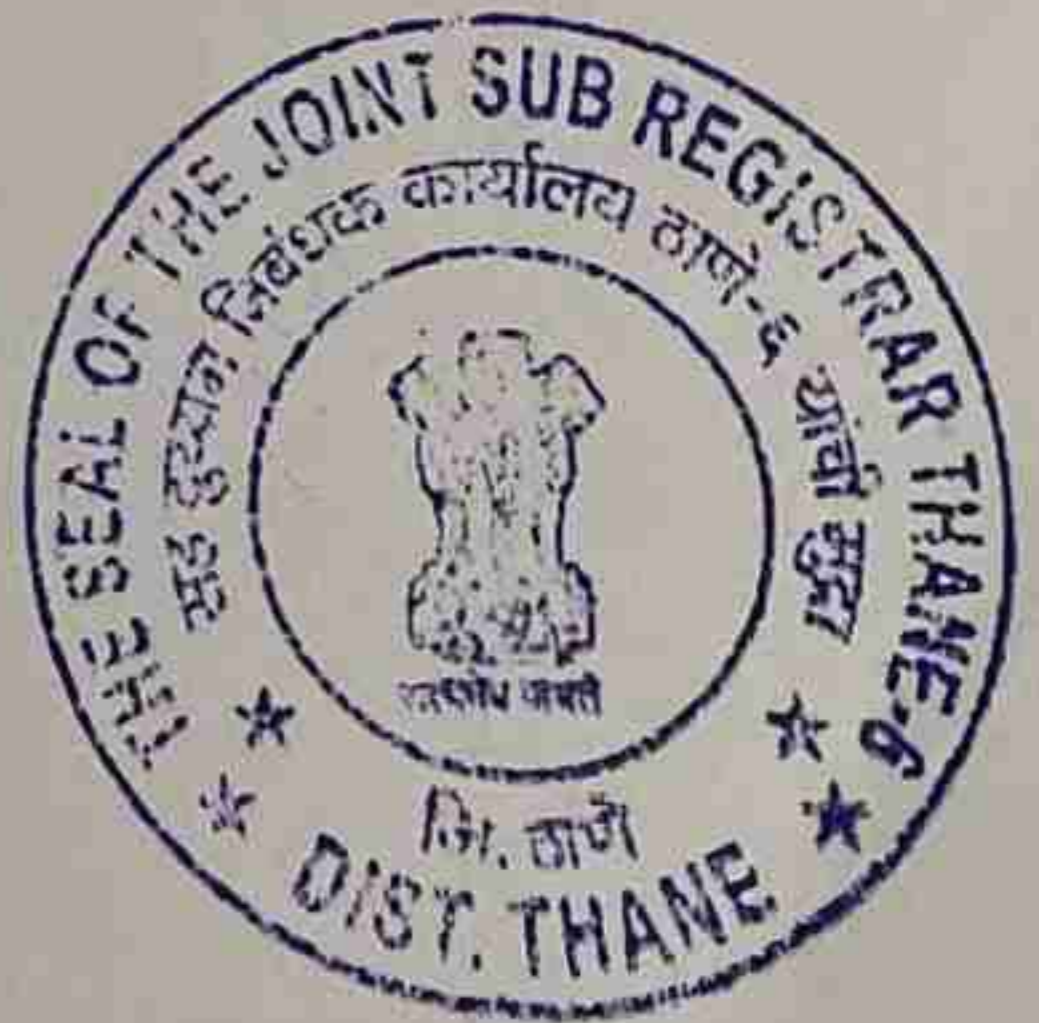
Bank CIN 10004152023111304566

REF No. 331791801395

Deface No 1123133704826D

Deface Date 13/11/2023

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



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1123133704826

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 11 of the District Thane.

Payment Details

Bank Name SBIN

Date 13/11/2023

Bank CIN 10004152023111304566

REF No. 331791801395

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



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CHALLAN
MTR Form Number-6



GRN	MH010953859202324E	BARCODE			Date	13/11/2023-13:19:22	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	THN6_THANE NO 6 JOINT SUB REGISTRA			PAN No.(If Applicable)	ABYPV7315A					
Location	THANE			Full Name	MRS. NEETA ASHOK VIDHATE and MR. ASHOK RAGHUNATH VIDHATE					
Year	2023-2024 One Time			Flat/Block No.	Residential Flat No.302, Third Floor, Sun Plaza					
Account Head Details		Amount In Rs.		Premises/Building	Co-op. Hsg Society Ltd					
0030046401	Stamp Duty	559000.00		Road/Street	Plot No.149/152, Near D Mart, Sector 21, Nerul, Navi Mumbai					
0030063301	Registration Fee	30000.00		Area/Locality	NAVI MUMBAI					
				Town/City/District						
				PIN	4	0	0	7	0	6
				Remarks (If Any)	SecondPartyName=BANK OF BARODA-					
				Amount In	Five Lakh Eighty Nine Thousand Rupees Only					
Total			5,89,000.00	Words						
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque-DD Details			Bank CIN	Ref. No.	69103332023111311930	2838396474				
Cheque/DD No.			Bank Date	RBI Date	13/11/2023-13:21:03	Not Verified with RBI				
Name of Bank			IDBI BANK			Not Verified with Scroll				
Name of Branch										

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9320102255
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



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Signature

Signature

AGREEMENT FOR SALE CERTIFICATE REGISTRATION

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

BETWEEN

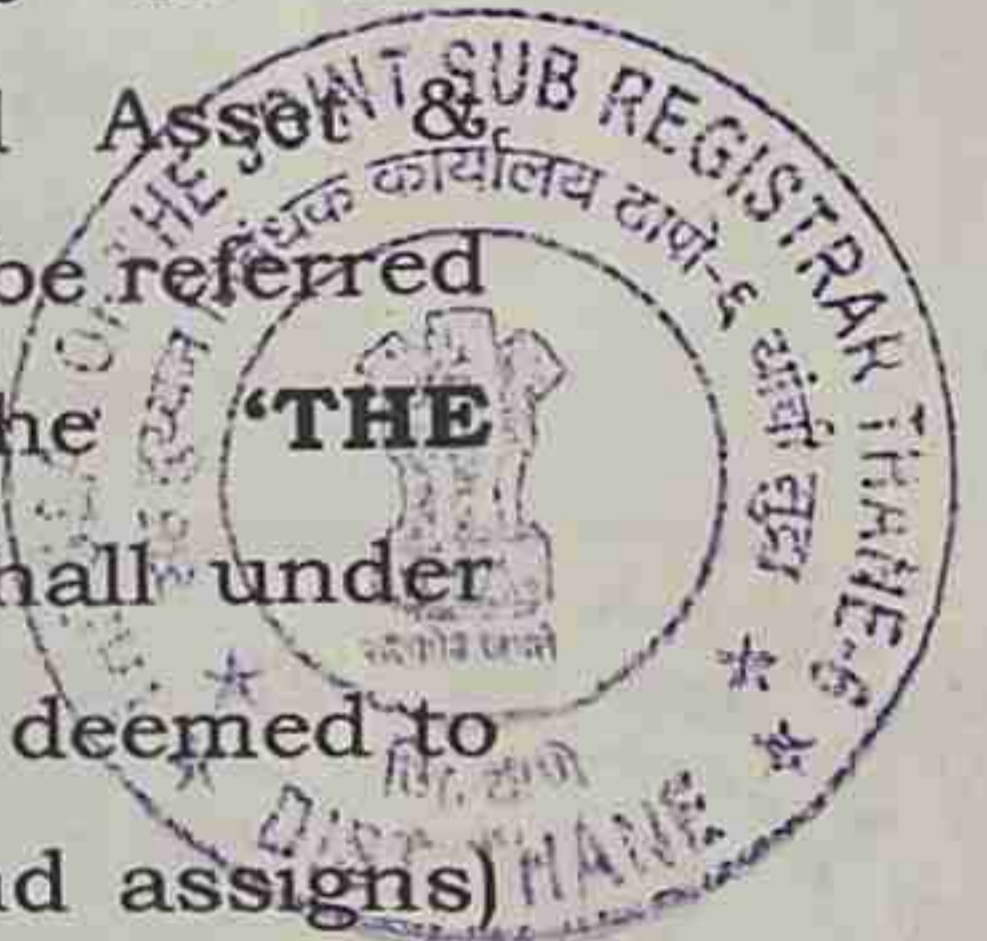
BANK OF BARODA (Secured Creditor) having its office at Zonal Stressed Asset Recovery Branch, Meher Chambers, Ground floor, Dr Sunderlal Behl Marg, Opp Petrol Pump, Ballard Estate, Mumbai - 400 001, **Represented by its Authorised Officer (Under SARFAESI Act 2002) Mr. Sandeep A. Pate**, an adult, under rules of the 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

MRS. NEETA ASHOK VIDHATE and MR. ASHOK RAGHUNATH 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.



to vidhate

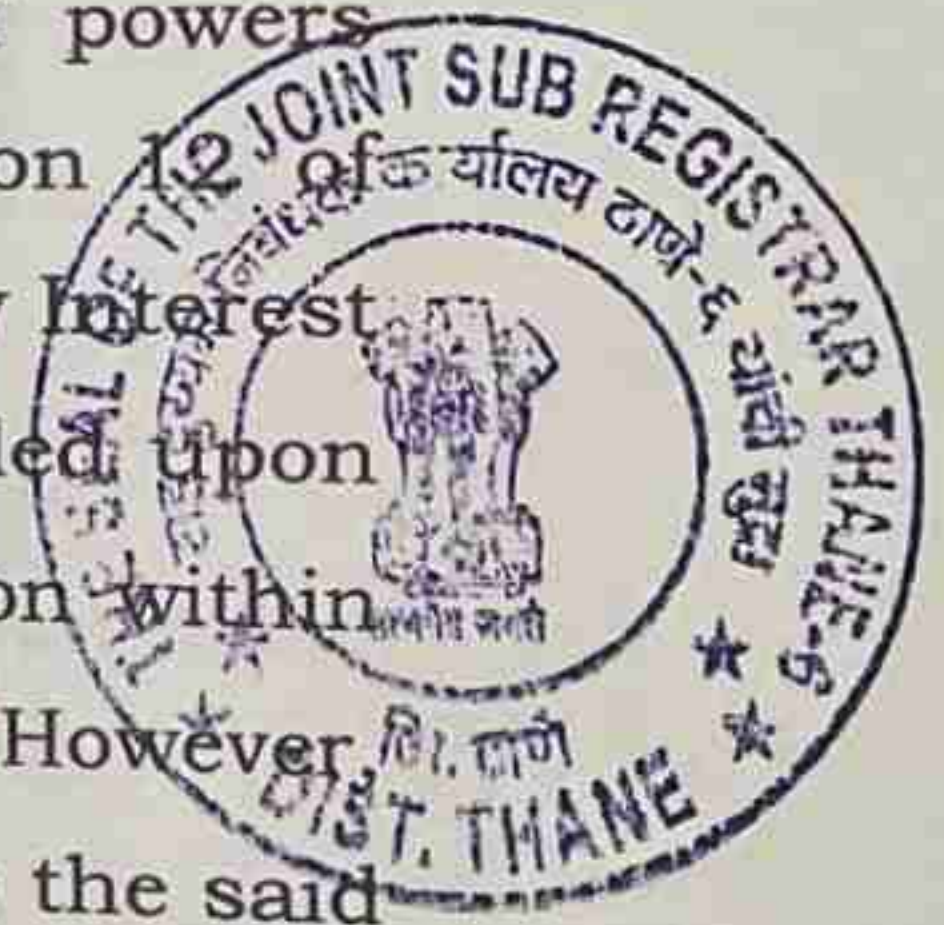


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AND WHEREAS: M/s. **Pinnacle Nexus Ltd** Represented by its Director **MR. Sohail Abdulla Munshi** has availed Credit Facilities/ Financial Assistance and **Mr. Sohail Abdulla Munshi and Mr. Abdulla Ismail Munshi, mortgators** stood as Guarantors (along with the other Guarantors) and created security interest the said property described in below mentioned schedule with the Secured Creditor (hereinafter referred as "the said Bank") while securing the said financial facility and the said bank has granted financial assistance to the said Debtor.

AND WHEREAS the said debtor alongwith its directors / guarantors have failed to repay the said loan / credit facilities as per the terms and conditions of the sanction of the said credit facilities and the account of the said debtor turned to NPA on 30-09-2017.

AND WHEREAS the said **BANK OF BARODA**, had issued a demand notice u/s. 13(2) of SARFAESI Act being the Secured Creditor under the securitization & Reconstruction of Financial assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under subsection 4(a) and Sub Section 13 read with rules 8 & 9 (6) of the Security Interest (Enforcement) Rules, 2002 to the Debtor and called upon to repay the entire loan along with interest thereon within 60 (sixty) days from the date of Demand Notice. However, said Debtor has failed to repay the loan amount to the said bank, and hence the said bank has taken physical possession of the said property on 15th June 2023.



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AND WHEREAS the said Bank has published the Notice of public e-auction in Free Press Journal dated 27th June, 2023 and Navshakti dated 27th June, 2023 and subjected the said property for e-auction, after following all due process on "AS IS WHAT IS & WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" and whereas the Purchasers has responded to the said publication and



Sohail

[Signature]

taken part in the said public e-auction & is declared as successful H1 bidder for the said Property.

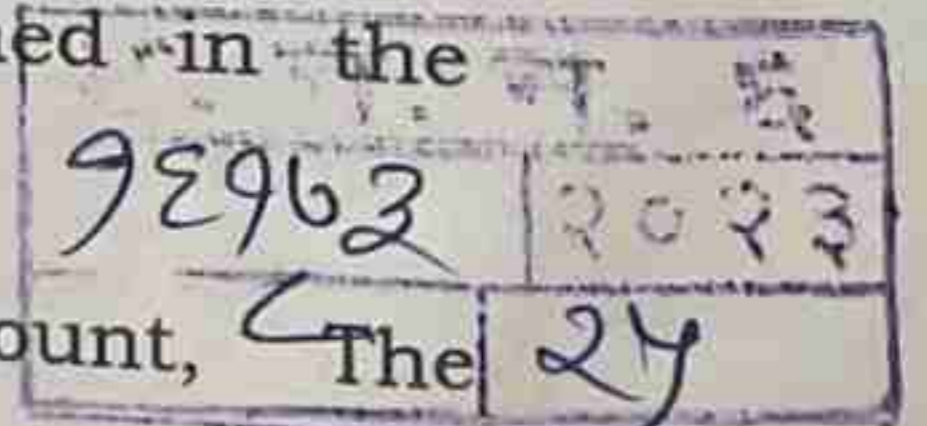
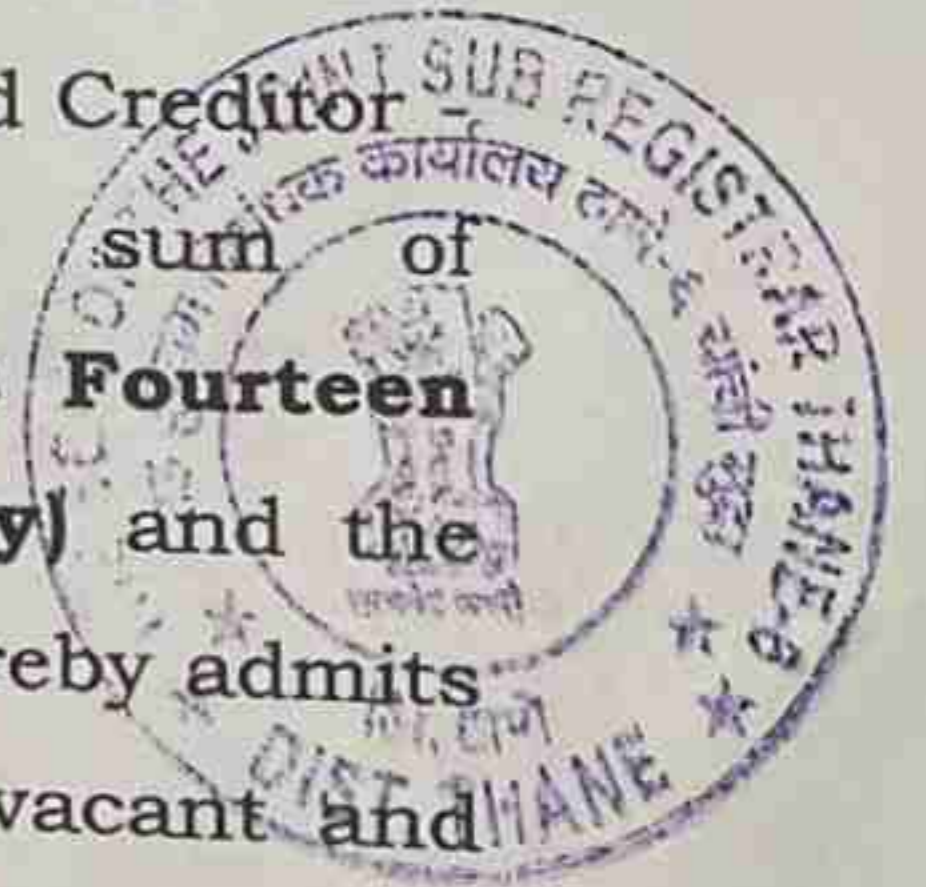
AND WHEREAS the Purchasers have paid the sum **Rs.63,14,528/- (Rupees Sixty Three Lakhs Fourteen Thousand Five Hundred Twenty Eight Only)** to the said secured creditor Bank of Baroda, ZOSARB, Mumbai, towards full and final Bid consideration amount and subsequently, the said Bank has issued a Sale Certificate on 13/11/2023 to the purchasers, under Rule 9(6) of the Security Interest (Enforcement) Rules, 2002.

AND WHEREAS now the AUTHORIZED OFFICER has assigned and transferred all the rights, title and interest in the said property in favour of the purchasers for the total cost price and consideration of **Rs.63,14,528/- (Rupees Sixty Three Lakhs Fourteen Thousand Five Hundred Twenty Eight Only)** on the following terms and conditions mutually agreed and between the parties hereto as under:-

NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER

1. The purchasers have paid the said total Bid consideration amount to the Account of Secured Creditor Bank of Baroda, ZOSARB, Mumbai, a sum of **Rs.63,14,528/- (Rupees Sixty Three Lakhs Fourteen Thousand Five Hundred Twenty Eight Only)** and the receipt whereof the AUTHORIZED OFFICER hereby admits and acknowledges and has handed over the vacant and peaceful possession of the property mentioned in the schedule.

2. In consideration of the above amount, The AUTHORIZED OFFICER hereby assign and transfer all the rights, title, share interest in the said property in favour of the purchasers "AS IS WHERE IS & WHATEVER THERE IS & WITHOUT RECOURSE" as per Sale Certificate dated 13/11/2023 which is annexed herewith.



Signature

Signature