

SBT  
(Pesan)

RACPC Belapur Pravin Gaitkard (CSSL)

- 7718840038  
Vijay - 8850188678

20/6/24  
8.05PM

Page 1 of 1

AA

398/9821

पावती

Original/Duplicate

Tuesday, May 21, 2024

नोंदणी क्र.: 39M

12:40 PM

Regn.: 39M

पावती क्र.: 10821 दिनांक: 21/05/2024

याबाबचे नाव: पनवेल

दस्तावेजाचा अनुक्रमांक: पबल3-9821-2024

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: विजय सुरेश फासे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त, पंनवेल प्रिंट, सूची-२ अंदाजे

12:59 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु. 5631640/-

मोबदला रु. 4990000/-

भरलेले मुद्रांक शुल्क: रु. 394300/-

Sub-Registrar Panvel 3

सह दुय्यम निबंधक वर्ग-२,  
पनवेल क्र. ३.

1) देयकाचा प्रकार: DHC रकम: रु. 800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0524219702761 दिनांक: 21/05/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH018581270202324E दिनांक: 21/05/2024

बँकेचे नाव व पत्ता:

6f7E

5/21/2024

5/21/2024



21/05/2024

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 9821/2024

नोंदणी :

Regn:63m

गावाचे नाव : पनवेल

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4990000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5631640
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन ; इतर माहिती: विभाग क्रमांक 1/13 दर 97700/- प्रति चौ.मी., अपार्टमेंट नं. एफ टाईप, बिल्डींग नं. 6, सदनिका 0-1, तळ मजला, ए विंग, नवरत्र को. ऑप. हौ. सो. लि., प्लॉट नं. 15, सेक्टर नं. 8, नविन पनवेल (पश्चिम), क्षेत्र 70.00 चौ.मी. विल्ट अप ( (Plot Number : 15 ; SECTOR NUMBER : 8 ; ) )
(5) क्षेत्रफळ	1) 70.00 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- विजय बदनराव काळे - - वय:- 53; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: मु. एफ6/ए-1 नवरत्र को. ऑप. हौ. सो. लि., सेक्टर 8, खांदा कॉलनी, नविन पनवेल (प), ता. पनवेल, जि. रायगड 410206, पिन नं. -, रोड नं. -, महाराष्ट्र, राईगड (०). पिन कोड:- 410206 पॅन नं:- ACBPK7310A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- विजय सुरेश फासे - - वय:- 39; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं. 903, बालाजी अव्हेन्यु, प्लॉट नं. 30, सेक्टर 36, कामोटे, ता. पनवेल, जि. रायगड 410206, ब्लॉक नं. -, रोड नं. महाराष्ट्र, राईगड (०). पिन कोड:- 410206 पॅन नं:- ATTPP1939M 2): नाव:- भाग्यश्री राजेंद्र चौगुले - - वय:- 33; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं. 9, बालाजी अव्हेन्यु, प्लॉट नं. 30, सेक्टर 36, कामोटे, ता. पनवेल, जि. रायगड 410206, ब्लॉक नं. -, रोड नं. महाराष्ट्र, राईगड (०). पिन कोड:- 410206 पॅन नं:- AYUPC3760D
(9) दस्तऐवज करून दिल्याचा दिनांक	21/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	21/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	9821/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	394300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सह दुय्यम निबंधक वर्ग-२,  
पनवेल क्र. ३.





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**AGREEMENT TO SALE**  
**(PART PAYMENT AGREEMENT)**

This **AGREEMENT TO SALE** made and executed at **New Panvel (W)**, Tal. Panvel, Dist. Raigad on this 21 day of the month of ~~March~~ May in the Christian Year 2024

BETWEEN

**SHRI. VIJAY BABANRAO KALE**, Age 50 years, PAN NO. ACBPK7310A / ADHAAR NO. 4749 7501 1841, Residing at F-6, A Wing, 01, Navratna Co-op. Hsg. Soc. Ltd., Sector No. 8, Khanda Colony, New Panvel (W), Tal. Panvel, Dist. Raigad, 410206 hereinafter called and referred to as "THE SELLER" the said expression shall unless it be repugnant to the context thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the FIRST PART.



**AND**

1] **SHRI. VIJAY SURESH PHASE**, Age 39 years, PAN NO. ATTPP1939M / ADHAAR NO. 9727 3029 0551, AND 2] **BHAGYASHRI RAJENDRA CHOUGULE**, Age 33 years, PAN NO. AYUPC3760D/ADHAAR NO. 3990 2927 1247, Indian Inhabitants, Both Residing at Flat No. 903, Balaji Avenue, Plot No. 30, Sector No. 36, Kamothe, Tal. Panvel, Dist. Raigad 410209 hereinafter 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 and assigns) of the SECOND PART

*Kale*

*Phase*

*Chougule*

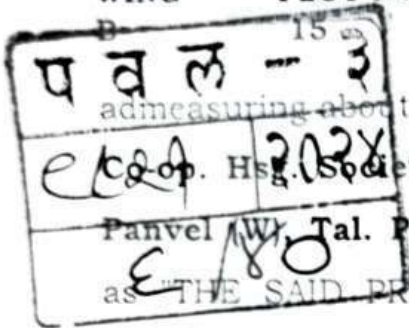
*Kale*  
*Phase*  
*Chougule*



WHEREAS By an AGREEMENT dated 08/06/1993 made between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (CIDCO), therein and herein referred to as THE CORPORATION of the One Part AND MR. HIRAMAN BHAGWAN PATIL (the Original Allottee) of the therein referred to as THE APARTMENT OWNER-ORIGINAL ALLOTTEES the Corporation allotted the following flat.

TYPE	BLDG. NO.	FLAT NO.	FLOOR
F	6	0 : 1	GROUND

WING	PLOT NO.	SECTOR	NODE
B	15	08	NEW PANVEL (W)



admeasuring about 70.00 Sq. Mtrs. Built up area in Navratna Co-op. Hsg. Society Ltd., Plot No. 15, Sector No. 08, New Panvel (W), Tal. Panvel, Dist. Raigad (hereinafter referred to as "THE SAID PREMISES") and on payment of the Buyer's contribution, the Apartment Owner obtained the physical possession of the said premises from the Corporation.



AND WHEREAS the CIDCO Ltd. has given peaceful possession of the above said flat to MR. HIRAMAN BHAGWAN PATIL (the Original Allottee) by Allotment Letter dated 03/01/1995 and Possession Letter dated 04/04/1995.

AND WHEREAS MR. HIRAMAN BHAGWAN PATIL (the Original Allottee) has sold, transferred, assigned a Apartment No. F Type, Building No. 6, Flat No. 0:1 on Ground Floor, A Wing, having area 70.00 Sq. Mtr. Built up (as per Agreement) in NAVRATNA CO-OP. HSG. SOCIETY LTD., constructed on the said Plot No. 15, Sector No. 8, New Panvel (W), Tal. Panvel, Dist. Raigad to 1) SHRI. VIJAY BABANRAO KALE through DEED OF ASSIGNMENT dated 23/10/2002 bearing Registration Doc. No. URAN-7631-2002, dated 23/10/2002 registered before the Sub-Registrar Panvel-2.

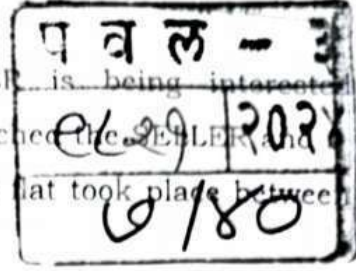
*Kale*

*M.P.*

*Bhargule*

**AND WHEREAS** the SELLER is not in need of the said flat, he decided to sale and dispose it off.

**AND WHEREAS** the PURCHASER is being interested in purchasing the said flat, he approached the SELLER and talk regarding sale and purchase of the flat took place between the parties.



**AND WHEREAS** on discussion, the SELLER agreed to sell and the PURCHASER agreed to purchase the said flat for total consideration of **Rs.49,90,000/- (Rupees NINETY THOUSAND only)**.

**AND WHEREAS** the party of the First Part, is in actual possession of the said flat with existing all amenities and the transaction of the purchase of the said flat on ownership basis is completely by the party of the first part from their own funds and therefore it is self acquired property nobody else have any right, title and interest in the said property. In spite of this if anybody takes any objection or claim in the right of the said property, the party of the First Part shall clear the same with his own funds and shall see that the second part remains intact and unaffected. The party of the first part has got full right and absolute authority to sell/disposed off and transfer all their right, title and interest in the said flat as their self-acquired property.



**AND WHEREAS** other terms and conditions are mutually settled and agreed between the parties are as appearing herein below:-

**NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. The SELLER hereby agrees to sell and the PURCHASER hereby agrees to purchase said **Apartment No. F Type, Building No. 6, Flat No. 0:1 on Ground Floor, A Wing, having area 70.00 Sq. Mtr. Built up (as per Agreement) in NAVRATNA CO-OP. HSG. SOCIETY LTD., constructed on the said Plot/Condominium No. 15, Sector No. 8, New Panvel (W), Tal. Panvel, Dist. Raigad** and more particularly described in the Schedule written hereunder.

*Rat*

*Mh*

*Bhargule*



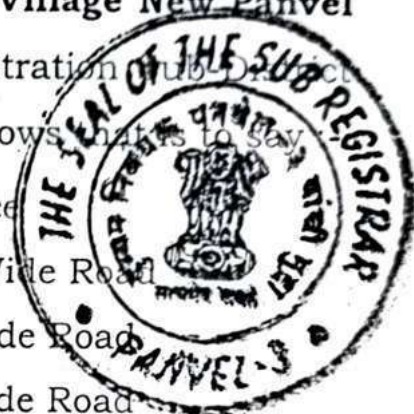
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**THE FIRST SCHEDULE ABOVE REFERRED TO**

ALL THAT piece of parcel of land admeasuring 7140 Sq. Mtr. thereabout being **Plot/Condominium No. 15, Sector No. 8**, of the layout of land situated lying and being **Village New Panvel (W), Tal. Panvel, Dist. Raigad** in the registration Panvel and Dist. Raigad and bounded as follows

- On or towards the North by : Open Space  
 On or towards the South by : 11 Mtrs. Wide Road  
 On or towards the East by : 20 Mtr. Wide Road  
 On or towards the West by : 20 Mtr. Wide Road



**THE SECOND SCHEDULE ABOVE REFERRED TO**

**Apartment No. F Type, Building No. 6, Flat No. 0:1 on Ground Floor, A Wing, having area 70.00 Sq. Mtr. Built up (as per Agreement) in NAVRATNA CO-OP. HSG. SOCIETY LTD., constructed on the said Plot/Condominium No. 15, Sector No. 8, New Panvel (W), Tal. Panvel, Dist. Raigad**

*R. Pale*

*Mhas*

*Bhangule*

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

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SIGNED, SEALED AND DELIVERED  
 BY THE WITHINNAMED "SELLER"  
**SHRI. VIJAY BABANRAO KALE**  
 IN THE PRESENCE OF.....

*Kale*



1. MR. *Bark A.V.R*

2. MR. *Ajan Poyate (A) Poyate*

SIGNED, SEALED AND DELIVERED  
 BY THE WITHINNAMED "PURCHASER"  
**SHRI. VIJAY SURESH PHASE**

*Phase*



21 BHAGYASHRI RAJENDRA CHOUGULE  
 IN THE PRESENCE OF.....

*Chougule*

1. MR. *Bark A.V.R*



2. MR. *(A) Poyate*



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**DEED OF ASSIGNMENT**



FLAT NO F/6/A/0:1 SECTOR - 8, KHANDA COLONY  
 NEW PANVEL (WEST), DIST : RAIGAD  
 SALE PRICE : RS. 6.50.000/-

THIS DEED OF ASSIGNMENT made at New Panvel on this 23/10/2002, day of BETWEEN SHRI PATIL HIRAMAN BHAGWAN .adults, Indian Inhabitant, , Residing at F/6/A/0:1 SECTOR 8 NEW PANVEL (W) hereinafter referred to as "THE ASSIGNOR" (which expression shall mean and include the heirs, executors, and administrators and assigns ) of the ONE PART AND MR. VIJAY BABAN KALE ADULT Indian Inhabitant, , Residing at F/6/A/0:1 SECTOR 8 KHANDA COLONY NEW PANVEL (W) . hereinafter referred to as "THE ASSIGNEE" (which expression shall mean and include his heirs, executors, administrators and assigns) of the OTHER PART.

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*HB Patel*

*Kale*



(2)

WHEREAS the Assignor has purchased from the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the companies Act, 1956 having its registered office at 2<sup>nd</sup> floor, Nirmal, Nirman Point, Bombay - 400 001, hereinafter referred to as 'THE CIDCO' a Flat bearing F/6/A/0:1 SECTOR 8 Khanda Colony, New Panvel (west) Dist. Raigad. (hereinafter referred to as 'THE SAID FLAT') under an Agreement made at New Panvel on the 8<sup>th</sup> day of JUNE 1993 CIDCO and the First Part.

AND WHEREAS the ASSIGNEE has paid to the ASSIGNOR Rs. 385210/- (RUPEES THREE LAKH EIGHTY FIVE THOUSAND TWO HUNDRED TEN ONLY)

AND WHEREAS the CIDCO delivered to The Assignor Vacant possession of the said Flat No .F/6/A/0:1 Sector-8, New Panvel (west) Dist. Raigad in pursuance of the said Agreement Dated 4<sup>th</sup> day of APR. 1995



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*Handwritten signature*

*Handwritten signature*



(4)

he Assignee against all loss and damage occasioned as a result of defect in title or want to title to the said Flat or for any reason the said

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flat is not transferred to the name of the Assignee or the Assignee is made a member of ' NAVRATNA CO.OP. HSG. SOC. LTD. Sector - 8, Plot No. Panvel (W) Dist. Raigad, the First Part referred to in the said Agreement dated the 4<sup>th</sup> DAY OF APR 1995 as a result thereof. The Assignor further agrees and covenants with the Assignee to execute all other documents and/or deeds and to do all acts and things and deeds as may be necessary to complete and make perfect the title of the Assignee to the said Flat.



The Assignee doth covenant with the Assignor and undertakes that the Assignee shall not without the previous permission in writing of the CIDCO let, sublet, sell, transfer, assign or part with his interest or beneficiary of this assignment by way of sale, gift, lease or in any other manner in favour of any person/persons or part with the possession of the said flat.

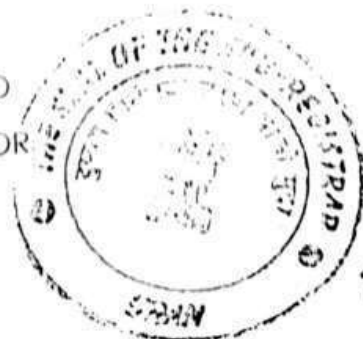
SCHEDULE

ALL THAT piece or parcel of land admeasuring 70 SQ MTRS IN *built up* thereabout being plot No,15 of the layout of land situated lying and being at Village Panvel, Tehsil-Panvel, Dist. Raigad, in the Registration sub District Raigad and bounded as follows that is to say :-

- ON OR TOWARDS THE NORTH BY : A.J.D .CON D
- ON OR TOWARDS THE SOUTH BY : 11 MTR WIDE ROAD
- ON OR TOWARDS THE EAST BY : 11 MTR ROAD
- ON OR TOWARDS THE WEST BY : 20 MTR ROAD

IN WITNESS WHERE OF THE PARTIES HERETO HAVE HEREINTO SET & SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY YEAR FIRST HEREINABOVE WRITTEN

SIGNED, SEALED & DELIVERED  
By the withinnamed ASSIGNOR



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*BB Patil*

*Fale*








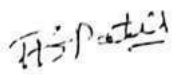
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3:52:01 pm

दस्ता गोपवारा भाग-1

दस्त क्रमांक : 7631/2002

दस्ताचा प्रकार : Conveyance

अनु क्र.	पक्षकाराचे नाव	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	विजय बबनराव काळे	Executant		
	एफ-6/ए/0-1, सेक्टर 8, नवीन पनवेल	सही 	6782-22471	
2	श्री हिरामण भगवान पाटील	Executor		
	एफ-6/ए/0-1, सेक्टर 8, नवीन पनवेल	सही 	6782-22471	

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**CIDCO**

**CITY & INDUSTRIAL DEVELOPMENT CORPN. OF MAHARASHTRA LTD.**

Estate Officer's Office,  
CIDCO Bhavan, 1st floor,  
CBD-Belapur,  
New Bombay-400614.  
Date: 4/4/95

**TAKING OVER POSSESSION BY THE ALLOTTEE**

Type F Apt. No. 6/A/O:2 Sector 8 at Vashi / CBD-Belapur / Panvel / Nerul / Kalambooli / Airoli.

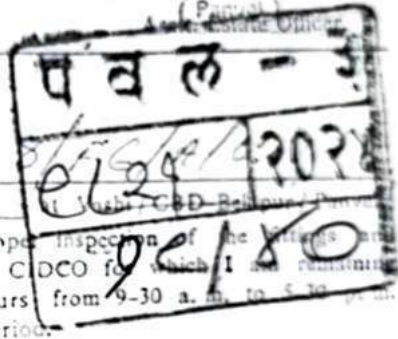
- 1. Date of allotment : 3/1/95
- 2. Name of Hire / Outright Purchaser : Shri. Pankaj H. B.
- 3. Date of execution of Agreement : 4th April 95

*Unpaid*  
*[Signature]*  
Asstt. Estate Officer  
(Panvel)

Civil Maistry

**POSSESSION RECEIPT**

I hereby certify that I have taken over possession of the apartment No. 6/A/O:2 Type F-3 Sector 8 at Vashi / CBD-Belapur / Panvel / Nerul / Kalambooli / Airoli on this day of 4th April 95 after proper inspection of the fittings and fixtures provided therein. The following points are required to be attended to by CIDCO for which I am remaining present myself or through my representative in the apartment during office hours from 9-30 a.m. to 5.30 p.m. I have no claim whatsoever in case of my failing to remain present during the above period.



I am aware that the power supply is not made available as yet for which I am ready to wait till such time electricity is made available by the MSEB.

Before taking over possession, I have verified the fittings, fixtures and amenities in the above apartment according to the items listed and according to plans and specifications enclosed with the agreement. I have also inspected the apartment for defects of incomplete items of work in the apartment and also I have inspected the apartment and I have no complaint of any nature whatsoever and I accept the above said apartment and I have no complaint of any nature whatsoever and I accept the above said apartment and I have no complaint of any nature whatsoever and I accept the above said apartment from CIDCO later on,



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

Name : Shri. Pankaj H. B.  
Apt. No. : 6/A/O:2

- Copy to i) Maharashtra State Electricity Board
- ii) Maharashtra Water Supply & Sewerage Board



# CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Marketing Section (DRS-87)

CIDCO Bhavan, CBD, New Bombay - 400 614

Ref. No. CIDCO/MM/DRS-87/OP /90427



Date: 3/1/95

PRIORITY - III

Shri H. B. Patil,  
Bldg. No. 108, R.No. 9,  
2nd floor, Godrej colony,  
Vikhroli (East), Bombay-400 079.

Sr. Madam,

Sub: Allotment of Tenement on Outright Purchase Terms booked under DRS-87 Scheme  
Ref: Your Application No. 90427

We are pleased to inform you that the below mentioned tenement is allotted to you at the location as desired by you in the computerised draw. This draw was supervised by a committee of observers including representative of allottees as independent observers who were invited for the purpose.

### DETAILS OF TENEMENT ALLOTTED TO YOU IN THE COMPUTERISED DRAW HELD ON -

- 1) Location : **New Panvel**      2) Sector No. : **B**  
4) Building No. : **F-6**      5) Wing No./Floor : **A/0**

3) Type <b>प व ल - ३</b>
6) Tenement No. <b>1 - ३</b>
<b>२०१४</b>
Amount (Rs.) <b>२०/१०</b> 365210.00

You are advised to make following payments.

#### (A) PRICE

	Area M <sup>2</sup>	Rate per M <sup>2</sup>	Amount (Rs.)
i) Tenement	70.00	5503.00	365210.00
ii) Attached terrace (if any)			
iii) Roof terrace (if any)			
iv) Open plot (if any)			

Sub total (A) 365210.00

#### (B) AMOUNT PAID

Registration charges & accrued interest @ 14% compounded

#### (C) NET AMOUNT PAYABLE (A-B)

#### (D) MISCELLANEOUS CHARGES

i) MSEB connection charges	12664.00
ii) Share Money	500.00
iii) Documentation charges	1100.00
iv) Water connection charges including three phase power supply to common water pump	
Sub total (D)	15524.00

Sub total (D) 15524.00

Note :- The previous allotment letter dt. 5/9/94 is hereby cancelled.

Yours faithfully

Marketing Manager

NOTE: OTHER TERMS AND CONDITIONS ARE ENCLOSED IN ANNEXURE



028650017813

MR. V. V. BABANSAO KALE

REAR SECTION-8, NEW PANVEL, W.S. - 410206

देयक दिनांक: 09/05/17  
देयक रकम रु: 20010.00  
देयक दिनांक: 29/05/17  
अंतिम तारखे नंतर भरल्यास: 20080.00

2859AALAMBOLI SON / PANVEL URBAN DIVISION

सुट्टी वरस 2-Phase

वेळी: 1

220/1060/1960 4569039

290 1 KW

परचटा दिनांक: 28/04/95

01/05/17

भागील रिडिंग दिनांक: 31/03/17

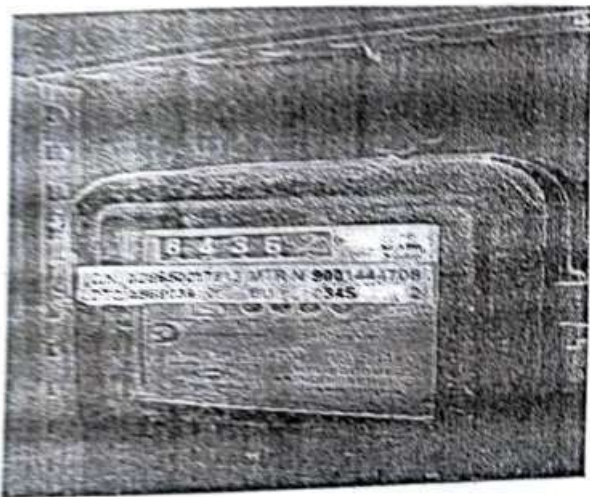


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भागील बीज व्यापार

महिना	यनिट
APR-17	356
MAR-17	277
FEB-17	261
JAN-17	299
DEC-16	269
NOV-16	412
OCT-16	356
SEP-16	447
AUG-16	424
JUL-16	837
JUN-16	774

मध्यवर्ती तक्रार निवारण केंद्र 24 X 7  
1800-233-3835, 1800-200-3433, 19120  
For Billing Complaint Contact: VIG  
SECTOR-17 WASHI Phone No: 27894730  
कोणत्याही तक्रार, तक्रार करू नये. (DO NOT  
COMPLAIN) BHAIRAV BHANDAR P. Ph: 27894730

एल 29 2017  
29/50



विशेष संदेश

महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि. वरून देण्यात येणाऱ्या वीज खंडित वाहकांसाठी 1.03 महिन्यांचे देयक / घटक देण्यात येईल.

महावितरणच्या कायमस्वरूपी बीज खंडित वाहकांसाठी  
**नवप्रकाश योजना**  
व्याज व विलंब आकारात माफी योजना  
योजनेत सहभागी व्हा आणि  
कायमस्वरूपी खंडित बीजपुरवठा पुन्हा जोडून घ्या

- कृषीपंप वाहकही योजनेत सहभागी होऊ शकतात.
- 31 जानेवारी 2017 पर्यंत मूळ थकबाकी भरा आणि व्याज व विलंब आकारात 900% सूट मिळवा
- योजनेच्या फेब्रुवारी ते एप्रिल 2017 ह्या तीन महिन्यांत मूळ थकबाकी 24% व्याजासह भरा. विलंब आकारात 900% आणि व्याजात 94% सूट मिळवा.



नवप्रकाश योजनेचा लाभ घेण्यासाठी महावितरणचे संकेतस्थळ [www.mahadiscom.in](http://www.mahadiscom.in) पहा अथवा नजीकच्या कार्यालयाशी संपर्क साधा.

विलंब देयक	विलंब यनिट	वाहक क्रमांक:	028650017813	पी.सी. 2 दर: 90	या तारखे पर्यंत भरल्यास	18/05/17	19970.00
विलंब देयक	विलंब यनिट	वाहक क्रमांक:	028650017813	पी.सी. 2 दर: 90	या तारखे नंतर भरल्यास	29/05/17	20080.00

विलंब देयक	विलंब यनिट	वाहक क्रमांक:	028650017813	पी.सी. 2 दर: 90	या तारखे पर्यंत भरल्यास	18/05/17	19970.00
विलंब देयक	विलंब यनिट	वाहक क्रमांक:	028650017813	पी.सी. 2 दर: 90	या तारखे नंतर भरल्यास	29/05/17	20080.00

PAY BY DD/CASH NO CHEQUES डिस्ट्री क. 4569039  
विलंब देयक 0345 वाहक क्रमांक 028650017813 पी.सी. 2 दर: 90  
03450018650017813290520170000200100070101805170040





पत्र

# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय  
'त्रिभुज', दुसरा मजला, नरीमन पॉईंट,  
मुंबई - ४०० ०२१  
दूरध्वनी : २०२ २४८९ / २०२ २४९० / २०२ २४९१  
फॅक्स : ००-११-२२-२०२ २४०९

भाषण कार्यालय :  
'सिडको' भवन, सी.बी.डी., बलापूर,  
नवी मुंबई - ४०० ६१४  
दूरध्वनी : ११४९ ९२४९ (९ लाईन्स)  
फॅक्स : ००-११-२२-१४९ ९०६६

संदर्भ क्र. CIDCO/EMS/AEO(PNL)/2002/ 3351

दिनांक 23/10/2002

To,  
The Secretary,  
M/S. Navratna Co.Op.Hsg.Soc.Ltd.,  
Bldg.No.F-1 to F-9, Sector-8,  
New Panvel.

प व ल - ३	
EL24	2024
29/10	

Sub : Extension for Registration of  
Deed of Assignment in respect of  
Apt.No.F-6/A/0:1, Sector-8, New Panvel.

Ref : This Office Permission letter  
No.CIDCO/EMS/AEO(PNL)/2002/2903 dt.18/7/2002

Sir,

Please refer to your application dated 02/10/2002.

The Corporation is pleased to grant extension of time limit upto 31/10/2002 for registration of the Deed of Assignment with your Sellet. Please note that the declared price will revised before registration of the Deed you will be liable to pay the differential transfer tax as may be determined by our Corporation.

You are therefore requested to execute register the Deed of Assignment before 31/10/2002 and furnish the Certified true copy immediatly. The other terms and conditions in Corporation our aforesaid previous letter will remain unchanged.



Thank you

उ र ण	2002
0837	2002
98/10	

Yours faithfully,  
Asstt. Estate Officer,  
New Panvel.





समुदाय क्र. ४९

विषय क्र. २०२४/२०२४-२४/२४ (२४) व २४(२) व २४

**पनवेल महानगरपालिका, पनवेल**

कराची पावती/अधिक वर्ष २०२४-२०२५)



Scan with QR Scanner  
Do not use QR App

Payment Mode-Online

पालमता क्र: 01-53

प व ल - ३  
२६/४०

प.स. २०२४/२०२४-२४/२४  
म.स. क्र. २०२४/२०२४-२४/२४

गोठ: पश्चिम पनवेल पश्चिम

गोठ-सोपट्टर: N/W-8

प.स. क्र. २०२४/२४

प्लॉट क्र. ६४

प.स. क्र. २०२४/२४

शहरक: विजय वी काळे

प.स. क्र. २०२४/२४

प.स. क्र. २०२४/२४, प.स. क्र. २०२४/२४, नगरक को-ऑपरेटिव्ह हाऊसिंग सोसायटी, प्लॉट क्र. ६४, सोपट्टर क्र. ८

मजबूत कर: २०२४/२४, मजबूत कर: २०२४/२४ या वर्षाकरिता करापोटी रक्कम रु ५०,१०५.००

प.स. क्र. २०२४/२४, प.स. क्र. २०२४/२४ रुक बालीय दस्तऐविलया तपशील प्रमाणे वसुली प्राप्त झाली.

प.स. क्र. २०२४/२४, प.स. क्र. २०२४/२४

क्र.सं.	कराचे नाव	धक्याची वसुली रु.	घालू वसुली रु.	एकूण रु.
१	सामान्य कर (म.स. क्र. २०२४/२४)	१७७३८	२८०५	२०५४३
२	सुट्टा कर	१६५८	२२२	१८८०
३	सुट्टा कर	१६५८	२२२	१८८०
४	अडोवण कर	८२५	११०	९३५
५	सवो लाभ कर	८२५	११०	९३५
६	मिसेज मिसेज कर	८२५	११०	९३५
७	मलनिस्तारण कर	२४८३	३३२	२८१५
८	वट कर	८२५	११०	९३५
९	महा. शिक्षण उपकर	४९६५	६६२	५६२७
१०	रोजगार हमी कर			
११	मलनिस्तारण लाभ कर	८२५	११०	९३५
१२	शास्ती	१२८६४		१२८६४
१३	शास्ती अंश	४५४९९	४७९०	५०२८९
१४	शास्तीअभय योजनेअंतर्गत			
१५	मनपा ठरावा अंतर्गत सूट		१७६	१७६
१६	शास्ती/मिसेजला नंतर एकूण भर	४५४९९	४६९४	५०१९३
१७	मोठी ईमारत कर			
१८	अनधिकृत बांध काम शास्ती			
१९	दिसहॉतर घनादेशावरील वंड			
२०	अग्रिम रक्कम /इतर कर			
२१	अग्रिम रक्कम नंतर एकूण भरणा	४५४९९	४६९४	५०१९३
२२	मागणी नोटीस फी			
२३	वॉरंट फी			
२४	वॉरंट फी नंतर एकूण भरणा	४५४९९	४६९४	५०१९३



\* सरत पावती ही म.स. क्र. २६(अ) अन्वये अनाधिकृत बांधकामाच्या शास्तीय अर्थाने वास्तुन देण्यात येत आहे  
 \* सरत पावती अथवा कराची आकारणी मधील नावाची नोंद ही मागण्या शारक अथवा मालकी संबंधातील पुरावा अथवा सरत वस्तुन प्राप्त धरण्यात येऊ नये केवळ कर आकारणी वसुली पूर्व मर्यादित आहे  
 \* मजबूत कर आकारणेचीपत्रव्यवहारेचे नाव हे आचार्य विभव १५ अन्वये केवळ कर वसुली करिता मर्यादित वस्तुन प्राप्त मालकी हक्का संबंधातील पुरावा अथवा सरत वस्तुन प्राप्त धरणा किंवा नाही  
 \* मजबूत कर आकारणेचीपत्रव्यवहारेचे नाव हे आचार्य विभव १५ अन्वये केवळ कर वसुली करिता मर्यादित वस्तुन प्राप्त मालकी हक्का संबंधातील पुरावा अथवा सरत वस्तुन प्राप्त धरणा किंवा नाही  
 \* मजबूत कर आकारणेचीपत्रव्यवहारेचे नाव हे आचार्य विभव १५ अन्वये केवळ कर वसुली करिता मर्यादित वस्तुन प्राप्त मालकी हक्का संबंधातील पुरावा अथवा सरत वस्तुन प्राप्त धरणा किंवा नाही  
 \* मजबूत कर आकारणेचीपत्रव्यवहारेचे नाव हे आचार्य विभव १५ अन्वये केवळ कर वसुली करिता मर्यादित वस्तुन प्राप्त मालकी हक्का संबंधातील पुरावा अथवा सरत वस्तुन प्राप्त धरणा किंवा नाही



398/9821

मंगळवार, 21 मे 2024 12:40 म.नं.

दस्त गोषवारा भाग-1

पवल3

30/80

दस्त क्रमांक: 9821/2024

दस्त क्रमांक: पवल3 /9821/2024

बाजार मुल्य: रु. 56,31,640/-

मोबदला: रु. 49,90,000/-

भरलेले मुद्रांक शुल्क: रु.3,94,300/-

दु. नि. सह. दु. नि. पवल3 यांचे कार्यालयात

पावती:10821

पावती दिनांक: 21/05/2024

अ. क्रं. 9821 वर दि.21-05-2024

सादरकरणाराचे नाव: विजय सुरेश फामे - -

रोजी 12:38 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण: 30800.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Panvel 3

Sub Registrar Panvel 3

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 21 / 05 / 2024 12 : 38 : 35 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 21 / 05 / 2024 12 : 39 : 31 PM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेली कागदपत्रे  
कुळमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट  
आढळून आल्यास याची संपूर्ण जबाबदारी  
दस्त निष्पादकाची राहिल

Kale  
लिहून देणार

Kale

Kale  
लिहून घेणार

Brougule



21/05/2024 12:43:46 PM

दस्तावेज क्रमांक पत्रांक 3,9821/2024

दस्तावेज प्रकार - करारनामा

पक्षकाराचे नाव व पत्ता

नाम विजय बबनराव काळे - -

पत्ता प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: मु. एक6/ए-1, नवखड  
को ऑप ही मो सि , सेक्टर 8, खांदा कॉलनी, नविन पनवेल(प),  
ता.पनवेल जि.रायगड 410206, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र,  
राईगार ( - )

पत्रांक ACBPK7310A

नाम विजय सुरेश फामे - -

पत्ता प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: सदनिका नं. 908,  
बाबाजी अक्केन्दु, प्लॉट नं. 30, सेक्टर 36, कामोठे, ता. पनवेल,  
जि.रायगड 410206, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र,  
राईगार ( - )

पत्रांक ATTPP1939M

नाम भाग्यश्री राजेंद्र चौगुले - -

पत्ता प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: सदनिका नं. 903,  
बाबाजी अक्केन्दु, प्लॉट नं. 30, सेक्टर 36, कामोठे, ता. पनवेल,  
जि.रायगड 410206, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र,  
राईगार ( - )

पत्रांक AYUPC3760D

पक्षकाराचा प्रकार

विद्वान देणार

वय - 53

स्वाधारी

विद्वान देणार

वय - 39

स्वाधारी

विद्वान देणार

वय - 33

स्वाधारी

छायाचित्र



उत्तरा इत्यर्थित



*Handwritten signature/initials*

*Handwritten signature/initials*

*Handwritten signature/initials*

दस्तावेज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
21/05/2024 12:42:34 PM

दस्तावेज अने निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

पक्षकाराचे नाव व पत्ता

नाम भाग्यश्री राजेंद्र चौगुले - -

वय 53

पत्ता सेक्टर 14, नवीन पनवेल  
जि.रायगड 410206

नाम अजय रायते - -

वय 26

पत्ता सेक्टर 7, खांदा कॉलनी  
जि.रायगड 410206

स्वाधारी

स्वाधारी

छायाचित्र



उत्तरा इत्यर्थित



21/05/2024 12:43:16 PM



Buyer	Type	Verification no/Vendor	GRN/Licence	Amount	Deface Number	Deface Date
VIJAY FRESH HOUSE	eChallan	69103332024033113278	MH018581270202324E	394300.00	SD 0001283019202425	21/05/2024



**CIDCO**

**CIDCO INDUSTRIAL DEVELOPMENT CORPN. OF MAHARASHTRA LTD.**

Estate Officer's Office,  
CIDCO Bhavan, 1st floor,  
CBD-Belapur,  
New Bombay-400614.  
Date: 4/4/95

**TAKING OVER POSSESSION BY THE ALLOTTEE**

Type 1 Apt. No. 6/A/0:1 Sector 8 at Vashi/CBD-Belapur/Panvel  
New/Kalamoli/Airoli.

- 1. Date allotment : 3/1/95
- 2. Name of Hire/Outright Purchaser : Shri. Patel H B.
- 3. Date of execution of Agreement : 4th April 95

Civil Maistry

V.S.  
Asstt. Estate Officer  
(Panvel)  
Asstt. Estate Officer.

**POSSESSION RECEIPT**

I hereby certify that I have taken over possession of the apartment No. 8/F.6/A/0:1  
Type 6 Sector 8 at Vashi/CBD-Belapur/Panvel  
New/Kalamoli/Airoli on this day of 4th April 95 after proper inspection of the fittings and fixtures provided therein. The following points are required to be attended to by CIDCO for which I am remaining present myself or through my representative in the apartment during office hours from 9-30 a. m. to 5-30 p. m. I have no claim whatsoever in case of my failing to remain present during the above period.

I am aware that the power supply is not made available as yet for which I am ready to wait till such time electricity is made available by the MSEB.

Before taking over possession, 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 and there are no defects of incomplete items of work in the apartment and also I have inspected the apartment and satisfied myself. I accept the above said apartment and I have no complaint of any nature whatsoever and I would not claim another apartment from CIDCO later on.

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

H B Patel  
(Signature of allottee)  
Name : Shri. Patel H B.  
Apt. No. : 8/F.6/A/0:1  
New Panvel

Copy to i) Maharashtra State Electricity Board  
ii) Maharashtra Water Supply & Sewerage Board

(B1)

**CIDCO**

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.**

Office of Estate Management Section,  
CIDCO Site Office, Sector-1/S,  
Panvel, Navi Mumbai - 400 706.

CIDCO / EMS / AEO / PANVEL / 2002 / 2903

Date : 18/7/2002

To,

The Secretary,

M/S. Navratna Co.Op.Hsg.Soc.Ltd.,

Bldg.No.F-1 to F-9, Sector-8,

New Panvel (W).

Sub.: Transfer of Apt. No. F-6/A/0:1, Sector-8  
New Panvel (W)

Sir,

Please refer to your letter dated 11/7/2002

Our Corporation is pleased to permit your society to allow  
Shri/Smt. Patil Hiranman Bhagwan. a member of your society  
to transfer to Shri./Smt. Vijay Babanrao Kale. his share and  
a rights to occupy the flat No. F-6/A/0:1, Sec-8 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. Patil Hiranman Bhagwan.  
for our record within 3 months i.e. date 17/10/2002 from the date of receipt of this  
letter.

Thanking you,

*Patil*

Yours faithfully,

*[Signature]*  
ASSTT. ESTATE OFFICER  
(PANVEL)

*OK*

*165*



**मिडको**

**नगर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित**

पंजीकृत कार्यालय :  
दुसरा मजला, नरीमन पॉईंट,  
मुंबई - ४०० ०२९  
दूरध्वनी : २०२ २४८९ / २०२ २४२० / २०२ २५४९  
फॅक्स : ००-९१-२२-२०२ २५०९

मुख्य कार्यालय :  
'मिडको' भवन, सी.बी.डी., बेलापूर,  
नवी मुंबई - ४०० ६१४  
दूरध्वनी : ७१४९ १२५१ (९ लाईन्स)  
फॅक्स : ००-९१-२२-७१४९ १०६६

संदर्भ क्र : CIDCO/EMS/AEO (PNL)/2002/ 3351

दिनांक : 23/10/2002

To,  
The Secretary,  
M/S. Navratna Co.Op.Hsg.Soc.Ltd.,  
Bldg.No.F-1 to F-9, Sector-8,  
New Panvel.

Sub : Extension for Registration of  
Deed of Assignment in respect of  
Apt.No.F-6/A/0:1, Sector-8, New Panvel.

Ref : This Office Permission letter  
No.CIDCO/EMS/AEO(PNL)/2002/2903 dt.18/7/2002

Sir,

Please refer to your application dated 23/10/2002.

The Corporation is pleased to grant you the extension of time limit upto 31/10/2002 for registration of the document Deed of Assignment with your Seller. Please note that in case the declared price will revised before registration of the Deed you will be liable to pay the differential transfer charges as may be determined by our Corporation.

You are therefore requested to execute register the Deed of Assignment before 31/10/2002 and furnish the Certified true copy immediatly. The other terms and conditions in Corporation our aforesaid previous letter will remain unchanged.

Thanking you,

Yours faithfully,

c.c.to :  
Shri. Vijay B. Kale,  
F-6/A/0:1, Sector-8,  
New Panvel.

Assst. Estate Officer,  
New Panvel.

178

Recd  
[Signature]

[Signature]

219/c



**CIDCO**

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.**

Office of the Assistant Estate Officer  
CIDCO Site Office, Sector-1/S,  
Panvel, Navi Mumbai - 400 706.

Ref. No. CIDCO / EMS / AEO / PANVEL / 200 2/3406

Date : 8/11/2002

To,  
The Secretary,  
M/S. Navratna Co.Op.Hsg.Soc.Ltd..  
Bldg.No.F-1 to F-9, Sector-8  
New Panvel.

Sub. : Transfer of Apt. No. F-6/A/0:1, Sector-8  
New Panvel.

Ref. : Your letter dated 7/11/2002

Sir,

The action taken by your society in transferring the share and membership of Shri./ Smt. Patil Hiranman Bhagwan. in respect of Apartment No. F-6/A/0:1, Sector-8, N.P. to Shri./Smt. Vijay Babanrao Kale. is noted in our records for the purpose of administration of the said flat.

Thanking you,

Yours faithfully,

ASSTT. ESTATE OFFICER  
(PANVEL)

- C.C. to -
- 1) A.A.O. (EMS)
- 2) M.S.E.B.





24 MAR 1995

सिरी नं. ८ २४६

क्रमांक  
प्रधान मुद्रांक कार्यालय, मुंबई

दिनांक

कर्तव्यी श्री भीमसेनी Hiraman B. Patil

यांना न्यायेतर मुद्रांक

चा विकार

मार्गिक विकल्प  
श्री. म. सोनवणे

Agre

\_\_\_\_\_ ३०/३६६

Shri. \_\_\_\_\_ Patil. H. B.

Asstt. Estate Officer  
(Panel)

H. B. Patil

103



INDIA NON JUDICIAL

₹ 5000

RS 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

खरका नं. 216

क्रमांक

प्रधान मुद्रांक कार्यालय, मुंबई

20 MAR 1995

दिनांक

बर्षी श्री श्रीमती (Hiraman B. Patil)

श्रीमती न्यायेतर मुद्रांक

चा विकला.

Handwritten signature

मुद्रांक निदेश  
श्री. व. सोनवणे

Agree

Buy/Sell

Shri. Patil H. B.

Asstt. Estate Officer  
(Panvel)

H. B. Patil

105



1000Rs. 10/11



20 MAR 1995

217

लक्ष्मी क. ल.  
 बयान  
 प्रमाण : मुक. कार्यालय मुंबई  
 दिनांक Hiraman B. Patel  
 कर्तव्यी श्री श्रीमती \_\_\_\_\_  
 \_\_\_\_\_ कोटा म्याबेकर मुंबई  
 \_\_\_\_\_ व. दिनांक \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Agre

~~\_\_\_\_\_~~ / Sell

Shri/ Patel H B

H. Patel

Asst. Estate Officer  
(Patron)

107





२१९

20 MAR 1995

सिद्धता क्र. ६

क्रमांक

प्रधान मुद्रांक कार्यालय, ~~दिल्ली~~

दिनांक

वर्ष/मा/दिनांक

Hiraman B. Patel

गोला न्यायेतर मुद्रांक

या विकला.

४५

मुद्रांक विक्रेता ०

स. व. सोनवणे

I agree

Patel/Sol

Shri/Sr. Patel H. B.

H. B. Patel

Asstt. Estate Offices  
(Parvat)

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## AGREEMENT OF SALE

THIS AGREEMENT made at New Panvel New Bombay, this 4th day of April One Thousand Nine Hundred Ninety Five between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1966 having its registered office at "Nirmal", 2nd floor, Nariman Point, Bombay-400 021, hereinafter referred to as "The Corporation" (which expression shall, unless it be repugnant to the context or meaning thereof include its successors and assigns) of the One Part AND

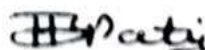
Shri. Patel Hiramani Bhaywan  
Bldg No. 108, R. No. 9,  
2nd floor, Godrej Colony,  
Vekrol (East),  
Bombay - 079. Indian Inhabitant.

HEREINAFTER REFERRED to as "The Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof include his/her heirs, executors, administrators and permitted assigns) of the other part :

WHEREAS

1. The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of New Bombay by the Government of Maharashtra in exercise of its powers under sub section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the MRTP Act").

  
Asst. Estate Officer  
(Panvel).

  
Patel

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2. The State Government is, pursuant to Section 113A of the MRTP Act, is acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
3. The Corporation has constructed on one of such lands building of ground and <sup>Two</sup> upper floors, such building, comprising of flats and being designated as <sup>F</sup> type building.
4. The Purchaser has before applying to the Corporation for purchase of flat in the said buildings made requisition for inspection from the Corporation and the Corporation has given inspection to the Purchaser of the original building plans and its specifications which the Purchaser doth hereby confirm and which has been duly approved by the Corporation.
5. The Certificate of title and Deeds as disclosed by the Corporation pertaining to the said land have been inspected by the Purchaser.
6. The Corporation has decided that the said flat should be sold on what is known as "ownership basis" with the condition that the allottees of the flats in the said buildings shall form themselves constitute into Co-operative Housing Societies, duly registered under the provisions of the Maharashtra Co-operative Societies Act 1960 after payment by them in full to the Corporation of the sale price of the flats allotted to them and all other money payable by them under their respective Agreements for sale with the Corporation and that the Corporation would thereafter grant to such Co-operative Societies a Lease of land on which the said building is constructed together with the said land and more particularly described in the Schedule hereunder written for a period of sixty years on the nominal rent of Rupees One Hundred per year.
7. The Corporation has disclosed to the Purchaser the nature of fixtures, fittings and amenities provided for in the said building.
8. A draft of the Lease Deed annexed hereto be executed with the Co-operative housing Societies, on its formation by the allottees of the said flats has been shown to the Purchaser for inspection and the Purchaser doth hereby confirm to have inspected and approved to their satisfaction.
9. The Purchaser has agreed to purchase from the Corporation on what is known as "Ownership Basis" a flat No. 08/F-6/A/0.7 at or for the total price of Rs. 3,85,210/- (Rupees Three Lakhs Eighty five thousand Two hundred and ten only) upon the subject to the terms and conditions hereinafter contained and also upon subject to the terms and conditions of the Lease of the said land and building to be granted by the Corporation to the Co-operative Housing Society, as aforesaid.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as

follows :

The Purchaser has prior to the execution of this Agreement satisfied himself about the title of the Corporation to the said land and the Purchaser shall not be entitled further to investigate the title of the Corporation to the said land and no requisition or

*HB Nair*

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objection shall be made or raised by the Purchaser on any issue relating thereto and arising therefrom.

2. The Corporation agrees to sell and the Purchaser agrees to purchase flat bearing No. 7 on 9<sup>th</sup> floor of building No. F-6 in the said building (hereinafter referred to as "the said flat") admeasuring 70.00 sq.mtrs. or thereabouts as per the Plan and specifications seen and approved by him, copy whereof is hereto annexed marked "Annexure A" at or for the price of Rs. 385,210/- (Rupees Three Lakh Eight Five Thousand Two hundred ten only) which shall be paid by the Purchaser in the following manner, that is to say :

a) The payment of Rs. 19,124/- including the payment of Registration charges of Rs. 4,000/- shall be paid before the execution of this Agreement which the Purchaser has paid, the receipt whereof the Corporation doth hereby acknowledge.

b) The payment of Rs. 371,586/- towards the balance of the sale price shall be made in the manner and by the instalments specified below:-

(i) Rs. 1,85,793/- on or before 20/10/99, 26/12/99 by the Bank Draft to be drawn in the name of CIDCO Ltd. payable at New Bombay.

(ii) Rs. 1,85,793/- on or before 10/1, 3/2, by the Bank Draft to be drawn in the name of CIDCO Ltd. payable at New Bombay.

3. In the event of default by the Hire Purchaser in payment of any of the instalments of the balance of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) on their respective due dates as hereinbefore mentioned, (time being of the essence of the contract), the Corporation shall be at Liberty to terminate this Agreement in which event the registration charges paid by the Purchaser shall stand forfeited to the Corporation. The Corporation may however, on such termination, refund to the Purchaser the instalments of part payments if any, which may have till then been made by the Purchaser to the Corporation, but without any further amount by way interest or otherwise, and on the Corporation terminating this Agreement under this clause it shall be at liberty to sell the said flat to any other persons, the Purchaser shall not be entitled to question or dispute such sale on any ground whatsoever or to claim any amount whatsoever from the Corporation.

4. Without prejudice to other rights of the Corporation under this Agreement and /or law, the time being in force Purchaser shall be liable to pay to the Corporation interest at the rate of 21% per annum on all amounts becoming due and payable by the Purchaser under this Agreement if such amount remains unpaid for seven days or more after becoming due, upto period of 6 months and thereafter the interest will be payable at the rate of 25% per annum on such amount.

5. Possession of the said flat shall be delivered to the Purchaser on the date of the execution of this Agreement. The Purchaser hereby confirms to have received the possession of the said flat.

Asst. Estate Officer  
(Punjab)

H B Patil

(108)



6. Upon possession of the side flat being delivered to the Purchaser, he shall be entitled to the use and occupation of the said flat for the residence of himself and his family and he shall thereafter have no claim against the Corporation in respect of any item of work in the said flat or building which may be alleged not to have been carried out or completed.
7. The Corporation shall have the right until the execution of the Lease in favour of the said Co-operative Housing Society when formed to make additions or alterations to the said building (but not so as to adversely affect the said flat or its user). The terrace of the top floor of the building including the parapet walls, thereof shall, until the transfer of the property to the Co-operative Housing Society as aforesaid, always be the property of the Corporation, and this Agreement and all other Agreements for sale with the other Purchasers of flats in the said building shall be subject to the aforesaid rights of the Corporation which shall be entitled to use the terrace including the parapet walls for any purpose and the Purchaser shall not be entitled to raise any objection on the ground of inconvenience, nuisance or any other ground whatsoever.
8. The Purchaser shall have no claim to any portion of the said land and building save and except in respect of the said flat nor shall he have claim or right of any nature whatsoever over any open space, lobbies, staircases, common terraces, which will remain the property of the Corporation until the said land and building are absolutely transferred to the said Co-operative Housing Society, when formed, but subject to the right of the Corporation as mentioned in 'clause 7' hereof.
9. The Purchaser shall be liable to bear and pay his proportionate share of all property taxes and charges for electricity meter and other service and all other out-goings and his share in common expenses payable in respect of the said flat and referred to in 'clause 10' hereof.
10. The Purchaser agrees and binds himself to pay regularly every month, by the fifth of each month to the Corporation, until the Lease has been executed by the Corporation in favour of the Co-operative Housing Society, and thereafter to the said Co-operative Housing Society, his proportionate share that may be specified by the Corporation and/or the said co-operative society of (a) insurance premium, (b) all service charges, Municipal taxes and other rates taxes charges and out-goings that may from time to time be levied against the land and /or building, including water taxes and water charges, (c) out-goings for the the maintenance repair and management of the said building, open areas, compound walls, common facilities, services and utilities and other outgoings and collection charges incurred in connection with the said flat and/or the said building and also his proportionate shares of the ground rent payable to the Corporation. The Purchaser shall deposit and keep deposited with the Corporation, before taking possession of said flat, a sum of Rs ..... as deposit towards the aforesaid expenses and outgoing.

The said sum shall not carry any interest and will remain with the Corporation until the said Lease is executed between the Corporation and the Co-operative Housing Society and thereafter the said deposit shall be transferred and paid over to the said Co-operative Housing Society for being held in deposit.

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*[Signature]*  
Estate Officer

*[Signature]*



11. In the event of any amount by way of premium of the State Government or betterment charges or development tax or payment of a similar nature becoming payable by the Corporation in respect of the said land and/or building the same shall be reimbursed by the Purchaser to the Corporation in proportion of the areas of the said flat to the total area of all flats and in determining such amount the decision of the Corporation shall be conclusive and binding upon the Purchaser.
12. (a) The Purchaser shall obtain electricity connection after completion necessary formalities. The Purchaser shall pay to the Maharashtra State Electricity Board connection charges and electric energy charges for the electricity consumed in respect of the said flat as recorded by the meter separately attached to the said flat.
- (b) The Purchaser shall make if necessary an application to the concerned authority after completion of necessary formalities. The Purchaser shall pay to the said Corporation water charges as may be apportioned and determined in respect of the said flat by the Corporation. The Purchaser agrees and declares that such apportionment or determination of water charges by the Corporation shall be final and conclusive and binding on him.
13. The Purchaser shall not without the previous permission in writing of the Corporation, let, sub-let, sell, transfer assign or part with his interest in or beneficiary of this Agreement by way of sale, Gift, Lease or in any other manner in favour of any person or persons or part with the possession. The Corporation may grant such permission to the Purchaser subject to such terms and conditions as may be specified by the Corporation from time to time including the condition for payment of additional price and in accordance with terms, conditions, covenants contained in respect of the Lease Deed to be granted by the Corporation to the Society of the Purchasers. The Purchaser hereby agrees to observe all the terms, conditions, covenants contained in the Lease Deed to be executed in between the Corporation & the Society of the Purchaser to be formed, the draft of which has been inspected by the Purchaser.
14. On delivery of the possession of the said flat, the Purchaser shall insure and keep insured the said flat against loss or damage by fire for such value as may be required by the Corporation in joint names of the Corporation and the Purchaser with such Insurance Company as the Corporation shall determine and whenever is required to produce to the Corporation the policy or policies of such Insurance and the Receipt of the payment of the last premium for the same and in the event, of the said flat being damaged or destroyed by fire, as soon as reasonability practicable, lay out the insurance money in the repair, re-building or reinstatement of the said flat.
15. The Purchaser alongwith other Purchasers of flats, shall join in forming and registering Housing Society under the provisions of the Maharashtra Co-operative Housing Societies Act 1960. On the registration of Co-operative Housing Society, the right of the Purchaser of the flat under this Agreement shall be recognised and regulated under the bye-laws of the said co-operative housing society. The Purchaser hereby agrees and further undertakes that he will join and co-operate with the owners of the other flats in the said building and the Corporation in forming a Co-operative Housing Society and getting it duly registered under the Maharashtra Co-operative Societies Act, 1960, and for that purpose, will from time to time sign and execute all application and other papers and documents as may be required for the formation and registration of the Society.

Asstt. P. S.

H. B. D.

12/10



16. The Purchaser shall sign all papers and documents and all other acts and things as the Corporation may require him to do or obtain to do from time to time for safeguarding the interest of the Corporation and the purchasers of other flats in the said building.
17. The Corporation agrees and binds itself that on the Purchasers of all the flats paying in full their respective dues payable to the Corporation and complies with all the terms and conditions of their respective Agreement with the Corporation and after the Co-operative Housing Society is registered, the Corporation will execute in favour of the society a lease of the said land and building for a term of sixty years at a nominal rent of Rupees one hundred per annum, as per draft annexed hereto read and approved by the Purchaser.
18. The Purchaser shall keep the said flat and all walls and partition walls, drain pipes, and appurtenances thereto in good habitable and carry on repair and to upkeep condition and in particularly so as to support, shelter and protect and parts of the building other than his flat and shall not make any additions or alterations to the said flat or any part thereof without prior permission of the Corporation in writing.
19. Nothing contained in this Agreement shall be construed or intended or deemed to be a grant, demise or assignment in law of the said flat to the Purchaser so as to create or confer in favour of or upon the Purchaser of any interest of property in the said land or the said flat.
- 19 (a) The Purchaser shall not appoint any person as his/her agent by a power of attorney or otherwise for the purpose of this Agreement except his/her spouse, father, mother, brother, sister or major child.
20. The Purchaser shall from the date of possession maintain at his own cost the said flat in good habitable repair and condition and shall not do or suffer to be done anything in or to the said flat which may be against the rules of bye laws of the Corporation or Municipal or local or any other public body authority is in force or which may be destructive of or injurious to the said flat or be a nuisance or annoyance to the inhabitants/residents of the same neighbourhood nor shall Purchaser effect any additions alterations in or to the said flat or any part thereof.
21. If the Purchaser commits breach of any of the terms, conditions and stipulation of this Agreement, the Corporation shall be at liberty to determine this Agreement by giving 30 days notice to the Purchaser. On the expiry of such notice, the Corporation shall re-enter on the said flat or any part thereof in the name of the whole and to quietly possess and enjoy the said flat free from any right, claim or interest of the Purchaser and without any interruption or disturbance whatsoever by the Purchaser but without prejudice to the Corporation's any other rights in respect of such breach or breaches.
22. On the expiry of the notice referred to in the foregoing clause, this Agreement shall stand determined. Upon the determination of this Agreement for any reason whatsoever, all the instalments paid by the Purchaser till then including the initial payments made by him as stated hereinbefore shall be appropriated by the Corporation as compensation for use and occupation of the said house by the Purchaser till the date of such determination and, the Purchaser shall not then be entitled to claim refund of the said amount or any portion thereof.

120  
 Asstt. Estate Officer  
 (Panvel)

H. B. Patil



129K

any policy of indulgence by the Corporation in enforcing any of the terms of this Agreement or any forbearance or giving of time to the Purchaser shall not be construed as a waiver on the part of the Corporation of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Corporation.

The Purchaser shall bear and pay the stamp duty and registration charges in respect of this Agreement and its duplicate, and also the costs of the attorneys of the Corporation of and incidental to the preparation of this Agreement.

All costs, charges and expenses in connection with the formation of the Co-operative society as well as costs of preparing, engrossing, stamping, and registering and Deed of Lease or any other document or documents required to be executed by the Co-operative society or by the Purchaser of the flat, the said building as well as the costs of the Attorneys of the Corporation of and incidental to the preparing and approving all such documents shall be borne and paid proportionately by all the Purchasers of the flats in the said building.

All notices or communications to be served on the Purchaser, as contemplated by this Agreement or otherwise shall be deemed to have been duly served on the Purchaser if sent to him by prepaid post under Certificate of Posting at the address of the said flat or at his last known address.

*H. Patil*

*KS*  
**Asstt. Estate Officer**  
**( Panvel ).**

SCHEDULE

ALL THAT piece or parcel of land admeasuring 7140 m<sup>2</sup> sq.mtrs. or thereabout being Plot No. 15 of the layout of land situated lying and being at village Parval Tehsil Parval District Raichur in the registration Sub-District Parval and District Raichur and bounded as follows that is to say :

- On or towards the North by Adj. Canal.
- On or towards the South by 11.00 mtrs Road
- On or towards the East by 11.00 m
- On or towards the West by 20.00 m

IN WITNESS WHEREOF the parties hereto have hereunto and to a Duplicate hereof set and subscribed their respective hands the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED  
BY THE WITHINNAMED CORPORATION  
BY THE HAND OF

Shri R. B. Pharus

(Signature)  
Asstt. Estate Officer  
(Parval).

(Designation)

IN THE PRESENCE OF

- (1) Shri A. B. Shaikh
- (2) Shri P. S. Phare

SIGNED, SEALED AND DELIVERED  
BY THE WITHINNAMED

Shri H. B. Patel H. B. Patel

IN THE PRESENCE OF

- (1) Shri A. B. Shaikh
- (2) Shri P. S. Phare

(180)



FBAO:)

5000Rs



171

295000

*[Handwritten signature]*



23 OCT 2002

Dated :- 23/10/2002

Area of assignment

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BETWEEN

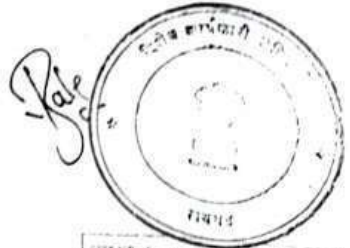
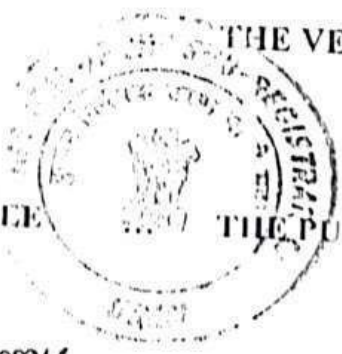
MR. HIRAMAN B. PATIL

THE VENDOR

AND

MR. VIJAY BABANRAO KALE

THE PURCHASER



S.S. Thome  
 शिवाजी एस. थोरे  
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विशेष (सू. इ. ओ.)



48

5000Rs



By No. 171  
 The General Stamp / Court Fee Paper  
 Rs 500 - is issued to  
 Mr. V. B. Kale from  
 Principal Sub-Treasury to make up the  
 total amount of Rs 29500 -  
 Treasury Officer



23 OCT 2002

Dated :- 23/10/2002

Deed of Assignment

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BETWEEN

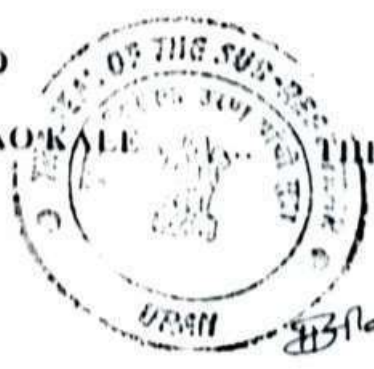
MR. HIRAMAN B. PATIL

... THE VENDOR

AND

MR. VIJAY BABANRAO KALE

... THE PURCHASER



*Kale*

*H B Patil*



44

5000Rs.



No. 171  
 The Vendor's Stamp / Court Fee Stamp  
 5000 -  
 Paid to  
 Mr. V. B. Kale  
 from  
 Annual State Treasury  
 Total amount of Rs. 29500 -  
 [Signature]



23 OCT 2002

Dated :- 23/10/2002

Deed of Assignment

BETWEEN

MR. HIRAMAN B. PATIL

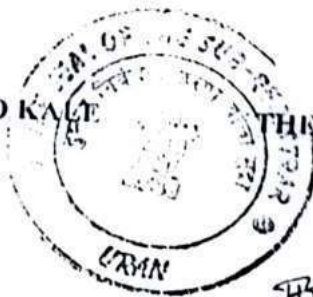
... THE VENDOR

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AND

MR. VIJAY BABANRAO KALE

THE PURCHASER



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(3)

5000Rs.



No. 171  
 The General Stamp / Court Fee Stamp  
 for 5000 - is issued to  
 Mr. V. B. Kale from  
 District Sub-Treasury to make up the  
 total amount of Rs. 29500 -



*[Handwritten signature]*  
 District Sub-Treasury, Jalgaon

23 OCT 2002

Dated :- 23/10/2002

Deed of Assignment

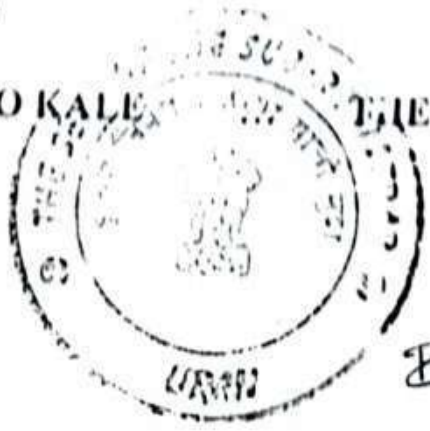
BETWEEN

MR. HIRAMAN B. PATIL ... THE VENDOR

AND

MR. VIJAY BABANRAO KALE ... THE PURCHASER

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*[Handwritten signature]*





171  
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Kale  
29800 -  
Bhat



23 OCT 2002

Dated :- 23/10/2002  
Deed of Assignment

BETWEEN

MR. HIRAMAN B. PATIL ... THE VENDOR

AND

MR. VIJAY BABANRAO KALE ... THE PURCHASER

₹	₹	₹
00	39	2002
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*Patil*

*Bhat*



41

1000Rs.



171  
 1000 -  
 V. B. Kale  
 19/100 -  
 23/10/2002



23 OCT 2002

Dated :- 23/10/2002

Deed of Assignment

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BETWEEN

MR. HIRAMAN B. PATIL

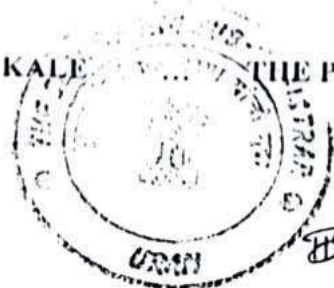
...

THE VENDOR

AND

MR. VIJAY BABANRAO KALE

THE PURCHASER



B. Patil

*Handwritten mark*





IN & A. No. 101 (Cover 1000/-)

The Central Stamp/Court Fee Paper

Rs. 1000/-

Mr. V. P. Kale from  
Fiscal Sub-Treasury to make up the

Total amount of Rs. 29500/-

*[Handwritten signature]*  
Collector, Mumbai



23 OCT 2002

Dated :- 23/10/2002

Deed of Assignment

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BETWEEN

MR. HIRAMAN B. PATIL

THE VENDOR

AND

MR. VIJAY BABANRAO KALE

THE PURCHASER



*[Handwritten signature]*





Handwritten notes and signatures in the left margin, including the name 'Vijay Babanrao Kale' and a signature.

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Dated :- 23/10/2002

Deed of assignment

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BETWEEN

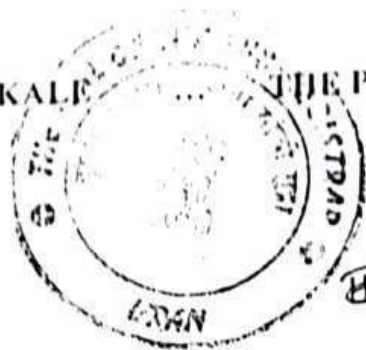
MR. HIRAMAN B. PATIL

... THE VENDOR

AND

MR. VIJAY BABANRAO KALE

... THE PURCHASER



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Handwritten signature 'H. Patil' near the stamp.



IRV  
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1000

## DEED OF ASSIGNMENT

FLAT NO F/6/A/0:1 SECTOR - 8, KHANDA COLONY,  
NEW PANVEL (WEST), DIST : RAIGAD  
SALE PRICE : RS. 6.50.000/-

THIS DEED OF ASSIGNMENT made at New Panvel on this ~~23/10~~ 2002, day of BETWEEN SHRI PATIL HIRAMAN BHAGWAN ,adults, Indian Inhabitant, , Residing at F/6/A/0:1 SECTOR 8 NEW PANVEL (W) hereinafter referred to as "THE ASSIGNOR" (which expression shall mean and include the heirs, executors, and administrators and assigns ) of the ONE PART AND MR. VIJAY BABAN KALE ADULT Indian Inhabitant, , Residing at F/6/A/0:1 SECTOR 8 KHANDA COLONY NEW PANVEL (W) . hereinafter referred to as "THE ASSIGNEE" (which expression shall mean and include his heirs, executors, administrators and assigns) of the OTHER PART.

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(2)

WHEREAS the Assignor has purchased from the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the companies Act, 1956 having its registered office at 2<sup>nd</sup> floor, Nirmal, Nirman Point, Bombay - 400 001, hereinafter referred to as 'THE CIDCO' a Flat bearing F/6/A/0:1 SECTOR 8 Khanda Colony, New Panvel (west) Dist. Raigad, (hereinafter referred to as 'THE SAID FLAT') under an Agreement made at New Panvel on the 8<sup>th</sup> day of JUNE 1993 CIDCO and the First Part.

AND WHEREAS the ASSIGNEE has paid to the ASSIGNOR Rs. 385210/- (RUPEES THREE LAKH EIGHTY FIVE THOUSAND TWO HUNDRED TEN ONLY)

AND WHEREAS the CIDCO delivered to The Assignor Vacant possession of the said Flat No .F/6/A/0:1 Sector-8, New Panvel (west) Dist. Raigad in pursuance of the said Agreement Dated 4th day of APR. 1995



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AND WHEREAS the Assignor has agreed to assign his rights, interests title and benefits under the said Agreement dated 4<sup>th</sup> OF APR. DAY OF 1995

and to transfer and sell to the ASSIGNEE the said Flat free from all encumbrances.

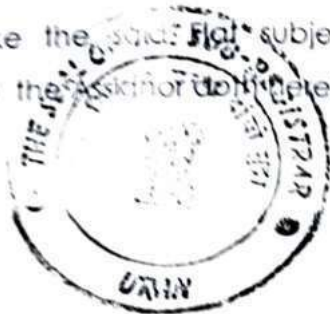
AND WHEREAS the ASSIGNOR applied to the CIDCO and obtained requisite permission from the CIDCO on payment of transfer charges for transfer and sale of the said Flat to the ASSIGNEE under

the letter No. CIDCO/EMS/AEO/PNL/2002/2903 , dated 18/ 07 /2002 issued by the Estate Officer, CIDCO.

AND WHERE AS the society has been registered under the name and style of "NAVRATNA" Co-Op Housing Society Ltd., vide Registration NO. N.S.O.M./CIDCO/H.S/G./.(O.H.)/506/J.T.R./1997-98 . The society of

"NAVRATNA" Co-Op Housing Society Ltd., issued No. Objection Certificate NOC NHS F6/A/0:1/46/ 2002 to ASSIGNER for Flat transferred in the name of ASSIGNEE

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Rs. 6,50,000/- (Rupees SIX LAKH FIFTY THOUSAND ONLY) paid by the Assignee to the Assignor (the receipt whereof the Assignor doth hereby admit and acknowledge and forever discharge, acquit and release the Assignee of the same and every part thereof), the Assignor doth hereby assign and transfer all, his rights, interest, title and benefits arise out of the said Agreement dated 28TH DAY OF JAN 1997 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 dated the 28<sup>th</sup> JAN 1997 and the Assignee doth thereby agree to take the said Flat subject to such conditions contained therein AND the Assignor doth hereby agree to indemnify



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(4)

he Assignee against all loss and damage occasioned as a result of defect in title or want to title to the said Flat or for any reason the said

flat is not transferred to the name of the Assignee or the Assignee is made a member of ' **NAVRATNA CO.OP. HSG. SOC. LTD.** Sector - 8, Plot No. Panvel (W) Dist. Raigad, the First Part referred to in the said Agreement dated the 4<sup>th</sup> DAY OF APR 1995 as a result thereof AND the Assignor further agrees and covenants with the Assignee to execute all other documents and/or deeds and to do all act, things, and deeds as may be necessary to complete and make perfect the title of the Assignee to the said Flat.

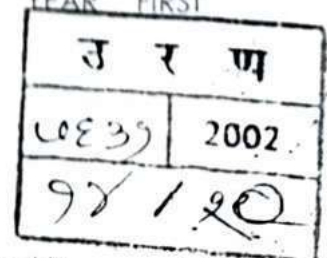
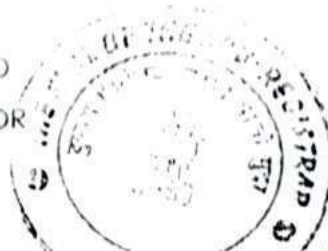
The Assignee doth covenant with the Assignor and under-takes that the Assignee shall not without the previous permission in writing of the CIDCO let, sublet, sell, transfer, assign or part with his interest or beneficiary of this assignment by way of sale, gift, lease or in any other manner in favour of any person/persons or part with the possession of the said flat.

**SCHEDULE**

ALL THAT piece or parcel of land admeasuring 70<sup>0</sup> SQ MTRS IN *built up* thereabout being plot No.15 of the layout of land situated lying and being at Village Panvel, Tehsil-Panvel, Dist. Raigad, in the Registration sub District Raigad and bounded as follows that is to say :-

- ON OR TOWARDS THE NORTH BY : AJD .CON D  
ON OR TOWARDS THE SOUTH BY : 11 MTR WIDE ROAD  
ON OR TOWARDS THE EAST BY : 11 MTR ROAD  
ON OR TOWARDS THE WEST BY : 20 MTR ROAD

IN WITNESS WHERE OF THE PARTIES HERETO HAVE HEREINTO SET & SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY YEAR FIRST  
HEREINABOVE WRITTEN  
SIGNED, SEALED & DELIVERED  
By the withinnamed ASSIGNOR





(5)

SHRI PATIL HIRAMAN BHAGWAN

*[Handwritten signature]*

In the presence of .....

RECEIVED & DELIVERED

By the withinnamed ASSIGNEE

SHRI VIJAY BABAN RAO KALE

*[Handwritten signature]*

In the presence of .....

*[Faint handwritten text]*

RECEIPT

Received of from the withinnamed "ASSIGNEE" **MR.VIJAY BABANRAO KALE** the sum of **Rs. 6,50,000/-** (Rupees SIX LAKH FIFTY THOUSAND ONLY) being the consideration in full as agreed to under the Agreement is in respect of the flat F/6/A/0:1 SECTOR 8 **Khanda Colony, New Panvel (West) Dist - Raigad** admeasuring about 54.50 sq. Mtrs.

I SAY RECEIVED.

Rs.6,50,000/-



(SHRI PATIL HIRAMAN BHAGWAN)



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शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

मिडव्ही

नोंदणीकृत कार्यालय :

निर्मल, दुसरा मजला, नरीमन पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : २०२ २४८९ / २०२ २४२० / २०२ २५७९

फॅक्स : ००-९९२२-२०२ २५०९

मुख्य कार्यालय :

'शिडको' भवन, सी.बी.डी., बेलगावूर,

नवी मुंबई - ४०० ६९४.

दूरध्वनी : ७५७ ५२४९ (९ लाईन्स)

फॅक्स : ००-९९-२२-७५७ ५०६६.

संदर्भ क्र.: CIDCO/EMS/AEO (PNL)/2002/ 3351

दिनांक : 23/10/2002

To.

The Secretary,  
M/S. Navratna Co.Op.Hsg.Soc.Ltd.,  
Bldg.No.F-1 to F-9, Sector-8,  
New Panvel.

Sub : Extension for Registration of  
Deed of Assignment in respect of  
Apt.No.F-6/A/0:1, Sector-8, New Panvel.

Ref : This Office Permission letter  
No.CIDCO/EMS/AEO (PNL)/2002/2903 dt.18/7/2002

Sir,

Please refer to your application dated 23/10/2002.

The Corporation is pleased to grant you the extension of time limit upto 31/10/2002 for registration of the document Deed of Assignment with your Seller. Please note that in case the declared price will be revised before registration of the Deed you will be liable to pay the differential transfer charges as may be determined by our Corporation.

You are therefore requested to execute register the Deed of Assignment before 31/10/2002 and furnish the Certified true copy immediately. The other terms and conditions in Corporation our aforesaid previous letter will remain unchanged.

Thank you for your cooperation.



उ र ण	Yours faithfully,
७६३७	2002
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Assst. Estate Officer,  
New Panvel.



# NAVRATNA CO-OP HSG. SOCIETY LTD.

(Reg. No. NBOM/CIDCO/HSG (OH)/506/JTR/1997-98)

Bldg No. F-1 to F-9, Condominium No. 15, Sector 8, Khanda Colony,  
NEW PANVEL (W.) - 410 206

NC115/16-A-0:1/46

Date: 20/6/2002

To,

The Estate Officer,

CIDCO Ltd. New Panvel

Pin - 410206

Subject - N.B.C. Transfer of shares and interest in the Capital  
Property of the society.

- 1) Name of the Transferor: Mr. Haroman Bhagwan Patil
- 2) Name of the transferee: Mr. Vijay B. Kale
- 3) Flat NO.: F6/A/0:1

Sir,

Mr. H. B. Patil is a bonafide member of our society  
Flat NO. F6/A/0:1 of Navratna Co-op. Housing Society Ltd. belongs  
to him. He has completed all the basic formalities with the society  
to consider the transfer of all of his rights to Mr. Vijay B. Kale.

Society does not have any objection for the transfer  
of interest in capital/property F6/A/0:1 of the society  
from Mr. Vijay B. Kale.



Thanking you.

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SECRETARY with Jolly,  
Navratna Co-op. Housing Society Ltd.  
Type F 1 to 9, Sector 8 Khanda Colony  
New Panvel,  
Dist Raigad