

336/10905

पावती

Original/Duplicate

Thursday, July 04, 2024

नोंदणी क्र.: 39M

2:54 PM

Regn.: 39M

पावती क्र.: 11423

दिनांक: 04/07/2024

गावाचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: टनन6-10905-2024

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: लक्ष्मीकांत प्रमोद जंगले -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकूण:

रु. 30500.00

Joint Sub Registrar Thane 6

बाजार मुल्य: रु.4640000 /-

मोबदला रु.7600000/-

भरलेले मुद्रांक शुल्क : रु. 456000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724040710238 दिनांक: 04/07/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004614423202425R दिनांक: 04/07/2024

बँकेचे नाव व पत्ता: Panjab National Bank

मुळ दस्तऐवज परत दिला

सह हुदयम निबंधक, ठाणे क्र. ६

मुळ दस्तऐवज परत मिळाला

पक्षकाराची सही

सूची क्र.2

दुय्यम निबंधक मंडळ दु नि ठाणे 6

दग्न क्रमांक : 10905/2024

नोंदणी :

Regn:63m

गावाचे नाव : नेरुळ

(1) पालिकेचे इतर

अॅग्रीमेंट टू सेल

(2) इतर

7600000

(3) इतर पट्ट्यांच्या बाबतितपट्टाकार  
आकारणी देणे ही पट्टेदार ते नमुद करावे)

4640000

(4) इतर पट्टेहिम्मा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका क्र. डी-1/2:11,दुसरा मजला,मानस सरोवर को. ऑप. हौसिंग सोसा. लि.,सेक्टर-46,नेरुळ,नवी मुंबई,ता. व जि. ठाणे. क्षेत्रफळ 40 चौ. मी. बांधीव.(( SECTOR NUMBER : 46 ; ))

(5) क्षेत्रफळ

1) 40 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

7) दम्नऐवज करून देणा-या/लिहून ठेवणा-या  
पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा  
कमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व

1): नाव:-मिलिंद श्रीधर रावराणे - वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. डी-1/2:11,दुसरा मजला, मानस सरोवर को. ऑप. हौसिंग सोसा. लि.,सेक्टर-46,नेरुळ,नवी मुंबई, ता. व जि. ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ACNPR3443D

दम्नऐवज करून घेणा-या पक्षकाराचे व किंवा  
दिवानी न्यायालयाचा हकुमनामा किंवा आदेश  
असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-लक्ष्मीकांत प्रमोद जगले - वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. 402 ,चौथा मजला,श्रीजी धाम को. ऑप. हौसिंग सोसा. लि., भूखंड क्र.18 व 19, सेक्टर-50, नेरुळ,नवी मुंबई, ता. व जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ARAPJ8018L

दम्नऐवज करून दिल्याचा दिनांक

04/07/2024

दम्न नोंदणी केल्याचा दिनांक

04/07/2024

अनुक्रमांक,खंड व पृष्ठ

10905/2024

बाजारभावाप्रमाणे मुद्रांक शुल्क

456000

बाजारभावाप्रमाणे नोंदणी शुल्क

30000

शेअर

प्र सह दुय्यम निबंधक वग - २  
ठाणे क्र - ६



कनामाटी विचारात घेतलेला तपशील:-

शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Doc ID: 202407045180

वर्ष: 2024  
ठाने: ठाणे  
विभाग: तालुका : ठाणे  
मूल्य विभाग: 26 281- नेरुळ नोड सेक्टर नंबर 46  
क्षेत्राचे नांव: Navi Mumbai Municipal Corporation  
सर्व्हे नंबर न. भू. क्रमांक

**वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.**

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
45500	116000	130700	145000	130700	

बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	बांधकामाचे वर्गीकरण-	उद्दवाहन सुविधा -	मिळकतीचा प्रकार-	बांधीव
	40चौ. मीटर	1-आर सी सी	आहे	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.116000/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर  
= (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)  
= ( ( (116000-45500) \* (100 / 100) ) + 45500 )  
= Rs.116000/-

A) मुख्य मिळकतीचे मूल्य - वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 116000 \* 40  
= Rs.4640000/-

Applicable Rules = 3, 9, 18, 19

**एकत्रित अंतिम मूल्य**

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ  
= A + B + C + D + E + F + G + H + I + J  
= 4640000 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0  
= Rs.4640000/-  
= २ सेहेचाळीस लाख चाळीस हजार /-



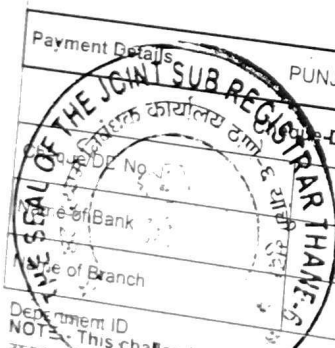


CHALLAN  
MTR Form Number-6

GRN	MHC04614423202425R	BARCODE		Date	02/07/2024-17:12:16	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Bank Portal - Simple Receipt			TAX ID / TAN (If Any)			
Office Name	THN11_THANE NO 11 JOINT SUB REGISTR			PAN No.(If Applicable)	ARAPJ8018L		
Location	THANE			Full Name	LAXMIKANT PRAMOD JANGALE		
Year	2024-2025 One Time			Flat/Block No.	FLAT		
				Premises/Building	FLOOR,MANAS,SAROVAR CHSL,SECTOR-46		

NO.D-1/2:11:2

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty(Bank Portal)	456000.00	NERUL	NAVI MUMBAI,THANE,Maharashtra		4 0 0 7 0 6
0030063301 Registration Fee	30000.00				
Total		Remarks (If Any)			
4,86,000.00		Prop mvblty=Immovable~Prop Amt=7600000.00~Prop area=40.00~Prop area UOM= Sq.Meter~oth Prop ID= PAN-ACNPR3443D~oth Prop Name=MILIND SHRIDHAR RAORANE~			
Amount In Words		Four Lakh Eighty Six Thousand Rupees Only			



Department ID  
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केंद्र दुरधरे निबंधक कार्यालयमूत्र नो. 11, कलावया दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Digitally signed by DS  
DIRECTORATE OF ACCOUNTS  
AND TREASURY, MUMBAI 02  
Date: 2024.07.04 13:50:46 IST  
Reason: GfAS Secure Document  
Location: India

FOR USE IN RECEIVING BANK			
Bank CIN	Ref. No.	03006172024070250172	020724M1235376
Bank Date	RBI Date	02/07/2024-16:08:36	03/07/2024
Bank-Branch	PUNJAB NATIONAL BANK		
Scroll No. , Date	1, 03/07/2024		

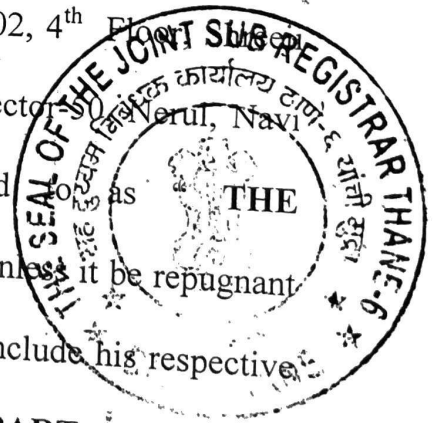
Mobile No. : 9769878844  
Jaxmi Kant Jangale

# AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** is made and entered into at Nerul, Navi Mumbai on this **04<sup>th</sup> day of July, 2024** BETWEEN **MR. MILIND SHRIDHAR RAORANE**, aged 57 years, (I. T. PAN-ACNPR3443D), an Indian Inhabitant, residing at Flat No.D-1/2:11, 2<sup>nd</sup> Floor, Manas Sarovar Co-op. Housing Society Ltd., Sector-46, Nerul, Navi Mumbai-400706, Tal./Dist.Thane, hereinafter referred to as **“THE VENDOR/TRANSFEROR”** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators and assigns) of the **ONE PART**.

AND

**MR. LAXMIKANT PRAMOD JANGALE**, aged 38 years, (I. T. PAN-ARAPJ8018L), an Indian Inhabitant, residing at Flat No.402, 4<sup>th</sup> Floor, Dham Co-op. Housing Society Ltd., Plot No.18 & 19, Sector-30, Nerul, Navi Mumbai-400706, Tal./Dist. Thane, hereinafter referred to as **“THE PURCHASER /TRANSFEEE”** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors, administrators and assigns) of the **OTHER PART**.



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*Milind*

*Laxmikant Jangale*

**WHEREAS:**

The CITY AND INDUSTRIAL DEVELOPMENT CORPORATION MAHARASHTRA LTD., (hereinafter called as "THE CORPORATION"), the New Town Development Authority declared for the area designated as a new town 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 of 1966 (Mah.XXXVII of 1966) hereinafter referred to as "the MRTP Act".

**AND WHEREAS:**

The State Government in pursuant to Section 113A of the MRTP Act, has acquired the lands described therein and vested such lands in the CORPORATION for Development and disposal.

**AND WHEREAS:**

The CORPORATION had constructed on one of such lands buildings of ground and three upper floors, such buildings, comprising of flats and being designated as D type building.

**AND WHEREAS:**

The VENDOR had before applying to the CORPORATION for purchase of flat in the said buildings made requisition for inspection from the CORPORATION and the CORPORATION had given inspection to the VENDOR of the original plans and its specifications which he confirmed and which had been duly approved by the CORPORATION.

**AND WHEREAS:**

The certificate of title and deeds as disclosed by the CORPORATION pertaining to the said land had been inspected by the VENDOR.



2020	2024
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*Signature*

*Signature*

**AND WHEREAS:**

The CORPORATION disclosed to the VENDOR the nature of fixtures, fittings and amenities provided for in the said building.

**AND WHEREAS:**

The VENDOR agreed to purchase the flat from the CORPORATION on "Ownership Basis"

**AND WHEREAS:**

By virtue of an Allotment letter dt.18/03/1998 the CORPORATION allotted on what is known as "Ownership Basis" a Flat No.D-1/2:11, 2<sup>nd</sup> Floor, Sector-46, Nerul, Navi Mumbai-400706, Tal./Dist. Thane, area admeasuring 40 Sq. Mtr. Built up (hereinafter referred to as "the SAID FLAT").

**AND WHEREAS:**

By virtue of an Agreement of Sale dated 10/09/1998 executed between the CORPORATION and the VENDOR in respect of the SAID FLAT the CORPORATION sold and transferred the SAID FLAT in the name of the VENDOR on ownership basis.

**AND WHEREAS:**

The VENDOR and other flat owners in the building/s formed a Co-operative Housing Society namely **MANAS SAROVAR CO-OPERATIVE HOUSING SOCIETY LTD.** and registered the same under the Maharashtra Co-operative Societies Act, 1960 under Registration No. NBOM / CIDCO / H.S.G. (O.H.) / 925/ JTR / Yr- 2000-2001 (Hereinafter referred to as "the SAID SOCIETY").

**AND WHEREAS:**

The SAID SOCIETY has issued a Share Certificate bearing Sr. No.11, bearing Members Registration No.11 in the name of the VENDOR and he is the



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C	27

*msRane*

*Jaymihant  
Jurgalel.*

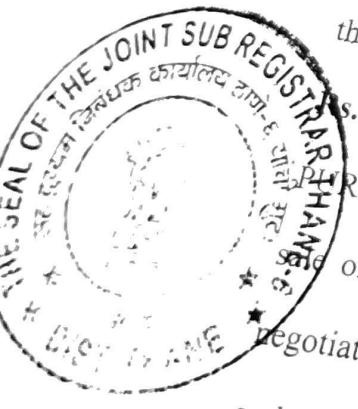
registered holder of five fully paid up shares of rupees fifty each numbered from 51 to 55 both inclusive in the SAID SOCIETY (hereinafter referred to as "the SAID SHARES").

**AND WHEREAS:**

Due to some bona-fide mistake and oversight an **Agreement of Sale 10/09/1998** was not registered in the office of the Sub-Registrar of Assurances, therefore, by virtue of the **Revalidation Agreement dt.21/05/2024** executed between the **CORPORATION** and the **VENDOR** in respect of the SAID FLAT duly registered with the office of the **Joint Sub-Registrar Thane 6, under document Sr. No.TNN6-8224/2024, vide receipt No.8633, on dt.22/05/2024,** the **CORPORATION** revalidated the said **Agreement of Sale dt.10/09/1998** and admitted the execution of the said **Agreement of Sale dt.10/09/1998.**

**AND WHEREAS:**

The **VENDOR** is the absolute owner of the residential premises being at **Flat No.D-1/2:11, 2<sup>nd</sup> Floor, Manas Sarovar Co-op. Housing Society Ltd., Sector-46, Nerul, Navi Mumbai-400706, Tal./Dist.Thane, area admeasuring about 40 Sq. Mtr. Built up** and he is in sole and exclusive, use, occupation, possession and enjoyment of the SAID FLAT and he has decided to sell, dispose off and transfer the SAID FLAT on as is where is basis for the total consideration of **Rs.76,00,000/- (Rupees Seventy Six Lakhs Only)** to any prospective **PURCHASER/S** and on coming to know the intention of the **VENDOR** regarding the SAID FLAT, the **PURCHASER** approached to the **VENDOR** and negotiated for sale and transfer of the SAID FLAT in favor of the **PURCHASER** and the **VENDOR** made following representations to the **PURCHASER** in respect of the SAID FLAT i.e.



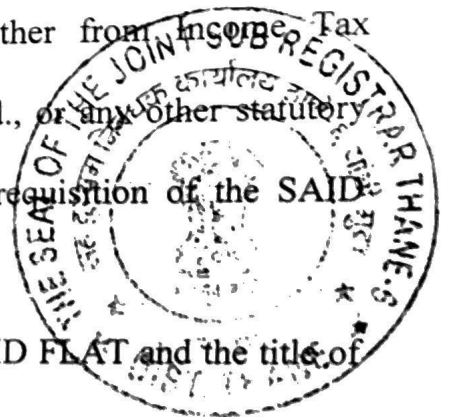
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२०२४	२५

*msBalle*

*Jaymihant Jangale/*



- a) The VENDOR is the absolute owner of the SAID FLAT and entitled to occupy, use and enjoy the SAID FLAT.
- b) Except the VENDOR no other person, entity or authority has got any right, title or interest of whatsoever nature against the SAID FLAT.
- c) The VENDOR has not created any right, title, interest or encumbrance whatsoever in respect of the SAID FLAT whether by way of sale, exchange, gift, trust, tenancy, possession, inheritance or any other way in favour of any person, entity or authority.
- d) The VENDOR has not mortgaged the SAID FLAT with any Bank or Financial Institution.
- e) The VENDOR has full right, full power and authority to enter into this Agreement for Sale and to sell and transfer the SAID FLAT to the PURCHASER.
- f) There are no suits, litigation, civil or criminal or any other proceedings pending against the VENDOR in respect of the SAID FLAT.
- g) There are no attachments or prohibitory orders against the SAID FLAT and the SAID FLAT is not subject matter of any lis pendens or easements or attachments either before or after judgments.
- h) The VENDOR has not received any notice either from Income Tax Authorities or Municipal Corporation, CIDCO Ltd., or any other statutory body or authorities regarding the acquisition or requisition of the SAID FLAT.
- i) There are no encumbrances created against the SAID FLAT and the title of the VENDOR to the SAID FLAT is clear, marketable and free from all encumbrances.



2000	2028
70	25

Done

without

Relying upon the aforesaid representations made by the VENDOR, the PURCHASER has agreed to purchase the SAID FLAT for the consideration of Rs.76,00,000/- (Rupees Seventy Six Lakhs Only) and on the terms and conditions appearing hereinafter.

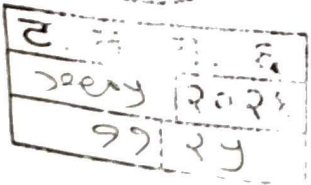
**NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY UNDERSTOOD BY AND BETWEEN THE PARTIES HERETO**

**AS FOLLOWS:**

1. The PURCHASER has agreed to purchase from the VENDOR and the VENDOR has agreed to sell to the PURCHASER the **Flat No.D-1/2:11, 2<sup>nd</sup> Floor, Manas Sarovar Co-op. Housing Society Ltd., Sector-46, Nerul, Navi Mumbai-400706, Tal./Dist.Thane, area admeasuring about 40 Sq. Mtr. Built up** together with permanent hereditary and absolute rights of the use and occupation of the SAID FLAT together with the rights to all benefits accruing from any kind of deposit/security made earlier by VENDOR to the bodies like M.S.E.B, CIDCO, NMMC, Mahanagar Gas Ltd or any other concerned authority in relation to the SAID FLAT for the total price of **Rs.76,00,000/- (Rupees Seventy Six Lakhs Only)**.

2. The PURCHASER shall pay to the VENDOR the sum **Rs.76,00,000/- (Rupees Seventy Six Lakhs Only)** being the total consideration for the SAID FLAT in the following manner:

**Rs.1,00,000/- (Rupees One Lakh Only)** has been paid by cheque bearing No.021496, dt.10/06/2024, drawn on the State Bank of India, having a branch at Sector-20, Nerul, Navi Mumbai.

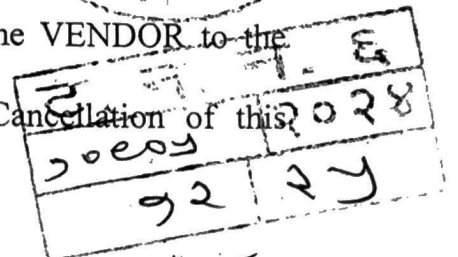
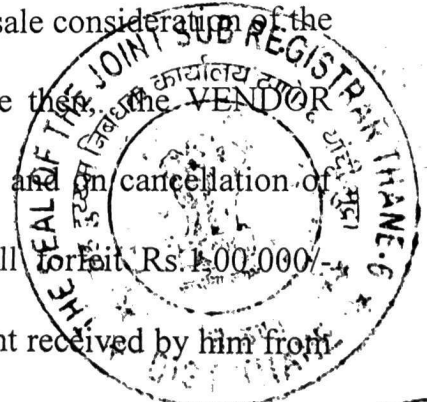


*mRaul*

*J. Mithant  
Jargale/*

- b) **Rs.24,24,000/- (Rupees Twenty Four Lakhs Twenty Four Thousand Only)** by cheque bearing No.021497, dt.20/06/2024, drawn on the State Bank of India, having a branch at Sector-20, Nerul, Navi Mumbai.
- c) **Rs.76,000/- (Rupees Seventy Six Thousand Only)** shall be deducted and deposited by the PURCHASER on behalf of the VENDOR towards the payment of the Tax deducted at source as per section 194-IA of the Income Tax Act, 1961. The PURCHASER shall handover TDS certificate to the VENDOR.
- d) **Rs.50,00,000/- (Rupees Fifty Lakhs Only)** shall be paid by raising housing loan from any bank or financial institution within 45 (Forty Five) working days from the date of registration of an Agreement for Sale (Subject to getting FLAT transfer and mortgage permission from the Society and the CIDCO Ltd).

Time is essence of the contract. Balance payment must be paid within the prescribed time. It is agreed that if the PURCHASER fails or neglects to pay the balance payment within the prescribed time due to his personal reasons then, the VENDOR shall grant grace period of 15 working days for making the payment and it is further agreed that if the PURCHASER fails or neglects to pay the balance sale consideration of the SAID FLAT within prescribed time + grace time then, the VENDOR shall have right to cancel this Agreement for Sale and on cancellation of this Agreement for Sale, the VENDOR shall forfeit Rs. 1,00,000/- (Rupees One Lakh Only) and refund rest of amount received by him from the PURCHASER and same shall be refunded by the VENDOR to the PURCHASER before execution of the Deed of Cancellation of this Agreement for Sale.



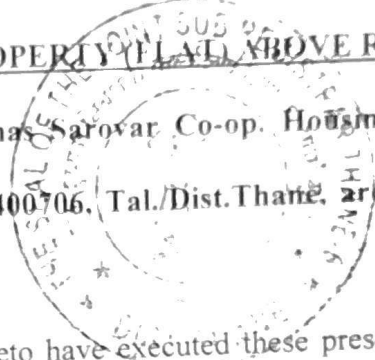
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*Jaxmitant  
Jangalol.*

18. The VENDOR has agreed to obtain necessary no objection from the SAID SOCIETY CORPORATION and or any other concerned authority to transfer the SAID FLAT in the name of the PURCHASER. All cost, charges and expenses towards permissions of the SAID SOCIETY shall be borne and paid by the VENDOR and the flat transfer charges of the CORPORATION (CO-OP) or any other concerned authority and stamp duty and registration charges for the registration of an Agreement for Sale and Deed of Assignment shall be borne and paid by the PURCHASER

SCHEDULE OF THE PROPERTY (FLAT) ABOVE REFERRED:

Flat No.D-1/2:11, 2<sup>nd</sup> Floor, Manas Sarovar Co-op. Housing Society Ltd., Sector-46, Nerul, Navi Mumbai-400706, Tal./Dist.Thane, area admeasuring about 40 Sq. Mtr. Built up.



IN WITNESS WHEREOF the parties hereto have executed these presents the day and year first hereinabove written

२०२४	२४
२०२४	२४

SIGNED AND DELIVERED by the)  
withinnamed VENDOR/TRANSFEROR )  
MR. MILIND SHRIDHAR RAORANE)

*Mr. Raorane*



In the presence of

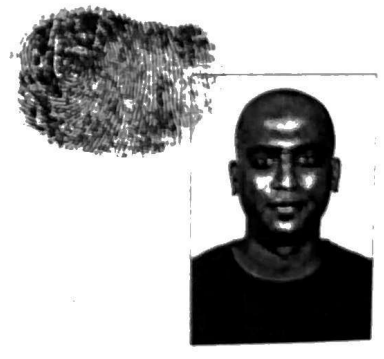
- 1) Mr. Amit Sapkal
- 2) Mr. Zainul Abedin Abdul Hameed Pasha

*Amit Sapkal*

*Zainul Abedin*

SIGNED AND DELIVERED by the )  
withinnamed PURCHASER/TRANSFEE )  
MR. LAXMIKANT PRAMOD JANGALE )

*Laxmikant Jangale*



In the presence of

- 1) Mr. Amit Sapkal
- 2) Mr. Zainul Abedin Abdul Hameed Pasha

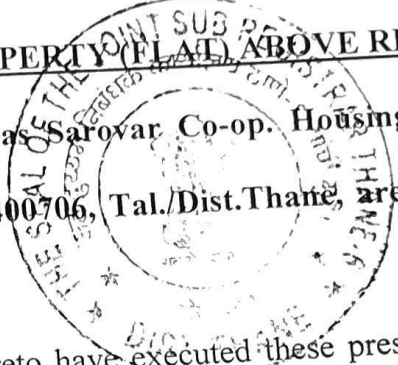
*Amit Sapkal*

*Zainul Abedin*

18. The VENDOR has agreed to obtain necessary no objection from the SAID SOCIETY, CORPORATION and or any other concerned authority to transfer the SAID FLAT in the name of the PURCHASER. All cost, charges and expenses towards permissions of the SAID SOCIETY shall be borne and paid by the VENDOR and the flat transfer charges of the CORPORATION (CIDCO) or any other concerned authority and stamp duty and registration charges for the registration of an Agreement for Sale and Deed of Assignment shall be borne and paid by the PURCHASER.

**SCHEDULE OF THE PROPERTY (FLAT) ABOVE REFERRED:**

Flat No.D-1/2:11, 2<sup>nd</sup> Floor, Manas Sarovar Co-op. Housing Society Ltd., Sector-46, Nerul, Navi Mumbai-400706, Tal./Dist.Thane, area admeasuring about 40 Sq. Mtr. Built up.



IN WITNESS WHEREOF the parties hereto have executed these presents the day and year first hereinabove written

Handwritten date stamp: 27.6, 2028, 28, 29

SIGNED AND DELIVERED by the) within named **VENDOR/TRANSFEROR** )

**MR. MILIND SHRIDHAR RAORANE** )

Handwritten signature of Mr. Milind Shridhar Raorane



In the presence of

1) Mr. Amit Sapkal

Handwritten signature of Mr. Amit Sapkal

2) Mr. Zainul Abedin Abdul Hameed Pasha

Handwritten signature of Mr. Zainul Abedin Abdul Hameed Pasha

SIGNED AND DELIVERED by the )

within named **PURCHASER/TRANSFEE** )

**MR. LAXMIKANT PRAMOD JANGALE** )

Handwritten signature of Mr. Laxmikant Pramod Jangale



In the presence of

1) Mr. Amit Sapkal

Handwritten signature of Mr. Amit Sapkal

2) Mr. Zainul Abedin Abdul Hameed Pasha

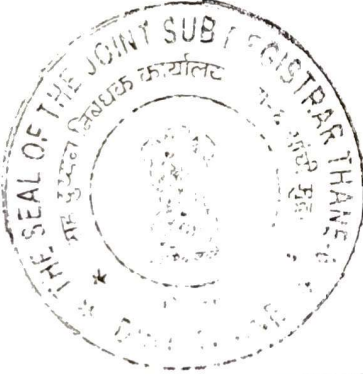
Handwritten signature of Mr. Zainul Abedin Abdul Hameed Pasha

RECEIPT

I, **MILIND SHRIDHAR RAORANE** (The VENDOR) received the total sum of **Rs.25,24,000/-** (Rupees Twenty Five Lakhs Twenty Four Thousand Only) being PART AND ADVANCE PAYMENT from **MR. LAXMIKANT PRAMOD JANGALE** (The PURCHASER) in respect of sale consideration of the Flat No.D-1/2:11, 2<sup>nd</sup> Floor, Manas Sarovar Co-op. Housing Society Ltd., Sector-46, Nerul, Navi Mumbai-400706, Tal./Dist.Thane, area admeasuring about 40 Sq. Mtr. Built up., as follows:

Mode of payment:

- Rs.1,00,000/- (Rupees One Lakh Only)** by cheque bearing No.021496, dt.10/06/2024, drawn on the State Bank of India, having a branch at Sector-20, Nerul, Navi Mumbai.
- Rs.24,24,000/- (Rupees Twenty Four Lakhs Twenty Four Thousand Only)** by cheque bearing No.021497, dt.20/06/2024, drawn on the State Bank of India, having a branch at Sector-20, Nerul, Navi Mumbai.



I say received **Rs.25,24,000/-**



**MR. MILIND SHRIDHAR RAORANE**  
(THE VENDOR)

**Witness:**

1) Mr. Amit Sapkal

2) Mr. Zainul Abedin Abdul Hameed Pasha

१०००	२०२४
१६	२५

Name and Address  
of the Society

को-ऑपरेटिव सोसायटी (महाराष्ट्र)  
महाराष्ट्र सहकारी समाज (महाराष्ट्र)  
महाराष्ट्र सहकारी समाज (महाराष्ट्र)

(Registered under the Maharashtra Co-operative Societies Act, 1960.)

Regn. No.

NBO M/CIDCO/HSG  
925 / JTR / 2000-2001

Date 20/2/2003

THIS IS TO CERTIFY that the person(s) named in this Certificate is/are the Registered Holder(s) of the within mentioned Share(s) bearing the distinctive number(s) herein specified in the above Society subject to the Bye-Laws of the Society and that the Shares mentioned below are fully paid up.

SHARES OF RUPEES 50/- EACH, FULLY PAID UP.

Member's Register No. <u>11</u>	Certificate No. <u>11</u>
Name(s) of Holder(s) <u>Ravrane M.S.</u>	
No. of Shares held <u>5</u> (In words) <u>Five</u> (In bold figures)	
Distinctive No.(s) From <u>51</u> To <u>55</u> (Both inclusive)	

Given under the Common Seal of the Society this 20th day of Feb 2003



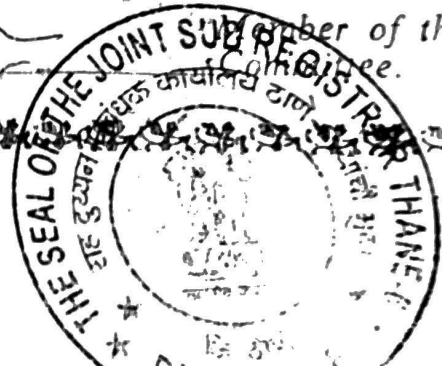
[Signature]

Chairman

[Signature]

Hon. Secretary

[Signature]





# CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

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

Date: 10/9/98

## TAKING OVER POSSESSION BY THE ALLOTTEE

Appt. No. 0-1/2/11 Sector 46 at Vashi/CBD-Belapur/Panvel  
cond no 6 Nerul/Kalamboli/Airoli/Koper Khairane

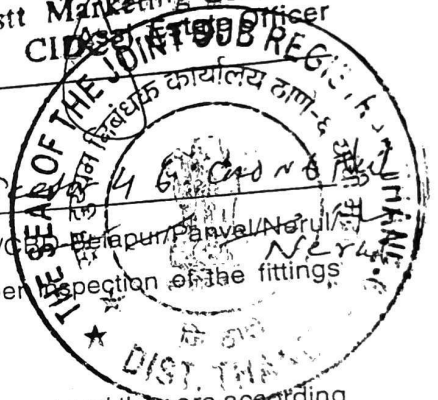
Date of allotment : 18-3-98  
Name of Hire/Outright Purchaser : Shri Milind S. Rao rane  
Date of execution of Agreement : 10/9/98

Civil Maistry

*Cy. L. W. Dande*  
Asstt Marketing Officer  
CIDCO

### POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. 0-1/2/11 Sector 46 Cond no 6 at Vashi/CBD-Belapur/Panvel/Nerul/Kalamboli/Airoli/Koper Khairane on the day of 10/9/98 after proper inspection of the fittings and fixtures provided therein.



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 I have inspected the apartment and satisfied myself. I accept the above said apartment and have no complaint of any nature whatsoever and I would not claim another apartment from CIDCO later on.

Received Lock No. 492274 with duplicate key.

2022	2028
29	29

(Signature of allottee):-

Name: Shri Milind S. Rao rane  
Appt. No. : 0-1/2/11 Sector 46  
cond no 6  
Nerul

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

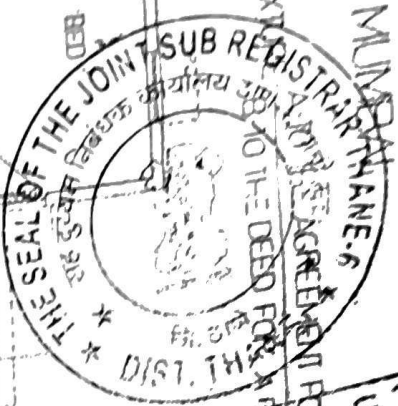


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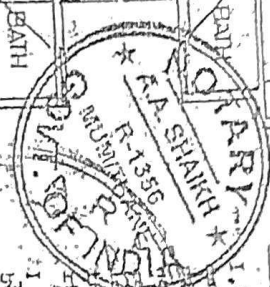
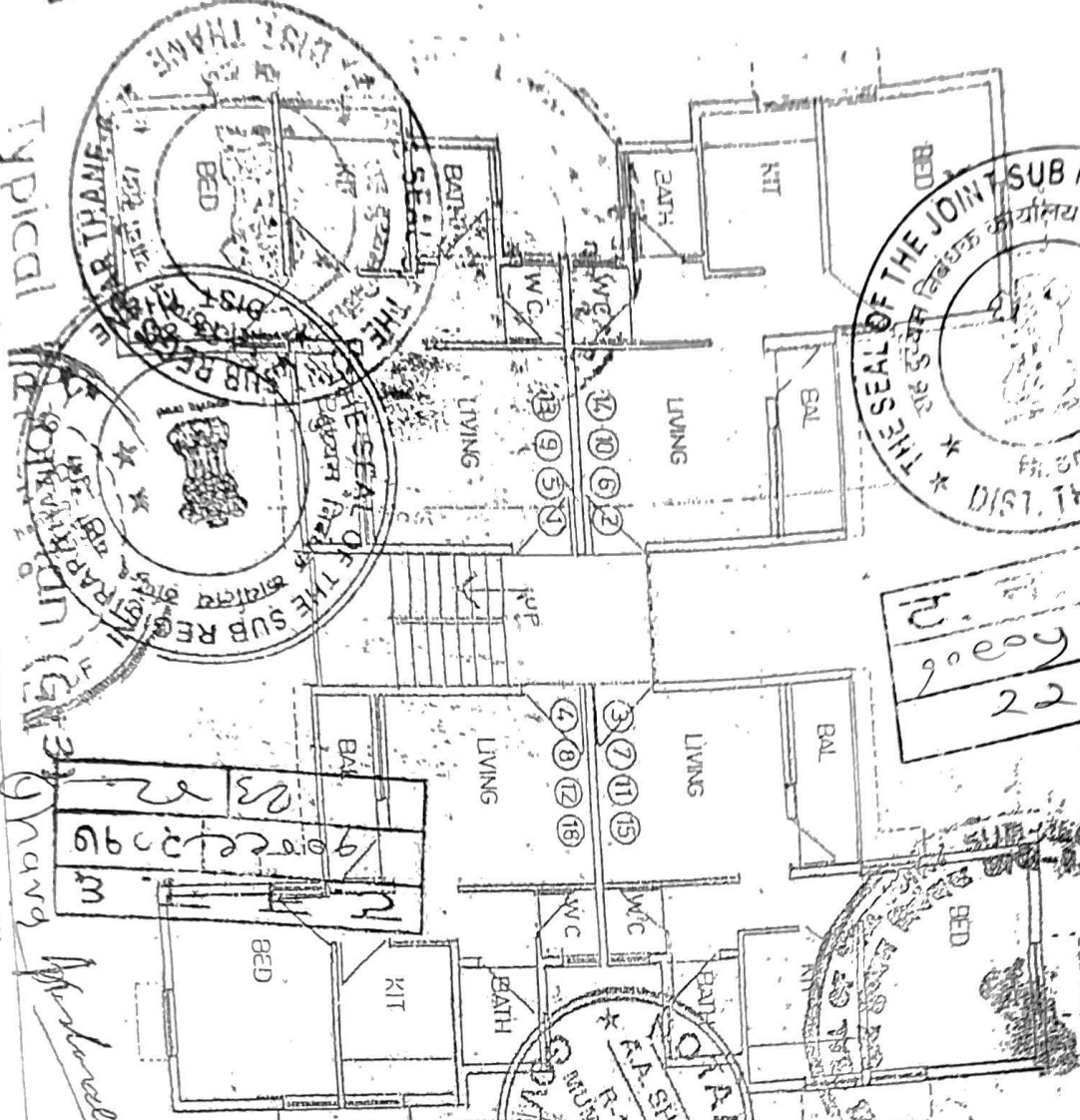
2332 2023

CIDCO NERUL HOUSING ESTATE  
NAVI MUMBAI

ANNEXURE TO THE AGREEMENT FOR SALE OF APARTMENT NO. 119



119  
22  
2009



CIDCO MASS HOUSING SCHEME  
DRS II SECTOR 46, 48 AND 48A  
AT NERUL NAVI MUMBAI

AREA STATEMENT

ACCOMMODATION	CARPET AREA (M <sup>2</sup> )	BUILT UP AREA (M <sup>2</sup> )
LIVING ROOM	9.75	
BAL.	2.65	
BED ROOM	8.71	
KITCHEN	4.51	
BATH	1.85	
W.C.	1.12	
PASSAGE	3.05	
TOTAL	31.57	40.00 SQ. MTS.

119	22	2009
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I, Shri. A.R. Shaikh, architect, do hereby certify that this is an accurate copy of the typical floor plan of type built as shown above and approved by the local authority - Industrial Development Corporation of Maharashtra Ltd. within whose jurisdiction the building is erected and that the said plans fully and accurately depict the finished and complete apartment number and dimensions of apartment No. 119.

I solemnly affirm that what is set out above is true to the best of my knowledge, information and belief.

Solemnly affirmed at CDD Salarpur, New Bombay, this 20th January 1998.

**ATTESTED TRUE COPY**

**A.A. SHAIKH - NOTARY**

BEFORE ME,  
Asstt Marketing Officer  
CIDCO LTD.  
(DRS-87) CIDCO LTD.  
New Bombay.

TYPICAL FLOOR PLAN  
Asstt Marketing Officer  
CIDCO LTD.  
New Bombay

A.A. Shaikh

15 JAN 2010

339 6796

