

CIDCO

**City and Industrial
Development Corporation
of Maharashtra Limited**

Office of the Marketing Manager II
Raigad Bhavan,
3rd Floor, Belapur (CBD),
Hazi Mumbai - 400 614

CIDCO/MNH/II

To

VILAS VISHAL DANE

02 FEB 2006

Sub: Allotment of Tenement under Gharkul Grah Nirman Yojana, Kharghar

Ref Your Application Number 54B3K

Sr. Madam,

With reference to your above mentioned application for booking of tenement on "First Come First Served" basis, our Corporation is pleased to allot you the below mentioned tenement as per your choice under the terms and conditions mentioned herein and in the Annexure overleaf.

A) DETAILS OF TENEMENT ALLOTTED TO YOU:

(a) Location : KHARGHAR (b) Sector 15 (c) Bldg. Type/No C-17
(d) Floor 2 (e) Tenement No. 12

B) AREA OF THE TENEMENT ALLOTTED TO YOU	AREA (SQ.M)	Amount (in Rs.)
(i) Tenement	27.09	
(ii) Attached terrace (if any):	9.72	
		254110.00

C) TOTAL COST OF THE TENEMENT:

D) AMOUNT ALREADY PAID:

(i) Registration Amount (Subject to Verification Of Original receipt): (ONLY FOR DRS APPLICANT)	
(ii) @ 7% interest on Registration charge Amount (ONLY FOR DRS APPLICANT)	
(iii) Rs. 2000/- paid at the time of Registration (for NON-DRS APPLICANT)	2000.00
(iv) 10% of the cost of tenement paid at the time of allotment:	25410.00
	Sub-Total (D) 27410.00

E) BALANCE AMOUNT PAYABLE TOWARDS THE SALE PRICE (C-D): 226700.00

F) MISCELLANEOUS CHARGES:


(a) Power Supply Network Development Charges (approx.)	9585.00
(b) Share Money	260.00
(c) Documentation Charges	300.00
(d) Water connection charges including three phase power supply to common water pump	1100.00
	Sub-Total (F) 11245.00

NOTE: The amount of miscellaneous charges (i.e. F) should be paid by separate Demand Draft/Pay Order along with the last installment.

G) PAYMENT SCHEDULE :

Instalment No	Amount	Due Date
1	37783.00	17/04/2000 ✓
2	37783.00	17/07/2000 ✓
3	37783.00	17/10/2000 ✓
4	37783.00	17/01/2001 ✓
5	37783.00	17/04/2001 ✓
6	37785.00	17/08/2001 ✓

Yours Faithfully,


(B.R. Gadhe)

Marketing Manager - II



Form-A3

PNB Housing Finance Limited

Regd. Office: 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi - 110001

Branch Office : Vashi

Date : 21-02-2023

Mr./Ms. Sharad Shrinang Muk

Ref.: Property Address : _____

Dear Sir/Madam,

We hereby acknowledge receipt of the following documents deposited by you on _____ in respect of the captioned Property:

1. Sharad Muk Date 08-02-23 Agreement 4 Index 2 - 2997
2. Share certificate. Date 25th Jan 18
3. Vilas vithal Date RR. 2448
4. Loan closure letter Date 01-08-19 @ SMC
5. Index 2 Vilas Date 27 June 23
6. Agreement CIDCO TO Vilas v Date
7. Possession letter. 02-05-2002
7. Assignment letter Date 02 Feb - 2000

Thanking you,

Yours faithfully,



03/03/2023

गावाचे नाव : खारघर

(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	3250000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2916857.502
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: सदनिका क्र.सी-17/2:12,दुसरा मजला,मातृछाया को.ऑप.हौसिंग सोसायटी लिमिटेड,घरकुल,सेक्टर 15,खारघर,ता.पनवेल,जि.रायगड. क्षेत्र 27.09 चौ.मी.+ 9.72 चौ.मी.टेरेस बिल्टअप(दस्त क्रमांक : 2215/2023,पनवेल-3,दिनांक 08/02/2023 अन्वये मु.शु व नों.फी. वमूल)((SECTOR NUMBER : 15 ;))
(5) क्षेत्रफळ	1) 27.09 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:-विलास विठ्ठल डाके -- वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.सी-१७/२-१२ दुसरा मजला, मातृछाया को.ऑप.हौसिंग सोसायटी लिमिटेड, घरकुल, सेक्टर १५, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार्:(०:). पिन कोड:-410210 पॅन नं:-ACFPD8039H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शरद श्रीरंग मुळीक -- वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-५/३-१६, घरकुल, सेक्टर १५, खारघर, ता.पनवेल, जि.रायगड., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगार्:(०:). पिन कोड:-410210 पॅन नं:-AOHPM4172J
(9) दस्तऐवज करून दिल्याचा दिनांक	03/03/2023
(10)दस्त नोंदणी केल्याचा दिनांक	03/03/2023
(11)अनुक्रमांक,खंड व पृष्ठ	3633/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

मुल्यांकनामाठी विचारान्त घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अला नोंदविला आहे

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

सह दुयम निबंधक वर्ग-२
(पनवेल -२)

Sr no	Particulars	Applicant	1st co-app		
Loan Amount :		Tenure:	Life insurance -	Y/N	Prop area/sq.ft:
Property Address-			Product: HL/LAP/BT/TOUP/COMM PUR		
1	Name	Sharad Shrirang Mulik	SUPPRIYA SHARD MULIK		
2	Mob no.	8082002019	9702491845		
3	Email id	sharaddd85@gmail.com	Smulik@gmail.com		
4	Mother full name	Shakuntala Shrirang Mulik			
5	Marital status	MARRIED	MARRIED		
6	Spouse name	Sharad Shrirang Mulik	VANITA GHARGE		
7	No of Dependants				
8	Education	BA	BCA		
9	Place of Birth				
10	Current Residency address with pin code	A-5,Room,N0-16,Sector-15,Gharkool,Kharghar 410210	A-5,Room,N0-16,Sector-15,Gharkool,Kharghar 410210		
12	Official mail.id				
13	Current stay in yr.				
14	Permanent Residency address with pin code	A/P- Upale Mayni -Taluka- Kadegaon, Dist-Sangli-415304	A/P- Upale Mayni -Taluka- Kadegaon, Dist-Sangli-415304		
15	Office Name	Sarla Advantech Pvt Ltd			
16	Office add with landmark and pin code	1019, 10th Floor, Rupa Solitaire Sector 1, MBP, Navi Mumbai,400710			
17	Off contact no.	Infra Engg			
18	No of yr. in current job				
19	Work experience in Business	8 YEARS			
20	Total work experience	12 YEARS			
21	HR Email id (NRI)				
22	HR con no(NRI)				
23	No of vehicles & type				
24	Relationship With Applicant				
LOAN DETAILS					
25	Bank				
26	Type of loan				
27	Loan Amt				
28	Loan tenure				
29	No. of EMI paid				
30	References	Reference 1	Reference 2		
31	Name full Name	Hrishikesh Rane	Yogesh Ghag		
32	Full Add with pin code	239/9346, Kannamwar Nagar-2, Vikhroli-400083	Garibacha Vada, Dombivali West - 421202		
33	Cell no.	9833181588	7038815621		
34	Relationship				
35	Investment details	deposit.:	Insurance.:	Deposit.:	Insurance.:
		Shares.-	M.F.-	Shares.-	M.F.-
		Others.-	Total.-	Others.-	Total.-

13. The VENDOR undertakes to pay all the outgoings amount by way of taxes related to the property, maintenance charges and other dues till the date of handing over possession to the Purchaser and the purchaser shall be responsible for such payment effective from the date of possession.

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Purchaser hereby agrees that he shall bear all the charges costs and expenses for the transfer of the said apartment in the name of the Purchaser including the transfer charges, profit sharing amount etc. to CIDCO in the name of the Apartment Owner and the Apartment Owner is not to incur expenses of any nature whatsoever in the transfer of the said Apartment in the name of the Purchaser or his assignees.

SCHEDULE OF THE PROPERTY



at No.C-17/2:12, on second floor, in the building known as TRUCHAYA CO-OP. HSG. SOCIETY LTD, Gharkul, Sector-15, Ghar, Navi Mumbai- 410 210, Tal. Panvel & Dist. Raigad, measuring about 27.09 Sq.mtr.+ 9.72 Sq.mtrs terrace Built up area.

[Handwritten signature]



[Handwritten signature]

IN WITNESS WHEREOF the parties hereto have hereunto set subscribed their respective hands the day and the year.

SIGNED, SEALED AND DELIVERED BY
The withinnamed VENDOR
MR. VILAS VITHAL DAKE
in the presence of

1. ROHIDAS LONKAR 
2. Shashikant Mulik 

SIGNED, SEALED AND DELIVERED BY
The withinnamed PURCHASER
MR. SHARAD SHRIRANG MULIK
in the presence of

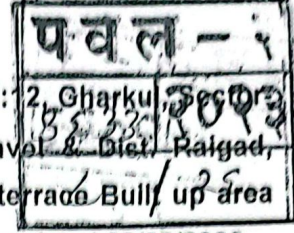
1. ROHIDAS LONKAR 
2. Shashikant Mulik 

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AND WHEREAS

The VENDOR is in possession of the Flat No. C-17/2:12, Gharkul, Sector-15, Kharghar, Navi Mumbai- 410 210, Tal. Panvel & Dist. Raigad, admeasuring about 27.09 Sq.mtr.+ 9.72 Sq.mtrs terrace Built up area (hereinafter referred to as the "SAID FLAT"). Possession dated 02/05/2002.



AND WHEREAS

The VENDOR has agreed to sell and transfer and purchaser have agreed to purchase and acquire all rights, title and of the VENDOR in the said Flat together with the permanent and absolute right of use and occupation of the said flat and also to pay deposit for formation of the Co-operative Society which have been paid by the VENDOR.



AND WHEREAS :

The Society namely MATRUCHAYA CO-OP. HSG. SOCIETY LTD. is duly registered under the provision of Maharashtra Co-op. Housing Society.

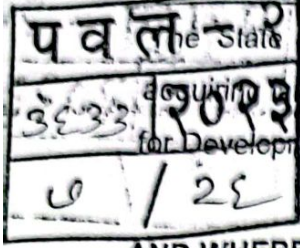
AND WHEREAS :

The Society MATRUCHAYA CO-OP. HSG. SOCIETY LTD has issued No Objection Certificate dated 27/02/2023, Ref. No. MATR/91/2023.

NOW THIS DEED WITNESSETH and it is hereby agreed by and between the parties hereto as follows :-

1. THE VENDOR sold and the Purchaser purchased the Flat No.C-17/2:12, on second floor, in the building known as MATRUCHAYA CO-OP. HSG. SOCIETY LTD, Gharkul, Sector-15, Kharghar, Navi Mumbai- 410 210, Tal. Panvel & Dist. Raigad, admeasuring about 27.09 Sq.mtr.+ 9.72 Sq.mtrs terrace Built up area together with the certain percentage specified in the declaration to be made by the CIDCO under the said act of the undivided interest appurtenant to such Flat as tenant in common with the owner of the other Flat and to the common area and facilities of the said land and building of the said premises as heritable, transferable and immovable property for the total consideration of Rs.32,50,000/- (Rupees Thirty Two Lakhs Fifty Thousand Only).

AND WHEREAS



the State Government in pursuant to Section 113A of the MRTP Act acquiring lands described therein and vesting such lands in the Corporation for Development and disposal.

AND WHEREAS



Corporation has constructed on one of such lands building of Ground Upper Floors, such buildings comprising of Flat the being designated 'C' type building.

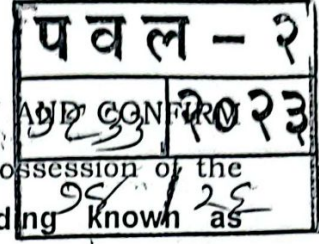
AND WHEREAS

Agreement of Sale made at Navi Mumbai, on 2nd day of May, 2002 made and executed between the **CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**, a company incorporated under the companies Act, 1956, having its office at 2nd Floor, Nirmal, Nariman Point, Mumbai - 400 021 (hereinafter referred to as "the CIDCO") of the One Part and the Vendor (Original Owner) of the Other Part (hereinafter referred to as the "Said Agreement") the CIDCO agreed to sell and transfer and the Original Owner agreed to purchase and acquire the said Flat No. C-17/2:12, Gharkul, Sector-15, Kharghar, Navi Mumbai-410 210, Tal. Panvel & Dist. Raigad, admeasuring about 27.09 Sq.mtr. + 9.72 Sq.mtrs terrace Built up area together with the permanent and absolute right of and occupation of the said Flat. The said Agreement of Sale is duly registered with the Sub-Registrar, Uran on 14/05/2002 Document bearing No. URAN-03305-2002 Receipt No.2448.

AND WHEREAS

the Original Owner has in terms of the said Agreement paid to the CIDCO the entire consideration of Rs.2,54,110/- (Rupees Two Lakhs Fifty Four thousand One Hundred Ten Only).

POSSESSION LETTER



I/we, MR. VILAS VITHAL DAKE do hereby CERTIFY AND CONFIRM that I have handed over the peaceful and vacant possession of the Flat No.C-17/2:12, on second floor, in the building known as MATRUCHAYA CO-OP. HSG. SOCIETY LTD, Gharkul, Sector-15, Kharghar, Navi Mumbai- 410 210, Tal. Panvel & Dist. Raigad admeasuring about 27.09 Sq.mtr.+ 9.72 Sq.mtrs terrace Built up area to MR. SHARAD SHRIRANG MULIK (Transferees) as per the Agreement entered into between us had having received the consideration.



[Handwritten signature of Mr. Vilas Vithal Dake]

**MR. VILAS VITHAL DAKE
SELLERS/TRANSFERORS**

I/WE MR. SHARAD SHRIRANG MULIK an adult, Indian inhabitant, do hereby CERTIFY AND CONFIRM that I have been put into physical the peaceful possession of the Flat No.C-17/2:12, on second floor, in the building known as MATRUCHAYA CO-OP. HSG. SOCIETY LTD, Gharkul, Sector-15, Kharghar, Navi Mumbai- 410 210, Tal. Panvel & Dist. Raigad, admeasuring about 27.09 Sq.mtr.+ 9.72 Sq.mtrs terrace Built up area from MR. VILAS VITHAL DAKE (SELLER) as per the Agreement entered into between us had having received the considerate.

[Handwritten signature of Mr. Sharad Shrirang Mulik]

**MR. SHARAD SHRIRANG MULIK
PURCHASER/TRANSFEE**

Witness :

1. Name : ROHIDAS LONKAR *[Handwritten signature]*
2. Name : Shashikant Mulik - *[Handwritten signature]*



मातृछाया को.ऑप.हौसिंग सोसायटी लि.

रजि. नोंदणी क्र. N.B.O.M./CIDCO/H.S.G.(O.H.)/1938/J.T.R./2004-05

प्लॉट नं. २१, बिल्डींग क्र. सी १ ते २४, घरकुल सेक्टर १५, खारघर नवी मुंबई - ४१०२१० Sr.No. ६७५
Phone : 02227744296 / 9326576294 Email,ld.:matruchayak@gmail.com

जावक क्र.: MATR/91/2023

To,
THE ASST. ESTATE OFFICER,
CIDCO LTD., KHARGHAR,
Navi Mumbai.-410210.

६-१७	दिनांक 27/10/2023
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Sub:- Issue of N.O.C. to Sale/Transfer of Flat No. C-17/12, 2nd floor, admeasuring about 27.09 + 9.72 sq.mtrs (Built-up) area in the society known as Matruchaya Co-op. Hsg. Society Ltd. Gharkul Sector-15, Kharghar, Navi Mumbai.- 410210.

Dear Sir / Madam,

Please note that, MR. VILAS VITHAL DAKE (Seller/s) is/ are the owner and in possession of **FLAT NO.-12, 2nd Floor, BLDG. No. C-17, Matruchaya Co-op. Hsg. Society Ltd., Gharkul Sector-15, Kharghar, Navi Mumbai.- 410210.** Admeasuring about 27.09+ 9.72 sq.mtrs (Built-up) he/she/they have paid all the dues and charges payable by them in respect of the said Flat up to date and there are no outstanding dues payable by them in respect to the said Flat.

Further, he/she/they have made an application for transfer their rights, title and interest in respect of above said Flat to MR. SHARAD SHRIRANG MULIK (Purchaser/s) and have also complied necessary requirements.

Hence, I/We have no Objection if the requisite permission is being granted to them for sell and transfer the above said Flat to MR. SHARAD SHRIRANG MULIK (Purchaser/s).

Please do the needful and oblige.

Thanking you,

MATRUCHAYA CO. OP. HSG. SOCIETY LTD.



Santosh Mohite

Santosh Mohite.
(President)
84519028409

Sunil Nikumbh

Sunil Nikumbh.
(Secretary)
9220758570

Ravindra Pawar.
(Treasurer)
9870441399



मातृछाया को.ऑप.हौसिंग सोसायटी लि.

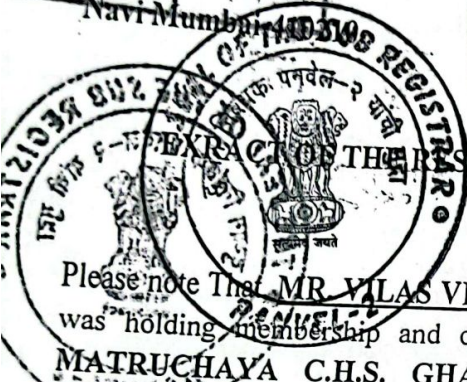
रजि. नोंदणी क्र. N.B.O.M./CIDCO/H.S.G.(O.H.)/1938/J.T.R./2004-05

प्लॉट नं. २१, बिल्डींग क्र. सी १ ते २४, घरकुल सेक्टर १५, खारघर नवी मुंबई - ४१०२१० Sr.No. 676
Phone : 02227744296 / 9326576294 Email.id.: matruchayak@gmail.com

जावक क्र. पं. १२२२/२७/२०२३

दिनांक: 27/02/2023

To,	<u>२७/०२/२३</u>
The Asst.	
Estate Officer,	<u>1/25</u>
CIDCO LTD.	
KHARGHAR,	
Nav Mumbai	



RESOLUTION PASSED IN SOCIETY MEETING.

Please note That MR. VILAS VITHAL DAKE (seller) is the bonafide Member of the society and was holding membership and occupancy/ownership right in respect of FLAT NO C-17-12 MATRUCHAYA C.H.S. GHARKUL COMPLEX, SECTOR-15, KHARGHAR, NAVI MUMBAI-410210. Tal. Panvel, Dist. Raigad, admeasuring about 27.09 +9.72 sq.mtrs (Built-up)

Further MR. VILAS VITHAL DAKE (seller) has paid all the society dues and charges up to date and also submitted his resignation from the membership of the society.

It therefore Resolved on 26 FEBRUARY 2023.

That the society has accepted the resignation of outgoing member MR. VILAS VITHAL DAKE (seller) and further we have admitted MR. SHARAD SHRIRANG MULIK (purchaser) as the new incoming member.



MATRUCHAYA CO. OP. HSG. SOCIETY LTD.

Santosh Mohite.
(President)
84519028409

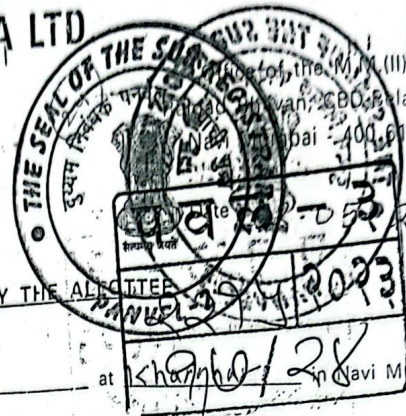
Sunil Nikumbh.
(Secretary)
9220758570

Ravindra Pawar.
(Treasurer)
9870441399

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CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD



TAKING OVER POSSESSION BY THE ALLOTTEE

C Aptt. No. C-17/2/12 Sector 15 at Kharjhar in Navi Mumbai

Date of allotment : 02nd Feb. 2000
 Name of Hire / Outright Purchaser : Sh. Vilas Vitthal Dake
 Date of execution of Agreement : 02-05-2002

Meistry

(Signature)
 Asstt. Mkt. Officer

POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. C-17/2/12 in Sector 15 at Kharjhar in Navi Mumbai on the day of 02-05-2002 after proper inspection of the fittings and fixtures provided therein.

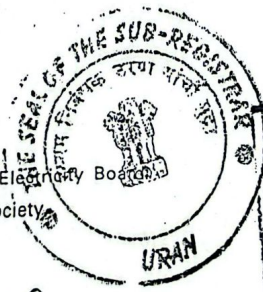
Before taking over possession I have verified the fittings, fixtures and amenities of the above apartment and they are according to the items listed and according to plans and specifications enclosed with the agreement. I have inspected the apartment and satisfied myself. I accept the above said apartment and have no complaint of any whatsoever and would not claim another apartment from CIDCO later on.



Received Lock No. _____ with duplicate key 314145

(Signature of allottee)

Name : V.V. Dake
 Aptt. No. : 15/C-17/2/12 Kharjhar



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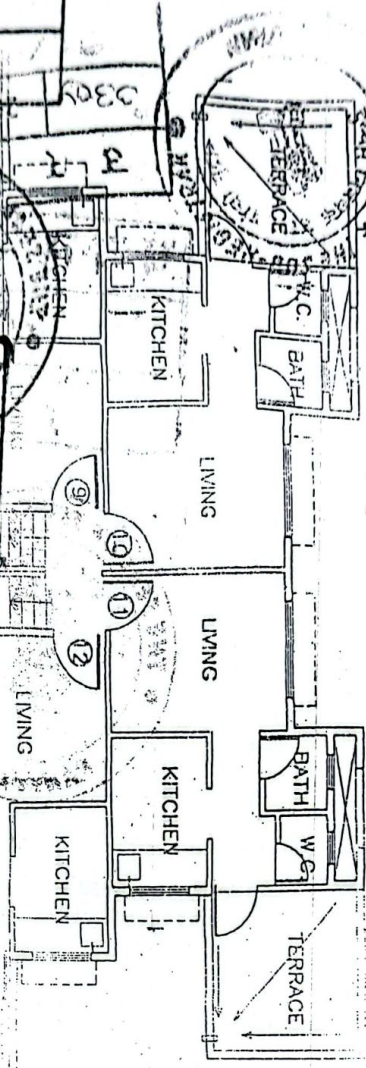
Pay to : i) Maharashtra State Electricity Board
 ii) Secretary of the Society

(Handwritten mark)

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92/18	



MASS HOUSING SCHEME - GHARKUL
 SECTOR - 15, KHARGAR, NAWI MUMBAI
 ANNEXURE - A TO THE AGREEMENT FOR SALE OF APARTMENT
 B TO THE DEED OF APARTMENT

SECTOR - 15, KHARGAR

I, Architect Hafeez contractor, do hereby certify that this is an accurate copy of the floor plan shown alongside and approved by the local authority namely City and Industrial Development Corporation of Maharashtra Ltd. within whose jurisdiction the buildings are located and that the said plans fully and accurately depict the line diagram apartment numbers and dimensions of the apartments as built. I solemnly affirm that what is stated above is true to the best of my knowledge, information and belief.
 Solemnly affirmed at Mumbai.
 This 28th day of December - 2001

HAFEEZ CONTRACTOR
 Architect
 29 Banu Street, Mumbai - 23.

AREA STATEMENT

ACCOMMODATION	CARPET AREA BUILTUP A. EA (SQ.MT)	(SQ.MT)
LIVING	10.48	
BED ROOM		
KITCHEN	5.12	
W.C.	1.25	
BATH	1.70	
LOBBY	2.98	
TOTAL AREA	21.54	27.03

Handwritten signatures and initials: *Amul*, *Amul*, *Amul*, *Amul*